

PUBLIC HEARING—March 17, 1965

Appeal #8117 John Hancock Mutual Life Insurance Co., owner, on behalf of
Watergate Improvement Associates, lessee and developer, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965 (Official order entered July 20, 1965).

ORDERED:

That the appeal for further processing (Stage 3) under provisions of Section 7501 of part of a large-scale development known as Watergate, within area bounded by Virginia Avenue, New Hampshire Avenue, F St. and Rock Creek Potomac Parkway, N.W., entire squares 3, 7, 8, 9 and 18 and lots 813 and 814, square 2, be granted for the following reasons and subject to the conditions hereinafter set forth:

(1) The Board finds from the records and the evidence adduced at the hearing and from the plans submitted to and examined by the Board that the intent and purpose as envisioned by the Zoning Commission's order will be carried to completion (by continued progression).

(2) The Board finds that Stages 1 and 2 of the development plan is under construction in accordance with its approval in Appeals #7234 and #7903.

(3) The Board finds that the plans as submitted are for the erection of apartment facilities as authorized by the Zoning Commission Order.

(4) The Board finds that the provisions of paragraphs 7501.41 and 7501.42 referred to by paragraph 7501.77 are met by the evidence presented and by the plans under review herein.

(5) The Board finds that the filing of this appeal was within the time authorized by its Order in appeal #7234.

(6) The Board finds that the evidence and plans presented for Stage 3, the processing of which is now before the Board, shows:

- (a) Complete floor plans and architectural elevation of the portion of the building included in Stage 3, and designated on drawings as Building 5;
- (b) Grading and drainage plan for the area to be developed in Stage 3;
- (c) The planning and landscape plans for the land to be developed under Stage 3;
- (d) The finished site plan with pertinent areas and dimensions showing thereon the portion of the building encompassed in Stage 3, and noting precisely any difference in its approved location or size, the location and details of all other structures not classed as buildings, and the location, details and grades of all driveways requiring curb cuts;
- (e) Detailed parking plan, and the circulation relation for the area and garage facilities and street access.

(7) The Board has reviewed all details of the plan of Stage 3 submitted and finds that sufficient information has been afforded so that an affirmative finding of compliance with the Zoning Commission directive of July 17, 1962 is made.

We note that final details of Stage 3 may require further Board review and further, that difficulties now now envisioned may arise. Accordingly, jurisdiction hereunder for Stage 3 is hereby retained (for either purpose), without further public notice and public hearing, to the end that interpretation, plan correction, minor modification of such plans, or clarification of the approved plans may be reviewed (Paragraph 7501.79).