

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 15, 1970

Appeal No. 10471 Phillips Petroleum Company, 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 November 24, 1970.

EFFECTIVE DATE OF ORDER - March 18, 1971

ORDERED:

That the appeal for permission to establish auto repairs in conjunction with existing gas station at 7000 Blair Road, NW., Lots 1 and 2, Square 3277, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-2-A District.
2. The property is improved with a two bay gasoline service station with Certificate of Occupancy No. B-73559.
3. The appellant proposes to establish automobile repairs in conjunction with the existing gasoline station.
4. The appellant alleged that the services to be performed are the repairing of clutches, minor motor tune-ups, brake relining and repair, muffler installation and exhaust system repairs.
5. The Department of Highways and Traffic offers no objection to the granting of this appeal.
6. 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 will not create dangerous or other 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] 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.

[b] 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.

[c] 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.

[d] All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.

[e] The coping shall be located on the property lien and the inside driveway radii shall not be located within the sidewalk area.

[f] 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 the occupancy permit 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: _____
PATRICK E. KELLY, Secretary of the Board

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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.