

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 13, 1966

Appeal No. 8833 Marye D. Hubbard, Trustee, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on July 18, 1966.

EFFECTIVE DATE OF ORDER -- Sept. 16, 1966

ORDERED:

That the appeal for permission to establish a gasoline service station at the northeast corner of 12th and Otis Streets, NE., lots 10, 11 and 12, square 3926, be granted conditionally.

FINDINGS OF FACT:

- (1) Appellant's property is located in a C-1 District.
- (2) Each of appellant's three lots has a frontage of 50 feet on 12th Street and a depth of 150 feet. The combined lots have an area of 22,500 square feet.
- (3) An inspection of the lots was made on July 11, 1966. They were unimproved and now used as a parking lot.
- (4) Appellant proposes to erect a three-bay ranch style gasoline service station to be operated by the Shell Oil Co.
- (5) The proposed station will have two pump islands, one curb cut on Otis Street and two curb cuts along 12th Street. Only automobiles remaining for temporary service will be parked on the lot.
- (6) The Department of Highways and Traffic offers no objection to the granting of this appeal and states: "At the present time a vehicle parking lot occupies this space and no traffic problems have been encountered. Therefore, we believe that the establishment of a service station should not alter to a great extent the present traffic conditions."
- (7) Objection to the granting of this appeal was registered at the public hearing. A representative of the Catholic University protested the granting of this appeal.

OPINION:

We are of the opinion that the establishment of this gasoline service station at this location will not create dangerous or other objectionable traffic conditions, that the station will be in harmony with the general purpose and intent of the Zoning Regulations and Map, and will not tend to affect adversely the use of neighboring and adjoining property.

The Order shall be subject to the following conditions:

- (a) No driveway or any entrance or exit to the station property shall be closer than 25 feet from a street intersection as measured from the intersection of the extended curb lines.
- (b) All grease pits or hoists hereafter constructed or established as part of this use shall be within a building.
- (c) No part of the service station shall be closer than 25 feet to any Residence District existing at the time this station is established unless separated therefrom by a street or alley.