

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- February 23, 1966

Appeal No. 8602 Comet Fuel, Inc., Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on March 4, 1966.

EFFECTIVE DATE OF ORDER -- April 12, 1966.

**ORDERED:**

That the appeal to change a nonconforming use from a gas station to an office and parking for a taxi cab company at 601 Rhode Island Avenue, NW., lot 852, square 422, be conditionally granted.

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

- (1) Appellant's property is in the R-4 District.
- (2) Appellant's property is improved with a single story brick structure.
- (3) Appellant's property is a corner lot with curb cuts on 6th Street and on Rhode Island Avenue.
- (4) Appellant states that the property has previously been used as a taxi cab office and a gasoline station.
- (5) There was no opposition to the granting of this appeal registered at the public hearing.

**OPINION:**

The Board is of the opinion that this use will not affect adversely the present character or future development of the neighborhood. The use will not substantially impair the integrity, purpose, and intent of the Zoning Regulations.

The Order shall be subject to the following condition:

- (a) No neon or gas tube displays shall be located on the outside of the building, nor shall any such displays, if placed inside the building, be visible from the outside of the structure.