

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10775 Bealex Development Corp, 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 May 18, 1971.

EFFECTIVE DATE OF ORDER - May 27, 1971

ORDERED:

That the appeal for permission to change a nonconforming use from office to record shop at 1201 First Street, N. W., Square 619, lot 172, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with a four-story brick structure the first floor of which a portion of was used by Pride Incorporated for Offices.
3. The appellant proposes to change the nonconforming offices to a record shop.
4. The premises were previously used as a retail grocery store and was later converted to offices for Pride Incorporated.
5. The record shop will employ approximately 3 to 5 people and will be open from approximately 10 am to 10 pm.
6. No opposition was registered at the public hearing to the granting of this appeal.

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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 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 reserved the right to direct revocation of the occupancy 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 PER IOD 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.