

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12590 of Arnold L. Yochelson, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.46 to allow a temporary community service center (Neighborhood Housing Services, Inc.) in the R-5-A District at the premises 1308 V Street, S.E. (including accessory use of the garage), Square 5774, Lots 237-240.

HEARING DATE: February 22, 1978  
DECISION DATE: March 1, 1978

FINDINGS OF FACT:

1. The subject property is located in an R-5-A Zone District at the northeast corner of the intersection of 13th and V Streets, S.E.

2. The subject premises is presently improved with a detached two-story structure, and accessory garage in the rear yard. No structural change will be made to the present facilities.

3. The application originally requested that the Board approve use of the garage as a "tool lending library". At the public hearing, the applicant withdrew that specific proposal, and stated that it intended to apply to the Board for use of the premises at 1314 V Street, S.E., as the "tool lending library".

4. The property presently serves as the office of Neighborhood Housing Services without a valid special exception or certificate of occupancy. Such use has been in existence since 1975.

5. The Neighborhood Housing Services is a non-profit community organization serving primarily the Anacostia area of the city. No part of the net income inures to the benefit of any private individual. The NHS offers assistance to homeowners by making home improvement loans, offers counseling to renters interested in buying homes, operates a home repair workshop and assists neighborhood organizations in planning for the neighborhood. The applicant directly serves the needs

of the surrounding neighborhood by providing such services.

6. The Neighborhood Housing Services has a staff of seven employees, four of whom presently live in the community. Most of the applicant's clientele is from the surrounding neighborhood and walks to the center.

7. The proposed hours of operation are from 10 a.m. to 6 p.m.

8. There was no Advisory Neighborhood Commission report or recommendation in this case.

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

CONCLUSION OF LAW & OPINION

Based on the above Findings and the evidence of record, the Board concludes the granting of this special exception is not likely to become objectionable to neighboring properties because of noise, traffic or other objectionable conditions. The use is reasonably necessary and convenient to the neighborhood it proposes to serve. The Board further concludes that the granting of the special exception for a reasonable period of time will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect use of neighboring property in accordance with said Zoning Regulations and Maps. Accordingly, it is ORDERED that this application is hereby GRANTED subject to the following CONDITIONS:

a. Approval shall be for a period of three years.

b. The application is granted only to the premises at 1308 V Street, S.E., and does not include premises 1314 V St., S.E.

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

FINAL DATE OF ORDER 30 MAR 1978

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

ATTESTED BY   
STEVEN E. SHER  
Executive Director

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.