

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING ___ January 12, 1966

Appeal No. #8558 Electrical Workers Benefit Association, Appellant.

The Zoning Administrator District of Columbia, Appellee.

Upon motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1966.

DATE OF ORDER -- February 17, 1966

ORDERED:

That the appeal for permission to use and occupy ground floor for SP office use and for remaining floors for apartment house use provided the proposed addition shall not exceed 5.5 FAR as provided in Board's Order in Appeal #7416 at 1200 - 15th Street, NW., lots 33, 824, 820, Square 196, be granted for the following reasons:

(1) This Board after public hearing held on August 16, 1961 by Order entered officially March 1, 1962, granted in part this identical appeal under Order #6446. Due to failure of appellant to secure necessary permits within the six-month period from the date of the order, his permission lapsed and he, therefore, had to reappeal to the Board.

(2) Appellant reappealed before the Board under Appeal #6896 and the Board ruled that inasmuch as conditions had not materially altered from the time of the original approval that the appeal would be granted, with all conditions stated in Appeal #6446.

(3) This Board by previous order in Appeals #7416 and 7659 permitted the erection of an addition to 1200 - 15th Street, NW. and 1500 Massachusetts Avenue as one building. Under these orders Board granted permission to use and occupy any floor for either apartment house or SP office use provided the addition did not exceed 5.5 FAR.

(4) The six-month period which expired February 19, 1964, before plans could be completed and filed, was extended for an additional six months in Appeal #7659.

(5) In BZA Appeal #8049 the Board granted an additional six-month extension and entered an order reinstating the prior orders for SP office use limited to 5.5 FAR. The six-month period under Appeal #8049 expired on July 15, 1965, and the applicant now seeks reinstatement of the prior orders of the Board.

(6) The entire records and prior Appeals #6446, 6896, 7416, 7659 and 8049 shall be incorporated and made a part of the record in this proceeding.

(7) The Electrical Brotherhood requires additional space and will occupy a portion of the building, as stated in the prior appeal. The cost of the proposed addition is substantially above the estimates planned by the developers and it is necessary to modify the plans.

(8) This Board has heretofore found that applicant suffers a hardship within the meaning of the Zoning Regulations as set forth in Appeal #6446 and #6896.

(9) The relief requested as per Exhibit No. 10, which shows the slight modifications in the proposed addition, may be granted without substantial impairment of the zoning plan or adverse affect upon adjoining property.

(10.) The C-4 District is located immediately south of the applicants' property. The entire square in which applicants' site is located is devoted to either SP office use or apartment house use, and, therefore, the Board finds that the use proposed will be in harmony with the use of the neighboring property.

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

OPINION:

We are of the opinion that the applicant has established a hardship under Section 8207.11 of the Zoning Regulations that authorizes the granting of the subject variance. We further believe that such 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.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- January 12, 1966

Appeal No. 8558 Electrical Workers Benefit Association, Appellant.

The Zoning Administrator District of Columbia, Appellee.

Upon motion duly made, seconded and unanimously carried, the following Order was entered at the Executive Session of the Board on March 30, 1966.

DATE OF ORDER -- March 30, 1966

ORDERED:

That the Order in Appeal No. 8558 be amended to provide for an F.A.R. of 5.5 for the ground floor of the subject building and an F.A.R. of 6.0 for the eight (8) floors above the ground floor of the subject building.