

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 781

Z.C. Case No. 95-12

(Text Amendment-Downtown Development District, Subsection 1706.13)

August 7, 1995

At its regular monthly meeting on August 7, 1995, the Zoning Commission for the District of Columbia authorized a public hearing for Z. C. Case No. 95-12.

Z.C. Case No. 95-12 is a petition from the District of Columbia Office of Planning to amend the text of Subsection 1706.13 of the Downtown Development District provisions of the Zoning Regulations, Title 11, District of Columbia Municipal Regulations (DCMR).

Subsection 1706.13 applies to mixed residential-commercial projects in the DDD, and requires the residential certificate of occupancy (C of O) to be issued concurrently with, or in advance of, the C of O for the commercial component of the project.

The proposal would amend Subsection 1706.13 to read as follows:

ALL ANCs

If a development project includes both required residential uses and nonresidential uses, whether on the same lot or in a combined lot development, no Certificate of Occupancy shall be issued for the nonresidential space until a Certificate of Occupancy has been issued for the residential space; Provided, that:

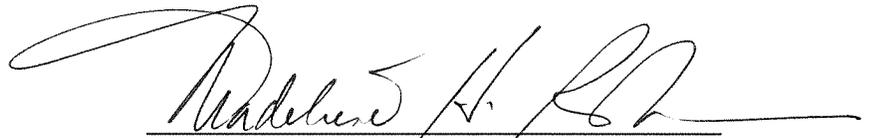
(a) A mixed residential-commercial project for which the Pennsylvania Avenue Development Corporation and a private developer have executed a contract requiring commencement of construction of the residential portion of the project by a date certain, may comply with the timing requirements of Paragraph 1708.1(f) instead of the timing requirements of this subsection; and

(b) At least seventy-five percent (75%) of the commercial development that triggers the

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residential use requirement shall comply with the timing requirements of this subsection, i.e., Subsection 1706.13.

It is hereby **ORDERED** that Z.C. Case No. 95-15 be authorized for public hearing. A formal notice of public hearing is forthcoming.



MADELIENE H. ROBINSON
Director
Office of Zoning