

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 16, 1969

Appeal No. 10106 Donald S. Nash, 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 at the meeting of July 22, 1969.

EFFECTIVE DATE OF ORDER - July 22, 1969

ORDERED:

That the appeal of Donald S. Nash for permission to change a nonconforming use from an automobile storage to automobile repairs or in the alternative of variance of the use provisions of the R-4 District to permit the same at 1601 Fifth Street, N. W, lot 810, Square 509, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a brick building which is currently vacant, but has been used in the past as a bottling plant under certificate of occupancy no. 123545 issued in 1948 and for automobile storage under certificate of occupancy no. B16589.
3. The subject building occupies 100% of the lot.
4. Appellant alleges that a vacant lot the subject structure and another house occupy this one subject lot.
5. Appellant proposes to conduct automobile repairs including body and fender work on the subject premises.
6. Opposition to the granting of ~~this~~ appeal was registered at the public hearing.

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OPINION:

We are of the opinion that the proposed use will have an adverse affect upon the present character and future development of the neighborhood and will substantially impair the purpose, intent and integrity of the zoning regulations and maps and therefore must be denied. Additionally, we hold that the proposed use is not a use which would be permitted in the District in which the existing nonconforming use is located pursuant to Section 7104.1 of the zoning regulations.

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

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board