

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 29, 1972

Application No. 11246 National Association of Home Builders, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

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

EFFECTIVE DATE OF ORDER -- December 12, 1972

ORDERED:

That the application for permission to erect an office building for non-profit organization and for roof structures in accordance with Section 4306 at 15th and M Streets, N.W., entire Square 213 be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The National Association of Home Builders, applicant herein, requests permission to erect a new office building for housing their own needs at 15th and M Streets, N. W.

2. The National Association of Home Builders proposals include renting space that is not required for their own use to other non-profit and/or professionals which is permitted under Section 4101.42 of the Zoning Regulations.

3. The subject property is presently being used as a parking lot; and, in addition, a five-story apartment house in presently standing.

4. Testimony of applicant indicates a need for new and larger headquarters; the N.A.H.B. has a present membership approaching 65,000 builders.

5. Stated objectives of the N.A.H.B. include; providing a place where those with deep interest in housing issues can come together for important meetings, and to provide substantial and exciting public space for the many people who visit the nation's capitol to learn about housing both here and around the world.

6. The applicant seeks two special exceptions. First, pursuant to Section 4101.42, use regulations for special purpose district, the construction of the new office building must be in harmony with existing uses on neighboring and adjacent property; and second, pursuant to Section 4306, regulation of roof structures in special purpose districts is reviewed by the Board before final permission is granted to applicant.

7. The total height of the proposed building is 80 feet from the grade to the top; below the allowable building height.

8. The roof structure as proposed will be the same color and material as the principle face of the building.

9. The values of the applicant's proposal are; area of lot - 34,299.72 square feet, area of the building - 93,435 square feet, garage - 30-321, total area of roof structure - 10,831, F.A.R. of the building without roof structure - 2.7, F.A.R. of roof structure - .315.

10. The National Association of Home Builders, applicant herein, is a non-profit organization under the laws of the State of Illinois and the U. S. Internal Revenue Service.

11. No opposition against the application herein was voiced at the public hearing, nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

This is a request by the National Association of Home Builders for permission to erect a new office building at 15th and M Street, N. W. The new office building is designed to house the Association's increasing staff which serves a growing membership.

The Board acknowledges that Section 4101.42 of the Zoning Regulations which requires it to be satisfied that the use be in harmony with existing uses in the neighborhood. It is the Board's opinion that this has indeed been served. Also the proposed building must not create dangerous or other objectionable traffic conditions.

After close examination of the record, we are content that no threat of objectionable traffic conditions to the neighborhood exists.

Further, a special exception is requested for roof structure under Section 4306 of the Zoning Regulations. The Board architect has carefully reviewed the plans as submitted. His conclusion was that the proposed penthouse structure is again in compliance with the Regulations, and therefore, contributes a favorable vote for the new office building.

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Also, the Board is satisfied that the design of the proposed roof structure is in harmony with the neighborhood and of the same material and color as the face of the building.

The Board concludes that the roof structure of this proposal, an office building, will harmonize with the street frontage of the building in architectural character, material and color. The roof structure also is 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.

The Board grants the Order herein with the two following conditions:

- a. Space may be leased to only professionals listed in Subsection 4101.42 of the D. C. Zoning Regulations.

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

ATTESTED

By: 
SALLE A. ERWIN
Assistant 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 FROM THE EFFECTIVE DATE OF THE ORDER.