

Before the Board of Zoning Adjustment, D. C.

Application No. 11612, of Washington Medical Center, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the setback requirements of the C-4 Zone, as provided by Section 5201.22, to permit existing building to rise to a height not to exceed 130 feet without the setback at 1850 K Street., N. W., Lots 20, 42, 812, 814, 823, 827-29, 834, 836-838, Square 106.

HEARING DATE: April 17, 1974  
EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The subject site is located in the C-4 district.
2. The proposed building will cover the entire square, except for lot 48, and will be improved with a commercial complex containing a two-story pedestrian shopping mall at the ground levels with office space above.
3. Metro has been granted an easement for a major subway station with entrances at the northwest corner of 18th & Eye Streets, southeast corner of 19th and K Streets, N. W. The subway station will occupy an area not less than 62 by 60 ft. at grade level.
4. The variance requested will allow the proposed building to rise to a height of 130 feet on the lot lines abutting the surrounding streets without any setback.
5. The proposed design without the required setbacks above the 110 foot plane, requested under this application, would permit an increase in the size of the court thus allowing more light into the court. The increased size of the court would also help reduce the amount of interior office space in the building, thus creating more exterior office with windows.
6. An alternative building design presented by applicant at public hearing, with the required setbacks would allow more office space, less exterior window space, and require that the building be constructed in a box type shape.
7. Section 5207.22 of the Regulations states that in the C-4 District, buildings, or other structures may be erected to a height not exceeding 130 feet provided:

(A) Such buildings or structures face or abut a street not less than 110 ft. wide between building lines; and

(b) Above the 110-foot level all exterior walls facing or abutting a lot line which is the boundary of a district requiring a lower height of building than is permitted in the C-4 District, a street, or alley shall be set back from the lot lines abutting such boundary, street, or alley six inches for each foot of height above such level.

8. The intent of Section 5201.22 of the Regulations is to restrict the height of buildings and allow light and air to reach street level.

9. The variance from the required six inch setback for each foot above the 110 foot level of Section 5201.22 would not obstruct light and air by reason of the height of the subject building.

10. The applicant, in proposing to construct this building on the subject property is confronted with an unusual and unique circumstance by reason of the Metropolitan Transit Authority's easement for subway station on the subject property.

11. The practical difficulties encountered by the applicant include the following:

a. Metro has been granted an easement required for construction of a major subway station occupying not less than an area of 62 by 60 feet at grade level. The easement was granted by the land owner without cost to Metro.

b. The agreement provides that subway ventilating shafts be constructed from the Metro station through all intervening floors of the applicant's private building to the roof, some 130 feet above grade.

c. Extreme size of lot measuring approximately 315 X 402 feet. These extreme dimensions inevitably make for a building with an excessive amount of interior office space and a small interior open court,

d. Topographical conditions involve a change in grade between I and K Streets of approximately 8 feet.

12. No opposition was registered at public hearing.

CONCLUSIONS OF LAW:

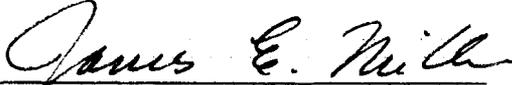
Based upon the above findings, the Board concludes that the applicant has demonstrated a practical difficulty and a hardship necessary for the granting of a variance in this case and that the requested relief can be granted without detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zone Plan as embodied in the Zoning Regulations.

ORDERED:

That the above application be GRANTED,

VOTE: 4-1 (Lilla Burt Cummings, Esq. dissenting.)

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

ATTESTED BY:   
JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER; **MAY 31 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.

Before the Board of Zoning Adjustment, D. C.

Application No. 11612 of Washington Medical Center, pursuant to Section 8207.11 of the Zoning Regulations, for a variance from the setback requirements of the C-4 Zone, as provided by Section 5201.22, to permit proposed building to rise to a height not to exceed 130 feet without the setback at 1850 K Street, N. W., Lots 20, 42, 812, 814, 823, 827-29, 834, 836-38, Square 106.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The subject site is located in the C-4 District.
  2. The proposed building will cover the entire square, except for Lot 48, and will be improved with a downtown commercial complex containing a two-story pedestrian shopping mall at the ground levels with office space above.
  3. Metro has been granted an easement for a major subway station with entrances at the northwest corner of 18th & Eye Streets, southeast corner of 19th & K and K & 19th Streets. The subway station will occupy an area not less than 62 by 60 feet at grade level.
  4. The variance requested will allow the proposed building to rise to a height of 130 feet on the lot lines abutting the surrounding streets without any setback.
  5. The proposed design without setbacks above the 110 feet plans, requested under this application, would permit an increase in the size of the court thus allowing more light into the court. The increase size of the court would also help reduce the amount of interior office space in the building, thus creating more exterior offices with windows.
  6. An alternative building design exhibited by applicant at Public Hearing, with the required setbacks would allow more office space, less exterior window space, and require that the building be constructed in a box type shape.
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(A) Such buildings or structures face or abut a street not less than 110 feet wide between building lines; and

(B) Above the 110 foot level all exterior walls facing or abutting a lot line which is the boundary of a district requiring a lower height of building than is permitted in the C-4 District, a street, or alley shall be set back from the lot lines abutting such boundary, street, or alley six inches for each foot of height above such level.

8. The intent of Section 5201.22 of the Regulations is to restrict the height of buildings and allow light air to reach street level.

9. The variance from the required six inch setback for each foot above the 110 foot level of Section 5201.22 would not obstruct light and air by reason of the height of the subject building.

10. The applicant, in proposing to construct this building on the subject property is confronted with an unusual and unique circumstance by reason of the Metropolitan Transit Authority's easement for subway station on the subject property.

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c. Extreme size of lot measuring approximately 315 x 402 feet. These extreme dimensions inevitably make for a building with an excessive amount of interior office space and a small interior open court.

d. Topographic conditions involve a change in grade between Eye and K Streets of approximately eight feet.

12. No opposition was registered at the Public Hearing.

CONSLUSIONS OF LAW:

Based upon the above Findings, the Board concludes that the applicant has demonstrated a practical difficulty and a hardship necessary for the granting of a variance in this case and that the requested relief can be granted without detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zone Plan as embodied in the Zoning Regulations.

ORDERED:

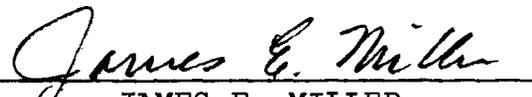
That the above application be GRANTED.

VOTE:

4-1 (Lilla Burt Cummings, Esq. dissenting)

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

ATTESTED By:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: JUN 03 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.