

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Appeal No. 11023 Downtown Associates, 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 June 13, 1972.

EFFECTIVE DATE OF ORDER -- July 17, 1972

ORDERED:

That the appeal for variance from the use provisions of the C-3-B District to permit auto repairs and body shop at 443-51 Eye Street, N. W., lot 876, Square 516 be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. The property is improved and presently used as auto sales, service and body shop.
3. Appellant requests a variance from the use provisions of C-3-B District to establish auto repair and body shop.
4. The property in question is a two-story brick building.
5. The appellant stated that he has been in this location approximately three years.
6. The last Certificate of Occupancy for this location was for the sale of used cars and incidental repairs.
7. The appellant requests permission to discard the sales provision of this previous Certificate of Occupancy and use only a repair shop.

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8. There was no opposition registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal will not create any dangerous or otherwise objectionably traffic conditions and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the Zoning Plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

a. Any lighting used to illuminate the auto repair and body shop shall be so arranged that all direct rays of light are confined to the area of the site.

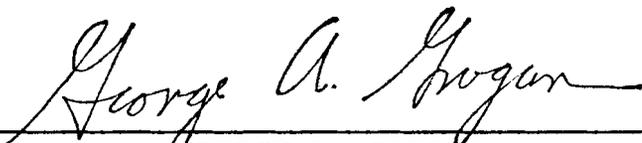
b. No vehicular entrance or exit to the auto repair and body shop and no part of the body shop itself shall be within 25 feet of a residential district.

c. The coping shall be located on the property line and the inside driveway radii shall not be located within the sidewalk area.

d. Permit shall not issue until all conditions of this order are met and complied with and further, the Board reserves the right to direct revocation of the permit upon proper showing that any terms or conditions of this order have been violated.

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

ATTESTED:

By: 

GEORGE A. 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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.