

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**



**BZA Application No. 20915(1)-A  
Takoma Lot 5, LLC  
6905 Willow Street, N.W. (Square 3359, Lot 52)**

<b>HEARING DATE (20915(1)):</b>	June 14, 2023
<b>DECISION DATE (20915(1)):</b>	June 14, 2023
<b>ORDER ISSUANCE DATE (20915(1)<sup>1</sup>):</b>	June 21, 2023
<b>DECISION DATE (20915(1)-A):</b>	June 4, 2025

**SUMMARY ORDER ON REQUEST FOR  
TWO-YEAR TIME EXTENSION**

**ORIGINAL APPLICATION.** In Application No. 20915, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) approved the request by Takoma Lot 5, LLC (the “**Applicant**”) for a special exception from the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle U § 421 and Subtitle X § 901.2 to construct a new detached, three-story 9-unit apartment house in the RA-1 zone. The Board issued Order No. 20915 on June 20, 2023, and issued Corrected Order No. 20915(1) on June 21, 2023 (the “**Order**,” Exhibit 3). Pursuant to Subtitle Y § 604.11, the Order became effective ten days after issuance. Pursuant to Subtitle Y § 702.1, the Order was valid for two years from the time it became final.

**REQUEST FOR TWO-YEAR TIME EXTENSION.** On April 8, 2025, the Applicant submitted a request that the Board grant a two-year extension of Order No. 20915(1). (Exhibits 1-7.)

**NOTICE OF THE REQUEST.** Pursuant to Subtitle Y § 705.2(a), the Applicant provided proper and timely notice of the request for time extension to the parties to the underlying case. (Exhibit 5.)

**PARTIES.** The parties to this case were the Applicant and Advisory Neighborhood Commission (“ANC”) 4B.

**ANC REPORT.** The ANC’s report indicated that at a regularly scheduled, properly noticed public meeting on May 5, 2025, at which a quorum was present, the ANC voted to support the request. (Exhibits 11, 11A.)

---

<sup>1</sup> The order number 20915(1) reflects the Corrected Order. For purposes of this time extension, the Corrected Order is the order being extended.

**OFFICE OF PLANNING (“OP”) REPORT.** OP submitted a report recommending approval of the time extension. (Exhibit 9.)

**DISTRICT DEPARTMENT OF TRANSPORTATION (“DDOT”) REPORT.** DDOT did not submit a report regarding this application for time extension.

**PERSONS IN SUPPORT.** The Board received a letter in support of the application from two neighbors, who are also former ANC Commissioners for SMDs 4B-04 (currently vacant) and 4B-02. (Exhibit 10.)

### **CONCLUSIONS**

This request for extension is pursuant to Subtitle Y § 705 of the Zoning Regulations, which permits the Board to extend the time periods in Subtitle Y § 702.1 for good cause shown upon the filing of a written request by the applicant before the expiration of the approval.

Pursuant to Subtitle Y § 705.2(a), the Applicant shall serve on all parties to the application and all parties shall be allowed 30 days to respond. Pursuant to Subtitle Y § 705.2(b), the Applicant shall demonstrate that there is no substantial change in any of the material facts upon which the Board based its original approval of the application. Finally, under Subtitle Y § 705.2(c), good cause for the extension must be demonstrated 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.

Based upon the record before the Board and having given great weight to the appropriate recommendations and reports filed in this case, the Board finds that the Applicant has met the criteria of Subtitle Y § 705.2 to extend the validity of the underlying order.

Pursuant to Subtitle Y § 705.4, the Board’s decision on the request shall be in writing and shall become final and effective upon its filing in the record and service upon the parties.

### **DECISION**

It is therefore **ORDERED** that the request for a two-year time extension to the validity of the Board’s approval in Order No. 20915(1) is hereby **GRANTED**, and the Order shall be valid until **June 21, 2027**.

**VOTE: 4-0-1** (Frederick L. Hill, Carl H. Blake, Chrishaun S. Smith, and Robert E. Miller to APPROVE; one Board seat vacant)

**BZA ORDER NO. 20915(1)-A**  
**PAGE NO. 3**

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**

A majority of the Board members approved the issuance of this order.

ATTESTED BY:  On behalf of  
**SARA A. BARDIN**  
**Director, Office of Zoning**

**FINAL DATE OF ORDER:** June 12, 2025

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.