


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM:  Joel Lawson, Associate Director Development Review
DATE: April 8, 2025
SUBJECT: Extension Request – BZA Case 20863A, 1735 K Street NW

I. RECOMMENDATION

OP recommends that the requested two-year time extension be **approved**.

II. LOCATION AND SUMMARY

Address	1735 K Street, N.W.
Applicant	Goulston & Storrs for Urban-Atlantic
Legal Description	Square 163, Lot 849
Ward, ANC	Ward 2, ANC 2C
Zone	D-6, high density mixed use
Lot Characteristics	Rectangular lot with side and rear alley access, developed with an office building with ground floor retail constructed in 1963
Proposed Development	Expansion of roof space devoted to mechanical equipment to permit the applicant to decentralize the HVAC system within the building. The applicant received penthouse setback relief for these improvements in the original BZA case.
Date of Order Issuance:	April 11, 2023
Date of Order Expiration:	April 11, 2025.
Requested Extension:	First extension, 2 years to April 11, 2027

III. EVALUATION OF THE EXTENSION REQUEST

- (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 March 11, 2024 and has been in the public record since filing. As part of Exhibit 4 of the record is an indication that the request has been served on ANC 2C.

- (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:

The original BZA approval was under the current zoning regulations, which have not been modified in a way to impact the original review or approval.

Surrounding Development:

OP is unaware of any new development in the immediate area which would substantially change the material facts upon which the BZA made its original decision.

Proposed Development:

The application indicates that no changes to the approved use are proposed as part of this extension request.

(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 applicant filings indicate that permit drawings are completed. However, they note that market conditions including the current volatility of capital markets, high construction and labor costs have created obstacles that require additional time, for which the extension is requested.

IV. OTHER DISTRICT AGENCIES

As of the date of this report, no other agency comments had been filed to the record.

V. ADVISORY NEIGHBORHOOD COMMISSION

As of the date of this report, comments from ANC 2C had not been added to the record.

COMMUNITY COMMENTS TO DATE

As of the date of this report, no community comments had been filed to the record.