Statement of Existing and Intended Use

The building site is currently open space located on the PEPCO Plant property currently being used as a parking lot. The applicant intends to construct a five-story office building with a height of fifty-nine feet. The C-M-1 zone permits a height of three stories and 40 feet.

The extra height of the building is necessary due to practical difficulties as a result of the size of the foot print and the total gross area of the site. The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent, purpose and integrity of the zone plan.

A Special Exception is also necessary to allow roof structures which do not meet the setback requirements of Section 411.

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Board of Zoning Adjustment
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