

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 17, 1973

Application No. 11229 Joel A. & Annie E. Thompson, 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 -- April 12, 1973

ORDERED:

Application of Joel and Annie E. Thompson for permission to change a non-conforming use from rooming house to flats at 1529 25th Street, S. E., lot 59, Square 5578 be **CONDITIONALLY GRANTED**.

FINDINGS OF FACT:

1. Subject property is located in an R-2 District which is defined by Zoning Regulations as an area of one-family semi-detached dwellings.

2. The property is presently being utilized for a rooming house under zoning status as a non-conforming use; the proposed use of the subject property is a flat; pursuant to a granting by the Board of a change in non-conforming use.

3. Testimony of the applicant related to the Board that the property consisted of nine-rooms; two baths, two kitchens, and is located on a lot containing 5,000 square feet of lot area.

4. Applicant further related that it is a detached dwelling, two stories and has been used as a rooming house since approximately 1950. The structure has separate entrances.

5. The Board heard testimony from a neighbor in opposition to the granting of this application; the neighbor's dissatisfaction to the application herein reflected irritation with the applicant's choice of tenants.

6. The file was devoid of any further opposition to the granting of this petition other than the above mentioned appearance of the neighbor.

OPINION:

The Board has reviewed the whole record, transcript and file, and is of the opinion that a change in non-conforming use will be granted the applicant.

We are satisfied that the structure is not of such a non-conforming nature that it is awkward or offensive to the neighborhood in anyway. The pictures submitted to the file reflect a well kept parcel of property and although we are granting relief for a non-conforming use in a strictly residential neighborhood we feel that a flat is a use which will add stability and less density to the community.

This Board is granting the application herein conditionally. The garage which exists to the rear of the subject building is to be used strictly for an off-street parking facility and for the private use of the tenants of the flat.

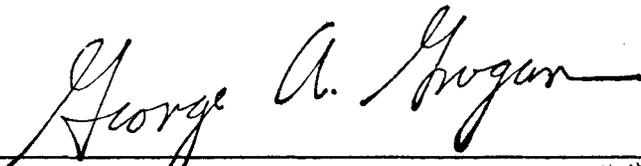
We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Maps.

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.