

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 20, 1968

Appeal No. 9523 Annie E. Duncan, 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 March 26, 1968.

ORDERED:

That the appeal for permission to change nonconforming use from grocery store to home improvement office at 1864 Central Ave. N.E., lots 44 and 806, square 4047, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a two-story brick building.
3. It is proposed that the first floor of the premises be changed from a grocery store to a home improvement office. The second floor will remain as a flat.
4. Appellant states that no materials are to be stored upon the subject property.

OPINION:

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

This Order shall be subject to the following condition:

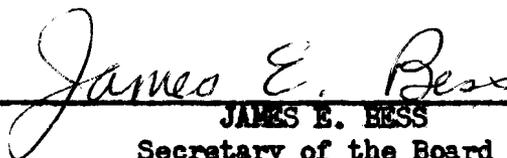
- (a) There shall be no storage on the premises.
- (b) An easement shall be obtained in order that the tenant can park in the space at the rear of the subject property.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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

ATTESTED:

By:



JAMES E. HESS

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.