

Before the Board of Zoning Adjustment, D. C.

Application No. 11425, of B'nai B'rith Henry Monsky Foundation for a special exception pursuant to Section 8207.2 of the Zoning Regulations to erect an addition to existing non-profit office building, approval of roof structures, and pursuant to Section 8207.11, variances from setback requirements, open court requirements, the size of parking spaces, and waiver of 23 parking spaces to permit subject addition as provided by Sections 4306, 4101.42, 4305.1, 7204.1 and 7202 of the Regulations at 1640 Rhode Island Avenue, N.W., Lots 31-34, and 65-69 inclusive. Square 182.

HEARING DATE: July 18, 1973
EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject property is improved with a non-profit office building. The Board approved the erection of this building in 1969.
 2. The roof structure will be glazed brick. The material of the facade will be limestone. Because of the height of the building, the roof structure will be set back on one side only.
 3. Under the Zoning Regulations two open courts with 18.7 square feet are required. Applicant needs a variance for only one foot on one side of the proposed addition, the adjacent office buildings have no windows. A court would not be needed on this side of the building.
 4. Applicant is required to have 15 parking spaces. They maintain 17 within the building. The proposed addition will require more parking spaces. At the time the building was built, applicant was not required to provide parking.
 5. Employees are instructed to use car pools so that they will not have to park on the street. The total amount of parking space for both buildings will be 36.
 6. No opposition was registered at the public hearing.
-

Application No. 11425
PAGE 2

CONCLUSIONS OF LAW:

The Board concludes that the roof structure of this proposed addition will harmonize with the street frontage of the building in architectural character, material and color.

The Board also concludes that applicant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional difficulties and undue hardship upon the owner.

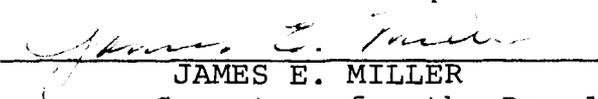
ORDERED:

THAT THIS APPLICATION BE, GRANTED, SUBJECT TO STAFF APPROVAL OF ROOF STRUCTURES.

VOTE: 3-2, Mr McIntosh and Lilla Burt Cummings, Esq. not voting.

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

ATTESTED BY:


JAMES E. MILLER

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: **NOV 27 1973**