

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal No. 10431 Redevelopment Land Agency, 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 June 23, 1970.

EFFECTIVE DATE OF ORDER - Oct. 8, 1970

ORDERED:

That the appeal for reinstatement of Board of Zoning Adjustment Order No. 9256 which granted attendant parking and approved roof structure and of Board of Zoning Adjustment Order No. 9369 which approved a variance to permit the roof structure to exceed 0.25 floor area ratio, both at 825 North Capitol Street, NE., Lot 117, Square 676, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-M-3 District.
2. In Appeal No. 9256, approved by the Board June 20, 1967, effective December 5, 1967, the Board approved attendant parking to accommodate approximately 400 cars on the subject site.
3. In Appeal No. 9369, approved by the Board on April 17, 1968, effective April 23, 1968, the Board approved a roof structure for the same building considered in Appeal No. 9256 but provided that the roof structure could be constructed with an FAR of 0.30.
4. These Orders have previously been reinstated in Board of Zoning Adjustment Orders No. 9841 and 10189.
5. The appellant has been unable to commence construction within the six (6) month period allowed under the building permit secured under Appeal No. 10189 as required under Section 8205.12 of the Zoning Regulations.
6. The conditions remain as they existed at the time of the previous Orders.

Appeal No. 10431
October 8, 1970
PAGE 2

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

OPINION:

We incorporate here the Orders issued in Appeal No. 9256, effective December 5, 1967, and in Appeal No. 9369, effective April 23, 1968, It is concluded that the facts remain as they were on the date of the previous Orders and that the granting of this appeal is consistent with those previous Orders.

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.