

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 17, 1968

Appeal No. 9485 Chevy Chase Land Company of Montgomery County,
Maryland, 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
January 24, 1968.

EFFECTIVE DATE OF ORDER - Sept. 12, 1968

ORDERED:

That the appeal for permission to erect apartment building
with roof structures in accordance with Section 3308 at rear of
4301-4339 Connecticut Avenue, NW., lots 803-806, square 2049,
be granted.

FINDINGS OF FACT:

[1] The subject property is in a mixed zoning district; a
portion being zoned R-5-C and a portion being C-3-A.

[2] The subject property is known as the Van Ness Center
composed of an office building and apartment buildings. The
apartment buildings are Van Ness North, Van Ness East, and Van
Ness West-South. The subject building is Van Ness West-South.
The office building and two apartment buildings are no completed.

[3] The total area of the property is 614,525 square feet.

[4] Van Ness West-South is proposed to be an eleven story
apartment building with a roof structure to house elevator
machinery, cooling towers, fans, stairways and other mechanical
equipment.

[5] The completed buildings contain a total roof area of
16,423 square feet and the roof structure to serve the West and
South buildings will include a roof area of 5,711 square feet.
The total roof structure area of the project is 22,134 square
feet.

[6] The FAR of the total roof structure area is .036.

[7] The total building area proposed for the property is 246,774 square feet including roof area. The FAR of roof structure is .089.

[8] The material and color of the street facade and of the roof structure will be tan brick.

[9] This appeal was filed and heard under plans by Berla, Abel, and Weinstein, architects, drawings No. X-1, X-2, 16, 17, 26, and 38, approved as noted by Mr. Arthur P. Davis, architect-member of the Board on January 23, 1968.

[10] No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structures of this proposed apartment building will harmonize with the street frontage of the building 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 affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board

THE ABOVE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.