

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 14, 1968

Appeal No. 9725 American University on behalf of Evening  
Star Broadcasting Co., 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 3, 1968

ORDERED:

That the appeal of American University on behalf of  
Evening Star Broadcasting Company for permission to erect  
building housing emergency generator for existing TV  
transmitter facilities at 3500 Nebraska Ave., N.W., lot 810,  
square 1600, be conditionally granted.

FINDINGS OF FACT:

(1) The subject property is located in an R-5-A  
District.

(2) The property which is subject of this appeal is  
located on the campus of the American University and  
leased to the Evening Star Broadcasting Company.

(3) It is proposed to erect a shelter for a Diesel-  
Electric standby generator. The transmitters located on the  
campus are provided electricity by two separate feeder cir-  
cuits by the Potomac Electric Power Company. Both feeder  
circuits outside the University grounds are of overhead  
construction and susceptible to wind, ice, and physical  
damage.

(4) There is a distance of approximately 85 feet from  
the lot line to the rear of the present transmitter  
building.

(5) It is proposed to erect a structure of masonry  
construction 11 feet wide, 16 feet long, and 11 feet high.  
The structure will be set approximately 7 feet behind the  
existing building and will be detached because an inter-  
mediate gas line goes between the generator housing and  
the transmitter building.

(6) The National Capital Planning Commission recommends approval of this appeal.

(7) No opposition to the granting of this appeal was registered at the public hearing.

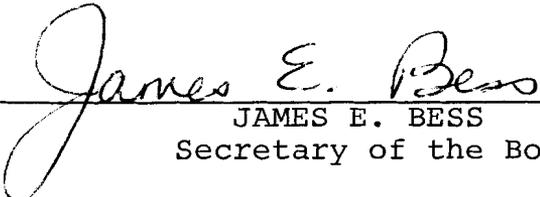
OPINION:

We are of the opinion that this proposed structure is so located that it complies with the requirements of Section 3101.47. The structure will be removed from the lot lines a sufficient distance that the use will have no adverse affect upon nearby or adjacent land uses. The structure will be well within the boundaries of the American University campus. Further, the granting of this special exception will be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring 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.