

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 9, 1972

Appeal No. 11050 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 its meeting of May 16, 1972.

EFFECTIVE DATE OF ORDER -- May 18, 1972

ORDERED:

That the appeal for permission to erect neighborhood health center and out-patient clinic with roof structures in accordance with Section 3308 at 3022 14th Street, N. W., lot 719, Square 2672 be granted.

FINDINGS OF FACT:

1. The subject property is located in C-3-A and R-5-D Districts.

2. The property is presently unimproved.

3. Appellant requests permission to erect a neighborhood health center and out-patient clinic with roof structures in accordance with Section 3308.

4. The proposed structure is to be four (4) stories plus basement.

5. The lot area is 23,894 square feet. The allowable F.A.R. is 3.0. The allowable F.A.R. of the building without roof structures is 2.6. The proposed penthouse will house mechanical equipment and elevator machine rooms.

6. The material and color of the structure's facade will be brick and light brown and tan in color. The materials and color of the roof structures will be brick, light brown and tan.

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7. There was no opposition registered at the public hearing as to the granting of this appeal.

OPINION:

The Board finds that the set back along the south side is faced by an alley and does not impair the light and air of the adjacent property. The Board also finds that the proposed penthouse structure complies with the intent and purpose of Section 3308 of the D. C. Zoning Regulations.

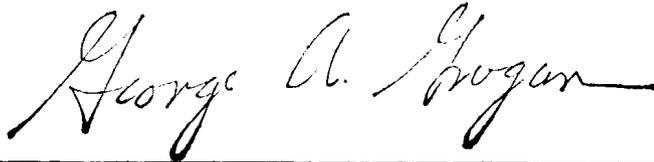
The Board concludes that the roof structures of this proposed neighborhood health center will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

The Board is cognizant that its rules of procedure at the time of the hearing on this matter did not specifically provide for cross-examination but that there was no specific request for an opportunity to cross-examine made or denied. If any person participating in this proceeding believes that he has been prejudiced by the lack of an opportunity to cross-examine, the Board is disposed to entertain a motion to reopen this case to permit cross-examination. Such a motion should be made within fifteen (15) days from the date of this final decision. The motion should identify the witnesses to be cross-examined, as well as that portion of his testimony to be subjected to cross-examination. Specific reference to the transcript of proceedings will be helpful. Copies of the transcript are available for inspection by the public in the Offices of the Zoning Commission, District Building, Room 11A, 14th & E Streets, N.W. between 8:15 a.m. and 4:45 p.m. The motion should be forwarded to the Board in care of this address.

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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.