

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--December 16, 1964

Appeal #8021 Selma Poretsky, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1964:

ORDERED:

That the appeal to change a nonconforming use from drug store to a beauty shop at 4248 Benning Road, N.E., lot 856, square 5087, be granted.

From the records and the evidence adduced at the hearing the Board finds the following facts:

- (1) The premises is now occupied by nonconforming drug store on the first floor and two doctors on the second floor.
- (2) There is a shoe repair shop next door.
- (3) The beauty shop operation would include up to six operators and be open for business Monday through Saturday between the hours of 7 a. m. and 10 p. m.
- (4) There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that the change of use will not adversely effect the present character or future development of the neighborhood.

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 of the structure.



4246 Benning Rd - Trees and wood fence along West property boundary .



4248 Benning Rd - Views of tree-lined fencing along tree the North and West property boundaries

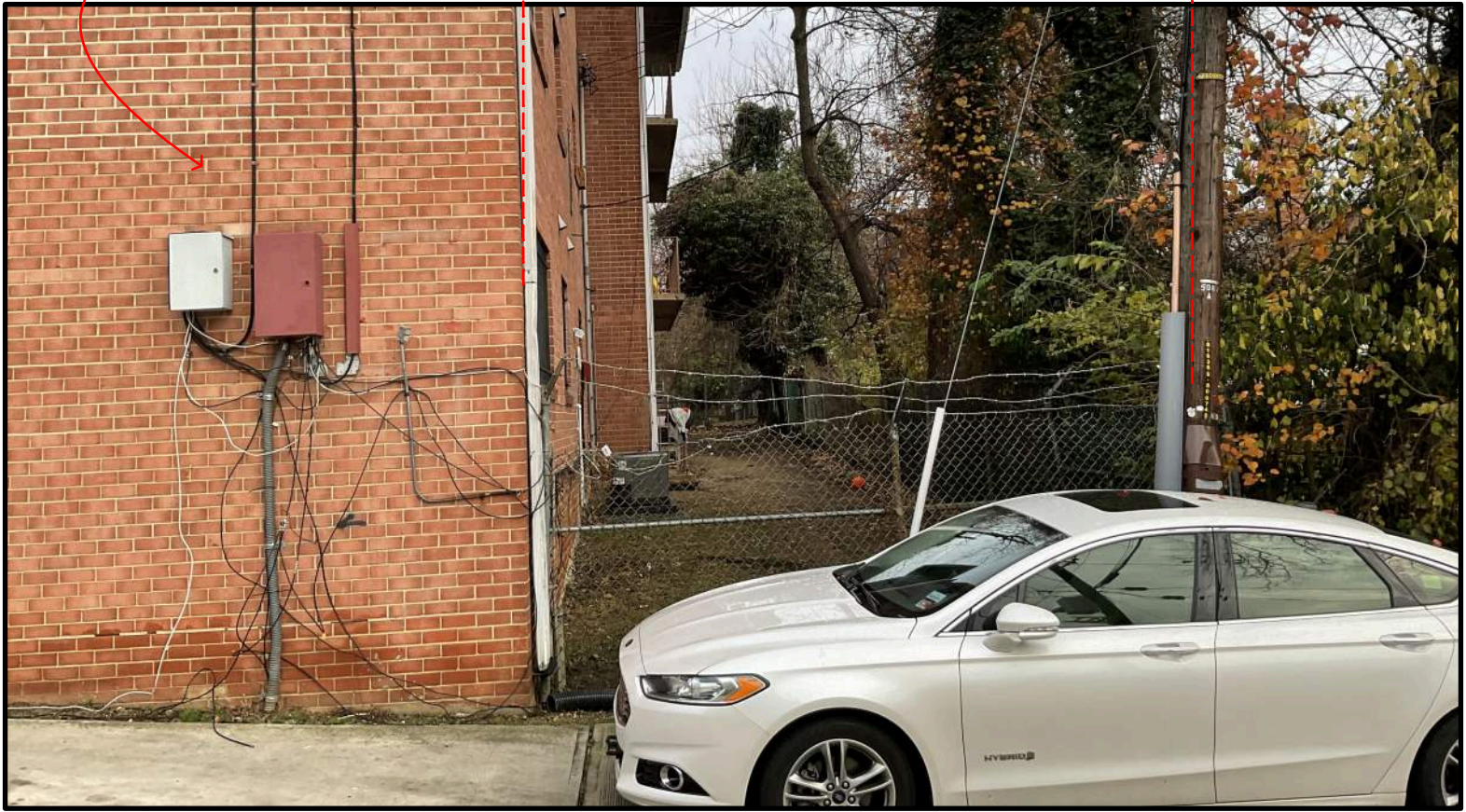


View of fences along West and North property boundaries from the East parking lot adjacent to the project site

Existing Building on
225 43rd Road NE

20'-0"

BTWN 225 43RD RD NE & PROJECT SITE



View of 20' distance between 225 43rd Road & project site's North property boundary from 43rd Road NE

PROPOSED ACCESSORY STRUCTURES

Existing Building on
4246 Benning Rd NE



View of fence along West property boundary from 43rd Road NE

EXHIBIT 3

PROJECT SITE



View of project site from Benning Road. Proposed accessory structures are obliquely visible from this portion of Benning Road. The limited visibility of the proposed structures will ensure they will minimally impact the character, scale, and pattern of houses along Benning Road NE



PROJECT SITE
BEHIND PRINCIPAL
BUILDING

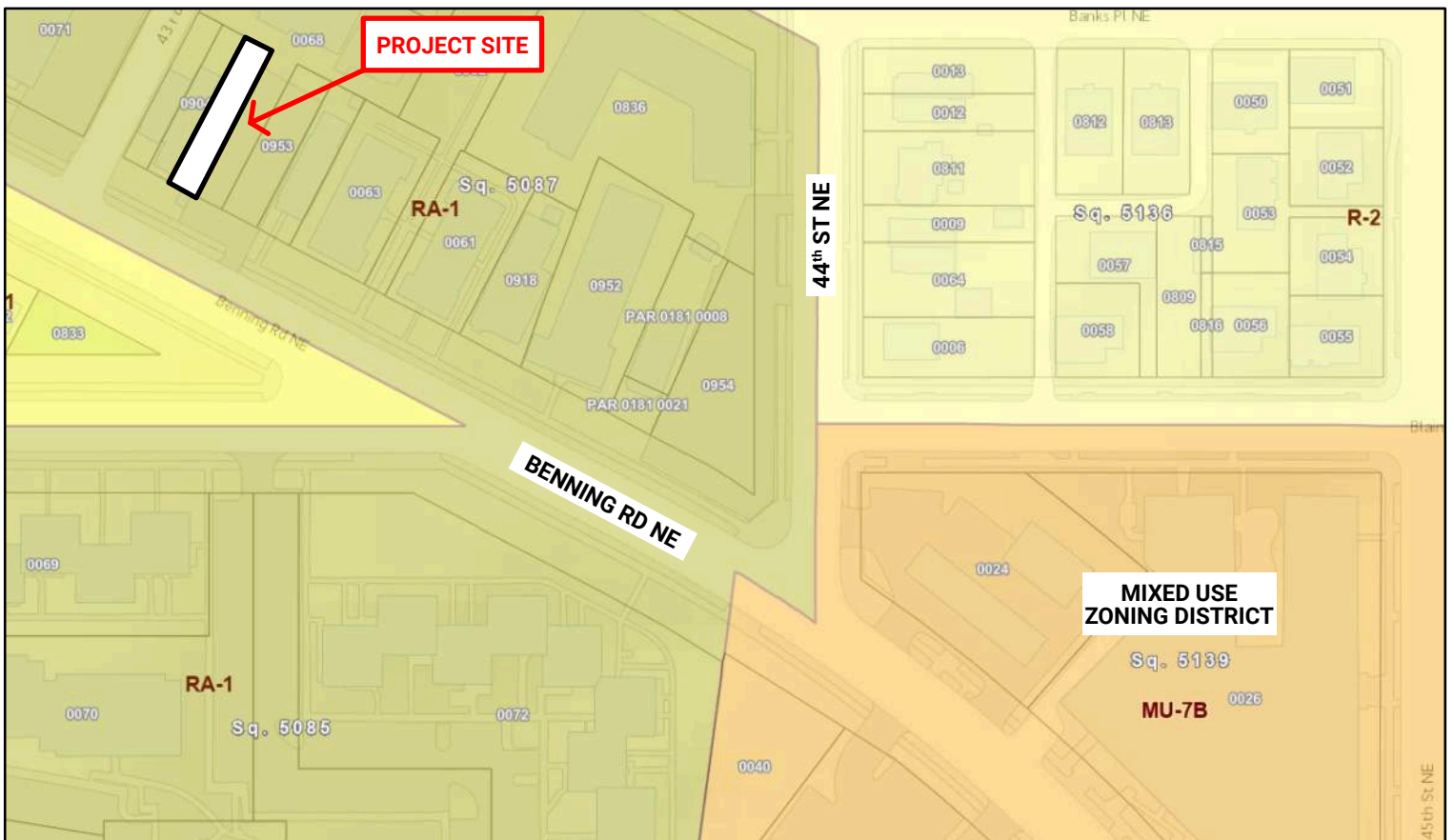
View of project site from Benning Road. Proposed accessory structures are concealed from the street



