

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 16, 1969

Appeal No. 9986 John D. Cokinos, 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 April 23, 1969.

EFFECTIVE DATE OF ORDER - May 28, 1969

ORDERED:

That the appeal for permission to change a nonconforming use from a grocery store to a dry cleaning plant not to exceed 2,500 square feet at 2712 - 11th Street, NW., lots 83 and 852, Square 2859, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a one story building used as a grocery store under Certificate of Occupancy No. B-48378 until April, 1968.
3. A coin operated laundromat is adjacent to the property and has been there for approximately ten years.
4. Appellant proposes to establish a dry cleaning plant not to exceed 2,500 square feet.
5. There shall be no more than five (5) employees.
6. No opposition to the granting of this appeal was registered at the public hearing.

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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 conditions:

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.

There shall be no more than five (5) employees.

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.