

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

Kyrus L. Freeman  
202.862.5978  
[kyrus.freeman@hklaw.com](mailto:kyrus.freeman@hklaw.com)

Christopher S. Cohen  
202.469.5127  
[christopher.cohen@hklaw.com](mailto:christopher.cohen@hklaw.com)

December 30, 2020

## **VIA IZIS**

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

**Re: BZA Case No. 20350 -- Applicant's Updated Plan Set  
401 Anacostia Road, SE (Parcel 0203/0009)**

Dear Chairman Hill and Members of the Board of Zoning Adjustment:

On behalf of Mary's House for Older Adults, Inc. (the "Applicant"), enclosed please find a set of updated plans. The set includes revised versions of Sheet A1, Sheet A2, and Sheet A3, all of which are intended to supersede their counterparts that the Applicant had initially filed for this application. (See Exhibit 6.)

The public hearing for the above-referenced case is scheduled for Wednesday, January 13, 2021. As such, the Applicant is requesting a waiver from Subtitle Y § 300.15 so that the updated plans can be filed less than twenty-one (21) days prior to the date of the hearing. The enclosed plans do not change the nature of the relief being requested, or alter the general design of the proposed Continuing Care Retirement Community. Specifically, the revised plans provide more detail regarding the proposed roof plan. For these reasons, it is unlikely that the rights of any party would be prejudiced in granting this waiver.

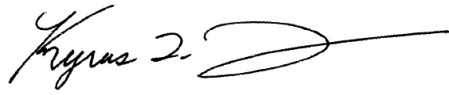
In light of the foregoing, pursuant to its authority granted in Subtitle Y 101.9, we respectfully requested that the Board grant a waiver from the 21-day deadline for supplemental filings under Subtitle Y § 300.15, and accept the enclosed drawings into the public record.

We look forward to the Board's consideration of this application at the public hearing scheduled for Wednesday, January 13, 2021. Should you have any questions, please do not hesitate to have staff contact us.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20350  
EXHIBIT NO.45

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Kyrus L. Freeman", with a long horizontal flourish extending to the right.

Kyrus L. Freeman  
Christopher S. Cohen

Encl.

cc: Certificate of Service

## CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that on December 30, 2020, a copy of the foregoing letter enclosing the Applicant's updated plans was served by electronic mail on the following persons and addresses stated below:

**1. District of Columbia Office of Planning**

Ms. Jennifer Steingasser

Mr. Joel Lawson

Ms. Maxine Browne-Roberts

Via Email: [jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)  
[maxine.brownroberts@dc.gov](mailto:maxine.brownroberts@dc.gov)

**2. Advisory Neighborhood Commission ("ANC") 7F**

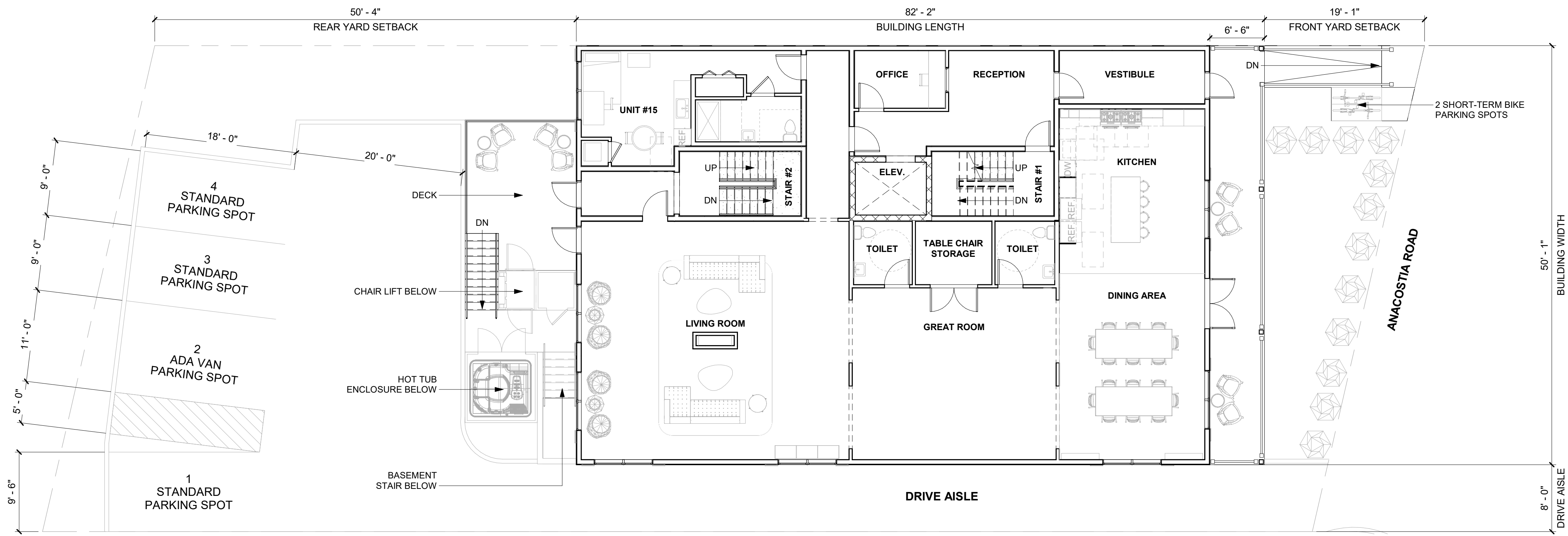
Commissioner Tyrell M. Holcomb, Chairperson

