

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 13, 1967
January 17, 1968

Appeal No. 9437 J. Christopher Burke et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with Messrs. Arthur B. Hatton absent and William S. Harps not voting, the following Order was entered at the meeting of the Board on January 24, 1968.

EFFECTIVE DATE OF ORDER - Feb. 7, 1968

ORDERED:

That the appeal for permission to change a nonconforming use from a real estate office to a TV antenna systems sales office and extend the use into the basement for storage at 3624 Nichols Avenue, SE., lot 32, Square 6090, be partially granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a two-story brick detached building.
3. The property has been previously used as a drugstore, an office of a storage company, and as a television sales and record shop on the first floor.
4. Appellant proposes to use the building for office space for record keeping and dispatching of calls in the installation of CA TV systems **and** master antenna systems for apartment houses and hotels.
5. Appellant previously intended to use the basement of the subject premises for light storage but amends the appeal to eliminate storage in the basement.

Appeal No. 9437
PAGE 2
Feb. 7, 1968

6. There will be no sale or repair of TV sets on the property. Vehicles used in the operation will not be stored in or near the premises when not in use.

7. Staff will consist of no more than three persons. The second floor will remain as an apartment.

9. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

- (a) No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.
- (b) The Board accepts withdrawal of that portion of the request to extend the nonconforming use into the basement for storage.
- (c) The office use is permitted on the first floor only.
- (d) There shall be residential use of the second floor of the building.

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

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.