

PUBLIC HEARING—Sept. 30, 1964

Appeal #7940 Allen Berenter, M. Max Leder and Allen I. Morris, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 7, 1964:

**ORDERED:**

That the appeal to establish professional office use of portion of lower lobby floor of apartment house in SP District at 1420 N Street, N.W., lot 834, square 212, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Exhibit No. 1, a set of drawings consisting of three sheets, that the portion of the lower lobby level proposed to be used for professional use is outlined in blue. This area contains approximately 1,872 square feet.

(2) The Board finds that the applicants in designing the building applied a 5.5 FAR factor for computing the areas devoted to office use. Additionally, the Board finds that the applicants have provided seven off-street parking spaces for that area of the building proposed to be devoted to office use. The building, now under construction, contains 141 apartment units and provides a total of 43 off-street parking spaces.

(3) The Board finds that in appeal #7331 dated July 16, 1963 it granted the appeal of Allen Berenter et al and permitted the use of a portion of the first floor of an apartment building located at 1440 N St. N.W., by the American Geological Institute, a new building nearby.

(4) From applicant's Exhibit No. 5, a number of photographs of the subject site and the surrounding area, the Board finds that the proposed use is consistent with other identical uses in the neighborhood.

(5) The Director, Department of Vehicles and Traffic offers no objection to this proposed use.

(6) There was no objection to the granting of this appeal registered at the public hearing.

**OPINION:**

Based upon the foregoing findings of fact, the Board is of the opinion that the proposed special purpose professional office use of the subject property is in harmony with the use being made of the first floor of premises 1440 N St. immediately to the west of the subject property and also with the use being made of the property immediately across the street from the subject property on the north side of N Street. Further, the Board is of the opinion that the off-street parking spaces provided by the applicants is adequate and that the proposed use will not create dangerous or other objectionable traffic conditions.