

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 23, 1968

91 Appeal No. 102-4-8806, The First Church of Christ, Scientist, appellant.

ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

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

EFFECTIVE DATE OF ORDER - June 10, 1969

ORDERED:

That the appeal for permission to erect office building for non-profit organization with roof structures in accordance with provisions of Section 3308 and variances from; rear yard, Section 1202 - Definition of top story, Section 1202 - Definition of Building, and Section 7302 loading berth requirements at 1601-05 Eye Street and 916 - 16th Street, NW., lots 800,801, 814 and 815, Square 185, be partially granted.

FINDINGS OF FACT:

1. The subject property is located in an SP District.
2. The property is currently vacant in that it has been cleared preparatory to construction of new buildings.
3. Appellant proposes to erect a church edifice and office building to be used for the religious purposes of the Christian Science denomination. Appellant requests Board approval of this use on the site.
4. The office building is to house the administrative facilities of the First Church of Christ Scientist in Boston and will consist of a ground floor with a reading room and an exhibition area. The second, third and fourth floors will contain various offices which function on behalf of the Church. The fifth and sixth floors will be available for expansion of office facilities. Also, a general meeting room will be located on the sixth floor.

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5. The total FAR of the two (2) buildings is 2.98. The lot coverage will be 62 percent of the area of land.

6. Appellant seeks a variance of Section 1202 defining a building. The property is one lot. It is proposed to construct two separate structures, the Church building and the Office building, because the function of each structure is so different that it is not desirable to connect the two parts at any level above ground level. There is a 12 foot space between the buildings.

7. It is proposed to substitute the rear yard with an open plaza measuring 7,353 square feet. It is alleged that the shape of the parcel does not permit a reasonable arrangement of the Church and Office building without crowding and interference of one structure with the other. Additionally, the plaza arrangement does not expose appellant's building to a 106 foot long 90 foot high brick wall with exposed steel bracings on the adjoining lot.

8. Appellant requests approval of the use of part of the top story or 7th floor of the office building for a mechanical equipment room.

9. A variance of Section 7302 requiring a loading berth for the office building is requested. The proposed office building contains 31,259.70 gross square feet for which one berth is required. Appellant asserts that he is able to provide entrance for small vehicles in the 14 foot driveway.

10. Parking facilities for the proposed buildings will be underground and will accommodate approximately 60 automobiles.

11. The Department of Highways and Traffic offers no objection to the granting of this appeal but recommends that the plans for the proposed office building be altered to provide an adequate off-street loading berth. Also, the Highway Department recommends that the proposed 40 foot vault on the 16th Street side of the building be limited to 36 feet in width in order to permit the future widening of 16th Street in this area.

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12. Appellant amends this appeal to reduce the office building from 31,259.70 gross square feet to 26,238.0 square feet technically eliminating the requirement for a loading berth. However, a berth is proposed measuring 10 feet wide by 41 feet long adjacent to the alley at the northwest corner of the property.

13. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this proposed office building will be in harmony with existing uses on neighboring and adjacent property and will create no dangerous or otherwise objectionable traffic conditions. The proposed building will be in harmony with the general purpose and intent of the zone plan as embodied in the Zoning Regulations and Maps. The Board retains jurisdiction over the use of space in the proposed building by any other non-profit organizations. The Order of the Board does not limit the floor area or location of the appellant in the subject building.

The appellant has proven a hardship with regard to the variance of the rear yard requirements within the meaning of the variance clause of the Regulations. The rear yard variance is granted. However, we deny the variance of the Definition of Building, the variance of the loading berth requirement, and the variance of the Definition of top story. Under the revised plans, these variances are no longer required.

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.