



**Parcel 6:** “Parcel 6, which includes the South Service Court, shall be developed as a Park including a 6.2-acre open space with a community center. . .”

*See, Z.C. Order 13-14(6), pp. 86.*

## **Zoning Regulations Cited by the Appellant**

**11 X-DCMR § 309.2** If the Zoning Commission finds the application to be in accordance with the intent and purpose of the Zoning Regulations, the PUD process, and the first-stage approval, the Zoning Commission shall grant approval to the second-stage application, including any guidelines, conditions, and standards that are necessary to carry out the Zoning Commission's decision.

**11 X-DCMR § 311.1**: Following approval of an application by the Zoning Commission, the applicant may file an application for a building permit with the proper authorities of the District of Columbia.

**11 Z-DCMR § 702.7** Following approval of an application by the Commission, the applicant may file an application for a building permit with the proper authorities of the District of Columbia.

**11-X DCMR § 311.2** The Zoning Administrator shall not approve a permit application unless the applicant has recorded a covenant in the land records of the District of Columbia between the owner or owners and the District of Columbia satisfactory to the Office of the Attorney General and the Zoning Administrator, which covenant will bind the owner and all successors in title to construct on and use the property only in accordance with the adopted orders, or amendments thereof, of the Zoning Commission.