

Before the Board of Zoning Adjustment, D. C.

Application No. 11525, of 1900 M Street Association, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception for approval of roof structures for proposed office building as provided by Section 5306, at premise 1900 M Street, N. W., Lots 19, 66, 67, 832, 833, 834, and 835, Square 117.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: January 22, 1974

FINDINGS OF FACT:

1. Subject property is located in a C-3-B zone. The existing buildings on the property will be demolished and an 8 story office building will be erected on the site.

2. The penthouse will house mechanical equipment, elevator machinery and stairs.

3. The material and color of the street facade of the building will be tan brick and glass. The material and color of the roof structure will be tan brick.

4. Applicant requested an amendment to his application for a variance to allow the south wall of the penthouse enclosure to be closer to the property line at the public hearing.

5. The south wall is 30 feet long. The required setback is 18 feet, a 12 feet setback will be provided. The remainder of this wall and all other walls of the roof structure comply with the required setbacks. The need for this variance is the irregular shape of the lot.

6. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color.

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We also feel that the variance requested is needed due to the irregular shape of the lot and will not have an adverse affect on adjoining properties.

ORDERED:

That the above application be GRANTED and that the amendment to the application for a variance from the setback requirements be GRANTED.

VOTE: 3-1-0 (Lilla Burt Cummings, Esq., abstaining and Samuel Scrivener dissenting).

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: DEC 28 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.