

# Government of the District of Columbia

## ZONING COMMISSION



ZONING COMMISSION ORDER NO. 513-A

Case No. 85-3C

(1215 I Street - PUD)

May 14, 1987

### FINDINGS OF FACT

1. The Zoning Commission approved this planned unit development, by Z.C. Order No. 513, effective April 3, 1987.
2. This approved application is now before the Commission on the motion of the applicant for an amendment of Condition No. 33 of Z.C. Order No. 513.
3. By motion dated May 5, 1987, and styled as a "request for clarification," the applicant requested "clarification" of Condition No. 33 in Z.C. Order 513. Condition No. 33 is a boiler plate provision which implements 11 DCMR 2406.8 and 2406.9, and is not unclear.
4. The applicant's May 5 letter, and a related letter, dated May 14, 1987, evidenced that the relief which the applicant needs is an extension of the PUD, pursuant to 11 DCMR 2406.10. The Commission will therefore treat the May 5 request as a motion pursuant to that provision.
5. By deferring construction of the PUD, the applicant will be in a position to use its financial and other resources to comply earlier with the requirements of Conditions No. 9 through 11 of Z.C. Order No. 513, which require the applicant to provide financial support for housing linkage.

### CONCLUSIONS OF LAW

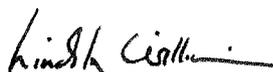
It is in the best interest of the District of Columbia that the applicant be allowed an extension of the time for construction of the PUD. Advancement of production of the housing linkage component is a major benefit. The three-year extension allowed by this order is compatible with the public interest in the timely completion of PUDs.

In consideration of the foregoing Findings of Fact and Conclusions of Law, the Zoning Commission for the District of Columbia hereby orders that Condition No. 33 of Z.C. Order 513 be amended to read as follows:

33. The PUD approved by the Zoning Commission shall be valid for a period of five (5) years from April 3, 1987. Within such time, application must be filed for a building permit as specified in 11 DCMR 2406.8. Construction shall start within six (6) years from April 3, 1987.

Vote of the Zoning Commission taken at the special public meeting on May 14, 1987: 3-1 (Maybelle T. Bennett, Patricia N. Mathews, and Lindsley Williams, to approve; John G. Parsons, opposed; George M. White, not present, not voting).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the D.C. Register, specifically on 28 AUG 1987.

  
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LINDSLEY WILLIAMS  
Chairman  
Zoning Commission

  
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EDWARD L. CURRY  
Acting Executive Director  
Zoning Secretariat

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