

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Development Review Specialist
 Maxine Brown-Roberts, Associate Director Development Review *MBR*
DATE: April 19, 2026
SUBJECT: BZA Case 21030A - 1876 4th Street, NE, First Extension Request

I. RECOMMENDATION

The Office of Planning (OP) recommends that the requested two-year time extension be **approved**.

II. LOCATION AND SUMMARY

Address:	1876 4th Street, NE
Applicant:	So Others Might Eat (SOME)
Legal Description:	Square 3567, Lots 811 and 812
Ward / ANC	Ward 5; ANC 5F
Zone	RF-1- Residential Flat Zone
Project Summary:	Convert an existing 93-unit rooming house to a 73 single-occupancy, efficiency apartment building.
Date of Order Issuance:	February 13, 2024
Previous Extension:	None
Date of Order Expiration:	February 23, 2026
Proposed Extension:	Two years (until February 23, 2028)

III. EVALUATION OF THE EXTENSION REQUEST

Subtitle Y § 705 of the Zoning Regulations allows for the extension of a BZA approval 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 February 5, 2026, and has been in the public record since filing. The filings indicate that a copy of the subject application and all supporting documentation were served to the Office of Planning, DDOT, and ANC 5F. There were no other parties to the original application.

- (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:

Since the original approval in 2020, there have been no substantial change to the RF-1 zone regulations that would impact the material facts upon which the Board based its original approval.

Surrounding Development:

OP is not aware of any proximate development which would impact the material facts upon which the BZA based its original decision.

Proposed Development:

The property is currently developed with a building which houses 93 residential units, of which 74 are rooming units and 19 are apartment units. The building was constructed in 1911 and was last renovated in 1994. The applicant proposes no changes to the approved development plan which would renovate and modernize the building including, reconfiguring the units to include kitchens and bathrooms in each unit. The number of units would be reduced to 73 single-occupancy efficiency apartments and no rooming units. All the apartments would continue to serve residents with incomes at 60% of the median family income or below.

- (1) An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant’s reasonable control;**

The applicant states that due to economic and market factors, including a difficult climate for construction and investment, high interest rates, and a suppressed financing market, the project has had difficulty securing the necessary capital for the project, which has been stalled the project. The applicant states that the extension would allow additional time to continue to pursue financing for the modernization and renovation of the existing building for 73 affordable apartment units, as originally proposed.

- (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**

Not applicable.

- (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant’s reasonable control.**

Not applicable.

OP believes that the applicant has demonstrated that have pursued moving the project forward in good faith and have demonstrated good cause for the requested time extension. OP therefore recommends **approving the requested 2-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 COMMISSION

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.