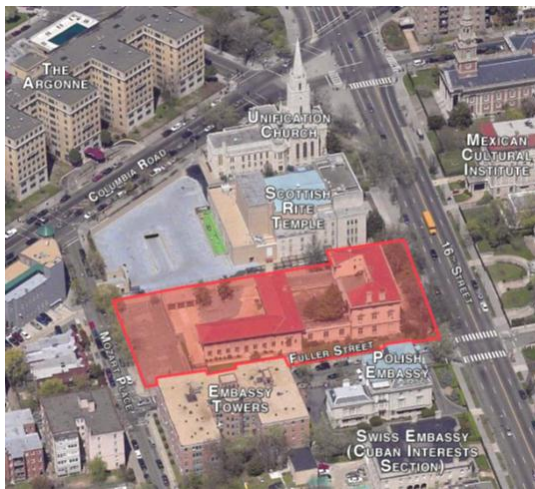


**MEMORANDUM**

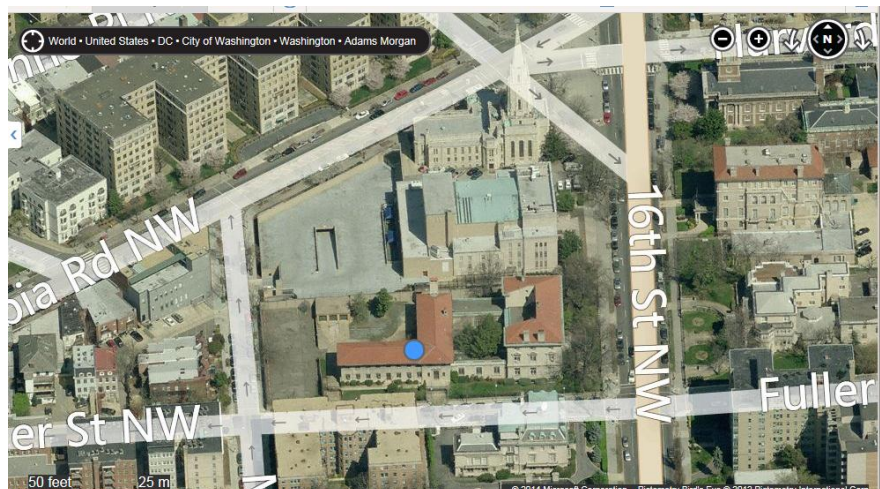
**TO:** District of Columbia Zoning Commission  
**FROM:** Jennifer Steingasser, Deputy Director Development Review & Historic Preservation  
**DATE:** April 4, 2014  
**SUBJECT:** Extension Request – PUD Case 11-08A (Il Palazzo, LLC, Square 2578)

Applicant:	Il Palazzo, LLC.
Address:	2700 16 <sup>th</sup> Street NW
Ward / ANC	Ward1, ANC 1
Project Summary:	The applicant proposes to convert the existing former mansion previously occupied by the Italian Embassy to a 110-135 unit residential building. A PUD-related map amendment was approved for the western portion of the site from D/R-5-B to the D/R-5-D District to enable preservation of the historic building. Development would be completed in two phases. Phase I would include 28 units within the historic portion and Phase II would include the addition of 82 or more units to the rear of the property. A 60-90 space below-grade parking area is proposed below the addition.
Order Effective Date:	March 9, 2012
Previous Extension:	None
Order Expiration Date:	March 8, 2014

**PHOTOS OF SITE:**



**2011**



**2014**

## **EVALUATION OF THE EXTENSION REQUEST**

Section 2408.10 allows for the extension of a PUD for “good case” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the Zoning Commission determines that the following requirements are met:

- (a) The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The application submitted to the Zoning Commission is dated March 07, 2014 and has been served to all parties to allow the required thirty (30) day time period for the parties’ responses.

- (b) There is no substantial change in any of the material facts upon which the Zoning Commission based its original approval of the planned unit development that would undermine the commission’s justification for approving the original PUD.**

### **Zoning Regulations:**

*There has been no change in the Zoning Regulations that would impact the material facts upon which the Zoning Commission based its original approval.*

### **Comprehensive Plan:**

*No changes to the Comprehensive Plan have been instituted to date to impact the Zoning Commission’s decision in this case.*

### **Surrounding Development:**

*There have been no other recorded changes in the square or its immediate surrounding that would impact the Commission’s decision.*

- (c) The applicant demonstrates with substantial evidence that there is good cause for such extension, as provided in § 2408.11.**

- The existence of pending litigation or such other condition, circumstance or factor beyond the applicant’s reasonable control which renders the applicant unable to comply with the time limits of the planned unit development order.

*The applicant experienced a change in the ownership entity, which ultimately delayed the permitting process. The development firm has proceeded through various permitting processes, but was not able to meet the deadline for filing the building permits. This is a factor beyond the applicant’s reasonable control, which renders the applicant unable to comply with the time limits of the PUD. Therefore, **OP recommends approval** of the time extension request for the reasons cited in the applicant’s submission of record.*