Flexibility & Expansion	OBJECTIVES	ADAPTATION	APPLICABILITY
	Allow for overall facility expansion and internal flexibility.	Provide for the development of circulation and structural systems amenable to later additions to the facility. Use movable partitions or movable furniture units to sub-divide into rooms to meet the changing needs that are quite often unpredictable.	Building design.

Energy Conservation			
	Energy Conservation as a design determinant.	Compact the building mass to reduce surface area on heat loss (reduction of surface to volume ratio of building). Maximize openings on south side of building to permit solar gain in winter. Improve thermal characteristics of walls, roofs, and windows by using more effective insulation and target for lower "U" factors, and by using double glazing. Provide zoning of heating and air conditioning systems to maximize space conditioning efficiency.	

Board of Zoning Adjustment
District of Columbia
CASE NO. 17211
EXHIBIT NO. 24A3

3 Facilities Program

Summary

Washington, D. C., has become the news center of the U.S. and the world --- the collection and dissemination of the news by the broadcast media in the metropolitan Washington area is one of our fastest growing industries. Along with news broadcasts, is an increase in network programming for general interest and entertainment. Satisfying a public demand, more and more live programs are being televised from studios in Washington. Out of this growth and a relatively recent focus on the Nation's Capital comes the need for greater facilities to accommodate the media, its people and its sophisticated equipment.

BUILDING PROGRAM

A projection of the future physical needs of NBC is most easily expressed in terms of people and space. The present allocation of space is an average 100 square feet per person for the major occupied building areas; obviously, some areas have a more or less dense population depending on the function of the space. In order to relieve the existing overcrowded conditions in all spaces and to allow for the use of new technical broadcasting equipment, it is proposed that the average floor area allocation be increased gradually in Phase I to 125 square feet per person, and in Phases II and III to about 160 square feet per person.

In determining the space requirements for building occupants, five functional categories have been identified, as follows:

1. Program Support - administrative and program offices, conference rooms.
2. Technical Services - transmitter equipment, field shops, storage, etc.
3. Studio and Control Rooms - TV and radio.
4. Building Services - mechanical and electrical services, building maintenance.
5. Common Areas - circulation, cafeteria, lounges, etc.

The table on page 20 is a detailed accounting of the number of employees and the amount of space allocated to each of these functional categories, at the present time and throughout the phased development of the facility. The table indicates a continuous but gradual growth in employees and building area.

Over the next twenty-five years, it is projected that the largest increases in numbers of employees will be in the news gathering and news coverage categories of Program Support and Technical Services. It should be noted, however, that the proportions of space attributable to each of the five functional categories will remain virtually constant throughout the development phases. For example, 35.4% of the present total building area is occupied by Program Support functions; the ultimate plan projection is only slightly more at 35.8% of the total.

The Summary of Growth at the end of the Table indicates an ultimate gross increase in the number of employees of 282, or 49%, over twenty-five years. The gross increase in floor area of 188,000 square feet is a 150% increase over the same period. These increases are disproportionate due to the program need to relieve overcrowdedness in all functional areas, and to provide additional space in low people density areas like the transmitter rooms, studios, electronic journalism area, shops and the other technical and building service spaces.

OTHER FACILITIES

While there have been few changes over the past twenty-five years to the driveways and parking areas, these facilities will have to be re-arranged soon to suit new building development and increased activity. Traffic circulation improvements will be made to the site; employee and visitor automobile traffic will be separated from service vehicles through the use of separate driveways. These service vehicles and mobile units are used to gather the news and transport people and equipment throughout the metropolitan area. Once on the site they must be accommodated near convenient service entrances with ample space for unloading and maneuvering. The development of a site circulation and underground parking design for NBC is a major feature of the Phase II plan and a prerequisite to future building additions. It will satisfy long-range needs and maintain an environmentally acceptable site.

The antenna tower is the primary transmission element of NBC broadcast operations --- virtually all radio, TV and communications signals transmitted or received at the Nebraska Avenue facility pass through antennae supported on this tower. In addition to the radio and TV signals carried through antennae on the tower, two-way radio antennae service is provided (on a contract basis) to the Metropolitan Police Department, and is available to taxi cab companies, tow truck companies and other businesses in the District of Columbia. Though

PROJECTED GROWTH OF BUILDING 1981 - 2005

		NEW ADDITION				
LEVEL	EXISTING 1980	PHASE I 1981	PHASE II 1985	PHASE II 1990	PHASE III 2005	SUB-TOTAL	TOTAL
Basement Floor	44,000	+ 16,000		+ 14,000	+ 10,000	+ 40,000	84,000
First Floor	44,000	+ 15,000		+ 14,000	+ 10,000	+ 39,000	83,000
Second Floor	36,000	+ 15,000		+ 14,000	+ 10,000	+ 39,000	75,000
Third Floor			+ 15,000	+ 14,000	+ 10,000	+ 39,000	39,000
Fourth Floor			+ 12,000	+ 11,000	+ 8,000	+ 31,000	31,000
TOTAL	124,000 SF	+ 46,000 SF	+ 27,000 SF	+ 67,000 SF	+ 48,000 SF	+188,000 SF	312,000 SF

present tower space is limited, most of these needs can be met for several more years. However, it has become increasingly difficult for radio and TV broadcast transmissions beamed from the present 450 foot high tower to travel through the city and suburbs without hitting physical obstructions. The Phase II proposal to add 200 feet of vertical height to the existing structure will satisfy requirements to transmit over these obstructions.

The earth stations at NBC are dish-shaped antennae (and the associated electronic equipment) mounted on the ground to receive microwave signals from orbiting space satellites. At present, these antennae are used primarily to cover sporting events within the continental United States.

These antennae will play an increasingly major role in the broadcasting industry. Twenty more satellites are planned to be in stationary orbit within the next 8 years. It is predicted that a large percent of news programs, sports events, syndicated programs, and general programming will be transmitted via satellites from their point of origination to broadcasting stations throughout the country.

It may be necessary for stations to have several receiving earth stations and at least one capable of transmitting programming to the satellite. As technology advances, it is predicted that the size of the earth stations will become smaller. Fortunately, the earth stations even now occupy only a very small area of space and are easily screened at ground level.

SUMMARY OF BUILDING PROGRAM

	EXISTING		PHASE I		PHASE II		PHASE III	
PROGRAM AREAS	NO. OF EMPLOYEES	FLOOR AREA (SF)	NO. OF EMPLOYEES	GROSS AREA (SF)	NO. OF EMPLOYEES	GROSS AREA (SF)	NO. OF EMPLOYEES	GROSS AREA (SF)
1. Program Support	331	43,900	360	70,200	422	98,000	489	112,000
2. Technical Services	89	32,800	108	38,000	130	53,600	160	64,500
3. Studio and Control Rooms	151	13,800	162	18,000	185	36,400	200	42,000
4. Building Services	4	11,000	4	15,400	6	27,000	8	31,000
5. Common Areas	0	22,500	0	28,400	0	49,000	0	62,500
TOTAL	575	124,000 SF	634	170,000 SF	743	264,000 SF	857	312,000 SF

Building Program

	EXISTING				PHASE I			
	MANPOWER *		BUILDING AREA		MANPOWER *		BUILDING AREA	
1. PROGRAM SUPPORT	NO. OF EMP.	% OF EMP.[2]	AREA (SF)	% OF AREA[3]	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE
1.1 Administrative	44		8,000		46	+ 2	8,000	0
1.2 Business and Sales	56		5,200		58	+ 2	5,200	0
1.3 Network News	52		8,700		56	+ 4	13,000	+ 4,300
1.4 Local News	62		7,000		64	+ 2	8,000	+ 1,000
1.5 AM Radio	47		5,900		49	+ 2	10,000	+ 4,100
1.6 FM Radio	37		4,100		39	+ 2	10,000	+ 5,900
1.7 Local Documentary	26		3,200		41	+ 15	14,000	+ 10,800
1.8 Library	3		400		3	0	400	0
1.9 Printing/Graphics	4		700		4	0	900	+ 200
1.10 Conference Rooms, etc.	0		700		0	0	700	0
SUB-TOTAL	331	57.5%	43,900 SF	35.4%	360	+ 29	70,200 SF	+ 26,300 SF
2. TECHNICAL SERVICES	NO. OF EMP.	% OF EMP.[2]	AREA (SF)	% OF AREA[3]	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE
2.1 Technical Equipment/Transmitter	15		19,150		18	+ 3	22,000	+ 2,850
2.2 Video Tape	32		6,450		40	+ 8	7,400	+ 950
2.3 Minicam	22		2,400		26	+ 4	3,000	+ 600
2.4 Field Shops	20		3,200		24	+ 4	4,000	+ 800
2.5 Storages, etc.	0		1,600		0	0	1,600	0
SUB-TOTAL	89	15.5%	32,800	26.4%	108	+ 19	38,000	+ 5,200 SF

* These are estimated figures but are subject to change to meet future operating conditions and needs.

PHASE II				PHASE III				SUMMARY OF GROWTH 1981-2005			
MANPOWER*		BUILDING AREA		MANPOWER*		BUILDING AREA		MANPOWER*		BUILDING AREA	
NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	GROSS INCREASE[4]	% OF EMP.[2]	GROSS INCREASE[4]	% OF AREA[3]
56	+ 10	12,000	+ 4,000	66	+ 10	14,000	+ 2,000	+ 22		+ 6,000	
68	+ 10	9,500	+ 4,300	78	+ 10	11,500	+ 2,000	+ 22		+ 6,300	
66	+ 10	18,000	+ 5,000	76	+ 10	20,000	+ 2,000	+ 24		+ 11,300	
74	+ 10	14,000	+ 6,000	84	+ 10	16,000	+ 2,000	+ 22		+ 9,000	
52	+ 3	12,000	+ 2,000	62	+ 10	14,000	+ 2,000	+ 15		+ 8,100	
42	+ 3	12,000	+ 2,000	47	+ 5	13,100	+ 1,100	+ 10		+ 9,000	
55	+ 14	18,000	+ 4,000	65	+ 10	20,000	+ 2,000	+ 39		+ 16,800	
4	+ 1	500	+ 100	5	+ 1	600	+ 100	+ 2		+ 200	
5	+ 1	1,000	+ 100	6	+ 1	1,300	+ 300	+ 2		+ 600	
0	0	1,000	+ 300	0	0	1,500	+ 500	+ 0		+ 800	
422	+ 62	98,000 SF	+ 27,800 SF	489	+ 67	112,000 SF	+ 14,000 SF	+ 158	57.1%	+ 68,100 SF	35.9%
NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	GROSS INCREASE[4]	% OF EMP.[2]	GROSS INCREASE[4]	% OF AREA[3]
25	+ 7	28,600	+ 6,600	35	+ 10	32,000	+ 3,400	+ 20		+ 12,850	
45	+ 5	12,000	+ 4,600	55	+ 10	15,000	+ 3,000	+ 23		+ 8,550	
30	+ 4	5,000	+ 2,000	35	+ 5	7,000	+ 2,000	+ 13		+ 4,600	
30	+ 6	6,000	+ 2,000	35	+ 5	8,000	+ 2,000	+ 15		+ 4,800	
0	0	2,000	+ 400	0	0	2,500	+ 500	0		+ 900	
130	+ 22	53,600 SF	+ 15,600 SF	160	+ 30	64,500 SF	+ 10,900 SF	+ 71	18.7%	+ 31,700 SF	20.7%

Building Program

	EXISTING				PHASE I			
	MANPOWER*		BUILDING AREA		MANPOWER*			
3. STUDIO AND CONTROL ROOMS	NO. OF EMP.	% OF EMP.[2]	AREA (SF)	% OF AREA[3]	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE
3.1 Network TV	49		8,000		52	+ 3	11,000	+ 3,000
3.2 Local TV	36		4,600		38	+ 2	4,600	0
3.3 AM Radio	43		800		45	+ 2	1,200	+ 400
3.4 FM Radio	23		400		27	+ 4	1,200	+ 800
SUB-TOTAL	151	26.3%	13,800 SF	11.2%	162	+ 11	18,000 SF	+ 4,200 SF
4. BUILDING SERVICES	NO. OF EMP.	% OF EMP.[2]	AREA (SF)	% OF AREA[3]	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE
4.1 Mechanical/Electrical	0		7,800		0	0	9,600	+ 1,800
4.2 Janitor's Closet/Toilets	0		2,000		0	0	3,800	+ 1,800
4.3 Building Maintenance	4		1,200		4	0	2,000	+ 800
SUB-TOTAL	4	0.7%	11,000 SF	8.9%	4	0	15,400 SF	+ 4,400 SF
5. COMMON AREAS	NO. OF EMP.	% OF EMP.[2]	AREA (SF)	% OF AREA[3]	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE
5.1 Circulation[1]	0		20,400		0	0	25,700	+ 5,300
5.2 Cafeteria	0		1,400		0	0	1,400	0
5.3 Lounges, etc.	0		700		0	0	1,300	+ 600
SUB-TOTAL	0	0.0%	22,500 SF	18.1%	0	0	28,400 SF	+ 5,900 SF
GRAND TOTAL	575	100.0%	124,000 SF	100.0%	634	+ 59	170,000	+ 46,000 SF

NOTES
1. "Circulation" includes corridors, stairways, elevators, lobby and information.
2. % of Employees = $\frac{\text{No. of employees for program areas}}{\text{Gross no. of employees}} \times 100\ (\%)$
3. % of Area = $\frac{\text{Program area (SF)}}{\text{Gross Building area (SF)}} \times 100\ (\%)$
4. Gross increase = ultimate growth (Phase III) - Existing

* These are estimated figures but are subject to change to meet future operating conditions and needs.

PHASE II				PHASE III				SUMMARY OF GROWTH 1981-2005			
MANPOWER *		BUILDING AREA		MANPOWER *		BUILDING AREA		MANPOWER*		BUILDING AREA	
NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	GROSS INCREASE[4]	% OF EMP.[2]	GROSS INCREASE[4]	% OF AREA[3]
60	+ 8	24,000	+ 13,000	65	+ 5	26,000	+ 2,000	+ 16		+ 18,000	
48	+ 10	10,000	+ 5,400	52	+ 4	12,000	+ 2,000	+ 16		+ 7,400	
47	+ 2	1,200	0	50	+ 3	2,000	+ 800	+ 7		+ 1,200	
30	+ 3	1,200	0	33	+ 3	2,000	+ 800	+ 10		+ 1,600	
185	+ 23	36,400 SF	+ 18,400 SF	200	+ 15	42,000 SF	+ 5,600 SF	+ 49	23.3%	+ 28,200 SF	13.5%
NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	GROSS INCREASE[4]	% OF EMP.[2]	GROSS INCREASE[4]	% OF AREA[3]
0	0	17,200	+ 7,600	0	0	18,200	+ 1,000	0		+ 10,400	
0	0	6,800	+ 3,000	0	0	8,800	+ 2,000	0		+ 6,800	
6	+ 2	3,000	+ 1,000	8	+ 2	4,000	+ 1,000	+ 4		+ 2,800	
6	+ 2	27,000 SF	+ 11,600 SF	8	+ 2	31,000 SF	+ 4,000 SF	+ 4	0.9%	+ 20,000 SF	9.9%
NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	NO. OF EMP.	NET INCREASE	AREA (SF)	NET INCREASE	GROSS INCREASE[4]	% OF EMP.[2]	GROSS INCREASE[4]	% OF AREA[3]
0	0	40,300	+ 14,600	0	0	53,800	+ 13,500	0		+ 33,400	
0	0	2,400	+ 1,000	0	0	2,400	0	0		+ 1,000	
0	0	6,300	+ 5,000	0	0	6,300	0	0		+ 5,600	
0	0	49,000 SF	+ 20,600 SF	0	0	62,500 SF	+ 13,500 SF	0	0.0%	+ 40,000 SF	20.0%
743	+109	264,000 SF	+ 94,000 SF	857	+114	312,000 SF	+ 48,000 SF	+ 282	100.0%	+188,000 SF	100.0%

Other Facilities

	EXISTING	PHASE I
PARKING AND DRIVEWAYS	366 total spaces are provided for NBC employees; 222 of these are on NBC property and 144 spaces are provided on the adjacent site of the National Presbyterian Church. Surface parking at both locations is on bituminous concrete paved lots and has well-maintained landscaping.	15 parking spaces are added for employee use. One-way driveway circulation to remain the same, but with improved service lanes and parking for TV and radio mobile units and enlarged loading docks.
ANTENNA TOWER	The present tower is approximately 450 feet above grade and supports a variety of transmitting and receiving antennae. There are multiple standard antennae for radio and TV transmission, microwave antennae dishes, microwave reflectors (passive and active), horn-type receivers, flat panel antennae and two-way radio antennae.	A few new antenna systems will be added to the tower structure; there will, undoubtedly, be minor fluctations in the number and type of individual antenna supported. In this phase, the use of the present tower will be culminated and a new tower will be needed in Phase II.
EARTH STATIONS (Microwave dishes)	Two microwave antennae dishes are situated at ground level adjacent to the high-rise tower and are used to receive TV signals from orbiting space satellites. The "earth station" receiving operation is for coverage of national news and sporting events.	No significant changes anticipated.

PHASE II	PHASE III	REMARKS
A 332-space earth-sheltered parking garage will be constructed to accommodate nearly all employee and company vehicles; use of the neighboring church lot will not be necessary. The new garage roof will be at grade level at the front of the building and will be fully landscaped. Impervious site area will be reduced --- green space will be increased. Two-way driveway circulation will be used. Separate lanes for employees, mobile units and service vehicles will be established.	No additional on-site parking or changes to vehicular circulation are anticipated.	The system of loop roads developed in conjunction with the major changes in Phase II, will organize vehicular circulation and will get traffic farther away from the building. Vehicles and pedestrians will be less apt to cross paths and the increased green area closest to the building will provide a more natural and tranquil setting for the building and the people. The park-like environment of the site will be enhanced.
A new 659 foot tower structure will be installed to improve broadcast range and capacity and will replace the existing tower. The tower will be 200 feet taller in order to transmit signals over developing local obstructions (mostly buildings) in the Northern Virginia and Maryland areas.	No significant changes to the tower are anticipated --- various antenna systems will be added and removed, as particular needs warrent.	The new 659 foot tower is approximately the same height as two other towers in the general vicinity of NBC; these towers are the primary transmission facilities for the other two broadcast networks.
No significant changes anticipated.	No significant changes anticipated.	Though the number of earth stations (2) will probably remain the same, new dishes may actually replace older ones. In the event that new international telecommunications satellites are put into orbits in the range of NBC, it is conceivable that two additional dishes may be installed at some time, but this is improbable.

Zoning Requirements

ZONE:	R-1-B	EXISTING	PROPOSED ULTIMATE PLAN	REMARKS - Zoning remains R-1-B
LOT AREA:	5,000 Sq.Ft.	7.25 acres (315,810 Sq.Ft.)	7.25 acres (315,810 Sq.Ft.)	
LOT OCCUPANCY:	40%	14%	26%	
SETBACK:	REAR YARD: 25 feet SIDE YARD: 8 feet	51 feet 147-45.33 feet	51 feet 80-45.33 feet	
BUILDING HEIGHT:	40 feet (measured from top of curb at center line of driveway at Nebraska Avenue)	18.5 feet	31 feet*	* Building eave height (see illustrative drawing on page 59)
FAR:	None prescribed by the Zoning Regulations.	0.39	0.99	Building Area: Existing: 124,000 Sq.Ft. Proposed: 312,000 Sq.Ft.
PARKING SPACES:	One (1) space per each 2,400 Sq.Ft. of building area.	Required: 52 Provided: 222**	Required: 130 Provided: 392**	**On-site parking spaces only. (Shared use of church parking: 144 spaces)
LOADING BERTH:	None required	3 provided	3 provided	

4 Process of Growth

Summary of Phases

PROCESS OF GROWTH

The process of future growth proposed by this Master Plan is one in which the phased development of the facilities and site responds to the very specific needs of each functional category of NBC operation. Each phase of building addition shall be timed to satisfy actual and anticipated space, equipment and manpower requirements, and are expected to occur every five to ten years. The quantitative value of space and manpower projections for each future phase represents manageable limits functionally, economically, environmentally and aesthetically.

EXISTING

The original facility has been utilized for twenty-five years. Overcrowded conditions for people and equipment have prevailed for some time now. These conditions restrict the broadcast operation and promote inefficient temporary space usage. Unnecessary "wear and tear" to the building and site are resulting from the lack of an ample, organized structure.

PHASE I

The elimination of the existing temporary building and the construction of a new 46,000 Sq.Ft. addition will resolve current problems of employee density and will accommodate future increases in both staff and equipment. The structural frame of the addition is designed for the expansion of high ceiling studio spaces and separation of entrances for service, loading and pedestrians is achieved. Vehicular circulation is improved. Flexible, open offices for Program Support functions are intended to minimize constant interior alterations and to extend the "life" of space occupied almost totally by people.

PHASE II

A new 94,000 Sq.Ft. five-story addition to the southwest will provide increased studio and office space contiguous to studio and offices constructed in Phase I; areas with the same functions become centralized and there is greater organization of personnel and technical equipment. A new transmitter tower is installed to improve broadcasting. A 332-car underground garage will be added to provide on-site parking for an increased employee population, and will return previously impervious surface parking to green space.

