

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Jan. 13, 1965

Appeal #8048 John W. Gill et ux, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on January 13, 1965:

ORDERED:

That the appeal to extend an existing nonconforming office use throughout the building at the northwest corner of 19th and Que Streets, N.W., lot 54, square 111, be granted.

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

(1) Appellant's lot has a frontage of 28.33 feet on 19th Street and depths of 65 and 67.40 feet to a public alley in the rear. The lot contains an area of 7675 square feet of land. The property is improved with a five-story brick building. This property was located in the commercial district since 1920 and was made nonconforming by the new zoning regulations in 1958 when the property was zoned R-5-C.

(2) Appellant proposes to occupy all but the first floor of the property as offices for the National Association of Retired Civil Employees where it will carry out its National functions and from time to time receive a limited number of guests from the various State chapters.

(3) The first floor is occupied by an antique store and the office for the Dupont International Agency. The second floor, with the exception of one apartment, is devoted to general office use. It is the office use which applicant requests be extended throughout the balance of the building.

(4) There will be no structural alterations to the building and no other structure will be involved in the extension of this nonconforming use.

(5) No illuminated signs will be used on the building, and appellant will erect a placard giving the name of the organization.

(6) The conversion to office use does not require additional parking as three spaces are required for the apartment units and three spaces are required for the office use. Ample parking is available on private lots in the immediate area.

(7) The Association is comprised principally of retired employees of the United States Government and the Government of the District of Columbia. Its present membership exceeds 110,000 with local chapters in all States of the United States.

(8) The principle objectives of the Association is service to retirees, potential retirees and survivors. It gives support for beneficial legislation contacts local agencies in solving problems, is cooperating in pre-retirement programs and aids in programs designed to solve the problems of the aged and aging generally.

(9) A monthly magazine Retirement Life is sent to all of the members. This magazine is not printed on the premises.

(10) There are approximately fifty employees in the Association consisting of officers, secretarial staff and other employees. Office hours consist of six hours daily.

(11) Appellant stated that no noise will be generated by any of the office equipment used.

OPINION:

We are of the opinion that the proposed extension of office use throughout the building, excepting the first floor, although not a neighborhood facility will not be objectionable in this residential district, nor will it affect adversely the present character or future development of the neighborhood in accordance with these regulations and the Comprehensive Plan for the District of Columbia, as the use proposed will be a quiet operation with limited working hours and number of employees, and further, the property is located in the proximity of commercial zoning, said property itself having been zoned commercial prior to 1958.

There will be no structural alterations and no other structure is involved in this extension of nonconforming use.