

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 14394 of the Cosmos Club, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.412 to use the subject premises as offices for non-profit organizations, property being located in an R-5-B District at premises 2164 Florida Avenue, N.W., (Square 86, Lot 826).

HEARING DATE: February 12, 1986

DECISION DATE: March 5, 1986

ORDER

The subject application was heard at the public hearing of February 12, 1986. As a preliminary matter, the opposition and the Office of Planning challenged whether the application was properly before the Board as it did not meet one of the threshold criteria of Paragraph 3101.412 of the Zoning Regulations which allows the use of existing residential buildings and the land on which they are located by a nonprofit organization for the purpose of such nonprofit organization. The Board took the matter under advisement and proceeded to hear the application in order to determine if the applicant was properly before it.

At the public hearing the applicant testified that the structure was built as an apartment building and used as such until the mid 1950's when the building was used for the military attache of the French Chancery. The French government's use of the property included one apartment unit. The building was vacated by the French government over 14 months prior to the hearing on the application. The building has since been occupied by the applicant's caretaker and is used for club storage.

At its public meeting of March 5, 1986 the Board determined that Paragraph 3101.412 was not applicable to the instant case as the previous use was not a residential but a chancery use. The Board concluded that the application was not properly before the Board. Accordingly, it is ORDERED that the application is DISMISSED.

VOTE: 4-0 (Maybelle T. Bennett, Charles R. Norris, Paula L. Jewell and Carrie L. Thornhill to dismiss; William F. McIntosh not voting, not having heard the case).

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

ATTESTED BY:

  
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EDWARD L. CURRY  
Acting Executive Director

FINAL DATE OF ORDER: SEP 10 1986

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."

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