

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



MEMORANDUM

To: Jennifer Steingasser, Deputy Director
Development Review & Historic Preservation
Office of Planning

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

Date: September 25, 2025

Re: Request for Processing Z.C. Case No. 22-06B (801 Maine Avenue NBL Owner, LLC
– One-Year PUD Time Extension for Property Located @ Square 390, Lot 53 (800 9th
Street, S.W.))

On September 23, 2025, the Office of Zoning received an application from the above-named Applicant. The Applicant is requesting from the Zoning Commission a one-year time extension of Z.C. Order No. 22-06, as modified by Z.C. Order No. 22-06A. The Applicant cites the reason due to economic and market conditions beyond the Applicant's reasonable control.

Due to an appeal before the District of Columbia Court of Appeals, the effective date of the PUD Order is March 5, 2026. The Commission's approval of this time extension would extend the deadline to file a building permit application to March 5, 2027, and require construction to begin no later than March 5, 2028.

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 November 20, 2025, Public Meeting agenda for consideration by the Commission.

Attachment

cc: Hillary Lovick, Esq.