

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 18, 1970

Appeal No. 10327 Westbrook Properties, Inc., 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 March 24, 1970.

EFFECTIVE DATE OF ORDER - August 31, 1971

ORDERED:

That the appeal for permission to change a nonconforming use from a restaurant to grocery-delicatessen at 1642 Vermont Avenue, N.W., lots 22 and 23, Square 277 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a one story structure which was formerly used as a restaurant under Certificate of Occupancy B62917.
3. The appellant proposes to establish a grocery-delicatessen on the property.
4. The present structure was built in 1953 by Westbrook Properties, Inc. for use as a restaurant. The store will operate on a twenty-four hour basis, 7 days a week.
5. There was no opposition registered at the Public Hearing to the granting of this appeal.

OPINION:

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

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This Order shall be subject to the following condition:

No neon or gas tube display shall be located on the outside of the building nor shall any such displays be placed inside the building be visible from the outside.

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.