



**April 4, 2018**

**Via IZIS**

**Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW  
Suite 200S  
Washington, DC 20001**

Re: BZA Order No. 19249: Request for a 2-Year Extension

Dear Members of the Board,

As the Undersigned Agent, I am writing on behalf of Jennifer Wisdom (the 'Applicant'), to request a two-year extension of the expiration date for BZA Order No. 19249, pursuant to Subtitle Y, 705.1 of the Zoning Regulations. The property is located at 1850 5<sup>th</sup> Street NW (Square 3093, Lot 0046).

Summary of the Order:

In BZA Summary Order No. 19249 (the 'Order'), the Board approved the proposed new construction of a two-family residence with the following variances from: 400.1 – limit on number of story requirements, 403.2 – lot occupancy requirements, 404.1 – rear yard requirements, and 2101.1 – off-street parking requirements. Additionally, support was provided by the Historic Preservation Review Board (HPRB) and ANC 1B.

The Board's Order will expire on May 31, 2018. We submit this letter to request that the Board extend the Order by a period of (2) years until May 31, 2020. As described more fully below, good cause exists for the Board to grant this extension request.

BZA Standard for Approving an Extension Request:

Subtitle Y, 705.1 sets forth clear standards against which the Board must evaluate extension requests. The request meets all reasons for 'good cause':

- (a) This extension request is served on all parties to the application;
- (b) There is no substantial change of any of the material facts upon which the Board based its original approval that would undermine the Board's justification for approving the original application; and
- (c) The Property Owner demonstrates good cause for the requested extension, with substantial evidence for stated criteria.

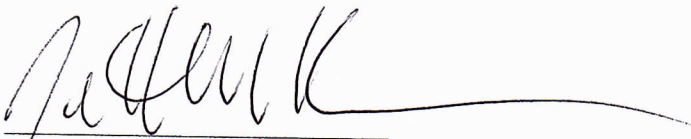
The extension request has been served on all parties. There are no substantial changes to any material facts upon which the Board originally approved the application.

On February 22, 2018 the Historic Preservation Review Board provided a Staff Report and Recommendation stating 'the HPO recommends that the Review Board renew, for a two-year term, the concept for a new 4-story brick rowhouse at 1850 5<sup>th</sup> Street NW and to delegate final approval to staff'. The document, HPA 18-216, has been submitted via IZIS for the Board's consideration. Additionally, the Applicant contacted Anita Norman, ANC Commissioner IB01, via email to communicate the desire to obtain a two-year extension of the Board's Order.

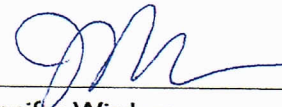
The Property Owner is seeking an extension from the Board as the result of unique circumstances. Financing, with a bank, for the Project has drawn out due to a somewhat recent shift in employment status. A change of employer has delayed the ability to secure the necessary financing for the improvements to the Property as well as the ability to submit the required documents to DCRA for securing a building permit.

For these reasons, the Applicant is respectfully requesting a two-year extension for the time period for validity of Order No. 19249.

Sincerely,



Jonathan M. Kuhn AIA|LEED AP  
Undersigned Agent



Jennifer Wisdom  
Applicant