

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

To: Radhika Mohan, Deputy Director
Development Review & Historic Preservation
Office of Planning

From: Sharon S. Schellin /s/
Secretary to the Zoning Commission

Date: April 14, 2026

Re: Request for Processing Z.C. Case No. 12-14F (3rd & K, LLC – Two Year Time Extension for Approved PUD for Property Located @ Square 542, Lots 816, 817, 821, 883, 2124-2251 (300 K Street, S.W.))

On March 31, 2026, the Office of Zoning received an application from the above-named Applicant. The Applicant is requesting from the Zoning Commission a two-year time extension of Z.C. Order Nos. 12-14 and 12-14A, as modified pursuant to Z.C. Order Nos. 12-14C and 12-14D. The Applicant cites the reason due to economic and market conditions beyond the Applicant's reasonable control.

The Applicant is requesting a two-year extension of the deadline to file a building permit application for the second phase building to April 27, 2028; and a corresponding extension of the deadline to commence construction to April 27, 2030. This is the Applicant's third time extension request. Additionally, the Applicant is requesting a waiver for the limitation on the number of time extensions that may be requested for an approved PUD in Subtitle Z § 705.5, pursuant to the Commission's authority under Subtitle Z § 101.9.

Pursuant to Subtitle Z § 705.2, OZ has reviewed the application and determined that it meets the basic filing requirements. Please proceed with processing. Pursuant to Subtitle Z § 400.6, OP is required to file its report in this office no later than 10 days prior to the meeting. This case will be placed on the May 14, 2026, Public Meeting agenda for consideration by the Commission.

Attachment

cc: Hillary Lovick, Esq.