

BZA Case No. 20952 – Time Extension Request Package

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Applicants: Peter K. Akinsanya and Juliannah A. Akinsanya

Property Address: 727 Irving Street NW, Washington, DC (Square 2891, Lot 78)

Prepared by: David Longben Guyit, Authorized Agent

Date: October 29, 2025

No.	Document Title	Description	File/Exhibit Reference
1	Cover Letter – Time Extension Request	Formal transmittal to BZA requesting two-year time extension with explanation of cause and summary of attachments.	—
2	Statement of Compliance (Subtitle Y §705)	Confirms timely filing, service to all parties, no substantial changes, and good cause for extension.	Exhibit A
3	Certificate of Service	Proof of service to ANC 1E/1E04 and Office of Planning via email.	Exhibit B
4	BZA Order No. 20952 (Original Approval)	Summary Order granting special exception under Subtitle E §207.5 for construction of third story, basement, and rear addition.	Exhibit C
5	Letter from Zoning Administrator	Correspondence demonstrating ongoing project review and amendment activity to show continued diligence.	Exhibit D

Notes:

- All exhibits are submitted in chronological order and labeled consistently in filenames and headers.
- Exhibit D (Zoning Administrator letter) supports “good cause” under Subtitle Y §705.2(c)(2) by demonstrating continued engagement with DOB and zoning offices.

Time Extension Request Cover Letter

BZA Case No. 20952

Applicants: Peter K. Akinsanya and Juliannah A. Akinsanya

Address: 727 Irving Street NW, Washington, DC (Square 2891, Lot 78)

Dear Board of Zoning Adjustment,

Please find attached the Time Extension Request for BZA Case No. 20952, including the Statement of Compliance (Subtitle Y §705) and Certificate of Service confirming notification to ANC 1E/1E04 and the Office of Planning.

This request is being filed prior to the expiration of the original order (dated October 31, 2023) and seeks a two-year extension due to financing and permitting delays beyond the Applicants' reasonable control.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions.

Respectfully,

Longben Guyit

Authorized Agent for Peter K. & Juliannah A. Akinsanya

Email: longben.guyit@gmail.com

Phone: 202 425 0996

Date: October 28, 2025

Statement of Compliance with Subtitle Y § 705

BZA Case No. 20952

Applicants: Peter K. Akinsanya and Juliannah A. Akinsanya

Address: 727 Irving Street NW, Washington, DC (Square 2891, Lot 78)

Pursuant to Subtitle Y § 705 of the Zoning Regulations, the Applicants respectfully request a time extension of BZA Order No. 20952, originally issued on October 31, 2023, which approved a Special Exception under Subtitle E § 207.5 to construct a third story, basement, and three-story rear addition, and to convert the existing structure to a flat in the RF-1 zone.

This request is being made prior to the expiration of the original two-year approval period, consistent with Subtitle Y § 705.2. The Applicants certify as follows:

1. 1. Service:

This extension request has been served on all parties to the application, including Advisory Neighborhood Commission 1E/1E04 and the DC Office of Planning, as required under Subtitle Y § 705.2(a).

2. 2. No Substantial Change:

There has been no substantial change in 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, in accordance with Subtitle Y § 705.2(b).

3. 3. Good Cause for Extension:

- Delays in securing project financing due to current economic and market conditions beyond the Applicants' reasonable control.
- Delays in obtaining required governmental approvals related to the building permit process that were beyond the Applicants' reasonable control.

The Applicants respectfully request that the Board grant a two-year extension of the approval under BZA Order No. 20952.

Respectfully submitted,

Longben Guyit
Authorized Agent for the Applicants
Email: longben.guyit@gmail.com
Phone: 202 425 0996
Date: October 28, 2025

(EXHIBIT B)

Certificate of Service

BZA Case No. 20952

Applicants: Peter K. Akinsanya and Juliannah A. Akinsanya

Address: 727 Irving Street NW, Washington, DC (Square 2891, Lot 78)

I hereby certify that on October 28, 2025, a copy of the Time Extension Request and Statement of Compliance for BZA Order No. 20952 was served via email on the following parties:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 1E/1E04
1E@anc.dc.gov
1E04@anc.dc.gov

Respectfully submitted,

Longben Guyit
Authorized Agent for the Applicants
Email: longben.guyit@gmail.com
Phone: 202 425 0996
Date: October 28, 2025

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA Application No. 20952
Peter K. Akinsanya and Julianah A. Akinsanya
727 Irving Street, NW (Square 2891, Lot 78)

HEARING DATE: October 4, 2023
DECISION DATE: October 4, 2023

SUMMARY ORDER

RELIEF REQUESTED.¹ The application requests the following relief in order to construct a third story, basement, and three-story rear addition, and convert to a flat, an existing, attached, two-story, principal dwelling unit in the RF-1 zone:

- Special Exception under the rear wall extension requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2

Relief Requested. The zoning relief requested in this case was self-certified, pursuant to 11 DCMR Subtitle Y § 300.6. (Exhibit 44.)²

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 1E, the "affected ANC" pursuant to Subtitle Y §§ 101.8 and 403.5(b) of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified).

