

Before the Board of Zoning Adjustment, D. C.

Application No. 11653 of Harry H. Farr, pursuant to Section 8207.2 of the Zoning Regulations for permission to extend an existing office use 35 feet into the more restrictive zone as provided by Section 7514.12 of the regulations located at 5232 and 5236 44th Street, N. W., Lot 7 & 8, Square 1579.

HEARING DATE: June 17, 1974

EXECUTIVE SESSION: June 25, 1974

FINDINGS OF FACT:

1. The subject property is located both in the C-2-A District and the R-5-B District.

2. The R-5-B District is more restrictive zone the C-2-A District.

3. The applicant and owner of the subject property has used the building located in the C-2-A Zone for general office use and proposed to extend this use into a building connected by party walls which is located in the R-5-B zone which does not permit an office use.

4. The building into which the applicant proposes to extend the said office use covers the entire width of the lot upon which it is located, which is 14 feet wide.

5. The applicant testified at Public Hearing and the Board finds, that the subject property located at 5232 44th Street, N. W. is now undesirable for residential usage because:

- a. all property within 200 feet of the subject property is used for commercial purposes.
- b. no one is willing to rent the subject property because of the character of the uses existing in the vicinity of the subject property.

6. The subject property was previously used as an apartment dwelling.

7. No objections were registered at Public Hearing.

CONCLUSIONS OF LAW

Based upon the above Findings, the Board concludes, that because the character of the neighborhood is totally commercial the granting of this special exception would not have an adverse affect upon the present character and future development of the neighborhood. The Board further concludes, that the proposed use is in harmony with the purpose and intent of the Zoning Regulations and that the applicant has complied with Sections 7514.12 and 7514.11 of the regulations.

ORDERED:

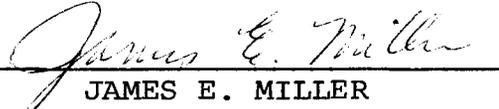
That the above application be GRANTED.

VOTE:

5-0

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

ATTESTED By:



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **AUG 26 1974**

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.