

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal NO. 10434-35 John G. Giles and R.M. Sita, appellants.

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 June 22, 1970.

EFFECTIVE DATE OF ORDER - Jan. 27, 1971

ORDERED:

That the appeal for permission to rebuild and enlarge existing gasoline service station at 3101-03 Rhode Island Avenue, NE., Lots 21-32, Square 4308, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-2 District.
2. The subject property is currently being used as a used car lot and gasoline station.
3. Appellant proposes to raze the existing two (2) bay service station building and to modernize the service station to include a three (3) bay building.
4. Appellant alleged that the subject property designated Lot 21 will not be used for service station purposes for three (3) years. At the end of the three (3) year period the existing structure thereon will be razed and the property totally landscaped.
5. Appellant also alleged that no portion of the proposed three (3) bay service station building will be located within twenty-five (25) feet of a residential district.
6. Appellant also requested that muffler installation and brake relining be included in the normal service station operation.

7. The Department of Highways and Traffic offers no objection to the granting of this appeal.

8. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the granting of this appeal as shown by the plans on file will not create any dangerous or otherwise objectionable traffic conditions. Additionally, the Board is of the opinion that the granting of this appeal is in harmony with the general purpose and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring property.

This Order shall be subject to the following conditions:

- [a] Appellant shall erect a six (6) ft. Cedar sapling fence on alley line except where the building is on the line.
 - [b] Any lighting used to illuminate the gasoline service station shall be so arranged that all direct rays of light are confined to the area of the site.
 - [c] No vehicular entrance or exit to the service station and no part of the service station itself shall be within 25 feet of a residential district.
 - [d] No entrance or exit drive walls shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended.
 - [e] All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.
 - [f] The coping shall be located on the property line and the inside driveway radii shall not be located within the sidewalk area.
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[g] Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing than any terms or conditions of this Order have been violated.

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.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- June 17, 1970

Appeal No. 10434-35 John G. Giles and R. M. Sita, appellants.

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 on December 14, 1971.

EFFECTIVE DATE -- December 14, 1971

ORDERED:

That the Order of the Board dated January 27, 1971, for permission to rebuild and enlarge existing gasoline service station at 3101-03 Rhode Island Avenue, N.E., Lots 21-32, Square 4308, be amended as follows.

(a) FINDINGS OF FACT:

"1. The subject property is located in a C-2-A District."

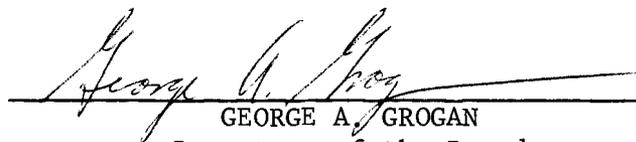
(b) CONDITIONS:

"(g) Certificate of occupancy shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of certificate of occupancy upon proper showing that any terms or conditions of this Order have been violated."

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

ATTESTED:

BY:



GEORGE A. GROGAN
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 IF FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.