

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 14529, of GLM Properties, as amended, pursuant to Sub-section 8207.2 and Paragraph 8207.11 of the Zoning Regulations, for a special exception under Paragraph 4104.44 to establish SP office uses on the subject site and Sub-section 3308.2 to erect a roof structure which does not meet the set back requirements, and for variances from the floor area ratio requirements (Sub-section 4301.1) and the service berth requirements (Sub-section 7302.1) for a proposed construction of an office building in a SP-2 District at premises 1301 M Street, N.W., (Square 245, Lot 28).

HEARING DATE: January 14, 1987

DECISION DATE: January 14, 1987 (Bench Decision)

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

FINAL DATE OF ORDER: April 3, 1987

ORDER

The Board granted the application by its Order dated April 3, 1987, subject to the condition that construction be in accordance with the plans marked as Exhibit No. 9 of the record. By letter dated October 2, 1987, counsel for the applicant filed a timely request for Board approval of a modification of the approved plans. The proposed modification will result in an increase of the ceiling height of the top floor of the proposed building of 7.25 inches, the lowering of the first floor windows, and a reduction in the height of the penthouse.

The overall height of the building will be 74.75 feet, well within the ninety foot height limit for the SP-2 District. The penthouse structure will be in compliance with Section 411 of the Zoning Regulations.

Upon consideration of the proposed modified plans and its final order, the Board concludes that the proposed modification of plans is minor in nature and does not substantially alter the size, shape or configuration of the project as initially approved. The applicant requires no additional zoning relief from the Board. The material facts

relied upon by the Board in approving the application are still relevant. There was no opposition to the application. It is therefore ORDERED that the proposed modification of plans is APPROVED subject to the condition that the construction shall be in accordance with the plans marked as Exhibit No. 35A of the record. In all other respects the Order of the Board, dated April 3, 1987, shall remain in full force and effect.

DECISION DATE: November 4, 1987

VOTE: 4-0 (Charles R. Norris, Carrie L. Thornhill, Paula L. Jewell and William F. McIntosh to approve; Patricia N. Mathews not present, not voting).

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

ATTESTED BY:


EDWARD J. CURRY
Executive Director

FINAL DATE OF ORDER: DEC 4 1987

UNDER 11 DCMR 3103.1, "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.

order14529/DEE5