PHASE III

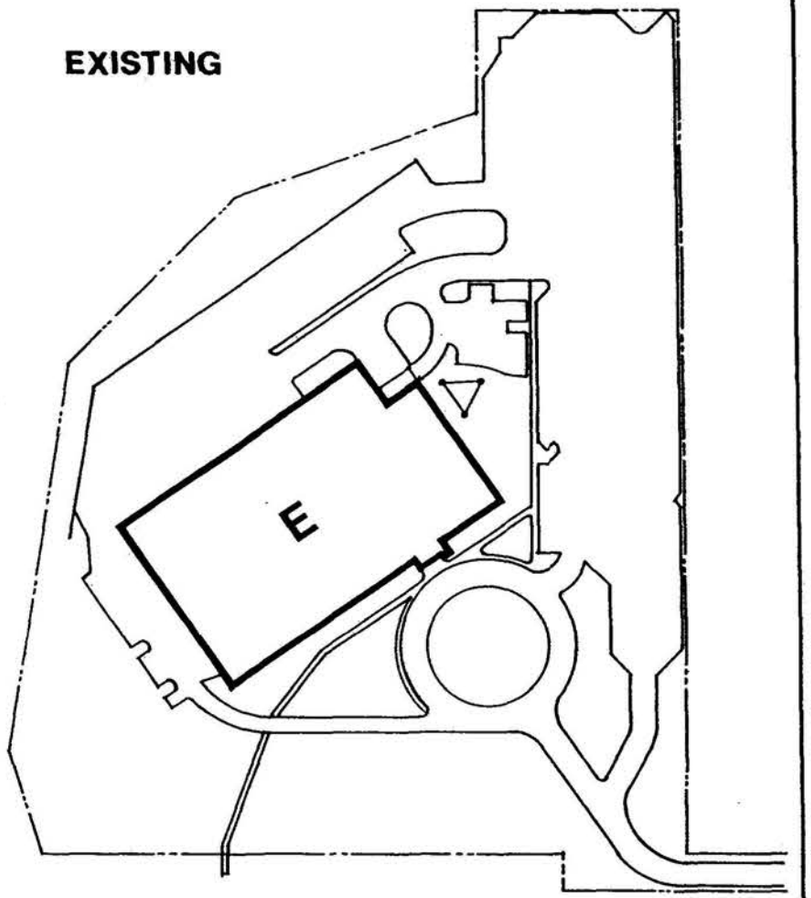
This development optimizes physical and economical use of the site and is the last increment of expansion to meet building program requirements in all function categories. Further expansion may not be feasible or desirable. A 48,000 Sq.Ft. addition will accommodate more administrative and technical service employees in five stories. The optimum balance of building and site is achieved through a well-organized perimeter circulation system and a single compact and attractive structure; the ratio of total floor area to site area is less than 1.00. For details of the ultimate development plan see Section 5 of this booklet.

Site Plan

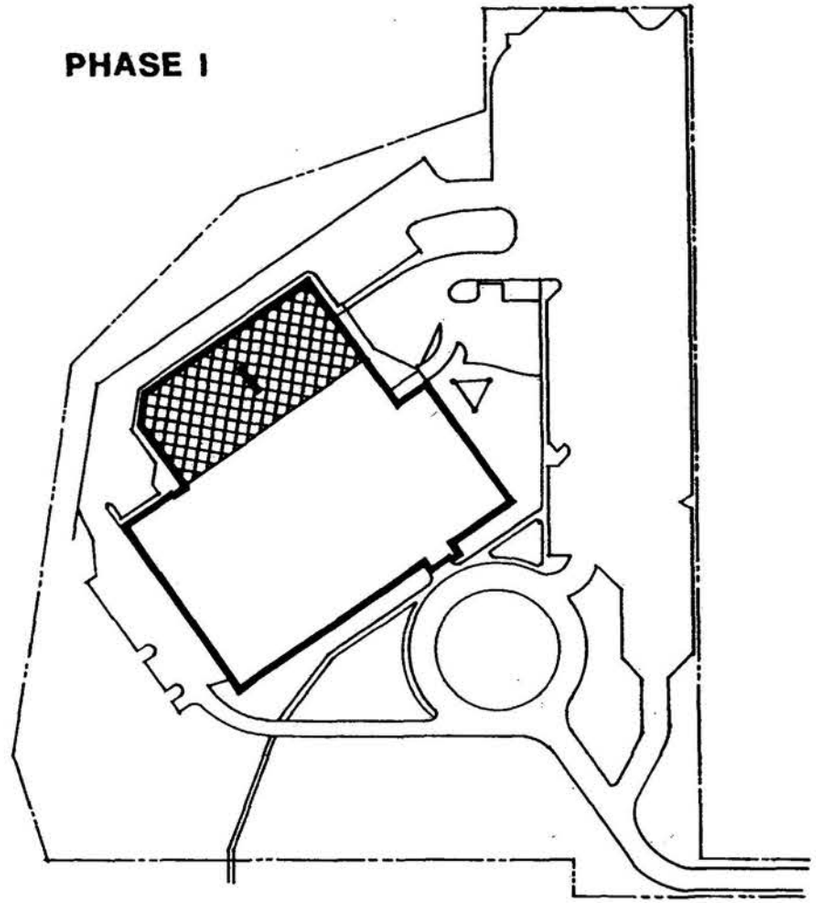
0 100 200

SCALE IN FEET

EXISTING

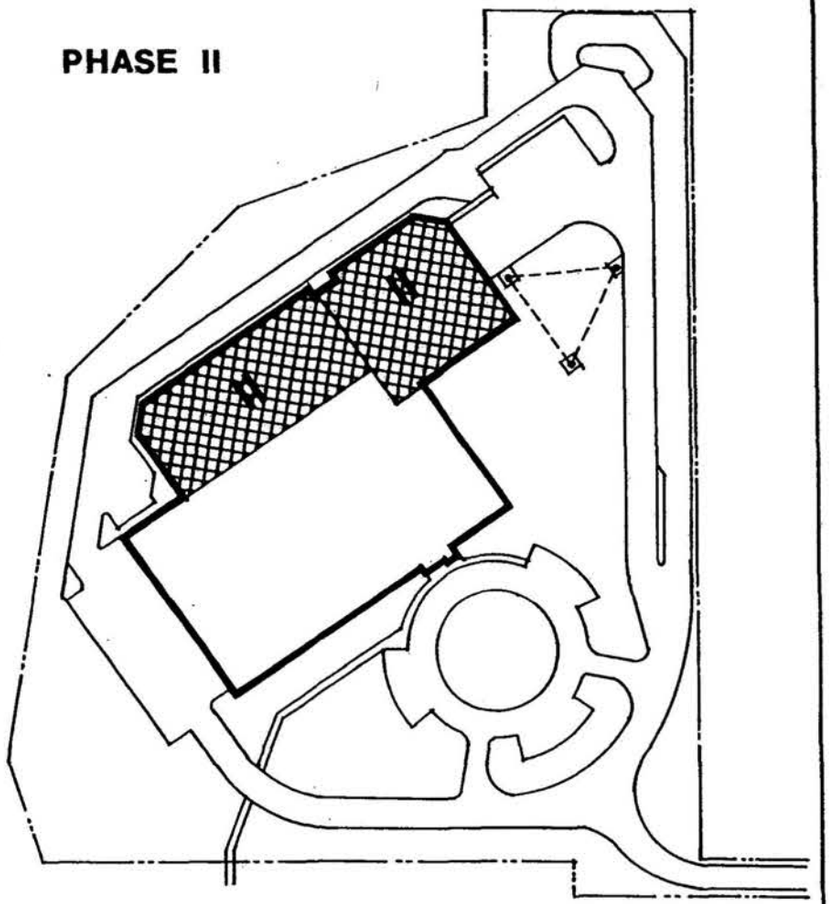


PHASE I

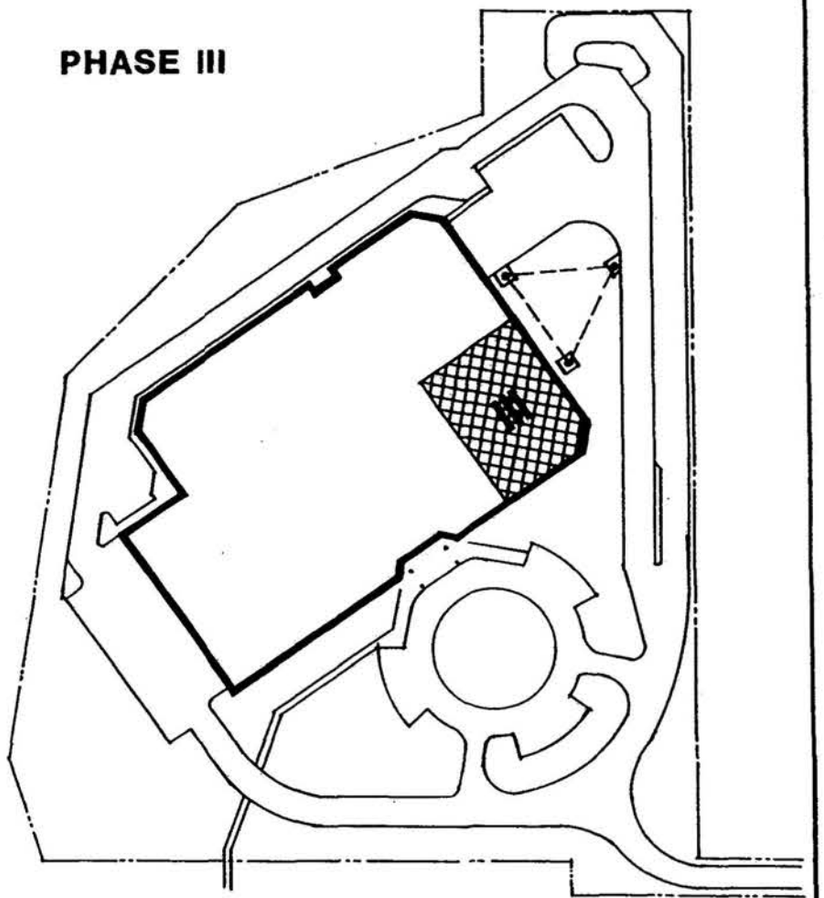


LOT AREA	7.25 acres (315,810 Sq.Ft.)	7.25 acres (315,810 Sq.Ft.)
BUILDING AREA	124,000 Sq.Ft.	170,000 Sq.Ft. (+46,000 Sq.Ft.)
LOT OCCUPANCY	14%	16%
FAR	0.39	0.54

PHASE II



PHASE III



KEY

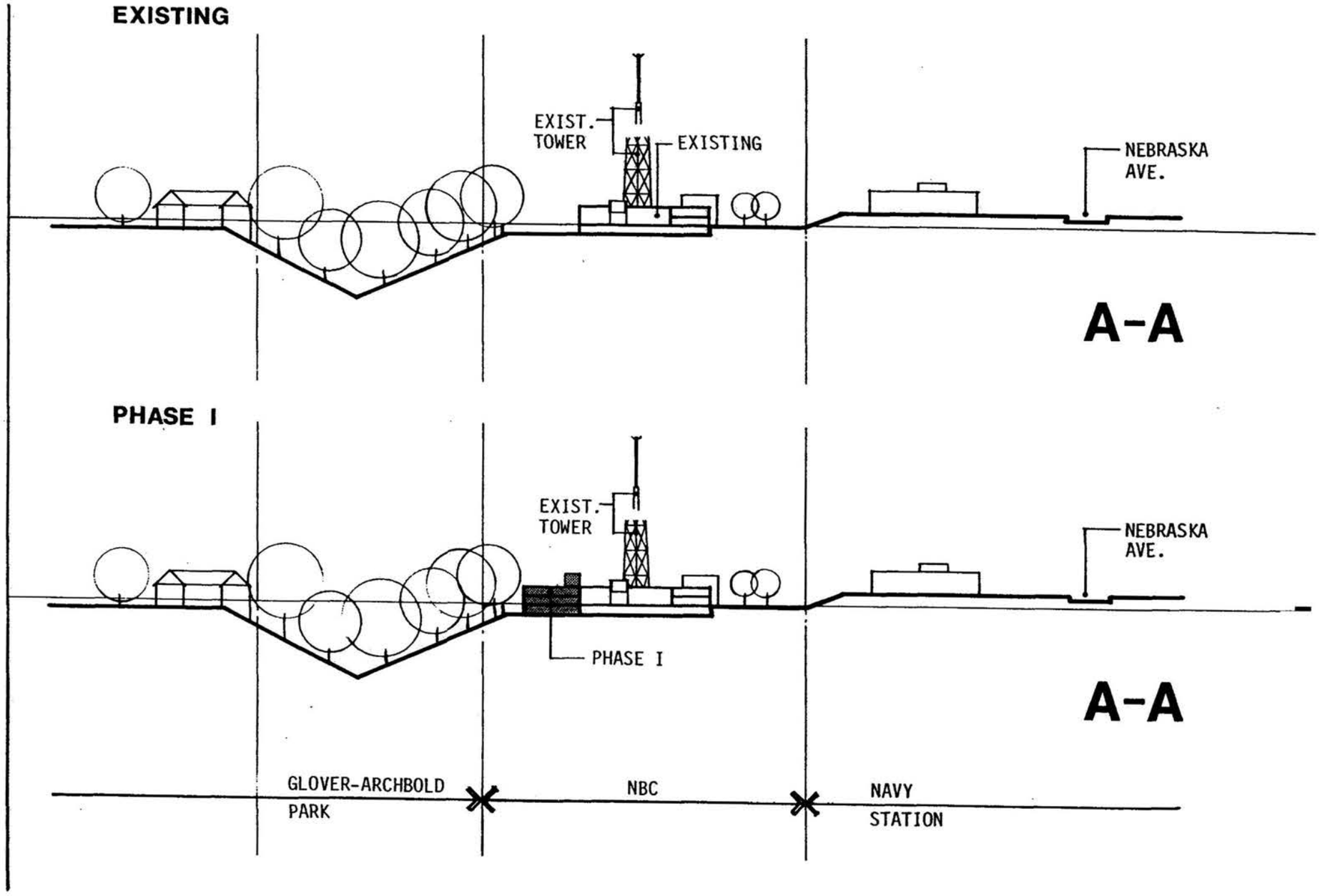
E : EXISTING
I : PHASE I
II : PHASE II
III : PHASE III

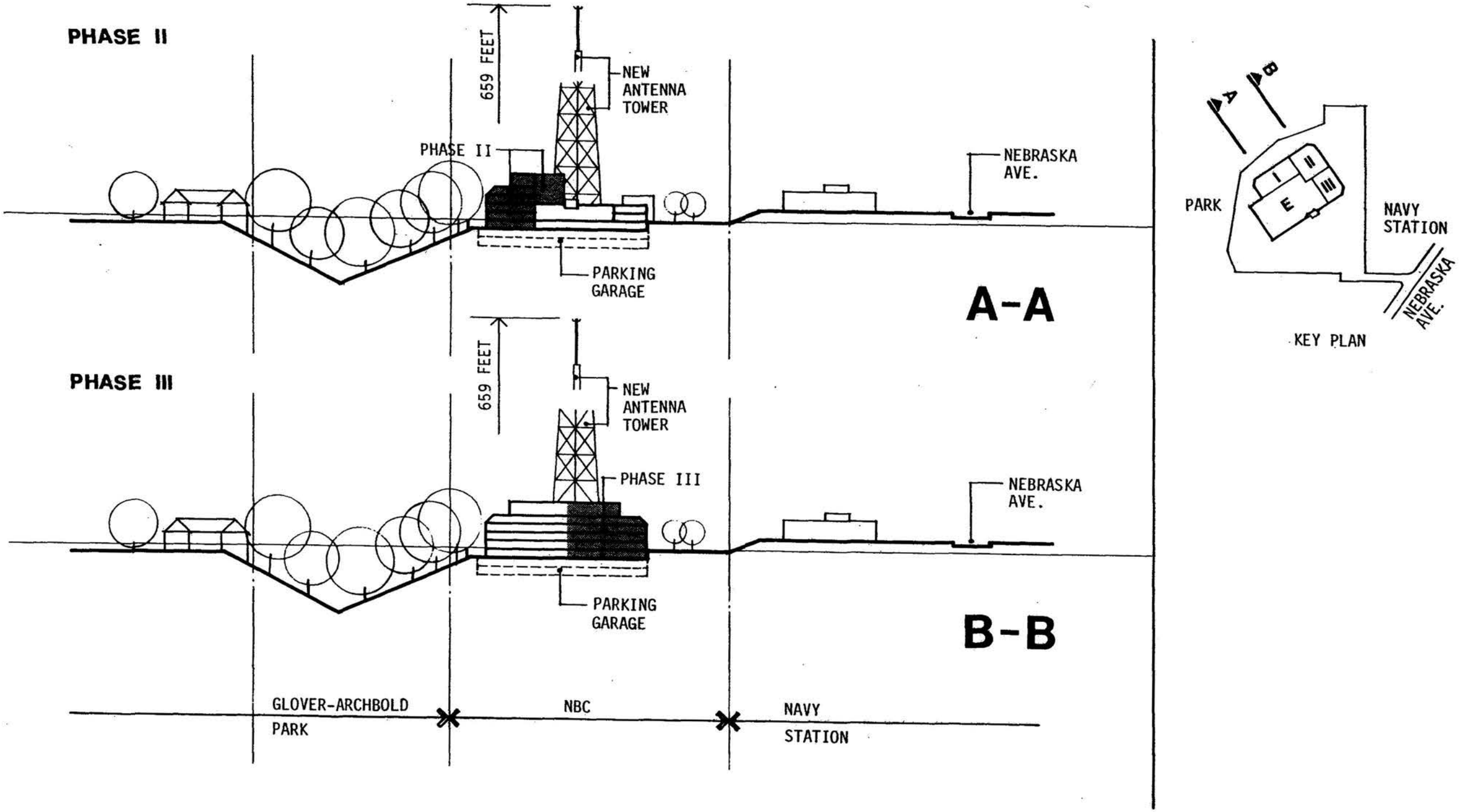
7.25 acres (315,810 Sq.Ft.)	7.25 acres (315,810 Sq.Ft.)	
264,000 Sq.Ft. (+94,000 Sq.Ft.)	312,000 Sq.Ft. (+48,000 Sq.Ft.)	Overall increase of building area: 188,000 Sq.Ft.
20%	26%	Max. lot occupancy required: 40%
0.84	0.99	

Site Section

0 100 200

SCALE IN FEET



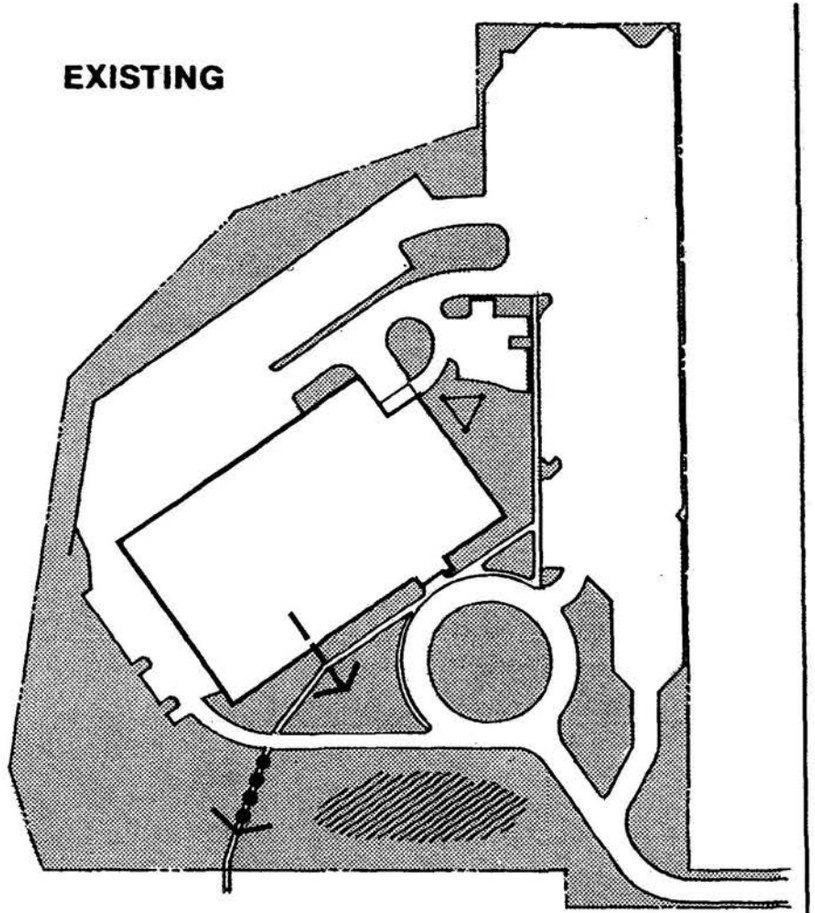

PHASE II
659 FEET
NEW ANTENNA TOWER
PHASE II
NEBRASKA AVE.
PARKING GARAGE
A-A
PHASE III
659 FEET
NEW ANTENNA TOWER
PHASE III
NEBRASKA AVE.
PARKING GARAGE
B-B
GLOVER-ARCHBOLD PARK
NBC
NAVY STATION
A
B
PARK
NAVY STATION
NEBRASKA AVE.
KEY PLAN

