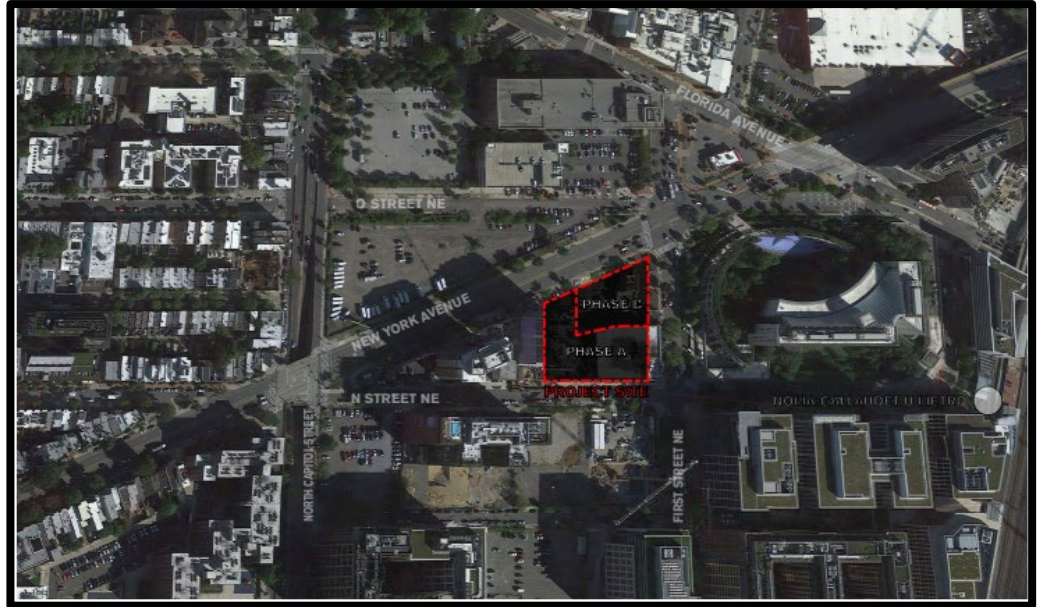


# BZA Case No. 20520

- Property: Lots 3-7, 29, 30, and 804 in Square 671
- Zone: D-5
- BZA Case No. 20520 approved:
  - Animal boarding use on the ground floor; and
  - Eating and drinking establishment within the penthouse.
- BZA Case No. 20520(A)
  - Requests a 2-year Time Extension of BZA Case No. 20520



# Compliance with Time Extension Criteria

## 11-Y DCMR § 705.2

- The Board of Zoning Adjustment may extend the periods of approval for good cause, . . . provided 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;*
    - Request was served on all parties on June 5, 2023. The Board’s public meeting regarding the request is scheduled for July 19, 2023. All parties have thirty days to respond.
  - *(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 and the Applicant is not requesting any new areas of relief. See Ex. 4, p. 2.
  - *(c)(1) The applicant demonstrates that there is good cause for such extension, with substantial evidence . . . An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant’s reasonable control;*
    - Applicant has been unable to obtain sufficient project financing due to rising interest rates, high construction costs, supply chain inflation, and increased labor costs. See Ex. 3.