

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Appeal No. 11015 Mary J. Moffett, et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Mr. Mackey absent and Mr. Hatton dissenting, the following Order of the Board was entered at the meeting of January 18, 1972.

EFFECTIVE DATE OF ORDER -- June 27, 1972

ORDERED:

That the appeal for permission to reinstate Order in Appeal No. 10115 granting permission for the continuation of chancery use and change to other SP uses and for permission to occupy building with 60% for lawyers and remaining space for SP offices at 2401 - 15th Street, N. W., lot 864, Square 2662, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
 2. The property is improved by a large building which was erected for residential use in conformity with the existing zoning.
 3. In Appeal No. 10115 The Board of Zoning Adjustment granted permission to continue office use for a foreign government as a nonconforming use.
 4. Sixty percent (60%) of the building is to be used for law offices and other SP uses in the balance of 40%.
 5. Appellant stated that the use will not create dangerous or otherwise objectionable conditions since they will have adequate parking facilities.
 6. The neighbors of Chapin Street, N. W. offered no objections to the granting of this appeal.
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OPINION:

The Board is of the opinion permission for the proposed occupancy is in keeping with the intent and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the neighboring use of the property.

This Order shall be subject to the following conditions:

- a. The Board specifically approves the right to put law offices in 60% and other SP uses in the balance of 40% excluding chanceries.
- b. The Board retains jurisdiction to approve any and all SP office uses not heretofore stated.
- c. There shall be no change in the exterior of the building.
- d. No structural changes in the interior of the building.
- e. There shall be no signs or other form of exterior advertising located on the subject property.
- f. No certificate of occupancy shall be issued until all conditions of this Order are met and complied with and further the Board directs revocation of the permit upon 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: _____

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.