

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Karen Thomas, Case Manager  
*MBR* Maxine Brown Roberts, Development Review Specialist, AICP  
**DATE:** February 13, 2026  
**SUBJECT:** Extension Request – BZA 20970A Time Extension Request - Washington Ballet

Address:	3515 Wisconsin Avenue, N.W.
Applicant:	The Washington Ballet
Legal Description:	Square 1911, Lot 20
Ward / ANC	Ward 3; ANC 3A03
Zone	RA-1
Project Summary:	The Order granted a <u>special exception</u> under Subtitle U § 203.1(m) to expand an existing private school use, <u>an area variance</u> from the floor area ratio (“FAR”) requirements of Subtitle F § 201.1, and <u>an area variance</u> from the lot occupancy requirements of Subtitle F § 210.1 to permit the renovation of the existing building and continue its operations as a private school in the RA-1 District.
Date of Order Issuance:	December 20, 2023 (Summary Order)
Previous Extension:	None
Date of Order Expiration:	December 2970A, 2025

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

**PHOTO(S) OF SITE:**



July 2025 (Google Maps)



September 2022 (Google Maps)

## **I. EVALUATION OF THE 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 12, 2025 and has been in the public record since filing. A Certificate of Service is at [Exhibit 2, page 5](#). §705.1 (a) further provides that a time extension filed at least 30 days prior to the expiration date shall toll the expiration date to allow the BZA to consider the request

- (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:**

To date, there have been no substantive amendments to the Zoning Regulations that would affect the material considerations upon which the Board based its original decision. The subject property is located well to the south of the area addressed by the proposed map amendment and associated text changes pertaining to the Wisconsin Avenue Corridor under ZC Case No. 25-13.

### **Surrounding Development:**

The surrounding area comprises a combination of single-family residential dwellings, multi-family apartment complexes, and institutional/educational land uses. At present, there are no significant development proposals within the vicinity that were not contemplated at the time of the original BZA approval. Consequently, no material changes to the character or intensity of surrounding development are anticipated that would alter the factual basis upon which the Board rendered its initial decision.

### **Proposed Development:**

The application indicates that no changes to the approved development 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 has indicated that despite sustained fundraising efforts, the acquisition of sufficient capital for the Project has been delayed due to prevailing economic conditions beyond its control. Nevertheless, the Applicant continues to actively pursue funding through grant applications and private contributions. To date, the Applicant has invested more than \$780,000 toward Project development, underscoring its strong commitment to completing the necessary renovation of the building. The Applicant is confident that the additional time requested will enable a successful fundraising campaign and the delivery of the proposed improvements.

OP agrees that based on current economic challenges, an extension of two years to secure the remaining funds required for project completion satisfies the criteria and **recommends approval** of the requested extension for no more than two years.

**II. OTHER DISTRICT AGENCIES**

As of the date of this report, no other agency's comments are filed to the record.

**III. ADVISORY NEIGHBORHOOD COMMISSION**

ANC 3A's report to the Board recommending approval is noted in the record at [Exhibit 7](#).

**IV. COMMUNITY COMMENTS TO DATE**

As of the date of this report, community comments have not been filed to the record.