

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 23, 1968

Appeal No. 9814-15 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 October 29, 1968.

EFFECTIVE DATE OF ORDER - February 13, 1969

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 requirements of Section 3308.22 to permit Floor Area Ratio in excess of 0.25 at 1125 - 15th Street, N.W., lot 844, and lot 99, 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 12-story office building with roof structures on the subject site. The roof structures will house electric transformers, elevator machinery, electric heating and air conditioning units, and colling towers. The total area of the appellants' lot is 22,833.95 square feet and the area of the proposed office building is 228,229.4 square feet with an FAR of 9.9.
3. The area of the roof structure is 8,060 square feet with an FAR of 0.353.
4. The material and color of the street facade of the proposed building will be rose granite, aluminum bronze finished window wall and bronze heat resisting glass. The material and color of the roof structure will be glazed rose brick with aluminum bronze finishing coping.
5. This appeal was filed and heard under plan by William N. Denton, Jr., architect. Drawings numbered 16, 17, 18, 19, 20 and 21 approved as noted by Arthur P. Davis, Architect-Member of the Board on October 29, 1968.

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

OPINION:

The Board is of the opinion that the granting of this appeal is in harmony with the intent and purpose of the Zoning Regulations and will not adversely affect the use of nearby and adjoining property.

The roof structures of the 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 supercedes any previous Order issued in this subject appeal.

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.