

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12427 of J. Fletcher Wilder and Pauline G. Wilder pursuant to Sub-section 8207.2 of the Zoning Regulations, for special exception (Paragraph 5101.41) to allow modifications to an existing gasoline service station in the C-1 District at 4519 Benning Road, S.E., (Square 5350, Lot 858).

HEARING DATE: June 15, 1977

DECISION DATE: July 12, 1977

FINDINGS OF FACT:

1. The subject property is located in a C-1 Zone District at 4519 Benning Road, S.E.
2. The subject property is presently improved with a two bay gasoline service station which was previously approved by this Board in Order 6742, dated May 10, 1962.
3. The applicant proposes the construction of a free standing canopy 24' wide, 47' long with a clearance of 13 feet. It will have a mansard style roof arounds its perimeter.
4. The only structural change proposed to existing facilities is that of a set back of one pump island from the property line in order to install the canopy. This would remain a full service type station.
5. The application requests no variances.
6. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

Based on the above Findings of Fact and the evidence of record the Board is of the opinion that the applicant has met the requirements of Paragraph 5101.41 of the Zoning Regulations. The Board concludes that the proposed canopy addition will not create any dangerous or otherwise objectionable traffic conditions. The Board concludes that the proposed modifications will not significantly affect the operation of the gas station as it was previously approved by the Board.

It is therefore ORDERED that this application is hereby GRANTED.

VOTE: 4-0 (Walter B. Lewis, Charels R. Norris, Leonard L. McCants
and William F. McIntosh)

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

ATTESTED BY: Steven E. Sher
STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 25 AUG 1977

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 HOUSING AND COMMUNITY DEVELOPMENT WITHIN A
PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.