

March 18, 2013

VIA ELECTRONIC FILING

Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18174

EXHIBIT NO. 36

RECEIVED
D.C. OFFICE OF ZONING
2013 MAR 18 PM 2:22

Re: Request to Extend Order No. 18174

Dear Chairman Jordan and Members of the Board:

The Applicant in the above-referenced extension application would like to supplement the information submitted on February 22, 2013, to provide further support for the efforts he has made to move the project forward after obtaining the required zoning entitlements. The Applicant submitted an affidavit with his extension request that outlined the expenditures made after BZA approval and he would like to provide more detail regarding those expenditures. Since the approval of Order No. 18174, the property owner has spent approximately \$32,000 in pursuing this project, which is roughly 8% of the acquisition cost of the property. This includes spending time and effort on the following:

- Engaged an environmental engineer to perform soil studies, confirming there were no issues with the construction of the project on the property. These studies were performed in April 2011 by ECC;
- Engaged a broker and invested in market studies for the project. The property owner worked with the broker over the course of nine months in 2011 and undertook three separate studies analyzing how best to market the project;
- Made pitches to potential investors of the project throughout 2011-2012;
- Interviewed general contractors over a nine month period in 2011 to begin the process of choosing one to construct the project; and

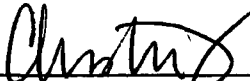
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- Approached multiple lenders throughout 2011 and 2012 in an effort to secure a construction loan.

Despite these efforts, the Applicant could not secure the requisite financing to move the project forward within the requisite time period and consequently seeks a two year extension of the BZA approval.

Respectfully submitted,



Christine A. Roddy

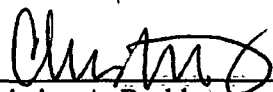
cc: Gary Cohen

Certificate of Service

I certify that on March 18, 2013, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.

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