

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- November 29, 1972

Application No. 11183 Anita Eckels, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried by a vote of 4-0, the following Order of the Board was entered at the meeting of January 23, 1973.

EFFECTIVE DATE OF ORDER -- February 23, 1973

ORDERED:

That the application for permission to change a nonconforming use from office and retail sales of motor vehicles, sales and service of electronic equipment and retail sales and repair of safes to offices for computer services on all three floors at 2461 Wisconsin Avenue, N.W., lot 959, Square 1299, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District which is defined by the Zoning Regulations as an area saturated with one-family, detached dwellings; high density.

2. The subject property, improved by a three-story building, at 2461 Wisconsin Avenue, N.W., has been since 1958 continuously used for commercial purposes.

3. The Board, in B.Z.A. Application Nos. 8967, and 9771 previously granted changes in non-conforming uses for the subject property.

4. The building, since its construction, has been used for offices, including sales and service of electronic equipment and more recently for automobile sales offices and a dance studio.

5. The applicant herein is applying for a change of non-conforming use pursuant to Section 7104.2. It is applicant's proposal to use the subject premises for office space, sales and electronic equipment service for all three floors.

6. The architectural features of the structure will not be changed; and applicant further contends that this proposed use will represent a decrease of use intensity because of the non-existence of a retail business.

7. The file contains a resolution of the Director of the Massachusetts Avenue Heights Citizens Association. The crux of this resolution did not essentially oppose the proposed use. Other than the above-mentioned resolution, the file contains no letters in opposition and no opposition was voiced at the public hearing.

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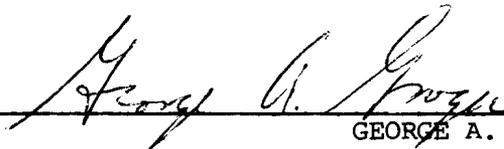
OPINION:

The Board has heard the testimony in this case and reviewed the file and is of the opinion that this change of non-conforming use pursuant to Section 7104.2 will not be objectionable or in any way have an adverse effect on the present character or future development of this neighborhood. We further note that this proposed use, office for computer services with use of the complete building, is of a less intense character than the prior use. This is in accord with the standards set forth in the Zoning Regulations. The proposed use, not being of a retail or merchandise nature, will not generate an increase in volume of traffic as the prior use was inclined to do. It is our further notation that absolutely no single family residences or apartments in close proximity will in any way be affected by the proposed office use.

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.