

Before the Board of Zoning Adjustment, D. C.

Application No. 12365

Application No. 12365, of Robert S. Nash, pursuant to Sub-section 8207.2 of the Zoning Regulations, a special exception under Sub-section 7104.2. Specifically, the applicant wishes to change a nonconforming use from a work shop to a dance school (2nd floor). The property is in the C-2-B District at 2424 - 18th Street, N. W., Lot 24, Square 2551.

HEARING DATE: March 19, 1977
DECISION DATE: April 6, 1977

FINDINGS OF FACT:

1. The subject property is in a C-2-B District.
2. The subject property is a three (3) story building.
3. Applicant seeks permission to operate a modern dance school/studio on the second (2nd) floor of the building.
4. The current Certificate of Occupancy was issued for "retail sales second hand dealer, antiques storage and work shop, 1st floor sales, 2nd floor work shop, 3rd floor storage"
5. The second floor is now vacant.
6. There will be about twenty (20) classes per week and the average size of the class is fifteen (15) persons ranging from eighteen to twenty-five years of age.
7. The students and teachers are basically neighborhood people and will arrive at the studio on foot or public transportation.
8. There are many letters in the record from neighbors endorsing and approving the application, including ANC-1C.

CONCLUSIONS OF LAW:

The use sought herein is a less intensive use for a neighborhood facility. The Board concludes that the granting of the relief sought herein will not adversely affect the present character or future development of the neighborhood in accordance with the Regulations and the Comprehensive Plan for the District of Columbia.

Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 4-0 (William F. McIntosh, Lilla Burt Cummings, Esq., Dr. Walter B. Lewis, Leonard L. McCants, Esq).

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

ATTESTED By: 
ARTHUR B. HATTON
Executive Secretary

FINAL DATE OF ORDER: 4-21-77

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 ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.