

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10770 Minnesota Properties, Inc., appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - June 28, 1971

ORDERED:

That the appeal for permission to establish a gas station with car wash adjoining at 1400 Rhode Island Avenue, NE., part of Lot 5, Square 4022, be denied.

FINDINGS OF FACT:

1. The subject property is located in an C-2-A District.
2. The property is currently unimproved.
3. The appellant proposes to establish a car wash with the sale of retail gasoline.
4. The proposed project will not have grease pits. The project will have only gasoline pumps with the car wash.
5. A car is allowed in the C-2-A District as a matter-of-right under the Zoning Regulations, however, the gasoline facilities are only allowed with Board of Zoning Adjustments Approval.
6. The ingress and egress to the proposed car wash will be from Rhode Island Avenue only.
7. There was considerable neighborhood opposition registered at the Public Hearing to the granting of the appeal. The Brookland Citizen Association was also in opposition to the granting of the appeal.

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OPINION:

We are of the opinion that the establishment of this gasoline service station type facility (gasoline pumps only) at the location will create dangerous or other objectionable traffic conditions, that the pumps will not be in harmony with the general purpose and intent of the Zoning Regulations and Map; and will not tend to affect adversely the use of neighboring and adjoining property.

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

ATTESTED:

By: _____
GEORGE GROGAN
Secretary of the Board

THAT 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.