

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No 14590 of the Washington Sheraton Corporation, pursuant to Sub-section 8207.2 (3108 DCMR 11) of the Zoning Regulations, for special exception to permit the addition of a one story structure to an existing hotel (Paragraph 4101.48,512.1 DCMR 11) in an SP District at premises 923 16th Street, N.W., (Square 199, Lots 58 and 9).

HEARING DATE: May 20, 1987

DECISION DATE: May 20, 1987 (Bench Decision)

Facts of Findings:

1. The site known as premises 923 16th Street, is located on the east side of 16th Street between I and K streets. The site is in an SP-2 District.
2. The site is improved with the Sheraton Carlton Hotel, an eight-story building with approximately 232 hotel rooms and 5,778 square feet of function rooms and exhibit space. The building is a historic landmark.
3. The applicant is seeking a special exception to enclose the building's existing garden terrace located to its south. The addition will be a one-story glass building occupying approximately 3,549 square feet. The structure will be used for a reception and dining facility.
4. The state Historic Preservation Review Board has granted conceptual approval to the proposed addition.
5. The site is located in an area developed with high-rise hotels and office buildings with first floor retail space.
6. The proposed addition will result in a total exhibit and function space of 6.4 percent.
7. The site is located within the Central Employment Area (CEA).

8. The existing parking and traffic conditions will not be unduly impacted as a result of the proposed addition.
9. By memorandum dated May 13, 1987, the Office of Planning (OP) recommended approval of the application as it meets the requirements of Section 3108 and Paragraph 512.1, DMR 11 for a special exception.
10. By letter dated May 12, 1987 Advisory Neighborhood Commission (ANC) 2B recommended approval of the application. No reasoning was given for the ANC's support.
11. Persons who wished to express support of or opposition to the application were given an opportunity to do so.

CONCLUSIONS OF LAW AND OPINION:

Based on the Findings of Fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires substantial evidence that the applicant has complied with the requirements of Paragraph 4101.48 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has met its burden of proof.

The height, bulk and design of the addition are in harmony with existing uses and structures on neighboring property. The addition will not alter the balance of uses within the SP District. The gross floor area devoted to function rooms and exhibit space will remain less than 15 percent of the gross floor area of the hotel. The site is within the Central Employment Area. No additional parking spaces or loading berths will be required as a result of the addition. The circulation elements of the hotel will not be altered by the proposed addition.

The Board further concludes that the special exception can be granted as being in harmony with the general purpose and intent of the Zoning Regulations and Map and it will not affect adversely the use of neighboring property.

Accordingly, it is ORDERED that the application is GRANTED, SUBJECT to the conditions that construction shall be in accordance with the plans marked as Exhibit No. 26A of the record.

VOTE: 5-0 (Patricia N. Mathews, Paula L. Jewell,
Charles R. Norris, William F. McIntosh, and
Carrie L. Thornhill).

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

ATTESTED BY:



EDWARD L. CURRY
Acting Executive Director

FINAL DATE OF ORDER: JUL 10 1987

UNDER SUB-SECTION 3101.1 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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