

Before the Board of Zoning Adjustment, D. C.

FOR FURTHER PROCESSING  
Public Hearing March 23, 1966

Appeal #8528, John Hancock Mutual Life Ins. Co., appellant

On motion duly made, seconded and unanimously carried the following Order was entered on May 23, 1966.

EFFECTIVE DATE OF THIS ORDER: May 24, 1966

ORDERED:

That the appeal for further processing by the Board under Article 75 of the Zoning Regulations to construct a twelve-story office building with three underground parking levels at 415 - 12th Street, N.W., lots 803, 808 and 812, square 322, be conditionally granted.

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

1. On March 1, 1966, the Zoning Commission, after public hearing and recommendation from the National Capital Planning Commission, gave final approval to a Sectional Development Plan for Square 322. (Exhibit #5)
2. On February 15, 1966, the Zoning Commission after public hearing and recommendation from the National Capital Planning Commission, approved the Article 75 application of John Hancock Mutual Life Ins. Co. This action was reaffirmed by the Zoning Commission on March 1, 1966.
3. Appellants have submitted complete plans as required under subsection 7501.71 of the Zoning Regulations. (Exhibits 1 and 1-B)
4. The proposed building will have a mechanical equipment penthouse located above the top story but below the height limit for the building.
5. The Board finds that the final plans for the proposed building to be the same as the building plans approved by the Zoning Commission.
6. The National Capital Planning Commission recommended favorably on this appeal provided the building projection into public space along 12th Street is permissible under the Building Regulations of the District of Columbia as determined by the Director of the Department of Licenses and Inspections. (Exhibit #9)

7. The Director of the Department of Licenses and Inspections has found the projections to be in compliance with the D. C. Building Code (Exhibit 10) and the Public Space Committee has approved the projection over 12th Street (Exhibit #12).
8. There were objections to the granting of this appeal expressed both in writing and at the public hearing.

OPINION:

It is the opinion of the Board that this appeal has been processed in accordance with and meets all the requirements of Section 7501 of the D. C. Zoning Regulations.

The Board is also of the opinion that the proposed building clearly furthers the objectives of the planned development provision of the Zoning Regulations as set forth in subsection 7501.1; the plans for this building being in harmony with a detailed plan for Square 322 which plan is in turn in accord with the overall plans for the improvement of Pennsylvania Avenue.

In granting this appeal the Board establishes the following conditions:

1. The Board retains jurisdiction over this structure in accordance with the provisions of paragraph 7501.9.
2. The building shall be constructed in accordance with the plans on file with the Board as Exhibit #1-B.
3. The mechanical equipment penthouse shall be faced with material of a color matching the main facade of the building and arranged as noted on drawings A-12, 17, 18 & 19, exhibit 1-B, dated May 23, 1966.
4. The use of the building shall be confined to the uses listed in paragraph 3 of the Sectional Development Plan for Square 322, dated March 1, 1966.
5. Construction of the building shall proceed in accordance with the provisions of Subsection 7501.3.