

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
2672	718	RA-4	1A03

Address of Property: 1459 Columbia Road, NW

ZONING INFORMATION

Relief from section(s): Subtitle F § 207.1

Type of Relief: Area Variance

Brief description of proposed project: As shown on the Plans submitted herewith, the Applicant proposes to demolish portions the existing church building and to construct as an addition a new multiple dwelling building consisting of 87 units (the "Project"). The building will contain approximately 88,266 square feet of gross floor area and will be constructed to a height of 80 ft. 4 in. The Project will include a mix of studio, one-, and two-bedroom units. The Project will provide the required Inclusionary Zoning Plus units. The building will contain over 2,700 sq. ft. of amenity space on the first floor. Moreover, the Project will incorporate portions of the existing church into the new development, which enhances the compatibility and visual appeal of the Project.

Present use of Property: The Property was previously used as a church.

Proposed use of Property: The applicant, Emory United Methodist Church, proposes to add a new apartment building containing 87 residential units on the Property. Thus, the Property will be used for residential purposes.

CONTACT INFORMATION

Owner Information

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Authorized Agent Information

Name: Kyrus L. Freeman
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WAIVERS

- Solar:
I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
<b>Grand Total</b>			<b>1040</b>

SIGNATURE

Date

Kyrus L. Freeman

3/30/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21474
EXHIBIT NO. 1

