98-14C

MITTEN & REYNOLDS, INC.

717 5TH STREET AT G PLACE, N.W., WASHINGTON, D.C. 20001 (202)682-0300/FAX (202)682-0311

CAROL J. MITTEN, MAI
ANTHONY REYNOLDS, MAI, CRE
DESMOND P. FOYNES, MAI

FACSIMILE COVER SHEET

Date: 12-4-98 FRI 12:30 PM

To: Alberto Bastida / David Colby

442-7637 fax

From: Desmond Foynes

Total number of pages including this one: 5

ZONING COMMISSION # 4297 12-21-1455 !!

Solar Building + "dedicated" parking GARAGE

plus

BASE MAP of SQ 191

'98 DEC -4 P1:00

OFFICE OF DISTRICT

ZONING COMMISSION
CASE No. 98-14C
EXHIBIT No. 20A

ZONING COMMISSION
District of Columbia
CASE NO.98-14
EXHIBIT NO.20A

Appeal #4297 PUBLIC HEARING—Dec. 28, 1955

Mr. Scrivener:

I move that the following Order be entered:

ORDERED:

That the appeal of the Bakery and Confectionery International Union of America to erect an office building for its National Headquarters at the northwest corner of 16th and K St. N.W., lots 58, 829 and 800, square 184, 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 is the owner of the lots comprising a tract of land at the northwest corner of 16th and K Sts. N.W., on which it wishes to erect an office building which it will use in a manner specified in these findings of fact.

(2) The corner lot No. 800 and the two lots to the north of it on 16th Street are within the residential zoning of 16th Street and an office building of any kind may be erected on them only by permission of this Board as a special exception under paragraph 29.

(3) The remaining lots owned by appellant are within the commercial zoning of K Street and an office building may be erected on them without permission of this Board. (to within 45' of the 16th Street corner.)

(4) Part of the K Street frontage is opposite the World Center Building which was erected by permission of this Board under the same paragraph as that under which this appeal is filed.

(5) At the date of the hearing appellant's tract was improved, if that is the word, by large, outmoded single-family town houses which had long since ceased to be useful for single family occupancy and which had for many years been used for a variety of commercial and multi-occupant residential purposes. At the date of this order these buildings have been razed and appellant's tract is now unimproved.

(6) Appellant and affiliated labor organizations will occupy approximately 50% of the building. The remaining space will be rented.

(7) Appellant is the owner of lots 66, 67, 823, 822, 825 and 826 in the commercial zone in the same square, being on the south side of L Street, N.W., between 16th and 17th Streets. Appellant will construct an automobile parking garage on these lots for the preferred use of occupants of its office building.

OPINION:

In this case the Board must decide whether to permit the erection of an office building, partially used for occupancy by a single organization and its affiliates, on a tract of land which is partially within the residential zoning of Sixteenth Street and partially within commercial zoning. If this appeal is denied, appellant may proceed to build an office building on that part of the tract which is commercially zoned, leaving a strip of residential zoning extending along the 16th Street frontage which will be of a variable depth ranging between 45 feet at the corner of K Street to as much as 106.5 feet at the north end of the tract. It is believed that such a division of the tract, which could follow upon denial of this appeal, would not benefit the present character or future development of this area as it is doubtful that the strip of residential property which would remain on Sixteenth Street could be used for residential purposes because of its small size and shallow depth. The Board feels that in the best interest of the neighborhood, appellant's tract should be developed as a whole.

The property involved in this appeal is situated similarly to that which was involved in Appeal No. 2146, which property lies directly across K Street from the property involved here. In allowing Appeal No. 2146 to permit erection of what is now the World Center Building the Board gave great weight and consideration to the fact that the involved property faced, on one side, a commercial street. It may be said here that the four corners

of the intersection of Sixteenth Street and K Street constitute somewhat special cases in the consideration of appeals under Paragraph 29. In any event the Board feels it should follow its decision in Appeal No. 2146, particularly in view of the fact that ancillary parking facilities are under the terms of this order to be provided on the L Street property designated under the 7th finding of fact herein. These facilities which are desirable and necessary could not be required under existing regulations for an office building erected upon the commercial portion of this site and in any event would likely prove hazardous if located on or near this heavily trafficked intersection. The garage at the location proposed, the Board believes, will adequately relieve otherwise objectionable traffic conditions and will be consistent with modern regulatory policy in requiring off-street parking facilities for new office buildings particularly in or near the central business district.

