D.C. - 44
APRIL 1980

Memorandum ● Government of the District of Columbia

TO: Single Member District/ANC 7D07

Department, Agency, Office: BZA DCOZ

FROM: Jerrily R. Kress, FAIA Director

Date: ~~OCT 17 2002~~ JAN 21 2003

SUBJECT: Notice of Filing Date: 10-17-2002 Case No. 16958

This is to inform you that the above-numbered case has been filed before the Board of Zoning Adjustment for zoning relief. The property that is the subject of this case is within your Single Member District Boundary. Therefore, I am attaching a copy of the case, as your Single Member District may be affected. For additional information, please contact the Office of Zoning at (202) 727-6311.

APPROXIMATE HEARING DATE: LATE MARCH EARLY APRIL 2003

smancltr/LJP

D.C. OFFICE OF ZONING
RECEIVED
2003 JAN 22 PM 4:18

BZA
Case No. 16958
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16958
EXHIBIT NO.24

EXCERPT FROM TITLE 11 DCMR, "ZONING

3115 ADVISORY NEIGHBORHOOD COMMISSIONS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

(a) An identification of the appeal or application;

(b) When the public meeting of the ANC to consider the appeal or application was held;

(c) Whether proper notice of that meeting was given by the ANC;

(d) The number of members of the ANC that constitutes a quorum and the number of members present at the meeting;

(e) The issues and concerns of the ANC about the appeal or application, as related to the standards of the Zoning Regulations against the appeal or application must be judged;

(f) The recommendation, if any, of the ANC as to the disposition of the appeal or application;

(g) The vote on the motion to adopt the report to the Board;

(h) The name of the person who is authorized by the ANC to present the report; and

(i) The signature of the chairperson or vice-chairperson of the ANC.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed.

3115.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant, or applicant which later are modified by appellant or applicant, the designated representative of the ANC may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated representative of the ANC.

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Form 121
Statement for Special Exception
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Front View of Benning Road Solid Waste Transfer Facility
Side View of Benning Road Solid Waste Transfer Facility
Rear View of Benning Road Solid Waste Transfer Facility

SECTION F Address Labels

SECTION G Documentation of Certificate of Occupancy

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Form 120 – Exhibit 1
(Revised 04/29/02)

Case No. 16958

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area 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).	Zoning Districts	Relief Being Sought Area Variance · Use Variance Special Exception	Section No(s).
3200 Benning Road, N.E.	PAR0169	0111	X	Special Exception	822.3
			UNZONED – PENDING		
			ZONING TO "M"		
			BY ZONING		
			COMMISSION		

Present use(s) of Property:	Solid waste transfer facility
Proposed use(s) of Property:	Solid waste transfer facility, recycling & drop-off center

Owner of Property:	DC Department of Public Works	**Telephone No:**	202-645-6040
Address of Owner:	2750 South Capitol Street, S.E.		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: The DC Department of Public Works is building an addition and making general improvements at the Benning Road Solid Waste Transfer Facility.

Estimated construction cost	$ 6,000,000	**Advisory Neighborhood Commission Single-Member District(s)**	ANC 7D
Date:	10/10/02	**Signature:**	Applicant* Christine V Davis

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

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

Name:	Ms. Christine Davis, DC Department of Public Works				
Address:	2000 14th Street, N.W., Washington, D.C. 20009				
Phone No.:	202-671-2406	**Fax No.:**	202-671-0642	**E-Mail:**	christine.davis@dc.gov

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

Office of the Director

October 10, 2002

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: Application for Special Exception for Benning Road Solid Waste Transfer Facility

Dear Board of Zoning Adjustment Members:

On behalf of the District of Columbia Department of Public Works (DPW), I am authorizing Christine V. Davis, Attorney-Advisor for the Department of Public Works, to act as the authorizing agent for the submission of a special exception permit for the Benning Road Solid Waste Transfer Facility. DPW-Solid Waste Management Administration intends to make various alterations and repairs to this existing solid waste transfer facility, located at 3200 Benning Road, N.E., Washington, D.C.

Please contact me at Ms. Davis at (202) 671-2406 or the Solid Waste Management Administrator, Thomas Henderson at (202) 645-5141 if you have any questions.

Sincerely,

Leslie A. Hotaling
Director
Department of Public Works

cc: Christine V. Davis, Attorney-Advisor
Thomas Henderson, Administrator, SWMA
Sybil Hammond, Deputy Administrator, SWMA
Sylvester Yorrick, Transfer Operations Manager, SWMA

Form 135 - Side 1
(Revised 03/15/02)

Case No. 16959

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
3200 Benning Road	PAR 0169	0111	M	ANC-7D

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☐ §3103.2 - Area Variance	☒ §3104.1-Special Exception
Pursuant to Subsections			822.3a

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

(1) the agent is duly licensed to practice law or architecture in the District of Columbia;
(2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
(3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
	Leslie A. Hotaling
Agent's Signature	Agent's Name (Please Print)
	Christine V. Davis

Date	10/10/02	D.C. Bar No.	455439	or	Architect Registration No.	

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

Signature		Date	

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	336,000			336,000	
Lot Width (ft. to the tenth)	590.0			590.0	
Lot Occupancy (building area/lot area)	0.20			0.23	
Floor Area Ratio (FAR) (floor area/lot area)	less than 1.0		6.0	+0.06	
Parking Spaces (number)	25			34	
Loading Berths (number and size in ft.)	1(30ft)			1(30 ft)	
Front Yard (ft. to the tenth)	200.5			200.5	
Rear Yard (ft. to the tenth)	76.7			26.3	
Side Yard (ft. to the tenth)	74.6			74.6	
Court, Open (width by depth in ft.)	N/A			N/A	
Court, Closed (width by depth in ft.)	N/A			N/A	
Height (ft. to the tenth)	200		90	95	5 ft(5.5%)

STATEMENT OF USE

The purpose of this section is to describe the existing and intended future use of the Benning Road Facility.

Existing Use

The District of Columbia Department of Public Works (DPW) built and operated the facility as a solid waste incinerator from 1972 to 1994. Incoming refuse vehicles would arrive via Benning Road, proceed onto on-site scales for load weights, and then enter the building to discharge their refuse loads. The point of discharge was into the two refuse pits. The facility's receiving capacity was approximately 2,500 tons per day, based on facility sizing and operating hours. Both public and private sector refuse vehicles used the facility.

The incinerator operations at the facility were discontinued in the mid-1990's. Through the installation of a conveyor and refuse chute, operations at the facility shifted to loading large solid waste transfer trailers for out-of-District disposal. The facility, now termed the Benning Road Solid Waste Transfer Facility, has continued to date to operate in this manner. For most of 2002, incoming refuse vehicles currently have been limited to DPW vehicles only, with an average receiving rate of approximately 300 tons of solid waste per day. Limited use of the facility by private contractors is being reinitiated in the last quarter of 2002, and consequently, the average receiving rate is planned to increase to approximately 600 tons of solid waste per day.

Intended Future Use

The intent is to continue the facility's use as a solid waste transfer station. As discussed in this application, DPW intends to make certain alterations and repairs to the facility to:

- improve the efficiency and reliability of the waste transfer operations
- return use of the facility to both public and private sector refuse vehicles and to operate within the original design capacity
- improve environmental controls associated with the facility
- allow for periodic citizen drop-off of household hazardous wastes, recyclables, and bulk solid waste items.

