

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**ZONING COMMISSION ORDER NO. 96-13B**  
**Z.C. Case No. 96-13B**  
**Street Retail, LLC**  
**(Two-Year Time Extension of an Approved PUD and**  
**Zoning Map Amendment @ Square 1661, Lot 855)**  
**January 15, 2026**

Pursuant to notice, at its public meeting on January 15, 2026, the Zoning Commission for the District of Columbia (“Commission”) considered the application (“Application”) of Street Retail, LLC (the “Applicant”) for a two-year time extension of the modified Planned Unit Development (“PUD”) and related Zoning Map Amendment approved in Z.C. Order No. 96-13A (the “Order”) for the development of a mixed-use building with approximately 310 residential units and approximately 10,500-14,000 square feet of ground-floor retail use (the “Project”) located at 5333 Wisconsin Avenue, N.W. (Square 1661, Lot 855) (the “Property”). The Commission reviewed the Application pursuant to the Commission’s Rules of Practice and Procedure, 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 refer unless otherwise specified). For the reasons stated below, the Commission **APPROVES** the Application.

**I. FINDINGS OF FACT**

**Prior Approvals**

1. The Property is located in the Friendship Heights neighborhood, near the DC-Maryland border, in Northwest DC in Ward 3. The Property consists of approximately 50,946 square feet of land area and is currently improved with a 2-3 story retail development completed in 1998 pursuant to the original PUD approval, as modified.
2. The Commission approved the Order, effective July 14, 2023, granting a PUD Modification of Significance and related Zoning Map Amendment for the Project, a mixed-use building with approximately 310 residential units and approximately 10,500-14,000 square feet of ground-floor retail use. The Order remained valid until December 14, 2025.<sup>1</sup>

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<sup>1</sup> Following issuance of the Order, a petition for review was filed with the D.C. Court of Appeals (Case No. 23-AA-639). The parties settled the appeal, and the Court of Appeals granted the parties’ joint request for dismissal on December 14, 2023. Accordingly, pursuant to Subtitle Z § 705.8, the Order remained valid until December 14, 2025.

### **Parties and Notice**

3. Advisory Neighborhood Commission (“ANC”) 3E is an “affected ANC” and automatically party to the Application. Aside from the affected ANC, there were no other parties to the original proceeding for Z.C. Case No. 96-13A.
4. On December 9, 2025, the Applicant served the Application on ANC 3E, as well as the Office of Planning (“OP”) and District Department of Transportation (“DDOT”), as attested by the Certificate of Service submitted with the Application (Exhibit [“Ex.”] 2).

### **II. The Application**

5. On December 9, 2025, the Applicant filed the Application requesting a two-year time extension of the period to file a building permit application under the Order, prior to the expiration of the validity period on December 14, 2025. The Applicant requested that it be allowed until December 14, 2027, to file a building permit application for the Project. The Application stated that it met the standards for a time extension enumerated in Subtitle Z § 705.2 (Ex. 2).
6. The Applicant stated there has been no substantial change of material facts since the Commission’s approval in the Order and that the Project remains consistent with the design and program approved by the Commission (Ex. 2).
7. The Applicant asserted that there is good cause to grant the requested extension in this case to allow the Applicant additional time to secure construction financing for the Project. While the Applicant has invested significant time and resources into advancing the design and has secured other necessary agency approvals for the Project, including from the Washington Metropolitan Area Transit Authority and DC Water, the Applicant has been unable to obtain construction financing due to the challenging market conditions affecting the commercial real estate sector, and, namely, an exceedingly challenging financing market and sustained elevated construction costs (Ex. 2).

### **III. Responses to the Application**

8. On December 24, 2025, OP submitted a report stating that OP believed the Application met the standards for the requested two-year extension and recommending approval of the Application. OP agreed with the Application that there has been no substantial change in any of the material facts upon which the Commission based its original approval and that the Applicant had demonstrated good cause for the extension (Ex. 5).
9. ANC 3E did not submit a written report commenting on the Application.

### **CONCLUSIONS OF LAW**

1. Subtitle Z § 705.2 authorizes the Commission to extend the period of an order approving a PUD upon determining that the time extension request demonstrates satisfaction of the

requirements of Subtitle Z § 705.2 and compliance with the limitations of Subtitle Z §§ 705.3, 705.5, and 705.6.

2. The Commission concludes that the Applicant timely filed the Application prior to the expiration of the Order on December 14, 2025, which deadline the Application seeks to extend.
3. Subtitle Z § 705.2(a) requires that an Applicant serve the extension request on all parties and that all parties are allowed 30 days to respond.
4. The Commission concludes that the Applicant satisfied the requirement of Subtitle Z § 705.2(a) by demonstrating that it had served ANC 3E, the only other party to the Order, and that the ANC was given 30 days to respond from the December 9, 2025, date of service.
5. Subtitle Z § 705.2(b) requires that the Commission find that there is no substantial change 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.
6. The Commission concludes that the Application satisfied Subtitle Z § 705.2(b) based on the Application and OP Report, which stated that no substantial change has occurred to the material facts upon which the Commission had relied in issuing the Order.
7. 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.*
8. The Commission concludes that the Application met the standards of Subtitle Z § 705.2(c)(1) due to the significant adverse conditions affecting the financing market for commercial real estate development. The Commission agrees that these matters constitute good cause for the requested two-year extension of the Order.

**“Great Weight” to the Recommendations of OP**

9. The Commission is required to give “great weight” to the recommendations of OP stated in the OP Report pursuant to § 5 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 (2018

Repl.) and Subtitle Z § 405.9. *Metropole Condo. Ass'n v. District of Columbia Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016).

10. The Commission notes OP's conclusion that there has been no substantial change to the material facts upon which the Commission's original approval was based and finds persuasive OP's recommendation to approve the requested two-year extension.

**“Great Weight” to the Written Report of the ANCs**

11. The Commission must give great weight to the issues and concerns raised in the written report of an affected ANC that was approved by the full ANC at a properly noticed public meeting 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 (See *Spring Valley-Wesley Heights Citizens Ass'n v. District of Columbia Zoning Comm'n*, 856 A.2d 1174, 1180 (D.C. 2004)). The District of Columbia Court of Appeals has interpreted the phrase “issues and concerns” to “encompass only legally relevant issues and concerns.” (*Wheeler v. District of Columbia Bd. of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (D.C. 1978) (citation omitted)).
12. ANC 3E did not submit a written report to which the Commission can give great weight.

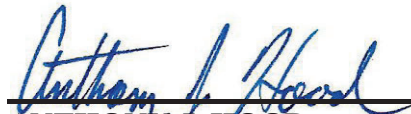
**DECISION**

In consideration of the case record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore **APPROVES** the Applicant's request for a Two-Year Time Extension of Z.C. Order No. 96-13A, to extend the validity period and deadline to file a building permit application until December 14, 2027.

**VOTE (January 15, 2026): 5-0-0**

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

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 96-13B shall become final and effective upon publication in the *District of Columbia Register*; that is, on May 15, 2026.

  
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**ANTHONY J. HOOD**  
**CHAIRMAN**  
**ZONING COMMISSION**

  
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**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.