Landscape Plan

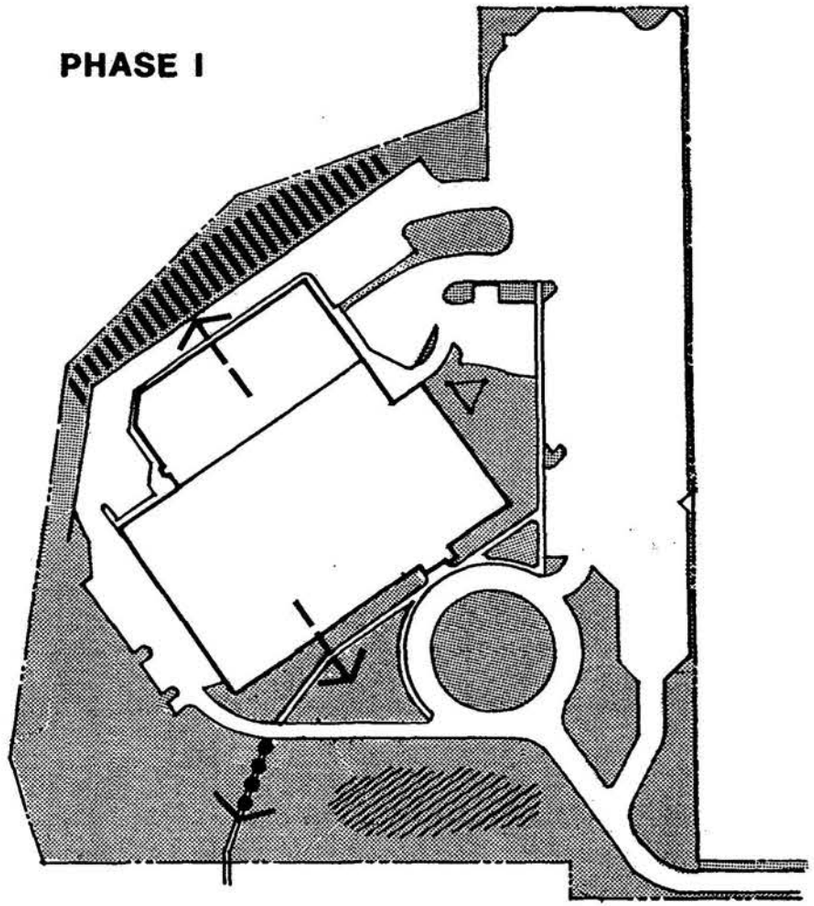
0 100 200

SCALE IN FEET

EXISTING

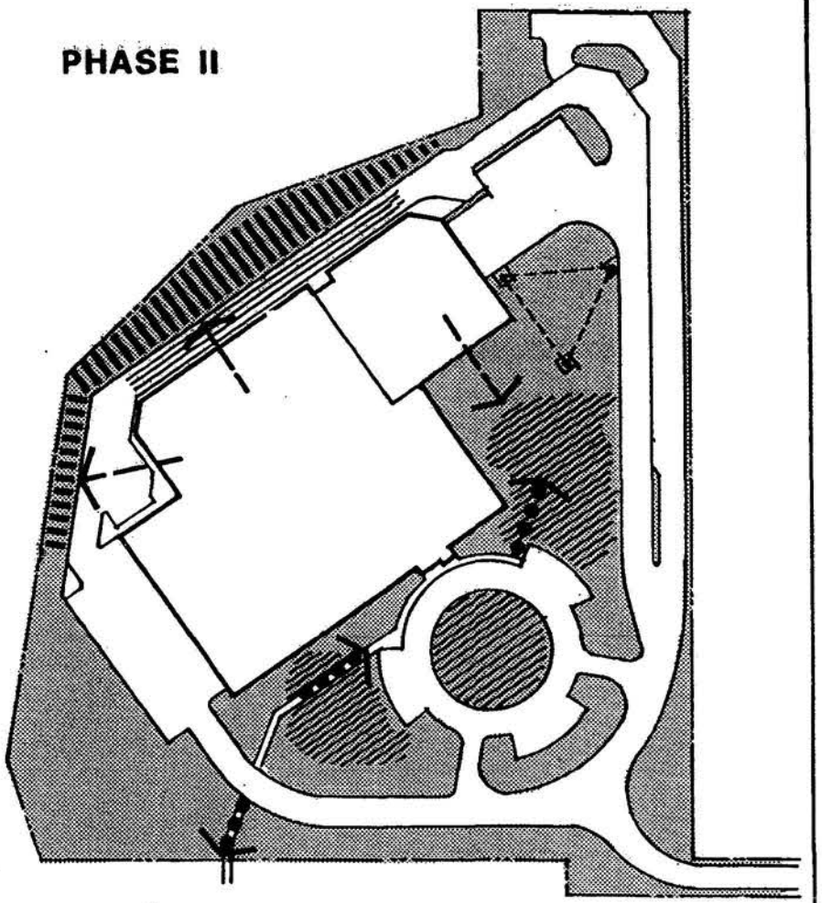


PHASE I

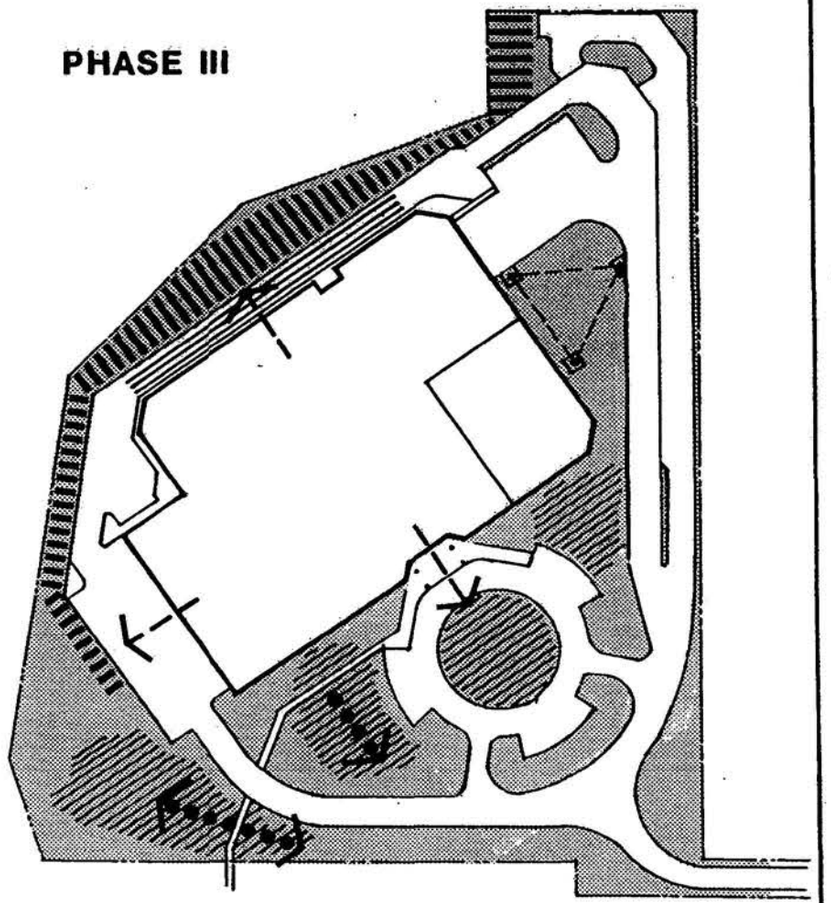


GREEN AREA	Structured: 20,000 SF (6.3%) Unstructured: 104,810 SF (33.2%) TOTAL 124,810 SF (39.5%)	Structured: 20,000 SF (6.3%) Unstructured: 101,810 SF (32.2%) TOTAL 121,810 SF (38.5%)
PAVED AREA	147,000 SF (46.6%)	135,000 SF (42.8%)
BUILDING AREA	44,000 SF (13.9%)	59,000 SF (18.7%)
GREEN/IMPERVIOUS AREA	0.65	0.63

PHASE II



PHASE III



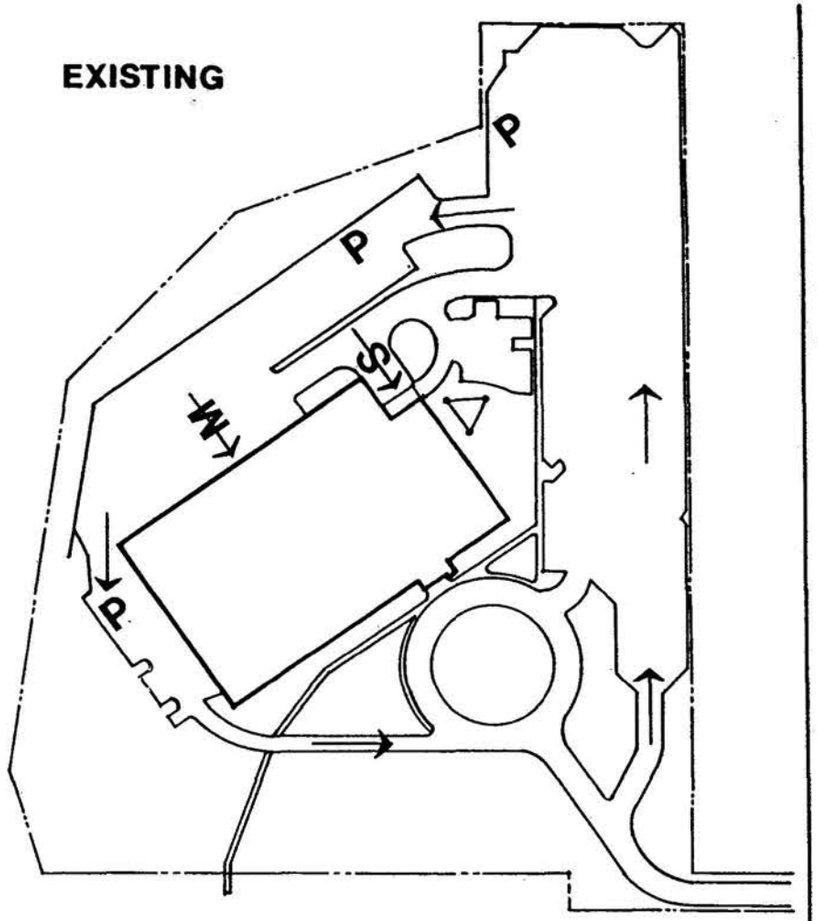
KEY

- : SCREEN PLANTING
- : VIEW
- : STRUCTURED GREEN AREA
- : LANDSCAPED PATHS
- : GREEN AREA

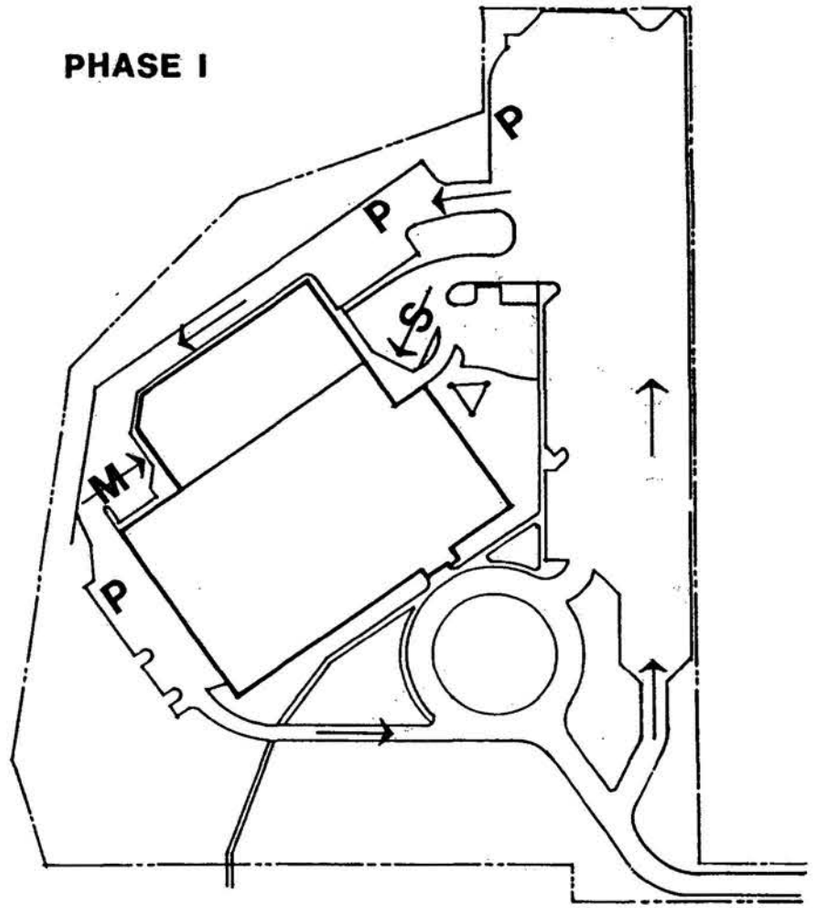
Structured:	30,000 SF (9.5%)	Structured: 32,000 SF (10.1%)	Structured: Lawns, gardens & landscaped paths.
Unstructured:	97,810 SF (30.9%)	Unstructured: 85,810 SF (27.2%)	Unstructured: Screen planting & natural woods.
TOTAL	127,810 SF (40.4%)	TOTAL 100,000 SF (37.3%)	
	100,000 SF (31.7%)	100,000 SF (31.7%)	
	88,000 SF (27.9%)	98,000 SF (31.0%)	SITE COVERAGE OF BUILDING
	0.68	0.70	

Vehicular Circulation

EXISTING

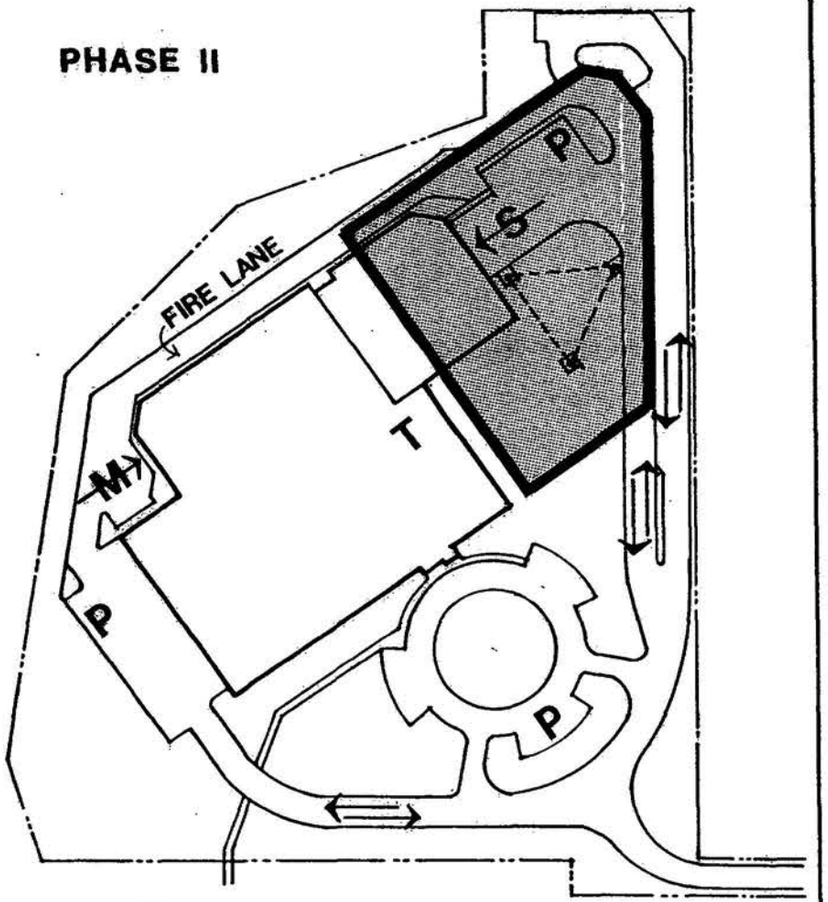


PHASE I



PARKING SPACES REQUIRED	REQUIRED: 52 SPACES	REQUIRED: 72 SPACES
PARKING SPACES PROVIDED	Surface: 222 Structured: None Church Parking: 144 TOTAL 366 spaces	Surface: 237 Structured: None Church Parking: 144 TOTAL 381 spaces

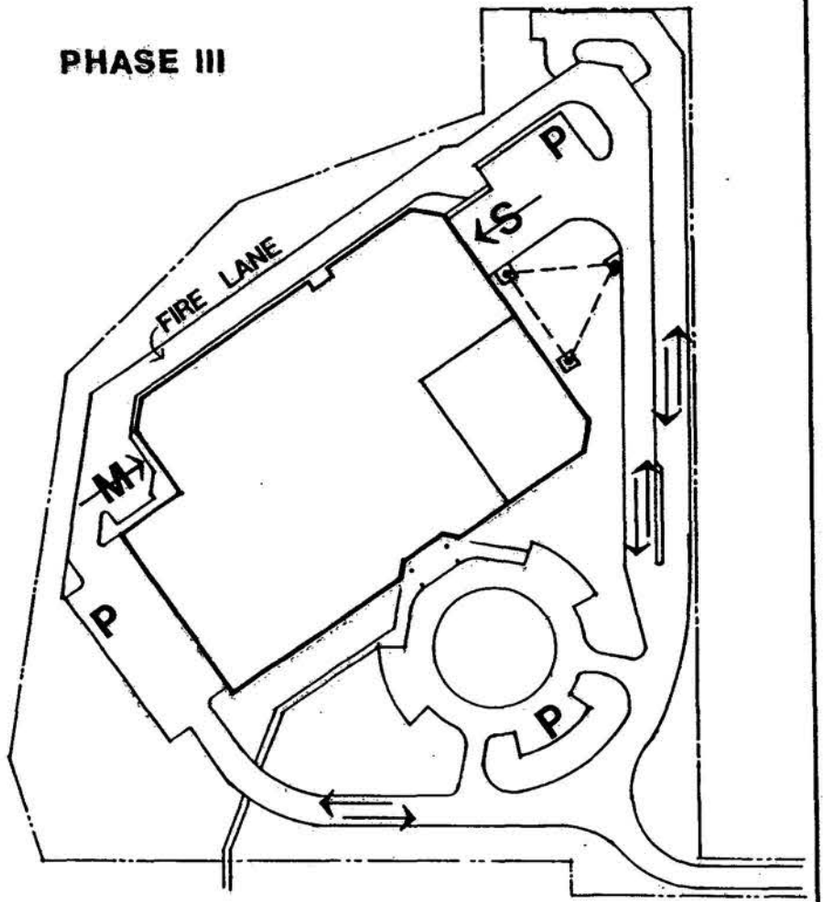
PHASE II



REQUIRED: 110 SPACES

Surface:	58
Structured:	334
Church Parking:	144
TOTAL	536 spaces

PHASE III



REQUIRED: 130 SPACES

Surface:	58
Structured:	334
Church Parking:	144
TOTAL	536 spaces

KEY

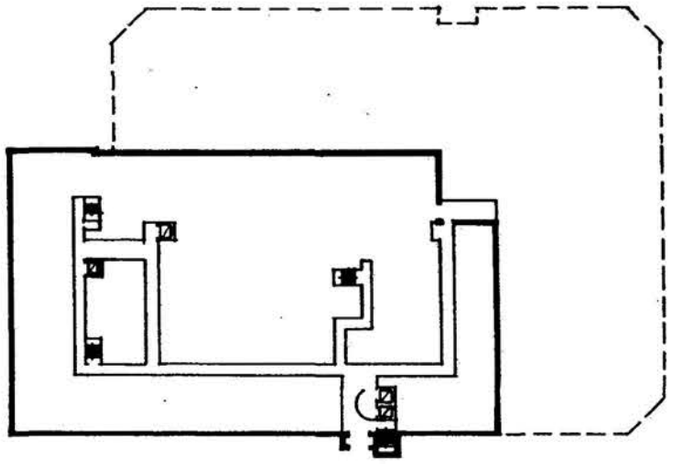
- P : SURFACE PARKING
- : STRUCTURED PKG, UNDERGROUND
- → : VEHICULAR MOVEMENT
- S→ : SERVICE ACCESS
- M→ : MOBILE UNIT ACCESS

Building Plan and Section

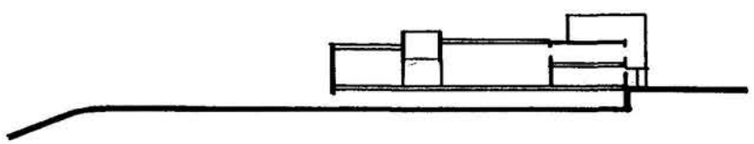
0 100 200

SCALE IN FEET

EXISTING

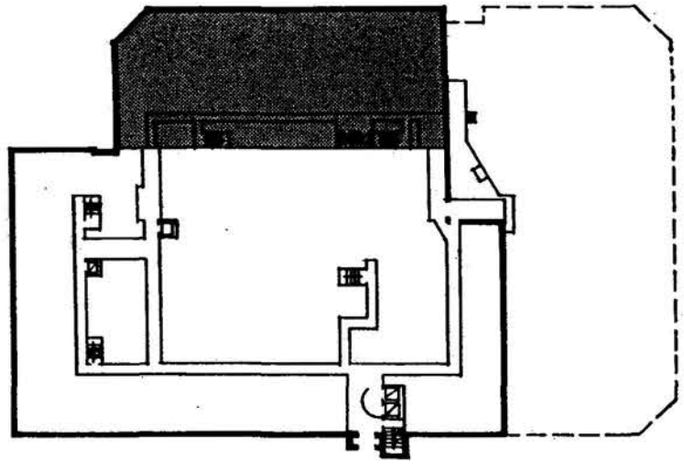


FIRST FLOOR

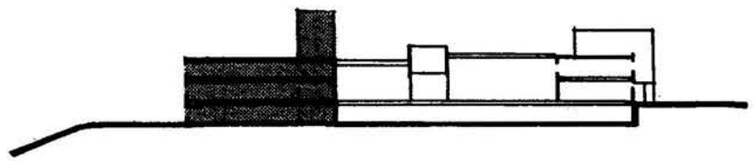


SECTION A-A

PHASE I



FIRST FLOOR



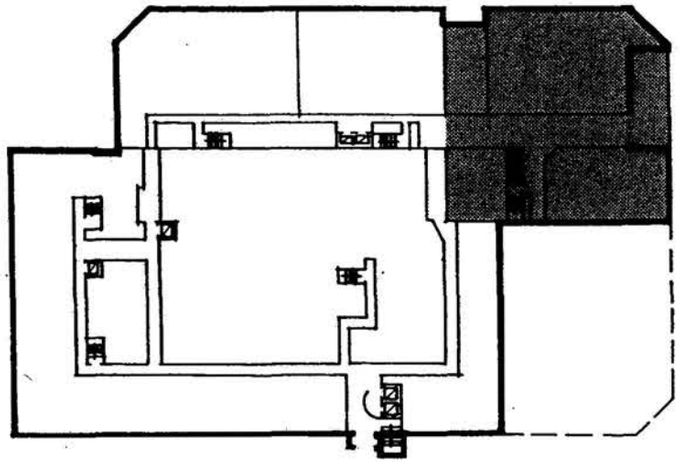
SECTION A-A

BUILDING AREA IN SQUARE FEET

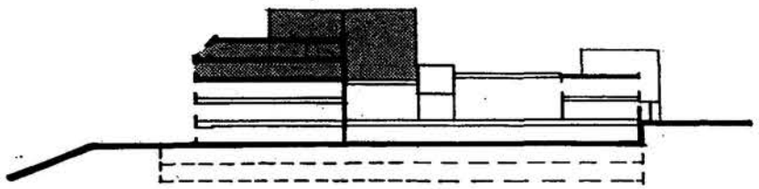
Basement:	44,000
First:	44,000
Second:	36,000
TOTAL	124,000

