

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



**BZA Application No. 21001-A
921 6TH STREET, LLC
917-921 6th Street, NW (Square 484, Lot 30)**

HEARING DATE (21001):	December 6, 2023
DECISION DATE (21001):	December 6, 2023
ORDER ISSUANCE DATE (21001):	December 18, 2023
DECISION DATE (21001-A):	December 3, 2025

**SUMMARY ORDER ON REQUEST FOR
TWO-YEAR TIME EXTENSION**

ORIGINAL APPLICATION. In Application No. 21001, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) approved the request by 921 6th Street, LLC (the “**Applicant**”) for a special exception from the loading requirements of Subtitle C § 901.1, pursuant to Subtitle C § 909.2 and Subtitle X § 901.2; and a special exception under Subtitle C § 1501.1(d), to allow an eating and drinking establishment located within a penthouse habitable space, pursuant to Subtitle X § 901.2, to construct a new 13-story building (lodging uses) with a restaurant in habitable penthouse space in the D-4-R zone. The Board issued Order No. 21001 on December 18, 2023 (the “**Order**,” Exhibit 2B). Pursuant to Subtitle Y § 604.11, the Order became effective ten days after issuance. Pursuant to Subtitle Y § 702.1, the Order was valid for two years from the time it became final.

REQUEST FOR TWO-YEAR TIME EXTENSION. On October 1, 2025, the Applicant submitted a request that the Board grant a two-year extension of Order No. 21001. (Exhibits 1-2D.)

NOTICE OF THE REQUEST. Pursuant to Subtitle Y § 705.2(a), the Applicant provided proper and timely notice of the request for time extension to the parties to the underlying case. (Exhibit 2.)

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission (“ANC”) 6E.

ANC REPORT. The ANC’s report indicated that at a regularly scheduled, properly noticed public meeting on October 30, 2025, at which a quorum was present, the ANC voted to support the request. (Exhibit 4.)

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OFFICE OF PLANNING (“OP”) REPORT. OP submitted a report recommending approval of the time extension. (Exhibit 5.)

DISTRICT DEPARTMENT OF TRANSPORTATION (“DDOT”) REPORT. DDOT did not submit a report to the record for this time extension application.

CONCLUSIONS

This request for extension is pursuant to Subtitle Y § 705 of the Zoning Regulations, which permits the Board to 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.

Pursuant to Subtitle Y § 705.2(a), the Applicant shall serve on all parties to the application and all parties shall be allowed 30 days to respond. Pursuant to Subtitle Y § 705.2(b), the Applicant shall demonstrate that there is no substantial change in any of the material facts upon which the Board based its original approval of the application. Finally, under Subtitle Y § 705.2(c), good cause for the extension must be demonstrated 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.

Based upon the record before the Board and having given great weight to the appropriate recommendations and reports filed in this case, the Board finds that the Applicant has met the criteria of Subtitle Y § 705.2 to extend the validity of the underlying order.

Pursuant to Subtitle Y § 705.4, the Board’s decision on the request shall be in writing and shall become final and effective upon its filing in the record and service upon the parties.

DECISION

It is therefore **ORDERED** that the request for a two-year time extension to the validity of the Board’s approval in Order No. 21001 is hereby **GRANTED**, and the Order shall be valid until **DECEMBER 18, 2027**.

VOTE: 3-0-2 (Frederick L. Hill, Carl H. Blake, and Joseph S. Imamura to APPROVE;
two Board seats vacant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT
A majority of the Board members approved the issuance of this order.

ATTESTED BY:


SARA A. BARDIN

Director, Office of Zoning

FINAL DATE OF ORDER: December 10, 2025

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.