

Before the Board of Zoning Adjustment, D. C.

Application No. 11834, of Washington Medical Center, Inc., pursuant to Section 8207.2 of the Zoning Regulations, for an approval of roof structures pursuant to Section 5306 at 1850 K Street, N. W., Lot 49, Square 106.

HEARING DATE: February 19, 1975  
EXECUTIVE SESSION: February 25, 1975

ORDER

The above-referenced case was presented to the Board on January 14, 1976, for a modification of plans. The Board finds that the proposal of modification to the roof structure transferring 1,091 square feet of area from Phase I to that in Phase III will not tend to adversely affect the use of neighboring property.

It is hereby ordered that the modification set forth in the Roof Plan, (Page 18) issued November 19, 1975, is GRANTED.

VOTE: 3-0 (Lilla Burt Cummings, Esq. and Leonard McCants, Esq. not present to vote).

FINAL DATE OF ORDER: *January 14, 1976*

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.

Attested by:



MARTIN KLAUBER  
Acting Secretary to the  
Board of Zoning Adjustment

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BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11834, of Washington Medical Center, Inc., pursuant to Section 8207.2 of the Zoning Regulations, for an approval of roof structures pursuant to Section 5306 at 1850 K Street, N. W., Lot 49, Square 106.

HEARING DATE: February 19, 1975

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FINDINGS OF FACT:

1. The subject site is located in the C-4 District.
2. The proposed building will cover the entire equare, 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. This Board in application No. 11612 reviewed the proposed building and granted setback approval under Section 8207.11.
4. The building will be constructed in three phases and the total F.A.R. of the roof structures will not exceed 0.37 permitted by the Board pursuant to Section 3308.
5. The roof structures will contain mechanical equipment, elevator machine rooms and stairways.
6. The penthouses will be enclosed with materials harmonizing with the main structure in architectural character, material and color. The main building's facades will be constructed of beige architectural concrete and the penthouse enclosures will be constructed of beige-brown architectural concrete.
7. The design encompassed in the height and form of the roof structure penthouse blends with the main building facades.
8. No opposition was registered at public hearing.

CONCLUSIONS OF LAW:

Based upon the above findings, the Board concludes that the granting of this special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring property in accordance with such Regulations and Maps.

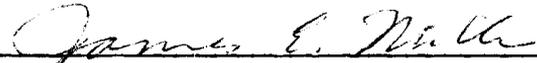
ORDERED:

THAT THE ABOVE APPLICATION BE, GRANTED.

VOTE: 5-0

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

ATTESTED BY:

  
JAMES E. MILLER

Secretary to the Board

FINAL DATE OF ORDER:

1975

MAR 11 1975

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