Commissioner Charlene Exum, Single-Member District 7F-04

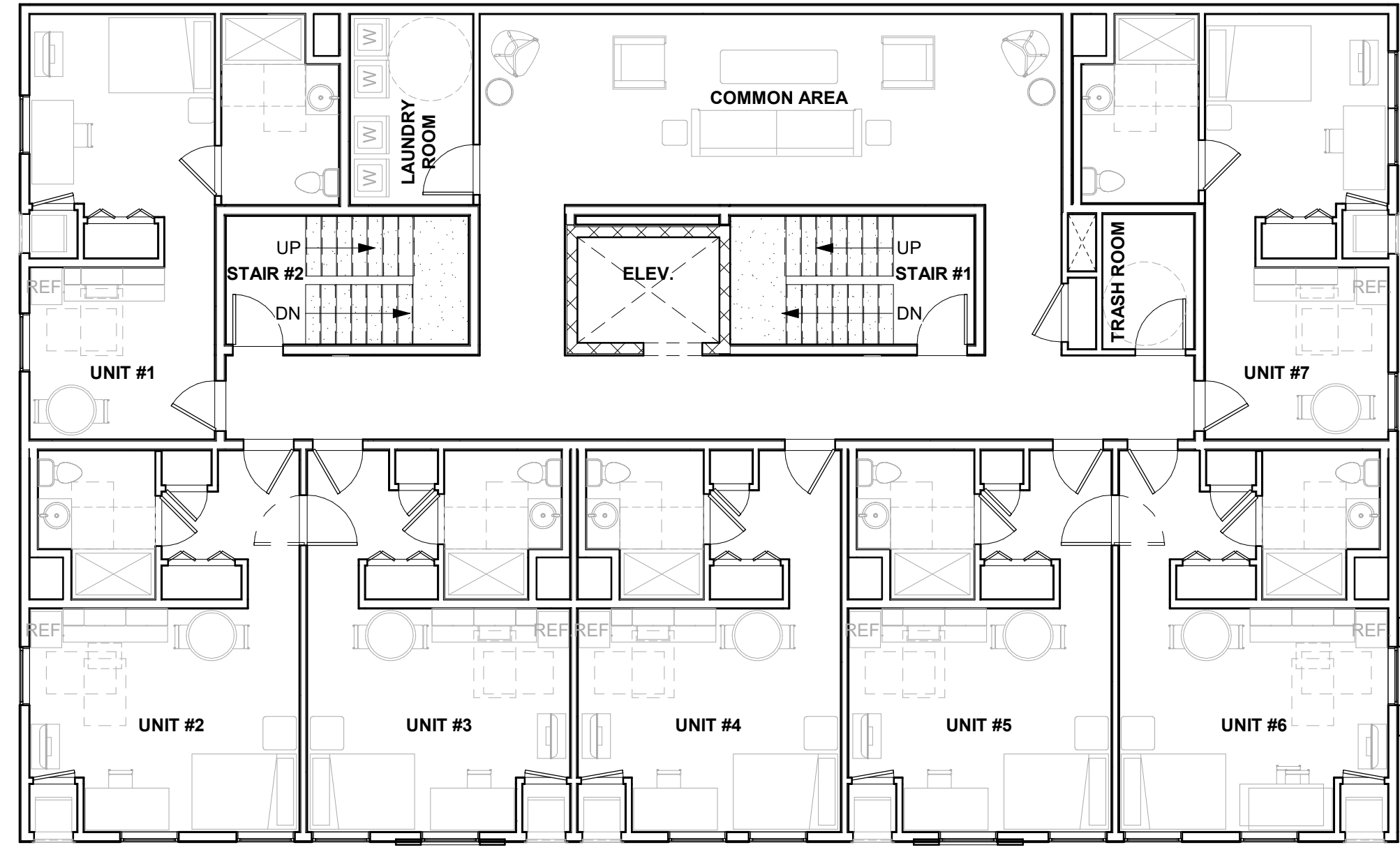
Via Email: [staff7F@gmail.com](mailto:staff7F@gmail.com)  
[7F01@anc.dc.gov](mailto:7F01@anc.dc.gov)  
[7F04@anc.dc.gov](mailto:7F04@anc.dc.gov)



