

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12450 of the Washington Animal Rescue League, pursuant to Sub-section 8207.2 of the Zoning Regulations, to establish a Social Service Center (Paragraph 3104.47). The property is in the R-4 District at 71 O Street, N. W. Square 616, Lot 870.

HEARING DATE: July 20, 1977

DECISION DATE: August 3, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-4 Zone District.

2. The present use of the property is as an Animal Rescue League as established by Certificate of Occupancy B-53387, dated September 21, 1965.

3. The applicant proposes to use the subject premises as a Social Service Center, pursuant to Paragraph 3104.47 of the Zoning Regulations.

4. The subject property encompasses approximately 15,221 square feet of land with a stone and brick building of approximately 6,000 square feet of floor space, plus a building used as an animal shelter and garage. There exist three parking spaces with adjacent vacant land which could also be utilized as parking.

5. The proposed hours of operation of the center include breakfast from 7:30 a.m. to 8:30 a.m., and a mid-day meal from 2:00 to 4:00 p.m. To provide these services, it is anticipated that there will be a full time staff of three or four, with an undetermined number of volunteers.

6. The applicant proposes only those structural alterations to the building that are required to comply with other municipal laws or regulations for the conversion of the kitchen facilities.

7. This Social Service Center will provide food and clothing for destitute people. There will be no sleeping quarters, with the exception of full time staff.

8. Social Service Centers are permitted in R-4 Zones pursuant to Paragraph 3104.47 of the Zoning Regulations.

9. The Municipal Planning Office by report dated July 18, 1977, recommended a three year approval of this application.

10. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the applicant has met the requirements of Paragraph 3104.47 in that this use is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions. The Board concludes that it is unlikely that this use will generate additional vehicular traffic since people utilizing this center for the most part will walk. The Board further concludes that the proposed use is in harmony with the intent and purposes of the Zoning Regulations, and would not have an adverse affect on the present character of the neighborhood. It is therefore ORDERED that this application is GRANTED for a period of THREE (3) YEARS.

VOTE:

5-0 (Charles R. Norris, William F. McIntosh, Chloethiel Woodard Smith, Walter B. Lewis and Leonard L. McCants, Esq. to grant)

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

ATTESTED By:



STEVEN E. SHER

Executive Director

FINAL DATE OF ORDER:

22 AUG 1977

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.