

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - February 14, 1968

Appeal No. 9504 George F. Robinson, et al, 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 14, 1968.

ORDERED:

That the appeal for permission to change a nonconforming use from offices of Musicians Union to offices of Capitol Dry Cleaners Association and to extend said use throughout the building at 1836 - 9th Street, N.W., lot 235, Square 362, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The subject property is improved with a three (3) story and full basement brick row dwelling.
3. The west side of 9th Street, N.W., from "T" Street north to Barry Place, N.W., is zoned C-M-1. The east side of 9th Street from "T" Street to Westminister Street, N.W., excepting 1828 through 1834 - 9th Street, N.W. zoned R-4, is zoned C-M-1.
4. On July 15, 1966, in Case No. 66-49 the Zoning Commission rezoned premises 1820 - 9th Street, N.W., through 1826 - 9th Street, N.W., C-M-1.
5. The subject property is surrounded on all sides by C-M-1 zoning excepting 1828 through 1834 - 9th Street, N.W. zoned R-4. The property faces commercial improvements.
6. The offices of the Musicians Protective Association, Local 710, previously occupied the basement, the first and the second floors of the building.
7. The Capitol Dry Cleaners Association is a non-profit association with 68 member firms. The Association proposes that the Board of Directors will meet every two weeks on alternate Tuesdays. General membership meetings will be held every other month. Daily staff will consist of one secretary.

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8. Considerable interior repairs will be made, but there will be no structural alterations.

9. A copy of the Constitution and by-laws of this Association are part of the BZA record.

10. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that this proposed use will not have an adverse affect upon the present character and future development of the neighborhood, nor will it substantially impair the purpose, intent or integrity of the Zoning Regulations or Map. The change will not increase the nonconformity of the property. We believe that this request can be granted without any substantial detriment to the public good.

The Order shall be subject to the following condition:

No neon or gas tube displays shall be located on the outside of the building; nor shall any such display, if placed inside the building, be visible from the outside.

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 DATE OF THIS ORDER.