GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: JLS for Andrew Altman
Director

DATE: October 23, 2001

SUBJECT: BZA Application 16766 - Request for special exception relief for a non-commercial broadcast antenna monopole and equipment cabinet at the 1421 Kenilworth Avenue, NE, pursuant to §212. **SUPPLEMENTAL**

The Office of Planning (OP) met with the applicant, AT&T Wireless, after the OP report was filed for the record. The applicant presented technical evidence that the proposed monopole must be at least 100 feet high to provide the necessary service coverage.

The evidence consisted of a service map showing the hole in their coverage (copy attached) and an inventory of their existing antenna heights and the service diameters covered by each antenna. The information and testimony provided by the AT&T engineers indicate that the other antennas in the service area are at similar heights of 100 feet; that in order for the antennas to provide evenly distributed service they must be balanced at similar heights to avoid shorter sites being overpowered by taller sites rendering them ineffective. Based on this information, the original limitation recommended by OP of 85 feet would be too restrictive for the antenna to fulfill its purpose and fill in the service coverage gap. Therefore, the Office of Planning agreed to modify the recommended height to a maximum of 100 feet.

OP believes that the evidence sufficiently demonstrates the need of the 100 foot monopole height to be "reasonably necessary for the intended use of the antenna" as required by §212.6.

REVISED RECOMMENDATION

OP recommends approval of the application with the condition that the total maximum height be limited to **100 feet**, for the following reasons:

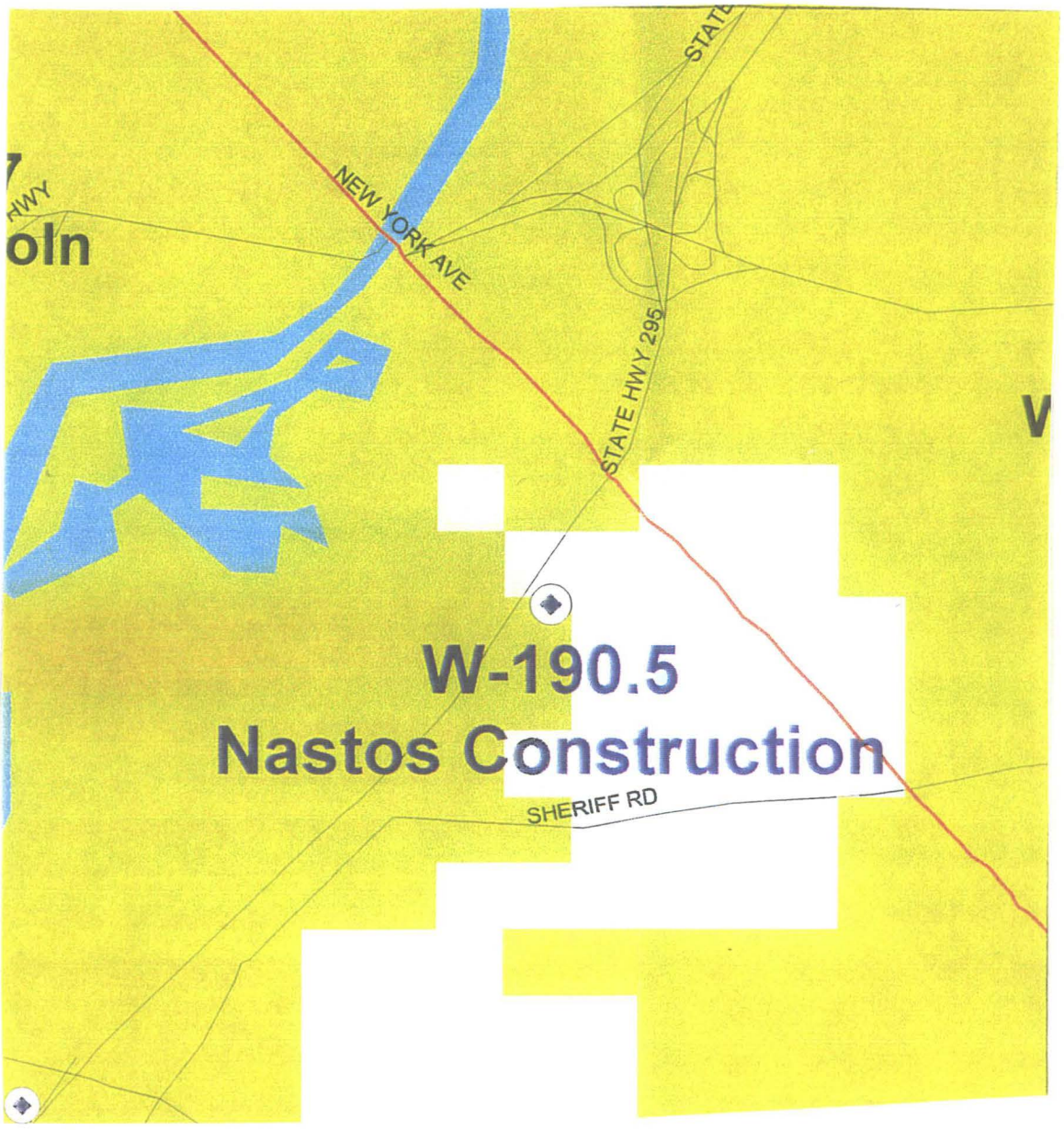
- The applicant is a licensed telecommunications service provider.
- The proposed site is an industrial property with an established industrial character.
- There are no tall buildings in the immediate area and the topography has a very low elevation of 27 feet.
- A height of 100 feet is not inconsistent with §§ 2520 and 212 and would blend with the existing overhead transmission lines.

AA/jls$_{AICP}$

BZA Case No. 16766 Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO.16766
EXHIBIT NO.33

GAP IN SERVICE COVERAGE



SERVICE COVERAGE WITH 100-FOOT MONOPOLE

