

PUBLIC HEARING--March 17, 1965

Appeal #8096 American Oil Company, 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 March 24, 1965:

ORDERED:

That the appeal of establish a repair shop in conjunction with existing gasoline service station at 400 Rhode Island Avenue, N.E., lot 801, square 3629, 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) Appellant's lot is located at the northwest corner of Rhode Island Avenue and 4th Street, N.E. The property has frontages of 103.47 feet on Rhode Island Avenue, approximately 80 feet on 4th Street and contains an area of 7881 square feet of land.

(2) The property is improved with a gasoline service station, the building containing two service bays. Appellant desires to establish a repair shop for minor automobile repairs. Appellant stated that the repairs would be performed within the building.

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

(4) There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

It was the opinion of the Board that due to the limited area to be devoted to automobile repairs that the repair work would extend out onto the lot in front of and ~~one~~ the side of the building. In short, the Board feels that the area of the building is not of adequate size to accommodate the proposed repairs all within the building itself.

The Board is of the further opinion that the granting of this appeal will not be in harmony with the general purpose and intent of the Zoning Regulations and maps and will tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and map.