

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 21, 1973

Application No. 11284 Marion Oken, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

EFFECTIVE DATE OF ORDER -- MAY 31 1973

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 March 20, 1973.

ORDERED:

That the application for further processing under Article 75 and approval of roof structure for a private general psychiatric hospital located at 4452 MacArthur Boulevard, N.W., Lot 836, Square 1356 be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in the R-5-A and R-1-B Zones.
 2. The Board of Zoning Adjustment in appeal No. 10943 approved phase I of the planned unit development in accordance with the plans in the record of Zoning Commission Case No. 70-15 and the plans submitted to the BZA in that appeal.
 3. Applicant has requested approval of phase II construction which is smaller than phase I as contemplated by the Zoning Commission.
 4. The granting of this appeal would allow the completion date of the project to move ahead of schedule.
 5. Applicant wishes to add one floor to the existing structure, which is in the process of being constructed at this time, and testified that the number of beds would be increased from 109 to 143 and the number of parking spaces from 109 to 199. However, parking and beds are well within the limits set by Zoning Commission.
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6. At the public hearing there was no objection as to the granting of this application, however, several letters in opposition are in the record. The letters in opposition reflect fear of increased automobile traffic and congestion added to a negative aesthetic influence due to the size of the proposed additional phase of the hospital.

OPINION:

The Board approves the change in phase II construction as being consistent with the plan finally approved by the Zoning Commission.

The Board further finds that the adding of phase II requires no additional penthouse, but rather relocated the same penthouse projection as approved in BZA case number 10943.

The Board shall retain jurisdiction over this application for further processing in accordance with the provisions of sub-paragraph 7501.49 of the Zoning Regulations, and makes any and all conditions in appeal No. 10943 a part of this Order where applicable.

The Board concludes that the roof structures of this proposed hospital 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.

ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
ARTHUR B. HATTON
Acting 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.