Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 9022-23 Gulf Oil Corporation, et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William F. McIntosh dissenting, the following Order was entered at the meeting of the Board on January 27, 1967.

EFFECTIVE DATE OF ORDER - May 2, 1967

ORDERED:

That the application for permission to extend an existing gasoline service station located at the southwest corner of New Jersey and Rhode Island Avenues, lots 803 and 32, square 508, and to establish a gasoline service station on lot 33, square 508, be granted conditionally.

From the evidence of record and testimony adduced at the hearing, the Board makes the following findings of fact.

(1) The subject property is located in a C-2 District.

(2) The existing service station is located on lot 803 and this application seeks to enlarge the service station to lots 32 and 33.

(3) The site is located at the southwest corner of the intersection of Rhode Island and New Jersey Avenues, NW. The gasoline service station presently in existence has operated for many years at this location, one of the most heavily traveled intersections in the District of Columbia.

(4) The proposed entrances and exits will provide a minimum of traffic congestion and will promote good internal traffic circulation, and each will be more than 25 feet from the street intersection as measured by the curb lines extended.

(5) The proposed remodelled service station will be more than 25 feet removed from a residential district.

(6) The proposed service station has two pump islands and two service bays.

(7) Applicants, at the Board's request, redesigned the proposed service station so as to provide a brick facing for the station.

(8) The service station complies in all respects with the Zoning Regulations for the C-2 District.

(9) The Director, Department of Vehicles and Traffic, has no objection to the granting of this appeal.

(10) No opposition to this application was registered at the public hearing.

OPINION:

It is the opinion of the Board that the granting of this application 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 in accordance with the Zoning Regulations and Maps.

This Order shall be subject to the following conditions:

(a) All grease pits and hoists shall be located within the service station building.

(b) The station shall not display any pennants, balloons, or other similar advertising.

(c) No driveway or entrance to the station shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines extended and no such entrance shall be located within 25 feet of any residential district.

(d) The station and the station building shall be designed, constructed and operated solely in accordance with plans approved by the Board.