

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**BZA Order No. 19819-C**  
**BZA Case No. 19819**  
**Southern Hills LP**

**Subtitle Y § 705.7 Administrative COVID-19 Six-Month Time Extension for construction of six apartment houses with a total of 349 residential units and a new community service center in the RA-1 zone.**

**Lots 45, 46, 47, 48, 49, 50, and 51, Square 6167 (4201, 4209, 4219, 4333, 4337, and 4347 4th Street, S.E. and 304 Livingston Terrace, S.E.)**

- BZA Order No. 19819, as modified by the modification of significance granted in BZA Order No. 19819-A, (the “**Order**”) became effective on October 4, 2018 and was valid until October 4, 2020.
- The Order’s validity was automatically extended by six months per Subtitle Y §§ 702.1-702.2, to expire on April 4, 2021.
- BZA Order No. 19819-B was issued on March 18, 2021, which extended the validity of the original Order for an additional year until April 4, 2022.
- The applicant filed an application to extend the Order’s validity per Subtitle Y § 705.7, as adopted by the Zoning Commission in Z.C. Case 20-26B, by six months.
- Pursuant to Subtitle Y § 705.7, the Director of the Office of Zoning extends the Order’s validity to expire on October 4, 2022.

In accordance with the provisions of Subtitle Y §§ 604.7 and 604.11, this Order shall become effective ten (10) days after it becomes final upon filing in the record and service on the parties; that is, on March 26, 2022.

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**SARA A. BARDIN**  
**DIRECTOR**  
**OFFICE OF ZONING**

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441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19819A  
EXHIBIT NO. 46