

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 18, 1967

Appeal No. 9376 Albert Abramson et al, 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 October 31, 1967.

EFFECTIVE DATE OF ORDER -- Dec. 11, 1967

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with provisions of Section 3308 and for variance of the provisions of Section 3308.22 to permit floor area ratio in excess of 0.25 at 1828 L Street, NW., lots 853,856,859,860, square 107, be granted.

FINDINGS OF FACT:

- (1) The subject 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 mechanical equipment, elevator machinery and cooling towers.
- (3) The total area of appellants lots is 28,710 square feet and the area of the proposed office building is 286,800 square feet with an FAR of 9.9.
- (4) The area of the roof structure is 7,894 square feet with an FAR of .27.
- (5) The material and color of the street facade of the building will be dark face brick, bronze color glass, and bronze anodized aluminum. The roof structure will be dark face brick with pierced concrete block.
- (6) Appellant states that the excess FAR in roof structure is necessary to allow the cooling tower to be covered and not exposed.

(7) This appeal was filed and heard under plan by Leo Kornblath Associates, drawings A-9 and A-10, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on October 26, 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 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.