

PUBLIC HEARING--July 14, 1965

Appeal #8267 Everett J. Russell, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965.

ORDERED:

That the appeal to change a nonconforming use from retail sales of awnings, flags, windows, shades and fabrication of same to retail sales of laundry soaps, bleach, boxes, bags and items used to operate a home or commercial laundry at 4424 Arkansas Ave. N.W., lot 812, square 2819, 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 approximately 105 feet on Arkansas Avenue and contains an area of 3962 square feet of land and is improved with a one and two-story building.

(2) There are at the present time four employees and five trucks and an automobile. Appellant states that when they get in this building they will add more employees up to approximately 20. He stated that they would supply all the basic needs relating to laundries throughout the Metropolitan area.

(3) The property in question is zoned C-1 and faces the Roosevelt Recreation Center across Arkansas Avenue, C-M-1 property to the north and C-1 property to the rear.

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

(5) Appellant states that all loading and unloading will be done within the building itself.

OPINION:

We are of the opinion that the proposed use, although not a neighborhood facility, which was the case also in the previous occupancy, will not be objectionable in this area due to its location and the surrounding zoning, and further, that the present character or future development of the neighborhood will not be affected adversely, and that the use will be in accordance with these regulations and the Comprehensive Plan for the District of Columbia.