

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12793 of Joseph L. Burns, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Sub-section 7104.2 to change a non-conforming use from a coin operated laundry mat, first floor to an office (typing service) part of first floor in an R-4 District at the premises 450 R Street, N.W., (Square 509, Lot 73).

HEARING DATE: November 15, 1978
DECISION DATE: December 6, 1978

FINDINGS OF FACT:

1. The subject property is located in an R-4 District at the southeast corner of the intersection of 5th and R Street, N.W.
2. The subject property is presently vacant and vandalized. The last use of the property was as a coin operated laundry mat (1st Floor) pursuant to Certificate of Occupancy No. B-93855, issued June 10, 1975.
3. The applicant proposes to use the subject premises as an office service facility (typing and word processing, part of first floor).
4. Given the limited size of the facility and the nature of the proposed use, the office use will be a less objectionable use in terms of traffic & noise than the previous laundry use.
5. A coin operated laundry mat and an office services facility are uses which are both first permitted as a matter-of-right in a C-1 zone.
6. The applicant proposes to use the second floor and the remaining portion of the first floor as a residence.

7. Pursuant to Sub-section 7104.2 of the Zoning Regulations, a Class II non-conforming use may be changed to a use which is permitted in the most restrictive district in which the existing non-conforming use is permitted.

8. There was no report from Advisory Neighborhood Commission 2C on this application.

9. The Municipal Planning Office, by oral testimony at the time of public hearing, recommended a three year conditional approval.

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

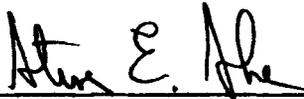
CONCLUSIONS OF LAW:

Based on the above Findings of fact and the evidence of record, the Board is of the opinion that the requested change of non-conforming use will not adversely affect adjacent or surrounding properties. The Board concludes that the applicant has met the required burden of proof under Sub-section 7104.2. The requested change is in harmony with the general purpose and intent of the Zoning Regulations and Map. Accordingly, it is hereby ORDERED that this application is hereby GRANTED.

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

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

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

25 JAN 1979

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.