

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 19, 1972

Application No. 11079 Minnie L. Sonne, 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 July 25, 1972.

ORDERED:

That the application for permission to change a nonconforming use from a beauty shop to a delicatessen at 418 Randolph Street, N. W., lot 91, Square 3236 be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a one-story building located at 418 Randolph Street, N. W.
3. Appellant requests permission to change a nonconforming use from a beauty shop to a delicatessen.
4. Evidence was established that the property has been vacant for six months.
5. Mrs Elizabeth Johnson, who is the contract-purchaser and also lives across the street from the subject property stated that the location will be used as a carry-out with some hot foods and nothing served on the premises.
6. The contract-purchaser stated that there will be two persons employed at the subject location and the hours of operation will be 9 a.m. to 6 p.m., six days a week, excluding Sundays.
7. There will be no on-site parking and the property does not contain any loading facilities whereby food can be taken in and garbage taken out other than through the front.

8. At the public hearing there was massive opposition as to the granting of this application. The file also contains more than 87 names in opposition to the granting of this application.

9. The opposition at the public hearing was based on:

- a. depreciation of property values
- b. a business of this type encourages rodents and insects of various nature and description
- c. increases traffic of vehicles as well as pedestrians
- d. invites crime, encourages loitering, and on occasion, boisterousness and loud music.

OPINION:

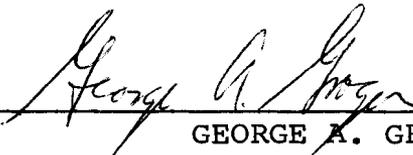
The Board considered each of the aforementioned facts in arriving at its decision. In addition the Board gave great weight to the argument of the Circle Block Neighborhood Club as to the depreciation of property values and increased traffic as having a detrimental affect upon a neighborhood that is essentially quiet and residential in character.

It is therefore our opinion that the change of nonconforming use from a beauty shop to a delicatessen should be denied.

We are of the opinion that this use will have an adverse affect upon the present character and future development of the neighborhood and will substantially impair the purpose, intent and integrity of the Zoning Regulations and Map.

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

ATTESTED:

By: 
GEORGE A. GROGAN
Secretary of the Board