

PUBLIC HEARING—Oct. 21, 1964

Appeals #7967-68 Gulf Oil Corp. and Louis and Lena Sandler, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was unanimously entered on October 27, 1964:

ORDERED:

That the appeal to rebuild and enlarge existing gasoline service station at the northeast corner of New York Ave. and North Capitol Street, N.E., lot 802 and 36, square 670, be conditionally granted.

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) The applicant intends to rebuild and enlarge an existing gasoline service station which originally occupied lot 802 and to be extended to include lot 36 to the east.

(2) On file as Exhibit #3 indicates the building to be the standard one-bay structure with provision for sales rooms and toilet facilities.

(3) The proposed station will not be located within 25 feet of a residence district.

(4) North Capitol Street in front of the proposed facility is a depressed roadway. Serving the subject premises, however, will be a service roadway off North Capitol Street with two exits to the service station.

(5) No vehicle entrance or exit connects with a street at a point closer than 25 feet to any residence district, nor is any driveway entrance or exit closer than 25 feet to a street intersection measured from the intersection of the curb lines extended. All grease pits and hoists are located within the building.

(6) The Department of Highways and Traffic offers no objection to the granting of this appeal.

(7) There was one person present at the hearing in opposition to the granting of this appeal.

(8) It is the opinion of this Board that the establishment and enlarging of an existing gasoline station at this location will not create dangerous or other objectionable conditions due to traffic.

This Order shall be subject to the following condition:

- (a) All grease pits or hoists hereafter constructed or established as part of such use shall be within a building.