

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 15, 1969

Appeal No. 9919 John Hancock Mutual Life Insurance Company,
owner, on behalf of Watergate Improvement
Associates, lessee and developers, 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 January 30, 1969.

EFFECTIVE DATE OF ORDER - February 3, 1969

ORDERED:

That the appeal for further processing (Stage 4) of the Order of the Zoning Commission, dated July 17, 1962, under Z.C. 62-19, as amended by the Order of December 18, 1968, under Z.C. 68-58, under provisions of Section 7501, said Stage 4 being part of a large-scale development known as Watergate, within the area bounded by Virginia Avenue, New Hampshire Avenue, F Street, and Rock Creek and Potomac Parkway, N.W., of the property now designated as Lot 19, in Square 8, be GRANTED for the following reasons and subject to the conditions hereinafter set forth:

FINDINGS OF FACT:

1. The Board finds from the records and the evidence adduced at the hearing that the intent and purpose envisioned by the Zoning Commission's Order in Z.C. 62-19, as amended by Z.C. 68-58, will be carried to completion by the plans submitted to the Board.
2. The Board finds that construction of Stages 1 and 2 of the development plan has been completed in accordance with its approvals in Appeals Numbered 7234 and 7903.
3. The Board finds that construction of Stage 3 of the development plan is substantially completed and in accordance with its approval in Appeal Number 8117.
4. The Board finds that subsequent to its original approval of construction of Stage 4 in Appeal No. 9303, the Zoning Commission amended its Order of July 17, 1962, by its Order of December 18, 1968, in Z.C. 68-58, and authorized modification of Stage 4 of the Watergate Project, by specifically approving a change in the site plan so as to affect the shape and placement of "Building No. 1" (Stage 4) and providing for a combination of residential and office uses, said uses to be separated vertically.

5. The Board finds that the Order in Z.C. 68-58 is subject to the following conditions:

a. The total office floor space to be provided in "Building No. 1" (Stage 4) be limited to 260,600 square feet and restricted to those types of office uses permitted in the SP District.

b. The physical arrangement of improvements to be in accordance with the exhibits in the case file (Z.C. 68-58) consisting of ZC Exhibit #6, being the comparative data schedule; ZC Exhibit #7, being the overall site plan; *ZC Exhibits No. 8 + 10*; being the general floor and typical floor plan; and ZC Exhibit #11, being a small scale plan.

c. The Order provided for "Development Data" as follows: FAR 4.5 for the total project; within "Building No. 1" (Stage 4) provision for parking, 580 spaces; dwelling units, 325; one loading berth; office space, 260,600 square feet; commercial space, 24,000 square feet.

6. The Board has examined the plans filed in this appeal and those on file in Z.C. 68-58 and finds that they conform with each other and that the physical arrangement of the planned improvements are in accordance with the Z.C. Exhibits Numbers 6, 7, 8, and 11 in the case file of Z.C. 68-58.

7. Appellant proposes to construct "Building No. 1" (Stage 4) in three substages designated as follows:

a. "4-A" to consist of the underground portion of the structure, as shown on the plans, including parking garage, and service and storage areas;

b. "4-B" to consist of above-ground office and commercial portion of the Stage 4 structure; and,

c. "4-C" to consist of the above-ground residential apartment portion of the Stage 4 structure.

The proposal suggests the following timetable:

a. For Filing of the Building Permits: "4-A" within six (6) months; "4-B" within twelve (12) months; and "4-C" within eighteen (18) months following approval of this application by the Board.

b. Commencement of Construction: Each substage within six (6) months after issuance of building permits therefor; and,

c. Completion of Each Substage: Within two (2) years after commencement of construction of such stage.

8. Appellant has requested leave to file final roof plans at a later date when pertinent working drawings therefor are completed. The Board approves this request and retains its jurisdiction over the roof structures pursuant to paragraph 7501.75.

9. The Board finds that the evidence and plans submitted for Stage 4, the processing of which is now before the Board, show:

a. Complete floor plans and architectural elevation of the portion of the building included in Stage 4.

b. Grading and drainage plan for the area to be developed in Stage 4.

c. The finished site plan with pertinent areas and dimensions showing thereon the portion of the building encompassed in Stage 4, and noting precisely any difference in its approved location or size, the location and details of all other structures and the location, details and grades of all driveways requiring curb cuts.

d. Detailed parking plan, the circulation relation for the area and garage facilities and the street access.

e. Development Schedule:

Area of Site	419,339 sq.ft. (total project)
FAR	4.5 (total project)
Within Stage 4	
Office Space	260,600 sq.ft.
Residential	415,735 sq.ft.
Commercial	24,250 sq.ft.
Dwelling Units	287 to 325
Parking Spaces	580
Loading Berth	1
Gross Floor Area Underground	285,000 sq.ft.

10. The appellant has requested leave to submit final planning and landscape production plans. The Board approves this request and retains jurisdiction over planning and landscape plans pursuant to paragraphs 7501.74 and 7501.79.

OPINION:

The Board has reviewed all details of the plans of Stage 4 and the substages thereunder submitted, and finds that sufficient information has been afforded so that an affirmative finding of compliance with the Zoning Commission Orders of July 17, 1962, and December 18, 1968, is made.

CONDITIONS:

1. A condition of this Order is that the Zoning Administrator is hereby authorized, within the terms and conditions of the plan approved by the Zoning Commission, to approve the issuance of Certificates of Occupancy for all SP uses in the office building structure (substage 4-B) as are specifically authorized by subparagraph 4101.42, but shall not construe "similar professional persons."

