

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 21-18A**

Z.C. Case No. 21-18A

Dance Loft Ventures, LLC

**(Two-Year Time Extension for the Approved Consolidated PUD and Related Zoning Map
Amendment @ Square 2704, Lots 64, 815, 819, 821, 823, 828, and 830-833)**

March 12, 2026

Pursuant to notice, at its public meeting on March 12, 2026, the Zoning Commission for the District of Columbia (the “Commission”) considered the application (the “Application”) of Dance Loft Ventures, LLC (the “Applicant”) for a two-year time extension of Z.C. Order No. 21-18 (the “Order”), which approved a consolidated planned unit development (“PUD”) and related Zoning Map amendment for the property located at 4608-4618 14th Street, N.W. (Square 2704, Lots 64, 815, 819, 821, 823, 828, 830, 831, 832, and 833) (the “Property”).

The Commission considered the Application pursuant to the Commission’s Rules of Practice and Procedures, which are codified in Subtitle Z of Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the “Zoning Regulations”, to which all subsequent citations herein refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

FINDINGS OF FACT

I. BACKGROUND

1. The Property consists of approximately 29,960 square feet of contiguous land area located along 14th Street, N.W. (Exhibit (“Ex.”) 2C).
2. The Property is located in the Northwest quadrant of the District of Columbia within Ward 4 and Advisory Neighborhood Commission (“ANC”) 4E¹ (Ex. 2).
3. Pursuant to the Order, the Commission approved a consolidated PUD and related amendment to the Zoning Map, changing the Property’s zoning from MU-3A to MU-5A (Ex. 2, 2C).
4. The Property is currently improved with buildings housing Dance Loft on 14, a long-standing nonprofit community performing arts organization, as well as several small retail tenants (Ex. 2).

¹ At the time of the issuance of the Order, the Property was within ANC 4C. Following the issuance of the Order, ANC boundaries throughout the District were redrawn, and the affected ANC for the Property became ANC 4E.

PRIOR APPROVALS AND THE PROJECT

5. The Order approved the redevelopment of the Property with a mixed-use building containing approximately 113,546 square feet of gross floor area, including approximately 101 residential units, of which approximately two-thirds are to be reserved as affordable housing units at 30%, 50%, and 60% of median family income (the “Project”). In addition, the Project includes ground-floor arts, assembly, and retail uses. The Project is designed to permanently accommodate Dance Loft on 14 (Ex. 2).
6. The Order became effective on February 10, 2023 (the “Effective Date”) and required that (a) an application for a building permit be filed within two years of the Effective Date by February 10, 2025; and (b) construction must commence within three years of the Effective Date by February 10, 2026 (Ex. 2C).
7. On August 25, 2023, the Applicant filed an application for a building permit (Permit No. B2310081) in satisfaction of the requirement to file such application within two years of the Order’s Effective Date (Ex. 2).
8. As a result of various conditions as further described below, the Applicant does not anticipate commencing construction within three years of the Effective Date as required by the Order (Ex. 2).

PARTIES AND NOTICE

9. The parties to the Order were the Applicant, ANC 4C, and Friends of Fourteenth Street, an unincorporated organization of residential neighbors of the Property (Ex. 2).
10. The Applicant served the Application on ANC 4E, the Office of Planning (“OP”), the District Department of Transportation, and Friends of Fourteenth Street on February 10, 2026 (Ex. 2).

II. THE APPLICATION

11. On February 9, 2026, the Applicant filed this Application with the Commission requesting a two-year extension of the Order to commence construction by February 10, 2028 (Ex. 2).
12. Pursuant to Subtitle Z § 705.2, the Applicant asserted that it met the standards of review for the time extension request, including:
 - a. The Applicant served the Application on all parties to the Application, and all parties were allowed at least 30 days to respond;
 - b. There was no substantial change in any of the material facts upon which the Commission based its original approval of the Application that would undermine the Commission’s justification for approving the original Application; and
 - c. There was good cause under Subtitle Z §§ 705.2(c)(1) and (3) due to economic, financing, and construction-related conditions beyond the Applicant’s reasonable control, specifically:

- i. Post-Pandemic Economic and Market Conditions. Rising construction costs, interest rate spikes, supply-chain disruptions, and a reduction in available public subsidies for affordable housing that have had an outsized impact on the Project because it relies on layered public and private financing to achieve deep affordability and preserve community-serving nonprofit uses;
- ii. Financing Challenges. Significantly scarcer available funding through the Housing Production Trust Fund (“HPTF”), on which the Applicant relies for the Project to be financially feasible, as well as the Applicant’s limited ability to request HPTF subsidies because such subsidies may only be available during certain windows of time when the District Department of Housing and Community Development issues requests for applications for funding; and
- iii. Construction Cost Escalation and Complexity. Construction costs for mid-rise, mixed-use buildings in the District have continued to increase since the Project’s approval. These increases affect not only base construction costs but also the “four-sided front” design of the building facades and the specialized design and sound-attenuation requirements necessary to accommodate performing arts uses below and adjacent to residential units.

