

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- April 17, 1968

Appeal No. 9543-45 Washington Hotel Corp., et al, 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 April 17, 1968.

EFFECTIVE DATE OF ORDER - Sept. 23, 1968

ORDERED:

That the appeal for permission to erect a hotel with roof structures in accordance with the provisions of Section 3308 at 411 and 415-419 New Jersey Avenue, NW., lots 48-51 inclusive, 61,803 and 827, square 630, be granted.

FINDINGS OF FACT:

- [1] The subject property is located in a C-3-B District.
- [2] It is proposed to erect a ten story hotel building with roof structures to house stairway, elevator penthouse, mechanical equipment, toilets and incidental space accessory to roof swimming pool.
- [3] The proposed hotel will have three levels of underground parking which will accommodate 226 automobiles.
- [4] The lot area is 26,765 square feet and the gross floor area of the proposed hotel will be 173,900 square feet, with an FAR of 6.5.
- [5] The area of the proposed roof structure is 5,888 square feet with an FAR of 0.22.
- [6] The material and color of the street facade of the building will be bronze colored glass, aluminum and spandrel panels with pre-cast stone trim.
- [7] The material and color of the roof structure will be white split rock.

[8] This appeal was filed and heard under plan by Edmund W. Dreyfuss and Associates, architects, drawings No. A-1,A-6, A-9,A-10,A-11,A-12, and A-13, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on June 3, 1968.

[9] 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 hotel 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.