

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10468 George Washington University, 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 August 18, 1970.

EFFECTIVE DATE OF ORDER - Sept. 10, 1970

ORDERED:

That the appeal for permission to erect Basic Science Building and Medical Library Building with roof structures in accordance with Section 3308 and variance from the provisions of Section 3308.22 to permit a floor area ratio of 0.48 at 2300 Eye Street, NW., Lot 40, Square 41, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The subject property is presently being used as a parking lot under Certificate of Occupancy B-61185.
3. Appellant proposes to construct a seven (7) story Basic Science and three (3) story Medical Library Buildings.
4. The area of appellant's lot is 87,150 square feet and the area of the proposed structure is 370,258 square feet.
5. The total area of the roof structure is 30,431 square feet and the floor area ratio without roof structure is 4.25. The floor area ratio of the roof structure is 0.48.
6. The penthouse will house mechanical equipment, stairway, with elevator and will be constructed of textured concrete with vertical striations and smooth cement block - both light brown in color.

Appeal No. 10468
PAGE 2
September 10, 1970

7. The material and color of the street facade will be textured concrete with vertical striations and smooth cement block - both light brown in color.

8. The appeal for the roof structure is granted under plans by Mills, Petticord and Mills, Architects, drawings A-19 through A-23, A-3L, A-4L, C-3, C-1L, as approved by Arthur P. Davis, architect-member of the Board, July 21, 1970.

9. Appellant stated that this building will become part of the George Washington University Medical Center.

10. Appellant alleged that the variance on the roof structure is needed because the proposed structure is laboratory oriented and it is necessary to use a one-hundred (100) percent fresh air system rather than recirculating air which is normally used.

11. The Department of Highways and Traffic offered no objections to the granting of this appeal.

12. National Capital Planning Commission, at its meeting on August 6, 1970, recommended approval of this subject appeal.

13. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structures of this proposed Basic Science and Medical Library Buildings 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 is compatible with the campus plan which should not adversely affect the use of nearby and adjoining property.

Appeal No. 10468
September 10, 1970
PAGE 3

OPINION Cont'd:

We are also 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.

Further, we hold that 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.

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.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10468 George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following AMENDMENT in the Order of the Board was entered at the meeting of December 15, 1970.

EFFECTIVE DATE OF AMENDMENT - January 12, 1971

ORDERED:

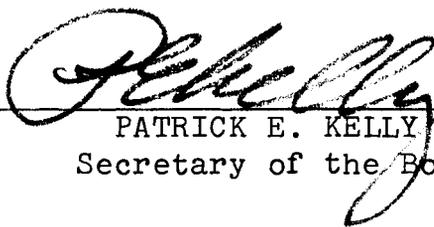
That the appeal for permission to erect Basic Science Building and Medical Building and Medical Library with roof structures in accordance with Section 3308 and variance from the provisions of Section 3308.22 to permit an F.A.R. of 0.48 at 2300 Eye Street, NW., Lot 40, Square 41, having been granted, the Order effective September 10, 1970, is amended by adding the following:

The floor area ratio without roof structure shall be computed on the basis of the University Campus area, which is presently owned by the University.

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

ATTESTED:

By: _____



PATRICK E. KELLY

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 ORDER.