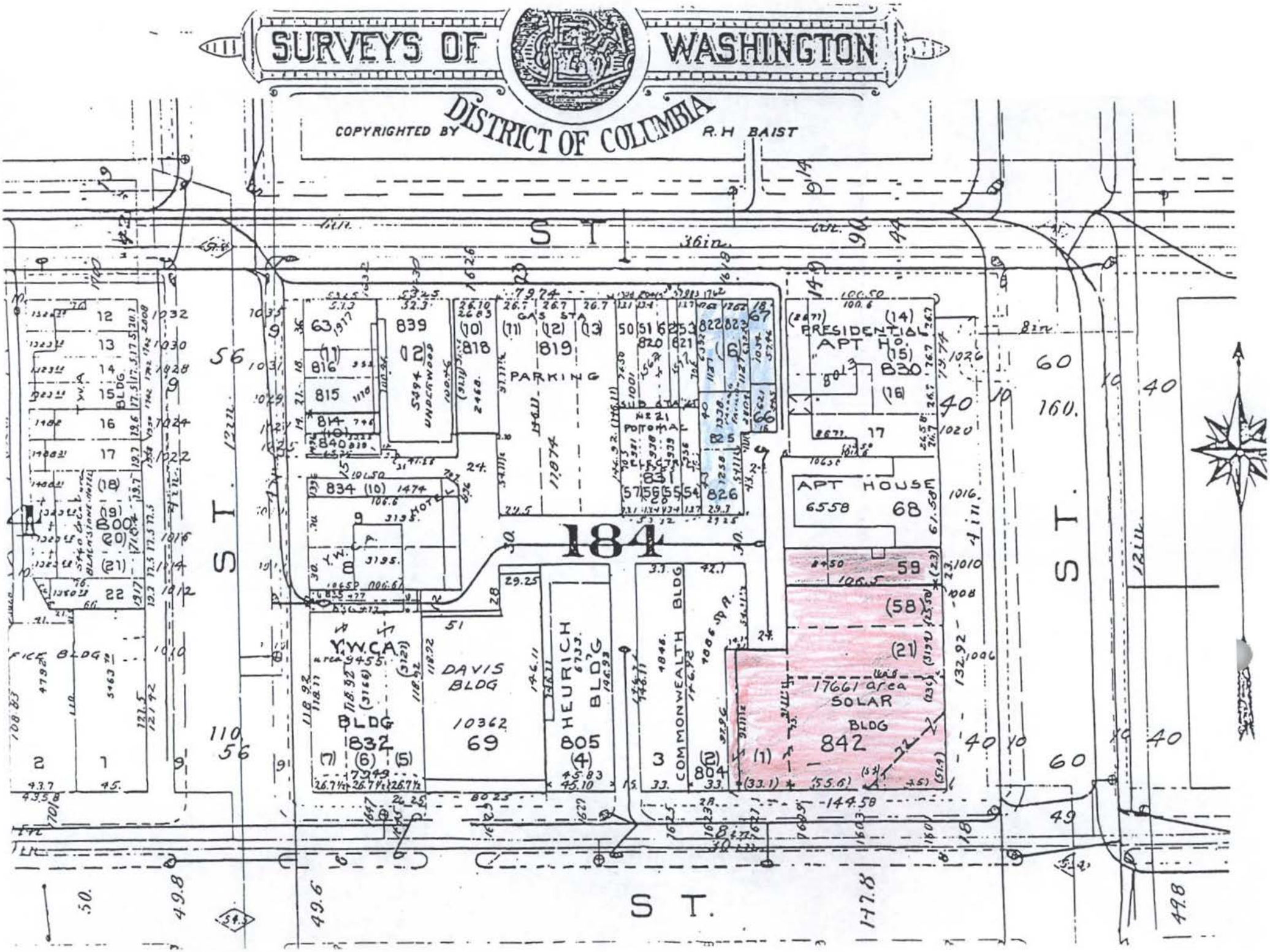
This Order shall be subject to the following conditions:

(a) Completed plans for the office building shall require after submission to the Commission of Fine Arts for architectural comment, the approval of this Board prior to issuance of building permit.

