

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 14, 1970

Appeal No. 10297 International Monetary Fund, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

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

EFFECTIVE DATE OF ORDER - Sept. 14, 1970

ORDERED:

That the appeal for further processing of a large scale development under Article 75 of the Zoning Regulations for project located at 19th, 20th, G and H Streets, NW., Lots 28, 32, 33, 35-37, 800, 808-812, 822, 824, 825, 830-835, 40, 47, 48, and part of public alley closed, Square 120, be conditionally granted.

FINDINGS OF FACT:

1. The Zoning Commission for the District of Columbia on May 12, 1969, in Zoning Cases 68-70, granted a change in zoning of the land in Square 120 from the R-5-C zoning classification to the C-3-B zoning classification for development under a planned unit development pursuant to Article 75 of the Zoning Regulations. The Zoning Commission approved the concept of development for the entire square and specifically approved the development of property as proposed under Phase One and Phase Two of construction. The specific approval of Phase Three, which includes Lot 826 owned by the Western Presbyterian Church, was withheld for resubmission at the time the Fund intends to go forward with the final phase.

2. The applicant at the public hearing before the Board incorporated by reference the entire files of the Zoning Commission in Zoning Cases No. 68-69 and 68-70. The Zoning Commission approved the planned unit development with a height of 130 feet plus height for roof structures and with a 7.0 FAR, plus penthouse FAR. The parking requirements for the C-3-B District were approved.

3. In BZA Appeal No. 10040, this Board approved the further processing of development of Square 120 for Phase One of the construction as it had been submitted to the Zoning Commission. At that time, the applicant contemplated a three-phase development of the square.

Subsequent to Board approval in BZA Appeal No. 10040, the applicant found that it was able to adjust its plans for taking early possession of land in the square to permit development of the entire square under two phases. Essentially, those phases previously designated One and Two were consolidated into a new and larger Phase One. This two-phase construction programming would permit a more appropriate development since it would eliminate inefficiencies in having separate and distinct construction phases with the accompanying inconveniences to the neighborhood and traffic flow. The new program would also mean a considerable savings in cost to the applicant.

4. The applicant in this appeal requested approval of its new programming of construction. Under the proposed Phase One, the site area would be 91,545 square feet and the building would have a height of 130 feet with an FAR of 6.7, including the penthouse. Parking spaces numbering 717 would be provided with a projected population of 1,600. The zoning computations for the proposed Phase One are all well within the concept previously approved by the Zoning Commission in Zoning Cases No. 68-69 and 68-70. The construction of Phase One would occur on the major southern portion of the square with frontages on 20th, G, and 19th Streets, NW.

5. The Board approves amended Phase One of the planned unit development as requested in Appeal No. 10297.

6. Applicant complies with subparagraphs 7501.42, 7501.43, 7501.44 and 7501.45 of the Zoning Regulations, as shown on the plans as filed in the record.

7. This appeal was filed and heard under plan by Vincent G. Kling and Associates Architects, drawings No. B-34, B-35, B-38, B-39, and B-67, approved as noted by Arthur P. Davis, architect-member of the Board on January 20, 1970.

8. The Board finds that the requirements of subparagraph 7501.39 have been complied with by the applicant in that the area of the planned unit development contains more than one acre, and that the plans submitted set forth explicitly the use, location, dimension, number of stories, height of the building and finished grades. The plans and exhibits also indicate the area and dimensions of the lot for the building and the lot occupancy of the building on the lot and the floor area ratio of the building. The plans and exhibits submitted to the Board established the existing topography of the development and elevations of streets and alleys bounding the site.

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

OPINION:

It is the opinion of the Board that the applicant have complied with all the requirements of Section 7501 of the Zoning Regulations and the Board finds the project to be consistent with the approval of the Zoning Commission.

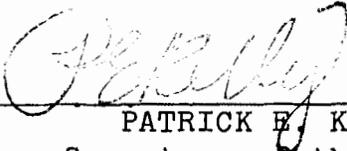
This Order shall be subject to the following conditions:

- [a] This Order, pertaining to Phase One of the construction, shall be valid for a period of 18 months, within which period the plans for the planned unit development shall be filed for the purpose of securing a building permit. Thereafter, the provisions of Section 8205 of the Zoning Regulations shall apply. This condition shall not apply to Phase Two of the planned unit development.
- [b] The Board shall retain jurisdiction over this application for further processing in accordance with the provisions of subparagraph 7501.49.
- [c] Applicant shall record an appropriate covenant covering the development of the entire project as approved by the Zoning Commission in Zoning Cases No. 68-69 and 68-70.

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

ATTESTED:

By: 
PATRICK E. KELLY
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.