GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

2003 MAY 20 PM 2:58

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman, Director

DATE May 19, 2003

SUBJECT: BZA Application **16991 – Minor Modification Request**
1700 Rhode Island Avenue, N.E. – Public Safety Communications Project (OCTO)

APPLICATION
The Office of the Chief Technology Officer (OCTO) is requesting a modification of **BZA Order 16991,** which permitted the applicant to replace an existing telecommunications monopole located at 1700 Rhode Island Avenue, N.E. The applicant wishes to place the equipment cabinet to the rear of the property, instead of inside the Police Department's building as previously submitted.

SUMMARY RECOMMENDATION
Office of Planning has **no objection** to the modification request to allow the equipment cabinet for the antennas to be placed in the rear of the property instead of inside the building located at 1700 Rhode Island Avenue, N.E.

PROJECT DESCRIPTION
The applicant is requesting a minor modification of submitted plans to allow the installation of a 12' by 32' equipment shelter to serve a telecommunication monopole, including its antennas originally approved by the Board on March 19, 2003 (BZA Order #16991). Original plans submitted by the applicant indicated that the equipment shelter/cabinet supporting the approved replacement tower was proposed inside the Police Department's building, which is located on the subject property. However, the applicant has since discovered that this location is infeasible and requests that the shelter be placed outside the building in the rear yard next to the tower's location.

Figure 1 below shows the original site plan submitted and approved, per BZA Order 16991. The updated plan indicates the modified location for the equipment cabinet in the eastern side yard of the property. The applicant has indicated that the new location will not interfere with or reduce the number of onsite parking spaces. The modified location

BZA
Case No. 16991
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO. 16991
EXHIBIT NO. 37

will be adjacent to the monopole at the inward corner of the lot next to the existing 16-foot alley. The chain link fence will be relocated to secure the cabinet and site.

CONCLUSION

The Office of Planning **has no objection** to the applicant's request for a minor modification of the original site plan, which relocates the equipment shelter to the rear of the building and next to the proposed replacement tower. According to the applicant, the ANC 5B has no objection to the modification and has agreed to provide a letter of support from the ANC to the Board.

The modification has no effect on the approved special exception request to replace the tower, which represents a visual improvement for the neighborhood and does not harm the intent of the antenna regulation, which is to ensure that antennas have as little visibility as possible from public space.

