

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 17, 1968

Appeal No. 9557 James Scott Appleby 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 April 17, 1968.

EFFECTIVE DATE OF ORDER - June 17, 1968

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with the provisions of Section 3308 and variance from the provisions of Section 3308.22 to permit floor area ratio in excess of 0.25 at 113 - 15th Street, NW., lots 86-92,815-818,846,847, square 214, be granted.

FINDINGS OF FACT:

- [1] The subject property is located in a C-4 District.
- [2] It is proposed to erect a twelve story office building containing three levels of underground parking and a roof structure to house the stairs, elevator equipment and mechanical equipment.
- [3] The lot area is 20,997.37 square feet and the gross floor area of the building will be 19,296.63 square feet with an FAR of 10.
- [4] The area of the roof structure is 6,509.45 square feet with an FAR of 0.32.
- [5] Appellant states that the large roof structure is necessary because the lot is long and rectangular and of a relatively small size to accommodate the various sizes and shapes of the equipment necessary for this proposed building.

[6] The material and color of the street facade of the building will be light pink cast stone, bronze colored aluminum and bronze tinted glass.

[7] The roof structure will be light pink brick.

[8] This appeal was filed and heard under plan by Vlastimil Koubek, AIA, drawings No. A-15, A-16, A-17, and A-23, approved as noted by Mr. Arthur P. Davis, architect-member of the Board on May 2, 1968.

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

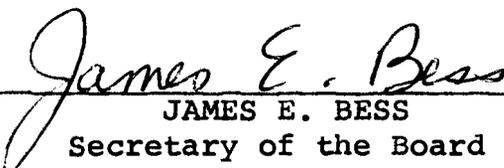
OPINION:

We are of the opinion that appellant has shown a hardship within the meaning of the Zoning Regulations and sufficient to permit the requested excess roof structure FAR and that the requested relief may be granted without substantial detriment to the public good and without impairing the purpose and intent of the zone plan as embodied in the Zoning Regulations and map.

We also conclude that the roof structure of this proposed office building will harmonize with the street frontage of the building in architectural character, material and color. The structure is in harmony with the purpose and intent of the regulations and will not tend to adversely affect the use of nearby and adjoining property.

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

ATTESTED:

By: 

JAMES E. BESS
Secretary of the Board