

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 Exhibit A 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, 2021<sup>1</sup> an administrative extension may be granted due to complications

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<sup>1</sup> 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.



## **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](mailto:karen.thomas@dc.gov)

Aaron Zimmerman  
District Department of Transportation  
[aaron.zimmerman@dc.gov](mailto:aaron.zimmerman@dc.gov)

ANC 8D  
[8D@anc.dc.gov](mailto:8D@anc.dc.gov)

Monique Diop, ANC 8D04 and Chairperson  
[8D04@anc.dc.gov](mailto:8D04@anc.dc.gov)

# Exhibit A

November 18, 2021

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

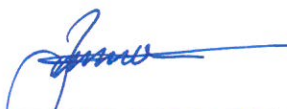
Re: **130-134 Ivanhoe Street SW (Square 6271, Lot 32) –  
Letter of Authorization for Board of Zoning Adjustment Application**

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

By:   
Name: BARMAX MADANI  
Title: MANAGING MEMBER

November 18, 2021

Board of Zoning Adjustment  
441 4<sup>th</sup> 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

By:   
Name: BARMAK MADANI  
Title: MANAGING MEMBER