	NEW ADDITION	TOTAL
Basement:	+16,000	60,000
First:	+15,000	59,000
Second:	+15,000	51,000
TOTAL	+46,000	170,000

PHASE II



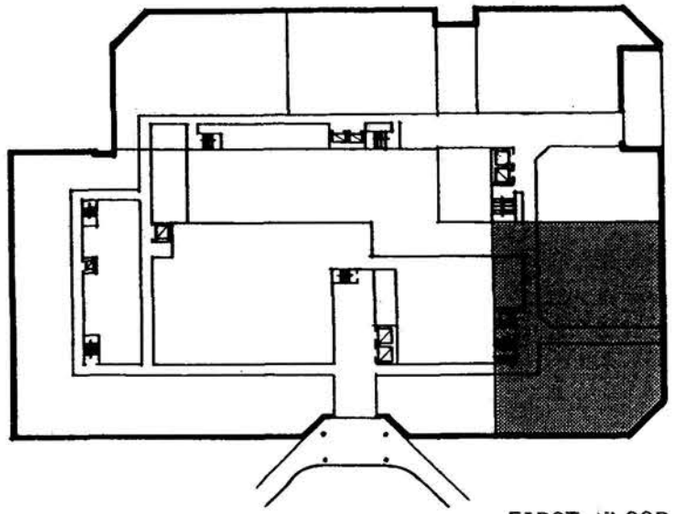
FIRST FLOOR



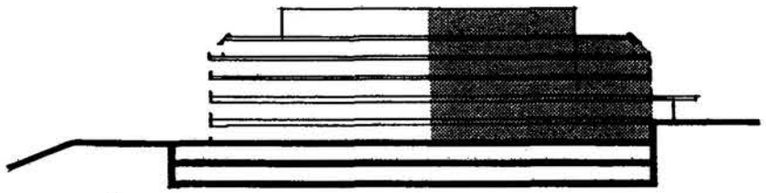
SECTION A-A

	NEW ADDITION	TOTAL
Basement:	+14,000	74,000
First:	+14,000	73,000
Second:	+14,000	65,000
Third:	+29,000	29,000
Fourth:	+29,000	29,000
TOTAL	+94,000	264,000

PHASE III

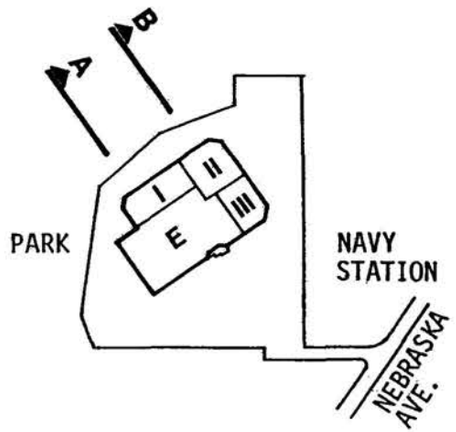


FIRST FLOOR



SECTION B-B

	NEW ADDITION	TOTAL
Basement:	+10,000	84,000
First:	+10,000	83,000
Second:	+10,000	75,000
Third:	+10,000	39,000
Fourth:	+ 8,000	37,000
TOTAL	+48,000	312,000



