GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

MEMORANDUM

TO: Zoning Commission Members

FROM: Jerrily R. Kress, FAIA, Director
Office of Zoning

DATE: May 2, 2005

SUBJECT: Z.C. Case No. 00-38A/00-38C (Request For Minor Modification)

The applicant has filed with the Zoning Commission a Request for a Consent Calendar Modification to the Planned Unit Development for Frederick Douglass/Stanton Hope VI Revitalization approved November 15, 2001.

The applicant has met the timing requirements to put this matter on our May 9, 2005, meeting agenda. The question is whether this is a minor modification or not because the request doesn't relate to a change in the approved plans, but rather an extension of the time period granted in Condition No. 10 of Z.C. Order No. 942A. Specifically, the requested change is as follows:

> 10. The construction of the PUD development may occur in 14 different phases as shown on Exhibit 23, Tab 5. The Applicant shall have the flexibility to substitute any one phase for any other phase provided, however, that all construction (other than "add-on" features selected by individual homeowners) shall be completed ~~within forty-eight (48) months of the effective date of this order~~ **by December 31, 2008, barring unforeseen circumstances beyond the Applicant's reasonable control**.

While the Office of Zoning believes this request is more appropriately a time extension request than a minor modification, it is requested that the Zoning Commission take action on the applicant's request as it deems appropriate.

ZONING COMMISSION
CASE No. 00-38A
EXHIBIT No. 3

ZONING COMMISSION
District of Columbia
CASE NO.00-38A
EXHIBIT NO.3