

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--November 25, 1964

Appeal #8008-09 George W. Watson, appellant

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and carried, the following Order was entered on December 1, 1964:

ORDERED:

That the appeal to establish a gasoline service station at the southeast corner of 11th and I Streets, S. E., Lots 6, 7, 8, 811, Square 996 be granted.

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

(1) The proposed gasoline service station will not be located within 25 feet of a residence district: The subject property being well within the boundaries of the existing C-2 District.

(2) Because of its location on a corner site, the operation of this proposed gasoline service station will not create dangerous or other objectionable traffic conditions.

(3) The plans submitted as applicant's Exhibit No. 1 indicate that there will be no vehicular entrance or exit connected with a street at a point closer than 25 feet to any residence district.

(4) Exhibit No. 1 also indicates that no driveway to the proposed gasoline service station will be closer than 25 feet to a street intersection.

(5) The plans show that all grease pits and hoists to be constructed will be within the building.

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

(7) There was one letter which presented a limited opposition to the establishment of this gasoline service station. This opposition was predicated upon preservation of the existing structure because of its alleged historical value.

OPINION:

We are of the opinion, based upon the foregoing facts, that the establishment of this proposed gasoline service station in the existing C-2 District will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and because of its location will not tend to affect adversely the use of neighboring property.