

Before the Board of Zoning Adjustment, D. C.

Application No. 12346, as amended, of the Luther Memorial Church. Applicant seeks, pursuant to Sub-section 8207.2 of the Zoning Regulations, a special exception pursuant to Sub-section 7104.2. Applicant requests permission, on behalf of Deborah's Place, Inc., to change a non-conforming use of accounting and real estate office to thrift shop. The property is located in the SP District at 1301 - 14th Street, N.W., Lot 802, Square 242.

HEARING DATE: April 20, 1977

DECISION DATE: May 17, 1977

FINDINGS OF FACT:

1. The application was amended from a request of a use variance to a special exception.

2. The subject site is one of several properties between 14th Street and Vermont Avenue owned by Luther Place Memorial Church and utilized by it as a part of its "N Street Ministries

3. Until the present time, one of these ministries, Deborah's Place, Inc. has occupied the premises at 1327 "N" Street, N. W., and has there operated a residence for homeless women and has provided them with food and temporary shelter and has assisted them in rehabilitation and relocation.

4. Deborah's Place, Inc. is incorporated as a non-profit corporation and functions under the auspices of six churches and a synagogue.

5. Deborah's Place, Inc. also operates a thrift shop at the "N" Street address where it has collected used clothing and other similar merchandise, some of which it sells to support the home and some of which it distributes to needy persons in the community in which the shop is located.

6. The thrift shop at the present time occupies the front first floor room of 1327 "N" Street, N. W. for which it has an imperative need as a living room to accomodate the residents.

7. Deborah's Place, Inc. has now made arrangements with Luther Place Memorial Church to use the first floor of the subject premises for the operation of the shop provided it obtains approval of the use of premises for that purpose.

8. It is intended to use the front part of the first floor for display purposes and the loft portion of it for the collection and sorting of the merchandise.

9. There will be no conspicuous signs or lighting.

10. Deborah's Place, Inc. derives 94% of its income from the operation of the thrift shop. The operation is a community operation.

CONCLUSIONS OF LAW:

The Board concludes that the proposed use of the subject property as a change in non-conforming use is in harmony with considerations and provisions of Section 7109 of the Zoning Regulations. The present thrift shop is operated and maintained in a manner which does not adversely affect the present character or future development of the neighborhood and there is no reason to believe that by relocating the shop it would adversely affect the present maintenance and operating standards. Accordingly, it is ORDERED that the application is GRANTED.

VOTE:

4-0 (William F. McIntosh, Charles R. Norris, Leonard L. McCants, Esq. and Dr. Walter B. Lewis, by proxy)

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

ATTESTED BY:



ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 5-27-77

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.