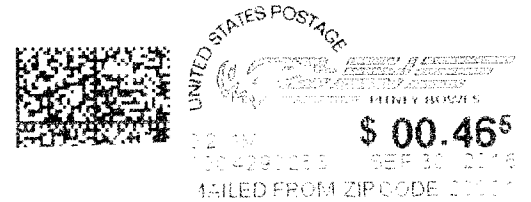


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



Romeo Morgan
c/o Donald M. Temple, Esq.
1101 15th Street, NW #910
Washington, DC 20005

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District of Columbia
CASE NO. 13-10A
EXHIBIT NO. 7

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

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OFFICE OF ZONING



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 13-10A

Z.C. CASE NO. 13-10A

ZP GEORGIA, LLC

(Time Extension – Consolidated PUD @ Square 2892)

June 27, 2016

Pursuant to notice, a public meeting of the Zoning Commission of the District of Columbia (“Commission”) was held on June 27, 2016. At the meeting, the Commission approved a request on behalf of ZP Georgia, LLC (“Applicant”) for a two-year extension of the time period in which to file a building permit for the construction of a mixed-use development composed of retail and residential uses, which was approved in Z.C. Order No. 13-10.

FINDINGS OF FACT

1. Pursuant to Z.C. Order No. 13-10, effective June 27, 2014, the Commission approved applications for a consolidated planned unit development (“PUD”) and related Zoning Map amendment from the GA/C-2-A Zone District to the GA/C-2-B Zone District for a mixed-use retail and residential project at Lots 102, 103, 104, 105, 879, and 910 in Square 2892 (“Subject Property”). Z.C. Order No. 13-10 required that an application for a building permit must be filed no later than June 27, 2016, and that construction must begin no later than June 27, 2017.
2. The approved PUD includes approximately 96,000 square feet of gross floor area devoted to residential uses (105 units, plus or minus 10%) and approximately 3,816 square feet of gross floor area devoted to retail uses. A minimum of eight percent of the building's residential gross floor area was required to be set aside as Inclusionary Zoning (“IZ”) units, consistent with Chapter 26 of the Zoning Regulations. The building was approved with a maximum height of 87 feet. Thirty-six on-site parking spaces were approved to be located in a below-grade parking garage.
3. By letter dated May 25, 2016, the Applicant submitted a request to the Commission for a time extension of Z.C. Order No. 13-10, such that a building permit application must be filed no later than June 27, 2018, and construction must begin no later than June 27, 2019. The Applicant's request was supported by documentation describing a lawsuit against the Applicant regarding development of the Subject Property. The lawsuit was filed on June 17, 2014 in the Superior Court of the District of Columbia by an individual that participated as a party in opposition in Z.C. Case No. 13-10. As a result of the pending litigation, the Applicant suspended all development work pending resolution of the lawsuit.

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