

Before the Board of Zoning Adjustment, D. C.

Application No. 11650 of J.E.H. Systems, Inc., pursuant to Section 5306, for a special exception for approval of roof structure for proposed Hyatt Regency Hotel, as provided by Section 3308, at 400 New Jersey Avenue, N. W., Lot 41, Square 629.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. The subject property lies within the jurisdiction of the Commission of Fine Arts and D. C. Code Section 5-410 (1973) and the Commission of Fine Arts has approved the plans for the proposed hotel in accordance with its jurisdiction.
3. The roof structures will consist of a combination of stairway and elevator penthouses and mechanical equipment. The roof structures will also be used for incidental maintenance and storage.
4. The area of the subject lot is 61, 116.1 square feet, and the total area of the roof structures is 12, 569 square feet, producing a roof structure F.A.R. of .205.
5. The street facade of the building will consist of light tan brick with dark bronze metal frames and the roof structure will consist of dark bronze metal.
6. The roof structures meet all setback and height requirements of the Zoning Regulations.
7. No opposition was registered at Public Hearing and applicant was permitted to submit the case on the record.

CONCLUSIONS OF LAW:

The Board concludes that the proposed roof structures will harmonize with the main structure in architectural character, material and color. The Board further concludes that the roof structures will comply with the Zoning Regulations in regard to height, setback and floor area ratio. The granting of this

application will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not affect adversely the use of neighboring property.

ORDERED:

That the application for approval of roof structures be GRANTED.

VOTE:

4-0 (Lilla Burt Cummings abstaining and Mr. Harps not present, but voted on June 13, 1974)

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

ATTESTED BY:

*James E. Miller*

JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER: **JUN 25 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.