

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 18, 1972

Application No. 11239 Rogers Memorial Hospital, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried in the absence of Messrs. Hatton and Mackey, the following Order of the Board was entered at the meeting of December 12, 1972.

EFFECTIVE DATE OF ORDER -- December 21, 1972

ORDERED:

That the application for variance from Section 3308.21 for location of penthouses at 708 Massachusetts Avenue, N.E., lot 841, Square 895 be GRANTED.

FINDINGS OF FACT:

1. Applicant herein is Rogers Memorial Hospital, located at 708 Massachusetts Avenue, N.E.
2. It is applicant's intention to add a six story wing to the existing hospital as a part of their modernizing and expanding operation.
3. Rogers Memorial Hospital is an old institution and the proposed alterations and additions are being made in an effort to keep abreast of the times.
4. The application herein is pursuant to Section 3308.21, in which the applicant seeks a variance from the Board for the location of two mechanical penthouses to service the expanded business offices, radiology, outpatient and emergency departments at the hospital.
5. It is the applicant's assertion that due to the existing conditions, full compliance with the zoning code would be unduly restrictive and prohibitively costly.
6. It is applicant's intention that other than the variance needed for location of the mechanical penthouses, the penthouses are in compliance with all other applicable regulations.
7. The values for applicant's proposed structure are: lot area, 94,225.97 sq. ft.; the area of the proposed building is 37,697.39 sq. feet;; the total area of the roof structure is 7,951 square feet, with a F.A.R. of 1.48; and, the F.A.R. of the roof structure is .08.

8. The proposed penthouses will house air handling units.
9. The material and color of the street facade of the building will be red brick.
10. No opposition was voiced at the public hearing.

OPINION:

A review of the applicant's plans for the hospital addition reveals that the penthouses for mechanical equipment must be approved by the Board. This is pursuant to Section #3308.21 of the Zoning Regulations. The Board is empowered to vary the location of any or all of such structures provided the intent and purpose of this Section is not materially impaired thereby and the light and air of adjacent buildings is not affected adversely.

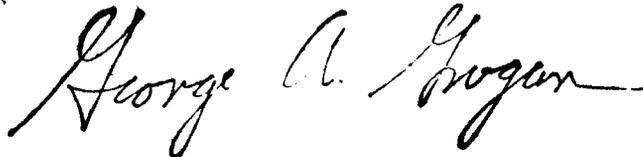
The record reflects that close co-operation between the hospital and the neighborhood civic associations has taken place. The final result of this rapport was a mutual memorandum of understanding between the parties. The Board is pleased that such compatible relations have been maintained and commends both parties.

The Board concludes that the roof structure of this proposed 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 DEVELOPEMNT WITHIN A PERIOD OF SIX MONTHS FROM THE EFFECTIVE DATE OF THIS ORDER.