

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 29, 1972

Application No. 11185 Joseph R. and Harriett K. Sipper, 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.

ORDERED:

That the application for permission to change a non-conforming use from retail sales of used books, paintings and manuscripts etc. to office at 2531 P Street, N.W., Lot 804, Square 1264, be DENIED.

FINDINGS OF FACT:

1. Subject premise is located in an R-5-B Residential Zone, which is defined by the Zoning Regulations as an area of general residences; medium density.
2. It is applicant's intent to convert this two-story brick structure, which is presently being utilized as a retail outlet for used books and manuscripts, to a retail sales office, Inter-lake, Incorporate.
3. It is applicant's testimony that the proposed new tenant would occupy part of the first floor and the basement. The second floor would remain devoted to a residential unit.
4. It is applicant's testimony that no structural changes will be required for the proposed new use.
5. Opposition to this request for a change of non-conforming use was voiced at the public hearing and letters in support, as well as, in opposition were submitted to the file for the Board's consideration.

OPINION:

This Board is of the opinion that the proposed change of non-conforming use is not of a more restricted nature than the existing non-conforming use and thus denies the application herein.

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OPINION:

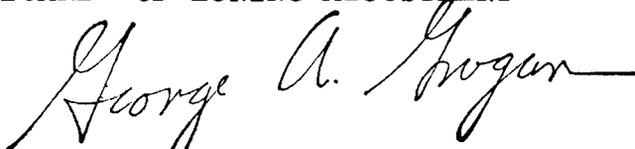
It is the general policy of this Board and continues to be that to perpetuate non-conforming uses in repugnant to public zoning policy and ignores the effort to restrict and terminate such uses as quickly as possible without a showing that the proposed new use is of less intensity than the prior use.

We are of the opinion that this use will have an adverse effect upon the present character and future development of the neighborhood and will 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

March 14, 1973