

Holland & Knight

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August 19, 2025

VIA IZIS

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

**Re: New Application to the Board of Zoning Adjustment
Request for Special Exception and Variance for New Residential Development in
RA-1 Zone | Portion of Lots 1 and 2 in Square 5344
Hampton East Owner LLC**

Dear Members of the Board:

On behalf of Hampton East Owner LLC (the “Applicant”), the owner of the property that comprises a portion of Lots 1 and 2 in Square 5344 (the “Property”) we hereby submit this application requesting: (i) **a special exception** pursuant to Subtitle U § 421 and Subtitle X § 901.2 to permit the construction of a new residential development in the RA-1 zone; and (ii) **an area variance** pursuant to Subtitle X § 1000.1 from the lot frontage requirement of Subtitle C § 303.4, which requires a minimum street frontage of 30 feet for new lots to be used and occupied by an apartment house.

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;

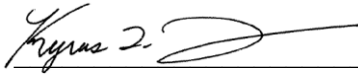
- A preliminary statement explaining how the application meets each element of the review standards for special exception relief requested (the “Statement of Support”)
- Architectural plans and elevations showing the proposed residential development;
- Three (3) color images showing the pertinent features 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 7E, of this application (included within the Statements of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 7E 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 \$16,160 upon filing the application via IZIS.¹

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
Christopher S. Cohen

Enclosures

cc: Certificate of Service

¹ Subtitle Y § 1600.1(b)(19) requires a fee of \$540 per dwelling unit in a new residential development in the RA-1 zone. The proposed development includes 28 dwelling units. 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 August 19, 2025, 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

Jennifer Steingasser

jennifer.steingasser@dc.gov

Joel Lawson

joel.lawson@dc.gov

District Department of Transportation

Erkin Ozberk

erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 7E

7E@anc.dc.gov

Commissioner Natasha Dupee

ANC 7E Chair, SMD 7E-04, and

Economic Development Committee Co-Chair

7E04@anc.dc.gov

ANC 7E Economic Development Committee

Commissioner Aaron Harris, Co-Chair

7E02@anc.dc.gov



Christopher S. Cohen, Esq.
Holland & Knight LLP

Hampton East Apartments
4744 Benning Rd SE #101
Washington, DC 20019

Aug 11, 2025

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 200-S
Washington, DC 20001


**Re: Authorization Letter from Owner/Applicant (Hampton East Owner LLC)
Application to the Board of Zoning Adjustment
4750 and 4730 Benning Road, SE (Square 5344, Lots 1 and 2)**

Dear Members of the Board:

This letter authorizes Holland & Knight LLP to represent the Hampton East Owner LLC, the applicant in the above-referenced application and the owner of the property located at 4750 and 4730 Benning Road SE, which are currently known as Lots 1 and 2 in Square 5344 (collectively, the “Property”), in all matters before the Board of Zoning Adjustment (the “BZA”) concerning the Property. Pursuant to Subtitle Y § 200.3 of the District of Columbia Zoning Regulations (Title 11, DCMR), this authorization includes the authority to bind the Applicant in all proceedings related to the case before the BZA.

Very truly yours,

Hampton East Owner LLC,
a Delaware limited liability company

By: 
Name: Nick Simpson
Title: Managing Member

FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	
	Square and Lot(s) <i>Note: Parcels start with "PAR"</i>	
	Zone District(s)	
	ANC Single Member District(s)	

Certification <small>Select relief requested</small>	<i>The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter (include all relevant section citations, e.g. "E-210.1 and E-5201"):</i>	
	Special Exception X § 901.2	Zoning Regulations Section(s)
	Area Variance X § 1002.1(a)	Zoning Regulations Section(s)
	Use Variance X § 1002.1(b)	Zoning Regulations Section(s)

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

1. The agent is duly licensed to practice law or architecture in the District of Columbia;
2. The agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. The applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

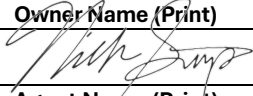

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Buildings harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Owner Name (Print)	Owner Signature	
		
Agent Name (Print)	Agent Signature	DC Bar No. or Architect Registration No.
		
Date:		

NOTES AND COMPUTATIONS

All fields should be filled in completely, insert "N/A" where not applicable

Item	Existing Conditions [*]	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation/ Percentage
Lot Area (sq. ft.)	N/A				
Lot Width (ft. to the tenth)	N/A				
Lot Occupancy (building area/lot area)	N/A				
Gross Floor Area (sq. ft.)	N/A				
Floor Area Ratio (FAR) (floor area/lot area)	N/A				
Principal Building Height (stories) <u>Check boxes applicable to proposed project below:</u> <div> <div>Basement</div> <div>Penthouse</div> <div>Cellar</div> <div>Rooftop Structure</div> <div>None</div> </div>	N/A				
Principal Building Height (ft. to the tenth)	N/A				
Accessory Building Height (stories)	N/A				
Accessory Building Height (ft. to the tenth)	N/A				
Front Yard (ft. to the tenth)	N/A				
Rear Yard (ft. to the tenth)	N/A				
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	N/A				
Side Yard (ft. to the tenth)	N/A				
Open Court (width by depth in ft.)	N/A			N/A	
Closed Court (width by depth in ft.)	N/A			N/A	
Vehicle Parking Spaces (#)	N/A				
Bicycle Parking Spaces (#)	N/A				
Loading Berths (# and size in ft.)	N/A				
Pervious Surface (%)	N/A				
Principal Dwelling Units (#)	N/A				
Accessory Dwelling Units (#)	N/A				
Solar Shading of Abutting Properties (R/RF zones) (%)	N/A				
Other:	N/A				
Other:					

*NOTE: "N/A" for existing conditions because subject property to be created by subdivision; no existing improvements

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 23, 2025

Plat for Building Permit of SQUARE 5344 Lots 1 2

Scale 1 inch 60 feet

Recorded in Book 144 Page 72

Receipt No. 25-04390 Drawn by A.S.

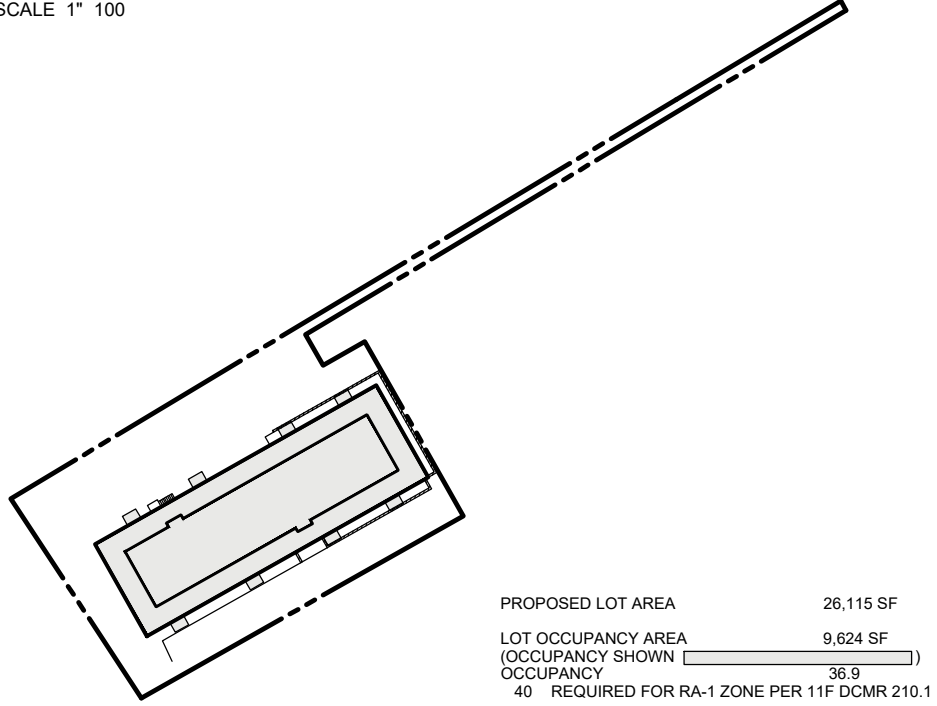
Furnished to FREDA HOBAR

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Bob Myers

For Surveyor, D.C.

LOT OCCUPANCY EXHIBIT
SCALE 1" = 100'



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;

3) I have ~~save no~~ (circle one) filed a subdivision application with the Office of the Surveyor;

4) I have ~~save no~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and

5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

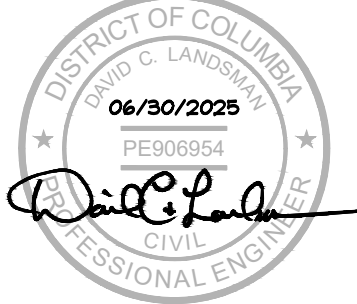
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(f) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *David C. Landsman* Date: June 30, 2025

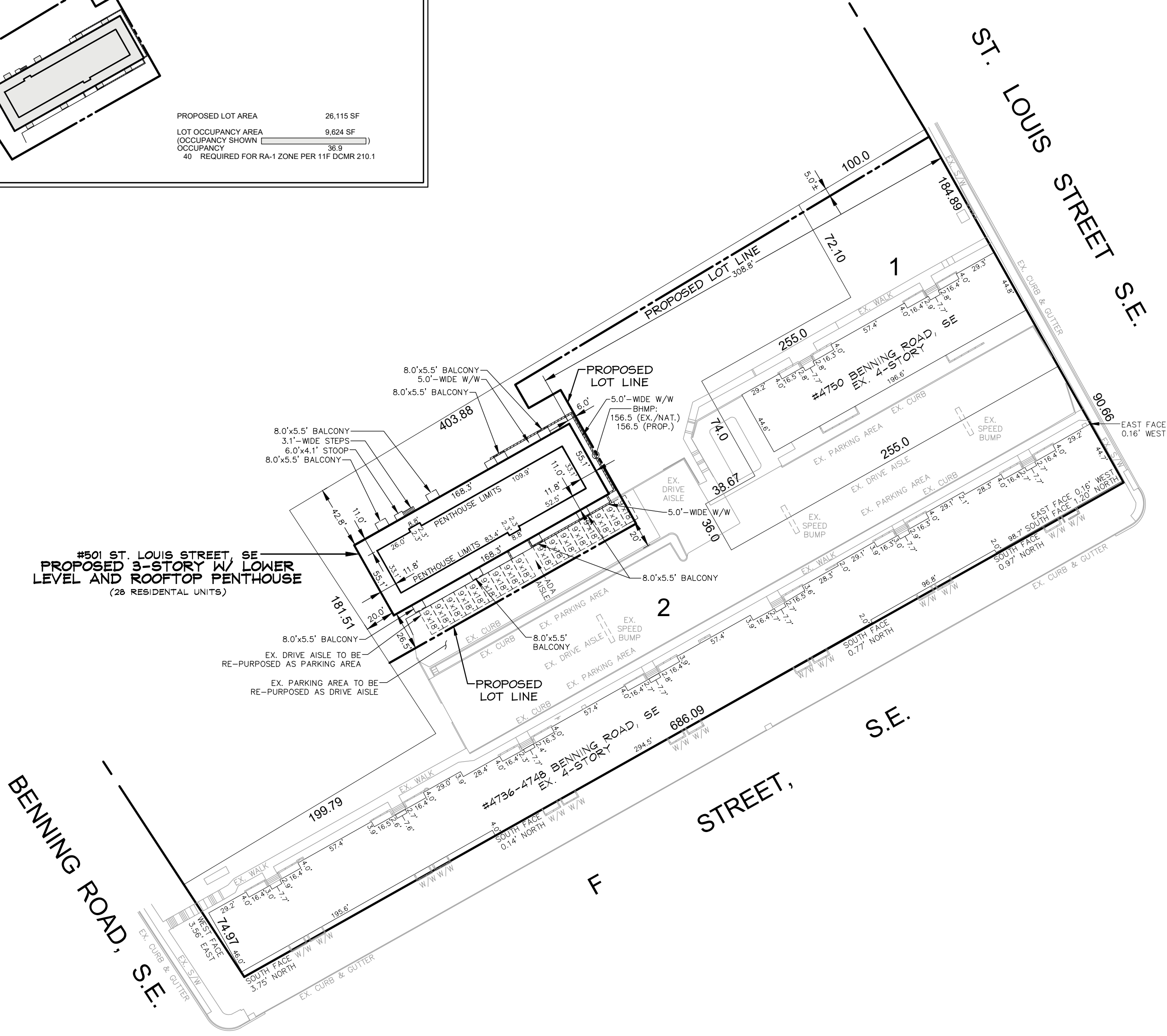
Printed Name: David C. Landsman Relationship to Lot Owner: Agent/Engineer

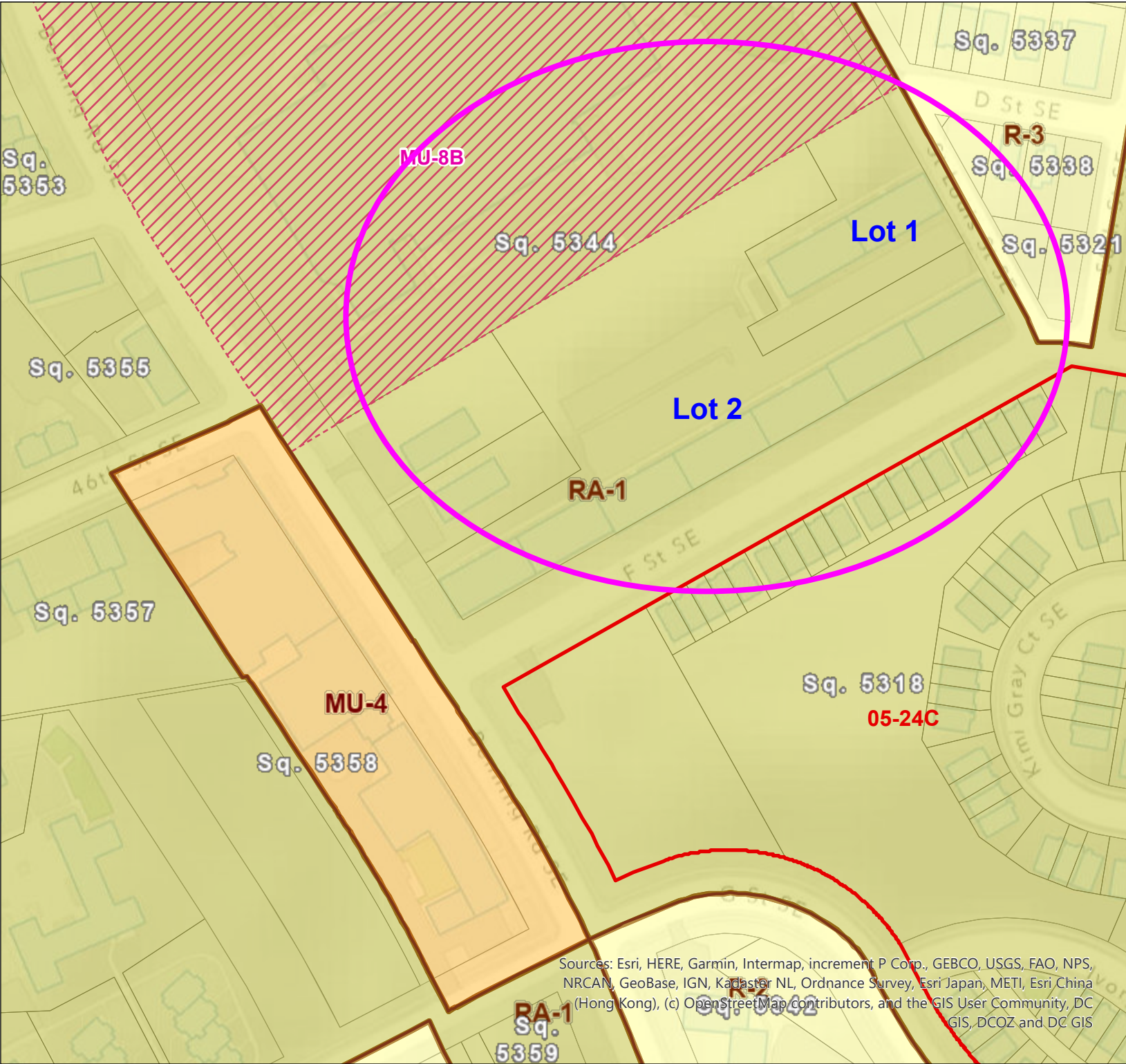
If a registered design professional, provide license number PE906954 and include stamp below:



Notes

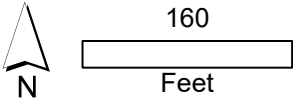
1. All proposed demolition or raze of existing buildings is omitted for clarity; refer to Sheet CW100 and CW101 for additional details.
2. Existing chimneys and/or vents on adjacent properties within 10 feet of the subject property are not shown. Not applicable to project scope or reviews, and these locations are inaccessible.
3. Existing conditions shown hereon are based upon a survey completed in August, 2023.





