

PUBLIC HEARING--August 18, 1965

Appeal #8310 Jack and Harold Pollin, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on August 25, 1965:

**ORDERED:**

That the appeal for permission to establish the Society of Photographic Scientists and Engineers, United Cerebral Palsy Association, World Confederation of Organizations for the Teaching Profession and the Jewish Community Council to occupy as SP uses part of Thomas House at 1330 Massachusetts Avenue, N.W., lot 856, square 247, be granted.

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

(1) Appellant has requested permission to house the above organizations in the cellar, first and second floors of these premises known as Thomas House, said building being located in the SP District.

(2) The Society of Photographic Scientists and Engineers will occupy 1084 square feet in part of the second floor; the United Cerebral Palsy Association will occupy 1,440 square feet of the first floor; the Jewish Community Council will occupy 2500 square feet of the first floor, and the World Confederation of Organizations of the Teach Profession will occupy approximately 1200 square feet of the B-1 level (one level below street level) and approximately 4000 square feet on the second floor. *A.K.*

(3) These organization are exempt from Federal Income tax.

(4) The applicant's have applied a 5.5 FAR in computing these areas of the building and have provided addition off-street parking spaces as required to serve the office space used by each of these organizations. The Thomas House contains in addition to office space, 205 apartments and 105 parking spaces (51 parking spaces required for the apartments and 19 parking spaces for the offices, or a total of 70 required parking spaces).

(5) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(6) From an examination of the Constitution and By-Laws of these organizations the Board finds that these organizations are non-profit within the meaning of the Zoning Regulations.

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

**OPINION:** We are of the opinion that these organizations are non-profit within the meaning of the Zoning Regulations. We further find that these uses will be in harmony with existing uses on neighboring or adjacent property, and that they will not create dangerous or other objectionable traffic conditions. We are also of the opinion that no neighborhood property owners will be affected adversely as the uses are located in their entirety within the building and will not be visible from the street or from neighboring property.