



DONOHUE & STEARNS, PLC

October 10, 2012

District of Columbia Board of Zoning Appeals
c/o Mr. Richard Nero
One Judiciary Square
441 4th Street, Northwest
Washington, DC 200001

RECEIVED
D.C. OFFICE OF ZONING
2012 OCT 10 PM 4:06

Re: Amendments to Case No. 18420

To Whom It May Concern:

I am writing to you to notify the Board of an amendment to the above-mentioned application pursuant to §3113.8. The zoning drawings originally submitted showed the location of the monopole with the right-of-way (public space). The ancillary equipment compound was located wholly on DCPS-owned property. We have reoriented the replacement pole to the DCPS property (a distance of less than 10 feet). This move, in turn, requires a request for a variance from the setback requirement of 2713.9. Attached please find the revised Statement of Justification, SE/Variance Application and Zoning Drawings which all illustrate the change.

I will have full-sized-sets of the revised drawings as well as hard copies of the SOJ and SE/Variance application sent to your office.

Please let me know if there is anything further required as a result of this change.

Thank you for your consideration of this matter,

Tracy Anderson

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18420
EXHIBIT NO. 20



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
4301 13th Street NW, Washington, DC 20011	2915	802	R-4	Special Exception	Section 2713
4301 13th Street NW Washington, DC 20011	2915	802	R-4	Area Variance	Section 2713
Present use(s) of Property:	83-Educational				
Proposed use(s) of Property:	No change				
Owner of Property:	District of Columbia			Telephone No:	703-255-0177
Address of Owner:	1350 Pennsylvania Avenue NW, Washington, DC 20011				
Single-Member Advisory Neighborhood Commission District(s):	ANC 4C05				
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					

AT&T seeks a Special Exception and Variance for the installation of a Telecommunications Facility that will consist of a 128' monopole, antennas and related equipment shelter and cabinets on an R-4 zoned property located at 4301 13th Street, NW Washington, DC 20011.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: October 9, 2012

Signature*:

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Edward L. Donohue

E-Mail: edonohue@donohuestearns.com

Address: 801 North Fairfax Street Alexandria, Virginia 22314

Phone No(s): 703.549.1123

Fax No.: 703.549.5385

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18420

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This document and the attached exhibits provide a justification for the proposal of New Cingular Wireless PCS LLC d/b/a AT&T Mobility LLC ("AT&T" or the "Applicant"). This Justification Statement also provides a brief explanation as to how and why this proposal conforms with the applicable performance standards and design criteria of the District of Columbia Zoning Ordinance (the "Ordinance").

AT&T seeks a Special Exception for a Personal Wireless Service Facility as that term is defined in Chapter 27 of the Ordinance. The proposed Facility will consist of a 128' tall monopole, antennas and a related equipment shelter and cabinets (the "Facility") on a Residential (R-4) zoned property located at 4301 13th Street, NW Washington, DC 20011 (the "Site"). Personal Wireless Service Facilities are permitted in an R-4 zoning district as stated in Chapter 2713.2 of the Ordinance through Special Exception. Monopoles associated with such facilities are subject to performance standards described in §§ 2700-2701-2708-2711-2712-2713 and 2715 of the Ordinance. As indicated on the site plan, RF coverage plots, photo simulations and other exhibits provided with its application, AT&T's proposal is consistent with the applicable performance standards and design criteria and is necessary in order for AT&T to provide the needed wireless services.

AT&T's Goals and Existing Coverage Gap

AT&T is a Federal Communications Commission ("FCC") licensed provider of wireless Personal Communication Services ("PCS") throughout the Washington DC metropolitan area. AT&T is seeking to develop and improve its wireless services in Washington DC and the proposed Facility is a necessary component of AT&T's network. AT&T provides, as Exhibit A1, a propagation map depicting its wireless coverage in the area around the proposed Site with the proposed Facility on-air. The Site that is the subject of this application is noted on the map as "Proposed Site" and is identified with a red cross. Exhibit A2 depicts the current coverage without the proposed site.

The objective of this site is to provide in building coverage and capacity in the commercial and residential areas of Petworth and Crestwood. This site will handle traffic from the commuters along George Avenue, Kansas Avenue and Iowa Avenue. This site will also provide contiguous coverage between existing Paramount and Grace Lutheran Church sites. This site will also enhance in-building coverage in the surrounding areas and communities. The proposed location for the Facility will allow AT&T to effectively and efficiently improve emergency and non-emergency wireless services to those who live, work or travel through this portion of Washington DC.

