

Before the Board of Zoning Adjustment, D. C.

Application No. 11423 of 400 North Capitol Street Associates pursuant to Section 8207.2 of the Zoning Regulations for approval of roof structures as provided by Sections 3308 and 5306 of the regulations at 400 North Capitol Street, N. W., Lot 71, Square 630.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. The property will be developed with a 8-story office building; two levels of retail and office, seven levels of office space and a parking garage.
2. The total roof area of the building is 86,937.89 square feet.
3. The allowable area of the roof structure is 35,457 square feet and the over proposed roof structure is 28,976.40 square feet.
4. The property is located in a C-3-B zoning district.
5. The material and color of the street facade of the proposed building is white marble and the materials and color of the roof structure shall be white marble and white pre-cast concrete panels to match white marble.
6. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings, the Board is of the opinion that applicants have satisfied Sections 3308 and 5306 of the Zoning Regulations and that the roof structure will harmonize with the street frontage of the proposed building in architectural character, material and color. The roof structures be 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.

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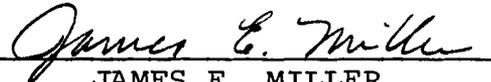
ORDERED:

That the above application be GRANTED.

VOTE: 4-0 (Mr. Scrivener not present, not voting)

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

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **JAN 24 1974**

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.