

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 436

Case No. 81-1P

September 10, 1984

On September 10, 1981, by Z.C. Order No. 351, the District of Columbia Zoning Commission granted preliminary approval to the application of Mrs. Duncan, Jennifer Stats and Laughlin Phillips for a Planned Unit Development (PUD) for Lots 806, 812, 815, 817, and a portion of Lot 816 in Square 1346 located at the southeast corner of the intersection of Foxhall Road and W Street, N.W. to allow the construction of a sixty-three dwelling unit housing development. Paragraph 7501.67 of the District of Columbia Zoning Regulations states that the first stage approval shall be valid for a period of one year, unless extended by the Zoning Commission.

On May 24, 1982, by Z.C. Order No. 374, the Zoning Commission at the request of counsel for the applicants extended the validity of Z.C. Order No. 351 for two years, specifically to September 25, 1984. The applicants requested that extension because they were unable to locate and secure a developer for the project under the economic and marketing conditions that were prevailing at that time.

By letter dated August 24, 1984, counsel for the applicants requested that the Commission extend the validity of Z.C. Orders No. 351 and 374 for an additional two years. The letter stated that the applicants, during the previous two years, had actively sought an experienced housing developer to implement the PUD plan. The letter further indicated that the applicants were presently in the process of detailed negotiations with an experienced housing developer. Consequently, more time was needed to try to successfully conclude negotiations and commence development.

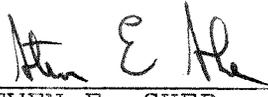
The Zoning Commission is mindful of the unfavorable economic climate for the housing industry in the recent few years. The Commission also understands the development constraints associated with a housing development, including the time that is required to successfully concluded negotiations. The Commission believes that an extension of time, as requested by the applicants, is not unreasonable; that the rationale for granting approval for the PUD has 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 Orders No. 351 and 374 is EXTENDED for a period of two years, until September 25, 1986. Prior to the expiration of that time, the applicants shall file an application with the Zoning Commission for final approval for the PUD, if they desire that Z.C. Order No. 351 remain valid and in effect.

Vote of the Commission taken at the public meeting held on September 10, 1984: 4-0 (Lindsley Williams, Maybelle T. Bennett, George M. White, and John G. Parsons, to extend - Walter B. Lewis, not voting having recused himself).


MAYBELLE T. BENNETT
Chairperson
Zoning Commission


STEVEN E. SHER
Executive Director
Zoning Secretariat

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