

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11271 Oliver T. Carr, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0, the following Order of the Board was entered at the meeting of February 27, 1973.

EFFECTIVE DATE OF ORDER -- March 12, 1973

ORDERED:

That the application for permission to erect an office building with special exception on roof structures located at 1800 M Street, N.W., Lots 875, 883, 840, 841, 24, 73, 839, 82, 87, 882, 83, 836 and 84, Square 140, be GRANTED.

FINDINGS OF FACT:

1. 1800 M Street, N.W., is located in a C-4 District which is defined by the Zoning Regulations as a central business district.
2. The proposed building will consist of offices, store, and garage, and be of precast concrete materials, off white in color. It will be 10 stories with 19,910 square feet in area roof structure, with an allowable FAR excluding Penthouse of 8.5. The allowable area roof structure is 22,987 square feet.
3. On March 9, 1973, Kenneth T. Hammond, Deputy Director of the Zoning Commission, submitted a review and recommendation of the above described roof structure.
4. Mr. Hammond's report included a comment in which he relates that the Proposed Clock Tower is not considered part of the penthouse but as a Tower and therefore permitted under Section 3201.21 of the Zoning Regulations.
5. The penthouse, as related to the Board will house stairs, elevator, and penthouse mechanical equipment.

6. On February 22, 1973, applicant submitted a letter to the Board in which it stated that self-parking for approximately 450 cars will be provided in the proposed under ground garage.

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

OPINION:

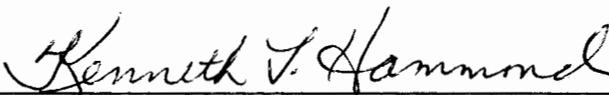
We have reviewed the plans of the proposed office building and are of the opinion that a reasonable degree of architectural control has been exercised.

Sections numbers 3308 and 5306 of the Zoning Regulations for this new office building are met and hence this Board GRANTS permission for applicant to secure his permits.

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: 
KENNETH T. HAMMOND
Deputy Director of Zoning Commission

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.