

Before the Board of Zoning Adjustment, D. C.

Application No. 11654, of Arthur H. and Helen Dadian and Shirley Menasian, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to change a non-conforming use from a chancery to offices of non-profit organization as provided by Section 7104.2, at 1706 New Hampshire Avenue, N. W., Lot 74, Square 153.

HEARING DATE: May 15, 1974

EXECUTIVE SESSION: June 6, 1974

FINDINGS OF FACT:

1. The property is improved with a four (4) story residence with a basement and elevator. It is located in an R-5-C zone.

2. It was occupied by the Military Mission of Germany from 1956 to 1964. Since 1964 the building has been vacant.

3. At the time the German Military Mission occupied the building it was converted to offices.

4. Mr. Dadian testified that he cannot lease the building to an organization until he can get permission from this Board to use the property for offices.

5. Mr. Dadian introduced into evidence photos showing the surrounding neighborhood. There are no residences along New Hampshire Avenue up to Riggs Place. The old large residences along New Hampshire Avenue have been converted to offices.

6. The lot in question is approximately 120 feet deep and 25 feet wide, and has two (2) parking spaces in the rear of the property.

7. The Board finds that parking could be a problem for a prospective tenant.

8. Mr. Dadian further testified that he attempted to convert the building to an apartment house but found that the cost would be extremely high and that most of the windows on the south side were on the building line and could not be counted as windows.

9. The Board finds that the building cannot be converted into apartments because ample windows could not be provided to meet the building code.

10. Opposition felt that property should be used for its zoned purpose.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact the Board is of the opinion that if the subject application was granted as filed, a permit could be issued for any organization that applied. While the character of uses in the surrounding neighborhood warrants the change in use from chancery to offices, the Board would like to approve the prospective tenant.

Much consideration was given to the opposition's objections but the Board finds them unwarranted.

ORDERED:

In view of the foregoing, the above application is to be DENIED WITHOUT PREJUDICE subject to refiling at any time that applicant finds a tenant.

VOTE: 4-0 (Mr. Harps not present.)

BY ORDER OF THE BOARD OF ZONING ADJUSTMENT

ATTESTED BY

  
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JAMES E. MILLER,  
Secretary to the Board

FINAL DATE OF ORDER:

7/27/74