DC Zoning Map

- Square
- Campus Plans
- PUDs
- Final
- Final
- Zone District
- Specific Zone Label
- Specific Zone
- Downtown Zone
 - Mixed-Use Zone
 - Mixed-Use Zone (IZ+)
 - Mixed-Use Zone (IZ+ Exempt)
 - Neighborhood Mixed-Use Zone
 - Neighborhood Mixed-Use Zone (IZ+)
 - Production, Distribution, and Repair Zone
 - Residential Apartment Zone
 - Residential Apartment Zone (IZ+)
 - Residential Flat Zone
 - Residential Zone
 - Special Purpose Zone
 - Special Purpose Zone (IZ+)
 - Unzoned
- Zone District
- | | |
|-----------------------------|----------------------|
| Downtown Zone | Downtown Zone |
| Mixed-Use Zone | Mixed-Use |
| Mixed-Use Zone (IZ+) | Mixed-Use |
| Mixed-Use Zone (IZ+ Exempt) | Mixed-Use Zone (IZ+) |
| Neighborhood Mixed-Use | Neighborhood |



Generated on maps.dcoz.dc.gov/zr16

Web Extract of the Official Zoning Map of the District of Columbia created on 7/1/2025.

Service provided by the DC Office of Zoning.

441 4th St NW Ste 200S
Washington, DC 20001

For reference only. To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning.

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, DC GIS, DCOZ and DC GIS

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**
Hampton East Owner LLC
4750 and 4730 Benning Road, SE
Portion of Lots 1 and 2 and in Square 5344

Statement of Existing and Intended Use of the Property
submitted in accordance with Subtitle Y § 300.8(d)

The subject property, which comprises a portion of Lots 1 and 2 in Square 5344 (the “Subject Property”), is currently improved with a surface parking lot. The applicant, Hampton East Owner LLC, proposes to redevelop the Subject Property with a new apartment building containing 28 residential units. Thus, the Subject Property will be used for residential purposes.

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**Hampton East Owner LLC
4750 and 4730 Benning Road, SE
Portion of Lots 1 and 2 in Square 5344**

Preliminary Statement in Support of Compliance with Burden of Proof

I. Overview and Nature of Relief Sought

On behalf of Hampton East Owner LLC (the “Applicant”), this statement is submitted in support of an application for (i) a **special exception** pursuant to Subtitle U § 421 and Subtitle X § 901.2 to permit the construction of a new residential development in the RA-1 zone; and (ii) an **area variance** pursuant to Subtitle X § 1000.1 from the lot frontage requirement of Subtitle C § 303.4, which requires a minimum street frontage of 30 feet for new lots to be used and occupied by an apartment house.

As explained herein, the subject property consists of a portion of Lots 1 and 2 in Square 5344 (the “Property”). Lots 1 and 2, which are owned by the Applicant, are presently improved with multifamily buildings. The Property will be subdivided into three lots, thus creating a new, third lot to construct a new residential development on the Property.

Pursuant to Subtitle Y § 300.15, the Applicant will file its Prehearing Statement with the Board of Zoning Adjustment (“BZA” or “Board”) no fewer than 30 days prior to the public hearing on the application. In this statement, and at the public hearing, the Applicant will provide testimony and evidence to meet its burden of proof to obtain the Board’s approval of the requested relief. The following is a preliminary statement demonstrating how the application meets the burden of proof.

II. Jurisdiction of the Board

The Board has jurisdiction to grant the requested special exception relief pursuant to Subtitle X § 901.2 and the requested variance relief pursuant to Subtitle X § 1000.1 of the Zoning Regulations.

III. Background

A. Description of the Property and Neighborhood Context

Located in the Marshall Heights neighborhood in Southeast Washington, DC, the Property consists of a portion of Lots 1 and 2 in Square 5344 and is currently improved with a surface parking area that serves residents and visitors of the existing multifamily buildings located on Lot 1 (4750 Benning Road, SE) and Lot 2 (4730 Benning Road, SE). An aerial photograph showing the outer lot line boundaries of Lots 1 and 2 in Square 5344 (outlined in red), along with yellow lines indicating the approximate boundaries of the Property, is provided below:



Square 5344 is bounded by H.D. Woodson High School to the north, F Street, SE to the south, Benning Road, SE to the west, and St. Louis Street, SE to the east. The character of the surrounding area is primarily residential, with a mix of low- and mid-rise apartment buildings, single-family homes, and community-serving uses such as schools and places of worship. The neighborhood benefits from convenient public transportation, with several WMATA bus routes serving Benning Road, SE near the Property, and the Benning Road Metrorail Station (Blue and Silver Lines) located approximately 0.6 miles away, providing access to the broader Metro system.

B. Zoning

As shown on the portion of the Zoning Map submitted herewith, the Property is located in the Residential Apartment (RA)-1 zone. The RA zones are residential zones designed to provide for residential areas suitable for multiple dwelling unit development and supporting uses (11-F DCMR § 101.1). Among other purposes, the RA zones are intended to permit flexibility by allowing all types of residential development, promote stable residential areas while accommodating a variety of urban residential neighborhoods, *and encourage compatibility between the location of new buildings or construction and the existing neighborhood*, as set forth in 11-F DCMR § 101.2. The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including detached houses, row houses, and low-rise apartment buildings (11-F DCMR § 101.4).

The development standards applicable to the RA-1 zone include a maximum floor area ratio (FAR) of 1.08 for developments with Inclusionary Zoning; a maximum building height of 40 feet and three stories; a minimum rear yard depth of 20 feet; minimum side yards with a width equal to three inches per foot of building height, but not less than 8 feet; a maximum lot occupancy of 40 percent for all other structures; and a minimum Green Area Ratio (GAR) of 0.4. *See* 11-F DCMR § 200 *et seq.*

With respect to parking, a residential apartment (residential, multiple dwelling unit use category) requires one parking space for every three dwelling units in excess of four units. The same use category requires one short-term bicycle space for each 20 dwelling units and one long-term bicycle space for every three dwelling units. *See* 11-C DCMR §§ 701.5 and 802.1.

C. Proposed Residential Development

As shown on the architectural plans submitted herewith, the Applicant proposes to construct a new apartment house consisting of 28 units (the “Project”). The building will contain approximately 26,670 square feet of gross floor area and will be constructed to a height just under 23 feet. The Project will include a mix of two-, three-, and four-bedroom units. The Project will provide the required Inclusionary Zoning units. Some of the units on the first and second levels will include balcony space, and some of the units in the penthouse will include outdoor deck space. The Project will include sustainability features such as a green roof and solar panels. The Project will also include a long-term bicycle parking storage room that can accommodate up to 11 bicycle parking spaces, exceeding the minimum required by the Zoning Regulations. Moreover, the Project is designed to be compatible with the other multifamily buildings immediately surrounding the Property.

D. Proposed Subdivision and Applicable Requirements

The Applicant proposes to subdivide the Property to create three new record lots, in order to comply with the requirement that all new primary buildings in the R, RF, and RA zones must be erected on separate lots of record, as set forth in Subtitle C § 302.2. The resulting configuration will not affect the zoning compliance of Lots 1 and 2 or create any new nonconformities for the existing buildings.

However, the resulting configuration for the Property will only be able to achieve five feet of street frontage on St. Louis Street, SE, whereas Subtitle C § 303.4 provides that “[e]ach new lot being created to be used and occupied by an apartment house ***shall have a street frontage measured along the street line a distance of not less than thirty feet (30 ft.)***.” (Emphasis added.) Therefore, as detailed in Section V below, the Applicant is requesting variance relief from this lot frontage requirement to allow the proposed Project.

IV. Special Exception Relief

As discussed in this Section IV, the Applicant is requesting special exception relief pursuant to Subtitle U § 421 and Subtitle X § 901.2 to permit a new residential development in the RA-1 zone.

A. Burden of Proof

Pursuant to D.C. Code § 6-641.07(g)(2) and Subtitle X § 901.2, the Board is authorized to grant a special exception if it finds that the requested relief is in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to adversely affect the use of

neighboring property, subject to any specific conditions set forth in the regulations. The stated purposes of the Zoning Regulations are set forth in D.C. Code § 6-641.02:

Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the national capital, and zoning regulations shall be designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the application satisfies the specific requirements for the relief requested. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *First Baptist Church of Washington v. D.C. Bd. of Zoning Adjustment*, 423 A.2d 695, 706 (D.C. 1981) (quoting *Stewart v. D.C. Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

B. Justification

Pursuant to Subtitle U § 421, in any of the RA-1 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, must be reviewed by the Board of Zoning Adjustment as special exceptions pursuant to Subtitle X, Chapter 9, in accordance with the standards and requirements in that section. The Applicant provides comments below on the specific requirements related to the subject application and offers justifications in support of the general special exception criteria set forth in Subtitle X § 901.2.

- ***Subtitle U § 421.2.*** *The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendations as to the adequacy of the following:*
 - *(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and*
 - *(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.*

Based on the number of units and the proposed bedroom mix, a significant portion of the Project is intended to accommodate family-sized households. Accordingly, it is appropriate to assess existing and planned area schools and other public services to understand the potential impacts of the proposed residential development. The application will be referred to relevant District agencies, as needed, to ensure that existing and planned schools, surrounding infrastructure, and public services can support the expected population. School-aged children residing in the Project are currently assigned to the DCPS boundaries for Nalle Elementary School, Kelly Miller Middle School, and H.D. Woodson High School. According to the DC Public Education Master Facilities Plan of 2023, Nalle, Kelly Miller, and H.D. Woodson have estimated SY27-28 utilization rates of 58%, 35%, and 74%, respectively.¹ Thus, the schools should be able to accommodate these residents in that respect.

- ***Subtitle U § 421.3.*** *The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.*

The Applicant looks forward to working with the Office of Planning to ensure that the Project's design and site plan appropriately fit within the context of the surrounding neighborhood and align with applicable planning goals.

- ***Subtitle U § 421.4.*** *In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.*

As shown on the plans submitted herewith, the Applicant has provided all plans and information required by this provision.

The Project also satisfies the general special exception criteria set forth in Subtitle X § 901.2, which require the Board to find that the requested special exception is in harmony with the purpose and intent of the Zoning Regulations and that the proposal will not tend to adversely affect neighboring properties. The Project is consistent with the purposes of the Residential Apartment zones, and specifically the RA-1 zone, which is intended to provide areas predominantly developed with low- to moderate-density development, including low-rise apartment buildings. The Project has been carefully designed to integrate with the surrounding multifamily buildings, maintaining the established residential character of the area in both scale and use, and represents a moderate height and density within the limits permitted under the RA-1 zone. Additionally, the surrounding services and infrastructure, including schools, transportation options, and public facilities, are capable of accommodating the new residents anticipated at this location. Furthermore, development of the new residential building will not result in adverse impacts on parking availability for current residents of the existing multifamily buildings, as sufficient parking remains to serve those uses. Overall, the Project will contribute to the stability

¹ Available at: <https://dme.dc.gov/mfp2023>.

and residential character of the neighborhood without introducing any substantial negative impacts.

V. Variance Relief

As discussed in this Section V, the Applicant is requesting variance relief from the lot frontage requirement set forth in Subtitle C § 303.4, which provides that each new lot created to be used and occupied by an apartment house must have a street frontage measured along the street line of no less than thirty feet (30 ft.).

A. Burden of Proof

Under D.C. Code § 6-641.07(g)(3) and 11-X DCMR § 1000.1, the Board is authorized to grant a variance from “the strict application of any regulation adopted under D.C. Official Code §§ 6-641.01 to 6-651.02” when the following conditions are met:

1. the property is affected by exceptional size, shape, or topography or other extraordinary or exceptional condition or situation;
2. the owner would encounter peculiar and exceptional practical difficulties or undue hardship if the zoning regulations were strictly applied; and
3. the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See *French v. D.C. Bd. of Zoning Adjustment*, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. D.C. Bd. of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); see also *Capitol Hill Restoration Society, Inc. v. D.C. Bd. of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987).

The Zoning Regulations distinguish between area variances and use variances. In this case, the Applicant’s request is properly evaluated as an area variance because it seeks relief from an area requirement applicable to the zone district in which the Property is located (11-X DCMR § 1001.2). The subdivision provisions, including the lot frontage requirements set forth in Subtitle C § 303, “are intended to ensure that the dimensions and shapes of lots created ***are consistent with the purpose of a zone.***” See Subtitle C § 300.2 (emphasis added). Thus, the lot frontage requirements directly affect how properties may be configured and subdivided in the RA-1 zone, making the requested relief properly analyzed as an area variance.

Thus, the Applicant must prove that, as a result of the attributes of a specific piece of property described in Subtitle X § 1000.1, the strict application of Subtitle C § 303.4 would result in peculiar and exceptional practical difficulties. As discussed below, and as will be further explained at the public hearing, the subject application meets the three-prong variance test.

