

Holland & Knight

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March 25, 2026

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001

**Re: New Application to the Board of Zoning Adjustment
Request for Use Variance – Multifamily Residential Use
2201 R Street, NW (Square 2516, Lots 65 and 66)
Paramount Estate Limited Liability Company**

Dear Members of the Board:

On behalf of Paramount Estate Limited Liability Company (the “Applicant”), the owner of the property located at 2201 R Street, NW (Square 2516, Lots 65 and 66) (the “Property”) we hereby submit this application requesting **a use variance** pursuant to Subtitle X § 1002.1(b) from the matter of right uses of Subtitle U § 201 to allow for a 6-unit multiple dwelling building within the R-3 Zone District.

In accordance with Subtitle Y § 300, please find enclosed the following materials:

- Letter from the Applicant authorizing Holland & Knight LLP to file and process the subject application;
- Completed BZA Form 135 – Zoning Self Certification;
- Surveyor’s plat showing the boundaries and dimensions of the existing and proposed structures on the Property;
- Portion of the Zoning Map Showing the Property;
- Statement of existing and intended use of the Property;

Board of Zoning Adjustment
District of Columbia
CASE NO. 21467
EXHIBIT NO. 11

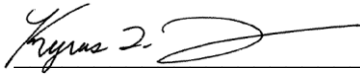
- A preliminary statement explaining how the application meets each element of the review standards for special exception relief requested (the “Statement of Support”)
- Architectural plans and elevations showing the proposed residential development;
- Three (3) color images showing the pertinent features of the Property and existing improvements;
- Testimony outlines for all witnesses who will testify at the public hearing and the résumé of the Applicant’s proffered expert;
- Pursuant to Subtitle Y § 300.8(g), the name and mailing address of the owners of all property located within 200 feet of the Property (two sets of mailing labels to be provided to the Office of Zoning separately);
- A statement of the efforts made by the Application to apprise the affected Advisory Neighborhood Commission (“ANC”), ANC 2D, of this application (included within the Statements of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 2D have been provided a copy of the subject application (*see* end of this cover letter); and
- A Certification of Proficiency demonstrating that undersigned counsel is able to represent the Applicant in this case.

The Applicant will pay the requisite filing fee, totaling \$1,040.00 upon filing the application via IZIS.¹

We appreciate the Board’s consideration of this application and respectfully request that the Office of Zoning schedule the application for public hearing on the next available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
 Kyrus Lamont Freeman
 Madeline Shay Williams

Enclosures

cc: Certificate of Service

¹ Subtitle Y § 1600.1(c) specifies a \$1,040 fee for a request for area variance relief.

Certificate of Service

I hereby certify that on March 25, 2026, a copy of the foregoing application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

DC Office of Planning

Radhika Mohan
radhika.mohan@dc.gov

Maxine Brown-Roberts
Maxine.brownroberts@dc.gov

District Department of Transportation

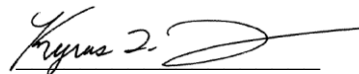
Erkin Ozberk
erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 2D

2D@anc.dc.gov

Commissioner Carole Feld

ANC 2D Chair & SMD 2D-02
2D02@anc.dc.gov



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