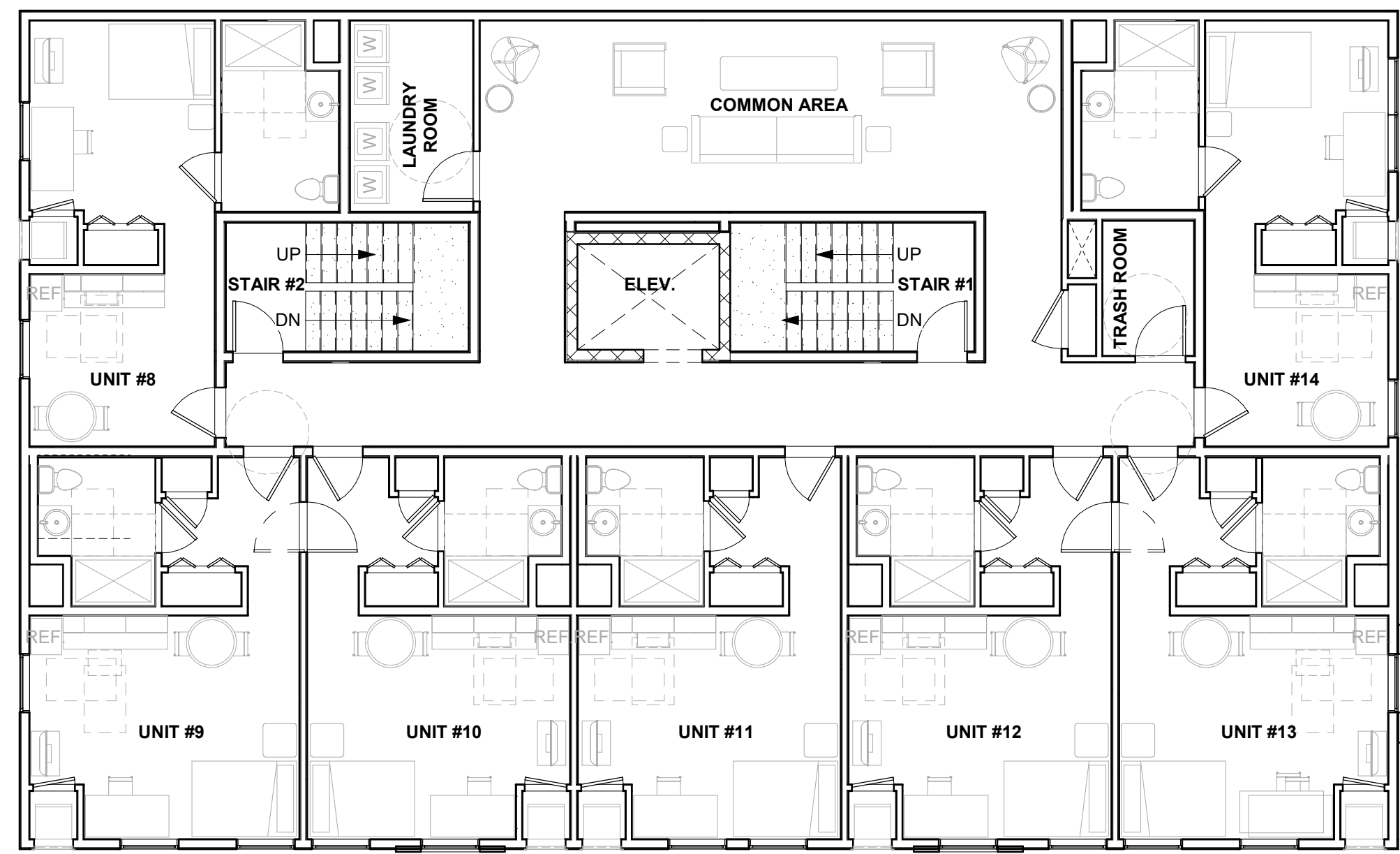
Christopher S. Cohen, Esq.  
Holland & Knight LLP



**1** FIRST FLOOR PLAN  
1/8" = 1'-0"



**2** SECOND FLOOR PLAN  
1/8" = 1'-0"



**3** THIRD FLOOR PLAN  
1/8" = 1'-0"

SEAL AND DATE

CONSULTANT

**MARY'S HOUSE  
FOR OLDER  
ADULTS, INC**

Director: Dr. Imani Woody  
Contact: John  
Henderson  
401 Anacostia RD, S.E.  
Washington, D.C. 20020

LOT: BLOCK: PARCEL:

These Drawings and/or Specifications, and all ideas, designs, inventions, and shall remain, the sole property of the Architect. They are not to be reproduced, copied, or used in connection with work for any other project for which they have been specifically prepared and are not to be used for any other purpose without the written consent of the Architect.

