

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 19, 1969

Appeal No. 9965 C.F. Geschickter, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton dissenting, the following Order was entered at the meeting of the Board on March 25, 1969.

EFFECTIVE DATE OF ORDER - March 27, 1969

ORDERED:

That the appeal for permission to change nonconforming use from professional office and non-profit organization to professional office and office for National Association for the Education of Young Children, non-profit organization, at 1834 Connecticut Avenue, NW., lot 45, Square 2531, be partially granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
  2. The property is improved with a large row brick structure containing three stories and basement.
  3. Certificate of Occupancy No. 111600 was issued April 15, 1947 for professional offices for three doctors.
  4. BZA Order No. 9408, effective January 31, 1968, granted permission to change a nonconforming use from professional offices to professional office and non-profit organizations upon the subject premises.
  5. Appellant proposes to establish offices for the National Association for the Education of Young Children, a non-profit organization. Professional office use is also intended.
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6. The Articles of Incorporation of this non-profit organization are made part of this record.

7. The NAEC has as its purpose encouragement of the study, interpretation, and improvements of the education of young children. Assorted publications are prepared in the field of childhood education.

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

OPINION:

We are of the opinion that this proposed use of offices for the National Association for the Education of Young Children, a non-profit organization, will have no adverse effect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

- (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 of the building.
- (b) Professional offices are hereby denied as part of the relief granted.

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

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.