

Government of the District of Columbia

ZONING COMMISSION



EMERGENCY ORDER 127

April 15, 1976

WHEREAS, There are a significant number of properties in the District of Columbia located in historic districts; and

WHEREAS, A number of the historic properties contain large tracts of land which are subject to subdivision; and

WHEREAS, The Commission on Fine Arts has determined that fifteen to twenty major pieces of property exist within one historic district which could be subdivided; and

WHEREAS, The Commission on Fine Arts has ascertained that at least three major pieces of property in one historic district will be the subject of applications for subdivision in the near future; and

WHEREAS, Zoning Commission Emergency Order No. 123 provided for the temporary review of applications for subdivision of property located in historic districts or which affect historic buildings pending the development of a permanent mechanism for that review; and

WHEREAS, Zoning Commission Emergency Order No. 123 will expire on April 16, 1976; and

WHEREAS, The District of Columbia Council has before it proposed emergency legislation to amend the subdivision regulations concerning the procedure for approving proposed subdivisions in historic districts or which affect historic buildings; and

WHEREAS, The District of Columbia Council's action on the proposed emergency enactment cannot go into affect before the expiration date, set out above, of said Emergency Order; and

WHEREAS, The Zoning Commission has determined that in order to promote the general welfare and to promote such uses of land as would tend to create conditions favorable to protection of property, educational, and cultural opportunities; and to encourage stability of districts and of land values therein; there is a need to provide an interim review procedure of proposed subdivisions in historic districts or affecting historic buildings.

NOW THEREFORE, IT IS ORDERED that Section 1302.2 of the Zoning Regulations be mended as follows for a period of 60 days following the expiration of Emergency Order No. 123:

All applications to subdivide a lot located in a duly designated historic district or a lot on which is erected a duly designated historic structure shall be forwarded before approval by the Zoning Administrator and the Surveyor of the District of Columbia to the Commission in order to determine whether the proposed subdivision complies with the Zoning Regulations. Subdivision applications which only serve to change a taxation and assessment lot to a record lot shall not be referred to the Commission.

THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

Ruby B. McZier

Ruby B. McZier
Chairperson

ATTEST: *Martin Klauber*

Martin Klauber
Executive Secretary