



A PHI Company

September 25, 2015

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Comments to Zoning Regulation Rewrite (ZC Case No. 08-06A)
Subtitle U – Use Permissions

Dear Members of the Commission:

PEPCO submits this letter to provide comment to Subtitle U (Use Permissions) set forth in the proposed Zoning Regulation Rewrite ("ZRR"). PEPCO operates electric substations throughout the District to provide electrical power to the residents of the District of Columbia.

Under the current Title 11, Section 701.6(j) of the Zoning Regulations permits "[t]elephone exchange, electric substation using non-rotating equipment, and natural gas regulator station" as a matter of right starting in the C-1 District. Other types of utilities, such as a public utility pumping station, requires special exception approval in the C Districts.

Under the proposed ZRR, utilities are defined much more broadly. Specifically, Subtitle B, § 200.2(f) defines "Basic Utilities" to include the "commercial or governmental generation, transmission, or distribution, or storage of energy, water, stormwater, cable, or telecommunication-related information." This definitely includes electric substations. Subtitle U then identifies those zones in which utilities are permitted as a matter of right. Despite the fact that an electric substation is currently permitted in a variety of districts under the Zoning Regulations, the proposed ZRR limits utilities as a matter of right only to the PDR zone (Subtitle U, § 801.1(z)) and to the STE Special Purpose Zone (Subtitle K, § 612.1(e)). All other electric substation use require special exception approval by the Board of Zoning Adjustment.

PEPCO requests that the Zoning Commission permit an electric substation in the equivalent zones of C-1 to C-5, which would be permitted as a matter of right under the current Zoning Regulations.

We appreciate your consideration of this recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "Vernon D. Gibson".

Vernon D. Gibson

Manager, Real Property

cc: Jennifer Steingasser, Office of Planning