

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeal No. 10074 The Euram Corporation, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton absent, the following Order was entered at the meeting of the Board on July 22, 1969.

EFFECTIVE DATE OF ORDER - Sept. 19, 1969

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at No. 17 Dupont Circle, NW., lots 48 and 810, Square 115, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. Appellant proposes to erect an eight (8) story office building with a roof structure to house mechanical equipment, elevator machinery and cooling tower.
3. The area of appellant's lot is 7,150 square feet and the area of the proposed building is 49,355 square feet with an FAR of 6.5.
4. The area of the roof structure is 2,880 square feet with an FAR of .402.
5. The material and color of the street facade of the proposed building will be exposed natural concrete.
6. The proposed roof structure will also be exposed natural concrete.
7. Appellant alleges that the small triangular site creates a hardship. The penthouse is not set back from the alley and rear lot line in order to provide maximum screening from Dupont Circle.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 14, 1970

Appeal No. 10074 The Euram Corporation, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Amendment of the Order of the Board was entered at the meeting of January 20, 1970.

EFFECTIVE DATE OF AMENDMENT - March 24, 1970

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at No. 17 Dupont Circle, NW., Lots 48 and 810, Square 115, having been granted, the Order effective September 19, 1969, be amended by adding the following:

(a) This appeal is amended to include Lot 809 which has subsequently been acquired by the appellant;

(b) That the respectively numbered FINDINGS OF FACT be amended as follows:

3. The area of appellant's lots is 8,423 square feet and the area of the proposed building is 54,750 square feet with a FAR of 6.5.

4. The area of the proposed roof structure is 2,875 square feet with a FAR of .341.

5. The material and color of the street facade of the building will be brick with exposed concrete spandrels.

6. The material of the proposed roof structure will be brick.

8. The amendments to this appeal were filed and heard under plan by Hartman-Cox, architects, drawings No. 1,10,11, 12,14,15,16, and 18, approved as noted by Arthur P. Davis, Architect-member of the Board, on January 19, 1970.

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No opposition to the granting of the above listed amendments was registered at the public hearing.

OPINION:

The Board concludes that all other facts remain substantially the same as at the time of the original granting of the appeal. This amendment does not alter any other terms of the Board's Order effective September 19, 1969.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN

Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.

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8. This appeal was filed and heard under plan by Hartman-Cox, Architects, drawings No. 1,2,3,4,5,6,7, approved as noted by Arthur P. Davis, Architect-member of the Board, on July 25, 1969.

9. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. The requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

The Board concludes that the roof structure of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

This Order shall be subject to the following conditions:

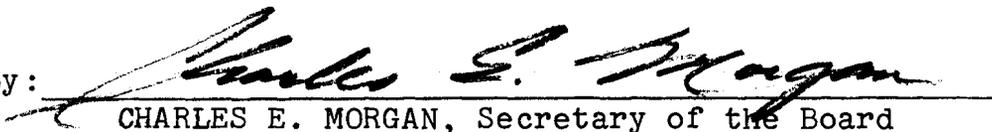
[a] The space connecting portions of the roof structure shall be bridged by a vertical wall both sides.

[b] The material is to be the same on both portions of the penthouse.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN, Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
