

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**BZA Application No. 20291-A  
2100 M Street Property Owner, LLC  
2100 M Street, NW (Square 72, Lot 75)**

**HEARING DATE (20291):** October 7, 2020  
**DECISION DATE (20291):** October 7, 2020  
**ORDER ISSUANCE DATE (20291):** October 21, 2020  
**DECISION DATE (20291-A):** November 30, 2022

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

**ORIGINAL APPLICATION.** In Application No. 20291, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) approved the request by 2100 M Street Property Owner, LLC (the “**Applicant**”) for a special exception under Subtitle C § 1504.1, from the penthouse setback requirements Subtitle C § 1502.1, and pursuant to Subtitle X, Chapter 10, for variances from the setback requirement of Subtitle I § 201.6, from the closed court area requirements of Subtitle I §207.1, and from the loading berths requirements of Subtitle C § 905.2. The Board issued Order No. 20291 on October 21, 2020 (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.

**REQUEST FOR TWO-YEAR TIME EXTENSION.** On October 3, 2022, the Applicant submitted a request that the Board grant a two-year extension of Order No. 20291. (Exhibits 1-3.)

**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”) 2A.

**ANC REPORT.** The ANC did not submit a report to the record.

**OFFICE OF PLANNING (“OP”) REPORT.** OP did not submit a report to the record.

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Board of Zoning Adjustment

District of Columbia

CASE NO.20291-A

EXHIBIT NO 2D

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**DISTRICT DEPARTMENT OF TRANSPORTATION (“DDOT”) REPORT.** DDOT did not submit a report to the record.

**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 § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

**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. 20291 is hereby **APPROVED**, and the Order shall be valid until **October 21, 2024.**

**VOTE: 4-0-1** (Frederick L. Hill, Carl H. Blake, Chrishaun S. Smith, and Robert E. Miller to APPROVE; Lorna L. John not present, not participating)

**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

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**Director, Office of Zoning**

**FINAL DATE OF ORDER: December 6, 2022**

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.