

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8799 Wardstone Realty Corp., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on June 22, 1966.

EFFECTIVE DATE OF ORDER -- Oct. 10, 1966

ORDERED:

That the appeal for permission to erect apartment building with roof structures in accordance with provisions of Section 3308 and variance from provisions of Section 7304.1 to permit loading berth in parking driveway isle on the southeast corner of 13th and N Streets, NW., lot 837, square 281, be granted in part.

FINDINGS OF FACT:

- (1) Appellant's property is located in an SP District.
- (2) The area of appellant's lot is 15,782 square feet. It is proposed to erect a ten (10) story apartment building on the site.
- (3) The gross floor area of the proposed apartment building will be 94,495 square feet, with a roof structure to house a boiler room, cooling tower, elevator machine room, and stairs. The roof structure will have an area of 2,413 square feet.
- (4) Appellant proposes to erect the loading berth platform and dock within the parking lot driving aisle.
- (5) The main building walls will be of brown glazed brick and the projected bay windows will be of white glazed grick. White pierced block screen will be at the ground level.
- (5) The proposed roof structure will be brown glazed brick with beige baked enamel louvers.
- (7) This appeal is granted under plan by Leo Kornblath Assoc., architects, drawings revised No. A-5, A-6, and A-7 approved as noted by Mr. Arthur P. Davis, member of the Board, on September 23, 1966.

(8) Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

It is the opinion of the Board that appellant has failed to prove any hardship within the provisions of the variance clause of the Zoning Regulations to permit the loading dock to be located within the driving aisle. No one of the statutory grounds for a variance which are set forth in the variance statute have been alleged or proved, and the Board therefore has no alternative to a denial of the appeal for a variance.

The Board approves the roof structures on this proposed apartment building as they will harmonize with the street frontage of the building and will conform with such frontage in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.