

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 9, 1972

Appeal No. 11065 Towne Investments and Management Inc., 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 June 13, 1972.

EFFECTIVE DATE OF ORDER -- July 17, 1972

ORDERED:

That the appeal for change of nonconforming use from retail dairy store to office at 109 11th Street, S.E., lot D, Square 968 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved but is presently vacant and was previously used as a retail dairy store.
3. Appellant stated that the proposed non-conforming use will have as its hours of operation 8 a.m. to 5 p.m.
4. Appellant states that the proposed office will be a definite change to the advantage of the neighborhood.
5. Appellant stated that his office staff will consist of three or four persons performing the company's general office requirements such as bookkeeping, clerical, purchasing, design and other duties as required by a development-management and general contracting company.
6. No opposition was registered at the public hearing as to the granting of this appeal, however, the neighbors would offer objection to an office with a large staff and large numbers of customers who would compete for already limited street parking.

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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 conditions:

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.

b. There shall be no structural changes of any type including the windows, doors, etc.

c. No construction equipment is to be located on the property such as trucks and any other heavy duty equipment used in the construction industry.

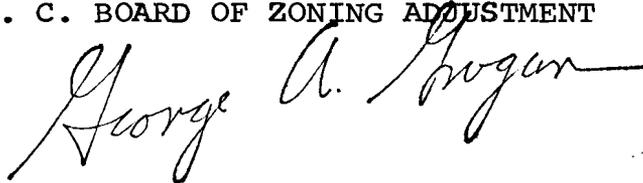
d. No more than three (3) persons shall be employed at the subject location.

The Board retain continuous jurisdiction over this appeal so that in the event appellant fails to comply with any of these conditions, upon a proper showing, his permit or Certificate of Occupancy may be revoked.

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.