

March 12, 2021

VIA IZIS

Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Re: Request of Southern Hills LP, for Administrative Extension of Time of the Special Exceptions, and Variance relief approved in Board of Zoning Adjustment (“BZA”) Order No. 19819, and for the subsequent Modification of Significance approved in BZA Order No. 19819A.

Honorable Members of the Board:

Southern Hills LP (the “**Applicant**”) hereby requests a one-year administrative extension of the time period for approval of the plans approved by BZA Order No. 19819 and BZA Order No. 19819A (the “**Orders**”). The Applicant is the owner of Lots 45, 46, 47, 48, 49, 50, and 51 in Square 6167 (the “**Property**”). A copy of Form 100 signed by the Applicant is attached hereto as Exhibit A. A copy of BZA Order 19819 can be found at Exhibit 49 of the record in BZA Case No. 19819, and a copy of BZA Order 19819A can be found at Exhibit 35 of the record in BZA Case No. 19819A. The filing fee associated with this request will be delivered to your office.

I. Background

The Orders approved plans to demolish an existing seven building apartment complex, and to construct six apartment houses with a total of 349 residential units, and a new community center on the Property. Of the 349 residential units, 255 will be deeply affordable units and 94 will be mixed-income units, including some reserved for individuals earning 50% to 80% of Area Median Income and some market rate. The approvals granted in the Orders were set to expire on October 4, 2020, but were automatically extended pursuant to the automatic six-month COVID-19-relief extension provided by Z.C. Case 20-07. The Orders are now set to expire on April 4, 2021. The Applicant has not yet applied for a building permit with the Department of Consumer and Regulatory Affairs (“**DCRA**”) and requires an additional extension.

II. Request for Administrative Time Extension Request Approval

The Applicant is requesting administrative approval of a one-year time extension (to April 4, 2022) of the Orders. The Applicant’s basis for requesting this administrative time extension is the direct result of negative impacts that the Covid-19 pandemic has placed on

