

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 15, 1970

Appeal No. 10369 Washington Hospital Center, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Samuel Scrivener, Jr. abstaining, the following Order of the Board was entered at the meeting of April 22, 1970.

EFFECTIVE DATE OF ORDER - June 25, 1970

ORDERED:

That the appeal for further processing of a large scale development under Article 75 of the Zoning Regulations for the new Children's Hospital located at Michigan Avenue and Irving Street, NW., on a portion of Lot 1, Square 3129, be granted conditionally.

FINDINGS OF FACT:

1. The Zoning Commission for the District of Columbia on April 23, 1970, in Zoning Case No. 70-3, granted a change in zoning from R-5-A to SP for a portion of Lot 1 in Square 3129 located at Michigan Avenue and Irving Street, NW., owned by the Washington Hospital Center, for the development under Article 75 as planned unit development, a new Children's Hospital.

2. The Zoning Commission specifically approved Phases 1 and 2 of construction which calls for four stories in the first phase and six stories in the second stage with respective floor area ratios of 1.307 and 2.45. Lot occupancy for the first phase will be 40.8 per cent and lot occupancy for Phase 2 will be 59.4 per cent. The height for Phase 1 will be 91.5 feet and 127.5 feet for Phase 2. The approved parking consists of underground spaces for 1,000 vehicles.

3. In addition to the incorporation by reference of the entire files of the Zoning Commission in Zoning Case No. 70-3, applicant at public hearing submitted for consideration by the Board all of the requirements under Section 7501.41.

The applicant in this appeal has requested approval of Phase 1 of construction approved by the Zoning Commission. There are no changes in the plans since Zoning Commission approval. It is expected that construction will commence in September of 1970.

4. The Board approves Phase 1 of the planned unit development in accordance with the plans in the record of the Zoning Commission in Zoning Case No. 70-3 and the plans submitted to the Board in this appeal. Phase 2 of construction will be constructed at a later date, after approval by this Board.

5. Applicant complies with the requirements of Section 7501.41 since it has submitted and the Board has approved the following:

- [a] Typical floor plans and architectural elevations for the proposed Hospital;
- [b] Roof plans and architectural elevations of all roof structures for the building;
- [c] Final grading and drainage plan for the development area;
- [d] Planting and landscaping for the development area;
- [e] Finished site plan with lot areas and dimensions showing all buildings. These plans are identical with those presented to the Zoning Commission.
- [f] The detailed parking garage and circulation plans as required.

6. Applicant complies with Section 7501.42 in that the Zoning Commission has approved Phases 1 and 2 of construction and this Board has approved Phase 1.

Appeal No. 10369
June 25, 1970
PAGE 3

7. Applicant complies with Sections 7501.43 through 7501.45 in that the plans submitted to the Board do not deviate from the plans submitted to the Zoning Commission.

8. This appeal was filed and heard under plan by Leo A. Daly Company, Architects, drawings No. 1/9 and 3/9 approved as noted by Arthur P. Davis, member of the Board, on June 18, 1970.

9. Applicant complies with Sections 7501.47 and 7501.39 in that the area of the planned unit development contains more than one acre; the file contains a certification that all information submitted is in accordance with the elements and guidelines contained in the Zoning Commission's approval; the proposed use, location, dimension, number of stories and height of each building and structure and finished grades were submitted to the Zoning Commission in Case No. 70-3; the plans submitted to the Zoning Commission also indicate the area, dimensions of the lot proposed for the building, the lot occupancy of the building. The exhibits of record indicate the location and number of all off-street parking spaces and unloading berths; the existing topography of the area; the elevation of streets and alleys bounding the site; the existing or proposed public and private rights of way and easements bounding or traversing the project area and which rights of way or easements are to be continued, relocated or abandoned; the location, approximate number and size of uses and commercial adjuncts within the structure; and all other maps and documents required under Section 9101 for an amendment to these Regulations.

10. No objection to this appeal was registered at the public hearing.

OPINION:

This appeal complies with the Zoning Commission approval. The Board concludes that the roof structures of this proposed Children's Hospital 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.

Appeal No. 10369
June 25, 1970
PAGE 4

This Order shall be subject to the following conditions:

- a. The Board shall retain jurisdiction over this application for further processing in accordance with the provisions of subparagraph 7501.49.
- b. Applicant shall record an appropriate covenant covering the development of the entire project as approved by the Zoning Commission Case No. 70-3 and this appeal.

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.