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November 16, 2001

**NORMAN M. GLASGOW, JR.**
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**Hand Delivery**

Zoning Commission of the District of Columbia
441 4th Street, N.W.
Suite 210
Washington, D.C. 20004

Re: Zoning Commission Case No. 96-3/89-1, Buzzard Point

Dear Members of the Commission:

In furtherance of the Commission's request at the September 20th public hearing on the above-referenced matter, enclosed is the following correspondence from PEPCO relating to this matters:

1. Letter responding to a request from the Commission as to the nature of the operation of the combustion turbines at the Buzzard Point facility.

2. Letter explaining that, due to the need to confirm certain information and a re-organization of priorities as a result of the events of September 11th, PEPCO was not able to submit the information in response to the Commission's request by the October 15th closing of the record.

As a result, PEPCO requests a waiver from the Commission in order to receive the attached information. In the alternative, PEPCO requests that the Commission exercise its right to re-open the record at any time prior to the issuance of a final decision pursuant to Section 3024.5 of the Regulations. PEPCO submits that, on the basis of the foregoing concerning the timing of the verification of the information to be submitted to the Commission, the re-prioritization of duties of personnel in the Real Estate Department as the result of the events of September 11th and the fact that no prejudice will occur as a result of the acceptance of this information into the record, the Commission should either waive its rules to accept this submission or, in the alternative, re-open the record to accept the submission.

Respectfully submitted,

HOLLAND & KNIGHT LLP

Norman M. Glasgow, Jr.

Enclosures

WAS1 #1032789 v1

ZONING COMMISSION
District of Columbia
Case 96-3/89-1
Exhibit 122

pepco Potomac Electric Power Company

**Real Estate Department**
1900 Pennsylvania Avenue, NW
Washington, DC 20068

**D. B. COLLISON**
Manager

202 388-2775
202 388-2648 Fax
dbcollison@pepco.com

November 16, 2001

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

Re: Submittals for Zoning Commission Case No. 96-3/89-1, Buzzard Point

Dear Members of the Commission:

Enclosed on behalf of the Potomac Electric Power Company ("Pepco") are the submittals in response to the inquiries from the Commission at the September 20, 2001 public hearing for Case No. 96-3/89-1.

I am requesting that you accept the enclosed data even though it is being transmitted after the closing of the record. This is a very important matter to Pepco, but with the occurrence of the September 11 events in New York City and at the Pentagon, the Real Estate Department has been involved in numerous security projects that have required immediate attention.

Any consideration that you can give Pepco in this matter will be greatly appreciated.

Very truly yours

Donald B. Collison

Donald B. Collison

pepco Potomac Electric Power Company

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**D. B. COLLISON**
Manager

November 16, 2001

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

Re: Zoning commission Case No. 96-3/89-1, Buzzard Point

Dear Members of the Commission:

We appreciated the opportunity to submit testimony and material into the record concerning Case 96-3/89-1 at the public hearing on September 20th. The following information is submitted in response to inquiry from the Commission at the hearing concerning the combustion turbines at the Potomac Electric Power Company's ("Pepco") Buzzard Point Station at 1st and V Street, S. W.:

1. There are sixteen (16) combustion turbines ("Turbines") located on the property.
2. The Turbines operate on average ten (10) to fifteen (15) days per calendar year. They are normally utilized as peaking units during the summer air conditioning season and would operate between the hours of 10 am until 6 pm. This period of operation is normally not continuous but could be depending on the load requirements.
3. The Turbines have a relatively fast start and shut down cycle as they are also utilized in emergency situations when additional electrical capacity is required on the system due to generation problems at other facilities or in storm/emergency conditions where high voltage electrical feeds are severed to the area.
4. The Turbines operate in an octave band of 75-149 and at an approximate decibel level of 73. It is our understanding that the aforementioned levels of operation are in compliance with Section 825 of the District of Columbia Zoning Regulations.
5. We had previously submitted aerial photos that depicted the property that Pepco owns in the Buzzard Point area. These were reduced size copies of the aerial photo that we utilized as an exhibit at the hearing. I would again state that Pepco has been a major property owner in this area for approximately fifty years.

It may be of interest to the Commission and I am sure that you are aware that the operation of the facilities on Pepco's Buzzard Point property is overseen and regulated by numerous District of Columbia and Federal Agencies. We have an excellent record of compliance with the various regulatory agencies for our facilities and are striving to maintain that record along with serving the citizens of the District of Columbia.

Very truly yours ,

Donald B. Collison

ZONING COMMISSION
District of Columbia
Case No. 96-3/89-1
EXHIBIT

