BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

In the Matter of the Petition of	:	
D.C. OFFICE OF THE CHIEF	:	
TECHNOLOGY OFFICER	:	Case No.
For a Special Exception Approval of	:	
a Telecommunications Facility	:	

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STATEMENT OF EXISTING AND INTENDED USES

IN SUPPORT OF THE SPECIAL EXCEPTION APPLICATION
TO PERMIT THE REPLACEMENT AND CONSTRUCTION OF A
TELECOMMUNICATIONS FACILITY FOR THE DISTRICT OF COLUMBIA
OFFICE OF THE CHIEF TECHNOLOGY OFFICER

In accordance with the requirements of the District of Columbia Municipal Regulations (DCMR, Title 11, Zoning), the DISTRICT OF COLUMBIA OFFICE OF THE CHIEF TECHNOLOGY OFFICER ("Applicant" or "OCTO") hereby furnishes the following written statement of existing and intended uses of the subject property, to support the granting of a special exception pursuant to Section 3104.1.

APPLICANT

In connection with the necessary upgrades of the emergency radio system, Applicant proposes to replace the existing telecommunications tower and poles located on the property known as 320 McMillan Drive, N.W, Washington, DC, and construct a new tower, as part of the necessary upgrades to the Districts emergency communications network. Applicant requests that the Board grant a special exception to accommodate this project.

EXISTING USE

The subject property is zoned R-5-B (residential) and has one 180-foot lattice tower and two telecommunications poles located on it. The facility and property are currently owned by the District of Columbia and used as the District's Public Safety Communications Center (PSCC).

INTENDED USE AND NATURE OF REQUEST

Applicant requests special exception approval by the Board of Zoning Adjustment to permit the replacement of the existing tower and the establishment of a new facility on the property. The current tower and poles would be consolidated into a 180-foot lattice tower, with sufficient capacity to operate as part of a state-of-the-art emergency communications network. The District will continue to utilize this property as the PSCC.

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Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 16988
EXHIBIT NO. 4

The proposed telecommunications facility will consist of the following:

(i) 180-foot lattice tower (replacement)
(ii) Ground equipment (as shown)
(iii) New Microwave dish antennas (as shown)
(iv) Relocation of whip antennas from old tower (as shown)

The proximity of the tower and antennas to the PSCC is critical to the reliability of the network. The District has determined that there are no existing alternative structures or properties in the vicinity that will allow it to meet all of its objectives for an emergency communications system.

BENEFITS OF THE PROPOSED USE

A. Applicable Requirement

Section 8 of the Zoning Act, D.C. Code, 2001 Ed. § 641.07(g)(2) (formerly codified at D.C. Code § 5-424(g)(2) (1994 Repl.) authorizes the Board of Zoning Adjustment ("BZA") to grant special exceptions, where they "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 . . . ."

B. Benefits of Special Exception

The current emergency communications network is antiquated and does not provide sufficient capacity to support communications among safety and emergency preparedness personnel. The existing network consists of four (4) antenna installations, which will be replaced with an eleven (11) sites design. As stated, the existing tower and replacement tower are the same height. Approval of application will allow the Applicant to address today's communications issues and to suit the needs of emergency personnel well into the future. This network will benefit all District residents, visitors and workers, and will serve to prepare the District's emergency workers in the event of a terrorist attack or natural disaster. The new tower would eliminate the need for the two existing poles, improving the visual impact of the current communications system.

C. No Adverse Impacts

The special exception may be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan. Indeed, it will make it possible to use an existing structure to provide a necessary link for a communications system that will benefit all District residents, as well as those in surrounding areas. Few would argue that an improved and enduring communications system for emergency personnel would not be in the public interest given the current war on terrorism.

In addition, the proposed McMillan Reservoir project will not have an adverse impact on light and air available to neighboring properties, nor will it interfere with views from such properties. In fact, it will enhance the visual impact of the current system, by allowing the

District to consolidate the facilities and to remove the two poles currently located on the property.

NEIGHBORHOOD DESCRIPTION

The McMillan property is located on an area approximately 104,664 square feet, between Bryant Street and McMillan Drive. The property is bordered by the DC PSCC facilities to the west, a municipal parking lot to the east, the Department of Public works building to the south and the McMillan reservoir to the north. There are several brick structures on the property, and metal fencing surrounds the area.

ZONING CLASSIFICATION OF PROPERTY

The subject property is zoned R-5-B (residential). In order to construct and operate a telecommunications facility in this zoning category, the Applicant must obtain a special exception from the BZA.

REASON FOR REQUEST

As previously stated, this facility is needed in order for the Applicant to enhance the current communications network for public safety officials and, also, to provide a network to be used exclusively by District and federal public safety and emergency preparedness workers. OCTO needs to complete construction quickly as the current communications network is reaching the end of its useful life. Emergency personnel are unable to communicate effectively using the current system. With the threat of terrorism in the Nation's Capital, the District and federal emergency workers, as well as residents, need a state-of-the-art system to facilitate communications and coordination among the District, Maryland, and Virginia emergency workers, as well as federal safety personnel.

CONCLUSION

The Applicant seeks special exception approval from the BZA to allow the construction and operation of the proposed telecommunications facility at 320 McMillan Drive, NW, Washington, DC. The foregoing statements demonstrate that the request is justified and that the BZA may act on such a request. Therefore, the Applicant respectfully requests that the BZA grant this special exception.

Sincerely,

Edward L. Donohue

Edward L. Donohue

Attachments