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July 1, 2026

VIA IZIS

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

**Re: Application to the Board of Zoning Adjustment
The Roman Catholic Archbishop of Washington and
his successors in office, a corporation sole
Square 3894, Lot 23**

Dear Members of the Board:

This application is submitted on behalf of The Roman Catholic Archbishop of Washington and his successors in office, a corporation sole (the “**Applicant**”), the owner of the 4.87-acre parcel identified as Square 3894, Lot 23 (the “**Property**”). The Property is zoned RA-1.

In this case, the Applicant is requesting special exception approval pursuant to Subtitle X § 901.2, Subtitle C § 305.1, and Subtitle U § 421.1 of the District of Columbia Zoning Regulations to permit a new residential development consisting of a maximum of 80 townhomes, distributed across a theoretical subdivision with 12 theoretical lots. As explained in the accompanying *Statement in Support*, the Applicant seeks to reinstate the same zoning relief for the townhome development reviewed and approved by the Board under Order No. 20751.

Application Materials

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

- Letter from the Applicant authorizing Holland & Knight LLP to file and process the subject application;
- Completed BZA Form 135 – Self Certification;
- Surveyor’s plat;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended use of the Property;
- A preliminary statement explaining how the application meets each element of the review standards for special exception relief requested (the “Statement of Support”);

Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 14

- Architectural and civil plans showing the proposed residential development;
- Copy of the TDM plan conditioned with BZA Order No. 20751;
- Three (3) color images showing the pertinent features of the Property and existing improvements;
- Summary of testimony of William J. Collins of 801 Buchanan Investment Partners, LLC, the developer for the townhome community, who may testify at the public hearing;
- 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 5A, of this application (included within the Statements of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 5A have been provided a copy of the subject application (see end of this cover letter); and
- A Certificate of Proficiency demonstrating that undersigned counsel is able to represent the Applicant in this case.

The Applicant respectfully reserves the right to amend, supplement, or otherwise modify this application in accordance with the Zoning Regulations.

Request for Waiver from Otherwise Applicable Filing Fee

As discussed in the accompanying Statement in Support, the Applicant respectfully requests a waiver from the filing fees otherwise applicable under Subtitle Y §§ 1600.1(19) and (21). Good cause exists because this application seeks to reinstate substantially the same relief previously approved by the Board in BZA Order No. 20751, rather than obtain approval for a new development proposal. The need for this application arises from the timing and sequencing of a broader redevelopment effort involving the Property, which has continued to advance since the Board's prior approval.

Finally, absent the waiver, the Applicant will pay an additional fee amounting to \$34,650, which directly and materially impacts funding for the new Conway Education Center. Accordingly, the Applicant respectfully requests that the Board apply the filing fee applicable to a time extension request and will promptly remit the amount determined to be appropriate by the Board.

In light of the foregoing, the Applicant respectfully requests that the Board grant the requested filing fee waiver and schedule this matter for a public hearing at the earliest available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

Leila Batties

Leila M. Jackson Batties
Christopher S. Cohen

Enclosures

cc: Certificate of Service

Certificate of Service

We hereby certify that on July 1, 2026, a copy of the foregoing cover letter and application to the Board of Zoning Adjustment was served on the following by e-mail at the addresses listed below:

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