

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13689, of D.C. Lung Association, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to use all of floors of the subject premises as offices for a non-profit organization and for a variance from the off-street parking requirements (Sub-section 7202.1) in an SP-2 District at the premises 475 H Street, N.W., (Square 517, Lot 46).

HEARING DATE: March 10, 1982  
DECISION DATE: March 10, 1982 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (Connie Fortune, William F. McIntosh, Walter B. Lewis and Charles R. Norris to GRANT; Douglas J. Patton not present, not voting).

FINAL DATE OF ORDER: April 12, 1982

ORDER

By letter dated June 28, 1982, the architect for the applicant requested approval from the Board to modify plans previously approved by the Board in its Final Order dated April 12, 1982.

The modified plans, marked as Exhibit No. 25A of the record, evidenced several minor deviations from the plans originally submitted by the applicant. The modified plans evidenced that the tubular aluminum storefront windows are to be replaced with windows of the same scale but with wood trim; the aluminum framed glass door located flush with the front of the building will be recessed, have wood trim and a transom; the stucco exterior finish proposed for the north and east elevations will be replaced with brick; the existing skylight and masonry walls surrounding the light court will be removed because of poor construction and mortar deterioration and the additional floor space will be added to the total FAR of the building.

The proposed modifications to the plans previously approved by the Board make no substantial changes in the size, shape or configuration of the building. The additional floor area accrued through the elimination of the light court does not increase the FAR of the building beyond the 3.5 FAR allowed under the Zoning Regulations. No additional variance relief is required.

The material facts relied upon by the Board relative to the special exception and parking variance relief are unaffected by the proposed modified plans.

The Board concludes that the proposed modifications are cosmetic in nature.

It is therefore ORDERED that the MODIFICATION OF PLANS IS APPROVED and that the plans marked as Exhibit No. 25A of the record are hereby approved and shall be substituted for those originally submitted to the Board and marked as Exhibit No. 18A of the record. In all other respects, the ORDER dated April 12, 1982, shall remain in full force and effect.

DECISION DATE: July 7, 1982

VOTE: 4-0 (William F. McIntosh, Connie Fortune, Walter B. Lewis and Charles R. Norris to GRANT; Douglas J. Patton not voting, not having heard the case).

BY ORDER OF THE D.C BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER:

AUG 10 1982

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."