

PUBLIC HEARING—March 17, 1965

Appeal #8083 J. Gilbert and Libby Sangster, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. McIntosh and Clouser dissenting, the following Order was entered on March 24, 1965:

**ORDERED:**

That the appeal to permit storage of owners personal property on alley lot 18, square 816, at rear of 19 - 4th Street, N.E., be granted conditionally.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot which is located at the rear of 19 - 4th Street, N.E., contains only approximately 648 square feet of land and abuts a ten foot wide public alley.

(2) Appellant will provide storage for her goods which she sells in her antique shop which is located elsewhere. The property is very small as indicated by plat on file with the Board.

(3) There was only one person present in opposition who resides at 26 - 5th Street, N.E. There were numerous letters and petitions on file in favor of the appeal. The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society are both in favor of the granting of this appeal.

**OPINION:**

We are of the opinion that this exception can be granted and be in harmony with the general purpose and intent of the zoning regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps, as the use is very limited in size, will contain less than 2500 square feet of gross floor area and will not create noise, traffic or employees. Further the hours of operation is so arranged as not to prove disturbing or otherwise objectionable to persons residing around the perimeter of the square in which located.

The Board feels, however, that the use should be subject to a trial period in order to ascertain whether or not, within a years time, the operation has proven objectionable. This order is therefore subject to the following condition:

- (a) Permit shall issue for a trial period of one year only, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.