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AT&T's Proposed Facility

AT&T seeks a Special Exception to allow installation and operation of an unmanned, wireless telecommunications facility. This Facility will consist of twelve (12) panel antennas installed on a 128-foot tall monopole which will replace the existing lightpole. The antennas will each measure 75.5"H x 11.8"W x 6"D. Their centerline will be approximately 120' above ground level. The majority of the proposed equipment cabinets will be placed in a 11'-5"W x 20'-1"L x 10'-1/2"H equipment shelter on a concrete pad near the base of the lightpole as shown on the attached Site Plan. Outside of the proposed equipment shelter is a utility frame and telecommunications cabinet. The entire facility will be within an 825 square foot (25' x 33') compound surrounded and secured by an 8' tall fence. The Facility is unmanned and will require one service/maintenance call per month in an SUV.

Selection of the Subject Property

When AT&T has a need for coverage, it first seeks to co-locate antennas onto or within an existing structure. There were no existing structures within the area surrounding the proposed site that would allow AT&T to co-locate antennas in such a way as to meet its coverage objectives. The following alternate locations were considered and ruled out:

New Southern Rock Church, 750 Buchanan St. NW: No landlord interest.
Clark Elementary School, 4501 7th St. NW: Existing Tower/Flag Pole is at capacity.
St. Gabriel Church, 26 Grant Circle NW: No landlord interest.
The Residences of Georgia Ave, 4100 Georgia Ave. NW: RF rejected this candidate.

The height of 128' is the minimum height required to achieve the necessary coverage. Each site that AT&T constructs is designed specific to the location and needs of the community. Prior to submitting a Petition for Special Exception, AT&T conducts propagation tests. Propagation tests use software to predict height and coverage needs based on information like topography, tree cover, proximity to existing sites, etc. This radio frequency propagation information is evaluated and analyzed, along with other technical data to predict how much coverage will be provided at various proposed heights. AT&T's engineers evaluate this data and, in the case of the proposed Facility, the result of the tests showed that a 128' pole would be required to provide the needed amount of coverage.

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Impact

The Facility will have no impact on air quality, water quality, radiation exposure, light pollution, noise pollution, or traffic congestion or circulation. The antennas emit no noise, light or odors. The Facility will typically receive just one service/maintenance call per month by personnel in an SUV. Therefore, it will have no discernable traffic impact. AT&T operates in the 1950 – 1965 MHz band (the PCS B band) as licensed by the Federal Communications Commission (“FCC”) (a copy of the Applicant’s FCC license is attached as Exhibit B) and it operates its equipment in full compliance with FCC rules and regulations.

Visual Impact

AT&T conducted a visual impact survey by raising a large orange weather balloon to 128’ – the height of the proposed monopole. AT&T’s engineers drove the area and took pictures from numerous perspectives in the areas around the Site. If the balloon was visible from a location, the engineers created a photosimulation, which includes a scaled 128’ monopole digitally superimposed onto the photograph in place of the balloon. A map showing the locations of the photographs and the corresponding photographs and photosimulations are attached as Exhibit C.

Statement of Compliance

The information in this package and attached to this package provide support to show that AT&T’s proposal meets the applicable performance standards and design criteria described in the Ordinance, as set forth below:

Compliance with Chapter 27 (Telecommunications Ordinance)

2700 PURPOSE

2700.1 The purposes of the regulation of antennas, antenna towers, and monopoles as a particular type of structure shall be as follows:

- (a) The Zoning Commission has determined that certain antennas, antenna towers, and monopoles because of their size, shape, design, construction, or location, may affect the welfare or safety of the population and may detract from the streetscape, landscape, skyline, scenic beauty, or aesthetic interests of Washington, D.C., and its role as

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the Nation's Capital;

- (b) The Zoning Regulations therefore regulate the size, height, construction, design, and location of antennas, antenna towers, and monopoles which have the greatest potential for adverse impact on the health, safety, and welfare of the population, and on neighborhood quality, and those which have the greatest potential for adverse impact on the scenic beauty of the Nation's Capital and the national monuments; and
- (c) The principal types of antennas, antenna towers, and monopoles regulated are those that, because of their shape, size, or quantity, potentially have the greatest visual impact and include, by example, large satellite earth station antennas, certain microwave terrestrial antennas, monopoles, and antenna towers.

AT&T's Response: AT&T has designed the monopole to blend with the existing lightpoles and thereby have minimal visual impact.

- 2700.2 Consistent with these purposes, the construction of new towers or monopoles shall only be permitted subject to certain placement and construction standards.

AT&T's Response: AT&T understands and has designed the proposed Site according to the referenced standards.

2701 CERTIFICATION OF FCC COMPLIANCE FOR TRANSMITTING ANTENNAS.

- 2701.1 No application for a building permit for a transmitting antenna may be considered completed unless it is accompanied by a certification evidencing that the proposed transmitting antenna will comply with the radio frequency ("RF") radiation guidelines adopted by the Federal Communications Commission and the health and safety regulations adopted by the Occupational Safety and Health Administration.

