

# Holland & Knight

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March 30, 2026

## **VIA IZIS**

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

**Re: New Application to the Board of Zoning Adjustment  
Request for Area Variance From Rear Yard Requirements  
1459 Columbia Road, NW (Square 2672, Lot 718)  
Emory United Methodist Church**

Dear Members of the Board:

On behalf of Emory United Methodist Church (the “Applicant”), the owner of the property located at 1459 Columbia Road, NW (Square 2672, Lot 718) (the “Property”) we hereby submit this application requesting **an area variance** pursuant to Subtitle X § 1000.1 from the rear yard requirement of Subtitle F § 207.1, which requires a minimum rear yard of a distance equal to 4 inches per one foot of building height or 26 ft. 8 in. for the proposed residential development.

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. 21474  
EXHIBIT NO. 13

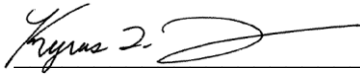
- A preliminary statement explaining how the application meets each element of the review standards for special exception relief requested (the “Statement of Support”)
- Architectural plans and elevations showing the proposed residential development;
- Three (3) color images showing the pertinent features 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 1A, of this application (included within the Statements of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 1A 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.<sup>1</sup>

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

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<sup>1</sup> 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 30, 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](mailto:radhika.mohan@dc.gov)

Maxine Brown-Roberts  
[maxine.brownroberts@dc.gov](mailto:maxine.brownroberts@dc.gov)

Crystal Myers  
[crystal.myers@dc.gov](mailto:crystal.myers@dc.gov)

**District Department of Transportation**

Erkin Ozberk  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

**Advisory Neighborhood Commission 1A**

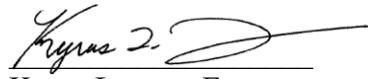
[1A@anc.dc.gov](mailto:1A@anc.dc.gov)

**Commissioner Jeremy Sherman**

ANC 1A Chair  
[1A04@anc.dc.gov](mailto:1A04@anc.dc.gov)

**Commissioner Carlo Perri**

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