

Before the Board of Zoning Adjustment, D. C.

Application No. 11881, of Jesse L. Ward, III, pursuant to Section 8207.1 of the Zoning Regulations for a special exception to permit a change of non-conforming use from a shop for molding statues from designs on first floor and second floor to a stenographic service and duplicating shop, as provided by Section 7104.2 and 7109 of the regulations at the premises rear of 424 4th Street, N. E., in the R-4 Zone, known as lot 810, Square 780.

HEARING DATE: April 16, 1975

EXECUTIVE SESSION: April 22, 1975

FINDINGS OF FACT:

1. The property is located in a R-4 District.
2. The property is surrounded by a public alley.
3. The property is approximately three walking blocks from the United States Senate office buildings and the United States Capitol.
4. Within 300 feet of the subject property is a C-2 District which is located on the south side of D Street, N. E. and Massachusetts Avenue, N. E.
5. The property's prior uses were uses which were permitted in a C-M District prior to the establishment of the Zoning Regulations.
6. Since the establishment of the Zoning Regulations, the property's uses were uses which were permitted in a C-M District.
7. The latest use of the property was for the production and wholesale distribution of marble mold designs and figurines.
8. The proposed use of the property is for a stenographic service and duplicating shop.
9. The stenographic service will be utilized to service the Congress of the United States and lawyers whose offices are located in the neighborhood.

10. Sixteen off-street parking spaces will be provided for the employees of the user.

11. No noise, vibrations, traffic or any other deleterious effects will be incurred.

12. There will be no illumination of the property and no illumination signs will be used.

13. The proposed use of the property is permitted in the most restrictive district in which the existing non-conforming use is permitted.

14. The Capitol Hill Restoration Society, Inc. supported the proposed change of non-conforming use.

15. No opposition was registered at the public hearing or prior to time of the closing of the record herein.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the conclusions that the establishment of the proposed change in non-conforming use will not create dangerous and otherwise objectionable traffic conditions, that the proposed use will be a neighborhood facility and that the use will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the present character and future development of the neighborhood.

This Order shall be subject to the following conditions:

A. The parking facilities on lot 42 be designed and made available to the employees of the applicant.

B. The conduct of the use will be in accordance with standards of a non-conforming use as stated in the Zoning Regulations

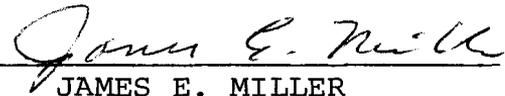
in Sections 7104.2 and 7109, which set out the conditions.

ORDERED: That the above application be GRANTED.

VOTE: 3-1-0 (Mr. Harps not present, Mr. Scrivener dissenting).

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

ATTESTED By: _____



JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **APR 28 1975**

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.