(Ex. 2, 2A).

13. For the foregoing reasons, the Applicant has been unable to secure financing for the Project. However, the Applicant has continued to advance the Project in good faith, including refining design documents, coordinating with District agencies, and maintaining an active building permit application (Ex. 2).
14. The Applicant represented that it remains committed to the Project and believes the requested two-year extension will allow sufficient time to secure financing and commence construction (Ex. 2A).

III. RESPONSES TO THE APPLICATION

15. OP submitted a report dated February 27, 2026 (the “OP Report”) recommending approval of the requested extension (Ex. 5).
16. The OP Report concluded that (a) the Application was timely filed and properly served; (b) there have been no substantial changes in any material facts upon which the Commission based its original approval that would undermine its justification; and (c) the Applicant demonstrated an inability to obtain sufficient financing due to conditions beyond its reasonable control, namely rising construction costs, interest rate spikes, supply-chain disruptions, and a reduction in available public subsidies for affordable housing (*Id.*).
17. ANC 4E and Friends of Fourteenth Street did not file a response or report for this Application notwithstanding having at least 30 days to respond.

CONCLUSIONS OF LAW

1. Subtitle Z § 705.2 authorizes the Commission to approve a request to extend the time period of an order upon determining that such request satisfies the requirements of Subtitle Z § 705.2 and complies with Subtitle Z §§ 705.3, 705.5, and 705.6.
2. Subtitle Z § 705.2(a) requires that an Applicant serve the extension request on all parties and that parties are allowed 30 days to respond.
3. The Commission concludes that the Applicant satisfied § 705.2(a) by demonstrating that it served the time extension request on all parties on February 10, 2026, and that the parties were given at least 30 days to respond (Finding of Fact (“FF”) 10).
4. Subtitle § 705.2(b) requires that the Commission find that no substantial change has occurred to any of the material facts upon which the Commission based its original approval of the PUD that would undermine the Commission’s justification for approving the PUD.
5. The Commission concludes that the Applicant satisfied Subtitle Z § 705.2(b) based on the Application and OP Report and that no substantial change has occurred in any of the material facts upon which the Commission based its original approval that would undermine the Commission’s justification for approving the original Application. The Comprehensive Plan, Zoning Regulations, and surrounding development context remain materially the same as at the time of the approval of the Order (FF 12(b), 16).
6. Subtitle Z § 705.2(c) requires that an application demonstrate with substantial evidence one or more of the following criteria:
 - (1) *An inability to obtain sufficient project financing for the development, following an applicant’s diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant’s reasonable control;*
 - (2) *An inability to secure all required governmental agency approvals for a development by the expiration date of the order because of delays in the governmental agency approval process 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 that renders the applicant unable to comply with the time limits of the order.*
7. The Commission concludes that the Applicant demonstrated with substantial evidence that the Applicant meets the standards of Subtitle Z §§ 705.2(c)(1) and (3). The Project has been negatively impacted by rising construction costs, interest rate spikes, supply-chain disruptions, and a reduction in available public subsidies for affordable housing, all of which are outside of the Applicant’s control. The foregoing factors combine to impede the Applicant’s ability to commence construction within the timeframe prescribed by the Order despite the Applicant’s diligent efforts (FF 12(c)(i)-(iii)).

8. For the foregoing reasons, the Commission concludes that the Applicant meets the standards of review for a time extension request and finds that good cause exists to grant the Application.

“GREAT WEIGHT” TO THE RECOMMENDATIONS OF OP

9. The Commission must give “great weight” to the recommendations of OP pursuant to § 5(d) of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163; D.C. Official Code § 6-623.04 (2001)) and Subtitle Z § 405.9 (*Metropole Condo. Ass’n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).
10. The Commission finds OP’s analysis and recommendation persuasive and concurs with its conclusion that the requested time extension satisfies Subtitle Z § 705.2 (FF 16).

“GREAT WEIGHT” TO THE RECOMMENDATION OF THE ANC

11. The Commission must give “great weight” to the issues and concerns raised in the written report of the affected ANC pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21; D.C. Official Code § 1-309.10(d) (2012 Repl.)) and Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Metropole Condo. Ass’n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016)).
12. ANC 4E did not file a response or report regarding the Application (FF 17).

DECISION


In consideration of the record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has met the standard of review for a time extension request and demonstrated that good cause exists under Subtitle Z § 705.2 to grant the Application. Accordingly, the Commission **APPROVES** the Application for a two-year extension of the Order to extend the validity period and deadline to commence construction of the Project until February 10, 2028. All other conditions of Z.C. Order No. 21-18 remain unchanged and in full force and effect.

FINAL ACTION


VOTE (March 12, 2026): 5-0-0

(Anthony J. Hood, Robert E. Miller, Tammy Stidham, Joseph S. Imamura, and Gwen Wright to approve).

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 21-18A shall become final and effective upon publication in the District of Columbia Register; that is, on June 5, 2026.



ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION



SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.