

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13532, of the Republic of France, pursuant to Sub-section 7501.4 of the Zoning Regulations in effect prior to February 16, 1979, for further processing of a Planned Unit Development to permit the construction of a Chancery in an R-5-C District at the premises 3905 Reservoir Road, N. W., (Square 1320, Lot 892).

HEARING DATE: July 22, 1981
DECISION DATE: September 2, 1981

DISPOSITION: The Board GRANTED the application by a vote of 5-0 (Douglas J. Patton, William F. McIntosh, Charles R. Norris, Lindsley Williams and Connie Fortune to grant.)

FINAL DATE OF ORDER: October 15, 1981

ORDER

By letter dated October 4, 1982, the applicant requested approval from the Board to modify plans previously approved by the Board in its Final Order dated October 15, 1981. The proposed modifications will affect only Building "D," which was approved under Phase II of the planned unit development, and which contains the auditorium and several meeting rooms. The proposed modifications include:

- a. Providing access to the lobby via double glass doors at several points around the traffic circle in addition to the four doors indicated on the original plans. The additional doors are proposed to be located in what were windowless building walls and a concrete retaining wall in the original plans.
- b. Enlarging the lobby which will displace the cloak room and toilets. Space for these displaced elements will be provided by extending the building to the south. The addition is to be built into the hillside and behind what was a retaining wall at the eastern edge of the traffic circle in the original plan. The addition will measure approximately thirty-six by forty feet. Expansion of the lobby will also necessitate the

relocation internally of two staircases and the elimination of one elevator.

- c. Introducing a curved element to the facade of the building just below the pediment, enclosing the lightwells around the crown of the building with curved panels, and replacing the flat glass panels around the utility room with floor-to-ceiling bay windows.

The other portions of Building "D" and all of Phase I of the project remain unchanged.

The order of the Board dated October 15, 1981, provides in part, "The Board shall retain jurisdiction to interpret and apply the terms and conditions of this Order and to make plan corrections and minor modifications of such plans." Such authority was given to the Board by Paragraph 7501.49 of the PUD regulations applicable to the case. The proposed modifications to the plans previously approved by the Board are minor in relation to the entire PUD development and make no substantial changes in the use, size, shape or configuration of the building. The subject modifications add to the gross floor area of the building, but do not exceed the limit prescribed by the Zoning Commission. The material facts relied upon by the Board relative to approving the further processing of the subject planned unit development are unaffected by the proposed modified plans.

The Board concludes that the proposed modifications are cosmetic in nature. It is therefore ORDERED that the proposed modification of plans is APPROVED and that the plans marked as Exhibit No. 29A of the record are hereby approved and shall be substituted for the respective sheets in the original plans submitted to the Board and marked as Exhibit No. 11 of the record. In all other respects, the ORDER dated October 15, 1981 shall remain in full force and effect.

DECISION DATE: January 5, 1983

VOTE:4-0 (Lindsley Williams, William F. McIntosh and Charles R. Norris to approve modification; Douglas J. Patton to approve by proxy; Carrie L. Thornhill not voting, not having heard the case).

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

ATTESTED BY:



STEVEN E. SHER

Executive Director

FINAL DATE OF ORDER:

FEB - 4 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS.

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