To this end, an addition to the facility is proposed for the north side of the existing building. The footprint of this addition is 14,000 square feet. The addition will be supported by pilings and it will be elevated. The existing roof over the tipping floor will be removed and the proposed new roof (reflective type, industrial system) over the full addition will be 6 feet higher. The added floor space and new roof will encompass an addition to the existing tipping floor so as to allow: a) refuse discharge on the floor by today's larger refuse vehicles and b) material inspections prior to loading into the transfer trailers. Also, a loading tunnel for the solid waste transfer trailers will be constructed

below the new tipping floor expansion so as to allow efficient top loading into the trailers. This new structure will be within 25 feet of the existing property line to the north.

Alterations and repairs of the facility will include improvements to certain environmental controls, including:

- Upgrades to the existing storm water system;
- New odor and dust control mitigation system;
- New ventilation system; and
- New signage and lighting.

A citizens' drop-off area is planned on the south side of the property to allow incoming passenger vehicles (District residents only) to dispose of recyclables, household hazardous waste, and bulk solid waste item.

STATEMENT FOR SPECIAL EXCEPTION

The purpose of this section is to provide responses for the applicable sections regarding this application for a special exception. In each case, the applicable section text is provided, followed by a response in italics.

Section 3104.1:-

3104.1 Pursuant to authority contained in the Zoning Act, the Board is authorized to grant special exceptions, as provided in this Title, where, in the judgment of the Board, those special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps, subject in each case to the special conditions specified in Title 11 DCMR.

Explain how the proposed special exception is consistent with the general intent and purpose of the Zoning Regulations and Map.

The Benning Road facility will remain consistent with the general intent and purpose of the Zoning Regulations and Map with the incorporation, construction, and use of the proposed special exception elements. The proposed alterations and repairs, including the new roof, building and tipping floor expansions, will bring needed improvements to allow the facility to operate as a modern solid waste transfer station (e.g., receiving today's larger refuse vehicles). .

Explain how allowing the use will not adversely affect the use of the neighboring property (i.e., traffic, noise, lighting, etc.)

The proposed special exception will not adversely affect the use of neighboring properties. A District of Columbia Environmental Impact Statement Form was written and approved for this facility and use. The Environmental Impact Statement Form addresses traffic, noise, odor, and several other environmental issues.

Section 822.3 -

822.3 Any establishment to be used as a solid waste handling facility shall be permitted only if the following requirements are met:

(a) No portion of the facility, including any structure, loading dock, truck bay, storage container, transfer equipment, or any other processing equipment or operations shall be located within three hundred feet (300 ft.) of a property in a Residence District used for residential purposes or located within fifty feet (50 ft.) of any adjacent property used as a public park or retail, office, or institutional purposes;

No portion of the facility is located within three hundred feet of property in a Residential District used for residential purposes. The facility site is actually a piece of land

belonging to the National Park Service that was transferred to the District on October 7, 1969. An old dump/waste disposal area is located adjacent to the facility, but this parkland is not used as a public park. The National Park Service also owns the Kenilworth Maintenance Facility that is located adjacent to the facility. No properties used for retail, office, or institutional purposes are located within fifty feet away of the facility. Please refer to Exhibit D-1.

(b) No truck access to or egress from the site shall be located within fifty feet (50 ft.) of any adjacent property used as a public park or for residential, retail, office, or institutional purposes;

Truck access to or egress from the site is not located within fifty feet of any adjacent property used as a public park or for residential, retail, office or institutional purposes. An old dump/waste disposal area is located adjacent to the facility, but this parkland is not used as a public park. The National Park Service also owns the Kenilworth Maintenance Facility that is located adjacent to the facility.

(c) The facility shall be designed to have access to a railway siding or spur to enable the transportation by rail of solid waste out of the District of Columbia. Solid waste shall be shipped from a facility by rail, except that shipping of solid waste by truck may be permitted by the Board, if the Board finds that the applicant has demonstrated by substantial evidence that the use of rail is not practically, economically, or physically feasible.

The facility is not designed to have access to a railway siding or spur to enable transportation by rail of solid waste out of the District. The applicant requests the Board that shipping of solid waste from the facility be continued to be permitted in the future because the use of rail is not practical, economical, or physically feasible given the site location and adjacent property owners. The nearest commercial rail lines are located on the east side of I-295, more than 1,800 feet away from the facility.

(d) The site shall be of sufficient size so as to permit the avoidance or reduction of adverse impacts on the character of the neighborhood due to noise, traffic, parking, odors, rodents and other disease vectors, dust litter, fire hazards, decomposition gases, vehicle and other pollution, or other hazards or objectionable conditions;

According to the plat surveyor (see Plat in Section B), the site is consists of about 8.7 acres of land. This size, coupled with the employment of various design and operational elements, allows for the avoidance or reduction of adverse impacts on the character of the neighborhood due to noise, traffic, parking, odors, rodents and other disease vectors, dust, litter, fire hazards, decomposition gases, vehicle and other pollution, and other hazards or objectionable conditions. The site generally is shielded from residential neighborhoods by adjacent industrial properties. The nearest residential property is over 1,000 feet away from the facility.

(e) The applicant shall provide credible evidence to the Board to demonstrate the ability of the facility and its ancillary elements to comply with all applicable regulations. The evidence shall include, but not be limited to, the following:

(1) An indication of the site and description of land uses within one-fourth (1/4) of a mile of the site.

The District of Columbia Generalized Land Use Map, May 1995, classifies the adjacent land as Parks, Recreation, and Open Space, and as Industrial land. Kenilworth Park, owned by the National Park Service, is located to the north, east, and west of the site. Kenilworth Park includes non-public access vacant land (including a former waste disposal site) and public-accessible park areas. The Potomac Electric Power Company (PEPCO) Benning Road Power Generating Station is located to the south of the site. The PEPCO plant is considered as an industrial use of the land. The Kenilworth Maintenance Facility operated by the National Park Service is located southwest of the site. The property use for this facility is industrial. The Anacostia River is located to the west of the site.

Land uses within a ¼ mile of the site beyond the adjacent land uses are classified as Local Public Facilities, Mixed Residential and Commercial land use, and Medium Density Commercial land use.

(2) A site plan showing the layout of the proposed facility, including main buildings, fences and screens, access to rail if available, street access, parking and queuing areas, and a functional diagram indicating the proposed use of the site;

Site plans are provided in Section B of this document. Access to rail is not available and thus, is not indicated.

(3) An operating plan indicating types of waste to be accepted at the facility and estimates of the volume and number of trips of incoming and outgoing materials daily and during peak periods;

Only municipal solid waste will be accepted at the facility. This waste must arrive in refuse-type vehicles (i.e., rear and front loader packer trucks, roll-off containers, and compactor containers) and wastes will not be accepted if not in compliance with DPW-SWA procedures. For example, incoming vehicles must be weighed and logged in at the scale house prior to waste discharge within the facility. If unacceptable wastes are discharged at the facility, the waste hauler is responsible for the immediate removal of such wastes from the facility.

(Note: A citizen drop-off area is to be located on the south side of the facility for use by District residents in passenger vehicles. This area will accommodate the drop off of recyclables, household hazardous wastes, and bulk household solid waste items on a periodic basis.)

The volume of solid waste to be received at the facility in the future is estimated to average approximately 1,900 tons per day, Monday through Friday.

Daily deliveries (inbound) by solid waste vehicles and miscellaneous truck deliveries are estimated to range from 400 to 500 per day (Monday through Friday). Less than 300 such deliveries are estimated for Saturdays. Less than 30 deliveries are estimated for Sunday. An estimated 50 to 75 vehicular trips (one way) will occur during morning peak hours. An estimated 30 to 50 vehicular trips (one way) will occur during evening peak hours.