AT&T's Response: AT&T will comply with the FCC-mandated Maximum Permissible Exposure ("MPE") limits for RF emissions.

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2701.2 The certification shall be signed by a licensed engineer qualified in RF engineering and shall include the following required information:

- (a) The maximum RF radiation to be generated by the proposed antenna or antennas;

AT&T's Response: *AT&T will comply*

- (b) The means used to determine the RF levels;

AT&T's Response: *AT&T will comply*

- (c) The exact legal name, address of principal place of business, and telephone number of the applicant, certifying engineer, and property owner; and

AT&T's Response: *AT&T will comply*

- (d) A site plan, and roof plan if applicable, drawn to scale showing the location of the proposed antennas and all existing antennas on the site, roof, tower, or monopole.

AT&T's Response: *A site plan is included with this application. See Exhibit A3.*

2708 ANTENNA MOUNTED ON ANTENNA TOWERS AND MONOPOLES

2708.1 Antennas may be mounted as a matter of right on an antenna tower or monopole that:

- (a) Is located in a General Industry (M) Zone District;

AT&T's Response: *N/A*

- (b) Was approved by, and constructed in accordance, with an order of the Board of Zoning Adjustment; or

AT&T's Response: *N/A*

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- (c) Was constructed in accordance with a building permit issued prior to December 21, 2007.

AT&T's Response: *N/A*

- 2708.2 An antenna shall not be mounted on an antenna tower or monopole if, as a result of its installation:

- (a) The size of the antenna tower or monopole is increased; or

AT&T's Response: *AT&T is submitting an SE.*

- (b) The appearance of the antenna tower or monopole is changed in a manner that adversely impacts the surrounding area.

AT&T's Response: *AT&T is submitting an SE.*

- 2708.3 A transmitting antenna shall not be placed lower than fifty feet (50 ft.) above the base of the antenna tower or monopole.

AT&T's Response: *AT&T will comply - the RAD center of the antenna will be at 120' above the ground.*

- 2708.4 An antenna proposed to be mounted on an antenna tower or monopole that does not comply with the above requirements may be permitted through the special exception process set forth in § 2712.

AT&T's Response: *None required - submitting an SE according to §2712.*

2711 OFFICE OF PLANNING REPORT

- 2711.1 The Zoning Administrator shall not take final action on an application to permit an antenna tower, a monopole, or an antenna not exempted by § 2707 until a report is received from the Office of Planning or thirty (30) days have passed since the application was submitted to the director of the Office of Planning, whichever occurs first.

AT&T's Response: *None required.*

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- 2711.2 The Director of the Office of Planning and the Zoning Administrator may agree to lengthen the time period indicated in § 2711.1, but in no event shall the review period exceed sixty (60) days.

AT&T's Response: *None required.*

- 2711.3 The report of the Office of Planning shall provide specific criteria and information sufficient to enable the Zoning Administrator to determine whether the antenna complies with the applicable requirements of this chapter.

AT&T's Response: *None required.*

2712 ANTENNAS SUBJECT TO BZA APPROVAL – GENERAL

- 2712.1 An application for special exception approval shall include the following written and graphic documentation:

- (a) A map of area to be served by the new antenna;

AT&T's Response: *AT&T will comply, refer to Exhibit A1.*

- (b) A map and explanation of the area being inadequately served that necessitates installation of the proposed antenna;

AT&T's Response: *Please see Exhibit A2.*

- (c) A map indicating the location of any other antennas and related facility sites providing service by the applicant, and any antenna tower or monopole of any provider, within a two mile radius, including public space, of the proposed antenna site, with identified heights above grade;

AT&T's Response: *Please see Exhibit D.*

- (d) A site, and roof plan if applicable, showing all structures and antennas on site;

AT&T's Response: *Please see attached Site Plan – Exhibit A3.*

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- (e) Elevation drawings of the structure and proposed antennas from all four directions;

AT&T's Response: *Please see attached Site Plan.*

- (f) A picture of the proposed antenna;

AT&T's Response: *Please see attached specification sheet as Exhibit E.*

- (g) The total mounted height of the antenna relative to the tops of surrounding trees as they presently exist within one-quarter (1/4) mile of the proposed location; and

AT&T's Response: *AT&T's engineers approximate the tree line to be 45'.*

- (h) Other information as may be necessary for impact assessment of the antenna.

AT&T's Response: *AT&T will submit any additional items upon request.*

- 2712.2 In addition to any other conditions deemed necessary to mitigate potential adverse impacts, the Board may impose conditions pertaining to screening, buffering, lighting, or other matter necessary to protect adjacent and nearby property and may require the removal of any on-site non-conforming, inoperable, or unauthorized antenna.

