



Delegated Action of the Executive Director

PROJECT
**Text Amendment for Six-Month Extension
of Board of Zoning Adjustment and Zoning
Commission Orders**
Washington, DC

NCPC FILE NUMBER
ZC 20-07

NCPC MAP FILE NUMBER
00:00(06.00)45121

REFERRED BY
Zoning Commission of the District of Columbia

DETERMINATION
Approval of a report to the Zoning
Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has submitted a text amendment for a six-month extension of Board of Zoning Adjustment (BZA) and Zoning Commission (ZC) Orders. In general, BZA and ZC orders have expiration dates or require parties to take certain actions within specified times. The current COVID-19 pandemic has temporarily affected the timing of construction schedules, permit and financing approvals, the execution of commitments, and the ability of the various review boards to hold or schedule public meetings. As a result, the amendment includes the following:

1. Extends by six months from the date of expiration the period of validity for BZA and ZC orders and approvals set to expire between April 27, 2020 and December 31, 2020. The extensions would apply to special exceptions, variances, Planned Unit Developments (PUDs), and any other contested case decisions, including First Stage, Second Stage, and Consolidated PUDs, and conditions with deadlines falling within this period, and
2. Extend by six months from the date of expiration any construction deadline scheduled to expire between April 27, 2020 and December 31, 2020.

Staff recognizes the need for the extensions given the current environment, and finds the proposed text amendment is not inconsistent with the federal elements of the *Comprehensive Plan for the National Capital* and would not adversely effect any identified federal interests.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Text Amendment for Six-Month Extension of Board of Zoning Adjustment and Zoning Commission Orders is not

inconsistent with the federal elements of the Comprehensive Plan for the National Capital nor would it adversely effect any identified federal interest.



Marcel Acosta
Executive Director

5/29/20

Date