



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Karen Thomas, Case Manager

MBR Maxine Brown Roberts Development Review Specialist, AICP

DATE: January 15, 2026

SUBJECT: Extension Request – BZA Case 20952A (727 Irving Street, NW) to permit the conversion and expansion of a single household row dwelling to a flat.

Address:	727 Irving Street, NW
Applicant:	Peter Akinsanya and Juliana Akinsanya
Legal Description:	Square 2891, Lot 78
Ward / ANC	1/1E
Zone	RF-1, one family dwellings and flats
Project Summary:	The applicant proposes to construct a rear enlargement and a third-floor addition to an existing two-story row house, and to convert it from one to two dwelling units. Two parking spaces would be provided, accessed from the rear alley. The Applicant now requests a two-year extension.
Date of Order Issuance:	October 31, 2023
Previous Extension:	None
Date of Order Expiration:	October 31, 2025

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

PHOTO(S) OF SITE:



Current (July 2025 – Google Maps)



October 2022 (Google Maps)

EVALUATION OF THE EXTENSION REQUEST

Subtitle Y § 705 of the Zoning Regulations allows for the extension of a BZA Order for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the BZA determines that the following requirements are met:

(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 October 27, 2025 and has been in the public record since filing. Subtitle Y § 705.1(a) further provides that a time extension filed at least 30 days prior to the expiration date shall toll the expiration date to allow the BZA to consider the request. A Certificate of Service is also provided at Exhibit 4, Sheet # Exhibit B.

(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:

There has been no **substantial** change in zoning that would have an impact on the material facts upon which the BZA based its original approval. The original application requested and was granted relief from the rear wall extension of Subtitle E § 207.5, pursuant to Subtitle X § 901.2

Surrounding Development:

There have not been any near-by significant development projects that would in a substantive way impact the site, such as a major new project not anticipated when the BZA case was approved.

Proposed Development:

The application indicates that no changes to the approved development 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 has stated that they are experiencing difficulty in securing project financing for the addition due to economic and market conditions.

Second, the Applicant states that they have experienced delays in securing the permit to begin construction. A Building Permit application has been filed with the Department of Buildings (DOB) but the process is not complete as there was some delay in getting a response from the

Zoning Administrator regarding the submitted plans, including the mansard roof, [Exhibit 4](#), Sheet # Exhibit D.

OP understands the Applicant's need for additional time given the present economic climate and to address issues raised by the ZA. OP supports the requested two-year time extension.

OTHER DISTRICT AGENCIES

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

ADVISORY NEIGHBORHOOD COMMMISSION

As of the date of this report, comments from the ANC had not been filed to the record.

COMMUNITY COMMENTS TO DATE

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