


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
 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



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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:

- (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.