

Before the Board of Zoning Adjustment, D.C.

Application No. 12306 of The 1990 Limited Partnership, pursuant to Sub-section 8207.2 of the Zoning Regulations for a special exception under Sub-section 5306. Specifically, the applicant seeks permission for erection of roof structure for a proposed office and retail building in the C-3-B District at 1990 K Street, N.W., Lots 30, 37, 803,813-817,831,837, part of 818, 836 and alley closing, Square 86.

HEARING DATE: February 22, 1977

DECISION DATE: February 22, 1977 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located in a C-3-B Zone District.
2. The applicant filed this application on September 30, 1976, prior to the adoption of a revised Section 3308 of the Zoning Regulations by the Zoning Commission on December 2, 1976.
3. This application is therefore being processed under the old Section as a special exception since part of the roof structure exceeds the 18' 6" height established as a matter of right under the new Section 3308.
4. The existing buildings on the property have been demolished and an eight-story (8) office building is to be erected on the site.
5. The roof structure will contain mechanical equipment, elevator machinery, and stairs.
6. The street facade of the building will be tan metal and glass. The roof structure will be tan metal and brick.
7. There was no request for a variance.
8. The Municipal Planning Office by report dated February 3, 1977 and subsequent testimony given at public hearing stated that proposed roof structure complies with all requirements of Section 3308 of the Zoning Regulations and the other applicable sections of the Regulations and recommended approval.
9. There was no opposition registered at the public hearing.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that based on the foregoing Findings of Fact and the evidence of record, the proposed roof structure harmonizes with the main structure in architectural character, material and color. The Board is further of the opinion that the special exception is in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to adversely affect the use of neighboring property. It is therefore ORDERED that this application is hereby GRANTED.

VOTE:

4-0 (Lilla Burt Cummings, Esq., Leonard L. McCants, Ruby B. McZier and William F. McIntosh)

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

ATTESTED By:



ARTHUR B. HATTON

Executive Secretary

FINAL DATE OF ORDER:

4-18-77

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.