

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13856, of Angelos Demetrious, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to construct a rear addition and convert an existing apartment house, a non-conforming structure, to SP office use and for a variance from the closed court width and area requirements (Sub-section 4305.1 and Paragraph 7107.22) in an SP-2 District at the premises 1317 M Street, N.W., (Square 245, Lot 806).

HEARING DATE: November 10, 1982
DECISION DATE: December 1, 1982

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

FINAL DATE OF ORDER: February 18, 1983

ORDER

The Board granted a variance from the closed court width and area requirements of the SP-2 District in the subject application based on plans in the record which evidenced that the proposed addition to the subject structure would follow the walls of the existing non-conforming closed court.

By letter dated April 1, 1983, the applicant requested permission to modify the plans based on structural investigations which revealed that the walls of the existing closed court have no footings and are not of sufficient thickness or structural integrity to carry the weight of the proposed addition. The closed court is omitted on the modified plans, marked as Exhibit No. 31 of the record. The total F.A.R. of the structure will be less than the 3.5 permitted for office use in the SP-2 District. The use and exterior appearance of the building will not be changed.

The Board concludes that the proposed modification of plans is cosmetic in nature. The applicant requires no further relief from the Board. The area variances relative to the closed court width and area are no longer required. The material facts relied upon by the Board in granting the application as a special exception are still relevant. There was no opposition to the proposed modification.

It is therefore, ORDERED that the modification of Plans is APPROVED. In all other respects the Order dated February 18, 1983 shall remain in full force and effect.

DECISION DATE: May 4, 1983

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

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: MAY 31 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."

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