

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 8, 1971

Appeal No. 11025 Frank R. Gailor, 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 29, 1972

ORDERED:

That the appeal for permission to change a nonconforming use from grocery store to law office at 601 E Street, S.E., lot 871, Square 877 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two-story corner building with a party wall.
3. Appellant requests permission to change the present use from a grocery store to a law office.
4. The appellant intends to remodel the interior of the building. The exterior of the building will remain essentially the same except that it will be repaired.
5. The exterior will be painted, and shutters added, and because of vandalism, the windows are broken out and will be replaced with six on six window panes to match the decor of the area. In addition, a new double door is to be added in place of the now single door.
6. The law firm will occupy the entire building with two resident partners and three secretaries.
7. There is no on-site parking, however, for the partners themselves, they have leased off-street parking from the adjacent owner in an existing garage.

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8. The partners will not reside in the building and the second floor will also be used as office space.

9. The Board of Zoning Adjustment at the public hearing on December 8, 1972 allowed appellant to amend his appeal to extend the nonconforming use throughout the building.

10. Appellant stated at the public hearing that the law firm is a California based firm and that they are not engaged in the general practice of law, nor have they any intention of becoming so engaged.

11. The appellant stated at the public hearing that the law firm has very little if any client traffic and typically they travel to their client offices rather than vice versa.

12. The Capitol Hill Restoration Society of Washington, D. C. registered support of the request to change the nonconforming use from a grocery store to a law office in that appellant plans call for an attractive and dignified restoration to a building badly in need of repairs.

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:

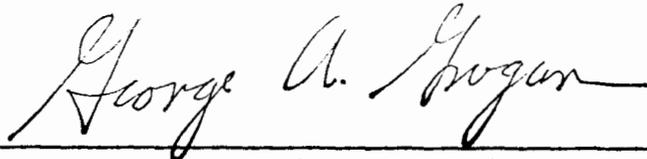
Appellant shall have no more than one sign, not to exceed 12" x 12" in size.

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.

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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.