

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- July 19, 1972

Application No. 11072 Marshall B. Coyne, 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 July 25, 1972.

EFFECTIVE DATE OF ORDER -- August 29, 1972

ORDERED:

That the application for permission to erect office building and garage with roof structures in accordance with Section 3308 at 1101 15th Street, N. W., lot 80, 806, 837, Square 214 be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The proposed building will be an office building located on the southwest corner of 15th and L Streets, N. W.
3. The proposed building shall consist of twelve stories with a lot area of 16,934.62 square feet.
4. The allowable floor area ratio is 10.0.
5. The composition of the roof structure shall be mechanical equipment, stairs and elevator machinery.
6. The material and color of the street facade shall be pre-cast architectural concrete, bronze colored screens.
7. The material and color of the roof structure shall be architectural concrete with metal louvers and painted to match architectural concrete.
8. The lot in question is a corner lot with dimensions of approximately 92' by 100 square feet causing a severe difficulty in locating the roof structure with a one-to-one set back on all sides.

9. Appellant stated that if the roof structure were located within a one-to-one set back, the shape would be such that it would be unusable and thus create a hardship.

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

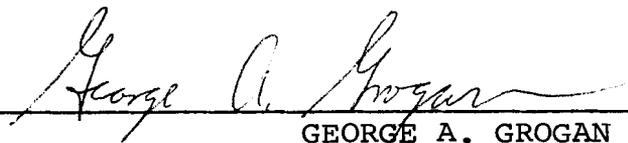
OPINION:

It is the opinion of the Board that the technical requirements of locating mechanical equipment of the building and the fact that this building is located on a rather narrow corner lot that it becomes severely difficult to set back the penthouse structure enclosure from all lot lines. Consequently, it would be unduly restrictive, extremely prohibitive in cost and unreasonable to relocate this penthouse elsewhere in the building. It is therefore the opinion of the Board that the variation in location of the roof structure from the requirements of the D. C. Zoning Regulations Section 5201.23 does not materially impair the intent and purpose of Section 3308 and the light and air of adjacent structures is not adversely affected.

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.