

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Joel Lawson, Associate Director Development Review
DATE: May 21, 2025
SUBJECT: Extension Request – BZA Case 20915A, 6905 Willow Street NW

I. RECOMMENDATION

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

II. LOCATION AND SUMMARY

Address	6905 Willow Street, N.W.
Applicant	Holland & Knight for Takoma Lot 5 LLC
Legal Description	Square 3359, Lot 52
Ward, ANC	Ward 4, ANC 4B
Zone	RA-1, low to moderate density residential; a new apartment house is permitted with BZA approval of a special exception.
Lot Characteristics	Corner lot fronting onto Aspen Street and Willow Street NW, with a 15-foot-wide alley to the rear (across from Willow St. NW).
Proposed Development	The applicant proposes to construct a new nine-unit, three-story apartment house. Nine parking spaces from the alley would be provided.
Date of Order Issuance:	June 21, 2023
Date of Order Expiration:	June 21, 2025; Building Permits filed and accepted October 20, 2023 but not yet issued.
Requested Extension:	First extension, 2 years to June 21, 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 April 8, 2025 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 4B.

- (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 substantively 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 and filed with, and accepted by, the Department of Buildings. However, the applicant notes that the "*commercial real estate market has been plagued with high construction costs, insufficient labor, and supply chain issues. Inflation has hit record highs throughout the country, which has led to tightened credit, increased borrowing costs, heightened market insecurity, and a weak lending market. These conditions have collectively created an inhospitable market for multi-family residential development...*". These obstacles result in a requirement for additional time, for which this 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 4B 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.