

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12783, of 1754 N Street Associates Limited Partnership, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for special exceptions under Paragraph 4101.44 to permit an addition to an office building and conversion of existing residential buildings into offices and under Sub-section 3308.2 to erect a roof structure and for variances from the rear yard requirements (Sub-section 4303.1) and the regulation regarding the vesting of rights in cases where the Zoning Regulations have been amended (Sub-section 8103.6) in the SP-2 District at the premises 1752, 1754, 1756 N Street, N.W., (Square 159, Lots 59, 67, 68, 69, 823, and 824).

HEARING DATES: October 25, November 15 and November 29, 1978
DECISION DATE: December 6, 1978

ORDER

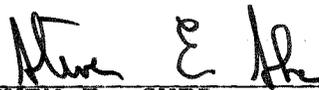
By Order dated January 30, 1979, the Board granted this application by a vote of 3-1 (Walter B. Lewis, Charles R. Norris and Chloethiel Woodard Smith to GRANT, William F. McIntosh opposed, Leonard L. McCants not voting having recused himself). In accordance with Section 5.4 of the Supplemental Rules of Practice and Procedure before the Board of Zoning Adjustment, Nicholas Addams, representing various parties in opposition, filed on February 13, 1979, a Motion for Reconsideration or Rehearing and Reargument. At it's public meeting held on March 7, 1979, upon consideration of that motion, and the applicant's opposition to Motion for Reconsideration filed on February 15, 1979, and various other responses, the Board found that the Motion for Reconsideration set forth an acceptable basis of error on the part of the Board; that is, the Board failed to adequately consider and receive public testimony on the four issues raised by the Motion. It is therefore ORDERED that:

- (1) The Motion for Reconsideration is hereby GRANTED.
- (2) A rehearing be scheduled limited to the four basic issues raised by the opposition in the Motion for Reconsideration as follows:

- (a) Authority to grant FAR variance
 - (b) Absence of variance re: apartment house window
 - (c) The shape of the lot is not unique in this neighborhood
 - (d) Proposed building not in architectural and structural harmony
- (3) In accordance with Section 5.43 of the Rules, notice for the hearing shall be given as in the case of an original hearing. The hearing shall be held on April 18, 1979, shall be the last case on the agenda, and shall be limited to one and one-half hours in total.
- (4) The effect of the previous Order of the Board in this case, dated January 30, 1979, is hereby STAYED, and the Chief of the Zoning Regulations Division, Department of Housing and Community Development is requested to insure that no permit shall be issued under that Order.

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

Final Date of this ORDER: March 7, 1979.