

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 17, 1968

Appeal No. 9683 1747 Penn. Associates, Limited Partnership,  
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 September 27, 1968.

EFFECTIVE DATE OF ORDER -  
October 4, 1968

ORDERED:

That the appeal for permission to erect an office building with roof structures in accordance with the provisions of Section 3308 at 1747 Pennsylvania Avenue N. W., lots 7, 813 through 815, 833, 834 & 843, square 166, 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 and electrical equipment and elevator machinery.

(3) The total area of appellants' lots are approximately 15,458.32 square feet with an FAR of 10.0.

(4) The proposed building will have three basements with most of the space being used for off-street parking. There will be spaces for 153 automobiles.

(5) The area of the proposed building is approximately 154,583 square feet. The 1st floor gross floor area is 12,066 square feet; nine typical floors at 13,264.77 square feet each will equal 119,382.93 square feet; the 11th floor gross floor area is 12,203.07 square feet; and the 12th floor gross floor area is 10,734.39 square feet. The total actual gross floor area of the building will be approximately 154,386.83 square feet.

(6) The area of the proposed roof structure will be approximately 3,864.58 square feet with an FAR of 0.25.

(7) The material and color of the street facade of the building will be off white architectural precast concrete. The roof structure will be the same with pierced architectural masonry units. The facade facing the alley in the rear will be from selected face brick.

(8) There was some objection to the granting of this appeal from the owners of the Roger Smith Hotel and the Everett Hotel. After the public hearing, the appellants and opponents had meetings in an attempt to resolve the differences of opinion relative to the proposed building. Subsequently, the plans were amended to meet various objections of the opponents and the Board approved the amended plans.

(9) This appeal was filed and heard under plans by Weihe, Black, Kerr and Jeffries, architects, drawings No. A-9, A-10, and A-11, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on August 2, 1968.

OPINION:

The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material,

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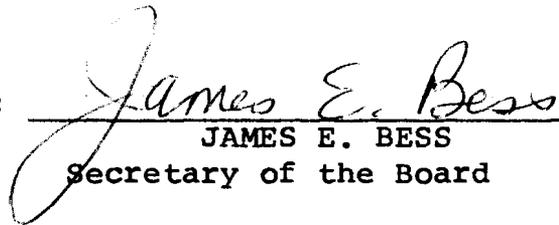
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and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

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

ATTESTED:

By:

  
\_\_\_\_\_  
JAMES E. BESS  
Secretary of the Board

THE 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.