

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: October 13, 1971

Appeal No. 10942 Sunderland Associates, Appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee

On motion duly made, seconded and carried with Mr. Scrivener absent, the following Order of the Board was entered at the meeting on November 23, 1971:

EFFECTIVE DATE OF ORDER: February 22, 1972

ORDERED:

That the appeal for permission to erect an apartment building with roof structures in accordance with Section 3308, at 1301 - 20th Street, N.W., lots 71 and 80, Square 115, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. The property is improved with a walk-up rooming house.
3. The appellant requests permission to erect an apartment building with roof structures in accordance with Section 3308 of the Zoning Regulations.
4. The material and color of the street facade will be brick and dark metal windows.
5. The roof structure will be brick work and metal trim to match and harmonize with the main building facade.
6. The elevator penthouse roof is also sloped down so that this roof level largely causes little projection beyond the setback line established by the 1910 Act.
7. There was no opposition registered at the public hearing as to the granting of this appeal.

OPINION:

The Board concludes that the roof structure of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and

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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:

GEORGE A. GROGAN
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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.