

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8729 Marion Lovitz, appellant
The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on May 31, 1966.

EFFECTIVE DATE OF ORDER: June 30, 1966

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with provisions of Section 3308 at 1121 Vermont Ave., N.W., lot 12, Square 215, be granted.

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

- (1) Appellant's lot is located in the C-4 District.
- (2) The area of appellant's lot is 16,061.4 square feet.
- (3) Using the 0.25 F.A.R. for computation of the allowable roof structures, the permissible penthouse would equal 4,015.4 square feet.
- (4) Appellant's proposed roof structure utilizes an area of only 3,983.7 square feet.
- (5) This appeal is granted under plan by Edmund W. Dreyfuss & Associates, architects, drawings SD-2, A-11, A-12, A-13, and A-14, with no engineers office and toilet. The drawings are signed by Arthur P. Davis, architect of the Board, on May 25, 1966.
- (6) The roof structures will be constructed of material identical in appearance to that used on the street side of the building.
- (7) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structure on this proposed office 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.