

PUBLIC HEARING--April 14, 1965

Appeal #8127 George J. and Marguerite M. Hannon, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Davis and Harps dissenting, the following Order was entered on April 20, 1965:

ORDERED:

That the appeal to change a nonconforming use from real estate office to real estate office and book store at 515 East Capitol Street, lot 18, square 841, be denied.

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

(1) Appellant's lot has a frontage of 21~~1~~ feet on East Capitol Street and a depth of 138 feet to a public alley in the rear. The lot contains an area of 2898 square feet of land and is improved with a four-story brick row house.

(2) The first floor of this building is utilized as a real estate office and the balance of the upper stories is used as a convent by sisters of the Catholic Church. Appellant proposes to divide the first floor into two parts with the book store in front and a small office in the rear.

(3) Appellant proposes to utilize the real estate office and the book store will specialize in art books, childrens books, best sellers and a few cards.

(4) There was objection to the granting of this appeal registered at the public hearing. There was also a petition and letters in favor of the appeal.

OPINION:

We are of the opinion that the change of use as requested will not necessarily be a neighborhood facility, as the real estate office is a city-wide activity and the book store might perhaps service a wide area of the city.

We are further of the opinion that the addition of another type of nonconforming use into a building which had only one use will not be in accordance with these regulations and the Comprehensive Plan for the District of Columbia, and further, this addition will affect adversely the present character and future development of the neighborhood.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING—June 16, 1965

Rehearing of appeal #8127. George J. and Marguerite M. Hannon, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Messrs. Davis and Harps dissenting, the following Order was entered on June 22, 1965:

ORDERED:

That the rehearing of the appeal to change a nonconforming use from real estate office to real estate office and book store at 515 East Capitol Street, lot 18, square 841, be denied.

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

(1) This appeal was heard on April 14, 1965 and denied by the Board on April 20, 1965.

(2) Thereafter appellant requested and was granted a rehearing of the appeal which was heard at public hearing on June 16, 1965. The Board again by a three to two vote on June 22, 1965 denied the appeal.

(3) Inasmuch as no new evidence was submitted at the rehearing to change the Board's action, the Order in this appeal entered on April 20, 1965 is reaffirmed and the appeal is therefore denied.