AT&T's Response: *None required.*

2713 ANTENNA TOWERS AND MONOPOLES SUBJECT TO BZA APPROVAL

- 2713.1 A monopole shall be permitted if approved by the Board of Zoning Adjustment in accordance with § 3104 of this title, subject to the provisions of this section, in the zone districts specified in § 2713.2.

AT&T's Response: *None required.*

- 2713.2 A monopole may be permitted as a special exception use in the following

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zone districts:

- (a) R, residence districts;
- (b) C-1 through C-4 commercial districts; (c)
SP, special purpose districts;
- (d) CM, commercial-light manufacturing districts; (e)
CR, mixed-use district; and
- (f) W, waterfront district.

AT&T's Response: *AT&T is proposing the Facility in an R-4 district.*

2713.3 An antenna tower, either alone or in conjunction with a studio, or the erection, alteration, or use of buildings for transmission or reception equipment on the same lot, shall be permitted if approved by the Board of Zoning Adjustment in accordance with § 3104 of this title and subject to the provisions of this section, in the zone districts specified in § 2713.4.

An antenna tower may be permitted as a special exception use in the following zone districts:

- (a) C-2 through C-4 commercial districts;
- (b) SP, special purpose districts;
- (c) CM, commercial-light manufacturing districts;
- (d) CR, mixed use district; and
- (e) W, waterfront districts.

AT&T's Response: *N/A*

2713.5 The location, height, and other characteristics of an antenna tower or

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monopole shall be:

- (a) Consistent with the purpose of this chapter;

AT&T's Response: *AT&T has designed the Facility with the provisions of this chapter in mind.*

- (b) Designed and available for collocation by other service providers;

AT&T's Response: *AT&T will provide the RAD center of 80' to any wireless carrier interested in collocating.*

- (c) Located so the visual impacts are minimized to the greatest practical extent, from neighboring property and adjacent public space, or appropriately screened by landscaping or other techniques to minimize the visibility of the antenna tower or monopole; and

AT&T's Response: *The Facility is proposed to be located on the perimeter of the football field near the existing treeline, amid poles of similar design and at the lowest height possible to fill the coverage gap.*

- (c) Designed and constructed to preserve existing trees to the greatest practical extent.

AT&T's Response: *AT&T is not proposing to remove any trees.*

2713.6 If an applicant is unable to meet the requirements of § 3104, the Board of Zoning Adjustment may nevertheless grant the application if the applicant demonstrates that:

- (a) There is a significant gap in wireless service;

AT&T's Response: *Please see Exhibit A2.*

- (b) The proposed antenna tower or monopole will fill this gap;

AT&T's Response: *Please see Exhibit A1.*

- (c) No other mounting options are available;

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AT&T's Response: *AT&T could not locate any existing tall structures appropriate for collocation.*

- (c) The site is the only location from which the gap can be filled or, if other sites are available, the antenna tower or monopole at the proposed location will generate the least adverse impacts;

AT&T's Response: *Monopole will be designed as a lightpole and will house stadium lights at their existing height.*

- (d) That the height and other physical design characteristics of the proposed antenna tower or monopole do not exceed those which are minimally necessary to fill the gap in wireless service;

AT&T's Response: *128' is the minimum height to achieve the desired coverage.*

- (e) That it is using the least intrusive means to provide wireless service necessary to fill the gap in such service; and

AT&T's Response: *Replacing the existing lightpole will avoid the need for an additional structure.*

- (f) That its proposed antenna tower and monopole, even when supporting all possible collocators, will be in full compliance with Federal Communications Commission's cumulative and individual RF emission levels.

AT&T's Response: *Please see response to §2701.1. AT&T will comply.*

- 2713.7 Any antenna tower or monopole with a proposed height in excess of that permitted by the Act of June 1, 1910 (36 Stat. 452), as amended, shall not be permitted, unless the height is approved by the Mayor or his or her designee.

AT&T's Response: *AT&T will submit a waiver request from the Director of DCRA per the Zoning Administrator's instructions.*

- 2713.8 An antenna tower or monopole shall be set back a minimum horizontal

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distance equal to its total height as measured from the ground, from any residentially developed or zoned property.

AT&T's Response: *N/A*

2713.9 Each part of an antenna tower or monopole shall be removed from each lot line the greater of the following:

- (a) Twenty feet (20 ft.); or
- (b) A distance of at least one-third ($1/3$) of the total constructed height.

AT&T's Response: *AT&T is requesting a Variance from this requirement from 42.67 feet to approximately 4' as the monopole will need to be located as closely to the existing line of lightpoles currently in the public space right-of-way and along the perimeter of the site.*

2713.10 The Board of Zoning Adjustment shall submit the application to the D.C. Office of Planning for review and report.