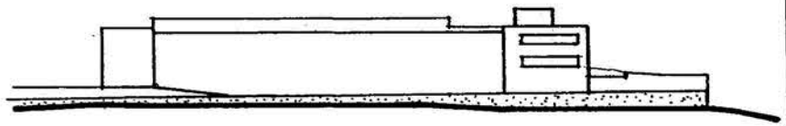
KEY PLAN

Building Elevations

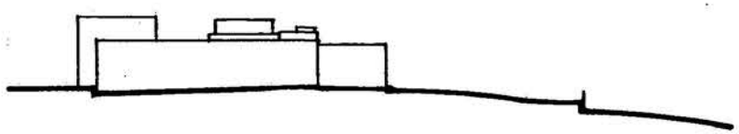
0 50 100

SCALE IN FEET

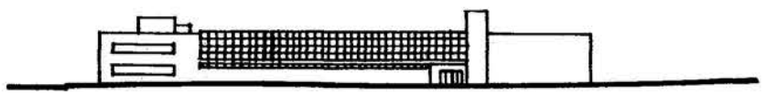
EXISTING



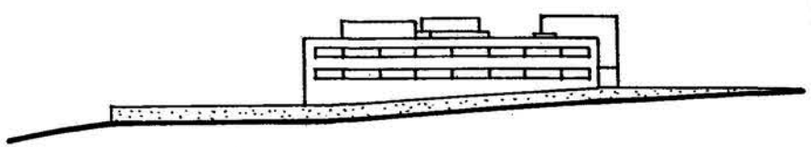
1



2

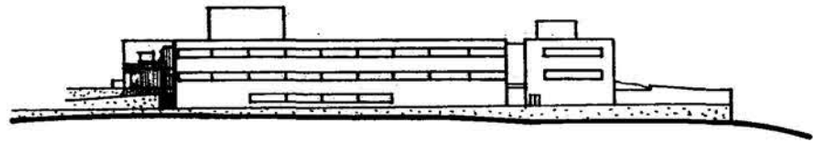


3

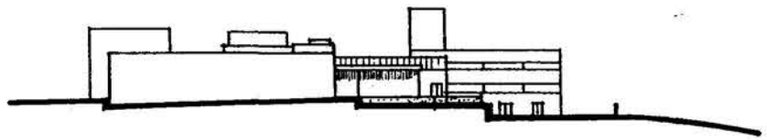


4

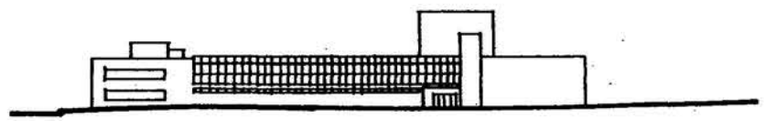
PHASE I



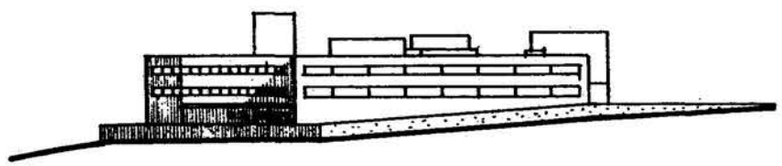
1



2

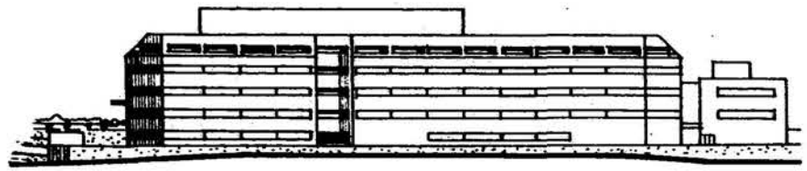


3

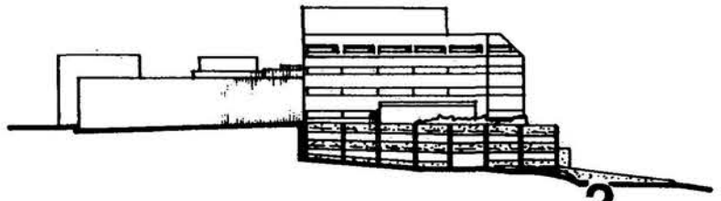


4

PHASE II



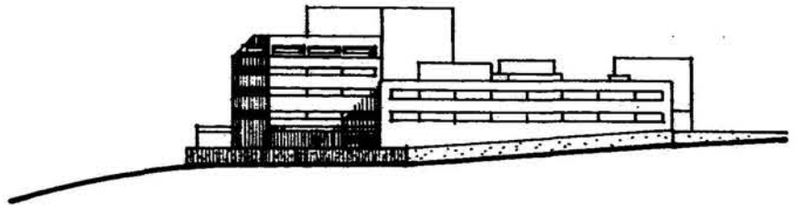
1



2

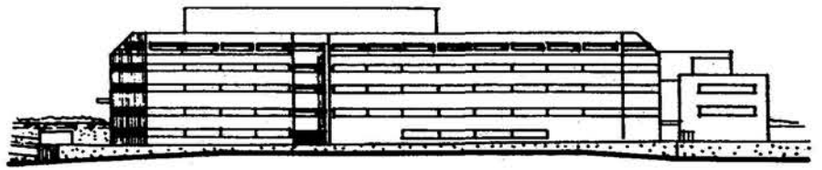


3

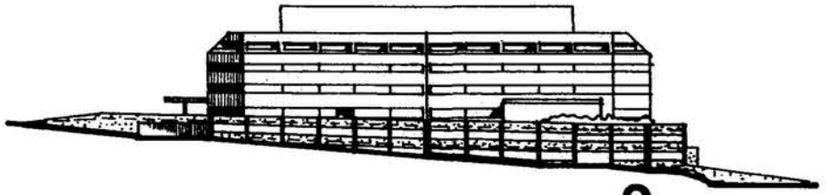


4

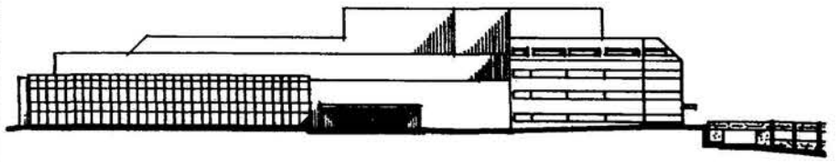
PHASE III



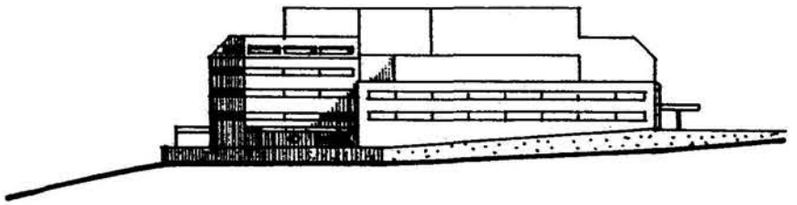
1



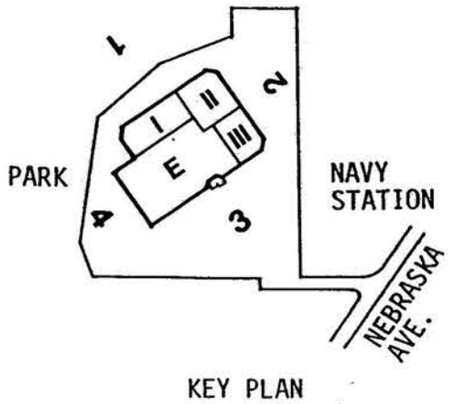
2



3

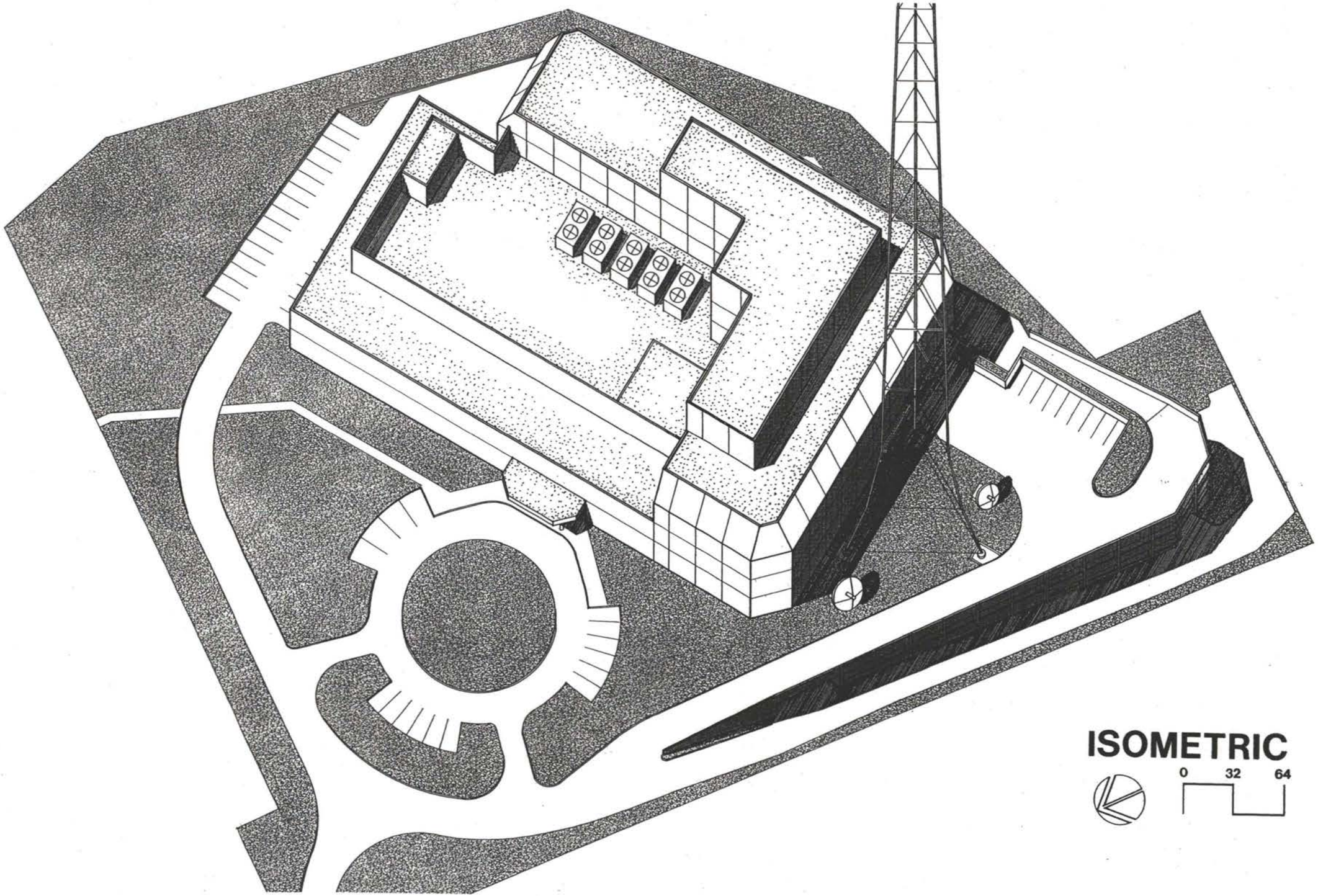


4



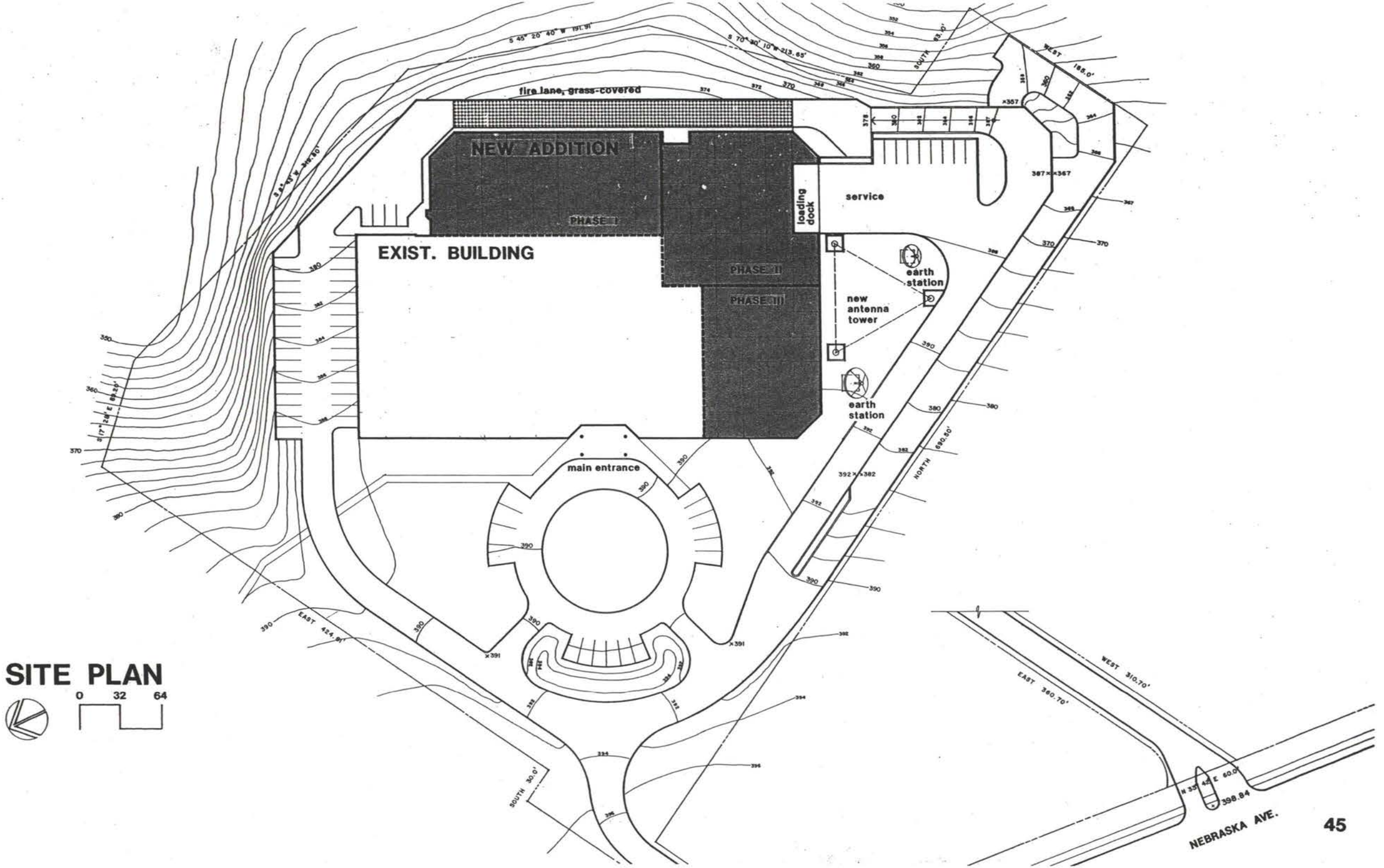
KEY PLAN

5 Ultimate Development Plan



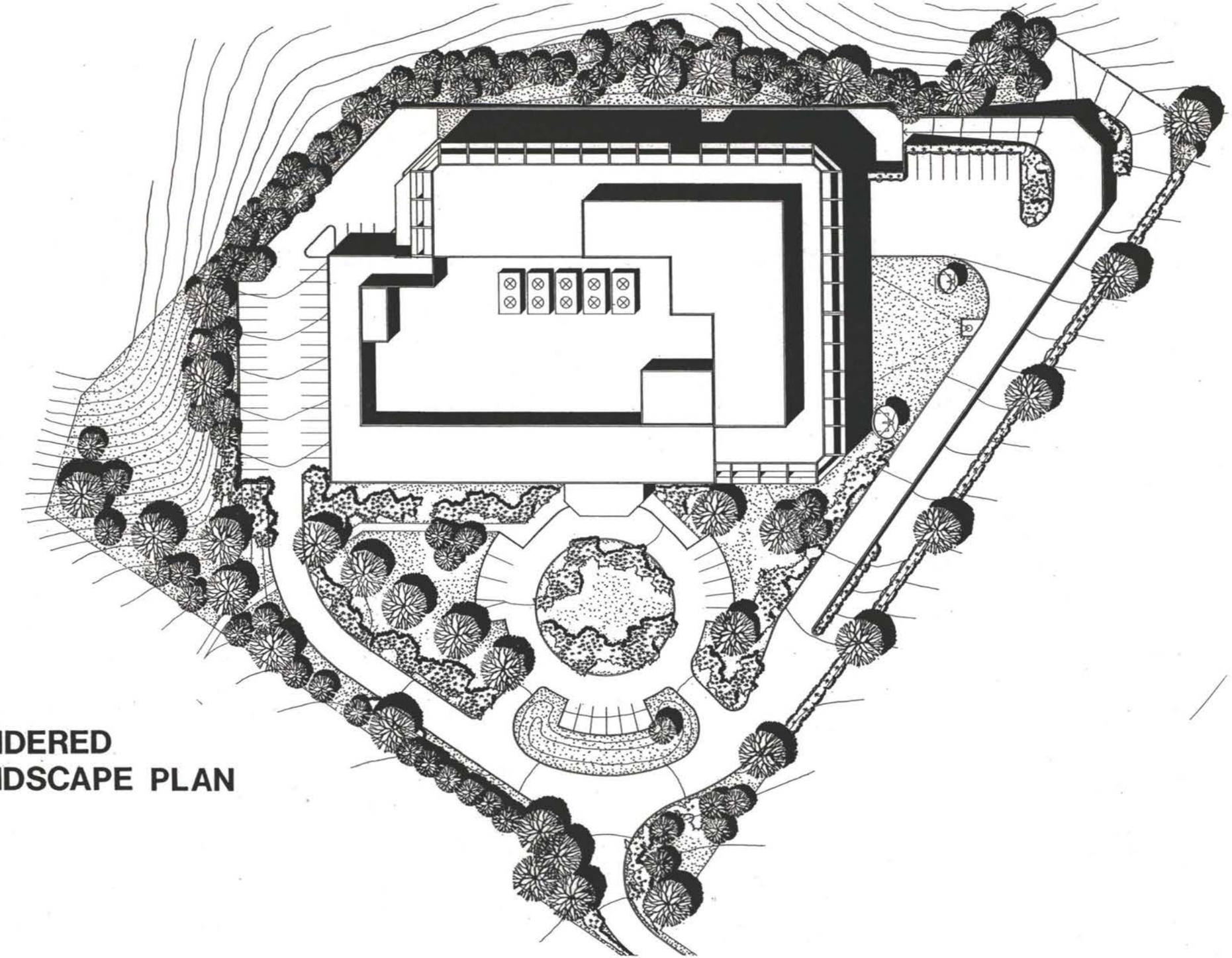
ISOMETRIC

0 32 64

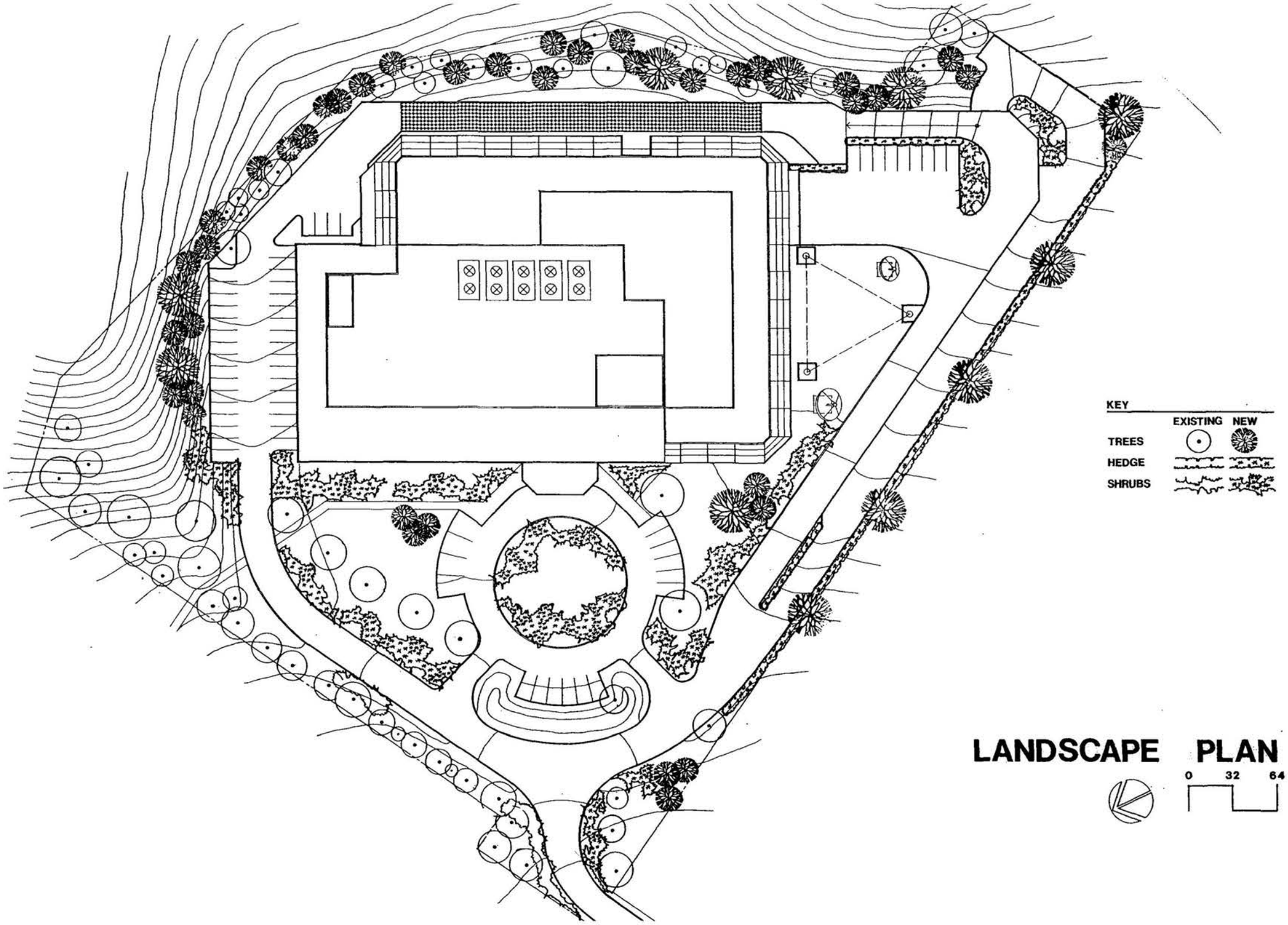


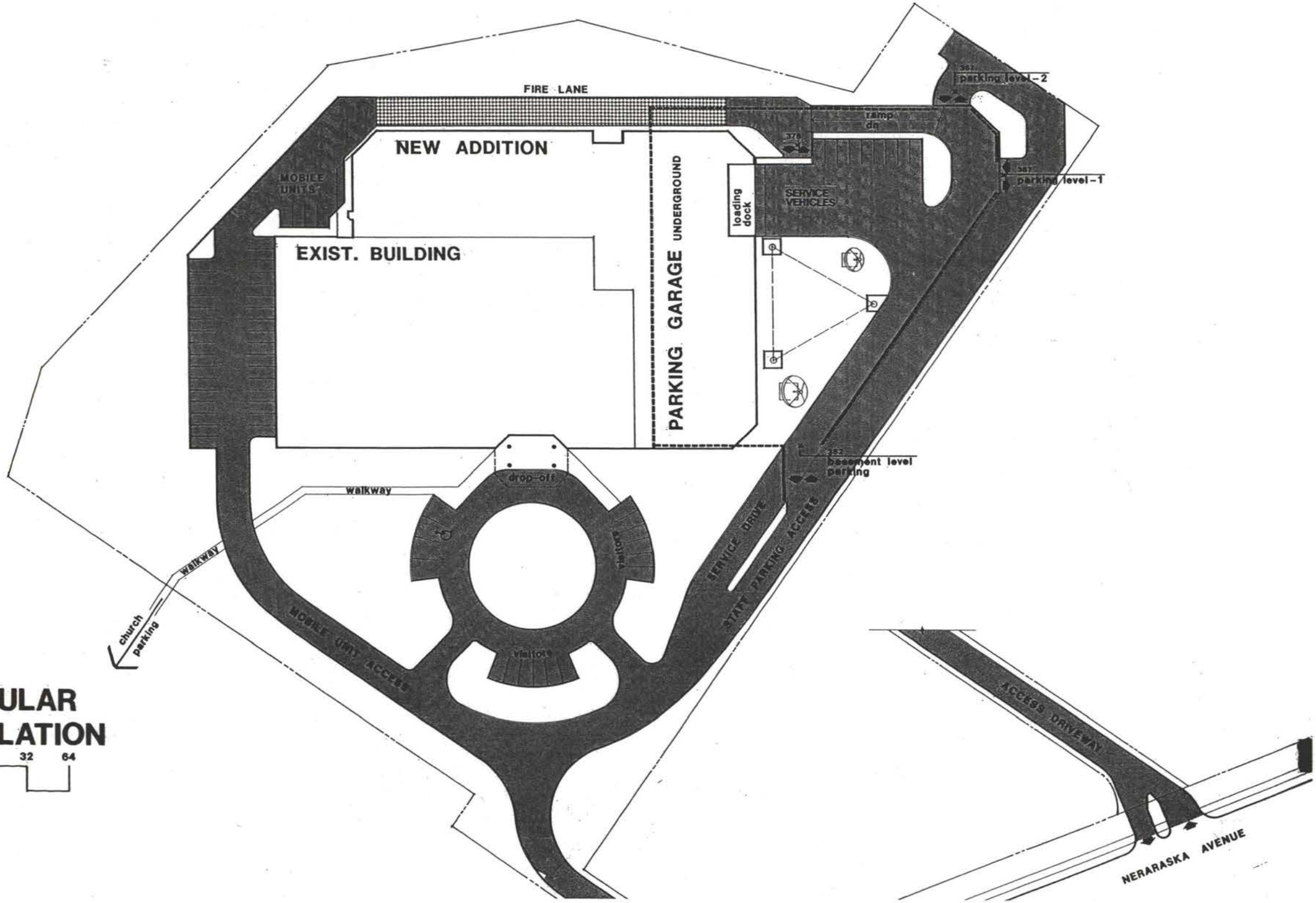
SITE PLAN

0 32 64



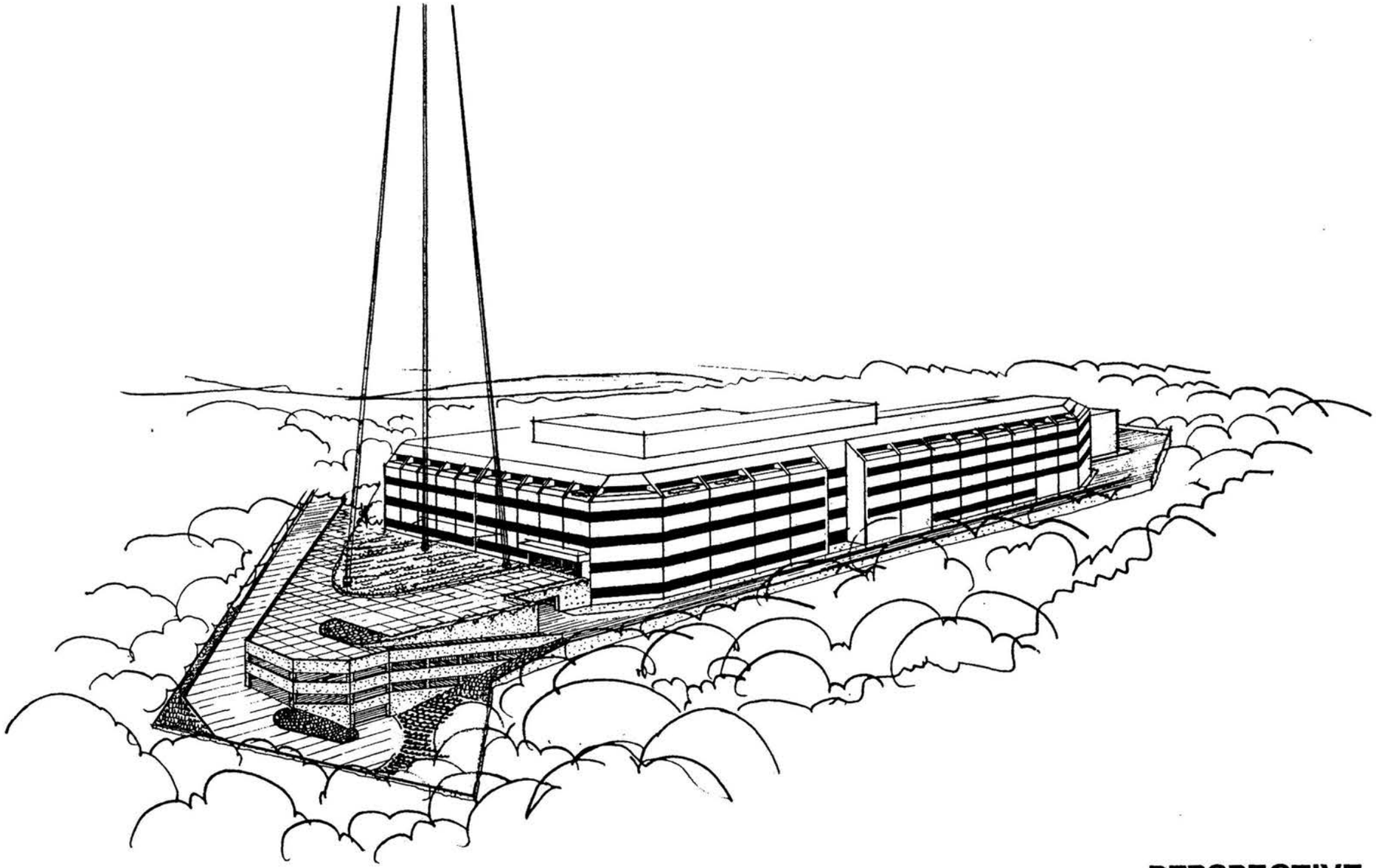
RENDERED
LANDSCAPE PLAN


KEY
EXISTING
NEW
TREES
HEDGE
SHRUBS
LANDSCAPE PLAN
0
32
64

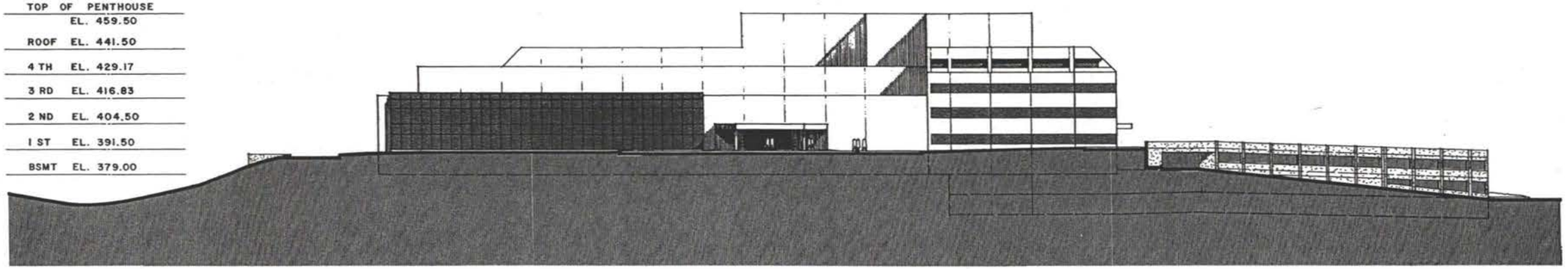


