

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9816 Robert Lyon, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Scrivener dissenting, the following Order was entered at the meeting of the Board on November 13, 1968.

EFFECTIVE DATE OF ORDER - December 3, 1968

ORDERED:

That the appeal for permission to establish auto repairs in conjunction with existing gas station at 2604 Good Hope Road, S.E., parcel 213/53, near Square 5632, be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in a C-3-A District.
2. The property is approximately 150 by 150 feet. It is improved with a single story building which has been used as a gasoline service station for the last 20 years.
3. The appellant desires to enlarge the use presently permitted on the premises to include permission to conduct automobile repairs and asks that this appeal be amended for variance of the use provisions of the C-3-A District.
4. There are three other gasoline stations within 700 feet of appellant's place of business, and the auto repair center of Sears and Roebuck is approximately 800 feet away.
5. No opposition to the granting of this appeal was registered at the public hearing.
6. The Department of Highways and Traffic offers no opposition to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal will not create any dangerous or otherwise objectionable traffic conditions and that the appellant has shown a hardship within the variance clause of the Zoning Regulations.

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Additionally the granting of this appeal is 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.

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

ATTESTED:

By:

A handwritten signature in black ink, appearing to read "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN  
Secretary of the Board

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.