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November 19, 2021

VIA IZIS

Fred Hill, Chair District of Columbia Board of Zoning Adjustment 441 Fourth Street, NW, Suite 200S Washington, DC 20001

Re: BZA Order No. 20086 – Application of Solid Properties LLC for 130-134 Ivanhoe Street SW (Square 6271, Lot 32) – Request for Administrative Time Extension until August 15, 2022

Dear Chairman Hill and Members of the Board:

Solid Properties LLC (the "**Applicant**") hereby requests a one (1)-year administrative extension of the approval granted in BZA Order No. 20086 (the "**Order**") pursuant to Subtitle X § 705.7 of the Zoning Regulations for the property located at 130-134 Ivanhoe Street SW (Square 6271, Lot 32) (the "**Property**"). A copy of the Order is at Exhibit 46 of the Case Record. In support of this extension request, attached as <u>Exhibit A</u> are authorization letters for the application. A check made payable to the "DC Treasurer" in the amount of \$1,000.00 for this extension request is being delivered under separate cover to the Office of Zoning.

I. BACKGROUND

The Property is located in the Fort Drum neighborhood in Ward 8 and is currently improved with a dormant swimming pool. The Order approved redevelopment of the Property with a multifamily residential development with approximately 30 units (the "**Project**"). The Project will be all-affordable. The Project, as approved, meets all applicable development requirements and the only relief granted by the Order was special exception relief to permit new residential development in the RA-1 zone pursuant to Subtitle U § 421.

II. REQUEST FOR TIME EXTENSION

Pursuant to Subtitle Y § 705.7, for an order scheduled to expire between October 27, 2020 and December 31, 2021¹ an administrative extension may be granted due to complications

¹ The Zoning Commission extended the expiration period for which an extension may be requested until December 31, 2021 by Z.C. Order No. 20-26A.

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from the COVID-19 pandemic. Here, the Order expired on August 15, 2021, and the Applicant's basis for requesting the administrative time extension is the direct result of negative impacts that the COVID-19 pandemic has placed on development of the Project. The Applicant also requests a waiver pursuant to Subtitle Y § 101.9 of the requirement that the request for extension be filed prior to expiration of the Order. For the same reasons that the Project has been delayed so too have the Applicant's overall operations been critically stalled causing the delay in filing this request for extension. The Applicant owns and manages the larger Oak Park Apartments complex, of which the Property is a part and which serves primarily low-income households. The COVID-19 pandemic has placed and continues to place a tremendous burden on and poses myriad challenges to the community the Applicant serves. The Applicant has throughout the pandemic striven to navigate unprecedented operational difficulties — as all businesses have with these challenges being further compounded by the significant impacts the Applicant's tenants have experienced across the pandemic. The hardship experienced by the resident community has also presented ongoing revenue and financing challenges for the Applicant in balancing the needs of the existing apartment complex with plans for moving forward with development of the Project. Accordingly, the Project has been significantly delayed due to the pandemic, necessitating this request. The Applicant is now excited to move forward with development of the proposed 30 new all-affordable residential units, as approved, and requests this extension in order to do so.

The only other party to the Order was Advisory Neighborhood Commission ("ANC") 8D. The ANC voted unanimously to support the Project, as stated in the ANC's letter in support submitted as Exhibit 43 of the Record, and the Applicant is serving this request on the ANC simultaneously with this submission.

Thank you for your attention to this application.

Respectfully submitted,
/s/
Allison C. Prince
/s/
Lawrence Ferris

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document and accompanying materials were sent to the following by email on November 19, 2021:

Karen Thomas Office of Planning karen.thomas@dc.gov

Aaron Zimmerman
District Department of Transportation
aaron.zimmerman@dc.gov

ANC 8D 8D@anc.dc.gov

Monique Diop, ANC 8D04 and Chairperson 8D04@anc.dc.gov



November 18, 2021

Board of Zoning Adjustment 441 4th Street, N.W. Room 200 Washington, DC 20001

> Re: 130-134 Ivanhoe Street SW (Square 6271, Lot 32) – Letter of Authorization for Board of Zoning Adjustment Application

Honorable Members of the Board:

As the developer of the property located 130-134 Ivanhoe Street SW (Square 6271, Lot 32) (the "**Property**"), I hereby authorize the law firm of Goulston & Storrs, PC to file a zoning application for the Property and appear at all proceedings before the Board of Zoning Adjustment and other government body on behalf of the undersigned owner concerning the above-referenced applications.

Sincerely,

Solid Properties LLC

Name: BARMAK MAD

Title: MANAGING MEMBER

November 18, 2021

Board of Zoning Adjustment 441 4th Street, N.W. Room 200 Washington, DC 20001

> Re: 130-134 Ivanhoe Street SW (Square 6271, Lot 32) – Letter of Authorization for Board of Zoning Adjustment Application

Honorable Members of the Board:

As the owner of the property located 130-134 Ivanhoe Street SW (Square 6271, Lot 32) (the "**Property**"), I hereby authorize Solid Properties LLC and the law firm of Goulston & Storrs, PC to file a zoning application for the Property and appear at all proceedings before the Board of Zoning Adjustment and other government body on behalf of the undersigned owner concerning the above-referenced applications.

Sincerely,

Oak Park Apartments LLC

Name! BARMAK MADANI

Title: MANAUNY MEMBER