VEHICULAR CIRCULATION

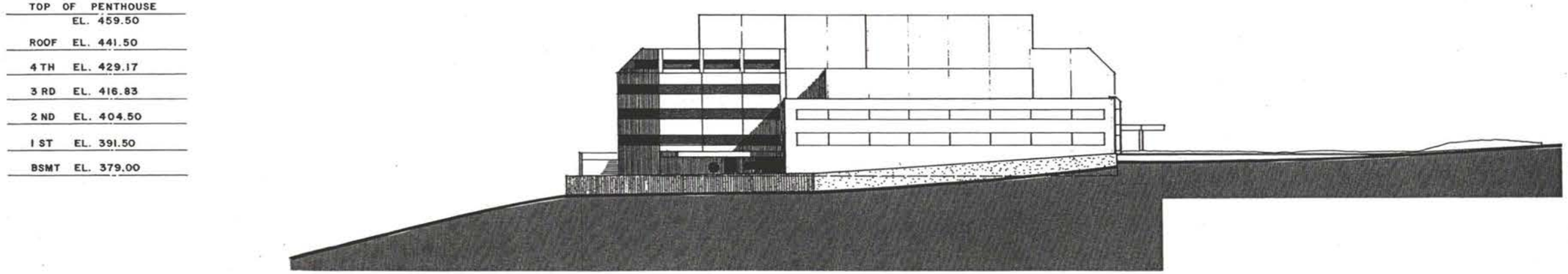
0 32 64



PERSPECTIVE
looking
northwest

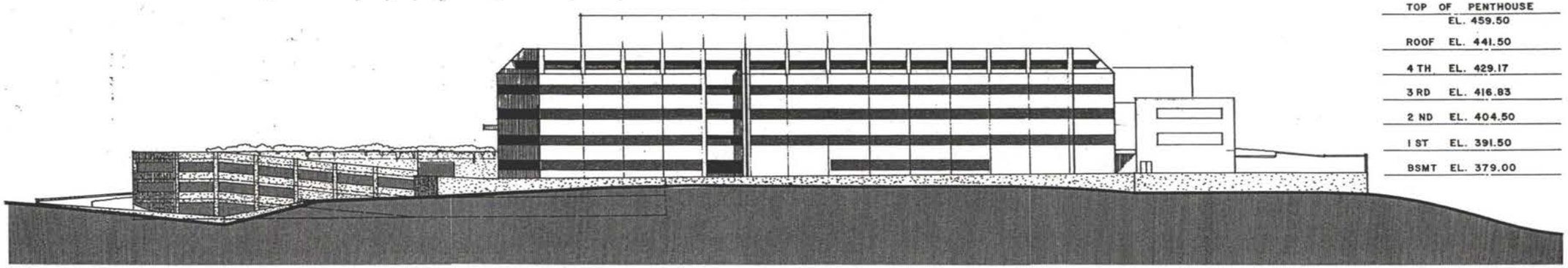


NORTH ELEVATION

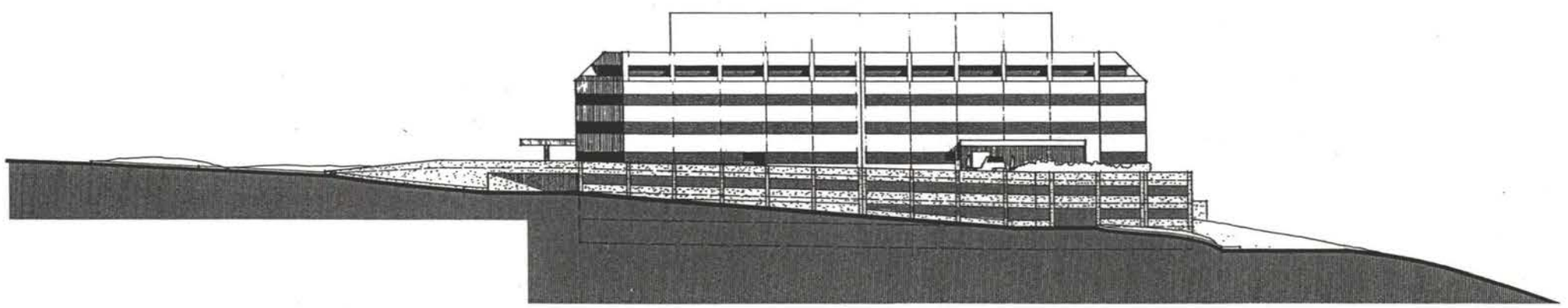


EAST ELEVATION

0 32 64

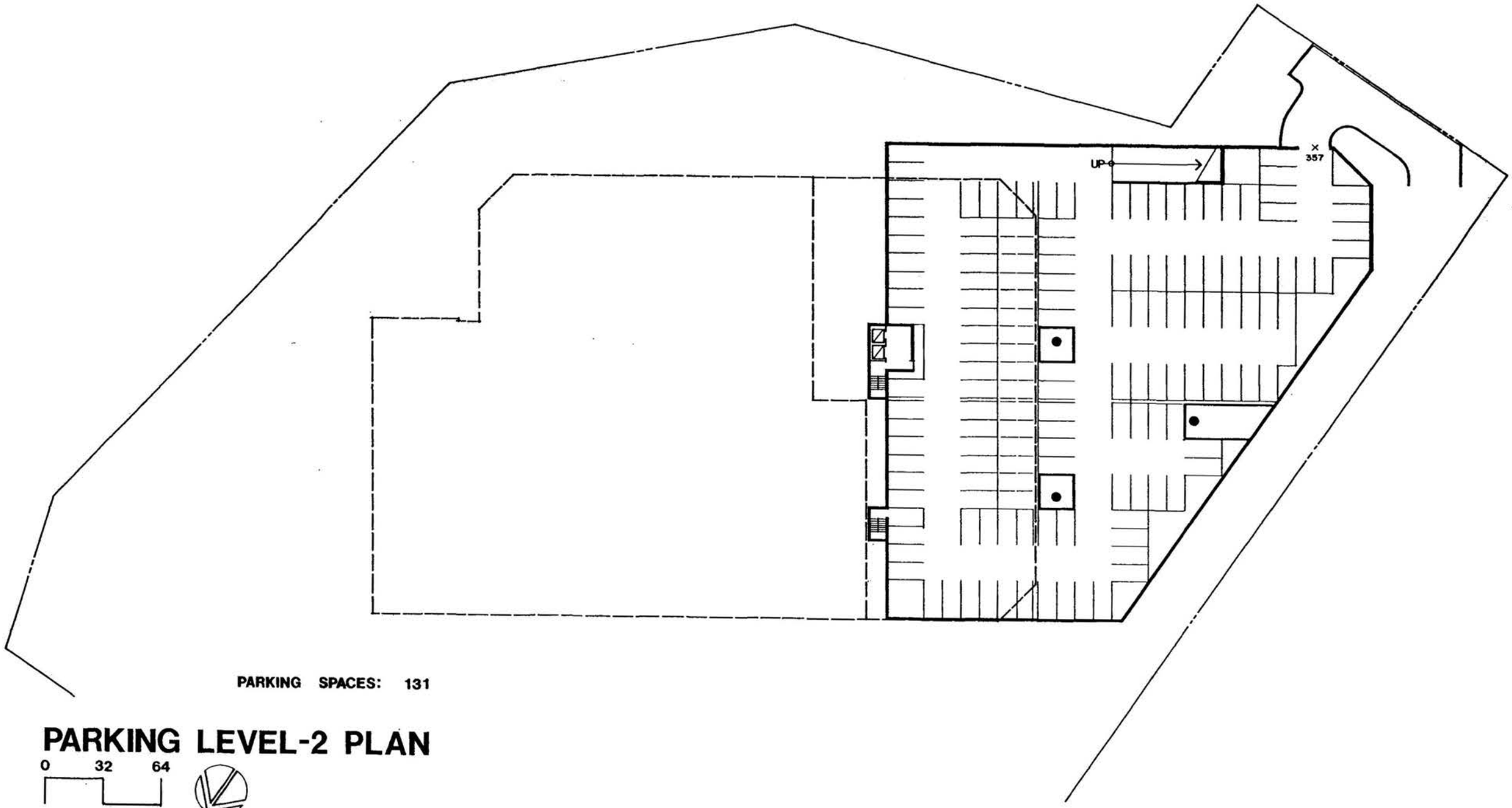


SOUTH ELEVATION



WEST ELEVATION

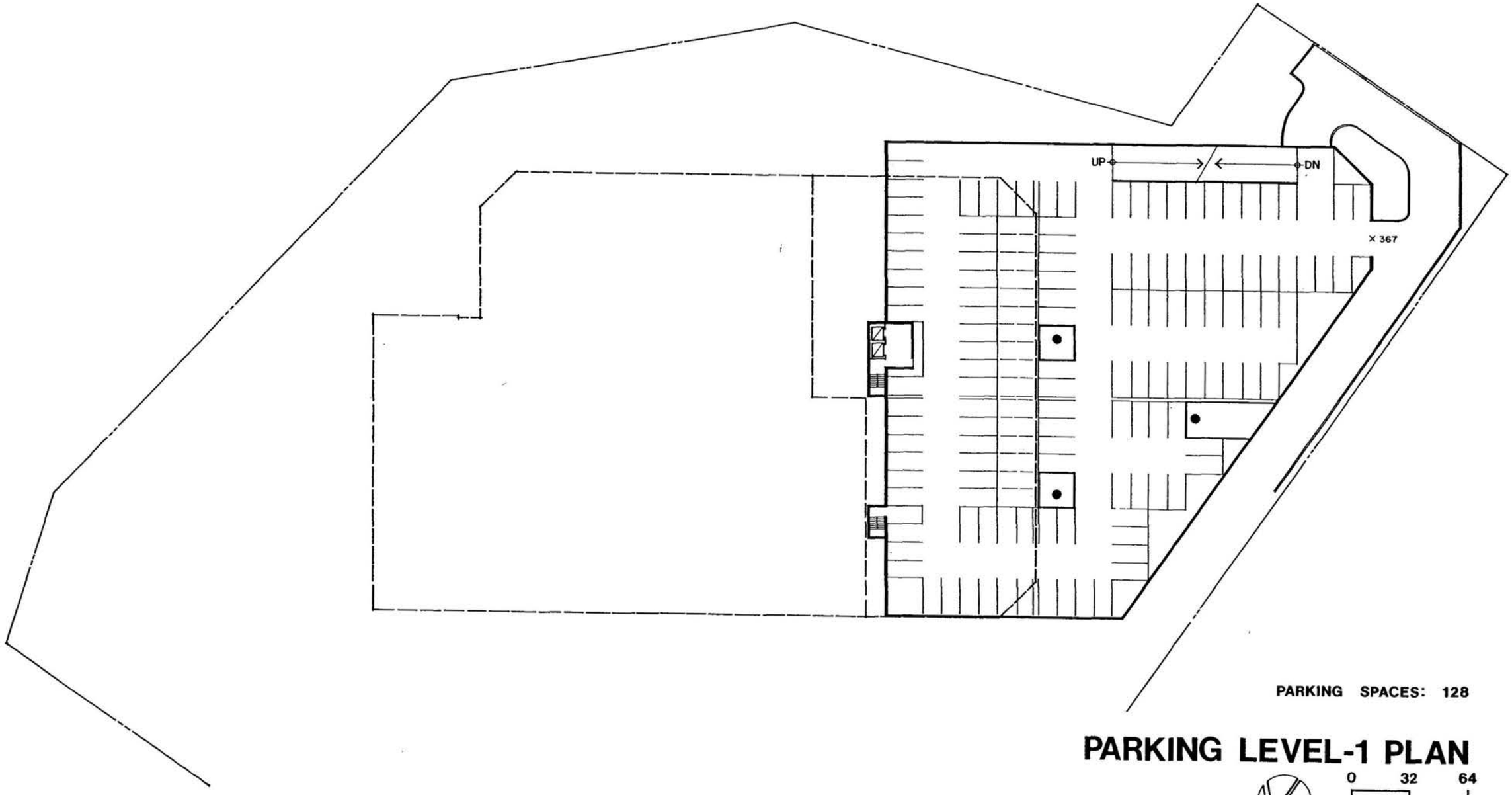
0 32 64



PARKING SPACES: 131

PARKING LEVEL-2 PLAN

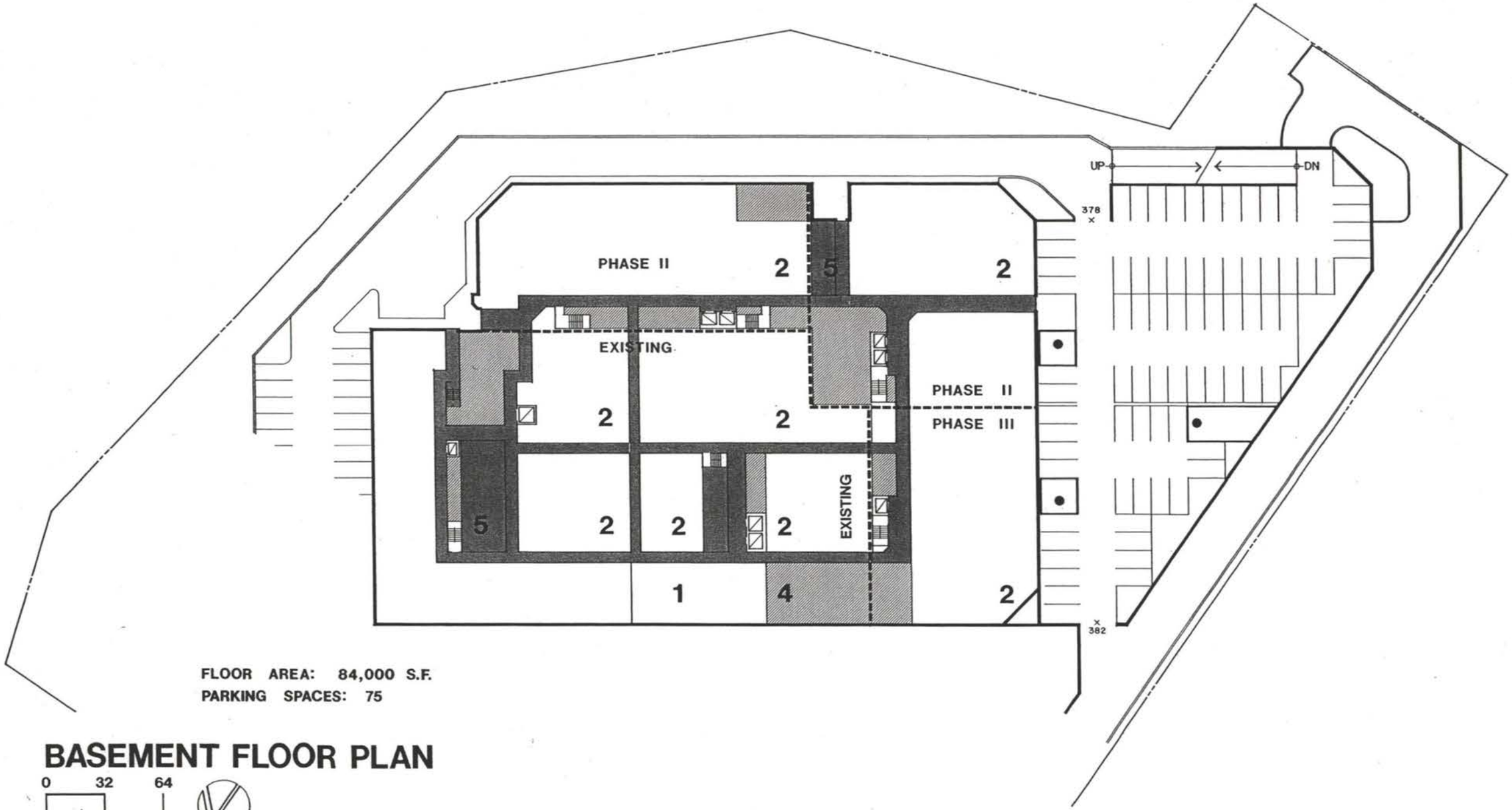
0 32 64



PARKING SPACES: 128

PARKING LEVEL-1 PLAN

0 32 64



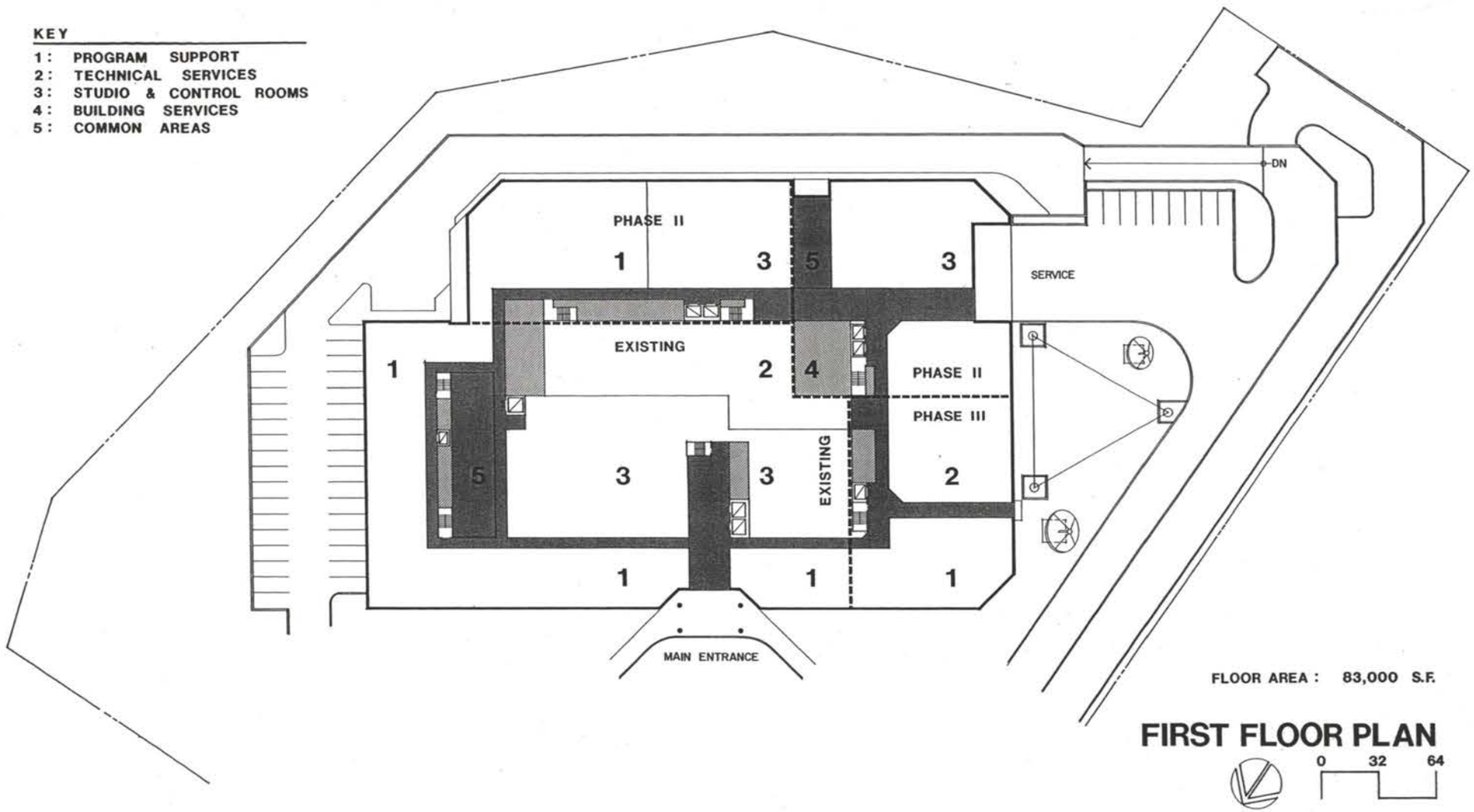
FLOOR AREA: 84,000 S.F.
PARKING SPACES: 75

BASEMENT FLOOR PLAN

0 32 64

KEY

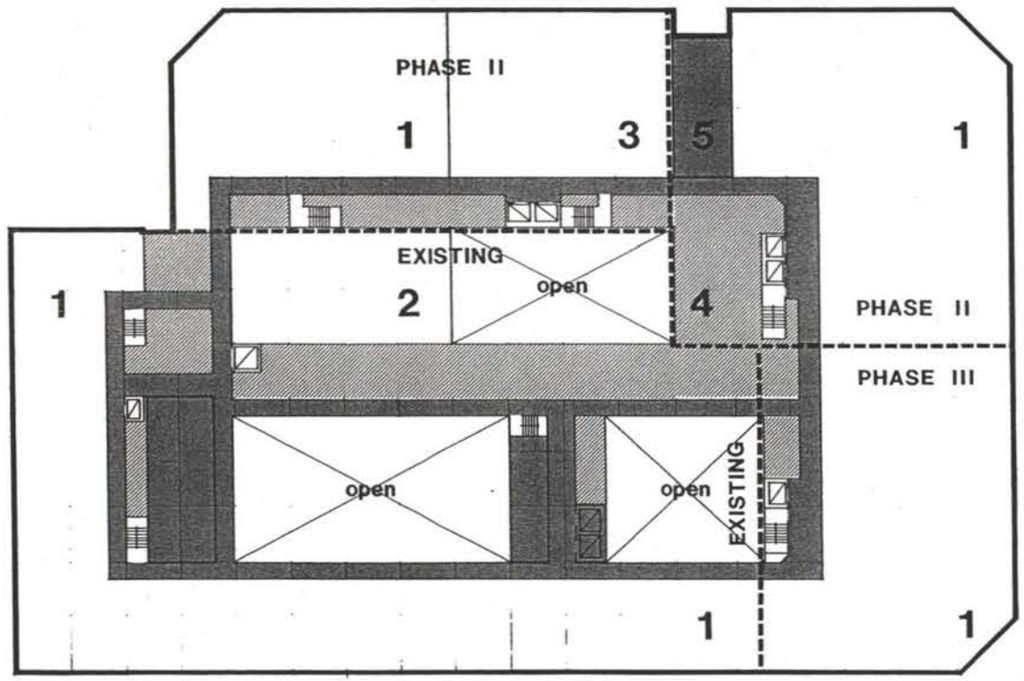
1 : PROGRAM SUPPORT
2 : TECHNICAL SERVICES
3 : STUDIO & CONTROL ROOMS
4 : BUILDING SERVICES
5 : COMMON AREAS



FLOOR AREA : 83,000 S.F.

FIRST FLOOR PLAN

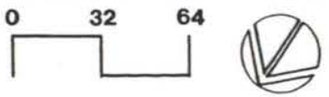
0 32 64

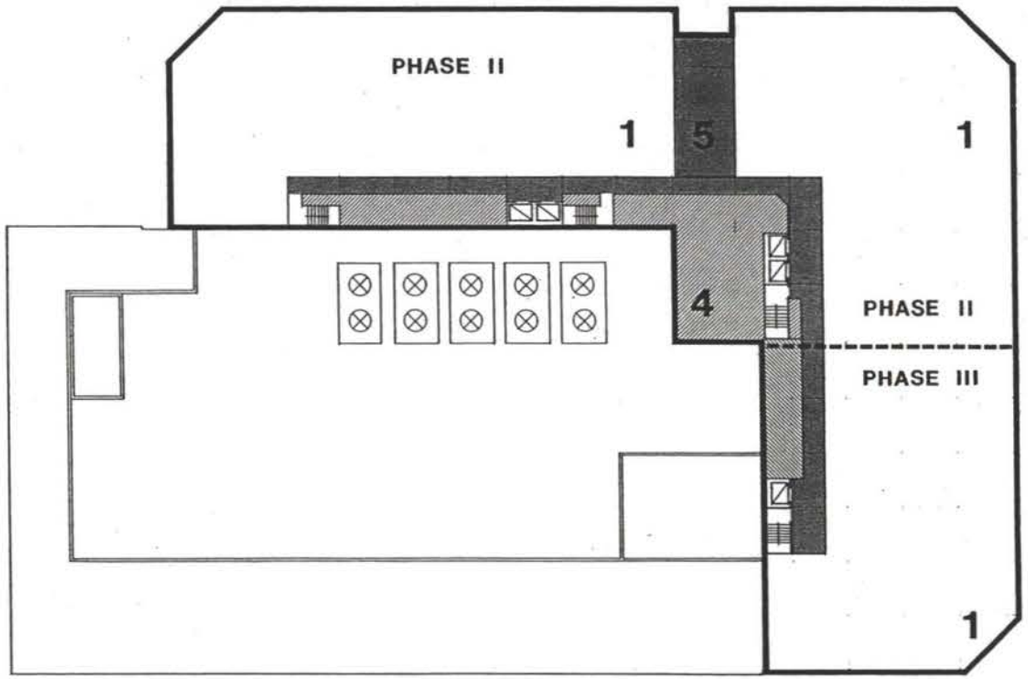


FLOOR AREA : 75,000 S.F.

SECOND FLOOR PLAN

0 32 64



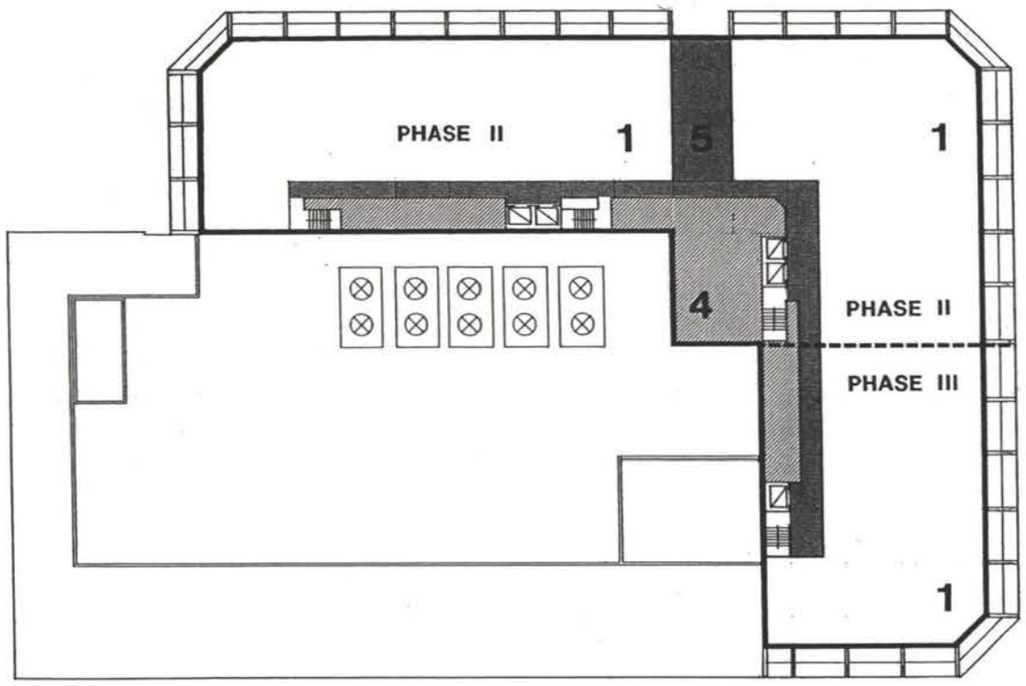


FLOOR AREA : 39,000 S.F.

THIRD FLOOR PLAN

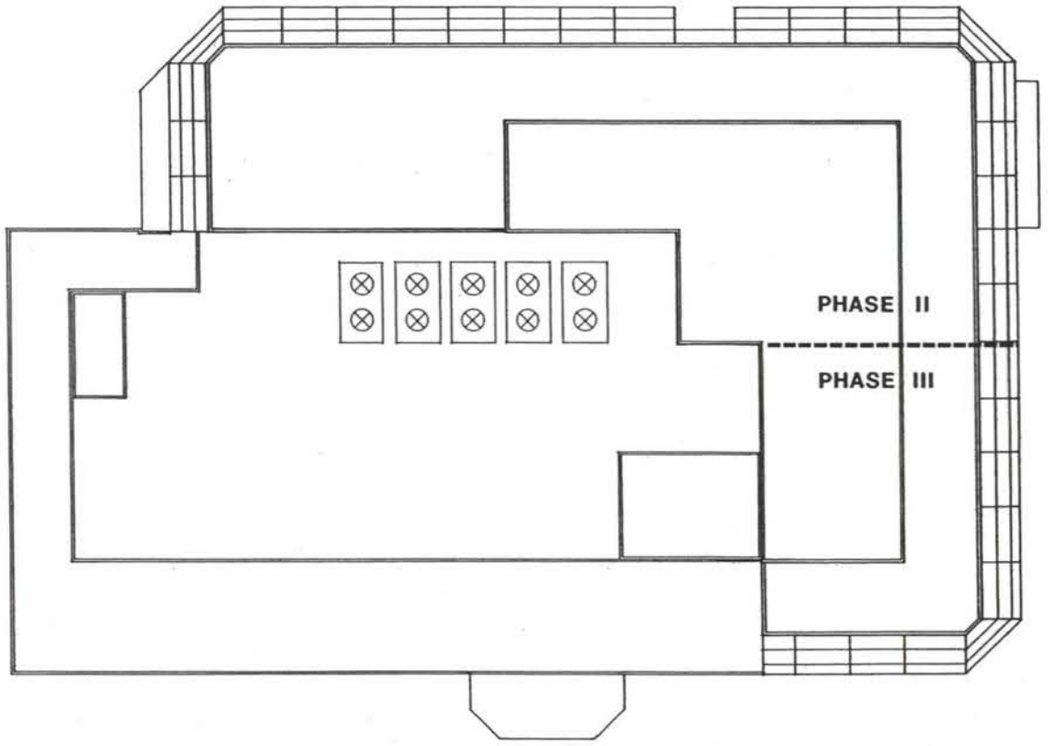
KEY

1 : PROGRAM SUPPORT
2 : TECHNICAL SERVICES
3 : STUDIO & CONTROL ROOMS
4 : BUILDING SERVICES
5 : COMMON AREAS



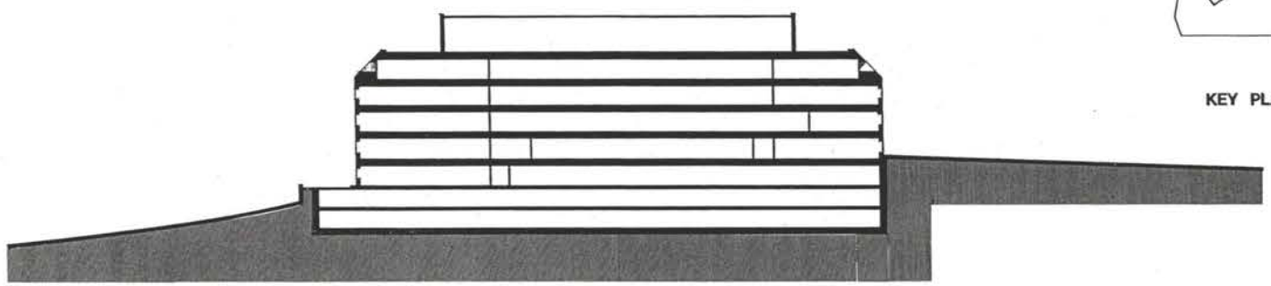
FLOOR AREA: 31,000 S.F.

