

Board of Zoning Adjustment
Case 19887
Statement 2 for Form 153
January 29, 2019

Chairman Hill and Members of the Board,

Please accept this late posting in response to questions that arose during the December 19, 2018 hearing.

Questions about the historical use of the building:

On December 23, 1900, a permit was issued for five dwellings

A portion of the covenant in the deed stated: *Nor shall spirituous liquors be sold on said land, nor in any building erected there on*

The first commercial use that I was able to find was in 1928 - Costello Funeral Home

In 1937, the funeral home was located across the street and is now Taylor's

In 1955, Dorfman real estate

In 1967, purchased by McCoy Sisters

In 1994, one sister died

In 2014, the second sister died

In 2015, DCRA determined that the house was blighted

In 2018, sold off market, sold to current owner applicants (who had sold their adjacent building in 2014, when it was advertised as R-4 zone)

Questions about the location of the commercial sign and retail windows on the building:

From a similar corner house, two blocks to the north, Star Liquor (1824 North Capitol) had a sign on second floor and the deli/liquor store was located on the basement/ground floor.

It has now been converted to condos with residential type windows.

Question about a nearby coffee shop:

Big Bear was historically a corner store that is now a cafe

It was rezoned to C-2-A/MU-4 in 2014

All other food businesses in Bloomingdale (currently 15 with 2 more proposed)

are in R-4/RF-1 zone with two exceptions-

1822 North Capitol, a corner store for 100 years, which was granted a special exception in 2017

to have a coffee shop - with 9 conditions (Case 19623)

and the other is the applicant's current take out business.

Wasn't the salon famous and can't information be found?

I have been unable to find any information, ads or stories, about the Salon

I did find stories about other McCoy Sisters - on Broadway and a famous set of conjoined twins

Zoning:

I have been unable to find any information that this building or any other buildings in the neighborhood have been rezoned, with the exception of the above mentioned Big Bear.

It has been stated that the square to the south of the applicant's square (Square 3102) is zoned commercial. All of Square 3102 is zoned RF-1.

The square due east, across North Capitol (Square 3512) is zoned RF-1.

Only Square 3513, southeast of this property, across North Capitol, in a different neighborhood, is zoned MU-4.

Hopefully, the Board will enjoy this historical information as much as I enjoyed the research!

Thank you.

Betsy McDaniel

