Board of Zoning
One Judiciary Square
441 4th Street, N.W. Room 210
Washington, DC 20001

August 13,2001

Opposition To Application #16753- Construction of Cell Tower on Square 5539-Lot 540

Dear Sir/Madam:

I am writing to your office at this time in support of the Penn Branch Citizens-Civic Association opposition to the issuance of a permit to Penn Branch LLC to construct a cell tower of 148 feet in height within 200 feet or less of residential properties located in the 3200 Block of O Street, S. E. As a realtor with over thirty years experience and as a former council member of the impacted area I am quite aware of the gravest impact this construction would have on the community as a whole.

The most detrimental impact will be that property values of the homes that are within 200 feet or less on O Street in the 3200 block could stand to lose minimally 30% of their real property values upon completion of the proposed project. Afterwards, there would be a continued degradation of the values and the lowering of property values would eventually spread throughout the immediate community know as Penn Branch.

This is based on the fact that those homes are now currently surrounded by a commercial shopping center that is in extremely poor condition, In addition, the proposed land for building the tower on, has been ravaged by erosion over the years. Studies conducted between 1998- 2000 (Brown & Associates- O Street Wall,) found that the soil contents were predominantly red clay. This clay soil does not absorb water giving it the characteristics of expanding and shifting as it continues to get wet. A tower of the height and weight as proposed by the applicant could not be properly supported over time (Even with a cement base) by the red clay base that the land is comprised of. If this tower is allowed to go up and it collapses due to these poor soil conditions then the liability would shift to our local government to replace lost homes and perhaps compensate families for the lost of the lives of their loved ones.

I urge you to look at other alternatives such as other site locations or have the new vendors that the owner is negotiating for seek co-existence licenses on the five antennas that are currently located within 2 miles of this proposed site. To do otherwise would merely serve to destroy this community. The citizens have a right to maintain the scenic view from their properties (which add to their value) and to be safe from harm while continuing to live harmoniously in their community. I enthusiastically oppose any other actions.

Respectfully Submitted,

H.R. Crawford,
Former Council member Ward Seven
Hillcrest Resident (7B)

BZA
Case No. 16753
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16753
EXHIBIT NO.33