

Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 15, 1970

Appeal No. 10479 Juarco Corp., appellant

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the Executive Session of the Board on July 21, 1970:

ORDERED:

That the appeal of Juarco Corp. for permission to establish a gasoline service station at South Capitol Street and Southern Avenue, S. E., Lot 13, Square 6242, be conditionally granted.

EFFECTIVE DATE OF ORDER -- Aug. 14, 1970

FINDINGS OF FACT:

1. That the subject property contains 33,500 square feet and is located in a C-3-A District. It is presently improved by a Hot Shoppes Restaurant.
 2. The Board, in B.Z.A. Appeal No. 10307, granted permission to establish a gasoline station at this same site. The entire record in Appeal No. 10307 is incorporated herein by reference.
 3. This appeal requests permission to modify the previous site layout as shown on the revised site plan marked Exhibit No. 2.
 4. Appellant also requests permission to install mufflers and reline brakes as accessory uses.
 5. The Department of Highways and Traffic offers no objection to the granting of this appeal.
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OPINION:

The granting of this appeal will not create dangerous or other objectionable traffic conditions. Installation of mufflers and relining of brakes are permissible accessory uses. 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 neighborhood property.

This Order shall be subject to the following conditions:

CONDITIONS:

1. 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.
2. 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.
3. 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.
4. All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.
5. The coping shall be located on the property line and the inside driveway radii shall not be located within the sidewalk area.
6. 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 that any terms or conditions of this Order have been violated.

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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.