

BEFORE THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Form 106 - Application for a Time Extension to a PUD or Design Review Order

GIS INFORMATION

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
3351	0813	RA-1, MU4	RA-2	4B04

Address of Property: 7050 Eastern Ave NW

If applicable , Historic District(s) , in which site is located : Takoma Park

ZONING INFORMATION

Description of the PUD: PUD and related map amendment to the RA-2 District for the property at 7050 Eastern Ave., N.W., (Sq. 3351, Lot 813) to replace the existing 36-unit apartment building with a new, all-affordable housing development with 80 units.

Brief Description of Project/Proposal: See above description of PUD and inability to obtain financing

Explanation of good cause for extension pursuant to & 2408.11 (see instruction 6A on the back of this form): Despite its diligent, good faith efforts, the applicant has been unable to obtain financing prior to expiration of order. See cover letter for detailed explanation.

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: Mary Carolyn Brown

E-mail: cbrown@brownlaw.law

Firm/Organization: The Brown Law Firm PLLC

Address: 14 Ridge Square, N.W., Suite 300

Phone No.s: (202)664-6472

Phone No.s Alternate:

Person to be notified of Hearing and Decision Section

Name: Mary Carolyn Brown

E-mail: cbrown@brownlaw.law

Firm/Organization: The Brown Law Firm PLLC14 Ridge Square, N.W., Suite 300

Address: Washington, DC 20016

Phone No.s: (202)664-6472

Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 09/28/2026 by

NOI served on: by Email

Certifications

Applicant's/Petitioner's Name:

The NHP Foundation

Elm Gardens Owner, LLC

Date: 08/27/2026

Owner's Name:

The NHP Foundation

Elm Gardens Owner, LLC

FEE CALCULATOR

FORM

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ZONING COMMISSION
District of Columbia
CASE NO. 23-19A
EXHIBIT NO. 1 \$520

Grand Total: \$520.00

SIGNATURE

Date

The NHP Foundation and Elm Gardens Owner, LLC

8/27/2026

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
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