

Before the Board of Zoning Adjustment, D. C.

Application No. 11603 of General Investment Funds, pursuant to Section 8207.2 for a special exception for approval of roof structures as provided by Section 3308, for proposed office building at 1220 19th Street, N. W., Lots 20 and 21, Square 116.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The site is located in a C-3-B zone and is located on the east side of 19th Street between M & N Streets, N. W.
2. Applicant proposes to erect an eight story office building with parking garage.
3. The roof structure will house mechanical equipment, elevator and stair.
4. The material and color of the street facade will be dark gray concrete. The material and color of roof structure, dark gray brick
5. The report from the Zoning Activities unit of Office of Planning and Management recommended approval and stated that the penthouse structure complied with Section 3308 of the Zoning Regulations.
6. Opposition registered at the hearing dealt with matters outside the jurisdiction of the Board of Zoning Adjustment, which would have to be resolved with the appropriate agency of the D. C. Government.

CONCLUSIONS OF LAW:

The Board concludes that the roof structure of the proposed office 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 above application be GRANTED

VOTE:

5-0

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

ATTESTED BY:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **MAY 14 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.