

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 13, 1971

Appeal No. 10635 Anacostia Rehabilitation Center, 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 January 19, 1971.

EFFECTIVE DATE OF ORDER - March 23, 1971

ORDERED:

That the appeal for permission to change a nonconforming use from an apartment building to a rehabilitation center at 1214 S Street, S.E., lot 17, Square 5600 be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-M-1 District.
  2. The property is improved with a two story with basement brick apartment building which contains 14 one-bedroom units.
  3. The appellant proposes to convert the apartment building to a rehabilitation center for juvenile drug addicts.
  4. The appellant alleged that there is no residence within 1,000 feet of the proposed center because it is between the ramps of the 11th Street Bridge. The center is operated on a self-help basis. The addicts are withdrawn in the hospital under a doctor's care, then brought to the center for therapeutic treatment.
  5. The juveniles will live at the center with a 24 hour staff.
  6. There was no opposition at the public hearing to the granting of this appeal, however, a letter was filed by the Anacostia Citizens Association, Inc. in opposition to the granting of this appeal.
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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, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following condition:

- (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.

The Board reserves the right to direct revocation of the building permit upon a proper showing that any terms or conditions of this Order have been violated.

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 SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.