

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14144, of First American Bank, N.A., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to use all floors of the subject property as professional offices in an SP-1 District at premises 1720 N Street, N.W., (Square 159, Lot 835).

HEARING DATE: June 20, 1984

DECISION DATE: July 11, 1984

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

FINAL DATE OF ORDER: September 14, 1984

ORDER

The Board grant the application by order dated September 14, 1984, subject to two conditions. Condition No. 1 of the order limits the use of the premises to "offices of an architect, dentist, doctor, engineer, lawyer, or similar professional person."

By motion filed on September 20, 1984, counsel for the applicant requested reconsideration of condition No. 1 of the order dated September 14, 1984. Counsel for the applicant contended that the intent of the application was to permit the use of the structure for any SP office use permitted under Paragraph 4101.44 except international agencies, that all uses permitted under Paragraph 4101.44 except for international agencies constitute a single use category, and further that modifying the order to permit all uses permitted under Paragraph 4101.44 will not adversely affect the use of neighboring properties or impair the integrity of the Zoning Regulations.

Upon consideration of the motion, the record in the application and its final order, the Board finds that, notwithstanding the intent of the applicant, the application as filed and advertised requested "professional offices," not all office uses permitted under Paragraph 4101.44. The Board concludes that the issues raised in the motion were addressed at the public hearing and in the Board's final order. Finding of Fact No. 16 sets forth the type of

professional office tenants which the applicant expected to occupy the structure.

The Board notes that the applicant has already filed a new application seeking a wider range of the uses permitted under Paragraph 4101.44 if the present relief is not granted. The Board further concludes that it committed no error in deciding the application. No materially different relevant evidence has been submitted in support of the motion that was not previously considered by the Board.

Accordingly it is ORDERED that the motion for Reconsideration is DENIED.

Decision Date: November 7, 1984

VOTE: 3-0 (William F. McIntosh, Charles R. Norris and Carrie L. Thornhill to deny; Douglas J. Patton not voting, not having heard the case; Walter B. Lewis not voting).

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

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 13 DEC 1984

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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