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:

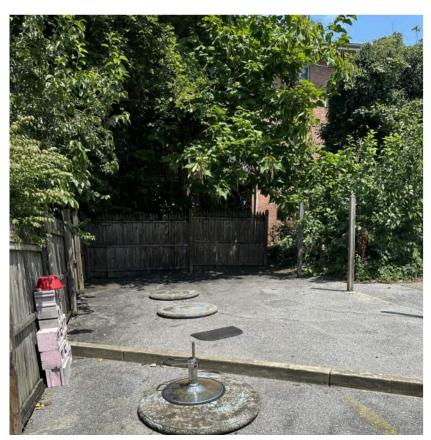
We are of the opinion that the change of use will not adversely effect the present character or future development of the neighborhood.

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.



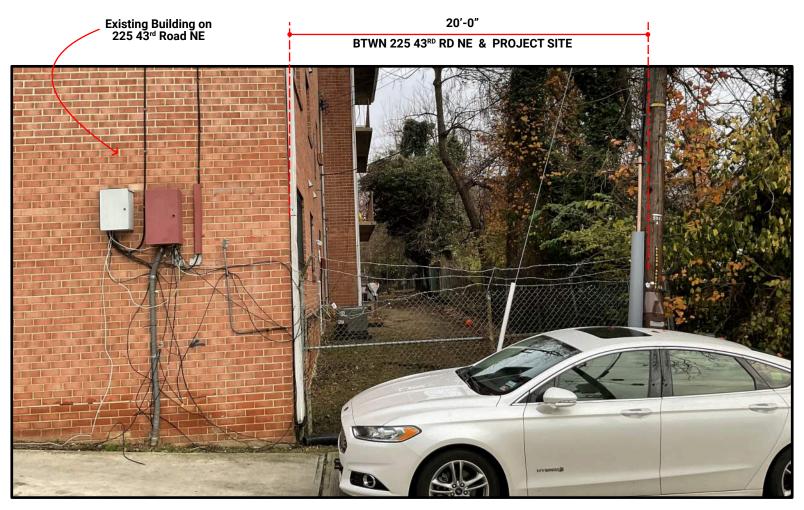
4246 Benning Rd - Trees and wood fence along West property boundary .



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



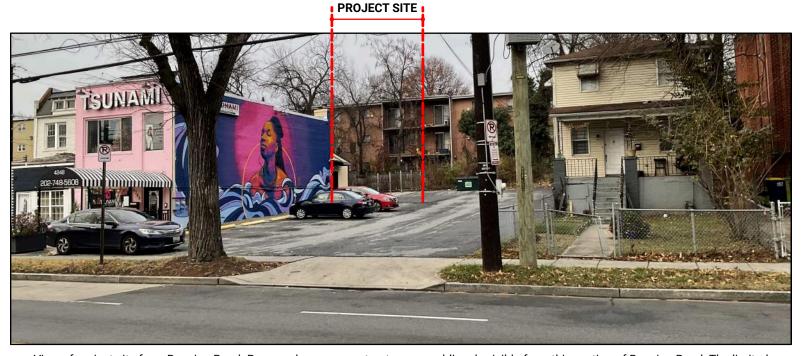
View of fences along West and North property boundaries from the East parking lot adjacent to the project site



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



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



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



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

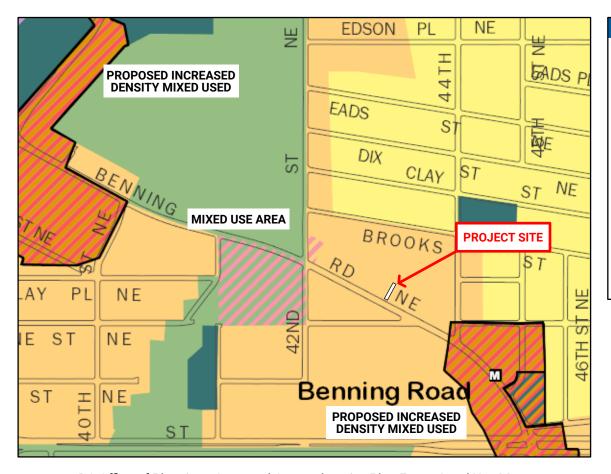


View of project site from Benning Road. Proposed accessory structures are concealed from the street

EXHIBIT 4



DC Office of Zoning - Official Zoning Map



Legend Comprehensive Plan Future Land Use Land Use Categories Residential-Low Density (RLD) Residential-Moderate Density (RMOD) Residential-Medium Density (RMED) Residential-High Density (RHD) Commercial-LowDensity (CLD) Commercial-Moderate Density (CMOD) Commercial-Medium Density (CMED) Commercial-High Density (CHD) Institutional (INST) Federal (FED) Local Public Facilities (LPUB) Parks, Recreation, and Open Space (PROS Production, Distribution and Repair (PDR Water Mixed Uses

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

EXHIBIT 5

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CERTIFICATE OF OCCUPANCY

No.

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