

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 10, 1969

Appeal No. 10256 Newton Oskinsky, 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 December 16, 1969.

ORDERED:

That the appeal for permission to change a nonconforming use from a grocery store to a delicatessen grocery at 1247 Shepherd Street, NW., Lot 826, Square 2908, be denied.

FINDINGS OF FACT:

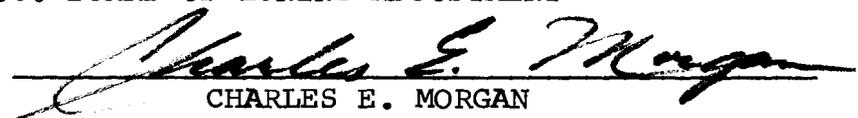
1. The subject property is located in an R-4 District.
2. The property is improved with a brick building, the first floor of which is used as a grocery store operated under Certificate of Occupancy No. B69234.
3. Appellant proposes to enlarge the established use by adding a delicatessen for the sale of cold cuts.
4. It is proposed to operate the grocery-delicatessen seven days a week.
5. Opposition to the granting of this appeal was registered at the public hearing based on existing trash problems and undesirables patronizing the existing establishment.

OPINION:

We are of the opinion that this appeal must be denied in 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 Map.

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

ATTESTED BY:



CHARLES E. MORGAN  
Secretary of the Board