B. Justification

i. Extraordinary or Exceptional Condition or Situation

The Property is unique due to a confluence of factors that create an exceptional situation. See *Gilmartin v. D.C. Bd. of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990). Moreover, the exceptional situation pertains not only to the land itself but also to the existing improvements that surround and affect the Property. This is consistent with the principle, long recognized in BZA jurisprudence, that an exceptional situation or condition can relate to the property as a whole, not merely the land. See *Clerics of St. Viator v. D.C. Bd. of Zoning Adjustment*, 320 A.2d 291, 294 (D.C. 1974) (“It makes no practical difference whether the inability to use property in accordance with zoning regulations stems from topographical conditions of the land itself or from the existence of a structure on the land.”).

The Property is singularly affected by exceptional and unique conditions arising from its physical configuration, surrounding uses, and zoning requirements. These conditions are not self-imposed but result from the Property’s longstanding development pattern and the surrounding built environment. Specifically, the Property comprises a portion of Lots 1 and 2 in Square 5344, which has an irregular, interlocking configuration that confines the Property to an interior location within the square. Although both Lots 1 and 2 front St. Louis Street, SE, their combined frontage, as currently configured, spans the entire length of St. Louis Street, SE up to its intersection with F Street, SE (approximately 275 linear feet). In addition, Lot 2 extends along the full length of the abutting portion of F Street, SE, running east to west between Benning Road, SE and St. Louis Street, SE. As a result, the Property is effectively trapped between Lots 1 and 2 and lacks independent street frontage. A subdivision plat illustrating this configuration is attached hereto as **Exhibit A**.

In addition to the current subdivision of Lots 1 and 2 in Square 5344 and the Property’s position deep within the square, the surrounding built environment further limits the Applicant’s ability to obtain street frontage as required by the Zoning Regulations. To the north, the Property is bounded by the site of H.D. Woodson High School. To the west, the Property abuts residential buildings on separately owned lots. To the south, the Property is constrained by a multifamily building (on Lot 2) that spans the entire length of what would otherwise be available frontage along Benning Road, SE or F Street, SE. As a result, the Property cannot obtain frontage from the north, the west, or the south. The Property can feasibly obtain frontage only from St. Louis Street, SE—and only following a subdivision that reconfigures the existing record Lots 1 and 2 in a manner that accommodates improved access and lot layout.

Under Subtitle C § 302.2, any new primary building in the R, RF, and RA zones must be constructed on a separate lot of record. To facilitate new residential development, it is therefore necessary to subdivide the Property, along with Lots 1 and 2, to create new record lots. The Applicant is not pursuing a theoretical lot subdivision, and the Project does not involve a campus plan or a Planned Unit Development (PUD), which are among the few exceptions to the separate lot-of-record requirement under Subtitle C § 302.2. As a result, the Property’s unique configuration, including its location deep within the square, lack of adjacency to any street

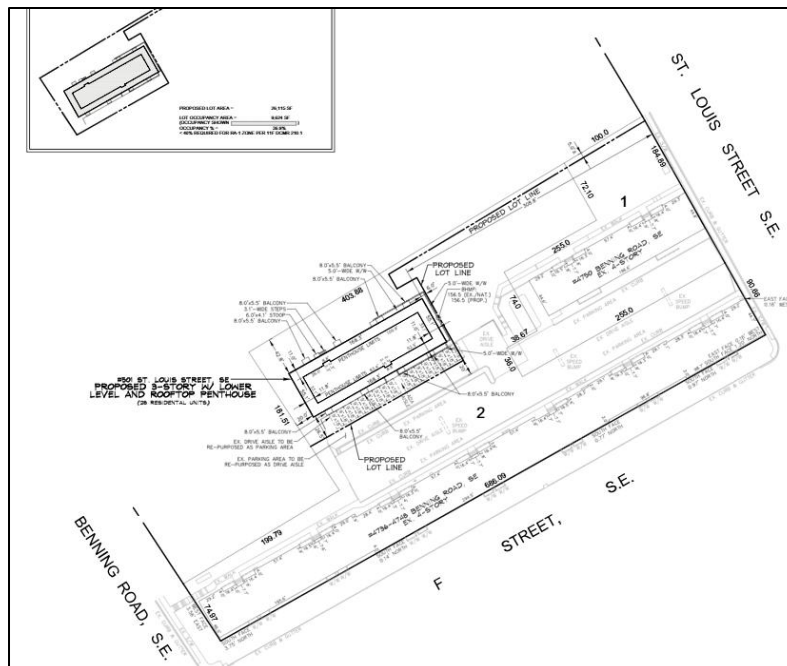
Hampton East Owner LLC | Portion of Lots 1 and 2 in Square 5344
Preliminary Statement of Compliance

frontage, and adjacency to the high school site, along with the mandatory subdivision requirement, creates an exceptional condition that gives rise to the practical difficulty described below.

ii. Peculiar and Exceptional Practical Difficulty

There is a clear nexus between the Property's unique conditions and the practical difficulties that would result from strict application of the zoning regulations, specifically the lot frontage requirement under Subtitle C § 303.4. Under Subtitle C § 303.1, all new record lots must have at least one lot line abutting a public street or a public access easement approved by DDOT. For this reason, the Applicant is proposing a subdivision that secures street frontage from St. Louis Street, SE, which, for the reasons explained above, is the only available street frontage for the Property. **However, due to the presence of the existing multifamily building on Lot 1 in Square 5344, the Property can secure only five feet of frontage along St. Louis Street, SE.** Strict application of the required 30 feet of frontage under Subtitle C § 303.4 is therefore not merely impractical but physically impossible in this context. This unique physical constraint leaves no reasonable alternative means to comply with the frontage requirement without demolition of existing improvements, acquisition of adjoining property not owned by the Applicant, or other measures that are infeasible due to practical, financial, or planning considerations.

As a result, the Property cannot be subdivided into a conforming record lot, which in turn prohibits the construction of a new primary residential building. This inability to subdivide the Property prevents the Applicant from making reasonable and productive use of its land consistent with the RA zoning district, thereby creating a practical difficulty unique to this site. A variance from the strict application of the 30-foot frontage requirement is therefore necessary to allow the Property to be used for its intended residential purpose and to achieve the policy goals underlying the Zoning Regulations. An excerpt from the surveyor's plat submitted herewith, showing how the proposed Project would be constructed on the Property in light of the foregoing limitations and proposed lot configuration, is shown below:



iii. No Substantial Detriment to the Public Good or Substantial Impairment to the Intent, Purpose or Integrity of the Zone Plan

Granting the requested variance would allow the proposed Project and lot configuration (shown above) without resulting in substantial detriment to the public good or substantial impairment to the intent, purpose, or integrity of the Zoning Regulations or Zoning Map. The Project will deliver 28 new residential units—including a mix of two-, three-, and four-bedroom units suitable for families—in a transit-accessible location. It will also provide four Inclusionary Zoning (IZ) units, contributing to affordable housing opportunities in the neighborhood. Importantly, the Project will not displace any existing residents or negatively affect vehicular access or parking for surrounding properties. Accordingly, the requested relief aligns with the District’s goals of expanding housing supply, increasing housing diversity, and improving accessibility for residents of all income levels.

The variance is also intended to satisfy Subtitle C § 303.1, which requires new record lots to have at least one street lot line on a public street or approved public access easement. Due to the current lot configuration and the surrounding built environment, the Property cannot obtain frontage from the north, west, or south. However, the requested variance would allow the new record lot to obtain some frontage along St. Louis Street, SE, although less than the required 30 feet, in a manner consistent with the intent of ensuring meaningful public street access. The relief therefore advances the purpose and preserves the integrity of the frontage requirement.

Moreover, the variance supports the purposes of the RA zones, as discussed above and as set forth in Subtitle F § 101.1 *et seq.*, which are intended to promote flexibility by allowing a variety of residential development types and to foster stable, walkable residential neighborhoods. The requested relief would not alter the character of the existing residential community or result in any adverse visual impacts on St. Louis Street, SE or any of the other surrounding streets. This is particularly true given that the Project will be constructed on a portion of the Property located within the interior of the square, with no direct frontage on any public street and minimal visibility from the surrounding rights-of-way. The variance also advances the goals of the RA-1 zone, which is intended for areas developed with low- to moderate-density housing, including low-rise apartment buildings. In light of these zoning objectives, the requested relief is appropriate and would not result in any substantial impairment to the purpose or integrity of the Zoning Plan.

VI. Community Outreach and Engagement

The Property is located within the boundaries of Advisory Neighborhood Commission (ANC) 7E and falls under the jurisdiction of Single-Member District 7E-04. In accordance with Subtitle Y § 300.8(l), the Applicant has apprised the affected ANC of this application. The Applicant received notice that “ANC 7E is on Summer Recess for the months of July and August” and, accordingly, anticipates presenting the application to the ANC in September.

The Applicant intends to work closely with the ANC to address any issues or concerns and will supplement the record regarding outreach efforts at least 21 days before the public hearing.

EXHIBIT A

72

We, the undersigned owners, hereby subdivide five tracts of land "Taxed as Parcels 195/36, 195/45, 195/47, 195/49 and 195/51" into two lots and part of a new Square 5344 as shown hereon and request that this subdivision be approved and recorded in the Office of the Surveyor of the District of Columbia

DISTRICT OF COLUMBIA, to wit:

Myron P. Erkiletian and Barry M. Rosenberg, being first duly sworn, depose and say that they are the owners in fee simple of the above mentioned property, that no other person or persons than the undersigned owners has any interest or claim therein, that they are in peaceful occupation thereof; that there are no suits or actions pending affecting the title, and that there is 3 trusts on said property.

Witness our hands and seals this 14 day of November 1963.

WITNESSES: OWNERS: WE ASSENT; TRUSTEES:

Mary Louise Golditch Myron P. Erkiletian Michael J. Green
 Mary Louise Golditch Myron P. Erkiletian Michael J. Green
 Mrs. A. J. Mendelsohn Barry M. Rosenberg Thomas J. Johnson
 Alberta Jones Barry M. Rosenberg Thomas J. Johnson
 Charles M. Schneider Jr. William S. Harpe

Subscribed and sworn to before me this 14 day of November 1963.

John B. McChing
 Notary Public

My commission expires September 30, 1964.

FINANCE OFFICE, D.C. PROPERTY TAX DIVISION

11 / 15, 1963.

Ownership correct according to records of this office 11 / 15 / 63 ALR

General taxes paid to December 31, 1963 ALR

No unpaid arrears 11/15/63 ALR

No unpaid special assessments 11/15/63 ind.

John C. Chasman
 Chief, Property Tax Division

Approved for zoning:
 Zone "R-5-A" (B.Z.A. 7460) J. J. Foley.

Shannon H. Druehl
 Acting Zoning Administrator 11/18-63

Office of the Surveyor of the District of Columbia
 Washington, D.C. November 18th, 1963.
 I certify that the subdivision shown hereon is correct
 and is hereby approved for record in this office.

J. J. Heol
 Surveyor, D.C.

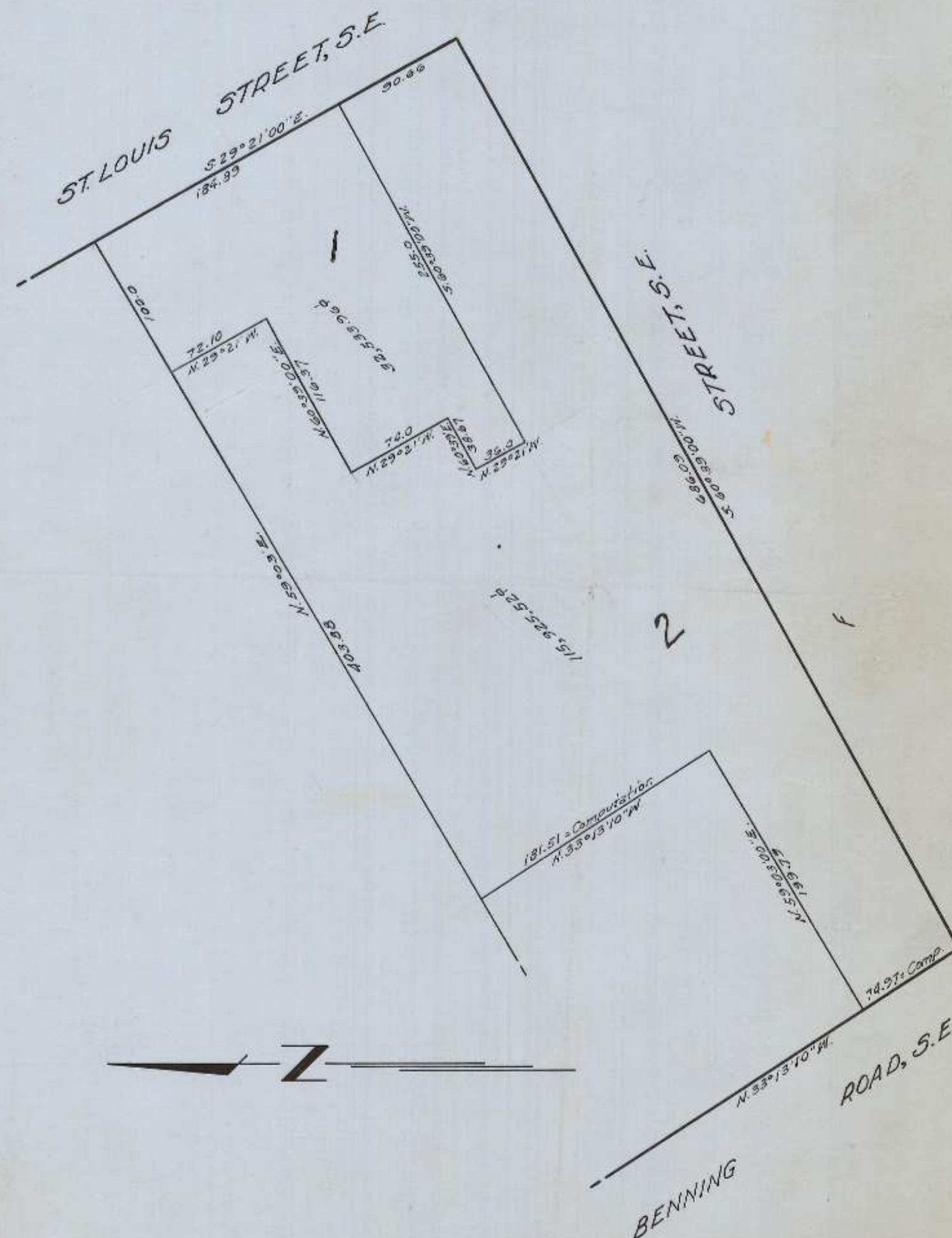


SURVEYOR'S OFFICE, D.C.