(b) The size of the parking garage indicated under finding of fact #7 shall be enlarged to accommodate approximately 100 cars, the plans for which shall also be subject to Board approval prior to issuance of building permit. Appellant shall give preference for storage of automobiles in said garage to the occupants of the office building to be erected on lots 58, 829, 800, 801, 802 and 803, square 184, and shall provide a covenant running with the land reciting such preference and that such use of said garage shall endure so long as the office building aforesaid is used for such purpose or until such use is declared no longer needed or required by the zoning regulations or by this Board or by the Commissioners of the District of Columbia.

With Mr. Schwab presiding the motion was seconded by Mr. Coe and carried unanimously (Mr. Nolen not present or participating in this appeal.)

Mr. Clouser: My approval of this motion is without prejudice to my dissenting opinion and that of Mr. Schwab in the Hyman case. Concurring, Mr. Schwab.


SURVEYS OF WASHINGTON
DISTRICT OF COLUMBIA
COPYRIGHTED BY R.H BAIST
S T
S T.
184
PARKING
APT HOUSE
PRESIDENT HOTEL
APT HOUSE
6558
68
Y.W.C.A.
BLDG
832
DAVIS BLDG
10362
69
HEURICH BLDG
805
COMMONWEALTH BLDG
804
17661 area
SOLAR
BLDG
842
839
818
819
816
815
814
840
834
822
821
826
59
(58)
(21)
(1)
3195.
5394 UNDERWOOD
2460.
11074
7974
1474
9455
(3166)
(3121)
1846.
1006 SP.A.
(3130)
(2377)
(2371)
(2367)
(2363)
(2359)
(2355)
(2351)
(2347)
(2343)
(2339)
(2335)
(2331)
(2327)
(2323)
(2319)
(2315)
(2311)
(2307)
(2303)
(2299)
(2295)
(2291)
(2287)
(2283)
(2279)
(2275)
(2271)
(2267)
(2263)
(2259)
(2255)
(2251)
(2247)
(2243)
(2239)
(2235)
(2231)
(2227)
(2223)
(2219)
(2215)
(2211)
(2207)
(2203)
(2199)
(2195)
(2191)
(2187)
(2183)
(2179)
(2175)
(2171)
(2167)
(2163)
(2159)
(2155)
(2151)
(2147)
(2143)
(2139)
(2135)
(2131)
(2127)
(2123)
(2119)
(2115)
(2111)
(2107)
(2103)
(2099)
(2095)
(2091)
(2087)
(2083)
(2079)
(2075)
(2071)
(2067)
(2063)
(2059)
(2055)
(2051)
(2047)
(2043)
(2039)
(2035)
(2031)
(2027)
(2023)
(2019)
(2015)
(2011)
(2007)
(2003)
(1999)
(1995)
(1991)
(1987)
(1983)
(1979)
(1975)
(1971)
(1967)
(1963)
(1959)
(1955)
(1951)
(1947)
(1943)
(1939)
(1935)
(1931)
(1927)
(1923)
(1919)
(1915)
(1911)
(1907)
(1903)
(1899)
(1895)
(1891)
(1887)
(1883)
(1879)
(1875)
(1871)
(1867)
(1863)
(1859)
(1855)
(1851)
(1847)
(1843)
(1839)
(1835)
(1831)
(1827)
(1823)
(1819)
(1815)
(1811)
(1807)
(1803)
(1799)
(1795)
(1791)
(1787)
(1783)
(1779)
(1775)
(1771)
(1767)
(1763)
(1759)
(1755)
(1751)
(1747)
(1743)
(1739)
(1735)
(1731)
(1727)
(1723)
(1719)
(1715)
(1711)
(1707)
(1703)
(1699)
(1695)
(1691)
(1687)
(1683)
(1679)
