

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - December 18, 1968

Appeal No. 9886 Randal H. Hagner, et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

EFFECTIVE DATE OF ORDER - April 11, 1969

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 7, 1969.

ORDERED:

That the appeal for permission to establish a gasoline service station at 1003 Bladensburg Road, N.E., lots 827, 829, 831, 833, 835, 837, 839 and 841, Square 4473, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in a C-2 District.
2. The subject property is presently unimproved and was formerly used as a garden shop facility by Sears-Roebuck and Company.
3. Appellant proposes to erect a 3-bay gasoline service station with three 25-foot driveways. Landscaping is arranged and designed in such a way that the visibility of motorists entering and leaving the station will not be impaired or obstructed.
4. No portion of the proposed structure will be located within 25 feet of a residential district. No vehicular entrance or exit connects with the street at a point closer than 25 feet to a residential district; and no driveway entrance is closer than 25 feet to a street intersection.
5. All grease pits and hoists are located within the structure.
6. The Department of Highways and Traffic offers no objection to the granting of this appeal but states objection to the proposed driveways and coping on the Bladensburg Road side as shown on plot plan D-9001 dated October 14, 1968. The Director suggests that coping be located on the property line and the inside driveway radii should not be located within the sidewalk area.

7. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

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

This Order shall be subject to the following conditions:

A. Any lighting used to illuminate the gasoline service station shall 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.

C. No entrance or exit drive walls shall be closer than 25 feet to a street intersection as measured from the intersection of the curb lines 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.

F. 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:



CHARLES E. MORGAN
Secretary of the Board

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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.