

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8705 Norman Bernstein et al, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

EFFECTIVE DATE OF ORDER: June 16, 1966

ORDERED:

That the appeal for permission to permit the Anti-Communist World Freedom Congress, Inc. and the United States Anti-Communist Congress, Inc., non-profit organizations, to occupy 520 square feet in the basement and 1,500 square feet on the first floor, respectively, of an SP apartment building, known as Cambridge House, located at 1221 Massachusetts Avenue, N.W., Lot 44, in Square 282, be granted.

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

(1) The Anti-Communist World Freedom Congress, Inc. and the Anti-Communist Congress, Inc., are non-profit organizations as defined in the Zoning Regulations, as shown by their Charters and By-Laws, and as evidenced by their tax exempt status. (Exhibits 8, 9, 10, 11, 12, and 13).

(2) This Board, in Appeal No. 7669, granted permission to the appellants to erect the subject special purpose apartment building with office space for professional occupancy. This Board, in Appeal No. 8447 granted a similar appeal for occupancy of a portion of the first floor of the subject SP building.

(3) Appellants applied the 5.5 FAR factor in computing areas of the building, and have provided the necessary off-street parking spaces as required to serve the office space used by the above non-profit organizations. The proposed office areas have a floor load capacity of 100 lbs. per square foot.

(4) The proposed SP office uses in the basement and first floor of the subject building will be in harmony with existing uses on neighboring and adjoining property.

(5) The Board finds that the uses will not create dangerous or otherwise objectionable conditions and that the property owners have provided adequate off-street parking spaces for the building.

(6) No neighborhood property owner will be adversely affected.

OPINION:

We are of the opinion that granting of this appeal is in keeping with the letter, intent and purpose of the Zoning Regulations and will not adversely affect neighboring property.

The Board retains jurisdiction over the use of the subject premises by non-profit organizations.