

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARINGS - November 16, 1966 and
January 18, 1967

Appeal No. 8979-8980 14th and Eye Sts. Joint Venture and Donald
E. Gingery, appellants.

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
January 27, 1967.

EFFECTIVE DATE OF ORDER -- March 17, 1967

ORDERED:

That the appeal for permission to erect office building with
roof structures in accordance with Section 3308 and for a variance
from the closed court requirements of Section 5303.5 of the Zoning
Regulations at 1405 Eye Street, NW., lots 72,76,800,801,814 and
815, square 218, be granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in a C-4 District.
- (2) At the public hearing on November 16, 1966, appellants
requested that the appeal be amended to include a request for a
variance from the closed court requirements of Section 5303.5 of
the Zoning Regulations.
- (3) At its meeting on November 29, 1966, the Board ordered
that the case be readvertised with the requested amendment.
- (4) The appeal was amended and advertised on January 6, 1967
for public hearing on January 18, 1967.
- (5) It is proposed to erect a twelve (12) story office
building with roof structure to house stair, elevator machine room,
and other mechanical equipment.
- (6) The total area of appellants' lots are 22,393.42 square
feet and the area of the proposed office building will be 19,503.39
square feet with an FAR of 10.0.

(7) The area of the roof structure is 5,572.95 square feet.

(8) The material and color of the street facade of the proposed building will be natural and black aluminum and glass.

(9) The roof structure will also be natural and black aluminum.

(10) This appeal was filed and heard under plan by Vlastimil Koubek, AIA, architect, drawings No. A-10, A-11, A-12, and A-13, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on December 16, 1966.

(11) The area adjacent to the enclosed court is bound by a 30-foot and a 16-foot public alley. The depth of the north lot line steps back 90 feet although the overall dimension of the lot is 151 feet 7 inches.

(12) It is desired to set back from the lot line an additional 1 foot 9 inches for a total of 6 feet 10 inches so the building will front on 14th and Eye Streets and will have only one set back at approximately 120 feet.

(13)

(13) Appellants stated that the requested variance would allow sufficient land for providing terrace and planting area and arcade space.

OPINION:

The Board is of the opinion that the granting of these appeals are in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property. The roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color.

We are further of the opinion that appellants have shown a hardship within the meaning of the Zoning Regulations sufficient to permit the requested relief from the requirements of Section 5303.5 of the Regulations. We believe the requested relief can be granted without substantial detriment to the public good and without substantially impairing the purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.