

Before the Board of Zoning Adjustment, D. C.

Application No. 11996, of Minnesota Business Center, Inc., pursuant to Section 8207.2 of the regulations, for a special exception to permit an auto repair garage, retail sale and installation of automobile accessories and hardware (1st floor, basement used for storage incidental to retail sales), as provided by Section 5103.41 of the regulations in the C-3-A Zone at the premises 3925 Minnesota Avenue, N. E., Lots 6 & part of 7, Square N-5051.

HEARING DATE: July 16, 1975

DECISION DATE: August 6, 1975

FINDINGS OF FACT:

1. Applicant is requesting a special exception to establish its auto repair garage, retail sale and installation of auto accessories and hardware on the first (1st) floor of the subject property with the basement to be used for storage incidental to the retail sales.

2. The subject property is improved with a one (1) story concrete block row building occupying 100% of the lot and containing approximately 11,000 square feet. The structure was formerly used by the Great Atlantic & Pacific Tea Company as an A & P Food Store.

3. Applicant's business will encompass the retail sale of automobile accessories, installation and auto repair work in the form of tune-ups, front end alignment, muffler and battery replacement, lubrication and oil change, and repair and replacement of tires. There will be no body or fenders work done on the premises.

4. The subject property is located in a shopping center not within twenty-five (25) feet of a residential district and there are five (5) acres of combined parking. Applicant will perform all auto repairs and installation work in the three (3) bays contained in the building. Excess automobiles waiting for repair work can be parked in the lot and delivery trucks will be allowed to unload at the rear of the building.

