

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 13, 1972

Application No. 11119 Edith Cohen, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried in the absence of Mr. Schrivener, the following order of the Board was entered at the meeting of September 25, 1972.

EFFECTIVE DATE OF ORDER -- November 3, 72

ORDERED:

That the application for the permission to change a nonconforming use from grocery store and religious variety store to a valet shop on first floor only at 400 11th Street, S.E., Lot 48 Sq. 992 be conditionally Granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District (row dwellings and conversions). It is Lot #48 of Square #992 at 400 Eleventh Street, S.E.; a corner lot with D Street running perpendicular to Eleventh Street.
2. The building is owned by Edith Cohen of 4500 Connecticut Avenue, N.W.
3. At present the facility is operated as a grocery store and a religious variety store on the first floor only.
4. Applicant desires that the change be permitted to enable lessee, Marshal Statton, to operate a valet shop.
5. The proposed valet shop will rent uniforms in the neighborhood.
6. There was no objection or opposition to the appeal from the community. However, a statement submitted by the Capitol Hill Restoration Society reflected support for the change.

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OPINION:

Application herein requests permission to change a nonconforming pursuant to Section 7104.2 of the D.C. Zoning Regulations. The change would be from the present grocery and religious variety shop to a valet shop. The valet shop would provide the service of renting uniforms in the neighborhood.

The area of Eleventh and D Streets, S.E., is not a congested area and there are no potential traffic or parking problems presented by the change.

The application has met with no opposition in fact the Capitol Hill Restoration Society submitted a letter to the file which fully supported the change.

Thus the Board finds that the change can be granted but remains limited to the use of the first floor only.

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.

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.