

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 15357 of Jack and Renee Carlson, as amended, pursuant to 11 DCMR 3108.1 for a special exception under Section 2003 for a change of nonconforming use from a dry cleaning pick-up store to an office, on part of the first floor in an R-4 District at premises 1307 East Capitol Street, S.E., (Square 1036, Lot 62).

HEARING DATE: September 19, 1990  
DECISION DATE: September 19, 1990 (Bench Decision)

SUMMARY ORDER

The application was amended at the public hearing to eliminate the request for alternative relief as a variance from the use provisions.

The Board duly provided timely notice of public hearing on this application, by publication in the D.C. Register, and by mail to ANC 6B and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 6B. ANC 6B, which is automatically a party to the application, did not submit written issues and concerns relative to the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 2003. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED.

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APPLICATION/APPEAL No. 15357

As Executive Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that a copy of the Order in this case, dated OCT 15 1990 has been mailed postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:

Jack & Renee Carlson  
9901 Bluegrass Road  
Pctomac, MD 20854

Alleean Brown, Chairperson  
Advisory Neighborhood Commission 6-B  
921 Pennsylvania Avenue, S.E., #108  
Washington, D. C. 20003

A handwritten signature in black ink, appearing to read "E. L. Curry", is written over a horizontal line.

EDWARD L. CURRY  
Executive Director

DATE: OCT 15 1990