

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 15, 1968

Appeal No. 9596 Westminister Investment Corp., 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 May 21, 1968.

ORDERED:

That the appeal for variance from the use of the C-M-2 District to permit living accommodations in Rehabilitation Center at 705 Edgewood Street, N.E., lot 808, Square 3636, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-M-2 District.
2. The subject property is improved with a 2-story brick structure which has been vacant for some time.
3. The property is sought to be used by the American Rescue Workers, a nonprofit organization, which provides help for men who are homeless, socially maladjusted, physically handicapped or addicted to alcohol. The organization is supported by donations and through the salvage operations of donated materials.
4. It is proposed to use the existing structure as a rehabilitation home for men. The second floor would permit living accommodations for 75 men, while the first floor would serve as a warehouse and workshop center for the repair and rejuvenation of household furnishings donated to this organization.
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the appellant has shown a hardship within the meaning of the variance clause of the Zoning Regulations. The subject building has stood vacant for several years. The proposed rehabilitation facility can be granted to the substantial benefit of the public

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good. The proposed 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.

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

ATTESTED:

By:

  
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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.