

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



March 26, 2015

Mr. Roger Moffatt
Chairman
Advisory Neighborhood Commission 6D
1101 Fourth Street, S.W., Suite W130
Washington, D.C. 20024

Re: BZA Application No. 18911 of Potomac Electric Power Company

Dear Mr. Moffatt,

We are in receipt of your letter dated March 9, 2015 regarding BZA Application No. 18911. The letter is being returned to you. Section 3121.9 of the Zoning Regulations provides as follows:

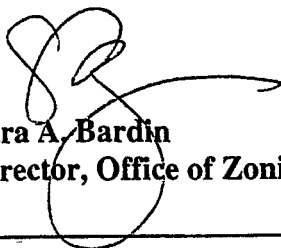
3121 PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF LAW; CLOSING THE RECORD

3121.9 Any material received by the Board after the close of the record except that permitted by § 3121.5, that bears upon the substance of the appeal or application shall be returned by the Director and not received into the files of the Board. However, if the materials are accompanied by a request to re-open the record, the request shall be accepted and presented to the Chair for consideration. The request must demonstrate good cause and the lack of prejudice to any party. If granted, the materials shall be entered into the record.

(emphasis supplied)

This case was heard on March 10, 2015. The hearing was complete and the record was closed when your letter arrived by hand delivery around 5:00 that evening. The letter was not accompanied by a request to re-open the record, therefore your letter is being returned to you. We regret any inconvenience this may have caused.

Regards,


Sara A. Bardin
Director, Office of Zoning

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

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Web Site www.dc.gov **Board of Zoning Adjustment**
District of Columbia
CASE NO.18911
EXHIBIT NO.46



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

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March 9, 2015

VIA hand delivery:

D.C. Board of Zoning Adjustment
441 4th Street, NW Suite 210
Washington, DC 20001

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**RE: Application for Special Exception and Variance Relief
BZA Case No. 18911-Square 603, Lots 19 & 809**

**Motion to Board of Zoning Adjustment Regarding Application for Special Exception and
Variance Relief, BZA Case No. 18911-Square 603, Lots 19 & 809**

Whereas Pepco has proposed to construct a 230kV/138kV/13kV substation and four 230kV/138kV underground transmission circuits on Buzzard Point,

Whereas Pepco has requested Special Exception and Variance Relief in formal BZA Case No. 18911 which includes square 603, lots 19 and 809,

Whereas the design (including size, scale, magnitude and environmental implications) of this project at the entrance of Buzzard Point have come into question and a formal investigation by the Public Service Commission (PSC) into the health, safety, and reasonableness of this project is still being conducted,

Whereas without a scale back of this project from the most impacted residents along Q Street SW, where a number of low to moderate income residents live and children under 5 years of age attend daycare, including loading facilities and trash collection, they will be exposed to constant low-levels of electromagnetic radiation through magnetic fields (EMF). These residents will live less than a block away from this substation that will release EMT,

Whereas Pepco has acquired enough land for this project to scale it away from Q Street, SW to allow for public space along that street and include park space and other greenery to add to the aesthetics along Q Street and be more welcoming and neighborhood friendly to residents, visitors, and the 20,000 fans that will attend games at the future D.C. United Soccer Stadium and other events as they approach Buzzard Pint through Q Street,

Whereas there is concern over the massive size of this substation and possibly a detriment to the public good because it will be built almost as big and 2 blocks away from the current Buzzard Point Substation that the public cannot get close to because it sits on contaminated land and has no building to cover it. However, the public will be able to walk right up to parts of this new substation, sit, stand around it and lean against it and we do not know the effects that this close contact to the building will have on their health

Whereas it is strongly believed that the substation can be created more environmentally friendly by design and utilizing solar energy to reduce the need to build it so wide and almost to the property line,

Whereas there needs to be more discussion with Pepco to address unresolved issues around this project including the design and impact of it on the community – pre and post construction

Be it resolved that ANC 6D voted 6-0-0, in favor of the BZA requiring Pepco to participate in a working group with ANC 6D, DC Office of People's Counsel, DC Office of Planning, DC Department of the Environment, DC Council Member Charles Allen, and DC Climate Action as also recommended to the Public Service Commission by the Commission in formal case #1123 to resolve community issues and concerns about the proposed Waterfront Substation prior to granting Pepco's request for Special Exception and Variance Relief in BZA Case Number 18911-Square 603, Lot 19 & 809.

Sincerely,

Roger Moffatt
Chairman, ANC 6D