RELEASED FOR :  
 PROGRESS  BIDDING  PERMIT  CONST

REVISIONS :

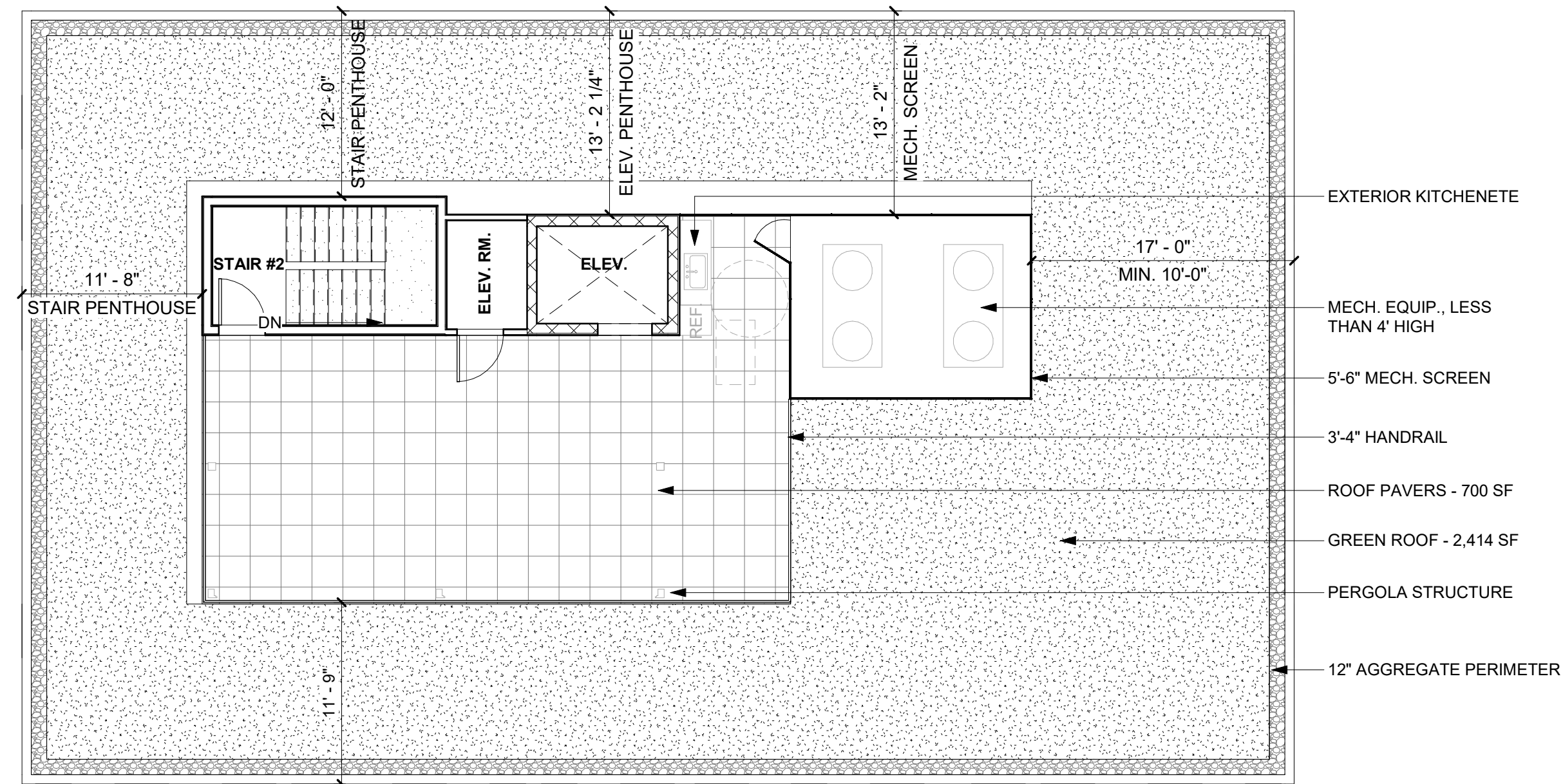
NO. #	Date

**PROPOSED  
FLOOR PLANS**

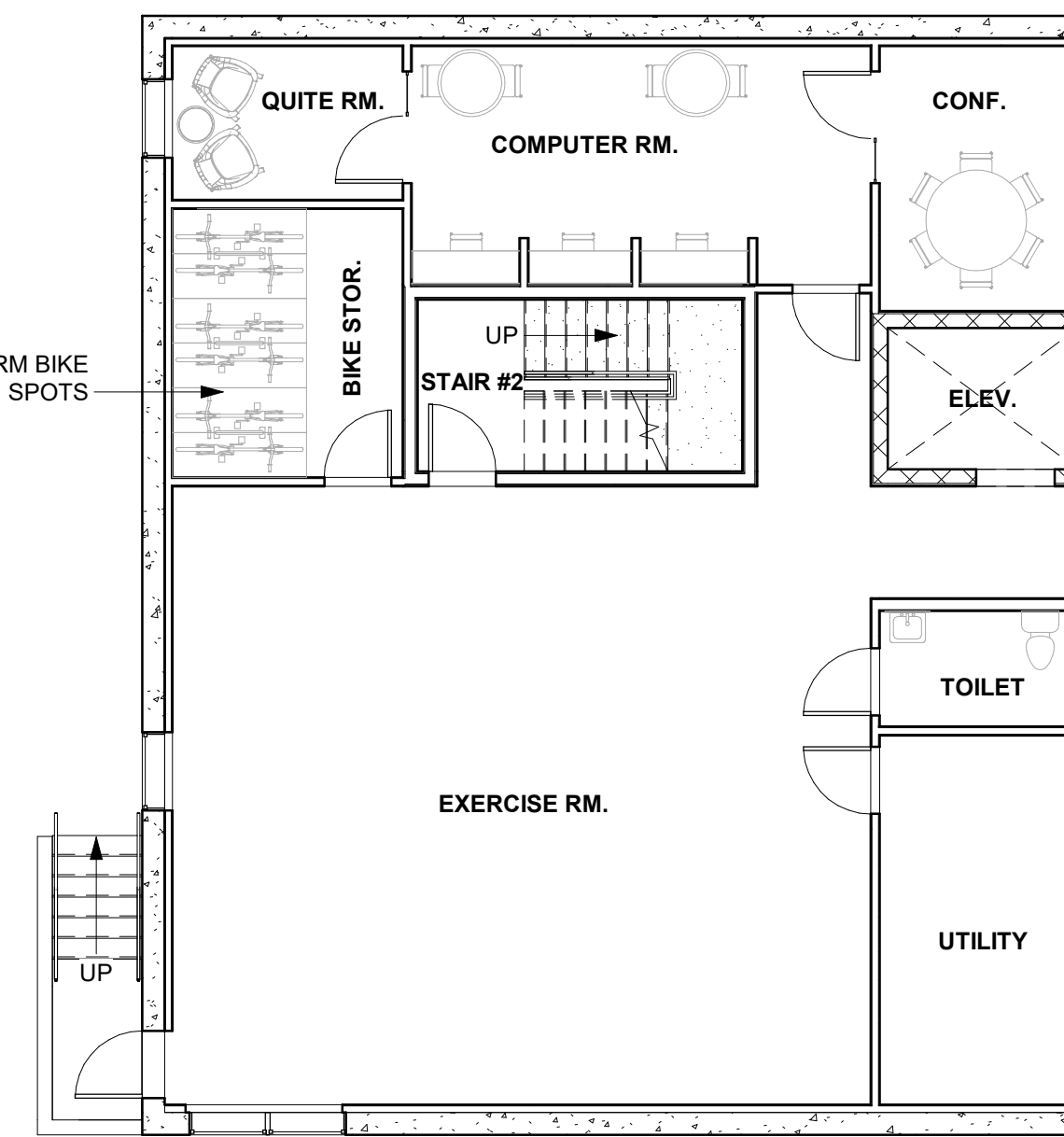
CLIENT:  
MARY'S HOUSE FOR OLDER ADULTS, INC  
OWNER:  
MARY'S HOUSE FOR OLDER ADULTS, INC  
SCALE:  
AS SHOWN  
PROJECT NUMBER  
KDA/MDA 15-003  
DATE:  
12/29/20