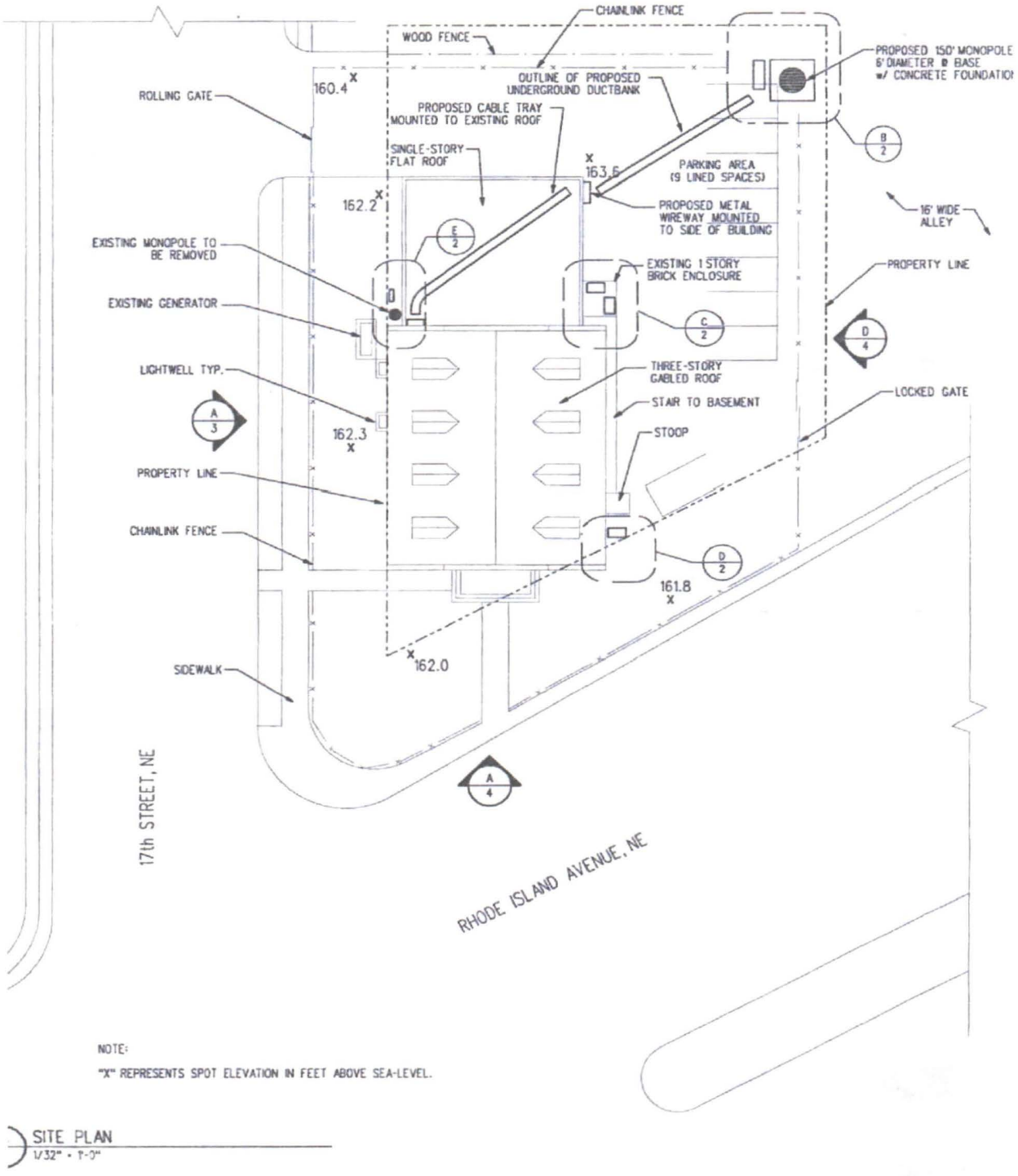
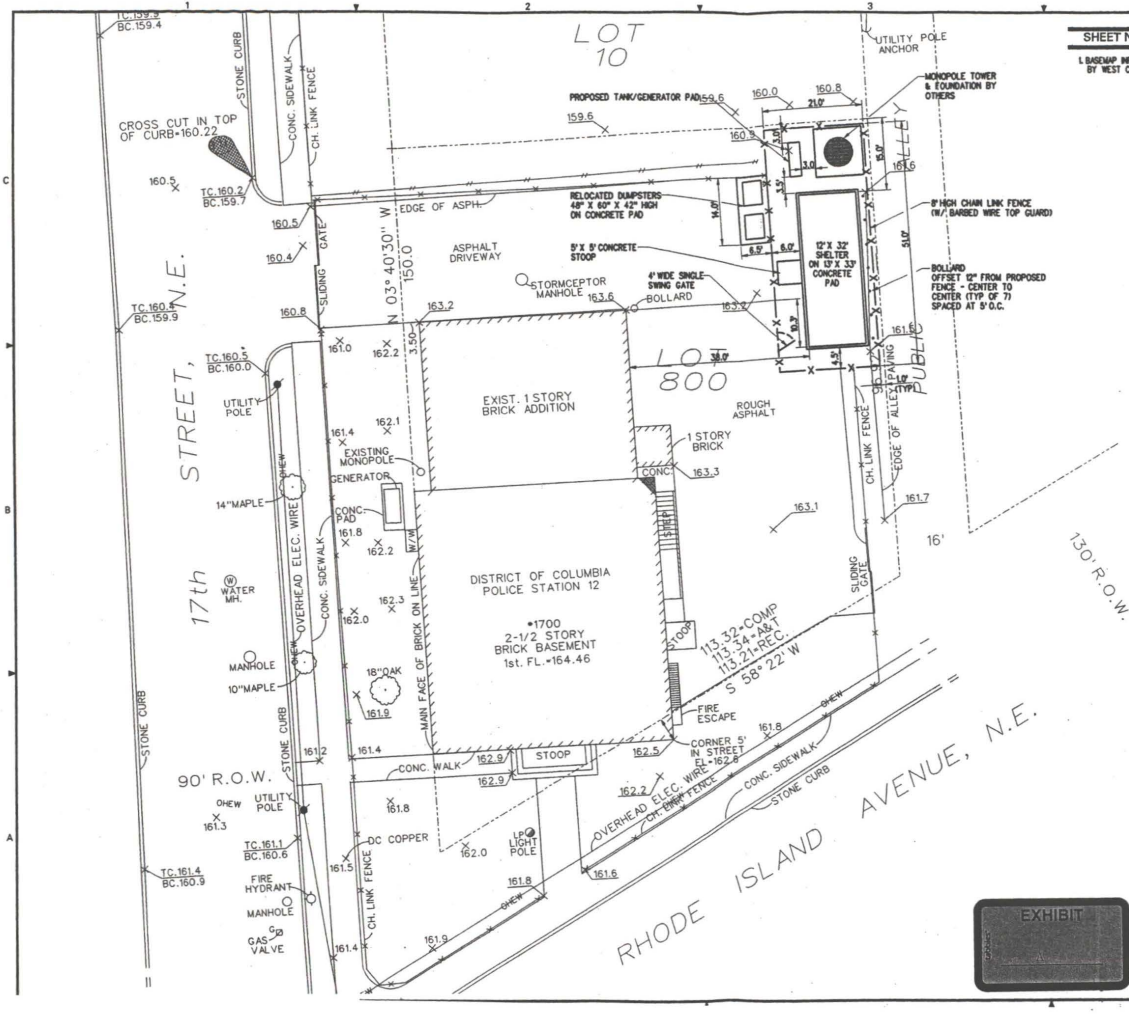


Figure 1 – Original Site Plan - 1700 Rhode Island Avenue



SHEET NOTES:

1. BASEMAP INFORMATION TAKEN FROM FIELD SURVEY OF THE SITE PERFORMED BY WEST CONSULTING GROUP, ON DECEMBER 17, 2002.

JACOBS FACILITIES INC.
1100 North Globe Road
Suite 500
Arlington, Virginia 22201

Issued:	
Date	Description
5/5/03	ISSUED FOR ZONING

PUBLIC SAFETY COMMUNICATIONS PROJECT
POLICE STATION #12
1700 RHODE ISLAND AVENUE, NE
WASHINGTON, DC 20018-1844

Key Plan:

Scales:

JFI Project No.:

Drawing Title:
1700 RHODE ISLAND AVE
POLICE STATION #12
SITE PLAN B

Date: May 15, 2003
Designed By: R. CROWLEY
Drawn By: R. CROWLEY
Checked By: S. Gregory
Drawing No.: C1