

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: November 20, 2025

SUBJECT: BZA Case 21001A, Two-year time Extension for a special exception relief to permit an eating and drinking establishment in the penthouse of a hotel and reduced loading facilities at 917-921 6th Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested time extension for Order approving the following special exceptions:

- Subtitle C § 901.1, Loading (One loading berth and one loading platform required, No loading berth proposed) pursuant to Subtitle C § 909 and Subtitle X § 901.2; and
- Subtitle C § 1501.1(d), Penthouse General Regulations (eating and drinking establishment in the penthouse proposed) pursuant to C § 1506 and Subtitle X § 901.2.

II. LOCATION AND SITE DESCRIPTION

Address	917-921 6 th Street NW
Applicant	Holland & Knight for 921 6 th Street, LLC
Legal Description	Lot 30, Square 484
Ward, ANC	Ward 6; ANC 6E01
Zone	D-4-R; Mount Vernon Triangle Sub-Area
Historic District	N/A
Proposed Development	A 13-story lodging facility with eating and drinking establishment uses on the ground floor and in the penthouse.
Date of Original Order Expiration:	December 18, 2025
Previous Extensions:	none
Extension Request:	Two year extension, to December 18, 2027

OFFICE OF PLANNING ANALYSIS

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 October 1, 2025, and has been in the public record since filing. Therefore, the extension has met the filing deadline.

- (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:

Since the original approval, there have been no substantial changes to the D-4-R regulations that would impact the material facts upon which the Board based its original approval.

Surrounding Development:

Generally, there has been no new development that would impact the material facts upon which the BZA based its original approval.

Proposed Development:

The applicant has not indicated any change to the proposed use or development of the site.

- (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 cites the inability to obtain project financing due to the real estate market conditions beyond their control. Specifically, material inflation, labor shortages, supply chain disruptions, and the lending environment have made it difficult to proceed with a final design and financing for the development of a hotel.

III. OTHER DISTRICT AGENCIES

As of the date of this report, no other agency comments had been filed to the record.

IV. ADVISORY NEIGHBORHOOD COMMISSION

ANC 6E has provided a letter of support, Exhibit 4.

V. COMMUNITY COMMENTS TO DATE

As of the date of this report, no community comments have been filed to the record.

