

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8666 Raymond Krahlung, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on April 27, 1966.

EFFECTIVE DATE OF ORDER: June 13, 1966

ORDERED:

That the appeal for permission to change a nonconforming use from a laundry and dry cleaning pickup station to a delicatessen on the first floor of 238 - 11th Street, S.E., lot 836, square 990, be denied.

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

- (1) Appellant's property is located in an R-4 District.
- (2) Appellant's lot is improved by a two-story brick building, which is situated between two residential dwellings.
- (3) It is proposed to change a nonconforming use from a laundry and dry cleaning pick-up station to a delicatessen. The delicatessen would operate 7 days a week during the hours from 8 a.m. to 8 p.m. The operator of the delicatessen would reside on the second floor.
- (4) The Capitol Hill Southeast Citizens Association and the Capitol Hill Restoration Society favor the granting of this appeal.
- (5) There was opposition to the granting of this appeal registered at the public hearing. In addition, the record contains a letter and petitions with 32 signatures opposing the granting of this appeal.

OPINION:

It is the opinion of the Board that this delicatessen use will not be a neighborhood facility, but will draw customers from a greater radius, and that its hours of operation will extend beyond the normal working day, thus increasing and extending any adverse impact on the residential neighborhood.

We are further of the opinion that the proposed use will affect adversely the present character and future development of the neighborhood as set forth in the Zoning Regulations and Map.