

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: Crystal Myers, Development Review Specialist *CM*
DATE: January 21, 2026

SUBJECT: BZA Case 20967A – Time Extension for 20967 for 1371-1375 H ST NE

RECOMMENDATION

The Office of Planning (“OP”) recommends **approval** of the requested one-year extension of the time in which to begin construction no later than one year from the effective date of the Order.

Applicant:	Christopher Martin on behalf of Salvation Arts, LLC
Address:	1371-1375 H ST NE
Legal Description	Square: 1027; Lot 166
Ward/ANC	Ward 6, ANC 6A
Project Summary:	The proposal would allow the site to be redeveloped with a 6-story building with residential units above and ground floor commercial use. The new building would also allow the existing animal care and boarding facility to be in a larger space.
Order Effective Date:	November 9, 2023
Previous Extension:	None
Order Expiration Date:	November 9, 2025
Proposed Extension	One year from the effective date of the Order.

EVALUATION OF THE EXTENSION REQUEST

Subtitle Y, § 705 addresses the requirements for a time extension and the submission meets the following relevant sections:

Subtitle Y, § 705.2 states:

The Board may extend the time periods in Subtitle Y § 702.1 for good cause shown upon the filing of a written request by the applicant before the expiration of the approval; provided, that the Board determines that the following requirements are met:

Board of Zoning Adjustment
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(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 October 27, 2025 and has been in the public record since filing.

(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; and*

There have been no changes to the Regulations, Comprehensive Plan or to the surrounding area that would impact the approved project.

(c) *The applicant demonstrates that there is good cause for such extension, with substantial evidence of one (1) 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 states they have been unable to secure financing for the project due to economic and market conditions beyond their control. Currently, the interest rates and economic conditions have made borrowing costs too high for the project to obtain financing at this time.

Therefore, the Applicant is requesting a one-year time extension to allow them more time to secure financing.

OP understands the need for more time due to the present economic conditions and recommends **approval** of the requested one-year extension.