

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10442      Lawson Knott Associates, Inc., Appellants.

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 July 21, 1970.

EFFECTIVE DATE OF ORDER: August 14, 1970

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with provisions of Section 3308 and for variance from the FAR and setback requirements of the C-3-B District at 2021 K Street, N. W., lot 83, Square 76, be granted partially.

FINDINGS OF FACT:

1. The subject property is located in an C-3-B District.
2. The subject property is improved with a gasoline service station which appellant will raze.
3. Appellant proposed to erect an eight (8) story office building.
4. Appellant stated that the area of the lot is 23,244.37 square feet and the area of the building will be 259,381.66 square feet. The total area of the roof structure will be 6,145.79 square feet with a FAR 0.28. The FAR of the building without the roof structure will be 6.5.
5. The penthouse will house the elevator equipment, mechanical equipment and a stairway.

6. The color and material of the street facade will be white marble faced P. C. Concrete, Grey Glass and Grey Spandrels.

7. The material and color of the proposed roof structure will be White Quartz Aggregate P. G. Conc, Panesl and Masonry.

8. This appeal is granted under plans by Vlastimil Koubek, Architect, drawings, No. A-10, A-15, A-16, A-17, A-18, A-19, A-20, approved as noted by Mr. Arthur P. Davis, Member of the Board, July 21, 1970.

9. Appellant at the public hearing withdrew his request for a variance from the FAR and setback requirements of the C-3-B District.

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

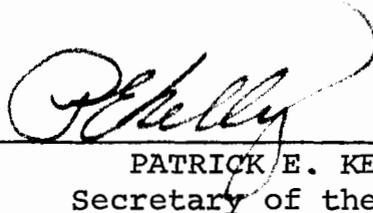
OPINION:

The Board concludes that the roof structures 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.

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.