

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - July 14, 1971

Appeal No. 10847 Atlantic Richfield Co., 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 July 20, 1971.

ORDERED:

That the appeal for permission to establish a gas station to operate in conjunction with car wash a permitted use in C-3-A at South Capitol Street and Southern Avenue, SE., lot 13, Square 6242, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-3-A District.
2. The property is presently used as a Hot Shoppes Restaurant located at South Capitol Street and Southern Avenue, S. E., lot 13, Square 6242.
3. The appellant request permission to establish a gasoline station (sales only) in conjunction with a car wash a permitted use.
4. No portion of the structure is located within 25 feet of a residence district. No vehicular exit or entrance connects with a street closer than 25 feet to a residence district and no driveway entrance is closer than 25 feet to the intersecting curb lines of a street intersection.
5. There was no objection registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal to establish a gasoline station (sales only) 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) Authorized uses are to be included in any lease given on the subject premises.

(b) Any lighting used to illuminate the gasoline station shall be so arranged so 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 any residential district.

(d) No entrance or exit driveway shall be closer than 25 feet to a street intersection as measured from the intersection.

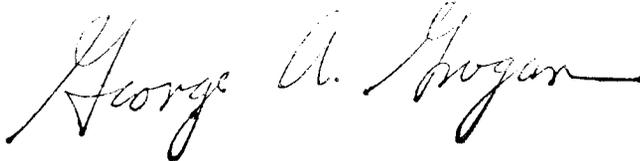
(e) This gasoline service station is for sales only.

(f) There will be no grease pits or hoists.

(g) Permit shall not be issued until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of the permit upon a 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 IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.