(4) A plan for preventing and controlling offensive noises, odors, and rodents and other disease vectors;

Most of the noise-related operations of the facility will take place within the building itself. For example, truck backing, refuse discharge, loader and crane operations, and loud-speaker communications/alarms are designed to be located within the building. Based on the building and operations design, the operating noise level is not expected to exceed the allowable decibel level for this zone.

Due to the nature of solid waste, potential odors may be generated during the day-to-day operations of the facility. As a means to prevent and control odors and dust, the DPW-SWA undertakes several operational activities on a regular basis, including:

- *incoming refuse is inspected and immediately loaded into transfer trailers for shipment out the same day or the next morning*
- *a street sweeper is used on the tipping floor and facility roads on a regular basis*
- *refuse handling occurs within the closed building where mechanical ventilation systems are present and operational, including a roof-top odor-control system .*

To prevent and control rodents and other disease vectors, a licensed vendor is retained on an ongoing basis to apply rodenticides and insecticides at the facility.

(5) A traffic study that indicates truck routes to and from the facility on streets, to the extent possible, that are major arterials and highways that do not about residential neighborhoods along the way, with the objective of minimizing potential adverse impacts on adjacent neighborhoods;

Traffic considerations were addressed in the facility's approved EISF. Inbound and outbound transfer trailer traffic will use Benning Road and I-295. Inbound and outbound refuse vehicles will use Benning Road and then disperse to their normal residential and commercial collection stops..

(6) A certified statement by an architect or engineer licensed in the District of

Columbia that the facility as sited and designed to the best of his or her professional knowledge and belief is capable of complying with this subsection and all other applicable regulations of the District of Columbia government, including without limitation, regulations adopted pursuant to the Solid Waste Facility Permit Act of 1995, effective February 27, 1996 (D.D. Law 11-94, as amended; D.C. Code, 2001 Ed. Sec. 8-1051 to 8-1063 (formerly codified at D.C. Code Sec. 6-3451 to 3463 (1999 Supp.))).

Please refer to Exhibit D-2.

(f) There shall be no truck access, parking, standing or queuing to the facility from any street or block-long portion of a street for which fifty percent (50%) or more of the abutting properties on either side are used for residential purposes. No truck dumping or picking up solid waste shall park, stand, or queue for the facility from any public right-of-way. Vehicular traffic resulting from operations at the facility shall not obstruct traffic. The location of the facility shall provide access from a paved street with a road base capable of withstanding anticipated load limits;

There will not be truck access, parking, standing, or queuing on any street for which fifty percent or more of the properties are used for residential properties or on any public right of ways. Vehicular traffic will not obstruct traffic. Surrounding paved streets have a road base capable of withstanding anticipated load limits.

(g) The facility shall also be subject to the "Standards of External Effects (C-M)" in Sec. 804 and the District of Columbia Noise Control Act of 1977, effective March 16, 1978 (D.C. Law 2-53, 24 DCR 5293 (December 30, 1977), as amended, and Standards, 20 DCMR chapters 27-29.

The facility is designed to abide by the aforementioned documents.

(h) All solid waste handling activities, including depositing, processing, separation and loading shall be within a fully enclosed building to minimize the adverse impacts due to noise, traffic, parking, odors, rodents, and other disease vectors, dust, litter, fire hazards, decomposition gases, wastewater, vehicle and other pollution, and other hazards or objectionable conditions.

All solid waste handling activities (depositing/vehicle discharging, inspections, and loading into the transfer trailers) will occur atop the newly expanded tipping floor and within the fully enclosed building. The transfer trailers will be parked within the 'tunnel' during loading. The east and west ends of the tunnel are open as the primary points for incoming ventilation and fresh air.

The Citizen drop-off area located on the south side of the facility is designed to be an open air location. Citizens will be able to drop off recyclables, household hazardous wastes, and bulk household solid waste items on a periodic basis. All outside waste receptacles will be emptied on a daily basis.

(i) The facility shall be enclosed on all sides by an opaque fence or wall at least ten feet (10 ft.) high. The facility shall be secured from unauthorized deposit and removal of solid waste or other materials when attendants are not present; and

The facility is enclosed on the north, east, and west sides by a six-foot wire mesh fence and on the south side by an eight-foot wire mesh fence. The fence serves to secure the facility from unauthorized deposit and removal of solid waste. A security attendant is present at the site 24 hours a day.

(j) The facility shall provide on-site parking and queuing as follows:

(1) Space shall be provided on-site to park each commercial vehicle operated by the facility.

Most commercial vehicles arriving at the Benning Road Transfer Facility do not use parking spaces; they arrive, discharge refuse load, and depart shortly thereafter.

Space is provided in the south side parking area to park each anticipated commercial vehicle operated by the facility, such as DPW pick-up trucks. DPW refuse vehicles are parked at other off-site DPW locations. Private refuse vehicles will not be permitted to park at the facility. Most of the private transfer trailers will be parked at off-site locations; however, some parking for such vehicles has been provided for in the south parking area.

(2) One employee parking space shall be provided for each commercial vehicle lawfully parked on the site after operating hours;

There are up to 36 employee parking spaces on site. This is adequate to provide parking for commercial vehicles that are lawfully parked on site after operating hours.

(3) If the facility serves the public, all parking and queuing space shall be provided on-site to accommodate projected peak demand; and

On a periodic basis, the facility may be open to the public for the purpose of dropping off household hazardous waste items, recyclables, and/or bulk household solid waste items. During these events, signage will direct the public to and from the Citizen Drop-Off area. The drop-off area is used in a drive through manner; that is, each car pulls over to a marked area, materials are placed into marked bins, and the car departs shortly thereafter. Extended public parking will not be permitted. Anticipated peak demand for public use will be on Saturdays and the design accommodates adequate queuing space that might occur during peak hours.

(4) Additional parking, truck maneuvering, or queuing space may be required by the Board after considering the applicant's analysis of such needs and the reports of

the D.C. Department of Public Works and the Office of Planning. However, at a minimum, the facility shall be configured in such a manner that trucks entering or leaving the facility shall not back in from or back out onto any public right-of-way.

The facility is configured in such a manner that trucks entering or leaving the facility will not have to back in from or back out onto any public right-of-ways. The proposed special exception allows for additional parking spaces, truck maneuvering, and queuing so as to meet the needs of the transfer operations.