SHEET NUMBER

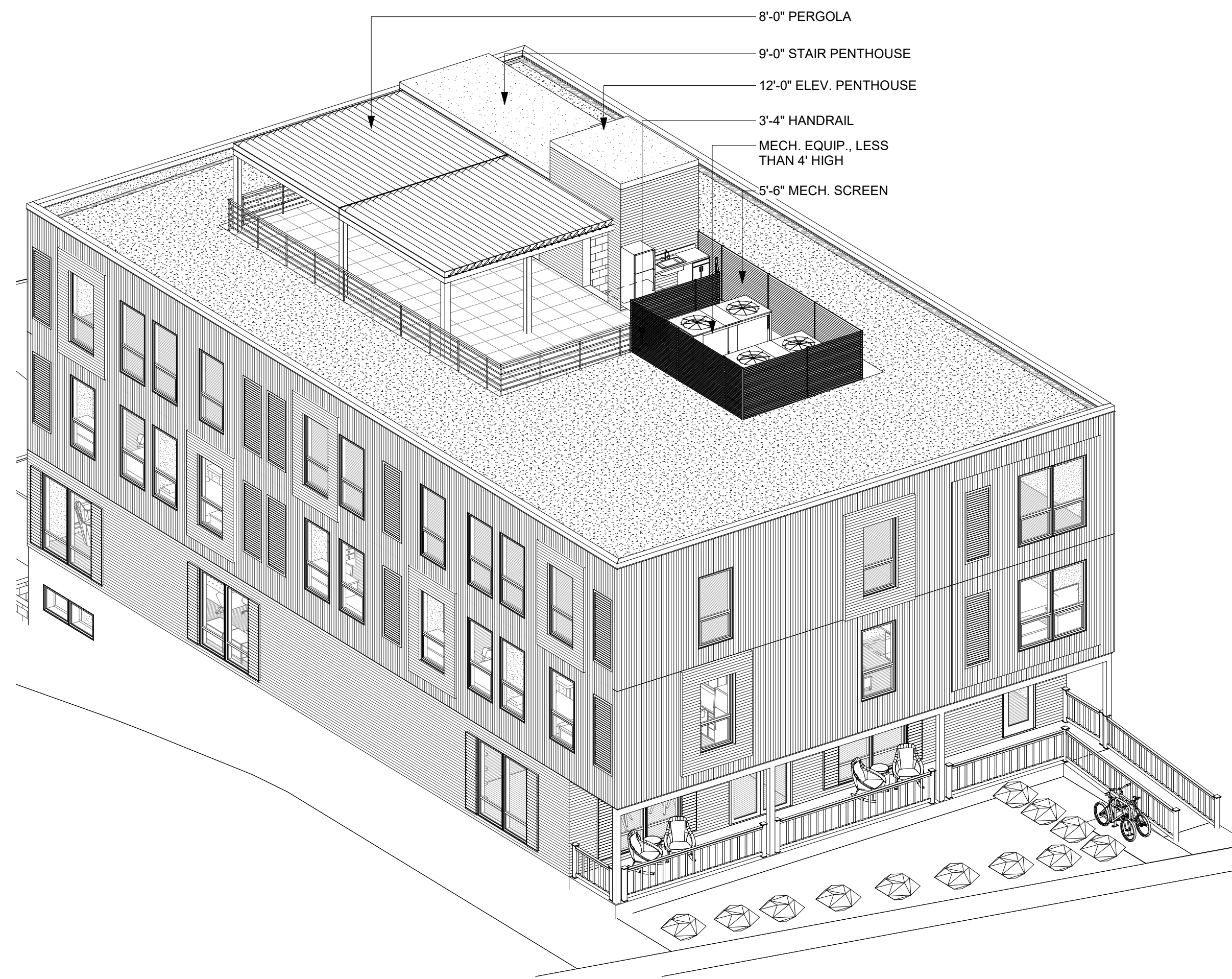
**A1**



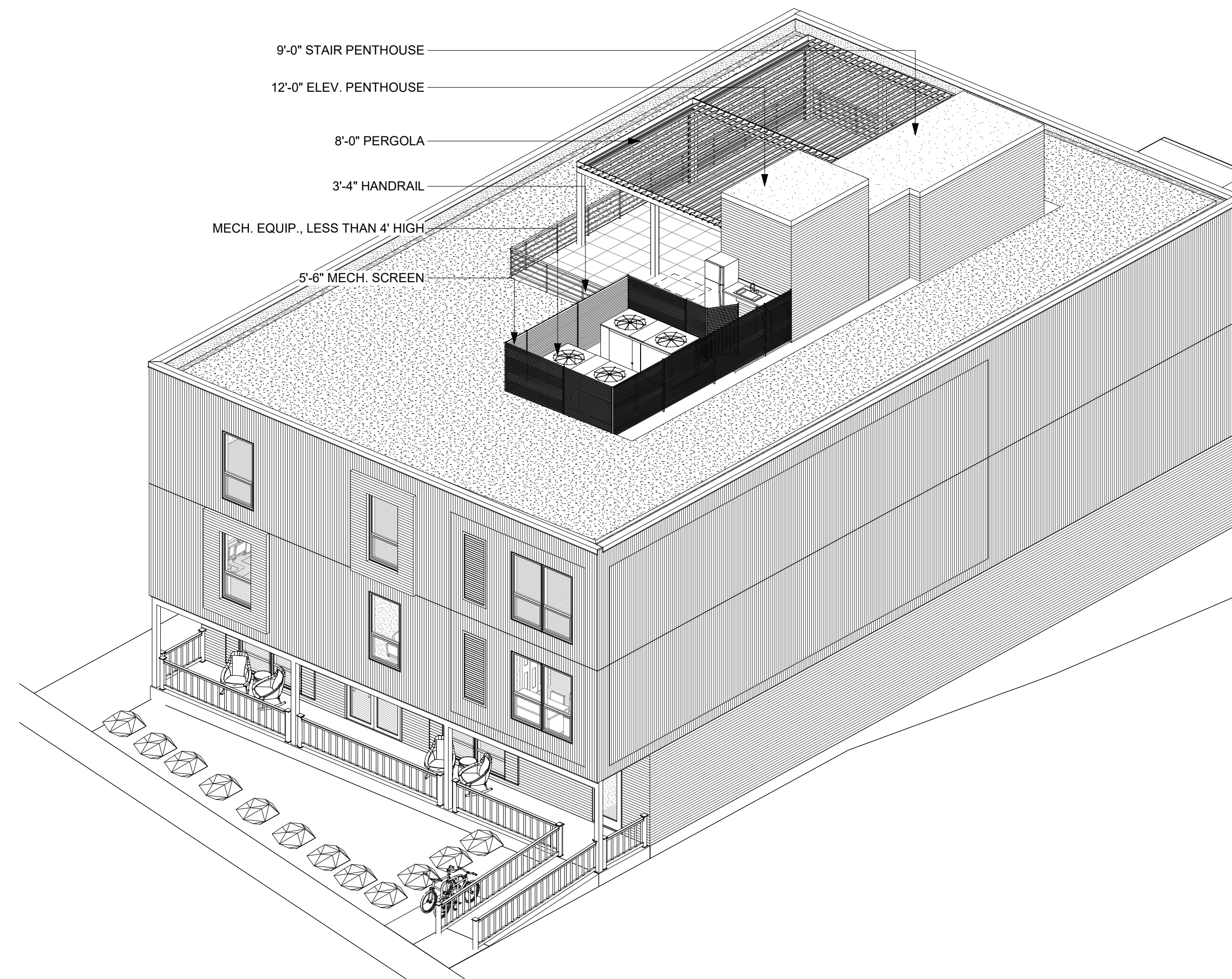
2 ROOF PLAN  
1/8" = 1'-0"