Made for: M.B. Associates
 Drawn by: R.H.M. (S.O. 74076)
 Record & computations by: ALR
 Recorded at 11:00 A.M. NOVEMBER 18, 1963
 Recorded in Book 144 page 72
 Scale: 1 inch = 60 feet S.O. 63-162

SUBDIVISION SQUARE 5344

72



HAMPTON EAST 2

SCHEMATIC DESIGN

7/7/2025

SHEET INDEX	
ID	NAME
SD01	COVER SHEET
SD02	ZONING & BUILDING CODE DATA SUMMARY
SD03	FAR CALCULATION
SD04	SCHEMATIC SITE PLAN
SD05	CELLAR FLOOR PLAN
SD06	1st FLOOR PLAN
SD07	TYPICAL FLOOR PLAN
SD08	PENTHOUSE PLAN
SD09	PENTHOUSE ROOF PLAN
SD10	SCHEMATIC SECTIONS
SD11	SCHEMATIC ELEVATIONS
SD12	SCHEMATIC ELEVATIONS
SD13	SCHEMATIC PERSPECTIVES
SD14	SCHEMATIC PERSPECTIVES

ZONING & BUILDING CODE DATA:

BUILDING DATA:

PROJECT NAME: HAMPTON EAST - II
PROJECT ADDRESS: XX' ST LOUIS STREET SE, WASHINGTON, DC 20019

PROJECT NARRATIVE

THE PROJECT IS A NEW RESIDENTIAL BUILDING WITH A CELLAR, PLUS 3 FLOORS. WE ARE CREATING 28 NEW RESIDENTIAL UNITS.

APPLICABLE BUILDING CODES:

- 2017 DISTRICT OF COLUMBIA BUILDING CODE (DCMR 12A)
- 2017 DISTRICT OF COLUMBIA MECHANICAL CODE (DCMR 12E)
- 2017 DISTRICT OF COLUMBIA PLUMBING CODE (DCMR 12F)
- 2017 DISTRICT OF COLUMBIA FIRE CODE (DCMR 12H)
- 2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE (DCMR 12I)
- 2017 DISTRICT OF COLUMBIA EXISTING BUILDING CODE (DCMR 12J)
- 2014 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)
- ICC/ANSI A117.1 - 2009
- 2011 NFPA NATIONAL ELECTRIC CODE (DCMR 12C)
- 2016 DC ZONING REGULATIONS (DCMR 11)

ZONING DATA:

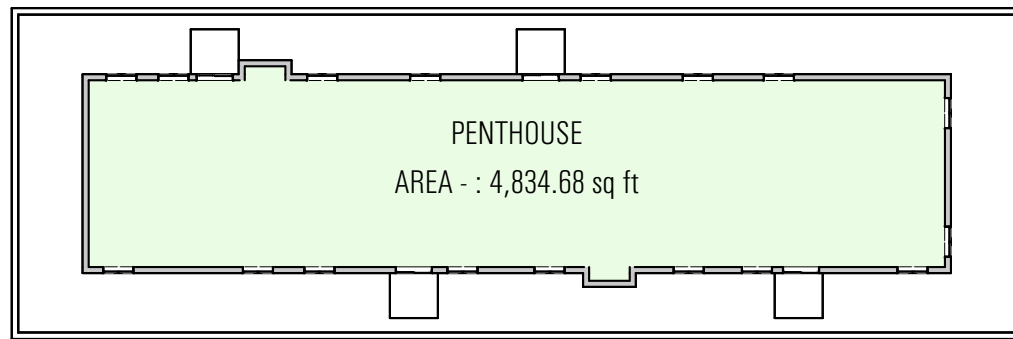
SQUARE & LOT NO.: 5344/ PARTS OF LOTS 1 & 2
LOT AREA: 25,783.6
ZONING DISTRICT: RA-1

REGULATION (ZR)	ALLOWED	PROVIDED
BUILDING HEIGHT	40' 3 Stories	22.73' 2 Stories
FLOOR AREA RATIO	1.08 (w/ IZ) (27,846.28 SF)	1.03 (26,672.59 SF)
FLOOR AREA RATIO (PENTHOUSE)	0.4 (10,313.4 SF)	0.19 (4,834.68 SF)
LOT OCCUPANCY	40% (10,313.44 SF)	36% (9271.94 SF)
PENTHOUSE HEIGHT	12'	10.00'
REAR YARD	20'	20.1'
SIDE YARD	3" per foot of height but not less than 8'	SOUTH SIDE YARD = 26.52' NORTH SIDE YARD = 42.14'
OFF-STREET PARKING	1 FOR EVERY 3 UNITS IN EXCESS OF 4 (8 SPACES)	16 STANDARD + 2 ACCESSIBLE
BICYCLE PARKING	LONG TERM 1 SPACE FOR EACH 3 DWELLING UNITS - (9 SPACES)	LONG TERM 11 SPACES
	SHORT TERM 1 SPACE FOR EACH 20 DWELLING UNITS - (1 SPACE)	SHORT TERM 1 SPACE
GREEN AREA RATIO (GAR)	0.4	0.4

IZ CALCULATIONS

Step	Calculation Description	Example Numbers*	Formula/Rule	Result
1	Total Residential Gross Floor Area	27,816 sq. ft.	Application Box 24	27,816 sq. ft.
2	IZ Bonus Density Used	4,611 sq. ft.	Application Box 22	4,611 sq. ft.
3	Set-Aside: % of Net GFA	10% of 26,469 sq. ft.	(IZ+ bonus: 10% required)	2,647 sq. ft.
4	Penthouse Requirement	10% of 4,835 sq. ft.	(IZ+ bonus: 10%)	484 sq. ft.
5	Total IZ set aside		Must use greater value	3,131 sq. ft.
6	Net Residential Floor Area	26,469 sq. ft.	Application Box 25	26,469 sq. ft.
7	IZ Units by Income Level	See breakdown below	Per Zoning/IZ rules	See below

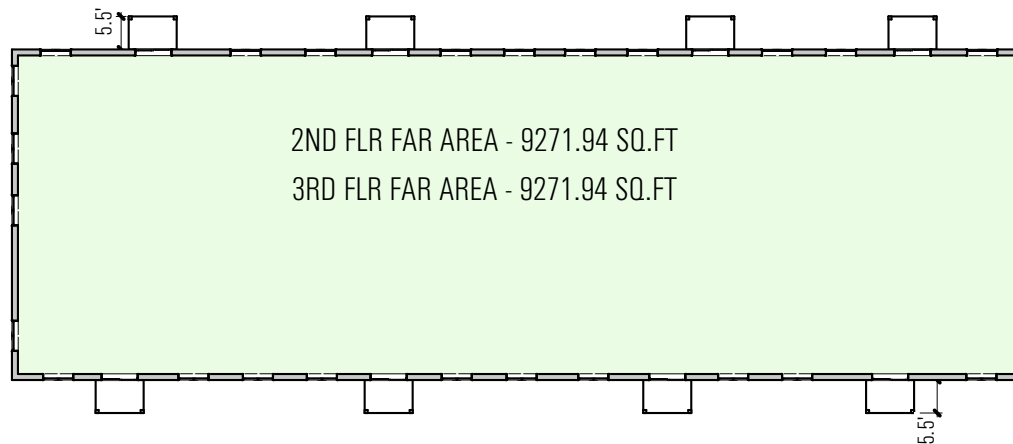
Income Level (of MFI)	Number of Units	Net Sq. Ft.	% of Total IZ Units
50%	1	738	23%
60%	3	2,493	77%
Total	4	3,231	100%



PENTHOUSE FAR = $4834.68 / 25782.5 = 0.19$
 BELOW 0.4 IS PERMITTED BY SUBSECTION C1505.1(C)
 PENTHOUSE FAR IS IN ADDITION TO 1.08 ALLOWED

4 PENTHOUSE

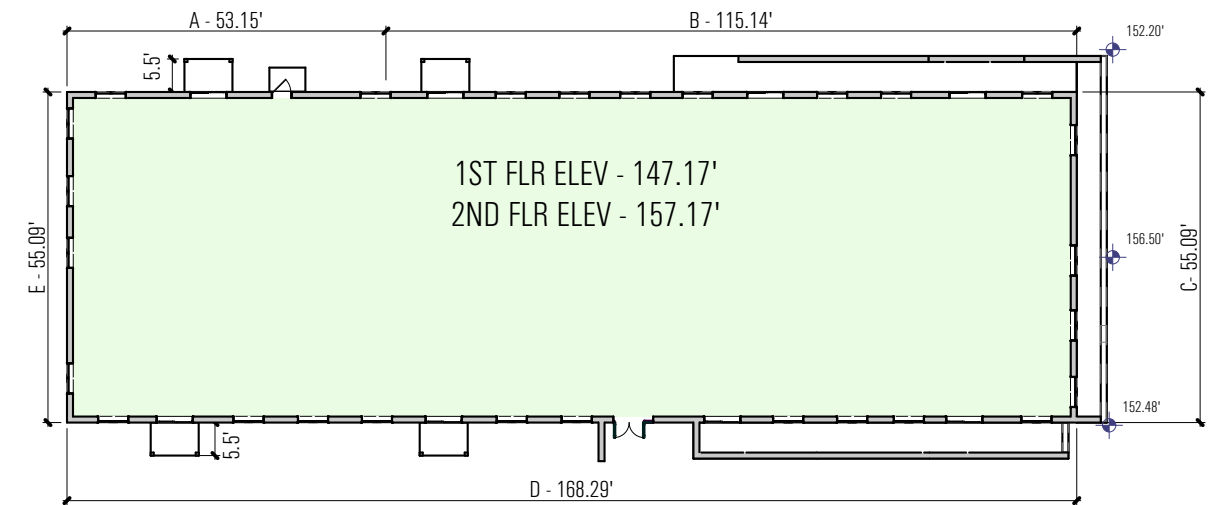
SCALE: 1/32" = 1'-0"



2ND FLR FAR = $9271.94 / 25782.5 = 0.359$
 3RD FLR FAR = $9271.94 / 25782.5 = 0.359$

3 2ND & 3rd FLR

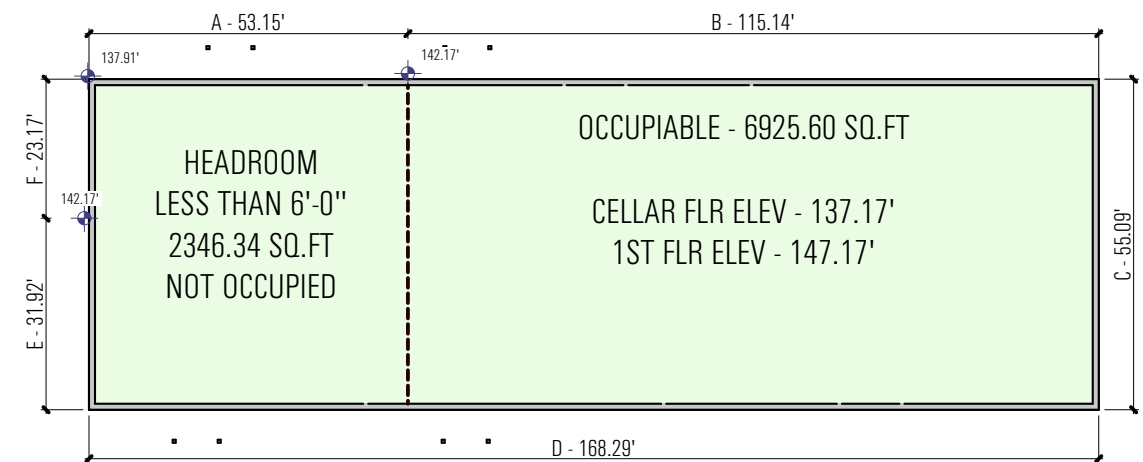
SCALE: 1/32" = 1'-0"



FAR PERIMETER METHOD CALC
 $A + B + D + E / (A + B + C + D + E) * 100 = (391.675 / 446.77) = 87.67$
 1ST FLR FAR AREA = $9271.94 * 87.67 \% = 8128.71$
 1ST FLR FAR = $8128.71 / 25782.50 = 0.315$