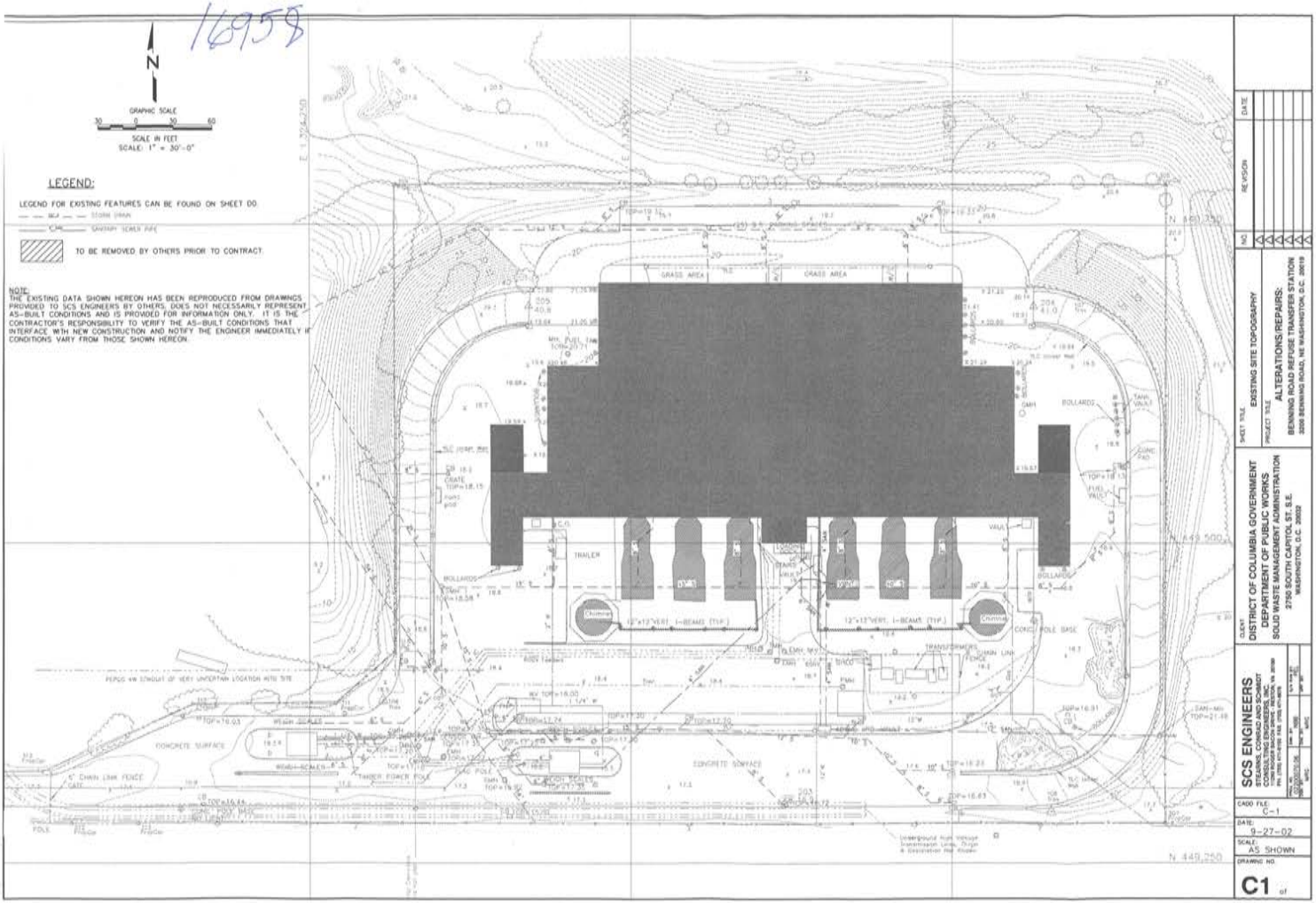
EXHIBIT 24

CASE NO. 16958

IS AN OVERSIZED EXHIBIT

PLEASE SEE AT OFFICE

16958



NO	REVISION	DATE

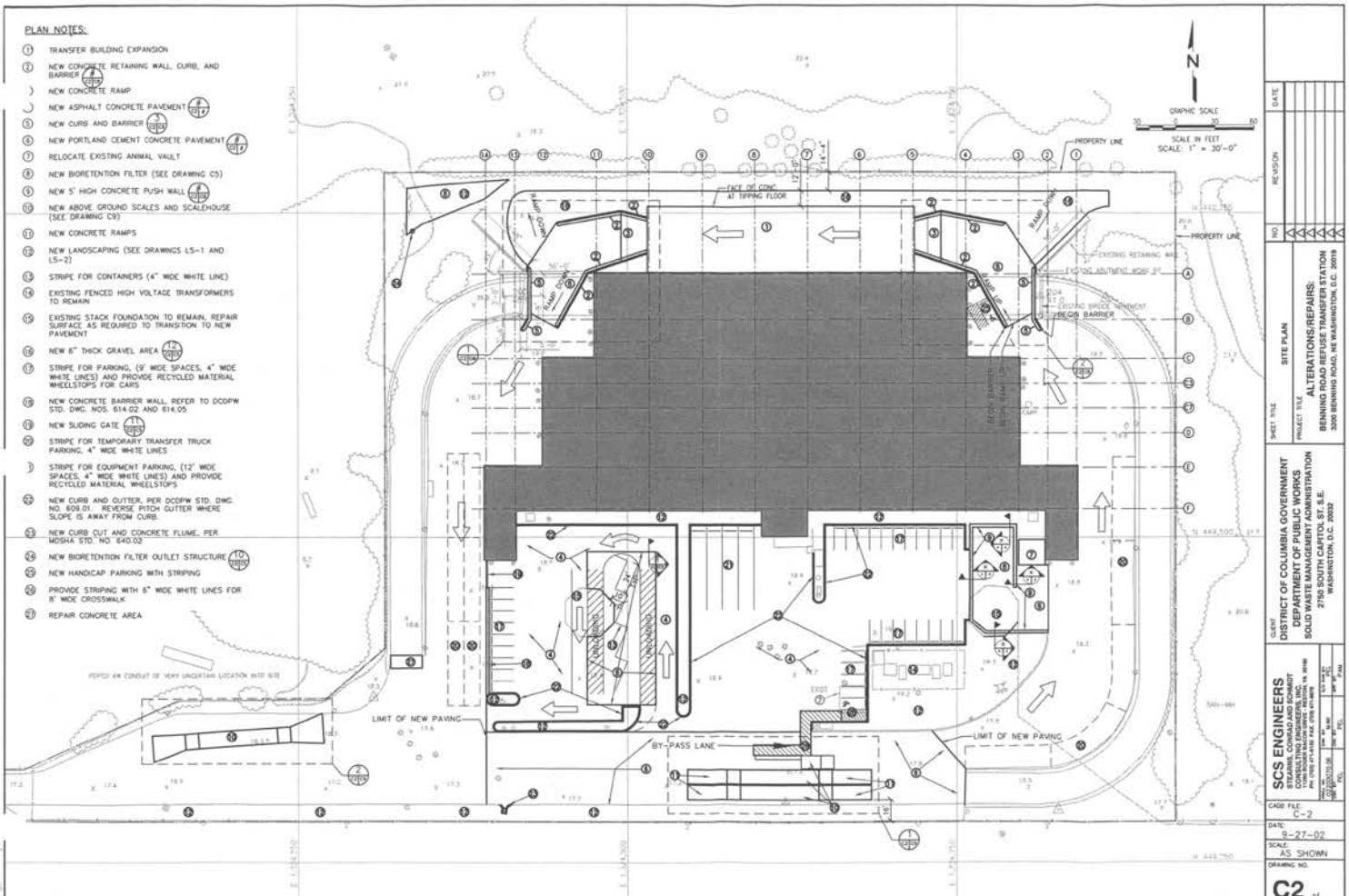
SHEET TITLE: EXISTING SITE TOPOGRAPHY

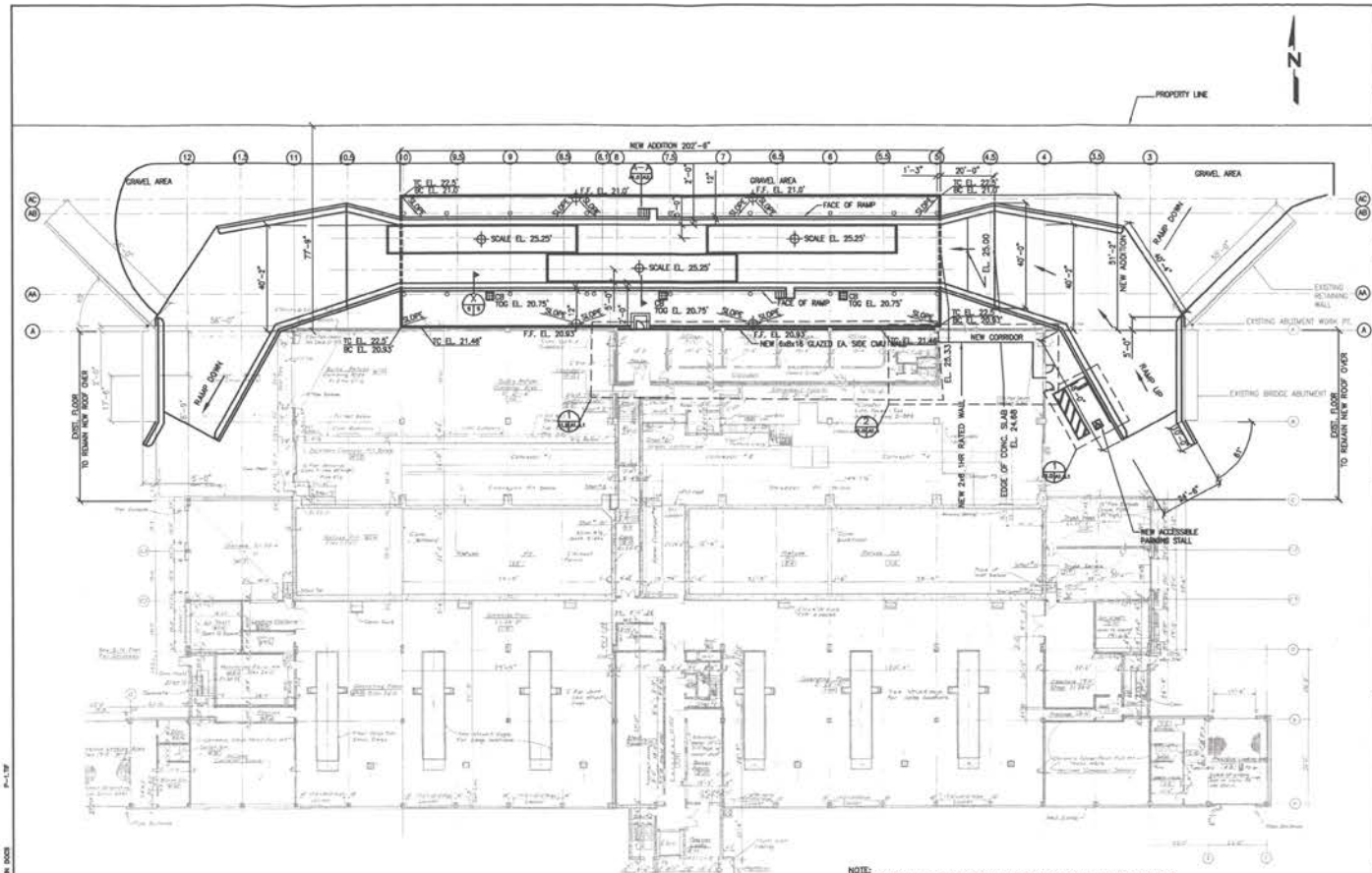
PROJECT TITLE: ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3298 BENNING ROAD, NE WASHINGTON, D.C. 20019

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST., S.E.
WASHINGTON, D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
Phone (703) 471-6870 Fax (703) 471-1060

CADD FILE: C-1
DATE: 9-27-02
SCALE: AS SHOWN
DRAWING NO.
C1 of


PLAN NOTES:
1 TRANSFER BUILDING EXPANSION
2 NEW CONCRETE RETAINING WALL, CURB, AND BARRIER
3 NEW CONCRETE RAMP
4 NEW ASPHALT CONCRETE PAVEMENT
5 NEW CURB AND BARRIER
6 NEW PORTLAND CEMENT CONCRETE PAVEMENT
7 RELOCATE EXISTING ANIMAL VAULT
8 NEW BIORETENTION FILTER (SEE DRAWING C5)
9 NEW 5' HIGH CONCRETE PUSH WALL
10 NEW ABOVE GROUND SCALES AND SCALEHOUSE (SEE DRAWING C9)
11 NEW CONCRETE RAMPS
12 NEW LANDSCAPING (SEE DRAWINGS LS-1 AND LS-2)
13 STRIPE FOR CONTAINERS (4" WIDE WHITE LINE)
14 EXISTING FENCED HIGH VOLTAGE TRANSFORMERS TO REMAIN
15 EXISTING STACK FOUNDATION TO REMAIN, REPAIR SURFACE AS REQUIRED TO TRANSITION TO NEW PAVEMENT
16 NEW 6" THICK GRAVEL AREA
17 STRIPE FOR PARKING, (9' WIDE SPACES, 4" WIDE WHITE LINES) AND PROVIDE RECYCLED MATERIAL WHEELSTOPS FOR CARS
18 NEW CONCRETE BARRIER WALL, REFER TO DCDPW STD. DWG. NOS. 614.02 AND 614.05
19 NEW SLIDING GATE
20 STRIPE FOR TEMPORARY TRANSFER TRUCK PARKING, 4" WIDE WHITE LINES
