

Before the Board of Zoning Adjustment, D. C.

Application No. 11590 of the Embassy of Australia pursuant to Sections 8207.2 and 8207.11 of the Zoning Regulations for a special exception to construct an addition to an existing Chancery as provided by Section 4101.42 of the Regulations, approval of an addition to existing roof structures as provided by Section 4306 of the Regulations, and a variance from Section 1202 to permit a roof structure that exceeds one-third of the total roof area for the premises located at 1601 Massachusetts Avenue, N. W., Lot 160, 158, 11 and part of 10, and 12 in Square 181.

HEARING DATE: February 13, 1974

EXECUTIVE HEARING: February 21, 1974

FINDINGS OF FACT:

1. The subject property is located in the "SP" zone.
2. The present Chancery use was approved by this Board in Order No. 8340 and 8665, dated September 1965 and April 1966 respectively.
3. A Chancery is permitted in the "SP" District by the Chancery Act of 1964, 73 Statute 1091, October 13, 1964.
4. The present improvements on the subject property are a seven-story building, (above ground) with roof-top plant and equipment penthouse which is occupied entirely by a chancery offices of the Australian Embassy.
5. The Australian government is the owner of Lots 158 and part of Lot 10 which are subject to this application. The present improvement on this property is a four story townhouse once used as office building.
6. The Australian government is the contract purchaser for lots 11 and part of 12. The present improvements on this property are a two four-story townhouses currently used by the First Baptist Church of Washington, D.C. as church offices.
7. The applicant proposes to demolish all existing structures located on lots 158, part of 10, 11 and part of 12 and construct an addition to the existing Chancery offices situated on Lot 160. The purpose of the proposed addition is to provide required additional office space and auxiliary facilities for the Chancery of Australia.

8. Ninety (90) parking spaces are required for the proposed addition and existing building combined. Ninety-three spaces will be provided by the applicant.

9. The architectural design and the arrangement of all structures and off-street parking spaces are in keeping with the character of the neighborhood.

10. Because of the architectural design and the size of the entire building when the proposed addition is completed, the applicant request a variance to allow the construction a roof structure exceeding one-third of the roof area of the proposed building.

11. No opposition was registered at public hearing.

CONCLUSIONS OF LAW:

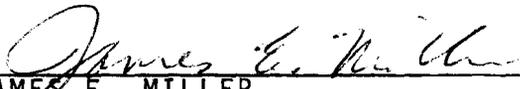
Based upon the above Findings, the Board concludes that the applicant has complied with the provision of the Chancery Act. The "SP" district allows Chancery usage and applicant shall provide more than the required amount of parking. The Board also concludes that the applicant has demonstrated a practical difficulty which is a basis for granting the requested variance from the one-third roof area requirement. The granting of the requested special exception and variance will not have an adverse effect upon the neighborhood, or substantially impair the intent and purpose of the Zoning Maps and Plan.

ORDERED:

That the above application be GRANTED.

VOTE: 3-0 (Mr. Harps and Mr. Scrivener not voting, did not hear the case.)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED BY:   
JAMES E. MILLER,  
Secretary to 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 ORDER: MAR 26 1974