NOTICE OF THE APPLICATION AND PUBLIC HEARING. The Board of Zoning Adjustment (the "Board") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

¹ Effective August 25, 2023, the Zoning Commission approved text amendments that established new zone district names and reorganized the zoning regulations. (See Zoning Commission Orders 18-16 and 19-27.) While the original application was filed prior to August 2023 and included the Old zoning provisions, this order reflects the new changes that were in effect at the time of the Board's vote.

² Originally the application was accompanied by a memorandum from the Zoning Administrator, certifying the required relief. (Exhibit 23 (original); 33 (computations).) The Applicant withdrew the request for relief under Subtitle E § 204.4 related to the architectural elements, and self-certified the application. (Exhibit 44.)

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ANC REPORT. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on September 27, 2023, at which a quorum was present, the ANC voted to support the application. (Exhibit 41.) The ANC report raised no issues or concerns.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the application. (Exhibit 37.)

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT did not submit a report related to the application.

PERSONS IN SUPPORT. Two letters were submitted to the record in support of the application (Exhibits 39, 40.)

CONCLUSIONS

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested special exception relief can be granted because:

- It is in harmony with the general purpose and intent of the Zoning Regulations and Map;
- It will not tend to affect adversely the use of neighboring property; and
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief.

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for the requested relief:

- Special Exception under the rear wall extension requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2

Accordingly, it is **ORDERED** that the application is **GRANTED** consistent with the plans shown in Exhibit 42 of the record, as required under Subtitle Y §§ 604.9 and 604.10.


VOTE: 3-0-2 (Frederick L. Hill, Chrishaun S. Smith, and Robert E. Miller to APPROVE; Lorna L. John not participating; one Board seat vacant)

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

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

ATTESTED BY:



SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: October 31, 2023

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

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

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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.



Re: Zoning Administrator request- B2201383

DC Department of Buildings <dob@dc.gov>

Wed, Oct 8, 2025 at 7:54 AM

Reply-To: dob@dc.gov

To: david.guyit@gmail.com

Good morning Mr. Guyit:

Thank you for your messages. I apologize for the delay in responding to you. I have some questions regarding the revised drawings you provided that depict the retention of the existing mansard roof at [727 Irving Street NW](#).

It would be helpful to our review if you could provide a section that shows the relationship of the proposed mansard to the existing mansard roof at [729 Irving Street NW](#). It is not clear from the drawings you have provided. A related question is Section 5, Callout 1 and the sloped lines beyond the existing mansard roof and what those lines are depicting. Perhaps they are intended to depict the mansard roof on the facade of the adjacent structure but it is not a clear.

Additionally, we observed from photos of the existing mansard that there are details underneath it that do not appear evident on the drawings you submitted. Perhaps the details were overlooked? Is it possible for you to add the detail to the drawings along with a note that states that these details will also be retained? See attached image as reference.

Lastly, it appears that some of the shingles on the existing mansard roof are in need of repair or replacement. Could you please provide details of the shingles that will be used to replace them?

Pursuant to 11 DMCR E-204.2, the zoning regulations allow for routine maintenance but call for the replacement to be "visually indistinguishable from the original," as below:

"For the purposes of Subtitle E § 204.1, ordinary repairs to a roof top architectural element shall be permitted. Ordinary repairs may include the replacement of an original roof top architectural element when the [Zoning Administrator](#) has determined, based on photographs provided by the owner and other evidence acceptable to the [Zoning Administrator](#), that:

- (a)The original roof top architectural element is substantially eroded or damaged due to no overt actions of the owner or affiliates, and
- (b)The replacement will be visually indistinguishable from the original in style, dimensions, profile, and appearance when viewed from a public right of way. "

We look forward to your response. If a meeting would be helpful to review these comments, I would be happy to meet with you to discuss them.

Best regards,
Kathleen

Kathleen A. Beeton, AICP | *Zoning Administrator*

The Department of Buildings

kathleen.beeton@dc.gov | 1100 4th St SW, DC 20024

main: 202.671.3500 | desk: 202-442-4559 | cell: 202-705-3304

dob.dc.gov



On Wed, Oct 1, 2025 at 12:23 PM <dob@dc.gov> wrote:
Good morning,

Thank you for your continued patience.

The Zoning Administrator (ZA), Ms. Kathleen Beeton, reviewed the proposed construction for the repair of the rooftop architectural element. She has a few comments and clarifications she will email you by the end of the week.

Please let me know if you have any further questions. Thank you.

[Quoted text hidden]



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