

**DISTRICT OF COLUMBIA**

**BOARD OF ZONING ADJUSTMENT**

**Applicant's Request for a Time-Extension, BZA Case No. 20967**

**1371-1375 H Street, NE (Square 1027, Lot 166)**

**I. INTRODUCTION AND NATURE OF RELIEF SOUGHT.**

This Statement is submitted on behalf of Salvation Arts, LLC (the "Applicant"), owner of the property located at 1371-1375 H Street, NE (Square 1027, Lot 166) (the "Property"). The Applicant is requesting a one-year time extension of BZA Order No. 20967 (the "Order"). The Order granted the Applicant the following relief:

- Special exception under Subtitle C § 703.2, pursuant to Subtitle X § 901.2, from the minimum vehicle parking requirements of Subtitle C § 701.5
- Special exception under Subtitle H §§ 6005.1(a) and 6009.1(a), pursuant to Subtitle X § 901.2, from the animal care and boarding use requirements

The relief was granted in order to construct a new six story residential building in the NMU-7B/H-A zone, and to preserve the existing animal care and boarding use that is operating on site. The Summary Order was issued on November 1, 2023, and became effective on November 9, 2023. Therefore, the Order is set to expire on November 9, 2025.

The Applicant requests the extension from Y-702.1 pursuant to Y-705.2. II. 705.2. III.

**II. JURISDICTION OF THE BOARD.** The Board has jurisdiction to grant the special exception relief requested pursuant to Y-702.1

**III. The Applicant Meets the Requirements of Subtitle Y-705.2.** Subtitle Y-705.2: The Board may 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; provided, that the Board 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 Applicant will serve all parties to the Application.

(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; and There is no substantial change in 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.

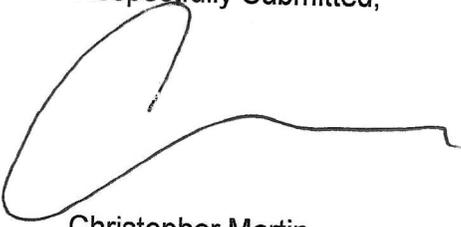
(c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one (1) or more of the following criteria:

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.

There is good cause for the extension due to the Applicant's inability to secure financing prior to the expiration of the BZA Order. Elevated, volatile interest rates resulting from tariff uncertainty and economic conditions rendered the project unfinanceable. We are hopeful that with the recent Federal Reserve interest rate cut, and guidance for further cuts will reduce borrowing costs enabling the project to be financed.

IV. CONCLUSION. For the reasons stated above, the Applicant respectfully requests that the Board grant the one-year time extension.

Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, stylized loop on the left that extends into a long, horizontal stroke on the right.

Christopher Martin

Manager

Salvation Arts, LLC

September 30, 2025