

PUBLIC HEARING--December 15, 1965

Appeal #8503 Joseph R. Brewer, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 21, 1965:

ORDERED:

That the appeal to establish an automobile repair shop at 311 K Street, N.W., lot 829, square 526, be 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) Appellant's lot, which is located in the C-3-B District, has a frontage of 22.46 feet on K Street and a depth of 80 feet. The lot contains an area of 1797 square feet of land.

(2) The property is improved with a one-story building in which appellant desires to use as an automobile repair shop which will be used primarily for repair of various components of automobiles, with their main shop located at 634 New York Avenue. The garage will be used primarily for storage of the automobile ~~which~~ while they are doing work elsewhere.

(3) There will be no body or fender work performed on the premises.

(4) Appellant proposes no structural alterations to the building.

(5) The proposed shop will not be located within 25 feet of a residence district, the entire square and surrounding area being zoned C-3-B.

(6) The Department of Highways and Traffic offers no objection to the granting of this appeal stating that this section of K Street is predominantly commercial in nature and the establishment of this repair shop should have no adverse affect on the neighborhood.

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

OPINION:

In view of the above it is our opinion that the operation of this proposed should will not create dangerous or other objectionable traffic conditions, and that the use will not tend to affect adversely the use of neighboring property and will be in harmony with the general purpose and intent of the zoning regulations and maps.

This Order shall be subject to the following:

(a) The garage is to be used for storage of cars only.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- December 15, 1965

Appeal No. 8503 Joseph R. Brewer, appellant.'

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on April 27, 1966.

ORDERED:

That the Order dated December 21, 1965 in Appeal No. 8503 be amended to delete the condition that the garage be used for the storage of cars only. Inasmuch as appellant would be allowed to store automobiles in the C-3-B District as a matter of right, the condition has no significance except to place an undue restriction on the operation of the subject premises as a repair shop.