2 1st FLR

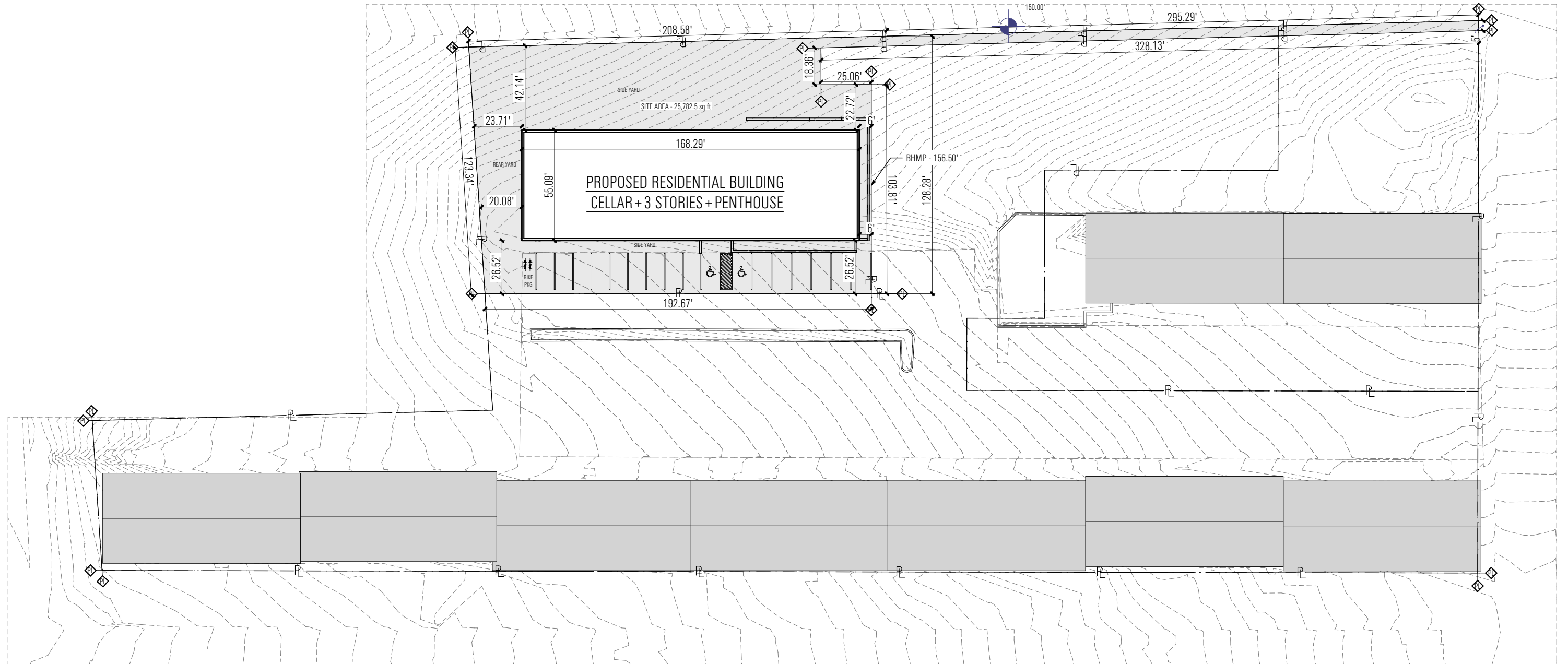
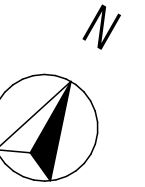
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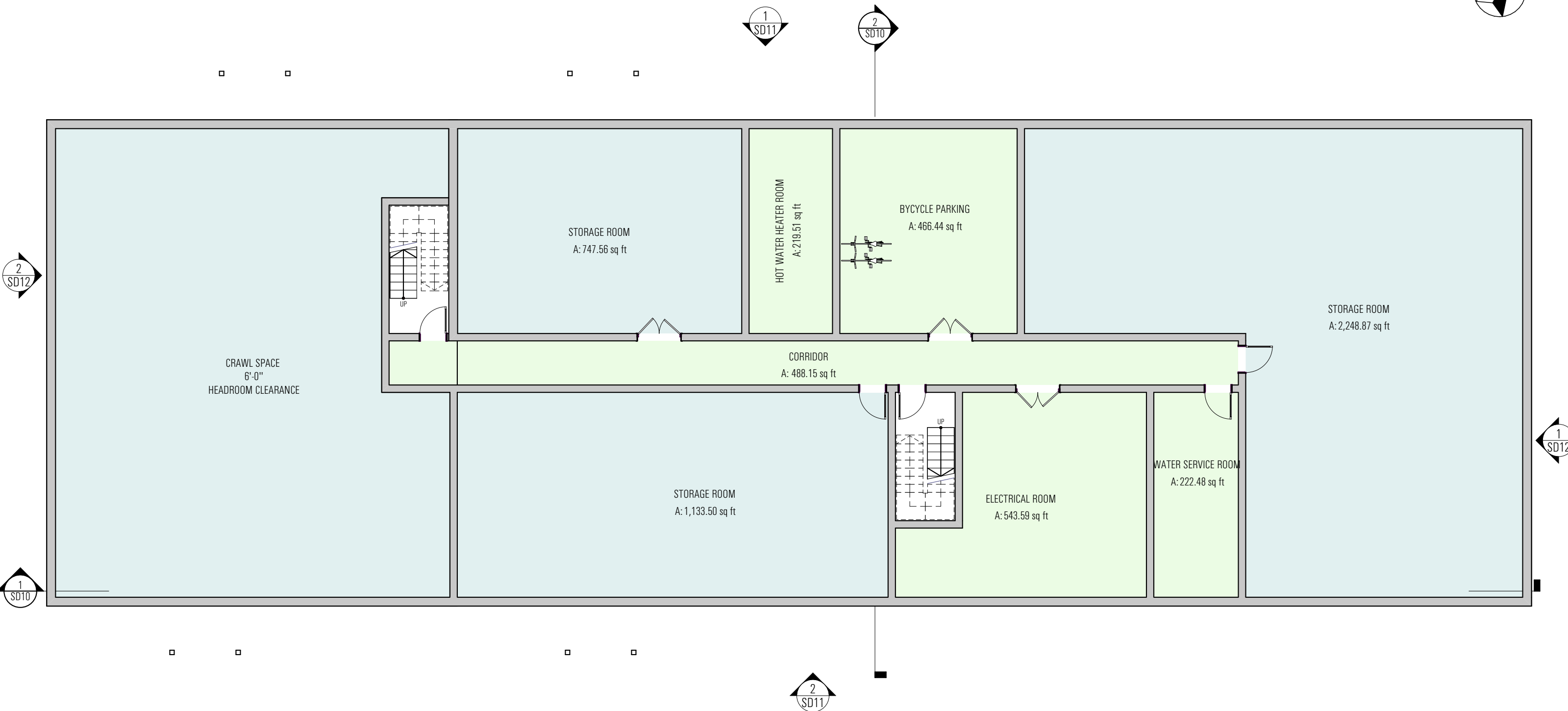
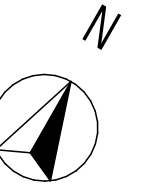


CELLAR DOES NOT CONTRIBUTE TO FAR

1 CELLAR

SCALE: 1/32" = 1'-0"





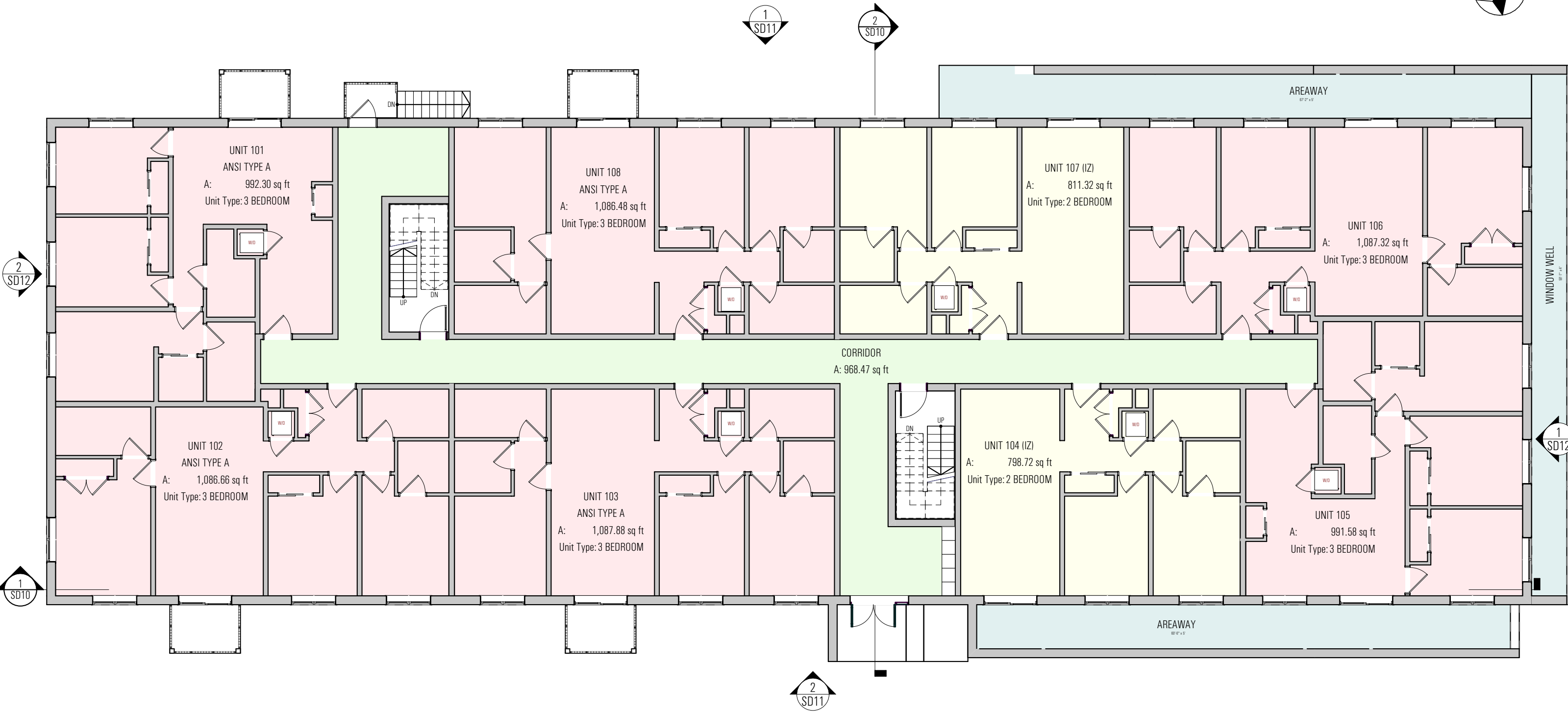
SD05

HAMPTON EAST 2, WASHINGTON, DC
CELLAR FLOOR PLAN

3/32" = 1'-0"
7/7/2025



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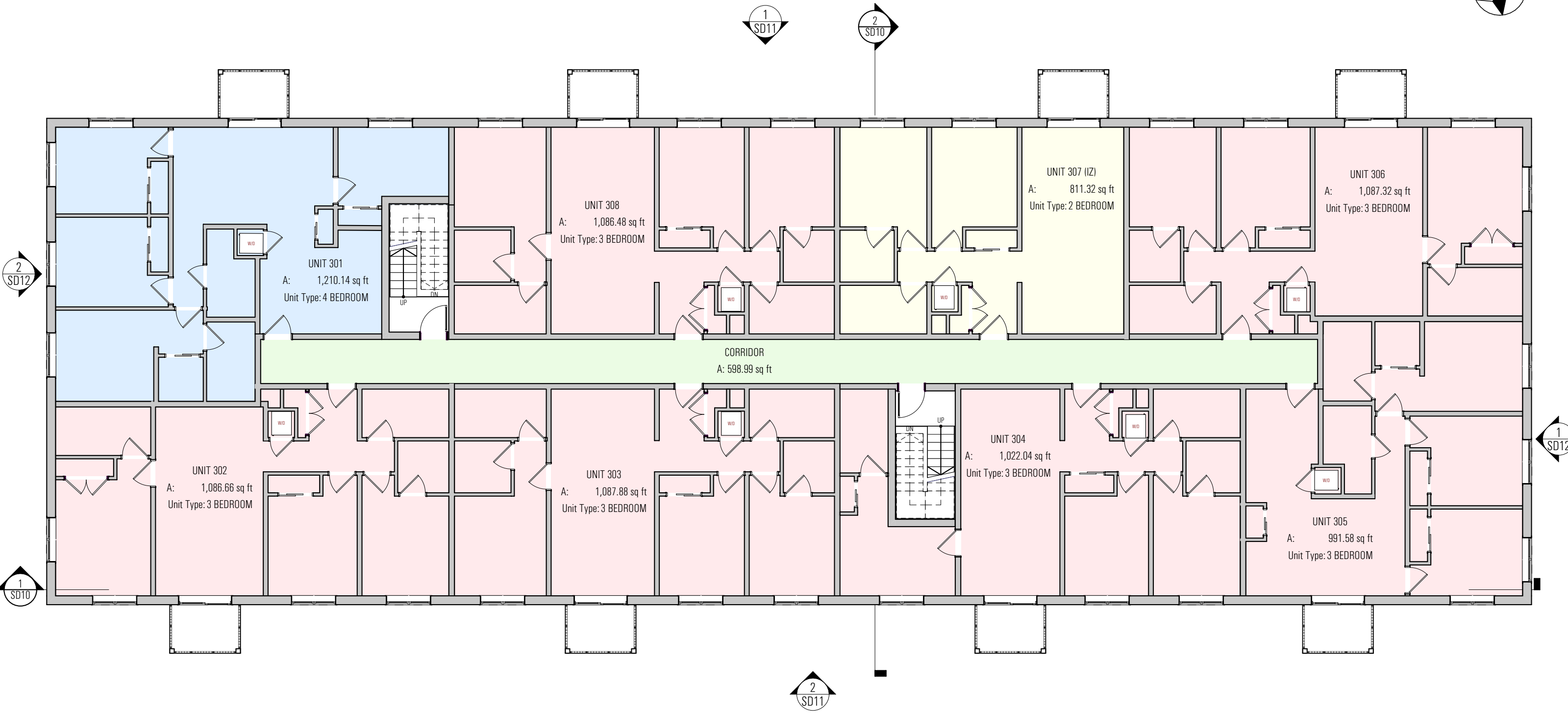
SD06

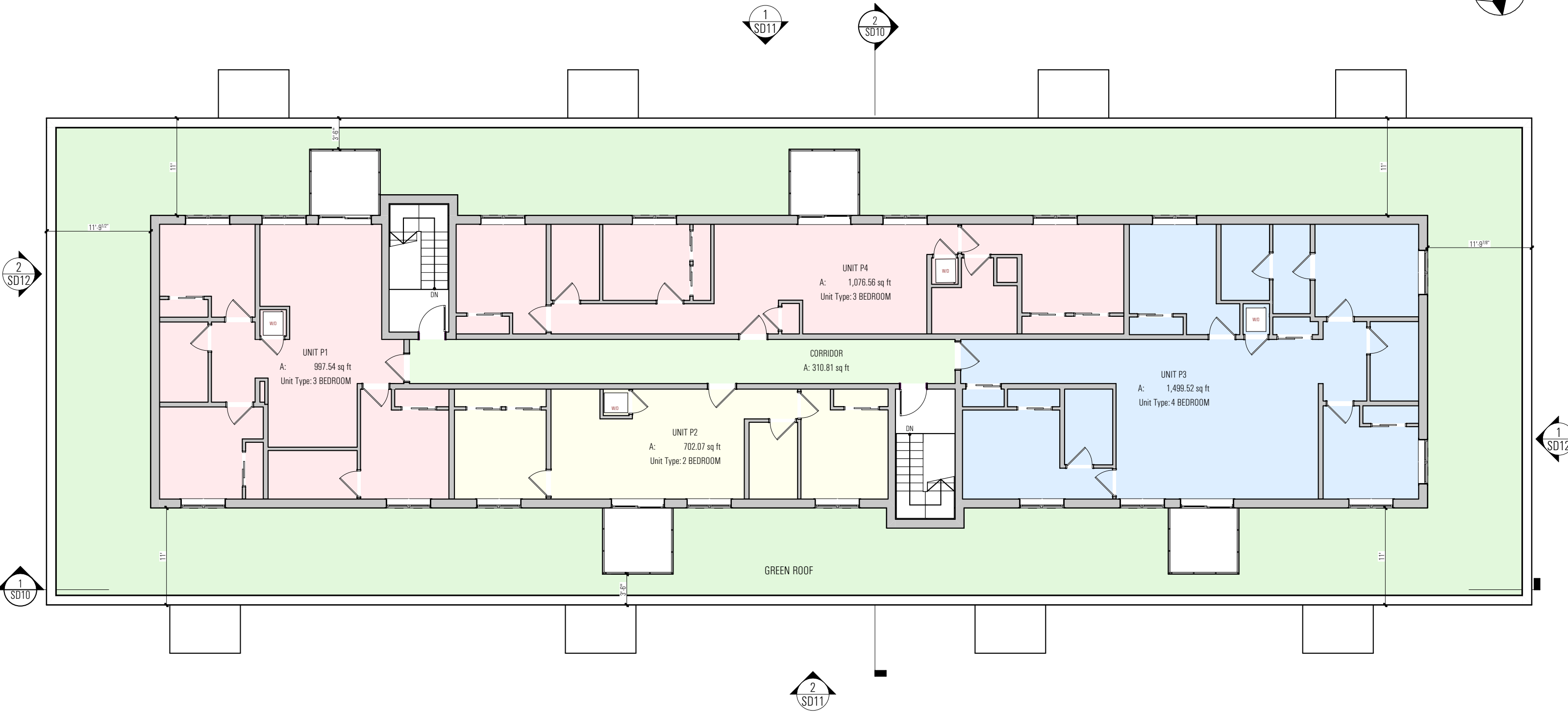
HAMPTON EAST 2, WASHINGTON, DC
1st FLOOR PLAN

