

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11968, of Nicholas Stivaletti, pursuant to Section 8207.2 of the Zoning Regulations, for a special exception to permit a change of non-conforming use in the R-4 zone, from a coal yard and ice company use to an office and parking facility for taxicabs, as provided by Sections 7104.2 and 7109 of the regulations, at the premises 901 - 4th Street, N.E., Lot 802, Square 807.

HEARING DATE: August 20, 1975  
DECISION DATE: September 5, 1975

FINDINGS OF FACT:

1. Applicant proposes to use the new vacant one (1) story brick building for an office and parking facility for taxicabs in the R-4 zone.
2. Pursuant to Certificate of Occupancy No. 56237 the existing non-conforming use is a coal yard and ice company.
3. There will be one (1) employee working in the office facility and approximately fifteen (15) company-owned taxicabs will be parked on the premises. The repair facilities for the taxicabs will not be located on the subject premises.
4. There was no opposition of record to the application.

CONCLUSIONS OF LAW:

Bases upon the above findings of fact and the evidence of record the Board finds that the proposed non-conforming use is permitted in the most restrictive district in which the existing non-conforming use is permitted. The proposed use will not be objectionable to the neighborhood and will not generate any adverse amount of noise, traffic, vibration or other deleterious external effects. The Board finds that the change of non-conforming use is in harmony with the general purpose and intent of the Zoning Regulations and will not tend to adversely affect the use of neighboring property.

ORDER: It is hereby Ordered that the above application be, GRANTED.

VOTE: 4-0 (Mr. Scrivener not present and not voting.)

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

ATTESTED BY:



JAMES E. MILLER, Secretary to 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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER:

Nov 12, 1975