

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of PMG Mid Atlantic LLC
4101 Alabama Ave., SE (Square 5369N, Lot 22 and 13)

I. INTRODUCTION.

This Statement is submitted on behalf of PMG Mid Atlantic LLC (the “**Applicant**”), owner of the property located at 4101 Alabama Ave., SE (Square 5369N, Lots 0022 and 0013) (collectively, the “**Property**”), and tenant Chris Ford, owner of TFO Towing & Recovery. The Property is zoned MU-3A and is currently improved with a BP gas station and convenience market (the “**Gas Station**”). The Applicant proposes to expand the Gas Station use to incorporate vehicle towing and associated vehicle storage on Lot 13 as a primary and essential component of the service station operation on Lot 22. The towing and storage functions will operate in direct connection with the existing service garage and fueling station, providing complete vehicle-related services, including fueling, repair, towing, and related vehicle towing and storage. An enlargement of a gasoline service station is permitted in this zone by special exception. Accordingly, the Applicant requests special exception relief under Subtitle U § 511.1(f), pursuant to the general special exception provisions of Subtitle X § 901.1 to allow the towing and storage component as part of the existing gasoline service station.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the requested special exception relief requested pursuant to Subtitle X § 901 and Subtitle U § 511.1(f).

III. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA.

The Property consists of two lots and is located on the southwest corner of Alabama Avenue, SE. It is zoned MU-3A, which allows for moderate-density mixed-use development. The Gas Station currently occupies Lot 22, including the fueling station, convenience store, and service garage. Lot 13 is vacant and un-paved space, which in the past has been occupied with overflow parking from the service station on Lot 22. The Applicant proposes to formalize this use for parking, towing, and auto storage as accessory to the service station operation.

The surrounding area consists of recreational and residential uses, including the Fort Davis Community Center to the west, across 41st Street, a large paved parking lot to the east, which is a parking lot for the New Macedonia Baptist Church, and residential development to the south of the Subject Property.

IV. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS

A. Subtitle X § 901.2 – General Special Exception Standards

Under Subtitle X § 901.2, the Board may approve a special exception where it finds that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

The proposal is consistent with the intent of the MU-3A zone, which is designed to accommodate a variety of business uses, including gasoline service station uses. The proposed towing and vehicle storage component complements the existing Gas Station operation, creating a comprehensive vehicle service facility consistent with the intent of the zone.

By maintaining all auto-related functions within the same premises, the proposal enhances operational efficiency and ensures that vehicle activity is properly managed within a controlled and secure environment.

The proposed parking, towing, storage portion of the service station, on Lot 13, will not create undue adverse impacts on neighboring properties.

Noise levels will comply with all applicable regulations, ensuring that operations do not significantly differ from existing conditions, as the area already accommodates the existing service station. The site will include appropriate screening and fencing to ensure that operations are conducted neatly and securely. Given these factors, the proposed use will be in harmony with the general zoning intent and will not adversely affect surrounding properties.

B. Subtitle U § 511.1(f) – Gasoline Service Station Establishment or Enlargement

(f) Gasoline service station to be established or enlarged, subject to the following conditions:

(1) The station shall not be located within twenty-five feet (25 ft.) of a residential zone or unless separated from the residential zone by a street or alley;

The Property is located approximately 30 feet from the nearest residential zone (R-2), to the south.

(2) The operation of the use shall not create dangerous or other objectionable traffic conditions; and

The existing gasoline service station has operated on the Property since its Certificate of Occupancy was issued in 1968. The operation will not create dangerous or objectionable traffic conditions. The expanded use will not consist of any additional buildings, service areas, or gasoline pumps. It will merely handle the parking, towing, and storage uses accessory to the existing service station use. Vehicle parking and movement on Lot 13 will remain entirely on Lot 13, and will not interfere with public traffic or nearby residential traffic. The Applicant will ensure compliance with DDOT requirements and any conditions recommended during review.

(3) Required parking spaces may be arranged so that all spaces are not accessible at all times. All parking spaces provided under this subsection shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicles without moving any other vehicle onto public space;

As shown on the accompanying plat and site plan, all vehicle parking and storage areas are fully contained within the Property. Access and maneuvering occur entirely on private property via internal paved connections between the lots. Towing, Parking, and Storage of cars will be handled by service station and related personnel. This parking will not be available for drive in by the public and so the entire space, and parking of vehicle, will be coordinated and managed by the service station. Its personnel and by its towing tenant, Mr. Ford.

V. CONCLUSION.

For the reasons provided above, the Applicant respectfully requests that the Board approve the request for special exception relief.

Respectfully submitted,

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