

PUBLIC HEARING—June 16, 1965

Appeal #8234 National Broadcasting Company, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Hatton Dissenting and Mr. Scrivener not voting the following Order was entered on June 22, 1965:

ORDERED:

That the appeal for a variance from the use provisions of the R-1 District to permit an addition to the existing National Broadcasting office building and to enlarge the parking facilities at 4001 Nebraska Avenue, N.W., parcel 33/87, square 1721, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property contains an area of 7.25 acres of land. It is bounded on the west, south and east by the U. S. Naval Reservation and the Grounds of the Washington City Orphan Asylum on the north. The only access to the property is through a narrow roadway leading from Nebraska Avenue.

(2) The existing use was established under a variance granted by this Board in Appeal #4159 on June 1, 1955 to establish studio and office facilities for the National Broadcasting Company to establish antenna tower and transmitting facilities and to establish temporary automobile parking lot.

(3) Appellant proposes to erect an addition to the ~~work~~ existing building housing its studios, transmission facilities and offices and to enlarge its parking facilities. This addition is required due to increased intensification of news activities required to keep abreast of the growth of Washington, D. C. as an increasing important new center which has necessitated expansion of news and information promotions for both radio and television. The proposed addition will be 50 feet in depth and 162.9 feet in width and will be located at the northeasterly end of the existing building.

(4) The existing building contains 91,370 square feet and the new addition will provide an additional 16,280 square feet or a total of 107,650 square feet. When the site was improved in 1958 NBC employed about 200 persons which has expanded to 365 persons who conduct its current operations at the Nebraska Avenue site.

(5) Additional off-street parking for 55 automobiles will be provided along the southeasterly side of the existing building. This will provide a total of 258 parking spaces.

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

OPINION:

The Board notes from the plans on file that appellant has conformed to the condition in the Board's order of June 1, 1955, appeal #4159 which requires that the north 125 feet of the parcel exclusive of driveway and access to the property shall not be used for automobile parking or for any other purpose requiring

building construction, but shall be used entirely as a landscaped screening area. This has been done and appellant has remained well behind this line.

The Board is of the opinion, from an examination of the records and plans filed, that it would be a definite hardship to require appellant to conform to the strict application of the variance clause of the regulations, as the use was authorized by the Board after public hearing.

We are further of the opinion that a requirement to adhere to the regulations governing the R-1-B District would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. We are also of the opinion 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 regulations as the property in question is well isolated from any type of residential construction.