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November 5, 2026

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: BZA Order No. 21208 – Request for One-Year Time Extension
2033 11th Street, NW (Square 332, Lot 807)

Dear Members of the Board:

This letter is submitted on behalf of Beacon Communities, LLC ("Beacon" or the "Applicant"), with the authorization of Trustees of the Christian Tabernacle Church of God, Inc., the owner of the property located at 2033 11th Street, NW (Square 332, Lot 807) (the "Property"), in support of a one-year extension of BZA Order No. 21208 (the "Order"). **Specifically, the Applicant requests a one-year extension of the building permit application deadline from December 23, 2026, to December 23, 2027.**

The following materials are provided in support of the application:

- An authorization letter from Trustees of the Christian Tabernacle Church of God, Inc., the owner of the Property (Exhibit A);
- An authorization letter from the Applicant (Exhibit B);
- A copy of BZA Order No. 21208 (Exhibit C); and
- A letter from Dara Kovel, CEO and Authorized Signatory of Beacon Communities, LLC, addressing good cause for the requested extension (Exhibit D).

Pursuant to Subtitle Y § 1600.1(e) of the District of Columbia Zoning Regulations (11 DCMR) (the "Zoning Regulations"), the required filing fee of $2,704.00, representing 26% of the original filing fee,[1] will be paid by credit card through IZIS upon acceptance of the application for processing.

[1] The filing fee for the original application totaled $10,400.00, consisting of $8,840 for the initial zoning relief and $1,560 for the subsequent parking variance request.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21208A
EXHIBIT NO. 2

I. Background on Prior BZA Approval and Time Extension Request

Pursuant to BZA Order No. 21208, which became final on December 23, 2024, and effective on January 2, 2025, the Board of Zoning Adjustment ("BZA" or "Board") granted zoning relief to permit construction of a new seven-story mixed-use building at the southwest corner of 10th and V Streets, NW (the "Project"). The Project includes approximately 65 affordable dwelling units, an approximately 8,200-square-foot ground-floor child development center, and 16 below-grade parking spaces. The residential units will include studio, one-, two-, and three-bedroom units serving households with incomes ranging from 30% to 80% of median family income (MFI). The Order requires the Project to be constructed in accordance with the architectural plans at Exhibit 25A of the case record and subject to the Transportation Demand Management ("TDM") Plan in Conditions A.1 through A.14 and the Loading Management Plan ("LMP") in Conditions B.1 through B.9.

Pursuant to Subtitle Y § 702.1, the Applicant must file a building permit application by December 23, 2026. Due to financial conditions beyond the Applicant's reasonable control, as discussed below, additional time is needed to advance the Project. Accordingly, pursuant to Subtitle Y § 705, the Applicant requests a one-year extension of the building permit application deadline to December 23, 2027. As set forth below, good cause exists for the requested extension.

II. Compliance with Subtitle Y § 705

Pursuant to Subtitle Y § 705.2, the Board may extend the time periods of 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 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;*

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*

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.*

For the reasons set forth below, this application meets the standards of Subtitle Y § 705.2 to extend the validity of the Order.

A. Service on All Parties to the Application (Sub. Y § 705.2(a))

As reflected in the Certificate of Service attached hereto, the Applicant is concurrently serving this extension request on Advisory Neighborhood Commission ("ANC") 1B, the only other party to the original application.

B. No Substantial Change in Any Material Facts (Sub. Y § 705.2(b))

The Applicant's plans for the Project remain unchanged from those approved in the Order. The Applicant will continue to comply with the TDM Plan and LMP conditions of the Order.

C. Good Cause (Sub. Y § 705.2(c)(1))

As detailed in the letter from Dara Kovel, CEO and Authorized Signatory of Beacon Communities, LLC (***see* Exhibit D**), the Applicant has been unable to advance the Project on the anticipated schedule due to an inability to obtain sufficient project financing resulting from economic and market conditions beyond the Applicant's reasonable control. Financing for affordable housing developments in Washington, DC has been particularly challenging due to reduced investor interest and limited funding sources. In particular, funding from the Department of Housing and Community Development ("DHCD") and the DC Housing Finance Agency ("DCHFA") for new construction has been constrained as both agencies have focused their resources on preserving existing affordable housing. In 2026, the Applicant received a partial award of State Low-Income Housing Tax Credit and Housing Production Trust Fund funding from DHCD but did not receive the full amount requested, including funding through the Local Rent Supplement Program ("LRSP") and National Housing Trust Fund. DHCD has encouraged the Applicant to reapply for LRSP funding in spring 2027. The Applicant intends to file the building permit application in 2027 and apply to DCHFA in the first quarter of 2027 for financing through 4% Low-Income Housing Tax Credits and tax-exempt bonds, following receipt of the first round of building permit review comments, which is a threshold requirement for the DCHFA application.

D. Length of Requested Extension (Sub. Y § 705.3)

Subtitle Y § 705.3 provides that a time extension granted pursuant to Subtitle Y § 705.1 may not exceed two years. The requested extension is for a period of one year and thus complies with this provision.

E. Effect of Pending Request (Sub. Y § 705.6)

Subtitle Y § 705.6 prohibits filing a building permit application while an extension request remains pending after the order expires. Accordingly, if this request remains pending after December 23, 2026, the Applicant will not file until the extension is granted and becomes final and effective.

III. Conclusion

For the reasons set forth above and as further demonstrated by the letter from Dara Kovel, CEO of the Applicant (Ex. D), this application meets the requirements of Subtitle Y § 705 and there is sufficient good cause under Subtitle Y § 705.2(c)(1) for the requested extension. Accordingly, the Applicant respectfully requests that the Board grant a one-year extension of the building permit application deadline under BZA Order No. 21208 from December 23, 2026, to December 23, 2027.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson Batties

By: 
Christopher S. Cohen

Exhibits

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on **November 5, 2026**, a copy of the foregoing time extension application filed with the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

District of Columbia Office of Planning
Maxine Brown-Roberts
maxine.brownroberts@dc.gov

District Department of Transportation
Erkin Ozberk
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Advisory Neighborhood Commission 1B
1B@anc.dc.gov

Commissioner Miguel Trindade Deramo
Chairperson
1b06@anc.dc.gov

Commissioner Francois Barrilleaux
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