

Before the Board of Zoning Adjustment, D. C.

Application No. 12202 of Theodore Pedas, et al., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Section 5306 to permit a roof structure on proposed office building located in a C-3-B District at 1989 Pennsylvania Avenue, N. W., Lots 819, 808, 28 and part of an alley proposed to be closed, Lot 821, in Square 118. Pursuant to plans approved by the Zoning Administrator's Office and plans submitted by the Municipal Planning Office, dated July 29, 1976.

HEARING DATE: September 21, 1976

DECISION DATE: September 21, 1976 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in a C-3-B Zoning District. An eight (8) story office building with provisions for retail space, parking garage and PEPCO substation is to be constructed on the site.
2. The combined area of the lots 819, 808, 28 and alley portion is 39,161 square feet. The allowable area of roof structure is 14,489 square feet. Proposed area roof structure is 11,000 square feet.
3. Set back requirements for roof structures pursuant to Section 5201.23 of the Zoning Regulations have been complied with.
4. The roof structure will be composed of stairway, elevator and mechanical equipment components. The F.A.R. of the roof structures will be a maximum of 0.28.
5. The roof structures will be made from precast concrete of an off-white color. The buildings street facade will be composed of off-white precast concrete and tinted glass.
6. The roof structures will be fully enclosed and rise vertically to a roof.
7. All service equipment will be placed in one enclosure with the type of material specified in Section 3308.11 and Section 3308.12 of the Zoning Regulations.

CONCLUSIONS OF LAW:

Based on the entire record the Board finds that the applicants have met the burden of proof under Section 5306 of the Zoning Regulations in that the roof structure contains the permitted stairway, elevator penthouse and mechanical equipment, and the F.A.R. is within the maximum allowed by approval of the Board. In addition the roof structures will harmonize with the main structure in architectural character, material and color. The Board further finds that the relief sought herein will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps. Accordingly it is ORDERED that the application is GRANTED.

VOTE:

5-0 (William S. Harps, William F. McIntosh, Lilla Burt Cummings, Esq., Leonard L. McCants, Esq. and Ruby B. McZier, Esq.)

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

ATTESTED By: Arthur B. Hatton
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: December 1, 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.