21 STRIPE FOR EQUIPMENT PARKING, (12' WIDE SPACES, 4" WIDE WHITE LINES) AND PROVIDE RECYCLED MATERIAL WHEELSTOPS
22 NEW CURB AND GUTTER, PER DCDPW STD. DWG. NO. 609.01. REVERSE PITCH GUTTER WHERE SLOPE IS AWAY FROM CURB.
23 NEW CURB CUT AND CONCRETE FLUME, PER MOSHA STD. NO. 640.02
24 NEW BIORETENTION FILTER OUTLET STRUCTURE
25 NEW HANDICAP PARKING WITH STRIPING
26 PROVIDE STRIPING WITH 6" WIDE WHITE LINES FOR 8" WIDE CROSSWALK
27 REPAIR CONCRETE AREA
N
GRAPHIC SCALE
SCALE IN FEET
SCALE: 1" = 30'-0"
PROPERTY LINE
FACE OF CONC AT TIPPING FLOOR
EXISTING RETAINING WALL
EXISTING ABUTMENT WORK BY
EXISTING SPACE CEMENT RECOIS BARRIER
BEGIN BARRIER
BEGIN REAR WALL
RAMP DOWN
RAMP UP
UNLOADING
LIMIT OF NEW PAVING
BY-PASS LANE
PEPCO 4W CONDUIT OF VERY UNCERTAIN LOCATION INTO SITE
SCS ENGINEERS
CIVIL & ENVIRONMENTAL CONSULTANTS
CONSULTING ENGINEERS, INC.
11260 ROGER BACON DRIVE · RESTON, VA 20190
PHONE: (703) 481-8300 · FAX: (703) 481-8301
CLIENT
DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032
SHEET TITLE
SITE PLAN
PROJECT TITLE
ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3300 BENNING ROAD, NE WASHINGTON, D.C. 20019
NO.
REVISION
DATE
CADD FILE
C-2
DATE:
9-27-02
SCALE:
AS SHOWN
DRAWING NO.
C2 of



NOTE:
THE EXISTING DATA SHOWN HEREON HAS BEEN REPRODUCED FROM DRAWINGS PROVIDED TO SCS ENGINEERS BY OTHERS, DOES NOT NECESSARILY REPRESENT AS-BUILT CONDITIONS AND IS PROVIDED FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AS-BUILT CONDITIONS THAT INTERFACE WITH NEW CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN HEREON.

