

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 17, 1968

Appeal No. 9699 Alvin P. Ostrow, et al, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried unanimously, the following Order of the Board was entered at the meeting on July 23, 1968.

EFFECTIVE DATE OF ORDER - Oct. 29, 1968

ORDERED:

That the appeal for permission to change a nonconforming use from a trade school for offices for the National Symphony Orchestra Association for approximately 5,000 square feet on first floor of Dorchester House or in the alternative variance from the use provisions of the R-5-C District to permit same at 2480 - 16th Street, NW., Lot 813, Square 2572, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is improved with a multi-family dwelling known as Dorchester House.
3. The portion of the property which is the subject of this appeal has had a history of non-residential occupancy. Board of Zoning Adjustment Orders No. 1833 and 2016 established a trade school for an original one year term and thereafter extended such trade school for additional one year terms.
4. The prior use was nonconforming under the old Zoning Regulations and is nonconforming use current Regulations. Board of Zoning Adjustment Order No. 1833 authorized the establishment of offices for the National Institute of Commerce and Technology.
5. The use and occupancy of the property as a trade school terminated in 1949. Appellant alleges that the terminated use was the last use of this portion of the property.

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6. Certificate of Occupancy No. 113715 issued July 10, 1947 for the National Institute of Commerce and Technology, Inc., a school for air conditioning and refrigeration is contained in BZA File No. 9699.

7. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

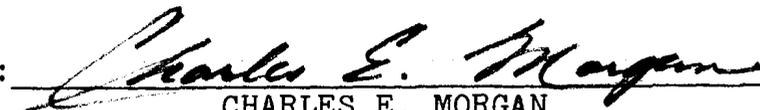
We are of the opinion that this use will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Zoning Regulations and Map.

This Order shall be subject to the following condition:

- [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] Paragraph (a) of BZA 1833 is amended to make the permission for an indefinite period.

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

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT 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.
