

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10550 Harry J. Daly et al, appellant.

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 October 28, 1970.

EFFECTIVE DATE OF ORDER - February 11, 1971

ORDERED:

That the appeal for permission to erect building for electric substation with non-rotating equipment at S.W. corner of Blair Road and Kansas Avenue, N. W., parcel 114/76, near Square 3380 be unanimously granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The subject property is currently an unimproved lot.
3. Appellant proposes to construct an electrical substation with non-rotating equipment (see exhibit 2, 2A - 2D).
4. Appellant alleged that the substation would be fully automatic and that no employees would be stationed there. Appellant further alleged that the subject property probably could not be developed under the R-1-B Zoning Requirements and this location is the most efficient location for the substation because it would permit proper distribution of feeders that supply the area.
5. The closest residential development to the subject property is over two hundred (200) feet away and the proposed substation should not create any traffic problems.

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6. No opposition was registered at the Public hearing to the granting of this appeal.

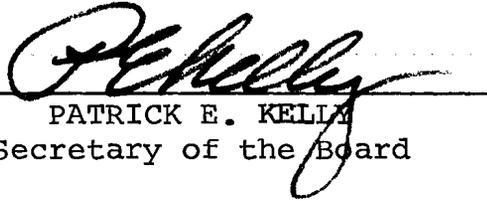
OPINION:

We are of the opinion that the proposed electrical substation 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 because of noise, traffic, or other objectionable conditions.

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

ATTESTED:

BY: _____


PATRICK E. KELLY
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.