

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 18, 1967

Appeal No. 9079 Charles Rose and Ellen C. Stitchman, 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 - April 27, 1967

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with provisions of Section 3308 at 1156 - 15th Street, NW., lot 79, square 197, be granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in a C-4 District.
- (2) It is proposed to erect a twelve (12) story office building having a roof structure to house the mechanical equipment.
- (3) The subject appeal was amended to include a request for a variance from the 0.25 limitation on the FAR of roof structures.
- (4) The total area of appellants' lot is 16,711.5 square feet and the area of the proposed office building is 15,660.5 square feet with an FAR of 10.0.
- (5) The area of the roof structure is 4,420 square feet with an FAR of 0.264.
- (6) The material and color of the street facade and roof structure will be architectural precast concrete, off white in color. The roof structure will also contain pierced masonry units, off white in color.

(7) This appeal was filed and heard under plan by Weihe, Black & Kerr, architects, drawings No. A-10, A-12 and A-13, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on April 18, 1967.

(8) No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property. We are also of the opinion that appellant has shown a hardship within the meaning of the Zoning Regulations sufficient to permit the requested excess in roof structure FAR. the requested relief can be granted without substantial detriment to the public good and without impairing the purpose or integrity of the zone plan as embodied in the Zoning Regulations and Map.