

Before the Board of Zoning Adjustment, D. C.

Application No. 11455, of Dr. R. Frank Jones for a special exception for approval of roof structures as provided in Section 3308 for proposed office building at 2133-39 Georgia Avenue, N.W., Lots 800, & 803, Square 3074.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: September 11, 1973

FINDINGS OF FACT:

1. The property will be developed with a six-story medical arts building, 4 floors to be utilized for medical and dental offices; one floor for general office and ground floor garage. The garage will be below grade.

2. The lot area is 9,073 square feet.

3. The allowable area of roof structure is 3,357 square feet and the proposed structure has 960 square feet which is below the limit.

4. The roof structure will house mechanical equipment, elevator and stair.

5. The material and color of the street facade and roof structure will be face brick, deep red in color.

6. The height of this structure from the highest point of the penthouse is below the regulating 90 feet and statutory height limit of 110 feet.

7. Both opposition and support were registered at the public hearing.

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CONCLUSIONS OF LAW:

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

ORDERED:

That the requested for a special exception be GRANTED.

VOTE: 5-0

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

ATTESTED By: James E. Miller  
OCT 19 1973  
JAMES E. MILLER  
Asst. 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.