

Mr. Clouser:

I move that the following Order be entered:

ORDERED:

That the appeal of the Potomac Electric Power Company for a variance from the rear yard requirements of the C-M-1 District to permit extension of existing electric substation at 5210 Wisconsin Avenue, N.W., parcel 25/136, square 1657, be granted for the following reasons:

(1) Appellant's substation is located in the C-M-1 District which permits the use as a matter-of-right. The only question before the Board is a request to erect a wall along the public alley which violates the rear yard requirements.

(2) The construction as proposed will not affect adversely conditions of light and air to adjoining properties as the alley itself is 20 feet in width.

(3) The Power Company states and the Board finds that the erection of this fourth transformer at this location is necessary to the public convenience and service.

(4) There was no objection to the granting of this appeal registered at the public hearing.

(5) Due to this exceptional and extraordinary situation and condition of the specific property, the Board finds that the strict application of the regulations will result in peculiar and exceptional practical difficulties and undue hardship upon the owner. We further find that this relief can be granted without substantial detriment to the public good, and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and map.

Mr. McIntosh: I second the motion. Motion carried with Mr. Schwab being absent.