



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Matt Jesick, Case Manager  
*JL* Joel Lawson, Associate Director Development Review

**DATE:** January 29, 2025

**SUBJECT:** Time Extension Request – BZA #20825A, 2141 K Street, NW

### **I. RECOMMENDATION**

OP Recommends that the requested time extension be **approved**.

### **II. APPLICATION SUMMARY**

|                          |   |
|--------------------------|---|
| Address                  | 2141 K Street, NW                                     |
| Applicant                | SNH Medical Office Properties Trust                   |
| Legal Description        | Square 73, Lot 79                                     |
| Ward / ANC               | Ward 2, ANC 2A  |
| Zone                     | D-5   |
| Project Summary          | Convert a medical office building to residential use. |
| Date of Order Issuance   | December 21, 2022                                     |
| Date of Order Expiration | December 21, 2024                                     |
| Requested Extension      | December 21, 2026                                     |

#### Site Photo



2141 K Street – November 2022

### **III. EVALUATION OF EXTENSION REQUEST**

Subtitle Y Section 705 of the Zoning Regulations allows for the extension of a BZA approval for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the BZA determines that the following requirements are met:

Board of Zoning Adjustment

District of Columbia

CASE NO. 20825A

EXHIBIT NO.8

**(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.**

The application submitted to the BZA is dated December 6, 2024 and has been in the public record since filing. Exhibit 2, page 3 indicates that the application was served on ANC 2A, the only party to the original application.

**(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.**

Zoning Regulations

There have been no changes to the Zoning Regulations which would impact the Board's original analysis of the application.

Surrounding Development

No new significant development has occurred in proximity to the subject site that would alter the Board's original analysis.

Proposed Development

The application does not indicate that any changes are proposed to the design as approved. The applicant still intends to pursue the office to residential conversion of the building.

**(c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one 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.**

The application materials indicate that the project has been delayed due to elevated construction costs and a prolonged period of increased interest rates that has made securing the necessary capital difficult to obtain. The applicant also states that the existing medical office use has presented complications and that they sought to not unduly disrupt the tenants operations. The application states that "Given the nature of the medical office use, the Applicant has closely worked with its tenants and now-former tenants to develop moving schedules that accommodate patients' continuity of care. Please refer to Exhibit 2, pp. 3-4, and Exhibit 5.

**IV. COMMENTS OF OTHER DISTRICT AGENCIES**

As of this writing, the record contains no comments from other District agencies.

**V. ANC COMMENTS**

As of this writing, the record contains no comments from the ANC.

**VI. COMMUNITY COMMENTS**

As of this writing, the record contains no comments from the community.