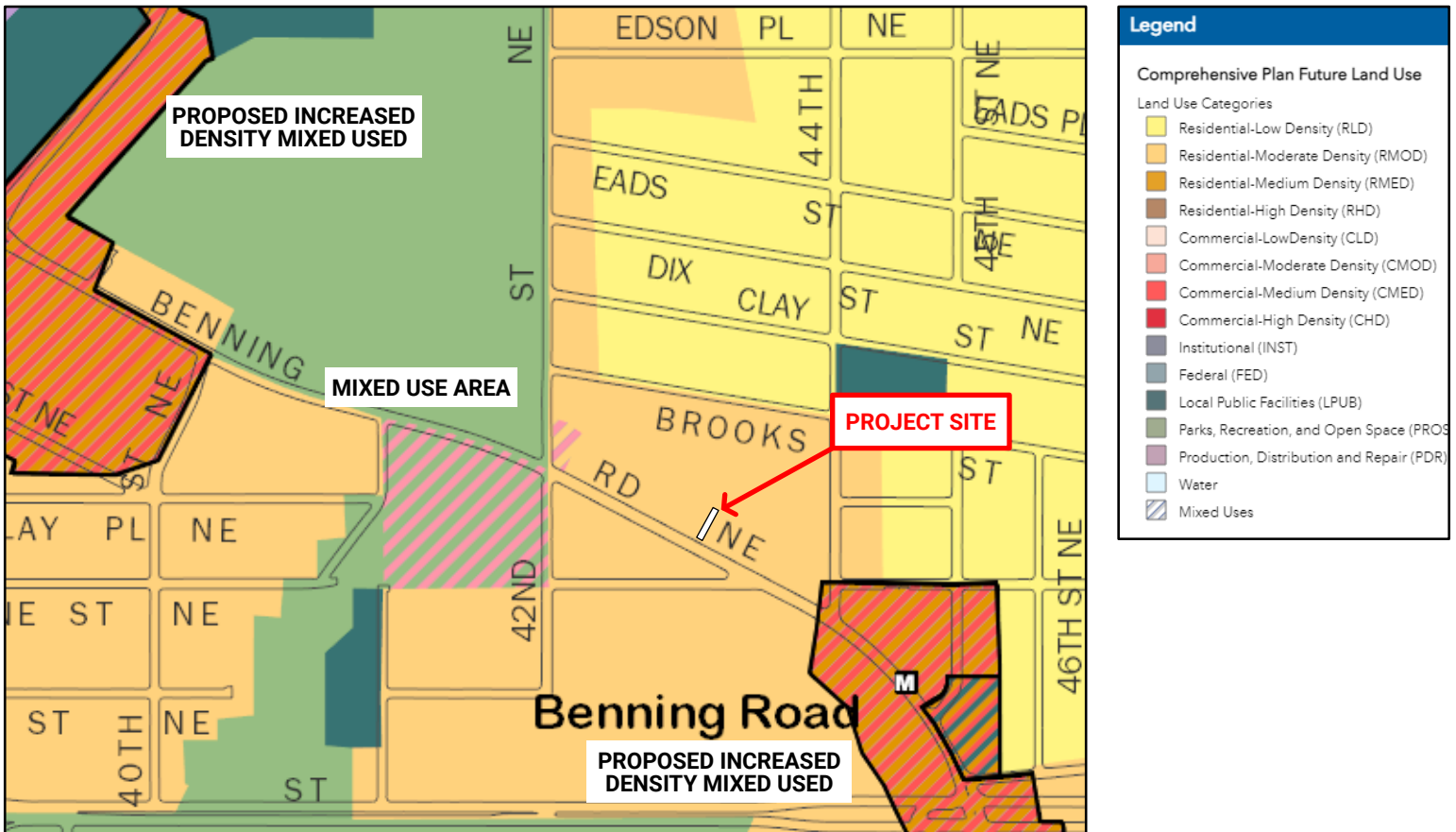
EXISTING ABANDONED
SHIPPING CONTAINER
TO BE REMOVED

