

Holland & Knight

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August 13, 2020

VIA IZIS

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

**Re: Application to the Board of Zoning Adjustment
401 Anacostia Road, S.E. (Parcel 203, Lot 9) (the “Property”)**

Dear Members of the Board of Zoning Adjustment:

On behalf of Mary’s House for Older Adults, Inc. (the “Applicant”), we hereby submit an application pursuant to Subtitle X § 901.2 and Subtitle U 203.1(g) to permit a Continuing Care Retirement Community (“CCRC”) as a special exception use; and Subtitle X § 100.1 for variances from the special exception criteria under Subtitle U § 203.1(g)(2), the driveway width requirement under Subtitle C § 711.6, the lot occupancy requirement of Subtitle D § 304.2, and the side yard requirement of Subtitle D § 307.4.

Approval of the requested relief will enable the Applicant to construct a CCRC with 15 units at the Property, which is in the R-3 zone. Importantly, the CCRC will provide “first-of-its-kind” housing for seniors who are sixty years or older and identify as lesbian, gay, bisexual, transgendered, queer, or same gender-loving (“LGBTQ/SGL”).

Accordingly, please find the following materials enclosed:

- A filing fee in the amount of \$5,720 for the special exception and variance relief requested;
- Letter from the Applicant authorized Holland & Knight LLP to file and process the application;
- Completed BZA Form 135 (self-certification);
- Building plat certified by the D.C. Office of the Surveyor;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended use of the Property;

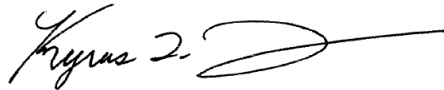
Board of Zoning Adjustment
District of Columbia
CASE NO.20350
EXHIBIT NO.9

- Statement explaining how the application meets the specific special exception and variance review criteria identified in the Zoning Regulations (the “Preliminary Statement of Compliance”);
- Architectural drawings and elevations showing the proposed CCRC;
- Existing photographs of the Property;
- A written summary of the testimony of all witnesses;
- The name and mailing addresses of the owners of all property located within 200 feet of the Property, in both list and mailing label format;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission (“ANC”) of this application (included within the Preliminary Statement of Compliance); and
- Certificate of Service demonstrating that the Office of Planning and ANC 7F have been provided a copy of the application (*see* end of this cover letter).

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman



Christopher S. Cohen

Encl.

cc: Certificate of Service
Anna Chamberlin, DDOT (w/ encl. via email)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on August 13, 2020, a copy of the foregoing application to the Board of Zoning Adjustment requesting approval of special exception and variance relief to enable the construction of a CCRC at the Property 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

Via Email: jennifer.steingasser@dc.gov

joel.lawson@dc.gov

2. Advisory Neighborhood Commission (“ANC”) 7F

c/o Commissioner Tyrell M. Holcomb, Chairperson

Via Email: 7F01@anc.dc.gov

3. Commissioner Charlene Exum

Single-Member District 7F-04

Via Email: 7F04@anc.dc.gov



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