(1675)
(1671)
(1667)
(1663)
(1659)
(1655)
(1651)
(1647)
(1643)
(1639)
(1635)
(1631)
(1627)
(1623)
(1619)
(1615)
(1611)
(1607)
(1603)
(1599)
(1595)
(1591)
(1587)
(1583)
(1579)
(1575)
(1571)
(1567)
(1563)
(1559)
(1555)
(1551)
(1547)
(1543)
(1539)
(1535)
(1531)
(1527)
(1523)
(1519)
(1515)
(1511)
(1507)
(1503)
(1499)
(1495)
(1491)
(1487)
(1483)
(1479)
(1475)
(1471)
(1467)
(1463)
(1459)
(1455)
(1451)
(1447)
(1443)
(1439)
(1435)
(1431)
(1427)
(1423)
(1419)
(1415)
(1411)
(1407)
(1403)
(1399)
(1395)
(1391)
(1387)
(1383)
(1379)
(1375)
(1371)
(1367)
(1363)
(1359)
(1355)
(1351)
(1347)
(1343)
(1339)
(1335)
(1331)
(1327)
(1323)
(1319)
(1315)
(1311)
(1307)
(1303)
(1299)
(1295)
(1291)
(1287)
(1283)
(1279)
(1275)
(1271)
(1267)
(1263)
(1259)
(1255)
(1251)
(1247)
(1243)
(1239)
(1235)
(1231)
(1227)
(1223)
(1219)
(1215)
(1211)
(1207)
(1203)
(1199)
(1195)
(1191)
(1187)
(1183)
(1179)
(1175)
(1171)
(1167)
(1163)
(1159)
(1155)
(1151)
(1147)
(1143)
(1139)
(1135)
(1131)
(1127)
(1123)
(1119)
(1115)
(1111)
(1107)
(1103)
(1099)
(1095)
(1091)
(1087)
(1083)
(1079)
(1075)
(1071)
(1067)
(1063)
(1059)
(1055)
(1051)
(1047)
(1043)
(1039)
(1035)
(1031)
(1027)
(1023)
(1019)
(1015)
(1011)
(1007)
(1003)
(999)
(995)
(991)
(987)
(983)
(979)
(975)
(971)
(967)
(963)
(959)
(955)
(951)
(947)
(943)
(939)
(935)
(931)
(927)
(923)
(919)
(915)
(911)
(907)
(903)
(899)
(895)
(891)
(887)
(883)
(879)
(875)
(871)
(867)
(863)
(859)
(855)
(851)
(847)
(843)
(839)
(835)
(831)
(827)
(823)
(819)
(815)
(811)
(807)
(803)
(799)
(795)
(791)
(787)
(783)
(779)
(775)
(771)
(767)
(763)
(759)
(755)
(751)
(747)
(743)
(739)
(735)
(731)
(727)
(723)
(719)
(715)
(711)
(707)
(703)
(699)
(695)
(691)
(687)
(683)
(679)
(675)
(671)
(667)
(663)
(659)
(655)
(651)
(647)
(643)
(639)
(635)
(631)
(627)
(623)
(619)
(615)
(611)
(607)
(603)
(599)
(595)
(591)
(587)
(583)
(579)
(575)
(571)
(567)
(563)
(559)
(555)
(551)
(547)
(543)
(539)
(535)
(531)
(527)
(523)
(519)
(515)
(511)
(507)
(503)
(499)
(495)
(491)
(487)
(483)
(479)
(475)
(471)
(467)
(463)
(459)
(455)
(451)
(447)
(443)
(439)
(435)
(431)
(427)
(423)
(419)
(415)
(411)
(407)
(403)
(399)
(395)
(391)
(387)
(383)
(379)
(375)
(371)
(367)
(363)
(359)
(355)
(351)
(347)
(343)
(339)
(335)
(331)
(327)
(323)
(319)
(315)
(311)
(307)
(303)
(299)
(295)
(291)
(287)
(283)
(279)
(275)
(271)
(267)
(263)
(259)
(255)
(251)
(247)
(243)
(239)
(235)
(231)
(227)
(223)
(219)
(215)
(211)
(207)
(203)
(199)
(195)
(191)
(187)
(183)
(179)
(175)
(171)
(167)
(163)
(159)
(155)
(151)
(147)
(143)
(139)
(135)
(131)
(127)
(123)
(119)
(115)
(111)
(107)
(103)
(99)
(95)
(91)
(87)
(83)
(79)
(75)
(71)
(67)
(63)
(59)
(55)
(51)
(47)
(43)
(39)
(35)
(31)
(27)
(23)
(19)
(15)
(11)
(7)
(3)
(1)