

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Appeal No. 11030 D. C. Redevelopment Land Agency, 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 March 15, 1972.

EFFECTIVE DATE OF ORDER - March 28, 1972

ORDERED:

That the appeal for permission to erect apartment building with roof structures in accordance with Section 3308 and variance from the use of R-5-C District to permit entrances to C-2-B uses in R-5-C District, building located at 7th and O Streets, N. W., lot 18, Square 423 be partially granted.

FINDINGS OF FACT:

1. The subject property is located in C-2-B and R-5-C Districts.
2. The property is presently unimproved.
3. Appellant requests permission to build a 137-unit apartment building with ground floor shopping along O Street and medical offices in the basement of the building along 7th Street.
4. The appellant, by letter, requested withdrawal with <sup>ms 68</sup> prejudice of the variance and requests at this time approval of the roof structures only.
5. The proposed building is to be ten (10) stories in height.
6. Lot area is 57,243.56 square feet with the allowable area of roof structures 21,180 square feet.
7. The allowable building F.A.R. is mixed with C-2-B being 3.5 and R-5-C being 3.5.
8. The composition of roof structure shall be mechanical equipment, elevators, stairs and separate enclosures.
9. The material and color of the street facade will be brick

and medium brown in color.

10. The materials and color of the roof structures is brick to match the color and texture of the building.

11. The appellants' exhibits 16, 16A and 17 enclosing sketches showing locations of the two screens are made a part of the appellants' plans.

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

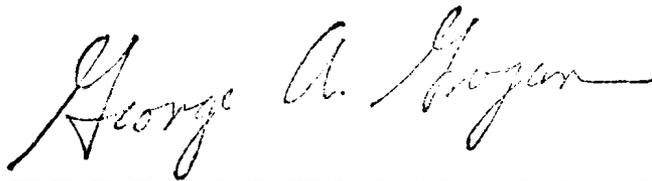
OPINION:

The Board concludes that the roof structures of this proposed apartment 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.

The Board hereby allows the withdrawal without prejudice of appellants' request for a use variance to permit medical offices in the apartment building.

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.