

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12972 of Charles Futrovsky, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 4101.44 to use the second floor of the subject premises as a law office in an SP-2 District at the premises 506 5th Street, N.W., (Square 488, Lot 822).

HEARING DATE: June 20, 1979

DECISION DATE: June 20, 1979 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located on the west side of 5th Street, between F and E Streets N.W. The premises is known as 506 - 5th Street and is zoned SP-2.
2. The subject lot is west of Judiciary Square and is surrounded by many other similar buildings used by law offices and other commercial uses.
3. The subject lot is rectangular in shape and is improved with a four story structure. The second floor has been used as a law office for twenty years.
4. Records in the Central Permits Branch show that Certificate of Occupancy number B - 9708 was issued February 13, 1958 for sales and display office for contract sales of storm windows and doors, screens and sales of commercial printing. No printing was allowed on the premises.
5. The applicant testified that the premises also housed law offices since 1948.
6. The applicant proposes to continue the use of the second floor as a law office. The entire office will consist of two work rooms and one waiting room.

7. There will be no exterior changes to the existing structure. It will be in harmony with other existing structures.

8. There will be three people normally employed in the office at any one time.

9. The applicant has monthly parking at the parking lot at the corner of 5th and E Streets for the office. On-street parking is available on 5th Street from 9:30 A.M. and also in front of the Building A of the Superior Court until 4:30 P.M.

10. The proposed office will not generate objectionable traffic conditions.

11. Advisory Neighborhood Commission 2C made no recommendation on the application.

12. There was no opposition.

CONCLUSIONS OF LAW:

Based on the record, the Board concludes that the applicant has fully complied with the requirements of Paragraph 4101.44 of the SP regulations. The Board concludes that the professional use of the subject property is permitted with the Board's approval. The Board also concludes that the applicant has used the second floor of the subject property for twenty years and that there have been no apparent adverse effects. There will be no exterior changes to the building, nor will there be any objectionable traffic conditions. The Board further concludes that the proposed use will be in harmony with the surrounding uses and with the general purpose and intent of the Zoning Regulations.

Accordingly, it is ORDERED that the application be GRANTED.

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

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

ATTESTED BY: Steven E. Sher  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 17 AUG 1979

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS, AND INSPECTIONS.