

PUBLIC HEARING--Sept. 22, 1965

Appeal #8358 John L. O'Brien, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on September 28, 1965:

ORDERED:

That the appeal to change a nonconforming use from a grocery store to a dry cleaning and laundry pick-up station at 3508 Center St. N.W., lot 247, square 2683, be conditionally granted.

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

(1) Appellant's lot, which is located in the R-5-B District, has a frontage of 50 feet on Center Street and 75 feet on Oak Street being a corner lot. The lot contains an area of 2437 square feet of land and is improved with a two-story building with an apartment on the second floor.

(2) Appellant states that the grocery store has been out about five months and that his operation will be from 7:00 a. m. to 7:00 p. m. six days a week. There will be no pressing on the premises and the business will be for pick up only.

(3) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the proposed use will provide a neighborhood facility. We are further of the opinion that this use will not 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, in our opinion, the proposed use will be less objectionable in this residential district than the previous use as a grocery store.

This Order shall be subject to the following condition:

- (a) No neon or gas tube displays shall be located on the outside of the building, nor shall any such displays, if placed inside the building, be visible from the outside of the structure.