AT&T's Response: *None required.*

2713.11 The applicant shall provide written and/or graphic documentation of the following:

- (a) The area to be served by the proposed new antenna tower or monopole;

AT&T's Response: *Please see exhibit A1.*

- (b) The area being inadequately served;

AT&T's Response: *Please see exhibit A2.*

- (c) A map indicating the location of any other antenna or related facility sites providing service by the applicant within a two mile radius, including public space, of the proposed site;

AT&T's Response: *Please see map of surrounding on-air sites with which*

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the proposed site will hand-off – Exhibit A6.

- (d) Other towers or monopoles within a two-mile radius of the proposed site with identified heights above grade;

AT&T's Response: *AT&T will provide.*

- (e) An explanation of why the applicant cannot collocate on an existing tower or monopole;

AT&T's Response: *Please see list of alternate sites considered on page 2.*

- (f) A written statement agreeing to permit the collocation by other service providers on a commercial basis on an antenna tower;

AT&T's Response: *AT&T has space at the 80'RAD center for a future wireless carrier to collocate.*

- (g) A written statement agreeing to design a proposed monopole for at least three (3) antenna arrays and to make the array space available on a commercial basis for collocation by any telecommunications service provider whenever unused by the initial telecommunications service provider(s);

AT&T's Response: *Due to the height of the replacement pole, there will only be room for one future collocater.*

- (h) The topographic conditions of the area to be served;

AT&T's Response: *Please see site plan – Exhibit A3.*

- (i) The relative height of the antenna tower or monopole to the tops of surrounding trees within one-quarter mile radius of the proposed site as they presently exist;

AT&T's Response: *The treeline surrounding the Site averages 45'.*

- (j) The proposed appearance of the antenna tower or monopole, including

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exterior finish;

AT&T's Response: *Please see photosims included as part of this SE submission package – Exhibit A8.*

- (k) A maintenance plan explaining how the property manager will control ice build-up, falling ice, and potential falling debris; the plan should also address how inoperative antennas will be removed; and

AT&T's Response: *AT&T agrees to be responsible for all maintenance and removal of equipment.*

- (l) Other information as may be necessary for impact assessment of the antenna tower or monopole.

AT&T's Response: *AT&T will comply.*

- 2713.12 In addition to any other conditions deemed necessary to mitigate potential adverse impacts, the Board of Zoning Adjustment may impose conditions relating to operation, location, screening, collocation, or other requirements as it shall deem necessary to protect adjacent and nearby property, neighborhood character, and the image of the city as the nation's capital, consistent with the general purpose and intent of this chapter and may require the removal of any on-site inoperable or unauthorized antenna as a condition to the approval.

AT&T's Response: *None required.*

- 2713.13 No signs of any kind, including advertisements, may be placed on an antenna tower or monopole, its equipment cabinet, or its equipment shelter, unless necessary for the safety of the public.

AT&T's Response: *No signs are proposed on-site.*

2715 EQUIPMENT CABINET OR SHELTER

- 2715.1 If an antenna equipment cabinet or shelter is provided on the ground, it shall be subject to the following:

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- (a) It shall be regulated as an accessory building subject to any applicable criteria within each zone district; and
- (b) It shall harmonize with the main structure in architectural character, material, and color.

AT&T's Response: *The equipment cabinets will be similar in color to the replacement monopole.*

**2716 REMOVAL OF ANTENNAS, ANTENNA TOWERS MONOPOLES
AND RELATED EQUIPMENT**

2716.1 Antennas, antenna towers, monopoles, equipment cabinets, or equipment shelters shall be removed at the expense of the property owner if they have not been used for a period of one year. A one-year extension may be granted by the Board of Zoning Adjustment to this requirement for good cause shown

AT&T's Response: *AT&T agrees to remove the Facility if the Site is unused for a period of one year.*

Y:\Drawings - 2011\AT&T\Rowlands\Fort Slemmer\Zoning - Rev 2\F1.dwg 10-09-12 CMO:OYN 17:01:05

PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF (9) ANTENNAS MOUNTED ON AN EXISTING TRANSMISSION TOWER. PROPOSED EQUIPMENT SHELTER WILL BE LOCATED AWAY FROM THE TOWER ON A SLAB. SITE IS AN UNMANNED TELECOMMUNICATIONS FACILITY.

