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**STATE OF MISSOURI
PUBLIC SERVICE COMMISSION**

At a Session of the Public Service
Commission held at its office
in Jefferson City on the 15th
day of October, 1997.

In the Matter of the Application of)
Union Electric Company for a Variance)
for Pope John Paul II Apartment Inc.)

Case No. EO-98-68

ORDER GRANTING VARIANCE

On August 14, 1997, Union Electric Company (UE or Company) filed an application for a variance from the individual metering requirement of Commission rule 4 CSR 240-20.050 for the Pope John Paul II Apartment Inc. project located in St. Louis County, Missouri. The Company states in its application that the project involves the construction of a new apartment building consisting of 74 one-bedroom units for subsidized elderly housing. The application provides that the owner of the new building will be responsible for the payment of bills for each apartment and for common facilities; therefore, individual metering will only serve to increase the construction costs and obstruct the intentions of the owner. UE estimates that individually metering each unit would result in additional expenditures of approximately \$167 per apartment. The owner estimates savings of approximately \$50,000 if the variance is approved. UE supports the owner's request for master metering this project because of the overall cost-benefit.

On October 6, the Staff of the Commission (Staff) filed a memorandum in the official case file which indicated that because of the overall cost-benefit, the Staff supports the owner's request for one meter to serve the new building. According to Staff, the meter will be billed

on the Large General Service Rate 3(M). Staff recommended that the Commission issue an order approving the variance to allow UE to provide master metered electric service billed on the Large General Service Rate.

The Commission has reviewed the verified application and the Staff's memorandum. The Commission finds that the request for variance is reasonable and should be granted. The Commission further finds that UE should be permitted a variance from the individual metering requirement of 4 CSR 240-20.050 to allow master metering for Pope John Paul II Apartment Inc.'s new apartment building.

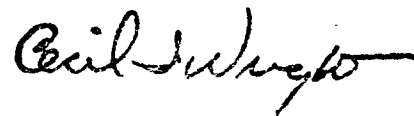
IT IS THEREFORE ORDERED:

1. That the Application for Variance filed by Union Electric Company on August 14, 1997, is granted.

2. That Union Electric Company is granted a variance from 4 CSR 240-20.050 for master metering of Pope John Paul II Apartment Inc.'s new apartment building located in St. Louis County and consisting of 74 one-bedroom units for subsidized elderly housing which shall be billed on the Large General Service Rate.

3. That this order shall become effective on October 28, 1997.

BY THE COMMISSION



**Cecil I. Wright
Executive Secretary**

(S E A L)

Lumpe, Ch., Crumpton, Murray,
and Drainer, CC., concur.

George, Regulatory Law Judge