

September 4, 2024

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Overview of Request and Additional Information for the Time Extension - BZA Case No. 20710A – 2340 Ainger Place, SE

Dear Chairperson Hill and Members of the Board:

As a number of filings have been made, the Applicant would like to include a summary of the changes being proposed from the original modification in one place:

- Originally, 21 total units were proposed - 13 in building A and 8 in Building B. The purpose of this modification is to add a cellar level in Building A, increasing Building A's total number of units to 20 units and keeping Building B the same, for a total of 28 units. The change is an increase of 7 units only for Building A.
- There are other changes related to the new cellar level such as slightly shifting Building A to the north to accommodate windows wells, and an increase in bicycle parking.
- Further, corrections have been made to the original approved self-certification forms, which incorrectly listed the 'proposed' height and 'proposed' number of parking spaces. No actual changes are being made to the height and number of spaces shown on the original plans—this is just an update to correct the discrepancies in the previous self-certification.

Further, the Applicant is seeking a time extension. Enclosed is updated self-certification form listing the time extension request. The Applicant was originally unsure whether to include this on the self-certification form as the time extension itself is neither a special exception nor a variance; however, after discussions with OZ, it is being updated.

Further, as requested by the Office of Planning, the Applicant is submitting additional photographs of the property, specifically showing the conditions as of August 28, 2024. The Office of Planning also requested that the Applicant submit additional information regarding the justification for the time extension. The current owner purchased the property in April 2024 and the original order was set to expire in June 2024. Due to the change in market conditions over the

past two years, the project was financially nonviable without the addition of more units. The cost of construction could not be supported by the expected revenue that would be generated from the project. The previous owner was in financial distress with the intention of adding additional units to make the project viable. Accordingly, the new owner/Applicant is seeking the time extension under Subtitle Y-705.2(c) due to the change in ownership, and the inability to obtain sufficient project financing due to economic and market conditions beyond the Applicant's reasonable control which has led to the need for the additional units and need for additional time for the new owner. The proposed changes will require modifications to any permit documents, necessitating an extension as the order expired in June and the new owner/Applicant was unable to file a building permit application prior to June 1, 2024.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on September 4, 2024, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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