SITE ADDRESS: 4301 13TH ST NW
WASHINGTON, DC 20011

LATITUDE: N 38° 56' 31.12"

LONGITUDE: W 77° 01' 41.45"

GROUND ELEVATION: 174' AMSL

JURISDICTION: WASHINGTON DC

ZONING: R-4

PROPOSED USE: TELECOMMUNICATIONS FACILITY ON PORTION OF PROPERTY

SITE NAME: FORT SLEMMER, ROOSEVELT HIGH SCHOOL

SITE #: 10136181_4072

NAME OF APPLICANT: NEW CINGULAR WIRELESS PCS LLC

PROPERTY INFORMATION

PROPERTY OWNER: DISTRICT OF COLUMBIA SUITE 307
1350 PENNSYLVANIA AVE NW
WASHINGTON, DC 20004-3003

NEIGHBORHOOD: 16TH ST. HEIGHTS

SUB-NEIGHBORHOOD: C

USE CODE: R3 EDUCATIONAL

CLASS 3 EXCEPTION: NO

TAX TYPE: DC - DISTRICT OF COLUMBIA

TAX CLASS: 002-COMMERCIAL

HOMESTEAD STATUS: NOT RECEIVING THE HOMESTEAD DEDUCTION

ASSESSOR: RAFAEL MENDES

LAND AREA: 722,848

WARD: 4

TRIENNIAL GROUP: 3

UTILITY INFORMATION

POWER: PEPCO (202) 833-7500

TELCO: VERIZON (202) 833-7500

DRAWING INDEX

REV

T-1	TITLE SHEET	3
A-0	SITE PLAN	3
A-1	COMPOUND PLAN & ELEVATION	3

NOTES

NOTE: MAGNETIC DECLINATION - 10° 49' W CHANGING BY 0° 0' W PER YEAR AS OF 01/26/12

TECHNICAL DOCUMENT 24782-432-A3-EF-00001 "COMPANION PACKAGE DETAIL", DATED 11/23/09 FOR USE IN THE BAMA MARKET ONLY (NSB)



5881 COLUMBIA PIKE, SUITE 300
FALLS CHURCH, VA 22041-2688
TEL: (703) 671-6000
FAX: (703) 671-6300

FORT SLEMMER, ROOSEVELT HIGH SCHOOL
10136181_4072

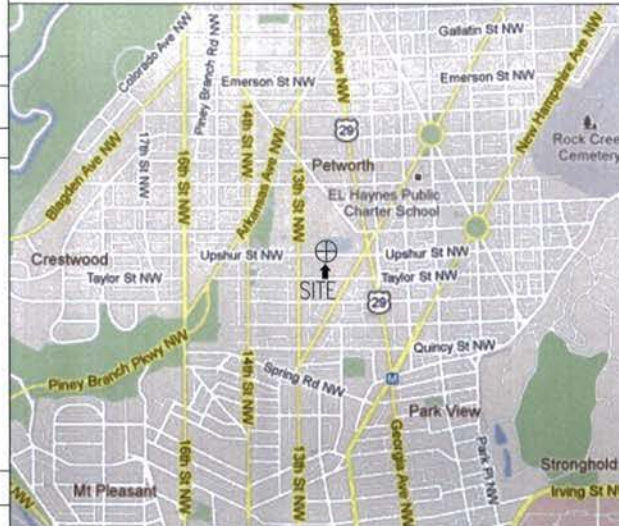
SITE ADDRESS:
2700 MARTIN LUTHER KING JR. AVE, SE
WASHINGTON, DC 20020



VICINITY MAP

DIRECTION:

FROM 7150 STANDARD DR., HANOVER, MD 21076 HEAD SOUTHWEST ON STANDARD OR TOWARD PARKWAY DR. 0.4 MI. TURN LEFT ONTO PARKWAY DR. 75 FT. TAKE THE 1ST RIGHT ONTO PARK CIR DR. 0.4 MI. TURN LEFT ONTO COCA COLA DR. 0.3 MI. MERGE ONTO MD-100 W VIA THE RAMP TO ELICOTT CITY 1.7 MI. TAKE EXIT 5A-5B FOR I-95 TOWARD BALTIMORE/WASHINGTON 0.2 MI. KEEP LEFT AT THE FORK AND MERGE ONTO I-95 S 16.0 MI. TAKE EXIT 27 FOR I-495 W TOWARD SILVER SPRING 0.9 MI. MERGE ONTO I-495 S 3.3 MI. TAKE EXIT 30 TO MERGE ONTO US-29 S/COLESVILLE RD/COLUMBIA PIKE TOWARD SILVER SPRING, CONTINUE TO FOLLOW COLESVILLE RD 2.3 MI. AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO COUNTY BOUNDARY/EASTERN AVE, CONTINUE TO FOLLOW EASTERN AVE, PASSING THROUGH DISTRICT OF COLUMBIA, MARYLAND, ENTERING DISTRICT OF COLUMBIA 0.8 MI. TURN RIGHT ONTO GEORGIA AVE 2.9 MI. SLIGHT RIGHT ONTO KANSAS AVE NW 180 FT. TAKE THE 1ST RIGHT ONTO UPSHUR ST NW. DESTINATION WILL BE ON THE RIGHT 0.1 MI.



