

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Sept. 30, 1964

Appeal #7919. Humble Oil and Refining Co. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Davis dissenting, the following Order was entered on October 7, 1964:

ORDERED:

That the appeal for permission to establish a gasoline service station on lots 7 and 4, square 1868, located at the southeast corner of Morrison St. and Connecticut Avenue, and for permission to establish accessory automobile parking lots 5 and 802, square 1868, to serve the buildings located on lots 807, ~~817~~ 817, 6 and part of lot 809, square 1868, located at the northeast corner of Livingston Street and Connecticut Avenue, N.W., be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Lots 7 and 4, on which appellant proposes to erect a gasoline service station, are located in the C-4 District, have frontages of 135.19 feet on Morrison Street and approximately 152 feet on Connecticut Avenue. These lots contain an area of 13,724 square feet of land. The rear of the lots abut property located in the C-1 District.

(2) Lots 802 and 5 on which appellant proposes to provide accessory automobile parking to serve the commercial buildings located on lots 807, 817, 6 and part of 809, facing on Morrison Street and Connecticut Avenue are located in the R-1-B District and have frontages of 80 feet on Livingston Street and a depth of 98.89 feet to a 15 foot wide public alley in the rear. This area contains 10,616 square feet of land.

(3) Appellant proposes to provide off-street parking for 94 automobiles, and of these 94 spaces appellant will provide 22 spaces on lots 802 and 5, the subject of this appeal, and the balance of the parking spaces on lots 809, 4 and 806 which will include a parking deck. These latter three lots are located in the C-1 District which require no approval by this Board.

(4) There was one letter in opposition to the appeal and one letter in favor of the granting of the appeal.

OPINION:

The Board is of the opinion that the granting of this exception will not be in harmony with the general purpose and intent of the Zoning Regulations and maps; will tend to have an adverse impact upon the use, value, and stability of neighboring one-family development and will, because of additional off-street accessory parking contemplated on residentially zoned land, tend to circumvent both bulk and use requirements of the primary purpose for which this C-1 District was created.