

PUBLIC HEARING -- December 15, 1965

Appeal No. #8513 Arthur J. Phelan, Jr., Appellant

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Scrivener dissenting and Mr. Hatton abstaining, the following Order was entered on December 22, 1965.

ORDERED:

That the appeal to extend nonconforming office use, now occupying part of first and part of second floors to the entire first and second floors and to provide for storage in basement at 1656 - 33rd Street, NW., lot 238, square 1290, be granted.

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

1. Appellant's lot, which is located in the R-3 District has a frontage of 15.50 feet on 33rd Street, a depth of 70 feet and contains an area of 1805 square feet of land. This lot adjoining the C-2 District to the north and the R-3 District to the south. There is a sixteen foot wide public alley in the rear of the premises. Property directly across Wisconsin Avenue and to the south and north is zoned C-2.

2. The nonconforming office use in this property is consistent with the C-2 District which it abuts.

3. Appellant intends to extend the architect's office now occupying a part of the second floor to the entire floor and to that part of the first floor not now occupied by the real estate office. The subject property is now used and has been used for many years for offices.

4. Exhibit #17 is a statement of the owner describing the past and proposed use of the property and a description of the interior of the building.

5. Exhibit #8 is a statement showing the property uses in this property since February 1953.

6. There will be no heavy office equipment used.

7. There is no off-street parking spaces provided nor will such spaces be required if the Board grants the proposed extension of office use.

8. There was opposition registered to the granting of this appeal at the public hearing by the Georgetown Citizens Association and by other persons.

OPINION:

The Board may grant an extension of a nonconforming use as provided in subsection 7105.2. In granting this appeal, the Board is of the opinion that the use will not be objectionable and will not adversely affect the present or future development of the neighborhood. In fact, the Board is of the opinion that this office use, bordering on a commercial district but in a structure which is compatible in appearance to the adjacent residential structures, will form a desirable buffer between the residential and commercial uses.