

Appeal #8192 National Education Association of the U. S. 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:

ORDERED:

That the appeal to erect an addition to the NEA Building; for approval of roof structures under the provisions of Section 3308 of the Zoning Regulations; for a variance from the FAR requirements of the SP District to permit said addition, and for permission to provide parking on lots 34 and 828, being other than the lot upon which the main building is located at the northeast corner of 16th and M Streets, N.W., lots 827, 825, 830, 34 and 828, square 196, be granted for the following reasons:

(1) The Board finds that the erection of this addition will be in harmony with existing uses on neighboring or adjacent property, and that it will not create dangerous or other objectionable traffic conditions.

(2) The Board finds that appellant has proven a hardship within the provisions of Section 8207.11 of the Zoning Regulations as the excess FAR in this addition amounts to only approximately 279 square feet per floor being slightly in excess of the permitted FAR requirements for the SP District. The Board feels that to cause an adjustment of the design losing the benefit of standard bay space and area, as the floor areas conform with the standard bay within the existing building. The Board feels this would be undue hardship upon the appellant. The Board further finds that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

(3) The Board finds that the enclosure on the roof of this proposed addition for service equipment will harmonize with the main structure in architectural character, material and color.

(4) The Board finds that it is economically impracticable to locate these off-street parking spaces within the principal building or on the same lot on which said building is located due to limited size of the property. The Board further finds that these parking spaces and all facilities in relation thereto are so designed that they are not likely to become objectionable to adjoining or nearby property because of noise, traffic, or other objectionable conditions.

(5) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(6) There was no objection to the granting of this appeal registered at the public hearing.

---