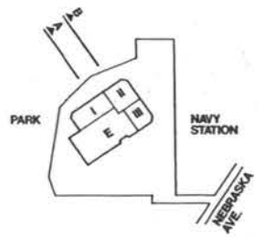
FOURTH FLOOR PLAN



ROOF PLAN

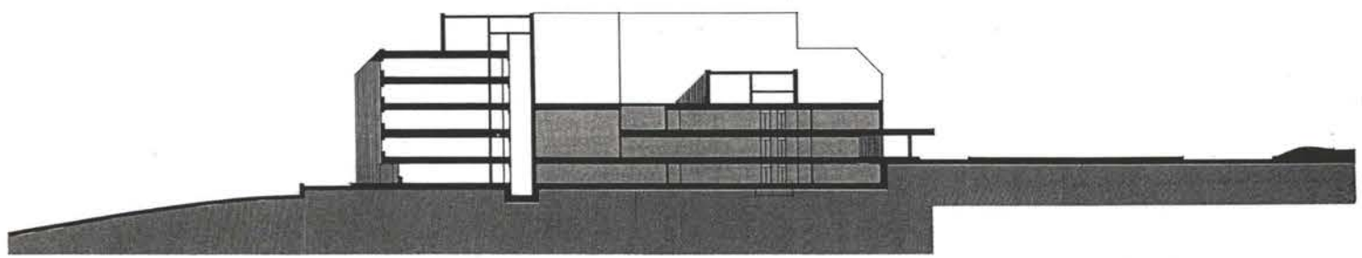
0 32 64





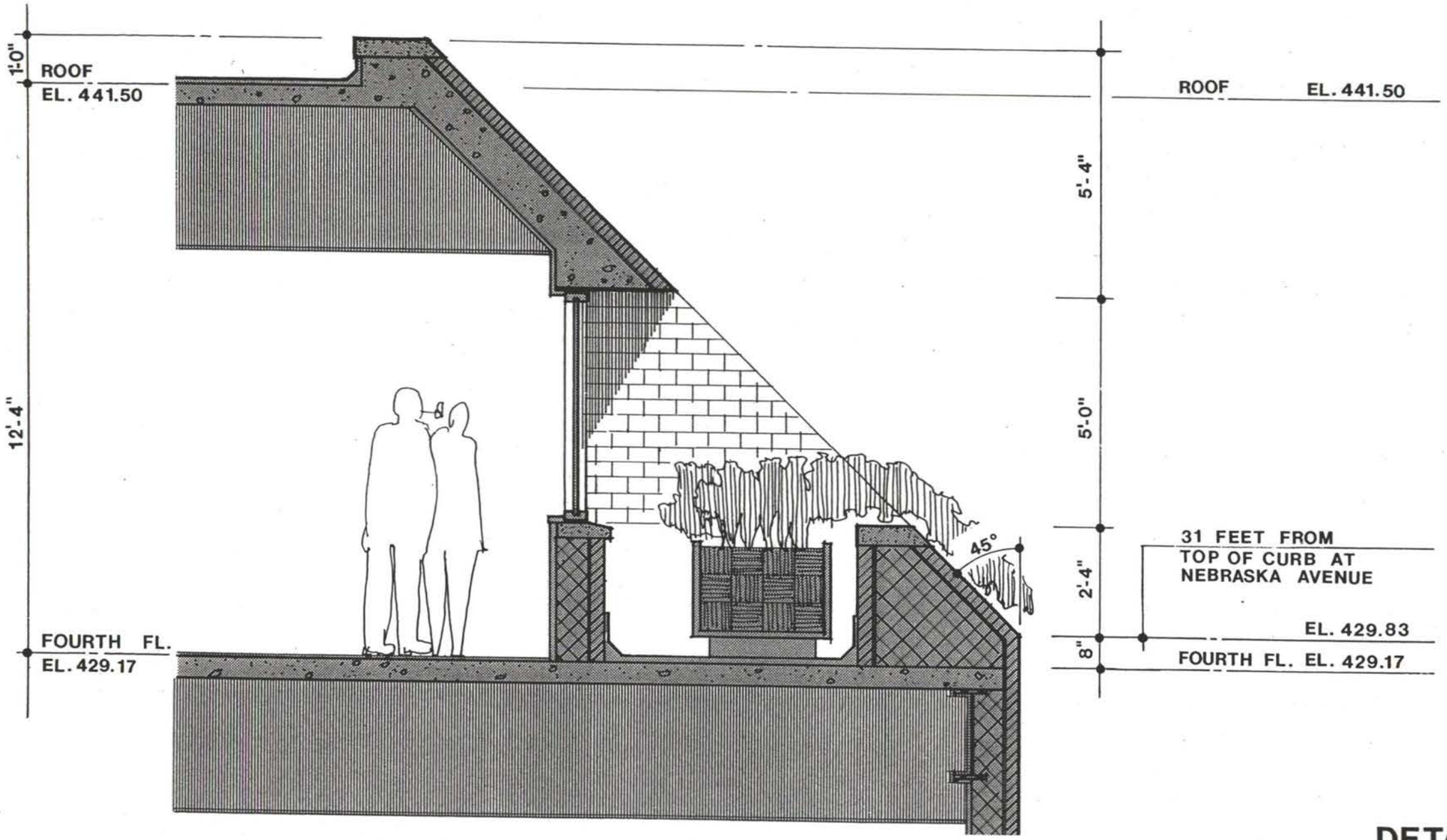
KEY PLAN

BUILDING SECTION B-B



BUILDING SECTION A-A

0 32 64


1'-0"
ROOF
EL. 441.50
12'-4"
FOURTH FL.
EL. 429.17
45°
ROOF EL. 441.50
5'-4"
5'-0"
2'-4"
8"
31 FEET FROM
TOP OF CURB AT
NEBRASKA AVENUE
EL. 429.83
FOURTH FL. EL. 429.17

DETAIL

0 1 2

Appendix A

1.	BZA Application # 4159:	original variance for building.....	Approved	June 1, 1955	62
2.	BZA Application # 5494:	additional parking.....	Approved	May 20, 1959	68
3.	BZA Application # 8234:	two-story office addition to northeast side of building...	Approved	June 22, 1965	70
4.	BZA Application #10120:	second floor addition to #8234.....	Approved	September 23, 1964	72
5.	BZA Application #12011:	second floor addition and temporary office structure.....	Approved	October 22, 1975	74
6.	BZA Application #13222:	three-story office and studio addition.....	Approved	July 28, 1980	77

Appendix A1

BZA Application # 4159: original variance for building

Mr. Schwab:

I move that the following Order be entered:

ORDERED:

That the appeal of G. Willard Furlow for a variance from the use provisions of the residential district to establish studio and office facilities of the National Broadcasting Company, to establish antenna tower and transmitting facilities, and to establish a temporary automobile parking lot at 4001 Nebraska Avenue, N.W., parcels 33/87 and 34/78 (square near 1722), be conditionally granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts;

(1) Appellant's property known as "Grasslands" is a tract of approximately seven acres improved with one relatively small old building now used as classrooms by the Georgetown Day School. This school, which leases the property, will move to new quarters at the beginning of the 1955 Fall term. The subject property is of a peculiar and exceptional shape having only a narrow thirty foot access to Nebraska Avenue the sole street upon which it has frontage. The bulk of the land lies in the rear of and abutting the east and north lines of the Naval Communications Center located at Massachusett and Nebrasks Avenues. Frontages, as indicated along this Navy property, total about 865 feet. The north line of the site is adjacent to the grounds of the Washington City Orphanage with a frontage thereon of about 625 feet. The remaining boundary of about 890 feet abuts United States Government parking land which lies to the east.

(2) Appeal to this Board is made on behalf of the National Broadcasting Company, as contract purchaser, which company plans the erection of a two-story and basement building occupying about one-seventh of the site and accommodating an estimated maximum of 223 employees operating in several "shifts". It will be used as studios, offices and for the housing of transmitting equipment and facilities for the operation of a television and frequency modulcation broadcasting station. This portion of the appeal has been filed under the variance provisions of the zoning law. The Company also plans the construction of a 459 feet high antenna tower which will be 849 feet above mean sea level. Parking spaces for the accommodation of 150 automobiles to be used incidental to the over-all operation have also been requested. The tower and the parking spaces are filed as special exceptions under Part, 2, Section XXIII of the Zoning Regulations.

(3) The zoning and land use pattern of the area surrounding and in close proximity to the proposed installations consist of "A" Area zoning (apartment houses) of the site under consideration and a similar classification of land to the south along Massachusetts Avenue. Property to the north and west of the location is in an "A" Restricted Area District which permits the construction of single-family homes and churches only. Details of the Naval Communications Center operation referred to under finding of fact (1) are not of record but the operation does embrace a considerable office occupancy which is currently being conducted on a 24 hour basis. This operation generates a material amount of automobile traffic with incidental parking on public space along many of the street frontages within the area. The use, being a Federal Government activity, is not subject to the application of District of Columbia Zoning Regulations; but is a character of activity which would require First Commercial zoning if in privateownership. Two large apartment houses abutt the north side of Massachusetts Avenue east of Nebraska Avenue and are located south of the Navy center. The grounds of the American University are located diagonally opposite the Navy center on the south side of Massachusetts Avenue. Under permit authorized

by this Bord as a variance from the use provisions of the "A" Restricted Area District a philanthropic institution (The Baptist Home of the District of Columbia) will be constructed along the west side of Nebraska Avenue directly opposite the Naval Communications Center. This use, which also includes a church, will extend north from Massachusetts Avenue a distance of about 700 feet. There are two other properties in reasonably close proximity to the Naval Communications Center, the Nebrasks Avenue frontage of each of which is affected adversely by the Naval Operation across the street. Each of these properties is developed with a dwelling house on acreage parcels, the closest dwelling being about 869 feet from the proposed television tower and a comparable distance from the studio proposed by the applicant. The property of the Washington City Orphan Asylum also referred to in finding of fact (1) is used by the Hillcrest Children's Center, composed of three philanthropic institutions providing for the psychiatric treatment, education and resident care of emotionally disturbed children. These are nonconforming uses, each of which was authorized (in lieu of the orphanage) at this location by this Board. The nearest of these institutional buildings is more than 300 feet removed from the studio building proposed; about 250 feet removed from the nearest parking are proposed; and more than 500 feet removed from the proposed television tower.

(4) There was a considerable number of objections to the granting of this appeal registered at the public hearing. Nearly all these objections were made by home owners, most of whom reside one-fourth of a mile or more fromthe proposed site. Six of these protestants own homes within less than 600 feet of Wisconsin Avenue, a heavily traveled commercially developed thoroughfare. All six homes are located almost one-fourth of a mile from the site under consideration. Objection was also filed by the Board of Lady Managers of the Hillcrest Children's Center; but the owner of this property, through its Bord of Trustees, favors the granting of the appeal. Objections were based principally upon two grounds: (a) increased traffic and diminution of property values by reason of the commercial character of the activities proposed and (b) the fear that approval of the application would be an effectige entering widge for expansion of other commercial facilities . Testimony wasoffered by three real estate experts to the effect that the installation proposed by N.B.C. would have no adverse affect whatsoever on the value and stability of single-family homes and other development within the area. A traffic expert testified that the installation would not result in dangerous or otherwise objectionable tra fic conditions. There was no expert testimony to the contrary.

(5) The National Capital Planning Commission recommends approval of that portion of this appeal seeking the erection of a 459 foot high television and FM antenna tower. The Federal Communications Commission and the Civil Adronautics Authority have each indicated tentative approval of the tower height as requested at this specific location.

(6) A letter fromthe Department of the Navy shows that it has no plans now, or within the next ten years, concerning the use of the property here under consideration by this Board; it neither favors nor objects to the use of the property for a television studio; it does not object to the tower height proposed; it does not object to the erection of any apartment building permitted by existing Zoning Regulations on this property.

(7) The Building Regulations of the District of Columbia (due to limited access) permit the construction of one apartment building only on this site. The erection of a studio and tower as proposed would not violate any provisions

of the District of Columbia Building Regulations.

(8) The highest and best use of appellant's property as permitted by the existing zoning would be the construction of an eight-story apartment house; but the evidence is conclusive that the erection of any large, medium, or low density apartment building is economically unfeasible and therefore impracticable.

(9) The proposed antenna tower is to be moved from all lot lines a distance of at least one-sixth of its height above ground; the transmission equipment requested is technically necessary for satisfactory and reasonably economical transmission; and the height of the tower is reasonably necessary to render satisfactory service to all parts of the District of Columbia. (That portion of the appeal dealing with "satisfactory service " was covered by exhaustive engineering details under rules of procedure previously adopted by this Board in other tower cases. The validity and the application of these details was not refuted by contesting witnesses).

(10) Subject to restrictions and safeguards to be made a part of this order, the tower as proposed at this location will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and map; nor will it be inharmonious with the general purpose and intent of the Zoning Regulations and map.

(11) Exceptional practical difficulties and exceptional and undue hardship based upon (a) the close proximity of the Naval Communications Center, a commercial office use, and (b) the fact that the property is essentially "landlocked" by reason of inadequate and limited street facilities, has been proven by the appellant. The studio (and ancillary parking) is, in this case, and subject to the same restrictions indicated in finding of fact numbered (9) above, a proper use of this property and one which can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

OPINION:

This Board has been most meticulous in its review and dissemination of the facts in this case. In addition to the usual site inspection by the Board as a group, individual Members have made several re-checks of the site area and detailed inspection of the immediate neighborhood principally because the feeling has persisted among us that the vigorous and concerted objections to NBC's proposed installation must be based uponsome tangible and materials facts which the record fails completely to disclose. These inspections have yielded nothing in support of the objectors' contentions; but on the contrary have had the effect of substantiating fully much of the testimony and conclusions drawn by the applicant through its witnesses and consel.

With respect to the effect of the tower upon the adjoining residential community, comparison is perhaps one of the best methods of determining this question. To this end the comparable WMAL tower on the American University campus was carefully viewed and its effect on nearby home properties analyzed. Notwithstanding the fact that this tower is considerably more prominent than will be the one to be erected by NBC and is much closer to more dwellings, its adverse affect upon the adjoining Spring Valley community is seemingly non-existent. It is true, of course, as properly expressed by the National Capital Planning Commission in its report to the Board that "wherever located in the city a tower of over 800 feet elevation will be visible from residences". In this case, however, the site is of substantial size and almost completely surrounded by ~~parkway~~ parkway and institutional uses which would serve to buffer the tower base from residential uses in the vicinity. We agree with the conclusion of the

Planning Commission that it would be difficult to find a suitable elevation for this facility which would result in less damage to residential properties.

The necessity for the height requested in order to give proper service to the residents of the District of Columbia has not been seriously challenged and needs little comment except that the record is conclusive that many residents of the District of Columbia, even with the increased height authorized hereunder, will still be unable to receive line-of-sight television transmission. Our conclusion is that the contentions of objectors insofar as they relate to the effect of the tower on the surrounding residential community, are not substantiated by the facts.

The request of NBC for a variance from the use provisions of the Residential "A" Area District to permit the studio building and offices which it believes necessary as a part of its program to provide local color television to the city, raises an entirely different zoning question. In order to grant the relief sought this Board must find: First, that there exists some exceptional and extraordinary situation or condition inherent in or surrounding this specific property which would preclude itsnormal and logical development as provided by applicable Zoning Regulations, and by reason thereof result in peculiar and exceptional practical difficulties and undue hardship upon the owner. This is spelled out by the statute specifically in terms of exceptional narrowness, shallowness, shape, or topographicalconditions, and in a "cover-all" clause "or other extraordinary or exceptional situation or condition of the property". Secondly, even if such a finding is affirmatively made the Board must still find that the relief sought can be granted without substantial detriment to the public good, and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

The fact that appellant bought this tract of land at a low price ten years ago; later was able to have it rezoned to a more favorable classification; and subsequently sold a small part of it to the United States Government for park purposes at a price in excess of that which he paid for the entire parcel, is wholly immaterial. He should not be penalized here solely because either by good fortune or foresight he was able to realize a profit on his investment. It is equally true also that he should not be grantedrelief under a variance application solely because he might have made a poor investment. It is patently clear that the hardship contemplated by the statute must, in all cases, go back to exceptinnal and unsuanl conditions which are inherent in the land, and that by reason of such factors development must not be practical. Here, development under normal conditions would logically result in the construction of an apartment house of some type; but the evidence is clear there are no lending agencies which are willing to finance such a project, the reasons therefor being inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential property located as much as one-fourth mile distant. The location of this Government activity in such close proximity to appellant's land in and of itself, and with no more raises serious doubts as to the practical adaptability of it for residential construction of any character whatsoever.

There was considerable testimony with respect to the removal of certain Highway Plan streets which at one time crossed this parcel, the Navy Property, and the institution land to the north. Regardless of all other factors which

may have been involved in those proceedings, these streets were removed by the Commissioners, D.C. and the Planning Commission for two obvious reasons, the first and more important of these being the fact that the Glover Archbold Parkway will be a non-access expressway and that many proposed streets leading to it serve no useful purpose under a Highway planning system. The other reason is the fact that th Navy requested the closings.

In evaluating the effect of the proposed studio building uponthe adjoining community we agree fully withthe contention of objectors that we may not make a comparison between this building and any apartment building permitted by the Zoning Regulations. It would be wholly illogical for us to find on the one hand that the construction of an apartment building is impractical, which finding we have made, and to also find that this same building which cannot be constructed might have a greater adverse affect upon the neighborhood than would the construction proposed. A critical analysis of this question must therefore be made solely upon the facts of the constructionand use proposed and no more. Analyzing this portion of the application it seems clear to us that the NBC operation, being entirely self contained, quiet, unobstrusive because of low height and screening by other commercially used buildings, and except for access roadway of thirty feet only, being no extension whatsoever of a commercial activity into the adjoining residential community north of existing commercial use, that it will provide an excellent use for this difficult property and at the same time serve as an effective transition between existing and probable strictly residential construction to the north and the somewhat intensive commercial development to the south and west. We believe the installation will have no adverse affect upon the surrounding neighborhood; but on the contrary believe it will have a stabilizing influence upon this same neighborhood, and at the same time operate to contain the Navy Communications office usage which is the source of all the land use problems now obtaining in this immediate area.

The containment basis of this decision is wholly consistent with other actions of this Board and the Zoning Commission in this area, and so far as we are able to foresee completes the containment pattern desired with the exception of special treatment which may have to be afforded frontages of the old David Lawrence site and a portion of the Parker property, both of which are located on the west side of Nebraska Avenue opposite the Navy installation. Development dificulty under "A" Restricted zoning which is apparently inherent in this frontage is already present by reason of existing Navy office usage and will not be accentuated to any marked degree if at all by the access roadway approved under the terms of this order.

In order further to effectuate a stabilizing program and further to protect valnes of neighboring properties and in order that theNBC installation on "A" area gound may not be used as a springboard for further commercial expansion or apartment development, the Board directs appellant to:

File with the Zoning Commission an application to change the zoning of entire parcels 33/87 and 34/78 from Residential, 40' "A" Area to Residential, 40' "A" Restricted Area and to diligently prosecute such application. If the Zoning Commission approves the change requested this Board, subject to further conditions to be outlined herein, will authorized the issuance of necessary permits forthe tower, studios and parking. If, on the other hand, the request for rezoning is rejected by the Zoning Commission, the Board will give further

consideration to the appeal on the merits.

Further conditions of approval shall be:

1. Details of parking arrangement including spacing, driveways, screening and surfacing shall require Board approval prior to issuance of permit and shall be temporary not to exceed a term of two years subject to renewal in the discretion of the Board.

2. Entrance driveway shall be paved to a width of not less than twenty-two feet and obstructions by way of existing trees and other planting removed from the opening in a manner acceptable to the Department of Vehicles and Traffic (Director of Planning shall submit application to the Department of Vehicles and Traffic for consultation and review).

3. The north 125 feet of the parcel exclusive of driveway and access to the property shall not be used for automobile parking or for any other purpose requiring building construction, but shall be used entirely as a landscaped screening area. Acceptable planting shall also be placed along the north side of the driveway entrance.

4. Any sign or signs shall require Board approval prior to permit issuance.

This Order, insofar as it relates to the height of the tower shall be subject to approval by the Commissioners, D.C. as required by law.

Motion seconded by Mr. Clouser and carried (Coe, Schwab, Clouser voting "aye") with Messrs. Nolen and Scrivener not voting by reason of voluntary disqualification.