1 CELLAR FLOOR PLAN  
1/8" = 1'-0"



3 BUILDING AXON



4 BUILDING AXON

SEAL AND DATE

CONSULTANT

**MARY'S HOUSE  
FOR OLDER  
ADULTS, INC**

Director: Dr. Imani Woody  
Contact: John  
Henderson  
401 Anacostia RD, S.E.  
Washington, D.C. 20020

LOT: BLOCK: PARCEL:

These Drawings and/or Specifications, and all ideas, designs, inventions, and shall remain, the sole property of the Architect. No part of these drawings, specifications, or any information disclosed to others, or used in connection with work for which they have been specifically prepared and intended for the use of the Architect.

RELEASED FOR:  
 PROGRESS  BIDDING  PERMIT  CONST

REVISIONS:

NO. #	Date

**BASEMENT /  
ROOF PLANS**

CLIENT:  
MARY'S HOUSE FOR OLDER ADULTS, INC  
OWNER:  
MARY'S HOUSE FOR OLDER ADULTS, INC  
SCALE:  
AS SHOWN  
PROJECT NUMBER  
KDA/MDA 15-003  
DATE:  
12/29/20

SHEET NUMBER

**A2**

SEAL AND DATE

CONSULTANT

**MARY'S HOUSE FOR OLDER ADULTS, INC**

Director: Dr. Imani Woody  
 Contact: John Henderson  
 401 Anacostia RD, S.E.  
 Washington, D.C. 20020

LOT: BLOCK: PARCEL:

These Drawings and/or Specifications, and all ideas, designs, inventions, and shall remain the sole property of the Architect. They are not to be reproduced, copied, disseminated to others, or used in connection with work other than that for which they have been specifically prepared and approved by the Architect.

Visual contact with these plans, and/or specifications, constitutes acceptance of the fabrications, terms, and conditions.

RELEASED FOR :

PROGRESS  BIDDING  PERMIT  CONST

REVISIONS :

NO. #	Date

**PROPOSED ELEVATIONS**

CLIENT:  
 MARY'S HOUSE FOR OLDER ADULTS, INC  
 OWNER:  
 MARY'S HOUSE FOR OLDER ADULTS, INC  
 SCALE:  
 AS SHOWN  
 PROJECT NUMBER  
 KDA/MDA 15-003  
 DATE:  
 12/29/20

