

March 10, 2021

**VIA IZIS**

Sara B. Bardin, Director  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200 South  
Washington, DC 20001

Re: **Request for Administrative Extension of Time of BZA Order Nos. 19819,  
19819A, and 19819B**

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Dear Director Bardin:

Southern Hills LP (the “**Applicant**”) hereby requests, pursuant to Subtitle Y § 705.7, a six (6)-month administrative time extension of the period of validity for BZA Order No. 19819, as modified in BZA Order No. 19819A and previously extended in BZA Order No. 19819B (collectively, the “**Orders**”). A copy of BZA Order No. 19819 can be found at Exhibit 49 of the record in BZA Case No. 19819; a copy of BZA Order No. 19819A can be found at Exhibit 35 of the record in BZA Case No. 19819A; and a copy of BZA Order No. 19819B can be found at Exhibit 39 of the record in BZA Case No. 19819A. The Applicant is the owner of Lots 45–51 in Square 6167 (the “**Property**”), the subject of the Orders. An authorization letter authorizing this extension request is attached hereto as Exhibit A. A check payable to the D.C. Treasurer in the amount of \$520 for the filing fee associated with this request is being delivered to the Office of Zoning concurrent with this filing.

**I. Background**

The Orders approved plans to demolish an existing seven (7) building apartment complex and to redevelop the Property with six (6) new apartment houses with a total of 349 residential units and a new community service center on the Property (the “**Project**”). Of the 349 residential units, 255 will be deeply affordable units and 94 will be mixed-income units, including some reserved for individuals earning 50% to 80% of Area Median Income and some market rate. BZA Order No. 19819B previously granted a one (1)-year administrative extension of the Orders, which are now set to expire on April 4, 2022. Although the Applicant expects to submit a building permit application for the Project in the very near future, it is not able to do so prior to the current April 4, 2022 expiration date of the Orders.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19819A  
EXHIBIT NO. 41