View of project site from Benning Road. Proposed accessory structures are concealed from the street

EXHIBIT 4



DC Office of Zoning - Official Zoning Map



DC Office of Planning - Approved Comprehensive Plan Future Land Use Map

CERTIFICATE OF OCCUPANCY

No. A 24022

Washington, D.C., November 25, 1953

Permission is hereby granted to Benning Pharmacy, Inc.
 to use the 1st floor(s) of the building located on Lot 854 Square 6037
 known as premises 4248 Benning Rd., N. E. for the following
 purpose(s) Drug Store & Food Products

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE
 ABOVE PREMISES AT ALL TIMES.

This Certificate of Occupancy need not be renewed unless there is a change
 in (1) the type of business, (2) address of business, (3) ownership of business,
 or (4) part of the building used for the business. If, should there be any
 change in one or more of the foregoing items a NEW Certificate of Occu-
 pancy must be obtained.

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

ZONE 1st 0

FEE \$ 4.00

Superintendent of District, D.C.

OFFICE COPY

4248 Benning Rd NE - 1953 Certificate of Occupancy showing historic non-residential use of the site's principal building prior to
 BZA order 8021 approving the non-conforming beauty shop use.

CERTIFICATE OF OCCUPANCY

No. A 29258

Washington, D.C., DECEMBER 8, 1954

Permission is hereby granted to JOHN PAUNE
 to use the 1ST floor(s) of the building located on Lot 656 Square 5087
 known as premises 4246 BENNING RD., N. E. for the following
 purpose(s) SHOE REPAIR SHOP

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE
 ABOVE PREMISES AT ALL TIMES.

This Certificate of Occupancy need not be renewed unless there is a change
 in (1) the type of business, (2) address of business, (3) ownership of business,
 or (4) part of the building used for the business. If, should there be any
 change in one or more of the foregoing items a NEW Certificate of Occu-
 pancy must be obtained.

CENTRAL PERMIT BUREAU, GOVT. OF DIST. OF COL.

ZONE 1ST 0

FEE \$ 6.00

Superintendent of District, D.C.

OFFICE COPY

4246 Benning Rd NE - 1954 Certificate of Occupancy showing historic non-residential use of the site's principal building
 as a shoe repair shop

EXHIBIT 6