

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 17, 1968

Appeal No. 9704 & 9706 Shell Oil Co., et al, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of July 23, 1968.

EFFECTIVE DATE OF ORDER - July 23, 1968

ORDERED:

That the appeal for permission to establish a gasoline station at the southwest corner of 18th and Monroe Streets, N. E., lots 26 and 27, Square 4146, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an C-1 District.
2. A portion of the subject property is improved with a Gasoline Service Station (Lot 27).
3. The appellant proposes to raze the existing service station and construct a new modernized service station facility which would encompass lots 26 and 27.
4. The proposed structure is a three bay Ranch Type service station which, when constructed, will represent an increase of approximately 25% over the existing service station. The combined lots will be approximately 12,000 square feet in area.
5. The proposed service station will be located within 25 feet of the residential District but is separated by an alley. The appellant also proposes to erect one double-face rotating sign. The sign will be on the subject property and will not rotate across public space.

6. The Department of Highways and Traffic offered no objection to the granting of this appeal.

7. No opposition was registered at the Public Hearing to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal as shown by the plans on file will not create dangerous and other objectionable traffic conditions. The station will be in harmony with the general purpose intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of neighboring and adjoining property. We note that the station has existed for a period of 36 years, with apparently little or no affect upon adjoining or nearby property and the modernization will constitute an improvement.

This 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 ft. from the street.
- (b) All grease pits or hoists hereafter constructed or established as part of this use shall be within the building.
- (c) No part of the station shall be closer than 25 ft. from any residence district unless separated by an alley or street.

There shall be no rotating sign and signs are limited to one in number.

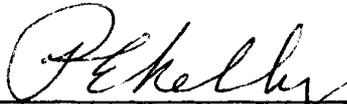
Appeal No. 9704 & 9706

PAGE 3

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____



PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.