

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14385, of John D. Rockefeller, IV, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the height requirements (Sub-section 7601.3), from the prohibition against permitting a building area for a private garage to exceed 900 square feet (Section 1202) and from the prohibition against permitting an accessory building being located in other than the rear yard (Sub-section 7601.2) to construct three accessory buildings in an R-1-A District at premises 2121 Park Road, N.W. (Square 2630, Lot 819).

HEARING DATE: January 22, 1986
DECISION DATE: January 22, 1986 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 5-0 (William F. McIntosh, Paula L. Jewell, Charles R. Norris, Lindsley Williams and Carrie L. Thornhill to grant).

FINAL DATE OF ORDER: April 8, 1986

The Board GRANTED a modification of plans for the pool building by a vote of 5-0 (William F. McIntosh, Paula L. Jewell, Charles R. Norris, Lindsley Williams and Carrie L. Thornhill to grant).

FINAL DATE OF MODIFICATION ORDER: June 17, 1986

ORDER

The subject application was granted by the Board in BZA Order No. 14385, dated April 8, 1986. By order dated June 17, 1986, the Board granted a request for modification of plans for the swimming pool building. On August 22, 1986, counsel for the applicant filed a request for Board approval of modification, pursuant to Section 506 of the Supplemental Rules of Practice and Procedure before the BZA, to the garage and equipment building plans previously approved by the Board. The applicant proposed the following change:

The garage building as originally approved by the Board was a two story building of 28.5 feet in height, with a footprint of 2,013 square feet, and a second floor living quarters for domestic employees. The original

garden equipment building was approved at a height of 23.5 feet (with dormers on the roof to give the appearance of a two story building), and a footprint of 960 square feet. The total footprint of the building therefore measured approximately 2,950 square feet.

A paddock-like yard was created in the original approved plan by the placement of an 8 foot high brick wall around the garage and equipment buildings. The outer dimensions of the walled area measured 150 feet by 90 feet, not including a 15 foot protrusion of the equipment building to the south. All trees inside the perimeter of the walled area were to be removed.

The matching garage and garden equipment buildings in the modified plans will be identical in design, with a total footprint of 2,600 square feet (1,300 square feet each), which is 350 square feet less than the total square footage of the buildings in the prior approval. The buildings will be one story and 14.5 feet in height. Thus, the building height will be reduced by as much as 14 feet from the prior approval. The reorientation will provide for maximum tree retention, including several 2 and 3 foot diameter oaks, and a large 4 foot diameter beech tree. The 8 foot high walled-in yard area that was part of the prior plan has been removed, thereby minimizing the grand appearance of a "carriage house complex".

The buildings will be set back 14 feet from the property line, and the area between the rear walls of the buildings and the property line will be planted with 6 to 8 foot high *Photinia serrulata* and 3½ to 4 foot high *Prunus laurocerasus* or similar plant materials, to screen the buildings from the street and from adjacent properties. As a result of this scaled-down plan, the overall amount of new construction that will be visible from Shepherd Street and adjacent properties will be much less than in the prior approved plan.

The Board concludes that the proposed modification is a minor revision to the previously approved plans. No additional zoning relief is required to approve the modification. 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.

It is therefore ORDERED that the modification of plans is APPROVED and that the plans marked as Exhibit No. 37A of the record are hereby approved, and shall be substituted for those garage and equipment building plans originally approved by the Board and marked as Exhibit No. 9 of the record. In all other respects the Orders dated April 8, 1986 and June 17, 1986 shall remain in full force and effect.

VOTE: 5-0 (William F. McIntosh, Paula L. Jewell, Charles R. Norris, Lindsley Williams and Carrie L. Thornhill to grant).

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

ATTESTED BY: 
EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: SEP 23 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.

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