

Government of the District of Columbia

ZONING COMMISSION



Zoning Commission Order No. 327

Case No. 78-20/76-28F

November 13, 1980

On February 8, 1977, by Order No. 264, the Zoning Commission granted the application of the Government of France for final approval of a planned unit development and a change of zone from R-1-B to R-5-C to allow the construction of a chancery and associated facilities for the Government of France on a portion of the Archbold Estate located at 3905 Reservoir Road, N. W. Sub-Paragraph 7501.393 of those Zoning Regulations, in effect when the Government of France filed its original application for approval of the PUD, stated that Commission's final approval in general of a planned unit development is valid for a period of two years "unless extended by the Commission." The sub-paragraph stated further that the applicant must seek the approval of the Board of Zoning Adjustment within that period.

By letter dated October 17, 1980, counsel for the Government of France requested the Commission to extend the validity of the approval granted February 8, 1979. The letter states in part:

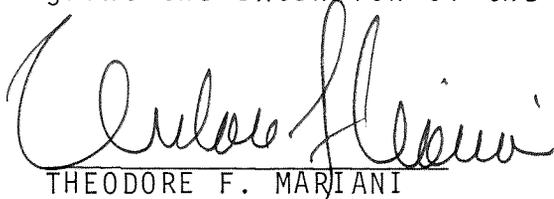
"Budgetary restrictions have delayed proceeding with the construction of the project currently. Inasmuch as the Zoning Regulations applicable to this PUD state that construction must begin within a fixed period after the Board of Zoning Adjustment gives its approval to a planned unit development, we feel that it would be premature to seek the Board's approval at this time. We wish to emphasize that the Republic of France remains committed to the PUD and intends to see to its timely completion.

The two year period within which the Republic of France must seek the Board's approval of the PUD expires on February 8, 1981. Consequently, on behalf of the Republic of France we respectfully request that the Commission extend the validity of its Order No. 264 to August 6, 1981, an extension of six months."

The Zoning Commission is mindful of the processes that any government entity must follow to authorize, appropriate and expend funds. The Commission also understands the budgeting restrictions which affect the Government of France at this time. The Commission believes that the extension of time requested by the Government of France is minimal, that circumstances regarding the approval have not significantly changed, and that there will be no adverse consequences incurred by accommodating the request.

It is therefore hereby ordered that the validity of Zoning Commission Order No. 264 is extended for a period of six months, to August 6, 1981. Prior to the expiration of that time, the Government of France shall file an application with the Board of Zoning Adjustment for further processing of the planned unit development, if it wishes Order No. 264 to remain valid and in effect.

Vote of the Commission taken at the public meeting held on November 13, 1980: 5-0 (John G. Parsons, George M. White, Walter B. Lewis, Theodore F. Mariani and Ruby B. McZier to grant the extension of the Order).



THEODORE F. MARIANI  
Chairman



STEVEN E. SHER  
Executive Director