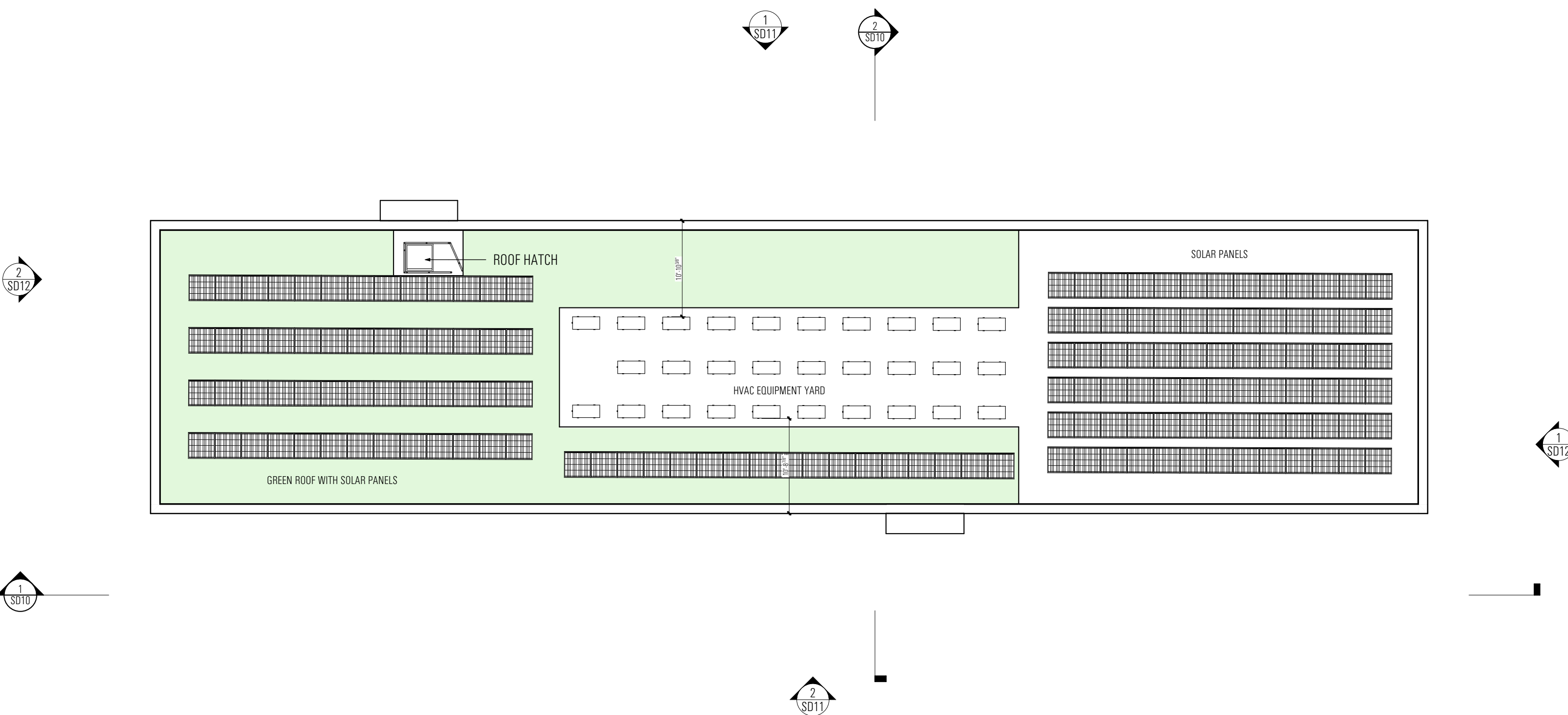
3/32" = 1'-0"
7/7/2025

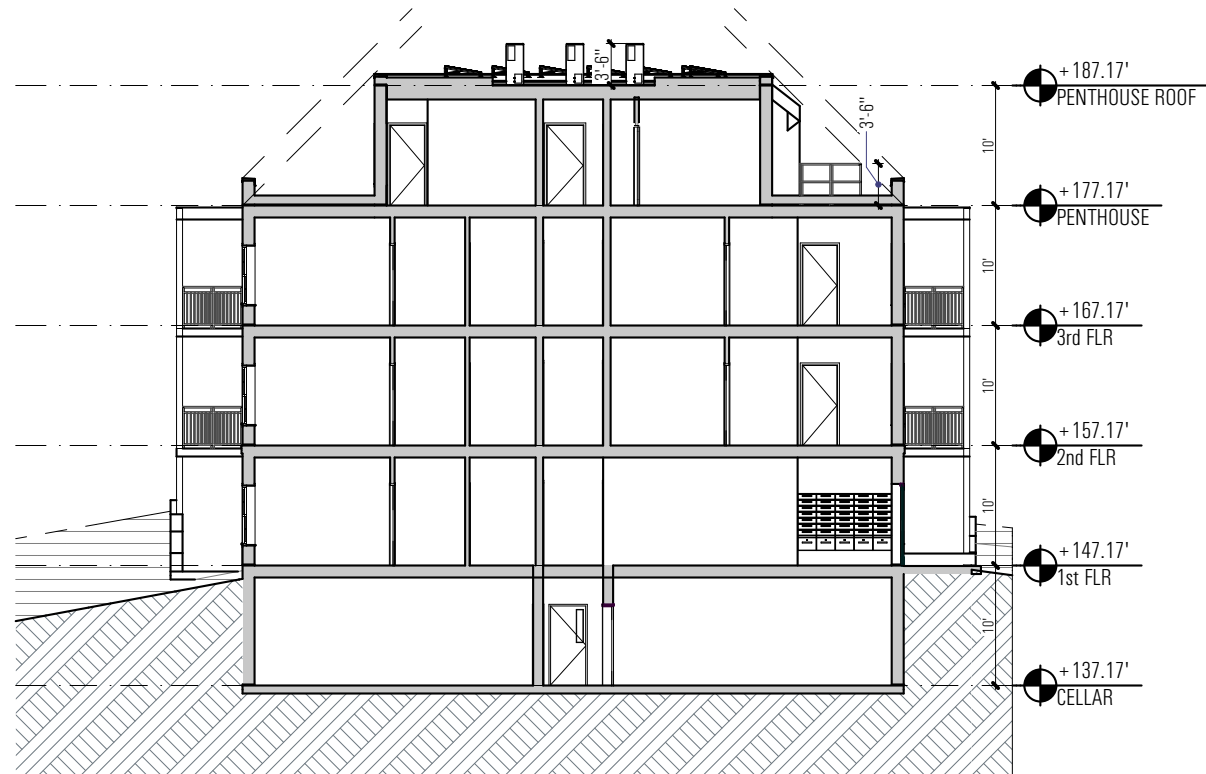


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2

SECTION

SCALE: 1/16" = 1'-0"



1

SECTION

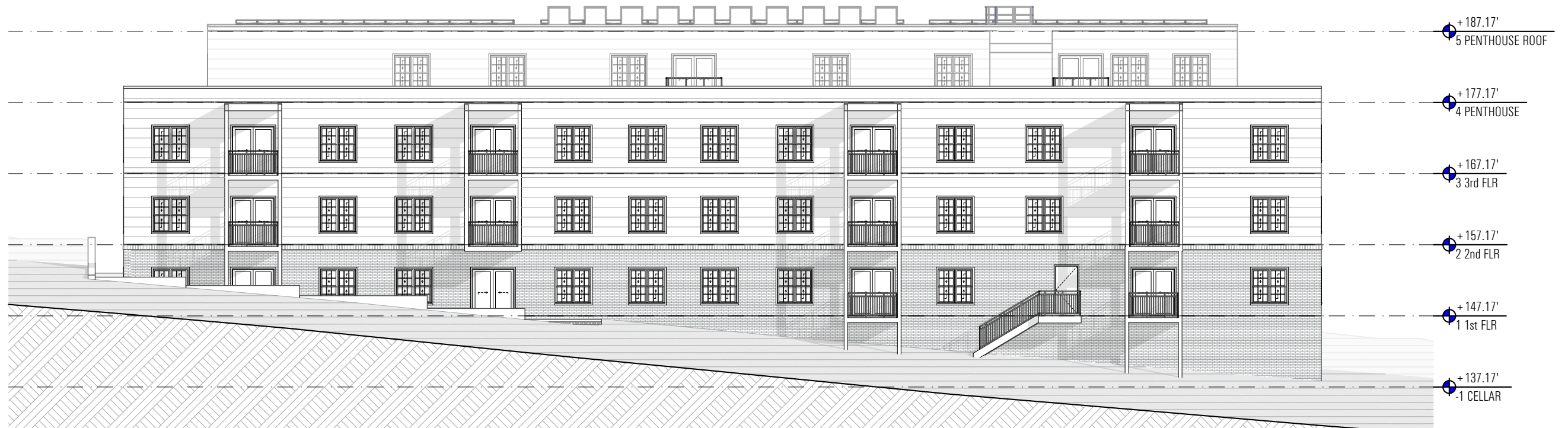
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2

South Elevation

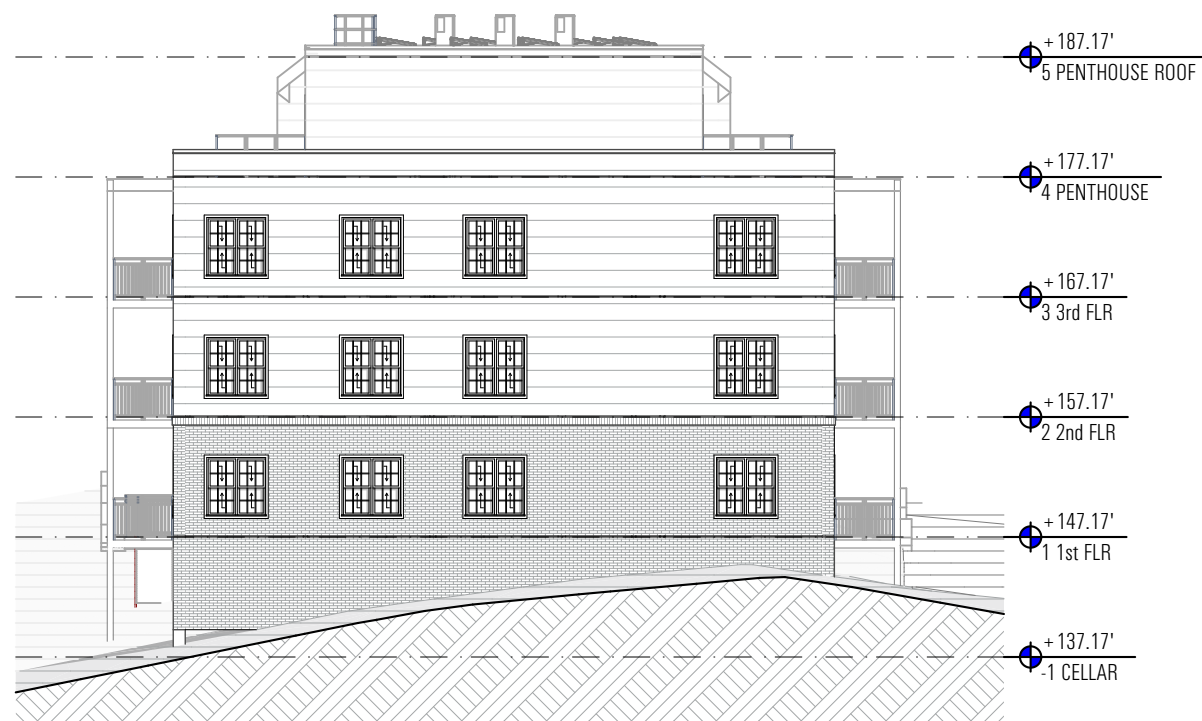
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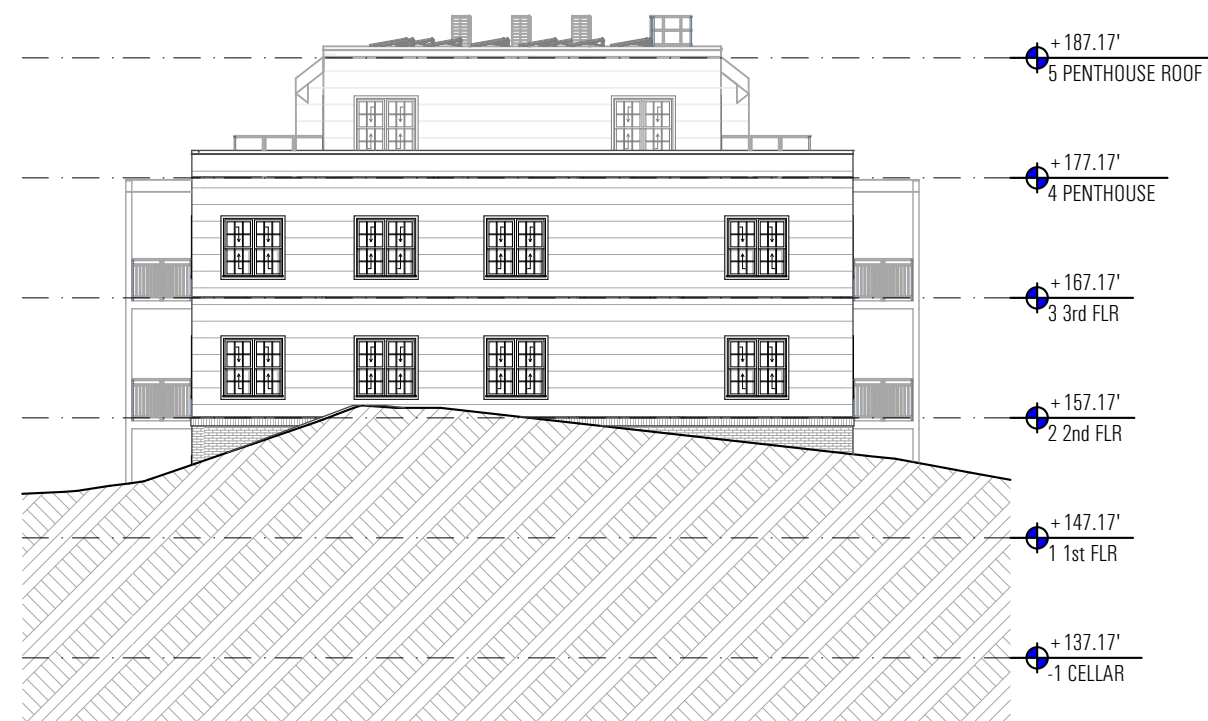
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North Elevation

