

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 15542 of Capitol Hill Hospital, pursuant to 11 DCMR 3108.1, for a special exception under Section 359 to establish a health care facility with 130 beds and 250 full-time staff, basement through sixth floors, in an R-5-C District at premises 708 Massachusetts Avenue, N.E. (Square 895, Lot 76).

HEARING DATE: July 24, 1991  
DECISION DATE: July 24, 1991 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 3-0 (Charles R. Norris, Paula L. Jewell, and Carrie L. Thornhill to grant; Sheri M. Pruitt and William L. Ensign not present, not voting).

FINAL DATE OF ORDER: August 16, 1991

ORDER

The Board granted the application by its order dated August 16, 1991, subject to five conditions. By letter dated February 14, 1992, counsel for the applicant filed a timely motion requesting the Board to approve modifications to the previously approved plans.

At its public meeting of March 4, 1992, the Board deferred consideration of the motion to afford Board members Pruitt and Clarens an opportunity to read the record and participate in the decision on the requirement for modification of plans.

The plans originally approved by the Board included the conversion of the dock which formerly provided ambulance access to the emergency room into an 800 square-foot enclosed solarium with ground level access to approximately 1,000 square feet of outdoor recreation space. The requested modification of plans is proposed to improve the design and appearance of the solarium and provide for handicapped access and flexibility in the use of space. The proposed modification of plans is summarized as follows:

1. Delete the proposed greenhouse enclosure illustrated in the original concept sketches. Provide skylights.
2. Provide for 800 square feet of enclosed lounge area for long term care patient use.
3. Maintain a minimum clear width of 20 feet for two ambulance docks.

4. Provide an enclosed outdoor deck of approximately 400 square feet adjacent to the patient lounge area.
5. Provide for handicapped accessibility to all areas.
6. Maintain existing canopy details in extension of canopy.
7. Consider operable skylights with screens and remote controls.
8. Provide for flexible use of space, one large group or two smaller groups, re-arrangeable seating, etc.
9. Consider sliding window units for summer operation.

The requested modification of plans does not alter the zoning relief originally granted by the Board. There was no opposition to the proposed modification of plans.

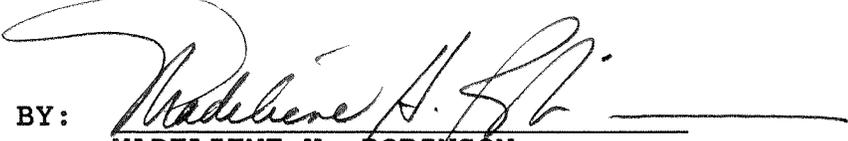
Upon consideration of the motion, the record in the case, and its final order, the Board concludes that the proposed modifications are minor in nature and do not substantially alter the overall project as approved by the Board. No additional zoning relief is required. The material facts relied upon by the Board in approving the application are still relevant. It is therefore **ORDERED** that the **MODIFICATION of PLANS** is hereby **APPROVED**, **SUBJECT** to the **CONDITION** that construction shall be modified as shown on the revised plans marked as Exhibit No. 32A of the record. In all other respects the order of the Board dated March 8, 1992 shall remain in full force and effect.

**DECISION DATE:** April 8, 1992

**VOTE:** 4-0 (Sheri M. Pruitt, Paula L. Jewell and Angel Clarens to approve; Carrie L. Thornhill to approve by proxy).

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

ATTESTED BY:

  
MADELIENE H. ROBINSON  
Acting Director

FINAL DATE OF ORDER: \_\_\_\_\_

APR 24 1992

BZA APPLICATION NO. 15542  
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PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

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.

15542Order/bhs

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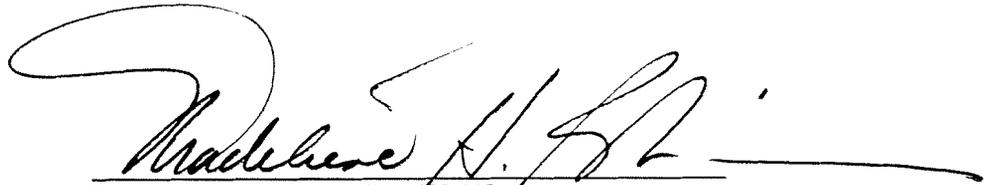


BZA APPLICATION NO. 15542

As Acting Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on APR 24 1992 a copy of the order entered on that date in this matter was mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Phil Feola, Esquire  
Linowes & Blocher  
800 K Street, N.W.  
Suite 840  
Washington, D.C. 20001

Craig Lisk, Chairperson  
Advisory Neighborhood Commission 6A  
Maury School  
13th & Constitution Avenue  
Washington, D.C. 20002

  
MADELIENE H. ROBINSON  
Acting Director

DATE: APR 24 1992

15542Att/bhs