

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- July 19, 1972

Application No. 11092 American Oil 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 25, 1972.

EFFECTIVE DATE OF ORDER -- August 7, 1972

ORDERED:

That the application for permission to establish gasoline service station and minor repair shop at 2801 Alabama Avenue, S.E., lot 2, Square 5624 be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in a C-3-A District.
2. The property is improved with a gasoline station that was built in 1951.
3. Appellant requests permission to re-build the present facility.
4. Appellant stated that the present building is old and the entrances require driving through the gasoline bays, which is not practical anymore at the present location.
5. The Department of Highways and Traffic offered no objection as to the granting of this application.
6. There was no opposition registered at the public hearing as to the granting of this application.

OPINION:

It is the opinion of the Board that the operation of this gasoline station in its present condition has created no adverse conditions in the subject area in the past and none are anti-

anticipated when this service station is rebuilt. Therefore, the subject application should be granted with the following uses:

- a. sale of gasoline and lubricants
- b. sale of tires and batteries and other like automotive equipment
- c. sale of automotive accessories
- d. minor services may be performed such as, but not limited to, cleaning and adjusting carburetors; cleaning, adjusting or replacing spark plugs; the adjusting of front ends, brakes, lights; wheel alignment; and minor motor tune-ups.

The following uses are not authorized:

- a. any repairs such as, but not limited to, body and fender work; painting, rear end repairing; transmission work; clutch repairs; major overhauls; valve grinding; brake re-lining; muffler installation; seat covering; upholstery and welding.

We are of the opinion that the establishment of this gasoline service station at this location will not create dangerous and otherwise objectionable traffic conditions and that the station will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property. We are of the opinion that the accessory uses of minor services so long as they are conducted within the service bays are appropriate.

This Order shall be subject to the following conditions:

- a. Any lighting used to illuminate the gasoline service station will 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.

Application No. 11092

August 7, 1972

Page 3

c. No entrance or exit driveways shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines as extended.

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

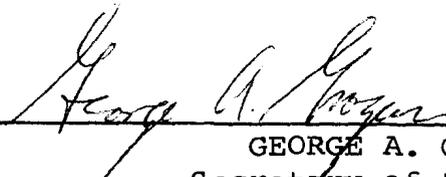
e. The coping shall be located on the property line and the inside driveway radii shall not be located within the sidewalk area.

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.

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 DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.