

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal Nos. 8920 and 8925 Sun Oil Company and C.E. and Ester
McClearly, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried,
the following Order was entered at the meeting of the Board on
September 20, 1966.

EFFECTIVE DATE OF ORDER -- Dec. 7, 1966

ORDERED:

That the appeals for permission to enlarge an existing gaso-
line service station at premises 5410 Georgia Avenue, NW., lots
43 and 801, square 2932, be granted subject to the provisions and
conditions of this Order.

From the evidence adduced at the public hearing and the
record in this case, the Board finds the following facts;

- (1) Appellants' property is located in a C-2 zoning district.
- (2) As originally filed this application requested, in
addition to the enlargement of the station, a variance from the rear
yard requirements of the C-2 District and a variance from the pro-
visions of Section 7403.13 of the Zoning Regulations requiring that
no driveway shall be closer than 25 feet to an intersection as
measured from the intersection of the curb lines extended.
- (3) Under the Order as granted herein, the applicants meet all
the requirements of the Zoning Regulations and the parts of the
original appeals set forth in Para. (2), above, were withdrawn at
the public hearing.
- (4) The subject property has a frontage on Georgia Avenue of
140.15 feet, and to the south fronts on Jefferson Street, NW.
- (5) The Sun Oil Company now operates a gasoline service
station on Lot 801 and has done so for approximately 30 years.
- (6) Under the plans submitted to the Board appellants propose
to enlarge, relocated and modernize the station building and to
enlarge the site of the service station by incorporating Lot 43.

(7) The proposed service station will be located on the west and south line of Lot 43.

(8) The proposed gasoline service station is more than 25 feet removed from the nearest residential district.

(9) The Director, Department of Highways and Traffic, offers no objection to the granting of this appeal but did object to the originally proposed driveway to Jefferson Street.

(10) Objection to the granting of this appeal was registered at the public hearing by property owners living on the south side of Jefferson Street, across from the site.

OPINION:

The Board is of the opinion that the granting of this appeal by the relocation and modernization of this gasoline service station will not create dangerous or other objectionable traffic conditions and that the station will be in harmony with the general purposes and intent of the Zoning Regulations and Map and will not tend to adversely affect the use of neighboring and adjoining property.

This Order shall be subject to the following conditions:

- (a) The proposed Jefferson Street entrance to the gasoline service station shall be eliminated.
- (b) Any lighting used to illuminate the gasoline service station shall be so arranged so that all direct rays of light are confined to the area of the site.
- (c) The service station shall be open only between the hours of 7 a.m. and 11 p.m.
- (d) 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.
- (e) No entrance or exit driveway shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended.
- (f) All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.