

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9843 Esther Metelitz, et al, 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 November 13, 1968.

EFFECTIVE DATE OF ORDER - December 2, 1968

ORDERED:

That the appeal for permission to change a nonconforming use at 1100 W Street, N.W., lot 805, Square 303, from a grocery store to an office of community service center be conditionally granted.

FINDINGS OF FACT:

1. Subject property is located in an R-5-B District.
2. Subject property is improved with a 2-story brick structure which contains a grocery store and an apartment. The premises are now vacant and require considerable repair.
3. It is proposed to establish an office for community service for a parent-child center. The office will serve 100 families located within a target area bounded by 11th Street, Florida Avenue, W Street, and 14th Street, N.W.
4. Appellant alleges that the purpose of this program is to make favorable changes in the education and socio-cultural environment of parents and children focusing attention on children 3 years old and under.
5. The program is to be divided into four functional units: Administration; Recreation; Health and Family Educational; and Assistance Services.
6. Thirty-seven persons will constitute the staff for the office of the parent-child center program. The estimated cost of the entire project is \$210,064 \$175,064 of which is Federal funds and \$35,000 of which is non-Federal funds.

7. The Office of Economic Opportunity has earmarked \$233,064 for the subject project. Other funding resources include The Rounders, which is a newly formed men's service club, located in the city of Washington; and Thompson's Honor Dairy, Smith's Transfer and Storage Company, Industrial Bank of Washington, and the United Planning Organization.

8. The office will be operated during the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday.

9. No opposition to the granting of this appeal has been registered with the Board.

OPINION:

It is our opinion that the proposed use is an office as that term is defined under the Zoning Regulations and will be so located that the activities conducted therein will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

This Order shall be subject to the following condition:

The Board's approval to the use of these premises as an office to serve a community center building is effective for a period of one year.

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

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 EFFECTIVE DATE OF THIS ORDER.