

**DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**

**Applicant's Request for a Time-Extension, BZA Case No. 20676**  
**4500 New Hampshire Avenue, NW (Square 3248, Lot 77).**

**I. INTRODUCTION AND NATURE OF RELIEF SOUGHT.**

This Statement is submitted on behalf of Jose Andres Reinoso Trustee and Miguelina Zapata Trustee (collectively, the “**Applicant**”), owners of the property located at 4500 New Hampshire Avenue, NW (Square 3248, Lot 77) (the “**Property**”). The Applicant is requesting a two-year time extension of BZA Order No. 20676 (the “**Order**”). The Order granted the Applicant special exception relief to use the Property as a child development center. The Summary Order was issued on April 26, 2022, and became effective ten days later on May 6, 2022, and a Summary Order On Request for Two-Year Time Extension was issued on June 12, 2024, and became effective ten days later on June 22, 2024 under BZA Order No. 20676-A. Therefore, the Order is set to expire on June 22, 2026. The Applicant requests the extension from Y-702.1 pursuant to Y-705.2.

**II. JURISDICTION OF THE BOARD.**

The Board has jurisdiction to grant the special exception relief requested pursuant to Y-705.2.

**III. The Applicant Meets the Requirements of Subtitle Y-705.2.**

**Subtitle Y-705.2: The Board may 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; provided, that the Board determines that the following requirements are met:**

The Applicant will serve all parties to the 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; and**

There is no substantial change in 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.

**(c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one (1) 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.**

There is good cause for the extension due to the Applicant's inability to secure the required approval and permits prior to the expiration of the BZA Order. The Applicant has filed a permit application with the Department of Buildings to complete an interior renovation to make the approved use possible. That permit is still in process and until that permit is approved and the space is feasible for the approved child development center use, the Applicant cannot apply for the child development center use permit. A two-year extension will give the Applicant the required time to complete the interior renovation and apply for the child development center use permit.

**IV. CONCLUSION.**

For the reasons stated above, the Applicant respectfully requests that the Board grant the two-year time extension.

Respectfully submitted,

  
\_\_\_\_\_  
Jose Reinoso, Trustee  
Date: April 23, 2026