Appendix A2

BZA Application # 5494: additional parking

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

* * * C O P Y * * *

PUBLIC HEARING--May 20, 1959

Appeal #5494

Mr. Clouser: I move that the following Order be entered:

ORDERED:

That the appeal of the National Broadcasting Corp. for a variance from the use provisions of the R-1-B District to permit establishment of accessory off-street parking for use of officials, employees, visitors and the general public having business at 4001 Nebraska Ave., N.W., parcels 33/87 and 34/78, square near 1722, be granted for the following reasons:

(1) This parking lot was approved by this Board under appeal #4159, dated June 1, 1955 for a period of two years subject to renewal. In the meantime the new zoning regulations were adopted effective May 12, 1958 prohibiting the establishment of parking lots in this R-1-B District and therefore appellant is required to file his appeal as a variance from the use provisions of that district to continue use of this parking area.

(2) We are of the opinion that appellant has proven a case of hardship within the meaning of the variance clause of the regulations, and that failure to grant relief in this instance will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. The area included in this appeal is the same as approved by this Board under appeal #4159, dated June 1, 1955, and being a use variance is not limited as to time of operation.

Mr. McIntosh: I second the motion. Motion carried with Mr. Davis being absent.

Appendix A3

BZA Application # 8234: two-story office addition to northeast side of building

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

* * * C O P Y * * *

PUBLIC HEARING--June 16, 1965

Appeal #8234 National Broadcasting Company, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Hatton Dissenting and Mr. Scrivener not voting the following Order was entered on June 22, 1965:

ORDERED:

That the appeal for a variance from the use provisions of the R-1 District to permit an addition to the existing National Broadcasting office building and to enlarge the parking facilities at 4001 Nebraska Avenue, N.W., parcel 33/87, square 1721, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property contains an area of 7.25 acres of land. It is bounded on the west, south and east by the U.S. Naval Reservation and the Grounds of the Washington City Orphan Asylum on the north. The only access to the property is through a narrow roadway leading from Nebraska Avenue.

(2) The existing use was established under a variance granted by this Board in Appeal #4159 on June 1, 1955 to establish studio and office facilities for the National Broadcasting Company to establish antenna tower and transmitting facilities and to establish temporary automobile parking lot.

(3) Appellant proposes to erect an addition to the existing building housing its studioes, transmission facilities and offices and to enlarge its parking facilities. This addition is required due to increased intensification of news activities required to keep abreast of the growth of Washington, D.C. as an increasing important new center which has necessitated expansion of news and information promotions for both radio and television. The proposed addition will be 50 feet in depth an 162.9 feet in width and will be located at the northeasterly end of the existing building.

(4) The existing building contains 91,370 square feet and the new addition will provide an additional 16,280 square feet or a total of 107,650 square feet. When the site was improved in 1958 NBC employed about 200 persons which has expanded to 365 persons who conduct its current operations at the Nebraska Avenue site.

(5) Additional off-street parking for 55 automobiles will be provided along the southeasterly side of the existing building. This will provide a total of 258 parking spaces.

(6) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

The Board notes from the plans on file that appellant has conformed to the condition in the Board's order of June 1, 1955, appeal #4159 which requires that the north 125 feet of the parcel exclusive of driveway and access to the property shall not be used for automobile parking or for any other purpose requiring building construction, but shall be used entirely as a landscaped screening area. This has been done and appellant has remained well behind this line.

The Board is of the opinion, from an examination of the records and plans filed, that it would be a definite hardship to require appellant to conform to the strict application of the variance clause of the regulations, as the use was authorized by the Board after public hearing.

We are further of the opinion that a requirement to adhere to the regulations governing the R-1-B District would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. We are also of the opinion that this relief can be granted without substantial detriment to the public good and without substantially imparing the intent, purpose, and integrity of the zone regulations as the property in question is well isolated from any type of residential construction.

Appendix A4

BZA Application #10120: second floor addition to #8234

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10120 National Broadcasting Company, Inc., appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered on September 23, 1969:

EFFECTIVE DATE OF ORDER - November 16, 1970

ORDERED:

That the appeal for a variance from the use provisions of the R-1-B District to permit second floor addition to radio and television studio and offices at 4001 Nebraska Avenue, N.W., Lot 1, Square 1722, be granted.

FINDINGS OF FACT:

1. Applicant's property consists of approximately 7.25 acres of land in an irregular panhandle-shaped lot. The property is bounded on the west, south and east by the United States Naval Reservation and on the north by the headquarters of the Presbyterian Church.

2. In B.Z.A. Appeal No. 8234, this Board granted a use variance for a one-story addition on the southern side of the existing building.

3. Applicant, in this appeal, proposes to add a second floor to the addition containing a floor area of approximately 8,140 square feet, as shown on site plan marked Exhibit No. 21.

4. The Board originally granted a variance to permit the studio transmission and office facilities on the subject property in Appeal No. 4159 and in Appeal No. 5494 granted a variance to permit continuation and enlargement of off-street parking facilities.

5. Applicant states that the existing facilities must be expanded to accommodate activities needed to serve the public.

6. Applicant bases the hardship in this case upon the unusual and peculiar shape of the lot and the fact that it is almost landlocked by institutional-type uses. Its sole access is through a narrow, 20-foot wide driveway to Nebraska Avenue which extends a distance of over 300 feet.

7. The Board has found in the three cases referenced above that the subject site may not be feasibly developed in accordance with the R-1-B Zoning Regulations.

8. Applicant submits that by reason of the isolation of the site and the surrounding uses, no adverse effect will result to the surrounding area.

9. The new floor will provide offices for a total of approximately 55 employees.

10. No opposition was registered at the Public Hearing to the granting of the appeal.

OPINION:

The Board finds that applicant has established a hardship within the meaning of the Regulations by reason of the peculiar shape and size of the lot. Additionally, by reason of the isolation of the site and surrounding uses, the Board is of the opinion that the relief can be granted without detriment to the public good and without impairing the intent, purpose and integrity of the Zone Plan as imbodied in the Zoning Regulations and Maps.

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

ATTESTED:

By:_____
PATRICK E. KELLY
Secretary of the Board

THAT 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.

Appendix A5

BZA Application #12011: second floor addition and temporary office structure

Application No. 12011 of WRC-TV National Broadcasting Company, Inc., pursuant to Section 8207.1 of the Zoning Regulations for a variance from the use provisions of Section 3101.2 of the Zoning Regulations to permit a second story addition to the existing broadcasting studio and office and to permit a temporary office building for a period of two (2) years during the period of construction, as provided for by Section 8207.11 of the Zoning Regulations at premises 4001 Nebraska Avenue, N.W., Lot 1, Square 172.

HEARING DATE: October 22, 1975
EXECUTIVE SESSION: Granted From The Bench, October 22, 1975

FINDINGS OF FACT:

1. The subject property is located in an R-1-B district. This Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish a television tower and accessory parking in Appeal No. 4159, public hearing June 1, 1955. In Appeal No. 5494, this Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the Zoning Regulations.

2. In BZA Appeal No. 8234, this Board granted a use variance to permit an addition to the office building established under Appeal No. 4159. The existing building then contained 91,370 square feet and the new addition provided an additional 16,280 square feet.

3. In Appeal No. 10120, this Board granted the applicant a use variance to permit a second floor addition to the addition permitted under Appeal No. 8234. That addition would contain a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal No. 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired.

4. Applicant is seeking a reinstatement of Order No. 10120 herein, and additionally permission to locate a temporary office structure upon the subject property for a period of two (2) years during the period of construction of the proposed second floor addition. The location of the temporary office structure is indicated on drawing T-1 submitted as an exhibit with this application.

5. The increasing origination of news reports and programs from the Nation's Capitol over the years has made it necessary to increase the personnel of the news' staff servicing both the NBC television and radio networks and the local stations WRC, WKYS (FM), and WRC-TV. This personnel, of course, requires additional office space. There are also space requirements associated with the bicentennial and with the Presidential Inauguration for 1976.

6. The NBC technical facilities have been expanded to accommodate the increased news and local program origination, which requires additional technicians to operate the equipment. Additional floor space is required in the proposed new structure for the equipment and for the technicians.

The expansion is required at this location because this is where the studios are located from which the programs are broadcasted. Program personnel must work in the studio or adjacent to it. They cannot be located elsewhere.

7. The new office space will provide offices for thirty-five (35) employees immediately with sufficient space for fifteen to twenty future employees.

8. In Appeal No. 8234, which approved a one-story addition with a cellar, the applicant advised the Board that that addition was designed to accommodate an additional floor at some future time.

9. The need for additional spece for offices, equipment, and technicians is so acute that the applicant requires permission to establish a temporary office building on its property during the construction of the proposed second story addition. This temporary office building will be constructed for a period not to exceed two (2) years.

10. There is no evidence of any change in relevant conditions or circumstances, since the Board first granted permission to establish this second story addition in Application No. 10120.

CONCLUSIONS OF LAW:

The applicant has established in its prior cases before this Board that the strict application of the Zoning Regulations result in exceptional and undue hardship upon the property owner by virtue of the extraordinary and exceptional condition of the subject property. The Orders in those prior cases are incorporated herein. This Board first granted a use variance to permit the establishment of the original NBC Office building in 1955. In Appeal No. 4159, the Board stated:

> "It is patently clear that the hardship contemplated by the statute must, in all cases, go back to exceptional and unusual conditions which are inherent in the land, and that by reason of such factors development must not be practical. Here, development under normal conditions would logically result in the construction of an apart-

ment house of some type; but the evidence is clear that there are no lending agencies which are willing to finance such a project, the reasons therefore being inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential property located as much as one-forth mile distance. The location of this Government activity in such close proximity to appellant's land in and of itself, and with nc more raises serious doubts as to the practical adaptability of it for residential construction of any character whatsoever."

* * *

"...Analyzing this portion of the application, it seems clear to us that the NBC operation, being entirely self-contained, quiet, unobstrusive because of low height and screening by other commercially used buildings, and except for access roadway of thirty feet only, being no extension whatsoever of a commercial activity into the adjoining residential community north of existing commercial use, that it will provide an excellent use for this difficult property and at the same time serve as an effective transition between existing and probable strictly residential construction to the north and the somewhat intensive commercial development to the south and west. We believe the installation will have no adverse affect upon the surrounding neighborhood; and at the same time operate to contain the Navy Communications Office usage which is the source of all the land use problems now obtaining in this immediate area." Order in Appeal No. 4159, pp. 7-9.

The same conditions are equally applicable today. Additionally, there have been no changes in relevant conditions, since this Board granted permission to construct the second story addition in application No. 10120.

In view of the foregoing, and since the need for space is so acute to meet the service obligations of NBC, this Board further concludes that NBC is entitled to variance relief to permit the establishment of a temporary office building as shown on Plan T-1 submitted with this application for a period not to exceed two (2) years. The temporary office building is located in such a way that it will have no adverse impact upon surrounding property. This temporary office building is an appropriate use of the subject property in view of the previous variances allowed by this Board to establish the NBC facility.

ORDERED: That the above application be, GRANTED

VOTE: 4-0 (Board Member Cummings absent.)

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

ATTESTED BY: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: October 22, 1975

THAT 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 DEPARTMENT OF HOUSING COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

Appendix A6

BZA Application #13222: three-story office and studio addition

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

BZA Application No. 13222, of the National Broadcasting Co., Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations, for a variance from the use provisions (Sub-section 3101.2) for a proposed addition to a studio and office building and to use the existing temporary building for two years from the date of the start of construction of the proposed addition in an R-1-B District at the premises 4001 Nebrasks Ave., N. W. (Square 1722, Lot 1).

HEARING DATE: April 23, 1980 and May21, 1980

DECISION DATE: June 4, 1980

FINDINGS OF FACT:

1. The application was scheduled for the public hearing of April 23, 1980. The National Capital Planning Commission requested a continuance of the hearing in order that the Commission could make a determination on this application at its May 1, 1980 meeting. There was no objection to the continuance. The application was rescheduled for the Public Hearing of May 21, 1980.

2. The subject site is located on the east side of Nebraska Avenue at its intersection with Tilden Street. It is known as 4001 Nebraska Avenue, N. W. It is in an R-1-B District.

3. The site consists of 315,810 square feet or 7.25 acres of land area. It has sixty feet of street frontage on Nebraska Avenue. The site is shaped somewhat like a baseball diamond. Vehicular access for the site is from a 310 foot long driveway from Nebraska Avenue. There is a 285 car parking lot on the site. The site is further developed with a two story brick structure and a radio tower. The existing structure totals 123,237 square feet of floor area.

4. To the north of the subject site are institutional buildings in an R-1-B District. To the east of the site is Glover Archbold Park followed by C-3-A developed property and the McLean Gardens development in the R-5-A District both fronting on Wisconsin Avenue. To the south and west of the site is U. S. Navy property.

5. The Board first granted the National Broadcasting Company a use variance to establish an office building and special exceptions to establish a television tower and accessory parking in Appeal Number 4159, Public Hearing June 1, 1955. In Appeal Number 5494, the Board granted a use variance to permit continuation and enlargement of accessory parking facilities after a change in the Zoning Regulations.

6. In BZA Appeal Number 8234, dated June 16, 1965, the Board granted a use variance to permit an addition to the office building established under Appeal Number 4159. The existing building then contained 91,370 square feet and the new addition provided an additional 16,280 square feet.

7. In Appeal Number 10120, dated November 16, 1970, the Board granted the applicant a use variance to permit a second-floor addition to the addition permitted under Appeal Number 8234. That addition would contain a floor area of approximately 8,140 square feet. Economic conditions existing at the time that Appeal Number 10120 was approved then made it unwise to proceed with construction. Consequently, that approval expired.

8. In Appeal Number 12011, dated October 22, 1975, the applicant was granted a reinstatement of Order Number 10120 and additional permission to locate a temporary office structure upon the subject property for a period of two years during the period of construction of the proposed second floor addition. The original intent of the applicant was to utilize the temporary building for employees who were awaiting occupancy within the second-floor addition to the broadcast studio, which was then under construction. However, there has been an increase of staff over the past few years, and the main building is still fully occupied with no space to accommodate the occupants from the temporary building. Therefore, the applicant requested a two-year extension of the temporary building use so that existing occupants may remain within such building while NBC searches for a means to relieve its space concerns. This relief was granted by the Board in BZA Order No. 12539, dated March 7, 1978.

9. The applicant now seeks permission to construct in two phases an addition measuring forty feet in height and containing approximately 15,185 square feet in floor area to the southeast of the existing structure. The lower stories will be constructed now and the remaining two stories within five years. The applicant also seeks permission to continue the utilization of the temporary office structure for two years from the commencement of the proposed new construction. The proposed addition will be approximately 83.9 feet in depth and 183.6 feet across the rear of the existing building.

10. The temporary building will remain essentially where it is now located. Approximately three-fifths of it will be demolished, being that part of it which now encroaches upon the site of the proposed construction. The remaining two-fifths will remain as a construction service area for NBC to use. When the proposed addition is completed, the two-fifths will also be demolished.

11. The total number of employees is presently 575. Through the proposed addition, there will be an increase of twenty-four.

12. The increasing origination of news reports and programs from the Nation's Capital over the years has made it necessary to increase the personnel of the staff servicing both the NBC television and radio networks and its local stations.

13. The NBC technical facilities have been expanded to accommodate the increased news and local program origination.

14. The applicant expects the proposed addition to fulfill its expected needs for growth in the future, for a period of approximately ten years.

15. There is no evidence of any change in relevant conditions or circumstances since the Board first granted permission to establish the temporary structure in Application No. 12011.

16. There was no opposition expressed at the public hearing to approval of this application. There was one letter of record in opposition.

17. Both abutting property owners, the U.S. Navy and the National Presbyterian Church, recommended approval of this application.

18. The Office of Planning and Development by report, dated May 20, 1980, recommended that the application be conditionally approved. It reported that the OPD is of the opinion that the site's location in proximity to other commercial uses, size, shape, and history of use are findings needed to establish hardship in a use variance application. The OPD was mindful of the possible negative affects which could inpact on the parkland which abuts the site if precautions are not taken. In light of these impacts, the OPD recommended the following conditions be applied if approval is granted:

a. That the applicant submit detailed landscape plans, and that the plans be approved by NCPC and the National Park Service to assure adequate buffering of the Park.

b. That the applicant submit engineering plans showing the method by which water run off from the site will be handled in a manner not detrimental to the park, and that the plans be approved by the D.C. Department of Environmental Services and the National Park Service.

c. That the proposed addition be limited to three stories in height and any additional stories if approved by the Board in the future, be set back from the rear building wall at least to the height of the new additional floors. The Board concurs in the OPD report.

19. The Department of Environmental Services in a memorandum dated May 8, 1980, reported that the existing water distribution and sanitary sewerage system should be adequate to accommodate the proposed development. However, this does not constitute a certificate of water and sewer availability. The records indicate that no sewage treatment plant capacity has been allocated for this project. Since stormwater runoff from the site discharges onto the abutting Glover-Archbold Park property, the storm drainage system design for the project must be submitted to the National Park Service for review. The proposed development must conform to the Soil Erosion and Sediment Control Regulations of the District of Columbia. The proposed development should have no long-term negative impact on air quality and noise levels in the surrounding area. The proposed development should have no significant impact on DES' solid waste collection and disposal activities. Collection services will be provided by a private hauler under contract with the owner. The DES' disposal facilities have capacity to handle the additional solid waste that will be generated at the site. The Board so finds.

20. The National Capital Planning Commission recommended that (1) the set back of the proposed addition be increased along Glover Archbold Park; (2) the proposed building height be reduced so as not to exceed the height of the existing building; (3) the applicant use the same materials on the addition as are used on the exterior of the existing building; (4) additional landscaping; and, (5) an adequate storm drainage retention system so as to assure that the proposed addition will not have a substantial visual and environmental impact on the park or on other Federal interests.

21. The applicant's architect has revised the site plan in order to be compatible with the recommendations of the National Capital Planning Commission. The applicant has also agreed to meet with representatives of the Park Service and the Office of Planning and Development in order to prepare and file a long-range plan of development.

22. The applicant also met with representatives of the Planning Commission after the public hearing and filed a revised site plan on June 2, 1980.

23. By letter of June 3, 1980, the National Capital Planning Commission reported to the Board, as follows:

" 1. The revised site plan, showing the minimum distance of 58.5' from the park to the rear of the new addition and indicating fifteen new scotch pines adjoining the park at an average height of fifteen' to twenty foot is acceptable;

2. Using the roof of the new addition as a storm drainage retention area with release roof drains is acceptable. However, in the event the Board approves this revised application, prior to issuance of the building permit, a specific drawing should be provided showing how the drainage system is being altered or relocated, and where it drains into the park outflow. The revised site plan does not indicate the relocated drainage pipes; and

3. The revised site plan still indicates, in the building data notations, that the height of the new addition includes a basement, first, second, third and fourth floors. Five stories and penthouse at the park side is not in keeping with the Planning Commission views which "seek a reduction in building height so as not to exceed the height of the existing building."

If the new addition is limited to three stories, and an acceptable relocated storm drain drawing is provided for the controlled release roof drains as shown on the revised site plan, the NCPC concluded that the proposed addition would not have a substantial adverse visual or environmental impact on the park. The Board concurs.

24. Advisory Neighborhood Commission 3E, within which the property is located, by the single member district SMD-3E05 by letter of May 22, 1980, reported that the ANC does not oppose the application, but it does have several structural zoning, and environmental concerns. It urged the Board to consider these concerns before taking final action.

First, the ANC understands that the architectural plan is outlined in two phases - the first phase being an addition to the existing structure at the same height and the second phase being the addition of two stories to the new structure. The ANC believes that only the first phase should be under consideration and only when the actual impact of the first phase is established should the second phase be even entertained.

Second, in regards to a variance from the use provisions of the Zoning Regulations to permit the construction of an addition to a studio and office building in an R-1-B District, the ANC in general does not support such use, but considers the application of the National Broadcasting Company a special case given the fact that the R-1-B District at 4001 Nebraska Avenue was already being used as office and studio space.

Third, the ANC believes that the impact, both visual and environmental on Glover Archbold Park should be considered. It has been suggested that the planting of spruce trees between the new addition and the retaining wall could possibly minimize the visual impact. There is also a need for an adequate storm drainage retention system so as to avoid a drainage problem that could adversely affect the park.

At its May 8, 1980 meeting ANC-3E unanimously supported the position of SMD-3E05. . It is also important to note that ANC concurred with both the issues raised by the National Capital Planning Commission and Advisory Neighborhood Commission 3C.

25. Advisory Neighborhood Commission by letter, of April 24, 1980 reported that although the subject application, by the National Broadcasting Company, is not within this Commission's area, the property in question is immediately adjacent. The ANC urged that the Board of Zoning Adjustment, in its consideration of this case, consider any impact both visual and environmental that the proposed addition to a studio and office building might have on Glover Archbold Park. Already, various sections of the Park have suffered adversely from new construction. A case in point is the damage from erosion--which continues to this day--from the site of the Federal National Mortgage Association.

The ANC also suggested that because the Park is Federal property, the National Capital Planning Commission should be asked to comment on this Case. The ANC discussed this matter at its March 24, 1980 meeting, where the positions stated were unanimously adopted.

26. The Board is required by statute to give "great weight" to the issues and concerns of the ANC where a resolution of the ANC is in writing as to such issues and concerns and where the resolution comes from the ANC as a body, not a single member district. The Board does note however, that the issues and concerns of the single family member district and ANC-3C, an adjoining ANC, were presented to the Board and considered by the Board on the part of the OPD and the NCPC.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant is seeking a variance, which requires a showing upon the owner of the property of a hardship that stems from the property itself. The Board concludes that the subject site is affected by an exceptional situation as a result of the fact that it is zoned for residential use while its size, shape, and proximity to other non-residential uses make it unfeasible for residential development. As the Board found in Appeal No. 10120, the site is peculiarly shaped and "almost land-locked" by institutional-type uses. In addition, as found in Order No. 4159 and reiterated in Order No. 12011, the site suffers from "inadequate access to street frontage and the close proximity of a high concentrated commercial office operation which has already had adverse affect upon residential