GRAPHIC SCALE
0 8 16 32 48
SCALE IN FEET
1/16" = 1'-0"

REFERENCE DRAWINGS: 64/161 (D302), 65/161 (D302A); 76/161 (D309)

NO.	REVISION	DATE

SHEET TITLE: FIRST FLOOR PLAN

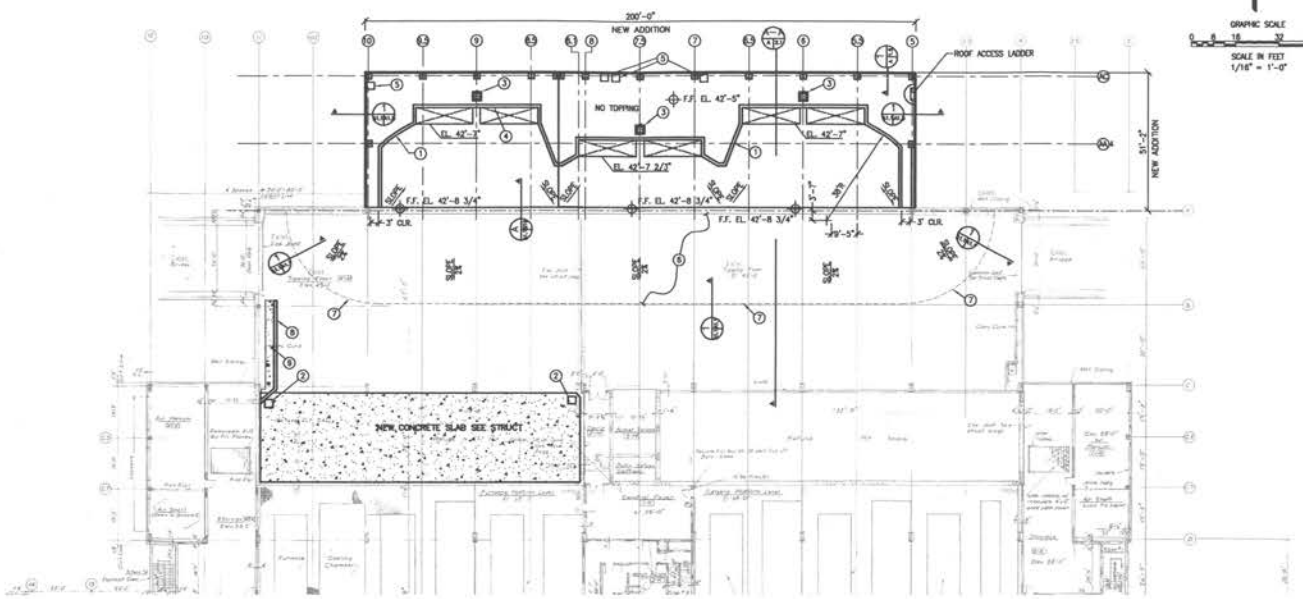
PROJECT TITLE: ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3320 BENNING ROAD, NE WASHINGTON D.C. 20019

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2700 SOUTH CAPITOL ST. S.E.
WASHINGTON D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
PH: (703) 471-6400 FAX: (703) 471-6474

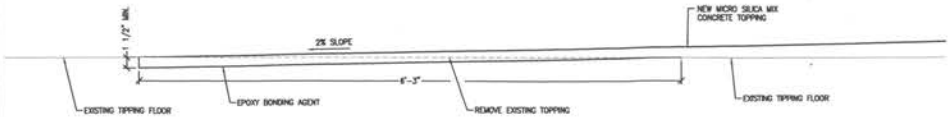
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DATE: 10-1-02
SCALE: AS SHOWN
DRAWING NO.: A1.0

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TIPPING FLOOR PLAN
SCALE: 1/16 = 1'-0"

NOTES:
1. 8' HIGH CONCRETE PUSH WALL
2. NEW FLOOR DRAIN WITH 3'x3' GRATE
3. MATERIAL HANDLING CRANE
4. STEEL DEFLECTION PLATE
5. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF HYDRAULIC POWER UNITS, AIR COMPRESSORS, PIPING, ETC.
6. NEW CONCRETE TOPPING
7. MEET EXISTING TOPPING
8. 5' HIGH CONCRETE PUSH WALL
9. FILL WITH CONCRETE TO LEVEL WITH CURB



SECTION 1/A1.1
SCALE: 2" = 1'-0"

NOTE:
THE EXISTING DATA SHOWN HEREON HAS BEEN REPRODUCED FROM DRAWINGS PROVIDED TO SCS ENGINEERS BY OTHERS. DOES NOT NECESSARILY REPRESENT AS-BUILT CONDITIONS AND IS PROVIDED FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AS-BUILT CONDITIONS THAT INTERFACE WITH NEW CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY IF CONDITIONS VARY FROM THOSE SHOWN HEREON.

REFERENCE DRAWINGS: 66/161 (D303), 67/161 (D303A); 78/161 (D309)

GRAPHIC SCALE
0 8 16 32 48
SCALE IN FEET
1/16" = 1'-0"

NO.	REVISION	DATE

SHEET TITLE: TIPPING FLOOR PLAN

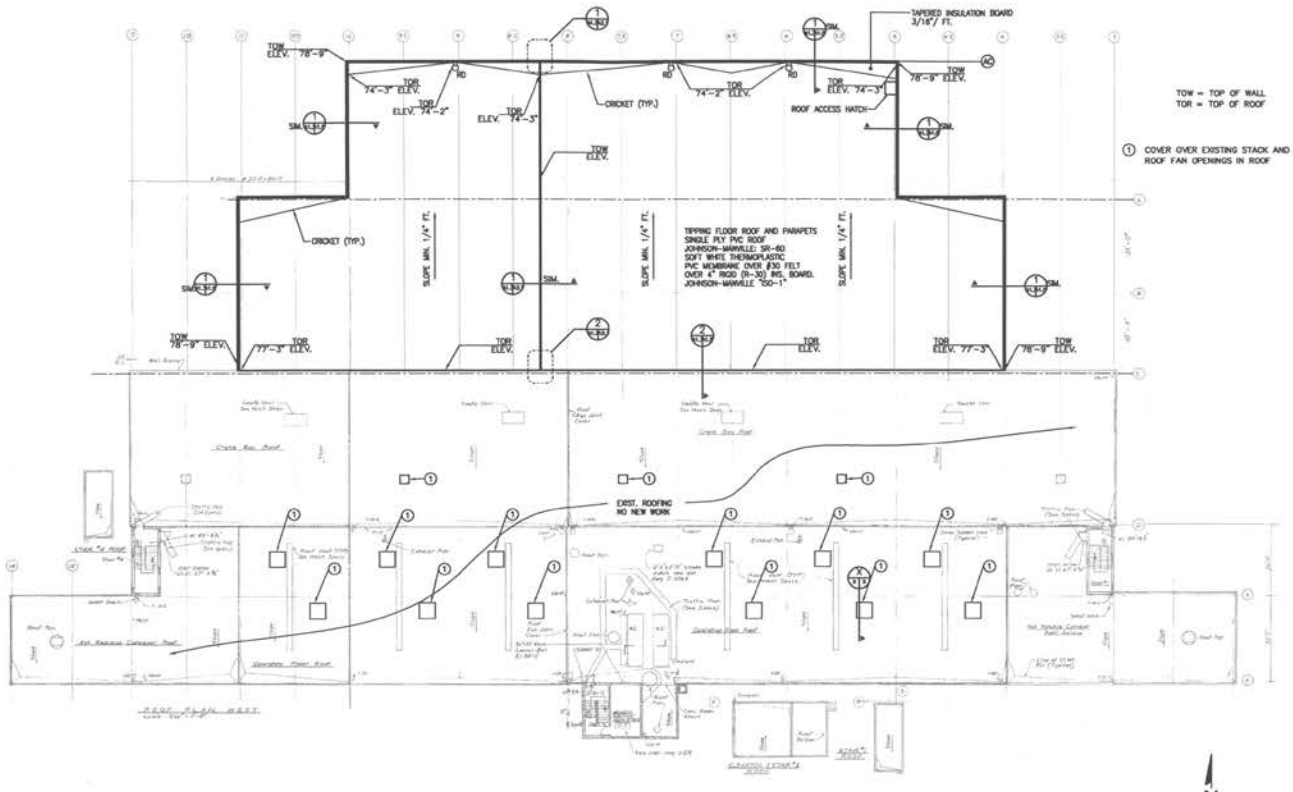
PROJECT TITLE:
ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3200 BENNING ROAD, NE WASHINGTON, D.C. 20019

