

6. The applicant proposes to use all floors of the existing structure as law offices for the firm of Terris and Sunderland. Only interior renovations necessary to convert a residential structure to office uses will occur. No other renovations or additions are proposed. The applicant proposes to restore the structure's facade to its original condition. The applicant will provide a small exterior gold colored plaque to identify the offices.

7. Ten employees will occupy the structure. Six employees will arrive by public transportation and the remaining employees will car pool in two vehicles. Two off-street parking spaces will be provided at the rear of the subject property.

8. Ample on-street parking exists on 12th Street and the surrounding streets to accommodate visitors.

9. Public transportation is adequate in the area by both bus and subway.

10. No report of Advisory Neighborhood Commission 2C is part of the record in this application.

11. The Office of Planning and Development, by report dated October 19, 1982, recommended approval of the application. The OPD concluded that the proposed use is consistent with surrounding uses and is compatible with the mixed height, bulk and diverse architectural style of the neighborhood. The OPD reported that approval of the application will result in the restoration of a vacant deteriorating structure which can not compete as a residential in the SP District given the 2.2 FAR of the structure. The Board concurs in the OPD's findings and its recommendation.

12. There was no opposition to the application at the public hearing or in the record.

CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing findings of fact and the evidence of record, the Board concludes that the applicant is seeking a special exception, the granting of which requires compliance with the requirements of Paragraph 4101.44 of the Zoning Regulations, a showing that the proposed use can be permitted without an adverse impact on the use of neighboring property and a showing that the proposed use is in harmony with the general purpose and intent of the Zoning Regulations and Map. The Board concludes that the applicant has met the requirements of Paragraph 4101.44 in that the proposed use and structure are in harmony with existing uses and structures on neighboring property. The subject structure was built prior to the adoption of the present Zoning Regulations and contains a

height and bulk which is less than that currently permitted in the SP-2 District. The applicant proposes to maintain the structure by renovating the interior and restoring the exterior. Other SP type offices exist in the subject square. The Board concludes the proposed use will not create dangerous or other objectionable traffic conditions because of the small number of persons to be employed on the premises and the provision for off-street parking. Public transportation adequately serves the area and the existence of on-street parking will lessen the traffic on nearby streets.

The Board further concludes that the relief requested can be granted as in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property. Accordingly, it is ORDERED that the application is GRANTED subject to the following CONDITIONS:

1. The premises shall be occupied solely by the law firm of Terris and Sunderland.
2. The sign is limited to a brass or gold-tone plaque, no larger than one square foot in area.

VOTE: 3-0 (William F. McIntosh, Douglas J. Patton and Charles R. Norris to GRANT; Connie Fortune and Maybelle Taylor Bennett not voting, not having heard the case).

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

ATTESTED BY: 
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: FEB 17 1983

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.