

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe *82*
Associate Director, PPSA
District Department of Transportation

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18420

EXHIBIT NO. 23

RECEIVED
D.C. OFFICE OF ZONING
2012 OCT 17 AM 8:45

DATE: October 15, 2012

SUBJECT: BZA Case No. 18420 – 4301 13th Street, N.W. (Square 2915, Lot 802)

APPLICATION

Pursuant to DCMR Title 11 – *Zoning*, §§3104.1, the *Applicant, AT&T*, seeks a special exception to allow the installation of a 128 ft. tall (lightpole) monopole, antennas and related equipment shelter and cabinets under §2713, in the R-4 District at premises 4301 13th Street, N.W., Roosevelt High School. (Square 2915, Lot 802).

RECOMMENDATION IN BRIEF

DDOT staff have reviewed the application and materials and conducted a site visit. In the original site plan dated March 29, 2012, the proposed cabinet and support facility was located within the Roosevelt High School property line however the proposed monopole was placed in the public right-of-way of Upshur Street, NW. DDOT did not support the placement of a nonstandard fixture in public space and discussed the proposal with staff from the *Office of Planning (OP)*. OP shared these concerns with the applicant and a revised site plans was submitted dated October 8, 2012 showing the monopole and all related equipment located within the property line of Roosevelt High School.

The current proposal does not meet the requirements of §§2713.9 that states the following; *"Each part of an antenna tower or monopole shall be removed from each lot line the greater of the following; (a) twenty (20 ft.); or (b) a distance of at least one-third (1/3) of the total constructed height."* The proposed facility is located less than 10 ft. from the Upshur Street, NW Lot line. DDOT recommends the *Applicant* install a landscape buffer within the existing fence line to screen the facility cabinet and base of the monopole from the sidewalk area including evergreen hedges or evergreen growing trees, similar to screening requirements for open parking spaces listed under §§2117.12.

ACTION

DDOT has no objection to the special exception sought by the *Applicant*.

SZ:lb