

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 8, 1971

Appeal No. 10995 J G Investment Co., 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 14, 1971.

EFFECTIVE DATE OF ORDER -- March 13, 1972

ORDERED:

That the appeal for permission to change a nonconforming use from insurance office and upholstery and interior decorating shop to offices and extend the nonconforming use to second floor at 719 A Street, N.E., lot 32, Square 897 be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R=4 District.
2. The property is improved and offices are located on the first floor and upholstery and interior decorating is located on the second floor.
3. Appellant requests permission to extend a nonconforming office use to second floor.
4. The original approval of a variance, granted by the Board of Zoning Adjustment allowed for an insurance office on the first floor and upholstery shop on the second floor.
5. A zoning inspection in 1967 indicated that the first floor was actually the basement floor and the second floor, the first.
6. A new application was made to the Board of Zoning Adjustment after the zoning inspection in order to extend the non-conforming insurance office from the first floor to the first and second floors.

Appeal No. 10995

March 13, 1972

Page 2

7. On April 18, 1967, the Board of Zoning Adjustment approved the extension of the nonconforming insurance office to the second floor (BZA Appeal No. 9165).

8. Following the approval of BZA Appeal No. 9165, the owner died prior to obtaining a certificate of occupancy.

9. Appellants stated that the need for parking in the neighborhood will not be increased, since there will be no more occupants of the building during the day than if it had been residential units, and no occupancy at night.

10. No opposition was registered at the public hearing as to the granting of this appeal.

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.

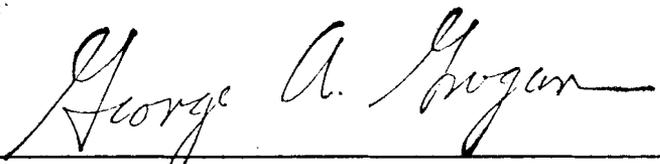
This Order shall be subject to the following condition:

No neon, gas tube displays or signs of any kind 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 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:

  
\_\_\_\_\_  
GEORGE A. GROGAN, Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION IS MADE FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.