

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 17, 1969

Appeal No. 10149 Waddell R. and Irene L. Thomas, appellants.

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 on September 23, 1969.

EFFECTIVE DATE OF ORDER - Nov. 4, 1969

ORDERED:

That the appeal for permission to change a nonconforming use from a carry-out food shop to office for interior decorator specializing in shades and draperies or in the alternative a variance from the use provisions to permit same at No. 61 Rhode Island Avenue, NE., lot 58, Square 3535, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a four-story and base-ment multi-unit apartment building.
3. A portion of the first floor of the premises has previously been used as carry-out food shop under Certificate of Occupancy No. B-27535. The space is currently vacant.
4. Appellant proposes to establish an interior decorator's office specializing in shades and draperies.
5. No more than three (3) persons are to be employed.
6. The office is to be used for receiving orders and the storage of materials. The primary work is to be completed by persons with whom the appellant will contract.
7. Appellant amends this Order to eliminate the variance requested.
8. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

[a] No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.

[b] The requested variance is hereby denied.

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

ATTESTED:

By:



CHARLES E. MORGAN  
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.