

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Development Review Specialist
 Crystal Myers, Development Review Specialist
DATE: February 13, 2026

SUBJECT: BZA Case 20990-A, Request for a two-year extension for special exception (20990) relief to permit financial services use on the ground floor of an existing mixed-use building in the NMU-5A/H-H zone at 650 H Street NE.

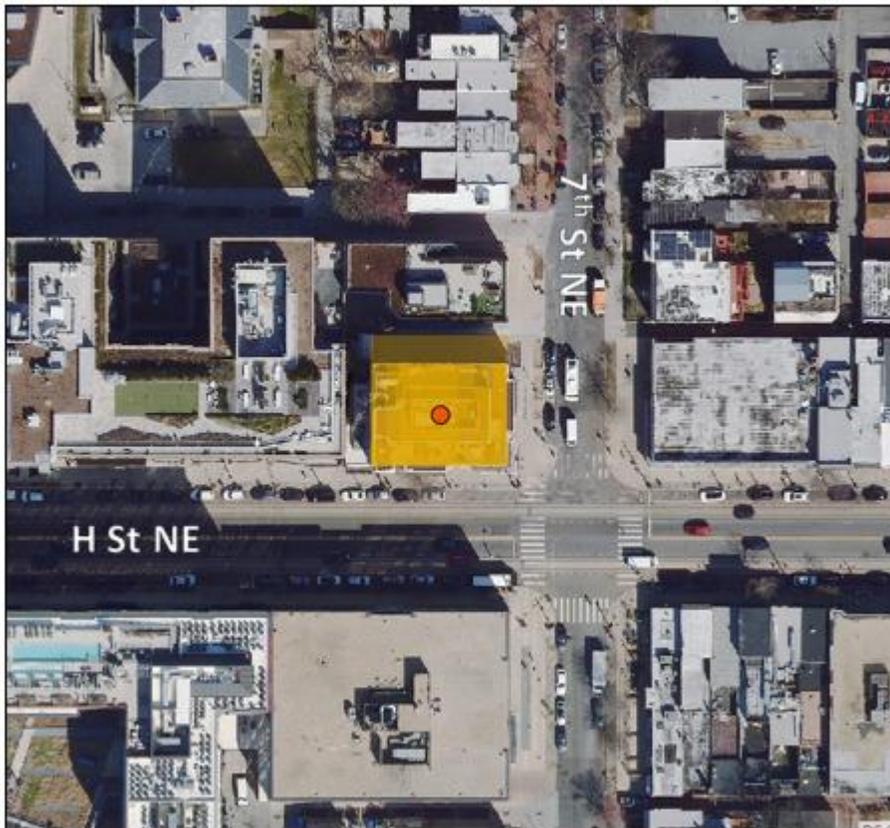
I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested time extension pursuant to Y § 705.

II. LOCATION AND SITE DESCRIPTION

Address	650 H Street NE
Applicant	Goulston & Storrs for Rock Creek – 650 H LLC
Legal Description	Square 858; Lots 867, 868 and 871
Ward, ANC	Ward 6; ANC 6C
Historic Designation	None
Zone	NMU-5A/H-H (H Street Northeast Neighborhood Mixed-Use Zone)
Project Summary	First two-year extension of BZA case to permit more than 20% of the ground floor level area for financial services in an existing six-story mixed-use development with approximately 5,698 square feet of retail and other commercial space on the ground floor as well as multifamily residential units occupying the upper floors. Approved: 71% (4,048 sq. ft.)
Date of Order Issuance (20990)	December 12, 2023
Date of Expiration	December 12, 2025

III. LOCATION MAP



IV. OFFICE OF PLANNING ANALYSIS

Subtitle Y § 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 4, 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:

(1) Zoning Regulations: Since the original approval in 2023, there have been no substantial change to the NMU-5A/H-H regulations that would impact the material facts upon which the Board based its original approval.

(2) Surrounding Development: There have been no substantial changes or *new* developments in the area that would impact the material facts upon which the BZA based its original approval.

(3) *Proposed Development:* The applicant has not proposed any changes to the anticipated use of the ground floor.

(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;***

The applicant has demonstrated that there is good cause for the requested time extension. Due to economic and market factors and challenges, the applicant has not been able to obtain a tenant in the vacant commercial space, which is beyond reasonable control of the owner.

Following the issuance of the Order, the Applicant continued discussions with a potential financial services tenant for the space, but the potential tenant ultimately withdrew from the lease deal. The applicant continued to market the space for financial services, however, they have not been able to secure a tenant. Therefore, the applicant requests the two-year extension to find a tenant.

(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***

N/A

(3) ***The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control.***

N/A

V. OTHER DISTRICT AGENCIES

There have been no comments from other District agencies.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 6C has not submitted a response to the record as of the date of this report.

VII. COMMUNITY COMMENTS TO DATE

There are no comments from the community filed to the record.