

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 13351 of S.O.M.E., Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.47 to continue the operation of a Social Service Center in an R-4 District at the premises 71 O Street, N.W. (Square 616, Lot 870).

HEARING DATE: October 15, 1980  
DECISION DATE: November 5, 1980

FINDINGS OF FACT:

1. The subject property is located on the north side of O Street between North Capitol and First Streets, N.W. It is in an R-4 Zone District at premises known as 71 O Street, N.W.

2. The site which comprises 15,221 square feet of land area is improved with a brick and stove building of approximately 6,000 square feet of floor area previously used as the headquarters for the Washington Animal Rescue League. There is also a building used for storage and a garage on the site. There are eight parking spaces on site. The applicant is currently negotiating to purchase the site at 63 O Street. This will be used for additional parking.

3. The property is currently used as a Social Service Center that provides several areas of service. Two hot meals are served each day between 7:30 and 8:30 a.m. and 12 noon and 1:30 p.m. A health Screening Service operates Monday, Wednesday and Friday between 10:00 a.m. and 3:00 p.m. A Dental Clinic operates Monday through Friday from 10:00 a.m. to 3:00 p.m. Alcoholic Counseling is also offered on an individual and group basis. This use is authorized pursuant to this Board's Order No. 12450 dated August 22, 1977 and Certificate of Occupancy No. B103771, dated June 18, 1979. There is no charge for these services.

4. The facility services approximately 300 persons per day with a staff of ten full time persons, five part time persons and many volunteers.

5. The applicant proposes the continuation of the services outlined above, and expansion to include sleeping quarters, shower facilities, and a change area for persons in need of shelter, if funding is secured.

6. The property is bounded by an alley on the west and the north, and by an apartment building on the east. It is located in a mixed-use neighborhood with retail stores located along North Capitol Street, surrounded by schools and rowhouses. A majority of the uses are in the R-4 District.

7. The hours of operation are from 7:30 a.m. to 5:30 p.m.

8. With the exception of a small two by three foot unlighted sign over the front door of the premises which reads "S.O.M.E." no sign or other indication identifies the nature of the use.

9. Although the applicant reported that contact had been made with Advisory Neighborhood Commission 5C and they offered support, there was no testimony, written or oral, on behalf of the ANC on this application.

10. The Office of Planning and Development by report dated October 8, 1980, and testimony at the time of public hearing, supported the application on the grounds that the center serves an important need in the community, that the operation as shown in the past will not tend to affect adversely the use of neighboring properties, and is in harmony with the purpose, integrity and intent of the Zoning Regulations. The Board so finds. The OPD noted however, that sub-paragraph 3104.472 states that no structural changes except those required by other Municipal Laws or Regulations shall be made without prior approval of the Board.

11. 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 has not been and 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.

VOTE: 5-0 (Walter B. Lewis, Douglas J. Patton, Connie Fortune, Charles R. Norris and William F. McIntosh to grant)

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

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

FINAL DATE OF ORDER: 23 JAN 1981

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 MONTH 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.