

PUBLIC HEARING--Oct. 13, 1965

Appeal #8377 Humble Oil Co. appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on October 19, 1965:

ORDERED:

That the appeal to establish a gasoline service station at the south-east corner of Connecticut Avenue and Morrison Street, N. W., lots 4, 7 and part of 809, square 1868, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property, which is located in the C-1 District, has a frontage of 152.5 feet on Connecticut Avenue and 135.18 feet on Morrison Street with depths of 107 and 135.19 feet. The lot narrows down to 98 feet at the rear abutting lot 809, which is also located in the C-1 District.

(2) Appellant proposes to erect a three-bay gasoline service station on this site. The service building will be located adjoining lot 809 at the rear of the property, said building being approximately 30 feet in depth and 63 feet in length which will be of a Colonial design. Appellant will provide two entrances on both Connecticut Avenue and Morrison Street.

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

(4) Exhibit #15 is a statement of John F. Donahue, real estate appraiser, who sets forth in his brief the surrounding development, the need for the station and its affect on neighborhood property.

(5) Exhibit #12 is a statement of Russell K. Rinehart, real estate representative of the Humble Oil and Refining Company, who sets forth in his brief the affect of this station on the surrounding neighborhood, the need for the station, and the method of operation.

(6) No portion of the service station is located closer than 25 feet of residential district.

(7) No vehicular entrance or exit is connected with a street at a point closer than 25 feet to any residential district, and no drive or any exit or entrance is located closer than 25 feet to a street intersection.

(8) The ~~xxx~~ Chevy Chase Citizens Association appeared in opposition to the appeal. Also other residents appeared in opposition. Several residents of the neighborhood appeared in favor of the granting of this appeal.

OPINION:

We are of the opinion that the proposed gasoline station, subject to conditions imposed below, will not create dangerous or other objectionable

traffic conditions. This contention is substantiated by the Department of Highways and Traffic who offer no objection to the granting of this appeal.

We are further of the opinion that the granting of this exception will be in harmony with the general purpose and intent of the Zoning Regulations and maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulations and maps. This Order shall be subject to the following condition:

- (a) Appellant shall use no pennants or fluttering devices and there shall be no moving signs.