

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 10, 1969

Appeal No. 10273 Lefta Associates, 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.

EFFECTIVE DATE OF ORDER - August 21, 1970

ORDERED:

That the appeal for permission to establish SP office use, including chancery, non-profit organization, labor union, architect, dentist, doctor, engineer, lawyer or similar professional persons in the SP portion of the existing building located at 2000 N Street, NW., Lot 49, Square 99, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in the C-3-B, R-5-D and SP Districts.
2. The site has a total area of 36,258.78 square feet and is improved with a multi-story building.
3. Appellant requests permission to establish SP office use, including chancery, non-profit organization, labor union, architect, dentist, doctor, engineer, lawyer or similar professional persons in the SP portion of the existing building.
4. The R-5-D portion fronting on New Hampshire Avenue will be occupied as a hotel; the C-3-B portion fronting on 20th Street will be used for commercial offices.
5. The request in this appeal is applicable to approximately 6,540.75 square feet or that portion which remains and is zoned SP.
6. Appellant amends this appeal to request that the Zoning Administrator be permitted to determine the qualifications of non-profit organization.
7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that permission for the proposed occupancy is in keeping with the intent and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property. That portion of the requested relief to permit the Zoning Administrator to determine "similar professional persons" as that term is used in the Zoning Regulations is hereby denied.

This Order shall be subject to the following conditions:

Any non-profit organization may occupy the building without the approval of this Board provided that the Zoning Administrator determines that they qualify as a non-profit organization under the definition contained in the Zoning Regulations by the submission of the following evidence to him:

- [a] Articles of Incorporation or Charter;
- [b] By-laws or statement of purposes of the organization;
- [c] Letter of exemption from the Internal Revenue Service showing that the organization qualifies under Section 501(c)3 of the Internal Revenue Code or the equivalent Section for exemption under the District of Columbia code
- [d] These conditions shall not apply to local or Federal governmental agencies and authorities in that they are prohibited from the use of SP office space.

Appeal No. 10273
August 21, 1970
PAGE 3

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.