SHEET NUMBER

**A3**



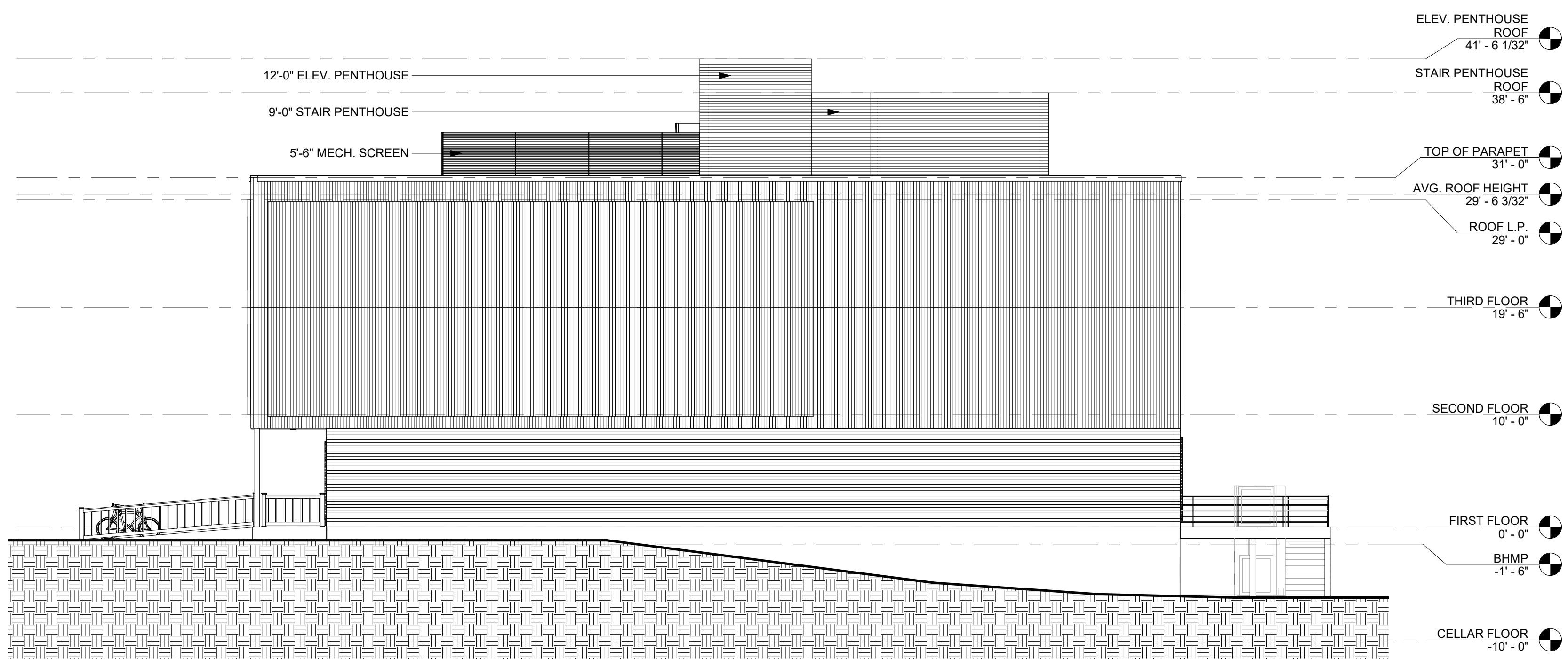
**1 SOUTH BUILDING ELEVATION**

1/8" = 1'-0"



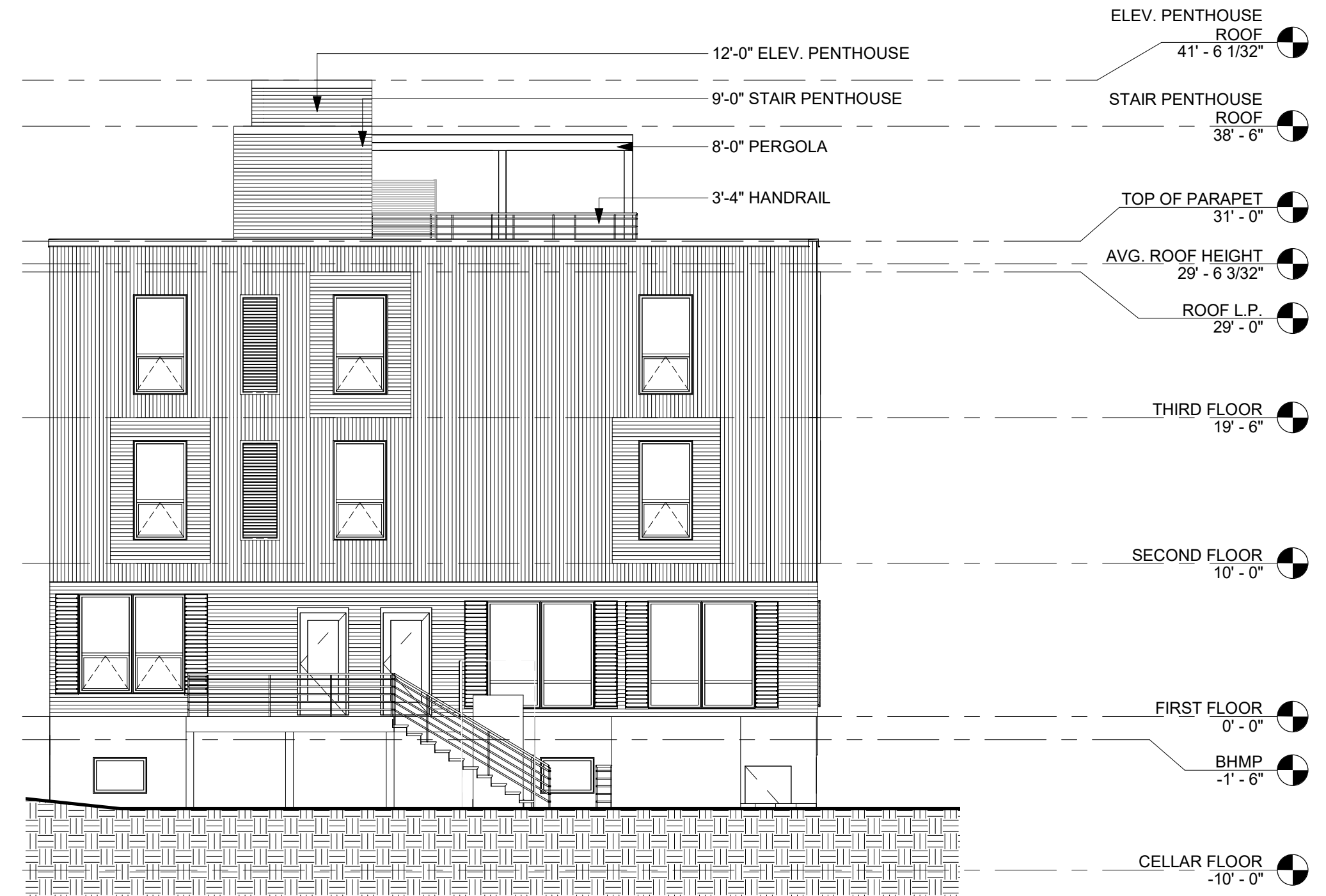
**2 EAST BUILDING ELEVATION**

1/8" = 1'-0"



**3 NORTH BUILDING ELEVATION**

1/8" = 1'-0"



**4 WEST BUILDING ELEVATION**

1/8" = 1'-0"