

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 12, 1970

Appeal No. 10480 Baptist Home of D.C. and the Trustees of Temple Baptist Church, 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 - January 4, 1971

ORDERED:

That the appeal for permission to erect an addition to a philanthropic or eleemosynary institution and to locate parking in front of building at 3700 Nebraska Ave., NW, lot 809, Square 1599 be partially granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The subject property is improved with a three (3) story building which is occupied by the Baptist Home of D. C., a home for the elderly.
3. The appellant proposes to erect a five (5) story addition to the existing building which would accomodate approximately 180 persons.
4. Appellant alleged that under Scheme Nine (9) the height of the proposed addition would be 48 feet with a lot coverage of 15,800 feet (See BZA Exhibit No. 51).
5. The National Capital Planning Commission at its meeting on August 6, 1970 recommended disapproval of this appeal on the grounds that the height of the proposed addition is out of keeping with the adjacent residential area (R-1-B) with its 40 foot height limitation.

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6. There was considerable neighborhood opposition at the public hearing and in the record to the granting of this appeal on the grounds of height of the proposed addition, the addition of balconies, the solarium, and the proposed screening plans.

OPINION:

The Board is of the opinion that the granting of this appeal will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

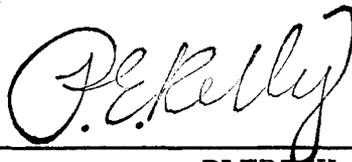
- a. The height of the proposed addition shall be 40 feet measured at the center of the 44th St. frontage.
- b. There shall be no balconies directly facing 44th Street.
- c. The solarium shall be located with maximum setback from 44th Street.
- d. Floor Plan -- Scheme 9 with above height limitation.
- e. The screening shall be as shown on the plans submitted at the public hearing of August 12, 1970.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED:

By: \_\_\_\_\_



PATRICK E. KELLY  
Secretary of the Board

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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.