2. The Zoning Administrator is authorized to approve the issuance of Certificates of Occupancy for commercial tenants for the 24,000 square feet of commercial space approved in substage 4-B by the Z.C. 68-58 Order; such approvals shall be within the limits of the nature of commercial uses as designated under the Zoning Commission's Order of July 17, 1962, which are herein incorporated and made part of this Order. The following list of stores is comprehensive and includes all types of establishments which the Board holds may be permitted in the Watergate Development:

<u>STORES</u>	<u>AREA (Sq.ft.)</u>
Dining Pavillion	10,000
Cafeteria-Coffee Shop	10,000
Outdoor Cafe	7,000
Coffee Shop	1,500
Candy Store	1,500
Bakery	1,600
Drug Store	10,000
Supermarket	15,000
Coffee-Spice	1,000
Liquor Store	1,000
Mens' Wear	1,500
Ladies Wear	1,500

<u>STORES</u>	<u>AREA (Sq.Ft.)</u>
Children's Wear	1,600
Hat Store & Bags	1,600
Shoe Shop	1,600
Tailor	1,500
Fabric Store	1,500
Upholsterer	2,500
Beauty Salon	1,000
Florist	1,600
Bank	7,500
Book Store	1,500
Stationery Store	1,500
Record Store	2,000
Eye Glasses	800
Jewelry	800
Gift Shop	2,000
Antiques	1,600
Interior Decorating	1,500
Art Gallery-Frames, etc.	2,000
Hardware Store	1,500
T.V. Repair	800
Garden Shop	1,500
Engraver (Letterheads, etc.)	2,000
Duplicating Service	1,000
Photographic Studio	1,000
Hotel - Top Floor	5,000

The exact size of each store may be varied by the Board after giving consideration to the best use and most efficient service to the entire development.

3. Applicant has requested a reduction in the number of apartment units to be constructed, thereby reducing the number of apartment units approved by the Zoning Commission from 769 to a number no more than 5 percent less. The Board has authority to approve such a reduction pursuant to subparagraph 7501.72. The market indicates that larger apartments are more suitable for the area and the Board therefore approves this modification and reduction and authorizes applicant to reduce the number of apartment units to be constructed in substage 4-C from 325 to no less than 287, without further approval of the Board.

4. We note that final details of Stage 4 and its sub-stages may require further Board review and, further, that difficulties not now envisioned may arise. Accordingly, jurisdiction hereunder for all of Stage 4 is hereby retained (for either purpose) without further public notice and public hearing to the end that interpretation, plan correction, minor modification of such plans or clarification of the approved plan may be reviewed (subparagraph 7501.79).

5. The planned development of Stage 4 and its substages must be constructed in accordance with the production schedule submitted as approved by the Board; TO WIT:

a. For Filing of the Building Permits: "4-A" within six (6) months, "4-B" within twelve (12) months, and "4-C" within eighteen (18) months following approval of this application by the Board.

b. Commencement of Construction: Each substage within six (6) months after issuance of building permits therefor; and,

c. Completion of Each Substage: Within two (2) years after commencement of construction of such stage.

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

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 18, 1970

Appeal No. 9919 John Hancock Mutual Life Insurance Company,
owner, on behalf of Watergate Improvement
Associates, lessee and developers, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following AMENDMENT in the Order of the Board was entered at
the meeting of March 24, 1970.

EFFECTIVE DATE OF AMENDMENT - May 11, 1970

ORDERED:

That the appeal for further processing under Article 75
of the Zoning Regulations for Stage 4 of "Watergate" located
at New Hampshire Avenue and F Street, NW., Lot 19, Square 8,
be granted.

FINDINGS OF FACT:

1. The Board of Zoning Adjustment January 30, 1969, after
public hearing January 15, 1970 approved for further processing
(Stage 4) of the Order of the Zoning Commission, dated July 17,
1962, under Z.C. 62-19, as amended by the Order of December 18,
1968, under Z.C. 68-58, under provisions of Section 7501, said
Stage 4 being part of a large-scale development known as
Watergate within the area bounded by Virginia and New Hampshire
Avenues, F Street, and Rock Creek and Potomac Parkway, NW.,
of the property now designated as Lot 19, in Square 8.

2. Comes now appellant requesting amendment to the Order
of the Board, effective February 3, 1969, to authorize a
reduction in the number of apartment units to be constructed
in the Watergate Project, Stage 4, from a minimum of 287 to 260,
and a reduction of the number of parking spaces from 580 to 551.

3. The proposed reduction is to be accomplished by conso-
lidation of a number of units reducing the total number of 260.

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4. It is proposed to reduce the parking by 29 spaces in order to provide the service area required for mechanical equipment and tenant storage.

5. The amendments are requested pursuant to Section 7501.43(c) and (d) of the Zoning Regulations.

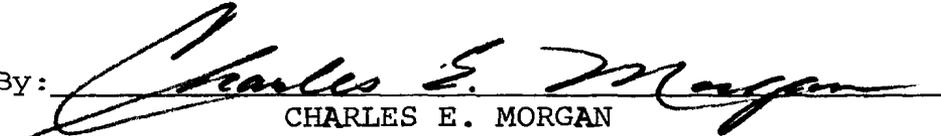
OPINION:

The Board is of the opinion that the facts remain substantially the same as they existed at the time of approval of the original further processing of Stage 4 of the Watergate Project. The requested amendments are hereby granted.

This Order shall not affect or change any other provision or conditions of the Board Order issued and effective February 3, 1969.

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

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE AMENDMENT IN 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 AMENDMENT.