

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 9, 1972

Appeal No. 11053 1776 F Street Associates, 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 February 15, 1972.

EFFECTIVE DATE OF ORDER - June 22, 1972

ORDERED:

That the appeal for permission to erect office building with roof structure in accordance with Section 3308 at 529-531 18th Street and 1730-1744 F Street, NW., Lots 24-27, 810-812, 821, 822, 824, 825, Square 170, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a SP District.
2. The property is presently occupied by a parking lot, apartment, and restaurant.
3. Appellant request permission to erect an SP office building with roof structure in accordance with Section 3308 and permission for partial occupancy of building by Hamel, Park, McCabe and Saunders, attorneys.
4. The proposed office building will be eight (8) stories high with an allowable FAR of 5.5.
5. The composition of roof structure shall be mechanical equipment, elevator and stairway.
6. The material and color of the street facade will be brown stone.
7. No opposition was registered at the public hearing as to the granting of this appeal.

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OPINION:

The Board concludes that the requested occupancy is in harmony with the existing neighboring uses and intent of the SP provisions. The roof structure is in harmony with the street frontage of the building in architectural character, material and color and with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

The building may be occupied by professional persons listed in Paragraph 4101.42 of the Zoning Regulations.

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

ATTESTED:

By: 
ARTHUR B. HATTON
Executive Director

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.