

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:**  Joel Lawson, Associate Director Development Review  
**DATE:** March 18, 2025  
**SUBJECT:** Extension Request – BZA Case 20554A, 1022 Maryland Ave NE

**I. BACKGROUND**

The use was first founded as the Washington Streetwork Project in 1974, providing shelter and support services for at-risk and homeless youth. The Sasha Bruce House opened at the subject property in 1983.

BZA 16622 (2001) permitted a Youth Residential Care Home for up to 15 residents. That approval expired in 2004. The existing case, 20554, was approved by the BZA in 2022, to permit the youth residential care home for up to 15 persons.

**II. RECOMMENDATION**

OP recommends that the requested two-year time extension be **approved**.

**III. LOCATION AND SUMMARY**

Address:	1022 Maryland Avenue NE
Applicant:	Sasha Bruce Youthwork, Inc.
Legal Description:	Square 961, Lot 803
Ward / ANC	Ward 6; ANC 6A
Zone	RF-1, low to moderate density residential. A youth care home is permitted by special exception.
Project Summary:	Continued use of a Health Care Facility to provide shelter and supportive services for up to 15 homeless and at-risk youth.
Date of Order Issuance:	December 19, 2022
Date of Order Expiration:	December 19, 2024.

**IV. EVALUATION OF THE EXTENSION REQUEST**

**(a) The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The application submitted to the BZA is dated December 13, 2024 and has been in the public record since filing. Subtitle Y § 705.5 further provides that a time extension filed prior to the expiration date shall toll the expiration solely to allow the BZA to consider the request. At Exhibit 6 of the record is a Certificate of Service stating that ANC 6A was notified of the request.

- (b) There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board’s justification for approving the original application.**

**Zoning Regulations:**

An application to amend the regulations for Youth Rehabilitation Homes was filed in late 2022, to include a definition for Youth Residential Care Home, which had inadvertently been not carried forward to the ZR-16 regulations from the ZR058 regulations. That Zoning Commission case was adopted in June of 2023. However, the provisions related to the regulation of this use did not change.

**Surrounding Development:**

OP is unaware of any new development in the immediate area which would substantially change the material facts upon which the BZA made its original decision. A youth residence facility has existed at this location since 1974.

**Proposed Development:**

The application indicates that no changes to the approved use are proposed as part of this extension request.

- (c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one or more of the following criteria.**

- (1) An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant’s reasonable control;**
- (2) An inability to secure all required governmental agency approvals by the expiration date of the Board’s order because of delays that are beyond the applicant’s reasonable control; or**
- (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant’s reasonable control.**

The applicant filings indicate that they have not yet been able to obtain the necessary permits, specifically a Certificate of Occupancy, and is requesting additional time to address these issues with the Department of Buildings.

**V. OTHER DISTRICT AGENCIES**

As of the date of this report, no other agency comments had been filed to the record.

**VI. ADVISORY NEIGHBORHOOD COMMISSION**

At Exhibit 7 is s memo in support from ANC 6A.

**COMMUNITY COMMENTS TO DATE**

As of the date of this report, no community comments had been filed to the record.