

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12640, of C. Mitchell & Marcella L. Hall, 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 1314 V Street, S.E. (Square 5774, Lots 813, 831 and 233).

HEARING DATE: April 26, 1978  
DECISION DATE: May 17, 1978

FINDINGS OF FACT:

1. The subject property is located in an R-5-A Zone District on the north side of V Street between 13th and 14th Streets, S.E.

2. The subject property is presently improved with a vacant detached one-story structure.

3. The building will be substantially renovated by Neighborhood Housing Services, Inc., to serve the community as a tool lending library. There will be no structural changes to the building.

4. 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. The main office of NHS is located at 1308 V Street, S.E., just west of the subject site.

5. The tool library is being established under a grant from the Department of Housing Community Development. It will lend various hand and power tools to residents of the Anacostia area without charge.

6. The library will be operated by a full time manager and assistant manager. The hours of operation are aimed at maximizing service to the community, and will range from 12 noon to 9:00 P.M. on weekdays, from 9:00 A.M. to 2:00 P.M. on Saturdays and also will be open on Sundays.

7. Neither the Neighborhood Housing Services, Inc., nor the tool lending library itself is organized for profit, and no part of any net income inures to the benefit of any private shareholder or individual.

8. The Municipal Planning Office, by memorandum dated April 8, 1978 and by testimony at the hearing recommended approval on the grounds that the proposed use would not become objectionable to neighboring properties because of noise, traffic or other objectionable conditions, and that the use would be reasonably necessary and convenient to the area it proposes to serve.

9. There was no report from Advisory Neighborhood Commission 6C.

10. There are letters on file from the Griswold Subdivision Community Organization, the Frederick Douglas Community Improvement Council of Anacostia and one Commissioner from ANC 6C in support of the application. There is also a petition in the record from residents of U and V Streets within 200 feet of the subject site in favor of the application.

11. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings and the evidence of record, the Board concludes that the application meets the requirements of the Zoning Regulations for the granting of this special exception. The use is not likelt 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 sponsoring organization is not operating for profit. 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 CONDITION that approval for this use shall expire at the same time as approval for the office of Neighborhood Housing Services at 1308 V Street, S.E., on March 30, 1981.

VOTE: 4-0 (William F. McIntosh, Charles R. Norris, Leonard L. McCants and Chloethiel Woodard Smith to GRANT, Walter B. Lewis not present, not voting).

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

ATTESTED BY:

  
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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.

FINAL DATE OF ORDER: 19 MAY 1978