

Before the Board of Zoning Adjustment, D. C.,

Application No. 12086 of WMATA, pursuant to Section 8207.2 of the Zoning Regulations for a special exception for permission to erect an arcade and roof structures in the C-4 zone as provided by Sections 7614.12 and 5306, (3308 - 3308.3) of the Regulations, at the premises 1101 Connecticut Avenue, N.W., Lot 96, Square 162.

PUBLIC HEARING: December 17, 1975
EXECUTIVE SESSION: December 17, 1975

FINDINGS OF FACT:

1. The subject property is in a C-4 District.
2. The subject property is presently unimproved except for Metro construction below ground and entrance to a Metro stop at ground level.
3. The subject property will be developed with a twelve-story retail-office building.
4. The lot area is 17,575.61 square feet.
5. The allowable gross floor area of the roof structure is 0.37 FAR and applicant does not exceed this legal limitation for the roof structure serving the building, which contains 6,503.35 square feet. Metro requires 534 square feet for its use as additional roof area.
6. The roof structure will include mechanical equipment, elevator and stairs.
7. Floor area required for Metro mechanical equipment in excess of 0.37 requires the approval of the City Council under Section 3308.3
8. The material and color of the roof structure will be face brick, dark brown color with metal louvers painted to match all of building below.
9. The roof structure does not exceed the limitation as to occupancy of one-third of the roof area, namely 5,800 square feet.
10. The roof structure setback from all frontage on public streets and public alleys is a minimum of one foot for each foot of height of the roof structure above the height limit except for the roof structure is located on the party property line.
11. The open arcade extends along the entire Connecticut Avenue frontage at grade level and occupies the entire side of the building.
12. The open arcade is appropriately lighted and is restricted to pedestrian use only, including pedestrian arcades to the Metro stop thru an entrance located within the open arcade.

13. The Board has jurisdiction to permit as a special exception the depth of the open arcade to exceed the 25 foot limitation contained in Section 7614.11(b) of the Zoning Regulations. The applicant proposes to construct an arcade on the ground level building with a depth of 46.5 feet as a special exception.

14. The Board has jurisdiction to permit as a special exception the location of a Metro stop entrance within an open arcade.

15. The open arcade proposed permits greater pedestrian access and convenience and also creates a pleasing architectural feature of the proposed building.

16. The Municipal Planning Office supports the granting of this application.

17. The City Council has requested that the Board of Zoning Adjustment act upon this application before action by the City Council.

18. No opposition was raised at public hearing to this application.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that applicant has complied with the requirements of Section 5306 for approval as a special exception for a roof structure within the Board's jurisdiction and Section 7614.12 of the Zoning Regulations for approval as a special exception for an open arcade. Further, the granting of the special exceptions, subject to the approval by the City Council for the added roof structure for Metro equipment within the Council's jurisdiction, will be in compliance with Section 8207.2 of the Zoning Regulations, as such special exceptions will be in harmony with the general purposes and intent of the Zoning Regulations and Maps, and will not tend to affect adversely the use of neighboring property.

ORDERED: That the above application be GRANTED, upon the condition that the City Council approve the roof structure housing METRO equipment serving the Metro stop.

VOTE: 3-0 (Lilla Burt Cummings, Esq. and Mr. McIntosh not voting, not having heard the case).

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

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

FINAL DATE OF ORDER: December 17, 1975

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.