BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

In the Matter of the Petition of	:	
AT&T WIRELESS	:	Case No.
For Special Exception Approval of	:	
a Telecommunications Facility	:	

STATEMENT OF EXISTING AND INTENDED USES

IN SUPPORT OF THE SPECIAL EXCEPTION APPLICATION TO PERMIT THE CONSTRUCTION OF AN AT&T TELECOMMUNICATIONS FACILITY

In accordance with the requirements of the District of Columbia Municipal Regulations (DCMR, Title 11, Zoning), AT&T WIRELESS ("Applicant") hereby furnishes the following written statement of existing and intended uses of the subject property.

APPLICANT

The Applicant holds a PCS (Personal Communications Services) license issued by the Federal Communications Commission (FCC) which was granted for the Baltimore/Washington region in March 1995. In the course of completing its seamless wireless network in this region, AT&T Wireless proposes to construct and maintain a telecommunications facility at the property known as 1421 Kenilworth Avenue, NE, Washington, DC.

EXISTING USE

The subject property is zoned C-M-1 (light industrial) and has a two story warehouse located upon it. The warehouse and property is currently used by Nastos Construction and will continue to be used after construction of the telecommunications facility.

INTENDED USE AND NATURE OF REQUEST

The Applicant requests special exception approval by the Board of Zoning Adjustment to permit the establishment of a telecommunications facility on the property

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of Nastos Construction. The proposed telecommunications facility will consist of the following:

(i) A total of twelve (12) panel antennas,
(ii) An 149 foot high monopole, and
(iii) A 12' by 28' by 11' high equipment shelter.

A monopole is a single, free-standing pole-type structure tapering from its base to the top. In other words, the proposed structure is neither a lattice tower nor is it supported by guy wires from the ground. This structure is located at the rear of the property so as to be furthest from Kenilworth Avenue and the adjacent properties. This location was selected to minimize any potential adverse impacts on the surrounding properties while providing the needed wireless telephone coverage in the area.

The antennas are to be located at the top of the monopole in a configuration of four antennas facing each of three azimuth directions, as shown on the site plan. The equipment shelter will be located near the base of the monopole and will be surrounded by fencing and reached by a controlled-access gate. There will be coaxial cables running from the antennas to the equipment shelter. Copies of specification sheets for both the equipment shelter and the antennas are provided herein.

BENEFITS OF THE PROPOSED USE

AT&T Wireless has been in contact with the property owner and has executed a lease for the location and construction of the proposed telecommunications facility. Approval of this facility will allow AT&T Wireless to further complete its PCS Network in accordance with the requirements of its FCC license. More importantly, this telecommunications facility will provide quality wireless telephone coverage to commuters and residents of the District of Columbia who utilize Kenilworth Avenue, Baltimore-Washington Parkway, the Metrorail system and the surrounding Deanwood environs.

NEIGHBORHOOD DESCRIPTION

The properties bordering Nastos Construction are primarily light industrial (C-M-1) properties with some residential properties to the west across Kenilworth Avenue. A summary of the surrounding area follows:

NORTH: Is a 16' wide public alley which separates the subject property from the Ringmaster Health Club and Gym, a 2 story brick apartment unit and a private residence that looks to be utilized as a welding facility. North of Polk Steet is primarily residential, as that area is zoned R-2.

SOUTH: A discount gas and car wash facility is being renovated due south of the subject property. Light commercial/industrial uses exist further south along Kenilworth Avenue.

EAST: Immediately east of the subject property is an abandoned building and a parking lot, then a steep slope up to 3 freight railroad tracks. On the west side of the railroad tracks is the Metrorail Deanwood station, then another set of tracks (MARC line) and finally Minnesota Avenue. There is a lighted baseball field and a parking lot on the east side of the Metrorail Station.

WEST: One would have to cross Kenilworth Avenue as well as the north and southbound lanes of the Baltimore-Washington Parkway (DC 295) before you reach properties to the west of the subject property. These western properties are residential, mostly single family dwellings.

ZONING CLASSIFICATION OF PROPERTY

The subject property is zoned C-M-1 (light industrial). In order to construct and operate a telecommunications facility in this zoning category, the Applicant must obtain a Special Exception from the Board of Zoning Adjustment.

REASON FOR REQUEST

As previously stated, this facility is needed in order for AT&T Wireless to provide seamless coverage of its PCS Network. AT&T Wireless is under an obligation by the terms of its FCC license to build this regional network within time frames specified by the FCC.

CONCLUSION

The Applicant seeks Special Exception approval from the Board of Zoning Adjustment to allow the construction and operation of the proposed telecommunications facility at 1421 Kenilworth Avenue, NE, Washington, DC. The foregoing statements demonstrate that the request is justified and that the Board of Zoning Adjustment may act on such a request. Therefore, the Applicant respectfully requests the granting of this Special Exception.