Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - May 14, 1969

Appeal No. 9928-29-30 Martha S. Dezendorf, Dormack, Inc., and Lucille Little, appellants.

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 June 24, 1969.

EFFECTIVE DATE OF ORDER - Nov. 24, 1969

ORDERED:

That the appeal for permission to establish a gasoline station at southwest corner of Georgia and New Hampshire Avenues, NW., lots 833,825,838,837, Square 2897, be conditionally granted.

FINDINGS OF FACT:

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

2. The lot is presently improved with a brick building housing a drugstore.

3. Appellant proposes to construct a three bay colonial type service station on the premises. Two pump islands are to be provided.

4. The proposed gasoline service station shall not be located within 25 feet of a residential district.

5. No vehicular exit or entrance connects with a street closer than 25 feet to a residential district and no driveway entrance is closer than 25 feet to the intersecting curb lines of a street intersection.

6. All grease pits and hoists are to be located within the three bay structure.

7. Appellant avers that this station will pump approximately 65,000 gallons of gasoline per month.

8. The Department of Highways and Traffic by memorandum dated February 7, 1969, states that "a better site plan of the proposed station should be submitted before any comments can be offered.

9. 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 will not create any 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) 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 station itself shall be within 25 feet of any residential district.

(c) No entrance or driveway 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.

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

ATTESTED:

By: Charles E. Morgan
CHARLES E. MORGAN
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 DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.