

PUBLIC HEARING--October 21, 1964

7958

Appeal #Safeway Stores, Inc. owner, on behalf of Potomac Electric Power Company, appellants.

The Zoning Administrator District of Columbia, appellee.

with Mr. Hatton not voting

On motion duly made, seconded and ~~unanimously~~ carried/the following Order was entered on May 17, 1965:

ORDERED:

That the appeal to erect a fully automatic substation with non-rotating equipment at the southwest corner of 12th and G Streets, S.E., lots 837 and 838, square 995, be granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property is located at the southwest corner of 12th and G Streets, S.E. and contains an area of approximately 15,178 square feet. Appellant will erect an automatic electric substation at the corner of 12th and G Streets with access drive from 12th Street.

(2) Studies by the Power Company indicate that the substation should be located at this location to provide electric service in that general area of the city to provide necessary load relief.

(3) Testimony at the hearing indicated that there is no commercial property available in the area to serve their needs.

(4) The proposed building will be 52' x 68' and will be one-story in height erected of concrete and brick. The building will meet all requirements of the Zoning Regulations.

(5) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

From the evidence adduced at the hearing, we are of the opinion that this substation at this location is necessary to the public convenience and welfare being necessary to provide electric current to this community and general area. We are further of the opinion that the use of this property for this substation is justified as the station plans approved by the Board will conform with the type of development proposed in this immediate area.

We are further of the opinion that appellant after a diligent search for commercial property was unable to secure land within the limits of the area where the station would have to be located. We are further of the opinion that no additional setbacks, screening, or other safeguards are necessary to protect the surrounding neighborhood.

This order approved in accordance with picture of contemporary bldg. on file marked "Approved, Board of Zoning Adjustment by W. E. Chase".