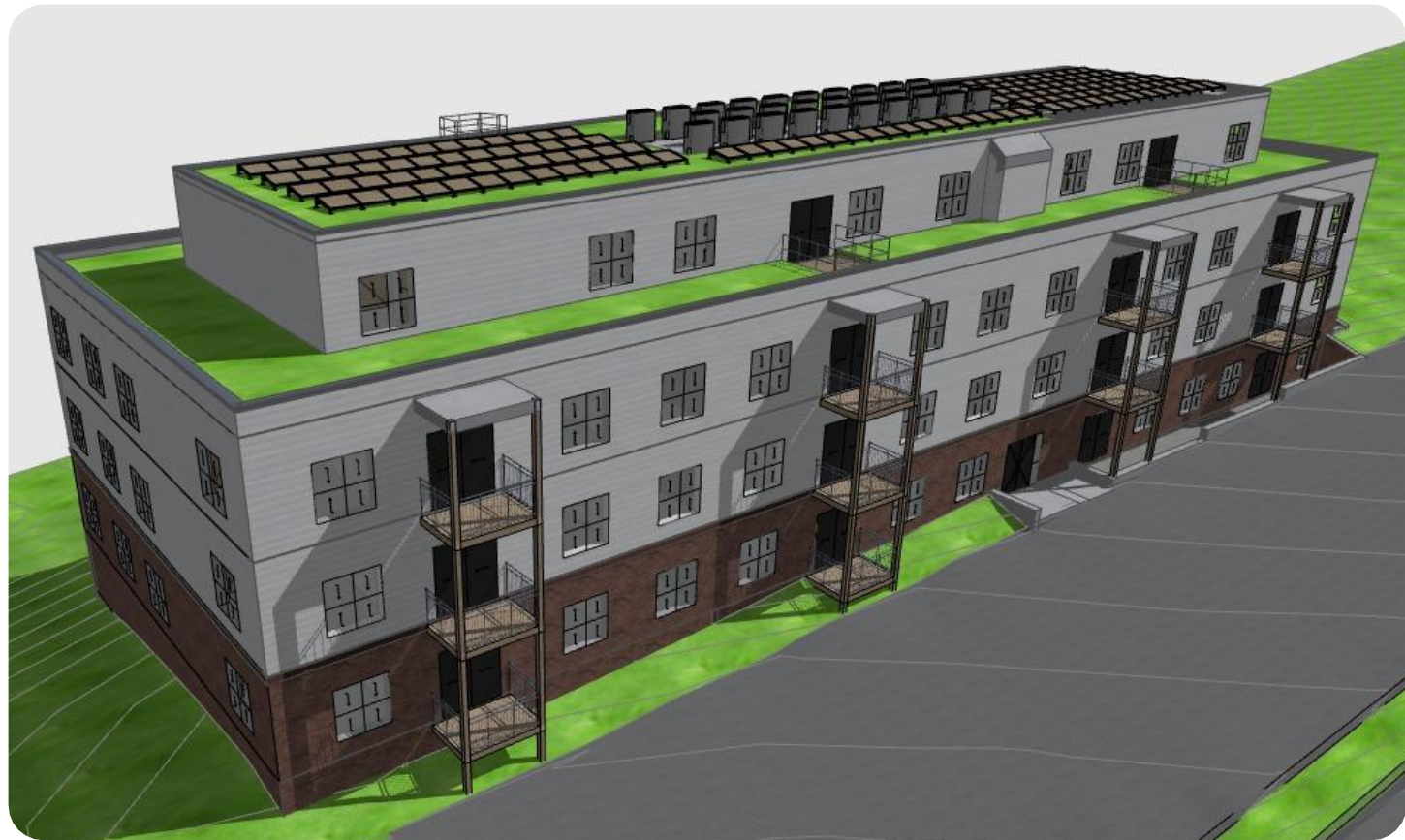
SCALE: 1/16" = 1'-0"



2 East Elevation
SCALE: 1/16" = 1'-0"



1 West Elevation
SCALE: 1/16" = 1'-0"







Photograph #1: Subject Property and Existing Conditions



Photograph #2: Subject Property and existing multifamily building
on Lot 2 in Square 5344 (looking SW)



Photograph #3: Existing multifamily buildings on Lots 1 and 2 in Sq. 5344



Photograph #4: Existing curb cut on St. Louis Avenue, SE (looking NW)



Photograph #5: Available street frontage on St. Louis Ave, SE (looking SE)

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
Hampton East Owner LLC
4750 and 4730 Benning Road, SE
Portion of Lots 1 and 2 and in Square 5344**

Outlines of Witness Testimony (Representative) and Expert Resumes
submitted in accordance with Subtitle Y § 300.8(k)

Nick Simpson, CEO, Mentis Capital Partners

Representative of the Applicant

- Overview of proposed residential development and affordable housing component
- Summary of community outreach and engagement

Aubrey Jason Grant, Principal, EMOTIVE Architecture, PLLC

Proffered Expert Witness in Architecture and Urban Design

- Overview of proposed residential development
- Overview of floor plans, unit types, and private outdoor spaces
- Design compatibility with existing multifamily buildings

David Landsman, President, CAS Engineering – DC, LLC (or)

Martin S. Landsman, Senior Project Manager, CAS Engineering – DC, LLC

Proffered Expert Witness in Civil Engineering and Site Design

- Description of proposed site design for new residential development
- Proposed subdivision to create three new record lots and zoning compliance
- Explanation of unique conditions affecting property and resulting challenges in providing required street frontage (30 ft.)

*The Applicant reserves the right to call additional witnesses during the public hearing, as necessary, to present its case in chief to the Board.



Professional Registrations

Registered Architect, DC #ARC101472

Registered Architect, MD #16713

Registered Architect, VA #0401017312

Certifications and Associations

American Institute of Architects

National Council of Architectural
Registration Boards

District of Columbia Board of
Architecture, Interior Design and
Landscape Architecture, Member

National Organization of Minority
Architects, Member

DC Building Industry Association,
Member

2018 Affordable Housing Task Force,
Member of the DC Mayor's Office

Education

Bachelor of Architecture, Howard
University

Recognition and Awards

Renovation of Envoy Lobby,
Washington, DC

ASID Maryland Design Competition, 2nd
Place

Peninsula 88, Washington, DC

Delta Associates, Esteemed Award
of Best Washington/Baltimore High-
Rise Condominium Community

Years of Experience / Years with EMA

26 / 13

Two-Year Workload

50% Subscribed, 50% Capacity

AUBREY JASON GRANT | AIA, NCARB, NOMA

Principal Architect

Aubrey is guided by his principle, *"Elevate through Architecture,"* which reflects his passion for designing spaces that enrich communities and transform how people live, work, and interact. With nearly 30 years of experience, he blends vision, integrity, and technical expertise for innovation designs that meet the unique needs of diverse projects. His approach seamlessly integrates building typologies with their surrounding contexts, resulting in functional, enduring spaces that inspire and connect. Since founding Emotive Architecture in 2011, he has continued to push the boundaries of design, championing projects that reflect his unwavering commitment to excellence and community empowerment through architecture. To date, he has led eight projects for the Department of General Services.

REPRESENTATIVE PROJECT EXPERIENCE

DGS Office of Neighborhood Safety and Engagement Building Concept Design, Washington, DC

Ongoing

Principal-in-Charge

Aubrey is leading the development of a concept plan for the renovation of the ONSE building.

DGS MPD 2nd, 3rd 4th, and 5th Districts Headquarters Program of Requirements and Test Fits, Washington, DC

Completed in 2022

Principal-in-Charge

Aubrey provided executive oversight to the team that developed requirements and test fits for multiple Metropolitan Police Department Headquarters buildings to evaluate their renovations or replacement. The projects included feasibility analysis, site development, and programmatic test-fit services for new facilities at the existing sites.

FCEC Resilience Incubator, Washington, DC

4,000 SF | Ongoing (2025 Estimated Completion)

Principal-in-Charge

The FH Fauntery Community Enrichment Center, Washington, DC's inaugural incubator, is a testament to EMA's commitment to fostering intergenerational growth and connection. Under the guidance of Aubrey, the A/E team re-imagined a commercial space within a five-story mixed-use building, transforming it into a hub for personal and professional development. The design reconfigured the floor plan to seamlessly integrate retail, business, and multipurpose areas for a dynamic environment that inspires collaboration, innovation, and creativity. The space was thoughtfully crafted to be welcoming and interactive, inviting engagement and connection at every turn.

AUBREY JASON GRANT | AIA, NOMA

Principal Architect



Cycle House Apartments
Washington, DC

Cycle House Apartments, Washington, DC

16,700 SF | \$7.8M | Ongoing | Net-Zero and LEED for Homes (Target) Principal-in-Charge

Aubrey provided executive design management to shape this mixed-use project. Comprising 18 residential units and retail space, the project stands out as one of the District's first Net-Zero affordable housing developments, employing Passive House principles to achieve exceptional energy efficiency and exemplify a forward-thinking approach to sustainable urban living. Aubrey leveraged innovative prefabricated construction techniques, enabling minimized on-site production, accelerated construction timelines, and reduced environmental impact. The all-wood panelized construction system further optimized efficiency while maintaining structural integrity. Funded through the Low-Income Housing Tax Credit Program and supported by the Office of the Deputy Mayor for Planning and Economic Development, the project contributes much-needed affordable housing to the District's inventory.



Peninsula 88
Washington, DC

Peninsula 88, Washington, DC *

165,400 SF | \$42M | Completed in 2020 | LEED Silver
Lead Architect

Aubrey led design development and building permitting for the first residential project to break ground in the Buzzard Point area of Washington, DC's southwest waterfront. Aubrey's expertise on this 110-unit condominium was vital to overcome challenges posed by the 500-year floodplain, resulting in a design that seamlessly integrates resilience and innovation. The building's post-tensioned concrete construction ensures long-term durability, while its LEED Silver certification reflects a strong commitment to sustainability. Under Aubrey's leadership, the project received recognition for its exceptional design by Delta Associates.



Park 7
Washington, DC

Park 7, Washington, DC *

400,000 SF | \$41M | Completed in 2014
Project Architect

Aubrey led design coordination and building permitting for a landmark affordable housing development that delivered 377 units in a 400,000 SF building on a two-acre site. The building targeted residents earning 30% and 50% AMI and included one- to three-bedroom apartments, with larger units addressing family needs. Constructed with four stories of wood framing on a concrete podium, the project meets 2015 Enterprise Green Communities Standards.

** Completed with another firm*

David C. Landsman, P.E., Prof. L.S.

Manager, CAS Engineering-DC, LLC

4836 MacArthur Boulevard, NW, 2nd Floor, Washington, DC 20007

(202) 393-7200 office, (301) 788-0599 cell, david@cas-dc.com



Experience you can build on.

Current Position

Manager overseeing daily engineering, permitting, surveying and operations of CAS Engineering-DC, LLC.

Education

Master of Business Administration

Sept. '13

Richard J. Bolte, Sr. School of Business, Mount St. Mary's University, Emmitsburg, MD

Concentration in Finance

Bachelor of Science, Civil Engineering

May '08

A. James Clark School of Engineering, University of Maryland, College Park, MD

University Honors Citation, Concentration in Environmental Studies and Water Resources

Experience

Manager

Nov. '15 - Current

CAS Engineering-DC, LLC, Washington, DC

- Leads engineers, surveyors and permit technician staff.
- Manage projects and supervise design work.
- Proposal preparation and contract acquisition.
- Feasibility and zoning research/consultation.
- Site plan layout, grading, stormwater management design.
- Hydraulic analysis utilizing Flowmaster, HEC-RAS, HY-8, TR-55 and TR-20.
- Utility main, public main connection, well, septic and sandmound layout and design.

Branch Manager

Mar. '14 – Nov. '15

Senior Project Manager

Oct. '13 – Mar. '14

Project Manager, Project Engineer

May '08 – Oct. '13

Engineering Intern / Project Surveyor

Sept. '03 – May '08

CAS Enterprises, Inc., CAS Engineering, Frederick, MD and Washington, DC

- Experience in Washington, DC, Arlington and Fairfax Counties, VA, and Montgomery County, MD.
- Proficient with AutoCAD Land Desktop, AutoCAD Civil, AutoCAD Survey.
- Hydraulic analysis utilizing Flowmaster, HEC-RAS, HY-8, TR-55 and TR-20.
- Utility main, public main connection, well, septic and sandmound layout and design.
- Survey crew experience (rod-man, instrument operator, crew chief on two-man crew) including boundary, topographic, stream profiling, stakeout surveys.

Junior Design Engineer

May '07 – Aug. '07

Bohler Engineering, Ronkonkoma, NY

- Feasibility research and site analysis in Nassau and Suffolk Counties, NY.
- CAD design, revisions and coordination with engineering team.
- Preliminary grading and layout for commercial sites (clients include 7-Eleven, Lowes, former Commerce Bank).

Registrations

Professional Engineer (PE), West Virginia, Lic. No. 026519

March, '24

Professional Engineer (PE), Colorado, Lic. No. PE.0063787

Jan., '24

ISA Certified Arborist, International Society of Arboriculture, Cert. No. MA-6549A

July, '22

Registered Land Surveyor (RLS), District of Columbia, Reg. 20-27

Nov, '20

Professional Land Surveyor (Prof. LS), District of Columbia, Lic. No. LS909272

Aug., '17

Professional Land Surveyor (Prof. LS), Maryland, Lic. No. 21513

June, '17

Professional Engineer (PE), Virginia, Lic. No. 0402051784

Apr. '13

Professional Engineer (PE), Maryland, Lic. No. 43307

Feb. '13

Professional Engineer (PE), District of Columbia, Lic. No. PE906954

Dec. '12

LEED Green Associate, Reg. No. 10576478

Dec. '09

Land Surveyor in Training (LSIT), Maryland, Reg. No. 21513

April '09

Engineer in Training (EIT), Maryland, Reg. No. 35801

April '08

Specific Project Experience

1326 & 1350 Florida Avenue, NE, Washington, DC

Utility/site layout, stormwater management design, and construction support for two separate five-story mixed-use buildings.

1355 17th Street, NW, Washington, DC

Utility/site layout, stormwater management design, and construction support for nine-story apartment building.

1919 14th Street, NW, Washington, DC

Utility/site layout, stormwater management design, and construction support for seven-story mixed-use building.

320 Florida Avenue, NE, Washington, DC

Utility/site layout and stormwater management design for a 13-story multi-unit residential building and adjacent park.

55 M Street, SE, Washington, DC

PUD support/application for four-phase development, including expert witness testimony.

