

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA Application No. 13432, of John Vassilas, 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 for law offices in an SP-2 District at the premises 1926 "N" Street, N. W., (Square 116, Lot 60).

HEARING DATE: February 18, 1981

DECISION DATE: March 4, 1981

1. The subject property is located in an SP-2 District on the south side of "N" Street between 19th and 20th Streets, N. W.

2. The subject property is improved with a brick, three story row type structure.

3. The structure is one of three similar rowhouses comprising the premises known as 1924 and 1926 "N" Street and 1253 20th Street, N. W. The latter two are owned by the applicant herein, and occupy the subject lot 60 and the adjoining lot 59 to the west.

4. The applicant has cut through the wall between 1926 "N" Street and 1253 20th Street, connected the two buildings and effectively converted the two buildings into one building.

5. The first floor of the combined building is occupied by the Kozy Korner Restaurant, which uses the address of 1253 20th Street. The restaurant is a legal non-conforming use. The third floor of the building is devoted to a two-bedroom apartment occupied by the owner.

6. The second floor of the building is at issue in the subject application. Most of the second floor is currently vacant. There are two rest rooms on the second floor which are used by patrons of the restaurant. The last recorded Certificate of Occupancy for the second floor was as a flat, in conjunction with the third floor.

7. The applicant proposes to use the second floor for law offices. There would be a total of five or six persons employed on the premises. Normal office hours would be from 9:00 A.M. to 5:30 P.M.

8. No off-street parking is required or provided. There is available off-street parking in parking garages in the area.

9. The subject site is within one block of the Dupont Circle Metro Station. The area is well served by Metrobus routes on Connecticut Avenue, 19th and 20th Streets. Most of the employees of the prospective tenant of the building use public transportation to get to and from work.

10. The general vicinity of the site is developed with high rise buildings, with a mix of uses. Directly across "N" Street to the north is a ninety foot apartment building. Adjacent to the apartment building, diagonally across "N" Street to the north-east, is a ninety foot, SP type office building. The townhouse structure at 1924 "N" Street is used for law offices. To the east of the townhouse structure at 1924 "N" Street is a high rise, SP type office building. To the west, across 20th Street, is a high rise building including office and hotel uses. To the south, there are several large office buildings in the C-3-C District.

11. The applicant propose to restore the exterior appearance of the building. There will be no major alterations to either the exterior or interior of the building.

12. The applicant was referred to the Office of Planning and Development, as required by Sub-section 4101.5 of the Zoning Regulations. There was no report from OPD received in the record.

13. There was no report from Advisory Neighborhood Commission 2-B in the record on the application.

14. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION

Based on the findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception. In order to be granted such an exception, the applicant must demonstrate that he has complied with the requirements of Paragraph 4101.44 and Sub-section 8207.2 of the Zoning Regulations. The Board concludes that the applicant has so complied. The proposed use in the subject building will be in harmony with existing uses and structures or neighboring properties. The use is of such small size that it will not create any dangerous or objectionable traffic conditions. No special treatment in the way of design or screening is required. The Board further concludes that the special exception can be granted as in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps. It is therefore ordered that the application is GRANTED.

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

BY ORDER OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

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

FINAL DATE OF ORDER: 7 MAY 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 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.