CLIENT:
DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
PH. (703) 471-6400 FAX (703) 471-6474

PROJ. NO.	DES. BY	CHK. BY	QA/QC BY
02203.08	MC	PSL	PSL

CADD FILE: A1.1
DATE: 10/01/02
SCALE: AS SHOWN
DRAWING NO. A1.1 of



ROOF PLAN

REFERENCE DRAWINGS: 71/161 (D306), 72/161 (D306A); 76/161 (D309)

NO.	REVISION	DATE

SHEET TITLE: ROOF PLAN

PROJECT TITLE: ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3200 BENNING ROAD, NE WASHINGTON, D.C. 20019

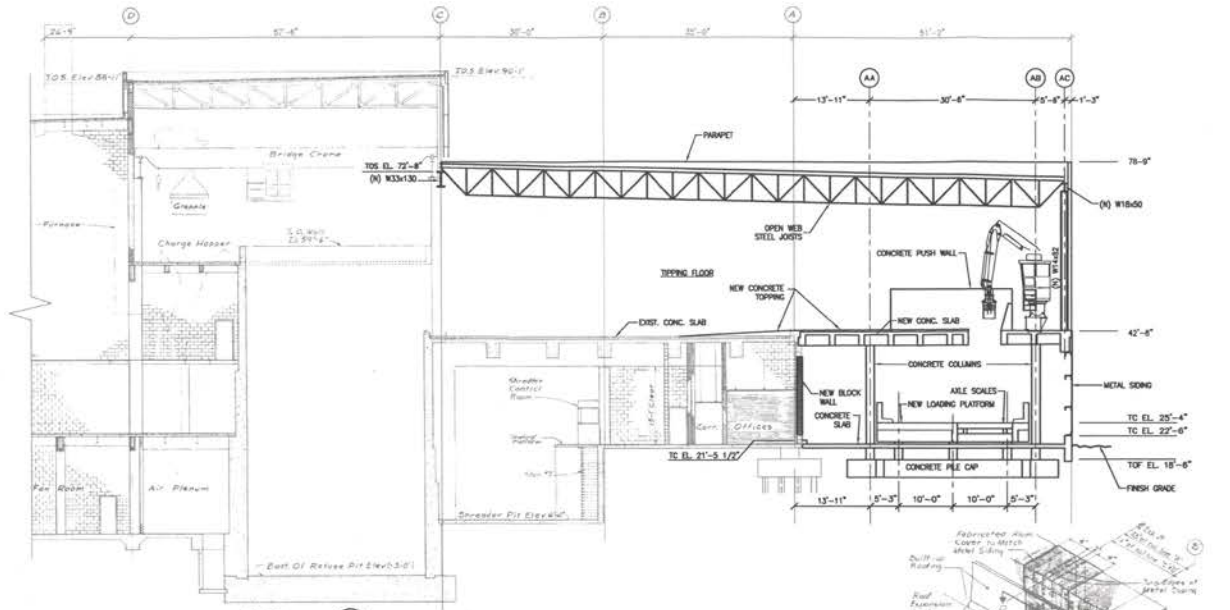
OWNER
DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
1380 CORPORATE CENTER CURVE, Suite 319, EAGAN, MN 55121
PH: (651) 681-8900 FAX: (651) 681-8979

PROJECT NO.	DES. BY	C.A.D. BY
02203705.06	MB	MB
	DWN. BY	CHK. BY
	KEL	PJM

CADD FILE: A1.3
DATE: 10/01/02
SCALE: AS SHOWN
DRAWING NO.: A1.3

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REFERENCE DRAWINGS: 82/161 (D315)

NO.	REVISION	DATE

SHEET TITLE: SECTION & DETAILS

PROJECT TITLE: ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3300 BENNING ROAD, NE WASHINGTON, D.C. 20019

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032

SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, INC.
Ph. (703) 471-6142 FAX (703) 471-8375

DES. BY	CHK. BY	QA/QC BY
DRAWN BY	CHK. BY	DATE

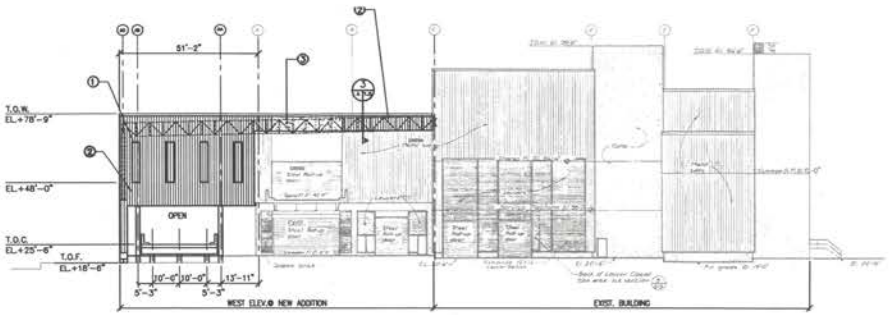
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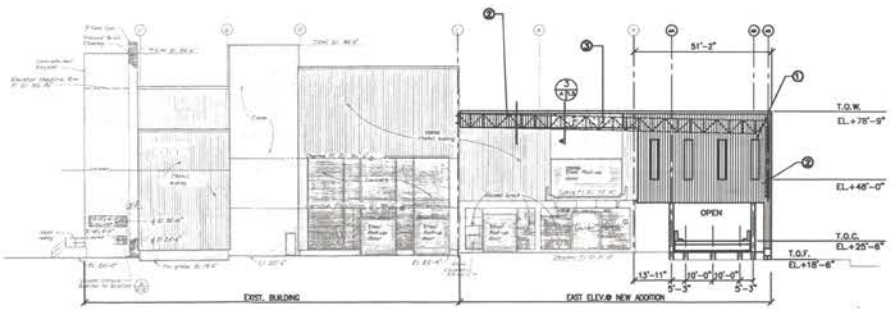
DATE: 10/01/02

SCALE: AS SHOWN

DRAWING NO.: A2.1 of

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NOTES:

1. NEW TRANSLUCENT WALL PANELS
2. NEW METAL SIDING TO MATCH EXISTING
3. NEW CONCRETE WALL ABOVE EXISTING

GRAPHIC SCALE
0 8 16 32 48
SCALE IN FEET
SCALE: 1/16" = 1'-0"

REFERENCE DRAWINGS: 73/161 (D307)

NO.	REVISION	DATE

SHEET TITLE: WEST & EAST ELEVATION

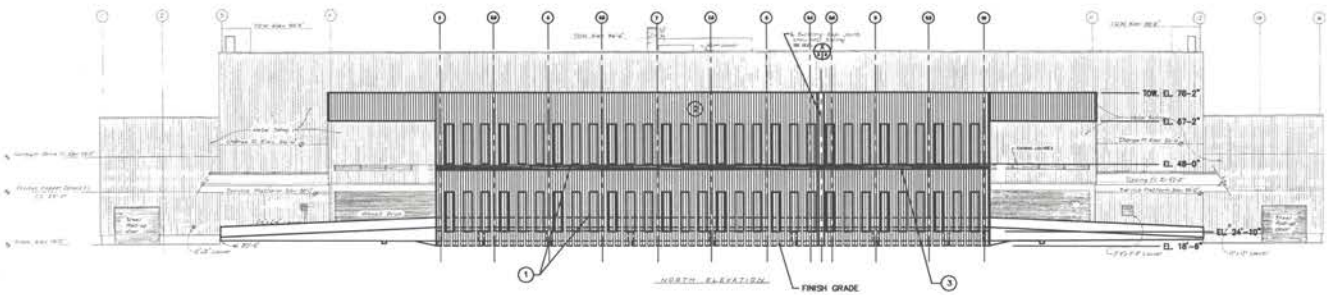
PROJECT TITLE: ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3200 BENNING ROAD, NE WASHINGTON, D.C. 20019

