

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14179, of the National Council of Young Men's Christian Association, USA, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 4101.48 to permit a hotel and variances from the parking requirements (Sub-section 7202.1) and from the depth requirement for a loading berth (Paragraph 7303.21) for the proposed conversion of an existing private club for enlisted personnel of the U.S. Armed Forces to a hotel comprising fifty-four rooms/suites in an SP-2 District at premises 1015 L Street, N.W., (Square 341, Lot 824).

HEARING DATE: September 26, 1984  
DECISION DATE: October 3, 1984

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

FINAL DATE OF ORDER: November 9, 1984

ORDER

The subject application was granted by the Board by its order dated November 9, 1984. The Board's approval of the application was based on the plans marked as Exhibit No. 23B of the record. On April 18, 1986, counsel for the applicant submitted a request for the Board to waive Section 506.2 of the Supplemental Rules of Practice and Procedure before the BZA to permit consideration of a motion to modify the previously approved plans submitted more than six months after the final date of the order. The applicant proceeded to obtain the necessary permits for commencement of construction in a timely manner under the Board's prior approval. However, during the site work conducted by structural engineers in mid-September, 1985, it was determined that the portion of the structure along the 11th Street frontage which was constructed in the 1960's was not sound enough structurally to support the proposed two-story addition, therefore, construction could not proceed as originally planned. The structural problems were not obvious from visual inspection but were discovered only after extensive structural analysis during the preliminary interior alteration work which occurred more than six months after the final date of the Board order. At the public meeting of May

7, 1986, the Chairperson waived the Rules to accept the request for modification of plans.

The Board, by it's Order dated November 9, 1984, approved a special exception to permit a hotel and variance relief from certain parking and loading requirements which were in effect at the time the application was granted. The original plans provided that two additional floors were to be added over the existing garage and the 1960's addition which connected the garage to the main building. During the preliminary site work, structural deficiencies were discovered which evidenced that a portion of the existing buildings could not support the proposed additional stories. Subsequently, the applicant razed those portions of the building and submitted plans for new construction. The proposed new construction is virtually identical to the former improvements plus the additions previously reviewed and approved by the Board.

The only major deviation from the previously approved plans is the addition of a parking garage providing twelve parking spaces underneath the proposed new construction. The razing of the improvements described above provides an opportunity for the applicant to provide vehicular access into the site which was not possible when the application was originally approved by the Board due to the presence of existing structures on the perimeter of the site. The applicant proposes to continue to provide twelve off-site parking spaces in accordance with the conditions of the Board's prior approval. There was no opposition to the requested modification of plans.

Upon review of the proposed modification and its order dated November 9, 1984, the Board concludes that the proposed modification to the plans previously approved by the Board make no substantial changes in the footprint, size or configuration of the building. The addition of a parking garage underneath the proposed construction is not inconsistent with the Board's prior approval.

The Board notes that if this application were to be considered by the Board at this time, pursuant to Paragraph 7202.21 of the Zoning Regulations which become effective on March 1, 1985, no variance relief from the parking or loading would be required for the proposed project.

The Board further concludes that the material facts relied upon by the Board relative to the original application are unaffected by the proposed modified plans. No additional zoning relief is required.

It is therefore ORDERED that the MODIFICATION OF PLANS is APPROVED and that the plans marked as Exhibit No. 39B of the record are hereby approved and shall be substituted for

those plans originally approved by the Board and marked as Exhibit No. 23B of the record. In all other respects, the order dated November 9, 1984 shall remain in full force and effect.

DECISION DATE: May 7, 1986

VOTE: 3-0 (Maybelle T. Bennett, William F. McIntosh, Carrie L. Thornhill to approve; Paula L. Jewell and Charles R. Norris not voting, not having heard the case).

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

ATTESTED BY:

  
EDWARD L. CURRY  
Acting Executive Director

FINAL DATE OF ORDER: JUL 8 1986

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 CONSUMER AND REGULATORY AFFAIRS.

14179order/LJPR