

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8914 Charles M. Flagg, 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 September 20, 1966.

EFFECTIVE DATE OF ORDER - November 23, 1966

ORDERED:

That the appeal for a variance from the use, lot occupancy and FAR requirements of the R-4 District to permit a one-story rear addition to nonconforming hotel at 1338 R Street, NW., lot 818, square 240, be granted.

FINDINGS OF FACT:

(1) The subject property is an R-4 District and abuts an area zoned C-M-3.

(2) Appellant seeks a variance from the use, lot occupancy and FAR requirements of the R-4 District in order that an addition be erected to the existing structure to house an elevator.

(3) The property is presently improved with a nonconforming hotel.

(4) The present lot area is 7,982 square feet. The first floor area is 4,910 square feet and the proposed addition will be 295.2 square feet.

(5) The existing total floor area is 19,640 square feet and with the proposed addition of 295.2 square feet will total 19,935.2 square feet.

(6) Appellant states that the proposed addition is in an area that is now a boiler room partially below grade and by building the addition on the existing boiler room walls, the periphery of the overall building will not be increased.

(7) The request is made to supplement the Board's previous approval in Appeal No. 8517 for modernization of this hotel. It is maintained that an elevator is essential to make the hotel a competitive force in the market.

(8) There was no opposition to the granting of this appeal registered at the publichearing.

OPINION:

We refer to our opinion in Appeal No. 8517. In that opinion that the proposed additions would constitute an improvement to the property and would be an asset to the neighborhood and have no adverse affect upon the present character or future development of the neighborhood. This opinion holds forth for the current request.

This Order shall be subject to the condition that no neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside of the building, be visible from the outside of the structure.