

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8684 D.F. Antonelli, Jr. et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. William S. Harps and Arthur P. Davis dissenting in part, the following Order was entered by the Board at its meeting on April 27, 1966.

EFFECTIVE DATE OF ORDER -- July 27, 1966

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with the provisions of Section 3308 of the Zoning Regulations at 2000 L Street, NW., lot 85, square 76, be granted.

That the appeal for permission to provide arcades meeting the requirements of Section 7515.11 of the Zoning Regulations at 2000 L Street, NW., lot 85, square 76, be denied in part.

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

- (1) Appellants' property is located in a C-3-B District.
- (2) Appellant proposes to erect an eight (8) story office with roof structures and an open arcade.
- (3) The area of appellants' lot is 52,494 square feet.
- (4) The area of the proposed building is 45,575 with a roof structure area of 13,100 square feet.
- (5) The roof structures will house mechanical equipment and will be constructed of precast concrete off-white in color and split-rock brick of similar color. The street facade will be constructed of precast concrete off-white in color.
- (6) The appeal for the roof structure is granted under plans by Weihe, Black and Kerr, architects, drawings A-6, A-8, A-9 and A-10, as approved by Mr. Arthur P. Davis, member of the Board. The drawings were signed by Mr. Davis on July 19, 1966.

(7) Appellants also requests permission to provide an open arcade at the ends of the building (20th and 21st Sts.) which would be at a level different from that adjacent to the sidewalk. In addition, appellants proposes to carry the arcade around the building except for a small portion at the rear which would be at sidewalk grade on "L" Street and slightly above sidewalk grade at the rear of the building on 20th and 21st Streets.

(8) Appellant also desires to provide an open arcade having an FAR credit of 0.25 but having part of the arcade at a depth greater than 25 feet from the building line. It is also desired to have the arcade exceed 25% of the gross floor area adjacent to the arcade.

OPINION:

The Board concludes that the roof structures on this proposed building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structure is in harmony with the purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

The arcade along the front of the building at "L" Street conforms with the Zoning Regulations and is not questioned in this appeal. However, the arcades along 20th and 21st Streets and across the rear of the building require the approval of the Board in order that appellant may be able to transfer floor area credit contained therein to another part of the building. The Board finds that although the arcades on 20th and 21st Streets do not meet the strict requirements of the Regulations, they do conform with the intent, being slightly above sidewalk grade, therefore, the Board approves these arcades. On the other hand, the Board finds the arcades at the rear of the building do not conform either to the letter or the spirit of the Regulations. Appellants may build these arcades as a matter of right and Board approval will only serve to give the appellants additional floor area credit elsewhere in the building. Whereas, for topographical reasons, appellants has justified a variance involving the 20th and 21st Streets ardaces, appellants has not justified a variance for the arcades at the rear of the building. Therefore, the Board approves the arcades on 20th and 21st Streets and disapproves the arcade across the rear of the building.