

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 23, 1968

Appeal No. 9781 BGW Limited Partnership, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, with Mr. Scrivener absent, the following Order was entered at the meeting of the Board on October 29, 1968.

EFFECTIVE DATE OF ORDER - November 7, 1968

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with provisions of Section 3308 at 1425 K Street, N.W., lots 8, 9 and 48, Square 217, 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 equipment, elevator penthouses and combined stairway.
3. The total area of appellant's lots is approximately 21,857 square feet.
4. The area of the roof structure is 5,329 square feet with an FAR of 0.25 and the proposed building will have an FAR of 10.0.
5. The material and color of the street facade of the building will be white pre-cast concrete and bronze anodized aluminum trim. The material and color of the roof structure will be white pre-cast concrete.
6. This appeal was filed and heard under plan by Morris Lapidus Associates, architects, drawings numbers A-2, A-12, A-14, A-15, and A-16, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on October 28, 1968.
7. No opposition to the granting of this appeal was registered at the public hearing.

Appeal No. 9781

-2-

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 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.

This Order shall be subject to the following condition:

All functional plumbing shall be eliminated from the roof structure in accordance with the plans approved by the Board.

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

ATTESTED:

BY:



CHARLES E. MORGAN
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.