SCALE: 1"=2000'



FORT SLEMMER, ROOSEVELT HIGH SCHOOL
10136181_4072

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D.C. OFFICE OF ZONING
2012 OCT 10 PM 4:07

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE (IBC 2009)

ELECTRICAL CODE:
NATIONAL ELECTRICAL CODE, (NEC 2008)

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION.

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA)
TIA 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES.
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS.

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)
IEEE 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM.
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT.
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE").

TELCORDIA, GR-1275, GENERAL INSTALLATION REQUIREMENTS.

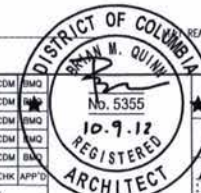
TELCORDIA, GR-1503, COAXIAL CABLE CONNECTIONS.

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION.

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

AT&T CONSTRUCTION: _____ AT&T RF: _____

AT&T COMPLIANCE: _____ REAL ESTATE: _____



BC ARCHITECTS' ENGINEERS
FALLS CHURCH, VA

TITLE SHEET

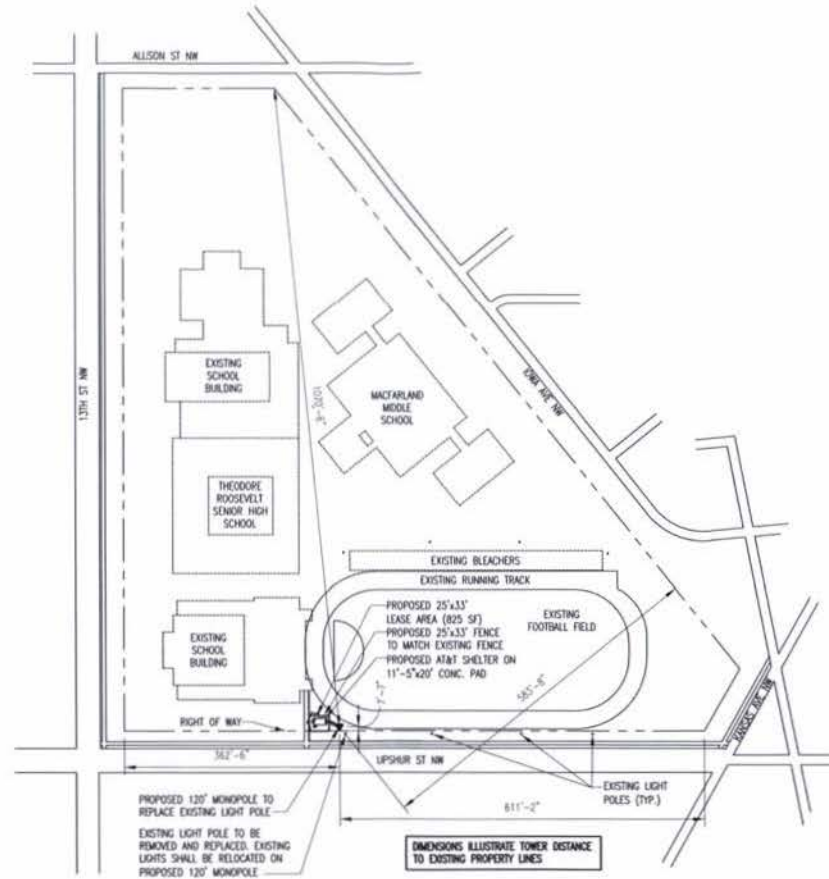


DRAWING NUMBER
T-1

REV
3

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	10-09-12	SITE PLAN TOWER LOCATION DIMENSIONS	GMW	CDM	BMQ
2	10-05-12	RELOCATED PROPOSED MONOPOLE	GMW	CDM	BMQ
1	03-29-12	EQUIPMENT LOCATION	DR	CDM	BMQ
0	02-13-12	ZONING DRAWINGS	GMW	CDM	BMQ
A	01-26-12	PRELIMINARY ZONING DRAWINGS	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED	B. QUINN	DRAWN	GMW

RECEIVED
D.C. OFFICE OF ZONING
2012 OCT 10 PM 4:07



SITE PLAN 1
SCALE: 1"=200'

BC
architects
engineers

3681 COLUMBIA PIKE, SUITE 200
FALLS CHURCH, VA 22041-2668
TEL: (703) 671-6000
FAX: (703) 671-6300

FORT SLEMMER-ROOSEVELT HIGH SCHOOL
10136181_4072

SITE ADDRESS:
2700 MARTIN LUTHER KING JR. AVE, SE
WASHINGTON, DC 20020



3	10-09-12	SITE PLAN TOWER LOCATION DIMENSIONS	GMW	CDM	BMQ
2	10-05-12	RELOCATED PROPOSED MONOPOLE	GMW	CDM	BMQ
1	03-29-12	EQUIPMENT LOCATION	DR	CDM	BMQ
0	02-13-12	ZONING DRAWINGS	GMW	CDM	BMQ
A	01-28-12	PRELIMINARY ZONING DRAWINGS	GMW	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED: B. GUINN	DRAWN: GMW		

