

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 15960 of the G Street Venture and 601 13th Street, N.W. Associates, L.P., as amended, pursuant to 11 DCMR 3107.2, for a variance to allow a driveway entrance to required parking [Paragraph 1701.4(b)] in a DD/C-4 District at premises 1310 G Street, N.W. (Square 253, Lot 63).

HEARING DATE: July 13, 1994  
DECISION DATE: July 13, 1994 (Bench Decision)

DISPOSITION: The Board GRANTED the application by a vote of 4-0 (Laura M. Richards, George Evans, Jerrily R. Kress and Craig Ellis to grant; Angel F. Clarens not present, not voting)

FINAL DATE OF ORDER: July 29, 1994

DECISION DATE: February 1, 1995

FINAL DATE OF ORDER: March 31, 1995

MODIFICATION ORDER

The Board granted the initial application by its order dated July 29, 1994. On February 1, 1995, the Board approved a modification of the initial plans which allowed the applicant to reroute the first floor exit corridor from its location adjacent to the garage entry to the rear of the building.

By letter dated September 29, 1995, the applicant requested a modification of plans necessary to accommodate a revised design for the building proposed by the property's contract purchaser, Hines Interest Limited Partnership. The applicant stated that the revised design alters the exterior facades of the proposed building and makes minor changes to the location of the elevator core of the building and the loading docks.

The applicant stated that this modification does not change the location of the driveway entrance on G Street, which was the basis for the variance.

The applicant stated that the proposed modifications are minor and do not change the material facts relied upon by the Board in approving the application.

The applicant noted that there was no opposition to the original application, that Advisory Neighborhood Commission 2C was in support, and ANC 2F did not take a position on the application.

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The Government agencies filed reports indicating support for, or no opposition to, the original application.

All parties were served with the proposed modifications.

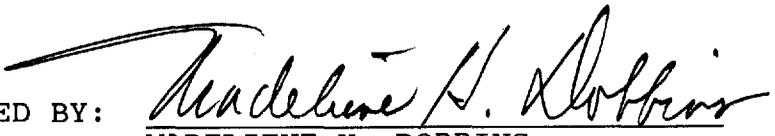
Upon consideration of the motion, the proposed modification and the record in the case, the Board concludes that the proposed modification is minor in nature and does not substantially alter the overall project as initially approved by the Board. The applicant requires no additional zoning relief from the Board. The Board concludes that the material facts relied upon by the Board in approving the application are still relevant. Further, there was no opposition to the proposed modification of plans. It is therefore, **ORDERED** that the **MODIFICATION OF PLANS** is hereby **APPROVED, SUBJECT** to the **CONDITION** that construction shall be in accordance with plans marked as Exhibit No. 42A of the record. In all other respects, the order of the Board dated March 31, 1995 shall remain in full force and effect.

**DECISION DATE:** November 1, 1995

**VOTE:** 3-0 (Laura M. Richards and Craig Ellis to **APPROVE** the **MODIFICATION** of plans; Jerrily R. Kress to **APPROVE** by absentee vote; Angel F. Clarens and Susan Morgan Hinton not voting, not having heard the case).

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

ATTESTED BY:

  
MADELIENE H. DOBBINS  
Director

**FINAL DATE OF ORDER:** DEC 27 1995

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.

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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, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

mof15960/TWR/LJP

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As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on DEC 27 1995 a copy of the order entered on that date in this matter was mailed certified, postage prepaid to each person who appeared and participated in the public hearing concerning this matter, and who is listed below:

601 13th Street, N.W. Associates  
Limited Partnership  
c/o J. Christopher Meyer  
Copley Real Estate Advisors  
399 Boylston Street  
Boston, Massachusetts 02116

John Asadoorian  
Grubb and Ellis  
1090 Vermont Avenue, N.W.  
Suite 900  
Washington, D.C. 20005

Lawrence L. Thomas, Chairperson  
Advisory Neighborhood Commission 2C  
Terrell Junior High School  
Shaw/Terrell Community Center  
1st and Pierce Streets, N.W.  
Washington, D.C. 20001

James Brandon, Chairperson  
Advisory Neighborhood Commission 2F  
P. O. Box 34091  
Washington, D.C. 20043

A handwritten signature in cursive script, reading "Madeliene H. Dobbins", is written over a horizontal line.

MADELIENE H. DOBBINS  
Director

Date: DEC 27 1995