GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Office of the Director October 1, 2001

MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment

FROM: Stanley Jackson
Acting Director

SUBJECT: Board of Zoning Adjustment Application No. 16758
Review for a New Gasoline Service Station in a C-2 District

Pursuant to Section 726 of the Zoning Regulations (DCMR Title 11), requiring Board of Zoning Adjustment (BZA) review of a new gasoline service station in a C-2 district, the Department of Housing and Community Development (DHCD) has reviewed the above referenced Board of Zoning Adjustment (BZA) application, visited the referenced project site location and has the following comments to make:

1. The application meets the technical requirements for the amount of lot coverage proposed and the amount of setback of service station uses from the adjacent residential neighborhood and could, therefore, be approved on its technical merits.

2. The site for the proposed gasoline service station (Lot 801 in Square 3956, 1300 Rhode Island Avenue NE) is a very prominent corner in a densely developed neighborhood commercial corridor.

3. The proposed service station, unfortunately, underutilizes the site and is not really the highest and best use for this prominent urban corner.

4. The proposed service station is a site adaptation of a suburban commercial strip prototype designed by BP Amoco Corporation and is not really appropriate for an urban neighborhood commercial corridor.

5. If a gasoline service station is to be approved for construction at this location, it needs to be a denser development covering more of the site and needs to be designed to specifically relate to the urban neighborhood commercial corridor in which it would be located.

BZA
Case No. 16758
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.16758
EXHIBIT NO.37