

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 18, 1970

Appeal No. 10590 National Center Corporation, 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 November 24, 1970.

EFFECTIVE DATE OF ORDER - Dec. 16, 1970

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with Section 3308 at northwest corner of 6th and D Streets, NW., Lot 38, Square 457, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The property is currently being used for parking of automobiles.
3. The appellant proposes to construct a ten (10) story office building.
4. The area of the property is 53,687 square feet and the area of the proposed office building will be 50,853 square feet.
5. The total area of the roof structure will be 7,228 square feet with an FAR of 13,422 square feet. The FAR of the building without roof structure will be 456,340.
6. The penthouse of the proposed office building will house stairs, elevators and mechanical equipment.
7. The material and color of the street facade and roof structure will be light pre-cast concrete.

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8. The appellant amended his application to include a variance for the proposed arcade, alleging that he is unable to maintain a constant grade in the arcade along 6th Street because of the necessity of maintaining the existing sidewalk and curb elevations along this street, the slope of which cannot be changed.

9. The appeal was filed and heard under plan by Rocco V. Tricarico, Architect, drawings A-1,A-4,A-5,A-8,A-9,A-10,A-11, A-12,A-14,A-15, approved as noted by Arthur P. Davis, architect member of the Board, November 25, 1970.

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

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.

We also conclude 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.