

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10870 Ambassador Baptist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with the absence of Messrs. Scrivener and Mackey, the following Order of the Board was entered at the meeting of September 24, 1971.

EFFECTIVE DATE OF ORDER - Feb. 3, 1972

ORDERED:

That the appeal for permission to change a nonconforming use from a three-unit apartment house to rooming and boarding house at 1438 Minnesota Avenue, SE., Lot 817, Square 5605, be conditionally granted.

FINDING OF FACTS:

1. The subject property is located in an R-3 District.
2. The property is improved with a three (3) unit apartment building.
3. The appellant request permission to change from a three (3) unit apartment building to church operated rooming and boarding house.
4. Appellant stated the proposed rooming house will be operated by the church on a non-profit basis.
5. There will be six (6) rooms on the first floor with two (2) baths and four (4) rooms on the second floor with one (1) bath.
6. The appellants intend to house persons who have no other place to stay until a suitable permanent place is found.
7. The church rooming house will accommodate such persons as welfare cases, persons who are without accommodations because of fire and anyone in general who needs a room.

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OPINION:

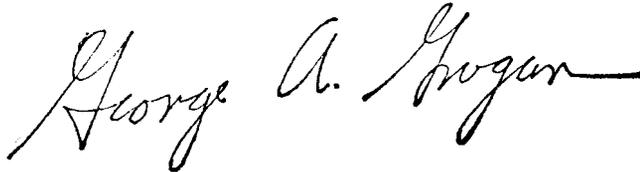
We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Maps.

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.

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

ATTESTED:



By: _____

GEORGE A. GROGAN
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.