

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8902 Joseph E. & Josephine A. Gatti, 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 September 20, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 2, 1966

ORDERED:

That the appeal for permission to change a nonconforming use from retail sales of paintings and other art objects and creation thereof to office and display room for interior decorator at 1227 - 34th Street, NW., lot 30, square 1220, be granted conditionally.

FINDINGS OF FACT:

(1) An exterior inspection of the property was made by the Board on September 12, 1966.

(2) The subject property is a one-story L-shaped building fronting on 34th Street and on Prospect Avenue, there being no interior connection between the two parts. Each part has a store front.

(3) The subject property is located in an R-3 District.

(4) It is proposed that the building be used as an office and a display room for fabrics in connection with an existing shop in the Prospect Avenue part of the building.

(5) No trucks would be used in connection with the proposed use.

(6) The Citizens Association of Georgetown opposes the use of the property as a display room, and wants no window displays. The Association does not object to office use of the building.

(7) Appellant states that there will be no window displays and that the windows will be curtained.

OPINION:

We are of the opinion that the granting of this appeal will have no adverse effect upon the nearby residential property and that the proposed use is a reasonable use of the premises. We believe that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

The Order shall be subject to the following conditions:

- (a) There shall be no window displays or signs.
- (b) No interior connection shall be made between 3343 Prospect Avenue and 1227 - 34th Street.
- (c) No neon or gas tube displays shall be located on the outside of the building, nor shall any such displays, if placed inside of the building, be visible from the outside.