

Before the Board of Zoning Adjustment, D. C.

Application No. 12173, of the United Methodist Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Section 3308 for approval of roof structures in the R-5-A and R-5-B Districts at the premises 4300 Massachusetts Avenue, N. W., (Square 1601, Lot 802).

HEARING DATE: June 22, 1976

DECISION DATE: June 22, 1976 (From the Bench)

FINDINGS OF FACT:

1. The subject property is located in R-5-A and R-5-B Districts.
2. The applicant requests approval of proposed roof structures as a special exception under Section 3308.2 of the Zoning Regulations. No variances are requested.
3. The Floor Area Ratio of the subject roof structure is well below the 0.37 which the Board may permit pursuant to Section 3308 of the regulations.
4. The proposed roof structure will contain a combination of stair way elevator, and mechanical equipement.
5. The roof structure will have a character harmony with the character of the main structure by virtue of its dimensions and shape. The penthouse will be octagonal in form to blend harmoniously with the fenestration of the main building.
6. The penthouse enclosure will be identical in material and color of white faced brick as that on the facing of the main building.
7. The proposed penthouse meets all other applicable requirements of the Zoning Regulations.
8. There is no opposition registered to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

The Board is of the opinion that the application meets the requirements of Section 3308 of the Zoning Regulations. 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. It is therefore ORDERED that this application be GRANTED.

VOTE: 4-0 (William F. McIntosh, Ruby B. McZier, Lilla Burt Cummings, Esq., and Williams S. Harps to grant, Leonard L. McCants not present, not voting).

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

ATTESTED By: 
ARTHUR B. HATTON
Secretary to the Board

FINAL DATE OF ORDER: *July 22, 1976*

THAT THE ORDER OF THE VOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.