625 Rhode Island Avenue, NW, Washington, DC

PUD support/application, utility/site layout and design, and construction support for four-story apartment.

4804 Georgia Avenue, NW, Washington, DC

Stormwater, GAR, ESC design, utility/site layout and design, and construction support for five-story apartment.

Bullis School Shared Use Path, Potomac, MD

Site layout, grading and final design for shared use path along school frontages (one County and one State).

Central Union Mission, Washington, DC

Utility/site layout, stormwater management design, and construction support for partial renovation and construction of seven-story mixed-use building.

Kensington Heights, Kensington, MD

Final site design for thirteen-lot subdivision with two roadway extensions.

Loree Grand at Union Place, Washington, DC

Utility/site layout, stormwater management design, and construction support for multi-phased, mixed-use development following PUD applications and revisions/amendments.

National Cathedral School Park, Washington, DC

Design and utility/site layout for athletic field, school expansion/renovation and courtyard renovations.

Phillips Park, Washington, DC

Private residential community, final site design for individual home sites, thirty-three residences.

Velocity Capitol Riverfront, Washington, DC

Utility/site layout, stormwater management design, and construction support for multi-phased, mixed-use development.

Martin S. Landsman, PE

Senior Project Manager, CAS Engineering-DC, LLC

4836 MacArthur Boulevard, NW, Second Floor, Washington, DC 20007

(202) 393-7200 office, (301) 639-8610 cell, marty@cas-dc.com



Experience you can build on.

Current Position

Senior Project Manager performing engineering design for land development projects of CAS Engineering-DC, LLC.

Education

Bachelor of Science, Civil Engineering

May '14

A. James Clark School of Engineering, University of Maryland, College Park, MD

University Honors Citation, Concentration in Transportation and Project Management

Experience

Senior Project Manager

June '18 - Current

CAS Engineering-DC, LLC, Washington, DC

Project Manager

April '17 – June '18

CAS Engineering-DC, LLC, Washington, DC

Project Engineer

Nov. '15 – April '17

CAS Engineering-DC, LLC, Washington, DC

- Site plan layout, grading, stormwater management, green area ratio design.
- Hydraulic analysis utilizing Flowmaster and TR-55.
- Design computations and layout for stormwater management products (for green roof, bioretention facilities, infiltration trenches, etc.).
- Utility main, public main connection layout and design.
- Feasibility and zoning research/consultation.
- Streetscape design for urban development projects.

Project Engineer

June '14 – Nov. '15

Engineering Intern / Project Surveyor

June '08 – May '14

CAS Enterprises, Inc., CAS Engineering, Frederick, MD and Washington, DC

- Experience in Washington, DC, Arlington and Fairfax Counties, VA, and Montgomery County, MD.
- Proficient with AutoCAD Land Desktop, AutoCAD Civil, AutoCAD Survey.
- Hydraulic analysis utilizing Flowmaster and TR-55.
- Utility main, public main connection, well, septic and sandmound layout and design.
- Survey crew experience (rod-man, instrument operator, crew chief on two-man crew) including boundary, topographic, stream profiling, stakeout surveys.

Estimating Intern

June '13 – Jan. '14

WL Gary Company, Washington, DC

- Quantity/Labor takeoffs, estimating, and bid preparation for mechanical and plumbing contracts
- Coordinated project pricing with subcontractors and equipment vendors
- Experience in commercial/residential high/mid-rise development and medical/institutional campus development bids

Registrations

Professional Engineer (PE), Colorado, License No. PE0063690

December '23

Professional Engineer (PE), Washington, DC, License No. PE920411

May '18

Engineer in Training (EIT), Maryland, Reg. No. 45714

April '14

Martin S. Landsman, PE
Senior Project Manager, CAS Engineering-DC, LLC



Specific Project Experience

301 Florida Avenue, NE, Washington, DC

Utility/site layout and stormwater management design for an eight-story mixed-use building.

40 N Street, NE, Washington, DC

Utility/site layout and stormwater management design for a 13-story multi-unit residential building.

Cathedral Avenue, NW Residential Development

Utility/site layout, roadway extension, and stormwater management design for three new single-family detached dwellings in the Wesley Heights neighborhood of NW DC.

Ebenezer Eritrean Church, 6316 Piney Branch Road, NW, Washington, DC

Utility/site layout, and stormwater management design for two-story church building.

The Highline, 320 Florida Avenue, NE, Washington, DC

Utility/site layout, and stormwater management design for a twelve-story mixed-use building.

Parc Riverside, Phase 2, 1010 Half Street, SE, Washington, DC

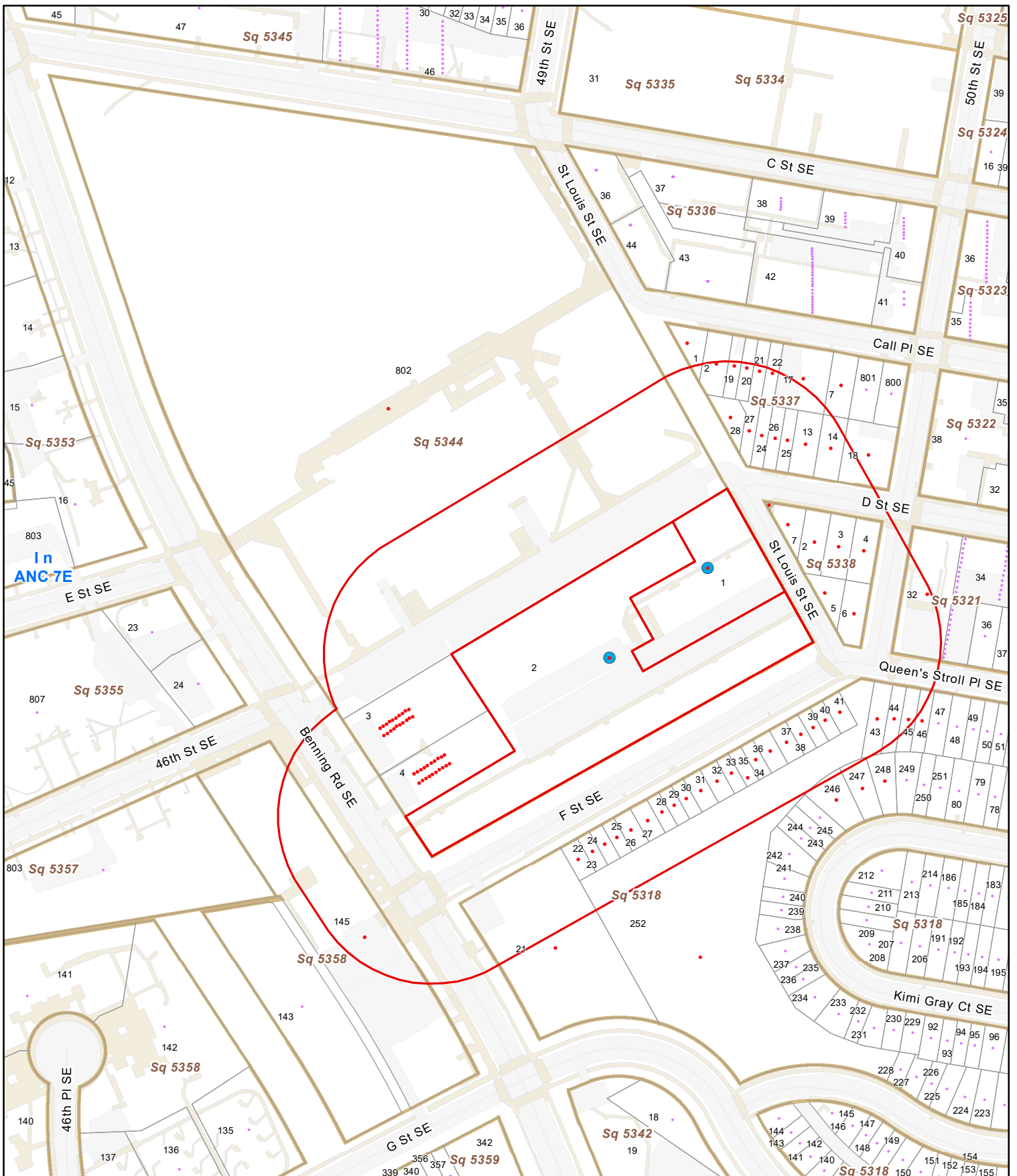
Utility/site layout, and stormwater management design for a thirteen-story mixed-use building.

Swampoodle Park

Utility/site layout, and stormwater management design for a playground / dog park.

University Terrace Residential Development, Washington, DC

Utility/site layout, and stormwater management design for four new single-family detached dwellings in the Kent neighborhood of NW DC.



MyTax DC Radius Map Request

Subject Property ID's
Square 5344 Lots 0001, 0002

- Subject Properties
- Radius
- Ownership Lots
- DC Squares
- ANC Boundary



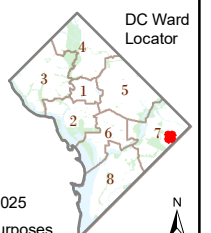
DC Office of Tax and Revenue
 Real Property Assessment Division
 Maps and Titles Assessment Roll
 Geographic Information Systems



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 Feet

Print Date: 6/25/2025

For general planning purposes



ODOM, CHARLES
4724 BENNING RD SE # 401
WASHINGTON DC 20019-5105

LYONS, DIANE
1318 SOUTHERN SPRINGS LN
UPPER MARLBORO MD 20774-6059

PEGRAM, LEMUEL
8601 FORT FOOTE RD
FORT WASHINGTON MD 20744-6734

OGUNSHAKIN, CICELY
4732 BENNING RD SE # A101
WASHINGTON DC 20019-5106

PACK, NICOLE A
4723 BENNING RD SE # 204
WASHINGTON DC 20019-5104

CARBONELL, OSVALDO
4724 BENNING RD SE UNIT 402
WASHINGTON DC 20019-5105

WOODS, MARCUS S
4732 BENNING RD SE # A102
WASHINGTON DC 20019-5106

CHOUDARY, RADHA R
4732 BENNING RD SE # A301
WASHINGTON DC 20019-5106

THOMAS, JOANN
6708 CENTRAL HILLS TER
HYATTSVILLE MD 20785-4337

WILLS, CERESE
4732 BENNING RD SE # 201A
WASHINGTON DC 20019-5106

BRANDON, REBECCA
4732 BENNING RD SE # 302
WASHINGTON DC 20019-5106

FAIR, DEIDRA L
807 3RD ST SW
WASHINGTON DC 20024-3105

PORTICO INVESTMENTS SERIES R LLC
2 MASSACHUSETTS AVE NE UNIT
WASHINGTON DC 20013-5505

DODDS, CAROL A
4732 BENNING RD SE UNIT 303A
WASHINGTON DC 20019-5106

M AND P INVESTMENTS INC
1106 21ST ST NW # 102
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PORTICO INVESTMENTS - SERIES Y1 LLC
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MICKENS, JAMIE
4732 BENNING RD SE # A402
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KINARD, JUNIQUE
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AL AKWAA, GHASSAN KHALED I
5501 SEMINARY RD APT 1714S
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LYONS, DIANE
1318 SOUTHERN SPRINGS LN
UPPER MARLBORO MD 20774-6059

FAIR, DEIDRA L
4724 BENNING RD SE # 404
WASHINGTON DC 20019-5105

TURNER, DERRICK L
4724 BENNING ROAD, SE UNIT 303
WASHINGTON DC 20019

MARSHALL, TYRA
4732 BENNING RD SE # A404
WASHINGTON DC 20019-5106

NG, JACKIE
4724 BENNING RD SE # 304B
WASHINGTON DC 20019-5105

NG, JACKIE
4724 BENNING RD SE UNIT B304
WASHINGTON DC 20019-5105



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15420 STRAUGHN DR
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COALITION FOR THE HOMELESS INC
1234 MASSACHUSETTS AVE NW STE
WASHINGTON DC 20005-4526

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4724 BENNING RD SE # B102
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7609 WALKER MILL RD
CAPITOL HEIGHTS MD 20743-4708

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908 NEW HAMPSHIRE AVE NW STE 400
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1106 21ST ST NW # 102
WASHINGTON DC 20036-3303

SMITH, SHAUNTE
1303 QUINCY ST NW
WASHINGTON DC 20011-5525

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DEAN STREET MEWS, LLC
PO BOX 6122
UPPR MARLBORO MD 20792-6122

D GLOVER 22 LLC
1744 LENOX AVE
MIAMI BEACH FL 33139-2415

KINARD, JUNIQUE
4724 BENNING RD SE APT 203
WASHINGTON DC 20019-5105

TURNER, ANGELA
4922 D ST SE
WASHINGTON DC 20019-6132

SEYMOUR, BARBARA Y
3341 HUNTER DR
ORANGEBURG SC 29118-2018

CARBONELL, OSVALDO
4724 BENNING RD SE UNIT 402
WASHINGTON DC 20019-5105

HARRIS, CHERYL R
4924 D ST SE
WASHINGTON DC 20019-6132

HAMPTON EAST OWNER LLC
31400 WINTERPLACE PKWY STE 300
SALISBURY MD 21804-2013

PACK, NICOLE A
4732 BENNING RD SE # 204
WASHINGTON DC 20019-5106

CALL PLACE PROPERTIES LLC
2759 MARTIN LUTHER KING JR AVE SE
WASHINGTON DC 20032-2646

HAMPTON EAST OWNER LLC
31400 WINTERPLACE PKWY STE 300
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PILLIGUA, ISABEL
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DISTRICT OF COLUMBIA
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WASHINGTON DC 20009-4487

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6708 CENTRAL HILLS TER
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DISTRICT OF COLUMBIA HOUSING
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MAVIRVSMITH LLC
1204 FAIRMONT ST NW
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DISTRICT OF COLUMBIA HOUSING
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1133 N CAPITOL ST NE
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4889 F ST SE
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MAXWELL, REGINALD
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RUPSHA 2007 LLC
8601 ASHWOOD DR
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RINGFIELD, LAUREN
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WASHINGTON DC 20001-4421

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RUPSHA 2007 LLC
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CAPITOL HEIGHTS MD 20743-3721

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Certification of Proficiency

submitted in accordance with Subtitle Y § 300.5

We hereby certify that we have read and are familiar with the Rules of Practice and Procedure of the DC Board of Zoning Adjustment (the “Board”) set forth in Subtitle Y of the Zoning Regulations of the District of Columbia (Title 11, District of Columbia Municipal Regulations), and are able to competently represent the Applicant in proceedings before the Board regarding the following BZA application:

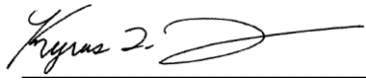
Owner / Applicant: Hampton East Owner LLC


Property: Portion of Lots 1 and 2 in Square 5344

Type: Special Exception and Variance

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus Lamont Freeman

By: 
Christopher S. Cohen