

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 9, 1972

Appeal No. 11068 Parking Management, Inc., 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 -- March 7, 1972

ORDERED:

That the appeal for a variance from the rear yard requirements of the C-4 District to permit erection of parking garage with retail stores on the first floor only at 1415 H Street, N. W., lots 39, 48 and 54, Square 220 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The property is presently unimproved except for one building which had been vacated and will soon be demolished.
3. The proposed building is located on the north side of H Street between 14th and E Streets, N. W.
4. The original public hearing was on Appeal No. 10974 and was held on November 17, 1971.
5. At its executive meeting on November 23, 1971, the Board dismissed the application without prejudice (See Appeal No. 10974).
6. On December 20, 1971, the Secretary of the Board informed appellant of the guidelines for refiling a new application.
7. On January 4, 1972, appellant filed a new Appeal No. 11068.
8. Public hearing for Appeal No. 11068 was held on February 9, 1972.
9. The type of building will be a nine-story garage.

10. The lot area is 15,008.74 square feet.
11. The allowable area of roof structure is .12 F.A.R. or 1,810 square feet.
12. The area roof structure is approximately 892 square feet with the allowable building F.A.R. of 9.5.
13. The roof structure will contain stairs and elevator machine room.
14. The material and color of the street facade will be pre-stress concrete spandrel beams and concrete ribbed block.
15. All specifications approved by the Board of Zoning Adjustment is outlined in drawings A-1 dated March 2, 1972 and approved by Howard Mackey.
16. A review of the submitted drawings by the Zoning Commission staff recommended approval in that the structure complies with the allowable F.A.R. and roof structure in compliance with Section 3308 of the Zoning Regulations.
17. Appellant stated that the garage is to be a self-park structure.
18. 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 parking garage 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.

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

ATTESTED:



By: _____

GEORGE A. GROGAN, Secretary of the Board

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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.