

Before the Board of Zoning Adjustment, D. C.

Application No. 11422, of Byron Black for the Quadrangle Development Corporation pursuant to Sections 8207.2 and 8207.1 of the Zoning Regulations for a special exception to approve a proposed roof structure and a variance from the setback requirements for roof structure and a variance from the setback requirements for roof structures as provided by Sections 3308 and 5201.23 of the Regulations in a C-3-B District, located at 2033 K Street, N.W., Lots 87 and 850, Square 76.

PUBLIC HEARING: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The exterior material of the proposed building is precast.
2. The roof structure will be made of the same precast material as the street facade and building extension.
3. The roof structure will house elevator, stairway, and mechanical equipment.
4. The roof structure is located in the center of the proposed building which is L-shaped.
5. The roof structure has an F.A.R. of 0.37 which is below the allowable F.A.R.
6. A building abuts the proposed building, for approximately 50-60 feet on the inside of the L-shaped building.
7. There was no opposition registered.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board is of the opinion that the roof structure of the 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 properties.

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The Board is also of the opinion that because of the shape of the proposed building, the location of the abutting structures in relationship to the lot occupied by the proposed building, and the central location of elevators, stairways and mechanical equipment, strict application of these regulations would create a practical difficulty as defined in the variance clause, Section 8207.11 of the regulations.

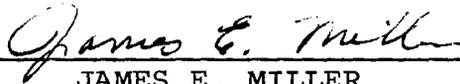
ORDERED:

That the request for approval of roof structures and the variance be GRANTED.

VOTE: 5-0

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

ATTESTED BY:



JAMES E. MILLER  
Assistant Secretary  
for 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.

FINAL DATE OF THIS ORDER:

**OCT 19 1973**