

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- February 15, 1967

Appeal No. 9108 Timber Engineering Corporation, appellant.

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 February 15, 1967.

EFFECTIVE DATE OF ORDER - March 6, 1967

ORDERED:

That the appeal for permission to occupy the second floor of building located at 1619 Massachusetts Avenue, NW., for non-profit organization (Automobile Manufacturers Association, Inc.), lot 850, square 181, be granted.

FINDINGS OF FACT:

- (1) The subject property is located in an SP District.
- (2) Timber Engineering Corporation proposes to lease space to a non-profit organization within the meaning of the Zoning Regulations, as evidenced by its Certificate of Incorporation and a copy of its Constitution and by-laws (BZA Exhibit No. 7), and letters from the U.S. Treasury Department, Commissioner of Internal Revenue, dated September 12, 1935 and April 29, 1935, which grant federal income tax exemption to the organization.
- (3) In Appeals No. 5827-5829 the Board of Zoning Adjustment granted permission for erection of the subject office building as a special purpose office building.
- (4) The Automobile Manufacturers Association, Inc. proposes to occupy the entire second floor of the building.
- (5) The Automobile Manufacturers Association will have normal office hours (9:00 a.m. to 5:30 p.m.), five days a week.
- (6) There will be between 10 and 20 employees on a full time basis. No equipment other than ordinary business machines will be used (typewriters, adding machines, duplicating equipment).

(7) The proposed office use will be located in its entirety within the subject building and no part thereof will be visible from the neighboring property.

(8) No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board is of the opinion that permission for the proposed occupancy is in keeping with the letter, intent and purpose of Section 41 of the Zoning Regulations.

We are further of the opinion that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to adversely affect the use of neighboring property.

The Board retains jurisdiction over the use of space in the subject building by non-profit organizations.

This Order does not limit the floor area or location of the approved organization within the building.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: James E. Bess
JAMES E. BESS
Secretary of the Board