

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 9, 1972

Appeal No. 11069 C & P Telephone Company, 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 29, 1972

ORDERED:

That the appeal for roof structure in accordance with Section 3308 on addition to Chesapeake and Potomac Telephone building located at 734-40 - 12th Street and 1200-08 H Street, NW., Lots 30,31,823,824, and part of alley closed, Square 288, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The appellant request permission to erect roof structures in accordance with Section 3308 of the Zoning Regulations on addition of the C & P Telephone building.
3. The proposed structure is to be an office building, eight (8) stories in height.
4. The lot area is 29,512.6 square feet with allowable area of roof structure 10,919.6 square feet.
5. The area of the roof structure is 9,324 square feet with the allowable building FAR 8.5.
6. The composition of the roof structure will be mechanical equipment, stairs and elevator machine rooms.
7. The material and color of the street facade is to be granted identical with penthouse wall.

Appeal No. 11069  
March 29, 1972  
PAGE 2

8. The material and color of the roof structure shall be granted identical to street facade of the main building. The walls along alley to brick to match main building wall along alley line.

9. The lot area includes Lots 825,22 and 23, Square 288.

10. The penthouse area includes existing penthouse above seventh (7th) story.

11. The elevators and all related service equipment is placed in one enclosure and harmonizes with the main structure in architectural character, material and color according to the report dated February 25, 1972.

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

OPINION:

The technical requirements of contemporary communications and the fact that this is an addition to an existing building would make it impractical because of operating difficulties to locate these elevators and related service equipment in any location other than that shown on the approved plans. It would be unduly restrictive, extremely prohibitive in cost and unreasonable to relocate these services elsewhere in the building.

It is the Board's opinion that the variance and location of the roof structure from that requirement in the D.C. Zoning Regulations, Section 5201.23, does materially impair the intent and purpose of Section 3308.21 and the light and air of adjacent structure is not adversely affected.

Appeal No. 11069

March 29, 1972

PAGE 3

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

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.