

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 13, 1972

Application No. 11226 National Parks and Conservation Assoc, appellant
THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconde 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 -- March 14, 1973

ORDERED:

That the application for permission to establish offices of non-profit organizations, (Joint Commission of Mental Health of Children, Inc., on parts of third and fourth floors; and National Assembly for Social Policy and Development of part of fourth floor) at 1701 18th Street, N.W., Lot 132, Square 153, be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-5-B District which is defined by the Zoning Regulations as an area of general residences; low density.
2. The subject premises is improved by a four story brick building located on 18th and R Streets, the northwest corner.
3. Pursuant to the Board of Zoning Adjustment Order number 9373, the applicant was granted a non-conforming use as offices at the subject premises. This Order permitted applicant to lease office space subject to this Board's approval of the occupant, applying.
4. The applicant seeks now that approval by the Board to lease portions of its premises to three prospective tenants, all of which are non-profit organizations.
5. Applicant desires approval to lease part of the third and part of the fourth floors of its premises to the Joint Commission on Mental Health of Children, Inc., for use as offices.
6. Applicant desires approval to lease part of the fourth floor of its premises to the American Association of Psychiatric Services for Children for use as offices.

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7. Applicant desires approval to lease part of the fourth floor of its premises to the National Assembly for Social Policy and Development for use as offices and occasional residence.

8. Applicant testified that approximately 41 persons would be employing the facility at various times during the week and the day.

9. Testimony related to the Board that a garage has been torn down in the rear of the subject building and parking spaces have been provided. Further, a semi-circular drive exists in the front of the facility for parking accommodations.

10. Opposition was voiced at the public hearing by the Dupont Circle Citizens Association. That opposition preferred the subject brick facility be converted back to strictly a residential facility.

PINION:

The Board has heard the testimony in this case and diligently reviewed the file and is of the opinion that the proposed use of the subject premises will not be offensive to the surrounding neighborhood.

We are satisfied that the applicant submits for our approval tenants that will use the subject premises consistent with the values secured by the Board's Order No. 9373. We are in accord with applicant that the prospective tenants are responsible, non-profit organizations and that the intended use "Will not be objectionable" nor adversely affect the neighborhood. The standards of Section 7109.11 and the criteria of Section 7109 have been met by the applicant.

We feel that no zoning policies are violated by the granting of this application. Noise, traffic, vibration, or any other deleterious external effects do not threaten the surrounding community.

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We are of the opinion that this use will not have an adverse effect 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.

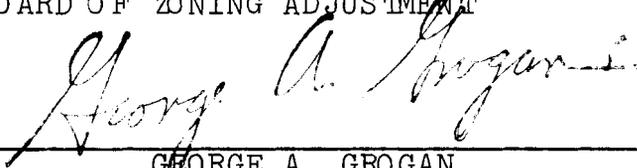
This Order shall be subject to the following condition:

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.

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.