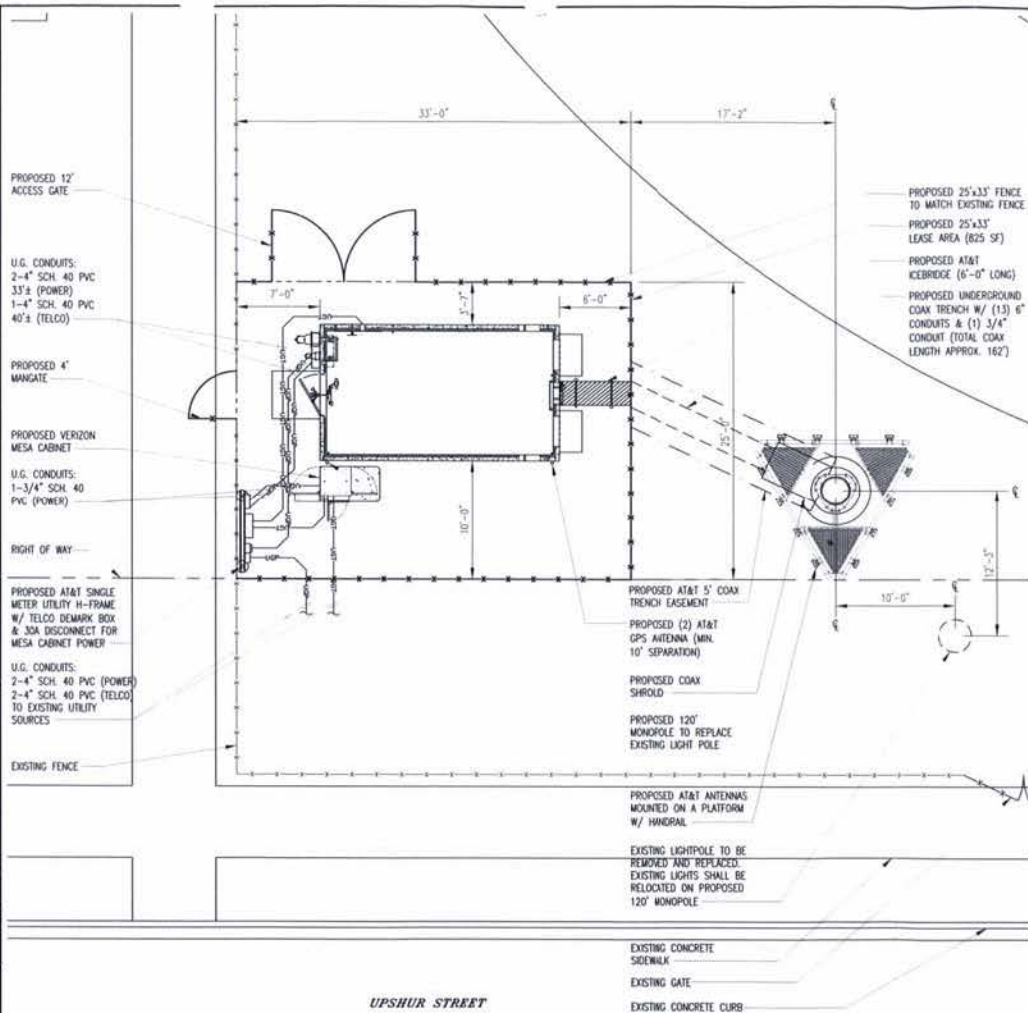


BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

SITE PLAN

DRAWING NUMBER	REV
A-0	3

10-09-12 GWD/OZN 16:57:08 Y:\Drawings - 2011\AT&T\Rawlands\Fort Slemmer\Zoning - Rev 2\A1.dwg



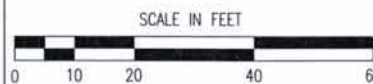
COMPOUND PLAN 1
SCALE: 1"=10' A-1

BC
architects
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2	10-05-12	RELOCATED PROPOSED MONOPOLE	GMW	COM	BNQ
1	03-29-12	EQUIPMENT LOCATION	DR	COM	BNQ
0	02-13-12	ZONING DRAWINGS	GMW	COM	BNQ
A	01-26-12	PRELIMINARY ZONING DRAWINGS	GMW	COM	BNQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED B. QUINN	DRAWN GMW		



ELEVATION 2
SCALE: 1"=20' A-1

BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

COMPOUND PLAN & ELEVATION

DRAWING NUMBER
A-1

REV
3