

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Joel Lawson, Associate Director Development Review  
**DATE:** June 12, 2025  
**SUBJECT:** Extension Request – BZA Case 21160, 1314 21<sup>st</sup> Street NW

**I. RECOMMENDATION**

OP recommends that the requested six month time extension be **approved**.

**II. LOCATION AND SUMMARY**

Address	1314 21 <sup>st</sup> Street NW
Applicant	Sullivan and Barros, LLP for Three Tables LLC
Legal Description	Square 0069, Lot 0228
Ward, ANC	Ward 2; ANC 2B
Zone	RA-2/DC
Historic District	Dupont Circle Historic District
Existing Development	Three-story mixed-use building with condo units above the ground floor retail space.
Proposed Development	To permit prepared food shop and retail uses within the existing art gallery.
Date of Order Issuance:	October 25, 2024
Date of Order Expiration:	April 25, 2025 (six months)
Requested Extension:	First extension, 6 months to October 25, 2025 <sup>1</sup>

**III. EVALUATION OF THE EXTENSION REQUEST**

**(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 April 8, 2025 and has been in the public record since filing. As part of Exhibit 4 of the record is an indication that the request has been served on ANC 2B.

**(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:**

<sup>1</sup> The application references a six month extension in one part of the application, and a one year extension elsewhere.

**Zoning Regulations:**

The original BZA approval was under the current zoning regulations, which have not been modified in a way to substantively impact the original review or approval.

**Surrounding Development:**

OP is unaware of any new development in the immediate area which would substantially change the material facts upon which the BZA made its original decision.

**Proposed Development:**

The application indicates that no changes to the approved use 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.**

...

- (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;**

...

The applicant notes that they have pursued permit approvals and scheduled inspections in a timely manner, but that the review and approval process has taken longer than anticipated. Issuance of the Certificate of Occupancy is expected in the near future, but it may occur after the current expiration date of the BZA Order, so the applicant has requested this extension.

**IV. OTHER DISTRICT AGENCIES**

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

**V. ADVISORY NEIGHBORHOOD COMMISSION**

At Exhibit is a report from ANC 2B indicating support for this extension request.

**VI. COMMUNITY COMMENTS TO DATE**

Letters in support are at Exhibits 7 and 9 of the record..