

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 9, 1972

Appeal No. 11081 B. A. 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 -- March 6, 1972

ORDERED:

That the appeal for permission to erect an office building with roof structure at 1316 New York Avenue, N. W., lots 1, 2, 48, 49, 68, 69, 70, 809, 812, 813, 814, 815, 841, 842, 843, 844 and 845, Square 252 be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-4 District.
2. The subject property is presently unimproved.
3. The appellant proposes to build a 12-story office building.
4. The lot area comprises 65,014.53 square feet and the allowable area of roof structure is 24,055 square feet.
5. The area of roof structure is 14,073 square feet with the allowable building F.A.R. of 10.
6. The roof structure is to house mechanical equipment, stairs and elevator machinery.
7. The materials and color of the roof structure is to be exposed concrete and dark brown face brick.
8. The material and color of the street facade of the proposed office building will be concrete, light buff in color.

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9. The combination of dark brown face brick over light buff color concrete as alledged by appellant should harmonize and also visually reduce the size of the building roof structures.

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

OPINION:

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
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.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 9, 1972

Application No. 11081 -- B.A. 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, entered at the meeting of March 20, 1973, is hereby AMENDED.

ORDERED:

All facts and opinion of the previous order remain the same with the exception of the effective date of the Order should be March 21, 1973 due to applicant not receiving a copy of the Order as given by the Board of Zoning Adjustment. As a result of applicant's failure to receive a copy of the Order, applicant was not notified and therefore did not exercise his right to apply for a building and/or occupancy permit.

This Order therefore has the effect of allowing six additional months from March 21, 1973 for the applicant to apply for the building and/or occupancy permit to be filed with the Department of Economic Development.

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

ATTESTED:

By: _____


GEORGE A. GROGAN

Secretary of the Board

March 21, 1973