

Before the Board of Zoning Adjustment, D, C,

Application No. 11463, of Sol and Marion Kreyait pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to change a non-conforming use from a retail grocery store (1st floor) to a retail grocery store and delicatessen as provided under Section 7104.2, at 627 - 11th Street, N. E., Lot 24, Square 983.

HFARING DATE: September 19, 1973
EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject property is improved with a two-story brick building in an R-4 Zone. The applicant's tenant operates the grocery store on the first floor and the applicant resides on the 2nd floor.

2. A year ago, the tenant purchased certain equipment (candy apple kettle, snowball machine, candy cotton machine, popcorn machine and half smoke machine), which is not allowed with present license for a grocery store.

3. The tenant wishes to continue the use of this equipment and therefore needs to secure a permit for a delicatessen.

4. The trade would continue to come from the neighborhood and travel by foot.

5. No opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

The Board concludes that the proposed new use will not have an adverse effect upon the neighborhood since it has operated quietly for the past year.

The Board also feels that this use will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Maps.

ORDERED:

That the above application be GRANTED.

VOTE: 4-0, Mr. Harps not voting.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller
JAMES E. MILLER
Secretary for the Board

FINAL DATE OF ORDER: **DEC 19 1973**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS 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.