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032

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PH. (703) 471-6153 FAX (703) 471-6474

CADD FILE: A3.1
DATE: 10/01/02
SCALE: AS SHOWN
DRAWING NO.: A3.1 of

P-5.19
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NORTH ELEVATION

NOTES:

① NEW TRANSLUCENT WALL PANELS TO MATCH SIDING

② NEW SIDING TO MATCH EXISTING

③ RELOCATE SALVAGED LOUVRES

GRAPHIC SCALE
0 8 16 32 48
SCALE IN FEET
SCALE: 1/16" = 1'-0"

REFERENCE DRAWINGS: 74/161 (D308); 75/161 (D308A)

NO.	REVISION	DATE

SHEET TITLE: NORTH SIDE ELEVATION

PROJECT TITLE: ALTERATIONS/REPAIRS:
BENNING ROAD REFUSE TRANSFER STATION
3200 BENNING ROAD, NE WASHINGTON, D.C. 20019

CLIENT: DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS AND CONSTRUCTION MANAGERS
CONSULTING ENGINEERS, INC.
Ph: (703) 471-8400 FAX: (703) 471-8478

FILE NO.	DES. BY	CHK. BY	APP. BY
02031108	KS	SC	PJM

CADD FILE: A3.2

DATE: 10/01/02

SCALE: AS SHOWN

DRAWING NO.: A3.2 of

P-8.75'

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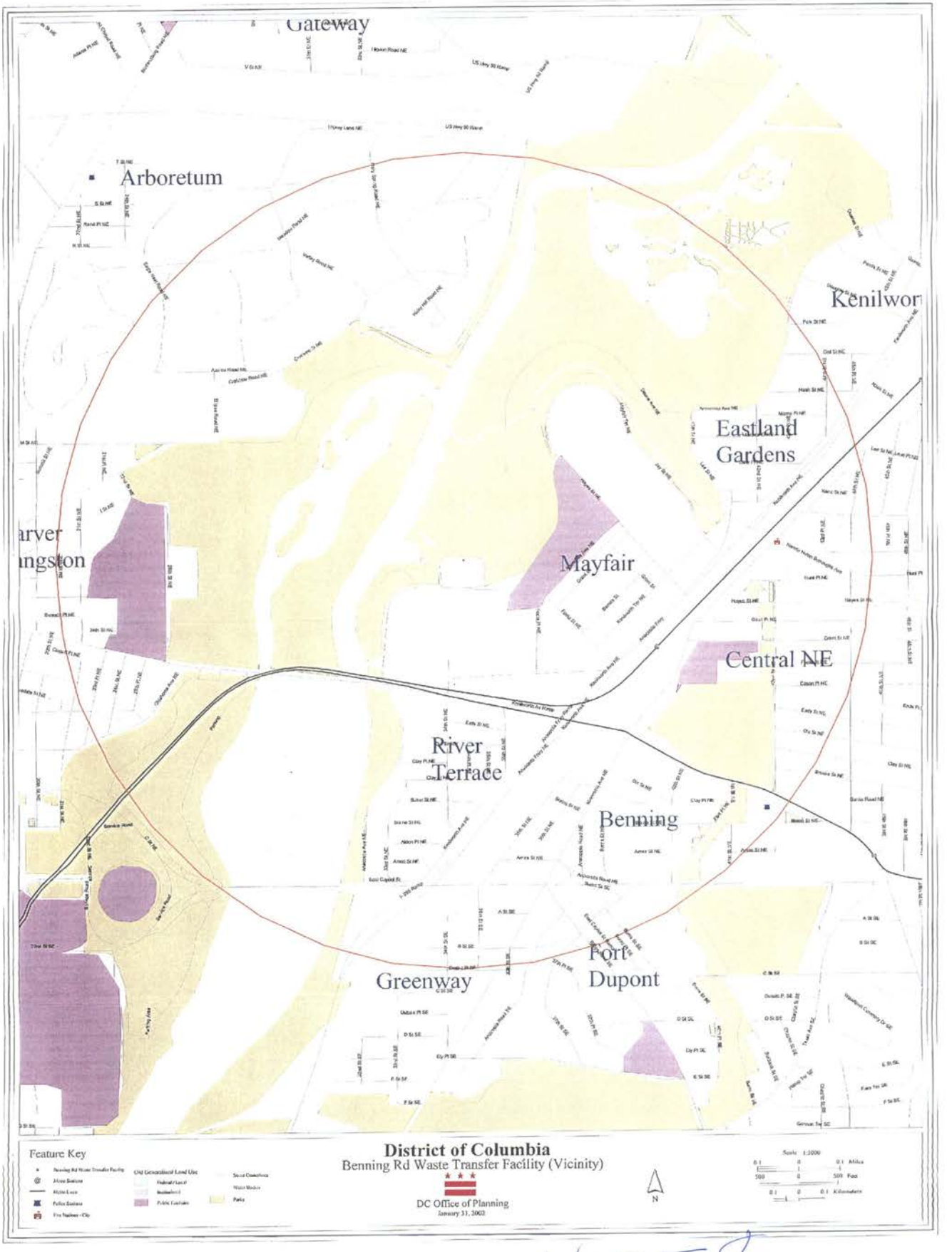


Exhibit D-1

16958

EXHIBIT D-2
CERTIFIED STATEMENT

This statement certifies that the facility as sited and designed to the best of my professional knowledge and belief is capable of complying with subsection 822.3 of Title 11, Zoning, of the District of Columbia Municipal Regulations and all other applicable regulations of the District of Columbia government, including without limitation, regulations adopted pursuant to the Solid Waste Permit Act of 1995, effective February 27, 1996 (D.C. Law 11-94, as amended; D.C. Code, 2001 Ed. Sec 8-1051 to 8-1063 (formerly codified at D.C. Code Sec. 6-3451 to 3463 (1999 Supp.))); except where the District government determines that the Benning Road Solid Waste Transfer Facility is exempt from such regulations or portions of thereof.

Paul A. Mandeville

Paul A. Mandeville, P.E.
Vice President
SCS Engineers

10/16/02
Date

900466
D.C. Registration Number







COPY OF ORIGINAL MAILING LABELS

POTOMAC ELCTRIC POWER
COMPANY
701 9TH ST, NW
SHINGTON, DC 20001-4501

KENILWORTH PARK
PARK MANAGER
1900 ANACOSTIA DRIVE, SE
WASHINGTON, DC 20020

KENILWORTH MAINTENANCE YARD
3200 BENNING ROAD, NE
WASHINGTON, DC 20019

Certificate of Occupancy

On August 30, 2002, SCS Engineers went to the Building and Land Regulation Administration (BLRA) Permit Service Center (PSC) to obtain a copy of the Certificate of Occupancy for 3200 Benning Road and the Solid Waste Transfer Facility. There was not a copy of such a certificate on file. Mr. Moody, an employee at BLRA PSC, explained that many District-owned and operated buildings do not have Certificates of Occupancy.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W., SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

ANC SMD
7D07