

**Statement of Grounds for Motion for Continuance:
BZA Case No. 21034 (261 17th Street SE, WDC 20003).**

The Applicant, **Morningstar Community Development**, respectfully requests a continuance of the scheduled hearing in this matter for the following reasons:

1. Public Funding Dependency

The subject property is the object of a public disposition by the District of Columbia Government. The project requires public funding for its feasibility and execution. The scope, financial structure, and specific development parameters hinge on the amount of funding the District allocates — which remains under negotiation and is not yet finalized.

2. Pending Government Coordination

The Applicant is actively engaged with the District of Columbia Government to finalize the terms of both the final disposition and project funding. The funding outcome will materially affect the project's design, financing, and readiness for presentation before the Board.

3. No Prejudice to the Parties

The requested continuance will not prejudice the Board, the affected Advisory Neighborhood Commission, or the public. Rather, it will ensure that the Board receives a complete and accurate presentation of the project, thereby promoting efficiency and fairness in the proceedings.