

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 23, 1968

Appeal No. 9801 Edward G. Gruis, Capitol Hill Lodge
Associates, appellants.

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 October 29, 1968.

EFFECTIVE DATE OF ORDER - December 3, 1968

ORDERED:

That the appeal for permission to change nonconforming
use from storage of household furniture and office equip-
ment to artist's studio and handicraft arts, including
restoration of antique furniture, cabinet making, and
refinishing, be granted, *REAR OF 320 + 322 - 3rd St. NE, lots 811 +
812, SQUARE 756 - Kpl.*

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District
and is situated on the border of a C-2-A District along the
200 block of Massachusetts Avenue, N.E.

2. The property is improved with two structures.

3. One of the carriage houses is 3 stories high and
has floor dimensions of 17 by 60 feet. This larger carriage
house is completely enclosed by brick walls on the first
floor except for a small window and door at the west end
facing the public alley.

4. The other carriage house, which is joined to the
first to form an "L" shaped structure, is 2 stories high and
has floor dimensions of approximately 16 by 32 feet and is
also fully enclosed by brick walls on the first floor except
for a door facing the public alley on the south.

5. The buildings have been unoccupied for one year.

6. Board Order Number 872, issued in May 1949, permitted
furniture crating and refinishing upon the subject premises.

7. Board Order Number 3723 issued December 30, 1953,
permitted the storage of household furniture and lumber,
the storage of household and office equipment.

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8. BZA No. 3179, issued May 9, 1953, for animal supplies and pet equipment.

9. The nature of the premises and their alley location does lend them to other uses permitted in an R-5-B District.

10. The property is located between a C-2-A zone on the north and a sculptor's studio on the south, lot 813, in square 756 for which a variance has been given. It is separated by an easement from the R-5-B zone residential properties on the east, and it is fronted by a public alley on the west.

11. No alterations or changes are to be made to the outside structure of either carriage house. It is proposed that the 3-story carriage house will have handicraft and woodworking equipment located on the fully enclosed brick-walled first floor. The remainder of the first floors in both carriage houses will be used for storage.

12. The second floors of both carriage houses will be used for painting, design and art work and storage, and the third floor of the larger carriage house will be used for artist's studios and storage.

13. There was no opposition to the granting of this appeal registered at the public hearing. The Capitol Hill Southeast Citizens Association endorses the proposed.

OPINION:

We are of the opinion that 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.

This 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 displays, if placed inside the building, be visible from the outside of the building

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

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board

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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.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - October 23, 1968

Appeal No. 9801 Edward G. Gruis, Capitol Hill Lodge Associates, appellants.

The Zoning Administrator of the District of Columbia, appellee.

Meeting: October 29, 1968

EFFECTIVE DATE OF AMENDMENT: December 13, 1968

ORDERED:

That the Order of the Board effective December 3, 1968 granting permission to change nonconforming use from storage of household furniture and office equipment to artist's studio and handicraft arts, including restoration of antique furniture, cabinet making, and refinishing, be amended as follows:

That the "Ordered" portion of this appeal be amended to read:

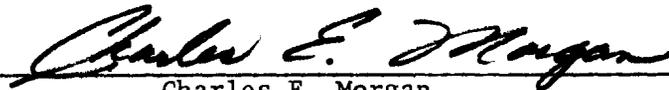
That the appeal for permission to change nonconforming use from storage of household furniture and office equipment to artist's studio and handicraft arts, including restoration of antique furniture, cabinet making, and refinishing, ~~or~~ in the alternative variance to permit same at rear of 320 and 322 - 3rd St., NE., lots 811 and 812, square 756, be conditionally granted.

This amendment does not alter any other terms in the Board's Order effective December 3, 1968.

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

ATTESTED:

By:



Charles E. Morgan
Secretary of the Board