

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12577 of Washington Medical Center, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sections 5306 and 3308 to modify roof structures previously approved by the Board in Case 11834 in the C-4 District at the premises 1850 K Street and 1875 Eye Street, N.W, (Square 106, Lot 49).

HEARING DATE: February 15, 1978

DECISION DATE: February 15, 1978 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at 1850 K Street, N.W. and 1875 Eye Street, N.W. and is in a C-4 District.
2. The subject lot 49 is approximately 105, 818 square feet in area and includes more than seventy-five per cent of the subject square 106.
3. The site is being developed with a three phase retail-office project call International Square. The first phase located on the south-eastern corner of 19th and K Street, N.W. is complete.
4. By BZA Order No. 11612, dated June 3, 1974, the Board granted a variance from the setback requirement above one hundred feet at 1850 K Street, N.W.; by BZA Order No. 11834, dated March 11, 1975 the Board approved the roof structure for all three phases and by BZA Order No. 11834, dated January 14, 1976 the Board granted a modification of its March 11, 1975 Order permitting a transfer of 1,091 square feet FAR from Phase I to Phase III construction.
5. The subject application concerns the second phase of the International Square development. It is located at the northeast corner of 19th and Eye Streets, N.W. south of the Phase I portion of the project. Adjacent to Phase II (1875 Eye Street) is Doctor's Hospital. The third phase of the project is proposed for the hospital site. Construction on 1875 Eye Street has begun. Nineteenth Street, N.W. serves as the western boundary of the Central Business District at this location. It is zoned C-4. C-3-B zoning is found west of 19th

Street between Pennsylvania Avenue and Dupont Circle. South of Pennsylvania Avenue between 19th Street and New Hampshire Avenue is located an R-5-C District. This application requests modifications to the roof structure of Phase II of the project.

6. Phase II is located at 1875 Eye Street, N.W. and will consist of a combination of office and retail space. It will be identical in architectural treatment to the completed Phase I building located at 1850 K Street, N.W.

7. The overall maximum roof structure FAR is 39,152 square feet. The applicant proposes the following distribution.

|                |                           |
|----------------|---------------------------|
| (a) Phase I:   | 17,477 square feet        |
| (b) Phase II:  | 9,793 square feet         |
| (c) Phase III: | <u>11,882 square feet</u> |
|                | 39,152 square feet        |

8. The Board had previously approved 8,734 square feet for Phase II. The applicant proposes the relocation of exterior penthouse doors,, louvers and windows.

9. The height of the roof structure at 1875 Eye Street, N.W. will be increased by approximately one foot over what was previously approved. This constitute's a ten and one-half inch increase in height for the elevator machine room.

10. The facade of the roof structure will be constructed of the same materials as were previously approved by the Board.

11. The Municipal Planning Office by report dated February 10, 1978, recommended approval of the application on the grounds that the modifications sought are relatively minor and will not result in any significant change in the appearance or function of the roof structures as they were previously approved, and the Board so finds.

12. There was no opposition to the application.

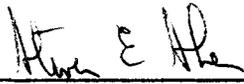
13. Advisory Neighborhood Commission 2B made no recommendation on the application.

CONCLUSIONS OF LAW:

Based on the record the Board finds that the modifications sought are minimal in nature and the grant of them will not adversely affect the light and air of adjacent buildings. The Board concludes that the grant of the special exception is in harmony with the purpose and intent of the Zoning Regulations and will not affect adversely the use of the neighboring property. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (Chloethiel Woodard Smith, Charles R. Norris, William F. McIntosh and Leonard L. McCants to grant)

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

ATTESTED BY:   
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 8 MAR 1978

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.