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June 10, 2003

BZA
2003 JUN 10 PM 3:47

VIA COURIER

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment of the District of Columbia
441 4th Street, NW
Washington, DC 20001

Re: Post-Hearing Submission In Support of Request for Minor Modification Special Exception Application Number 16991 DC OCTO/1700 Rhode Island Avenue, NE

Dear Mr. Griffis:

The Board of Zoning Adjustment considered and approved the request submitted by us on behalf of DC OCTO for approval of a minor modification to the approved plans for the above-referenced facility. The Board placed two conditions on its approval; (1) that a brick veneer be installed on the exterior of the equipment shelter; and (2) that the applicant provide a plan that shows how the parking spaces lost due to the installation of the equipment shelter could be replaced (at least 1:1) on-site. The first condition was offered as a design change in the original submission. However, this letter is to confirm that the brick veneer will be installed in conformance with this condition of approval.

Attached please find a memo (Exhibit A) from the project engineers stating that the area of the equipment shelter and fencing amounts to 570.5 square feet. Four (4) parking spaces would be lost with this installation. The memo goes on to explain that by reconfiguring the fence line, we will add 678 square feet to the parking area, for a net gain of 107.5 square feet. In addition, the parking would be reconfigured. Attached, as Exhibit B is a sketch provided by the applicant that shows the addition of at least eight (8) spaces in an area that currently contains three (3) spaces. Therefore, the reconfigured parking plan would replace the spaces lost and yield one additional (1) space—(4 spaces lost, 5 gained, net 1).

166213_1.DOC

BZA
Case No. 16991
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO. 16991
EXHIBIT NO. 43

Please let me know if there any questions in this regard.

Respectfully submitted

Edward L. Donohue

Encl.

JACOBS
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1.571.218.1000 Fax 1.571.218.1401

DATE: 6 June 2003

FROM: Chuck Harris, PE, Project Manager

REFERENCE: DC Wireless
JFI Project No. R3W36502

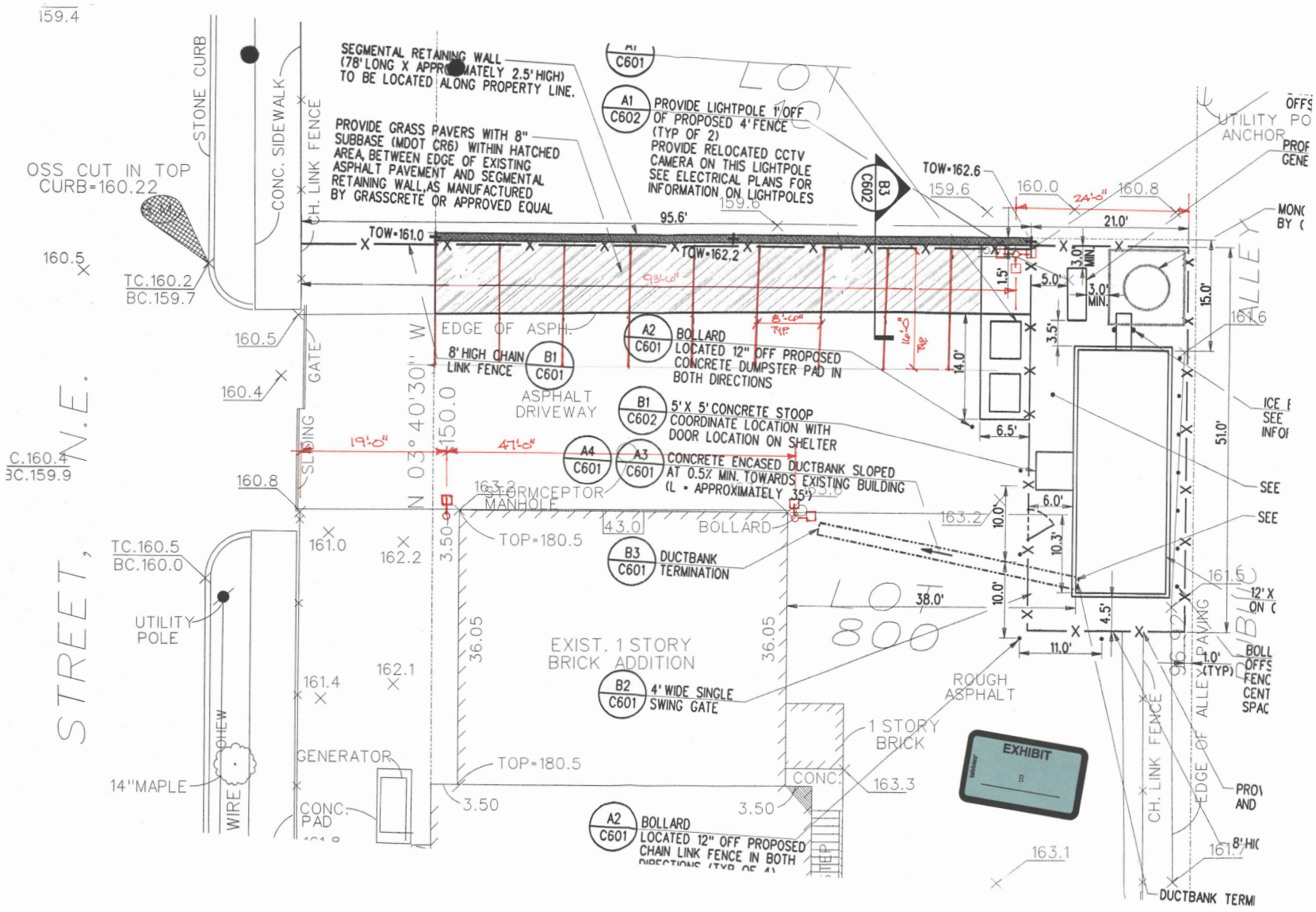
SUBJECT: Net Area Available at 1700 Rhode Island Avenue, Police Station Number 12

At the 1700 Rhode Island Avenue Site (Police Station Number 12), the area of asphalt pavement required to be removed to implement the proposed work for the DC-OCTO, DC Wireless Project (adding a shelter, generator and tower with fencing is **570.5 square feet.**

The proposed work also includes increasing the "available parking area" by moving the existing north fence to the north property line and installing grass pavers in this area. This newly added area is **678.0 square feet.**

Thus the net change is an **"additional" 107.5 square feet** of available space.




SEGMENTAL RETAINING WALL (78' LONG X APPROXIMATELY 2.5' HIGH) TO BE LOCATED ALONG PROPERTY LINE.
PROVIDE GRASS PAVERS WITH 8" SUBBASE (MDOT CR6) WITHIN HATCHED AREA, BETWEEN EDGE OF EXISTING ASPHALT PAVEMENT AND SEGMENTAL RETAINING WALL, AS MANUFACTURED BY GRASSCRETE OR APPROVED EQUAL
A1 C602 PROVIDE LIGHTPOLE 1' OFF OF PROPOSED 4' FENCE (TYP OF 2) PROVIDE RELOCATED CCTV CAMERA ON THIS LIGHTPOLE SEE ELECTRICAL PLANS FOR INFORMATION ON LIGHTPOLES
B3 C602
A2 C601 BOLLARD LOCATED 12" OFF PROPOSED CONCRETE DUMPSTER PAD IN BOTH DIRECTIONS
B1 C602 5' X 5' CONCRETE STOOP COORDINATE LOCATION WITH DOOR LOCATION ON SHELTER
A4 C601 A3 C601 CONCRETE ENCASED DUCTBANK SLOPED AT 0.5% MIN. TOWARDS EXISTING BUILDING (L = APPROXIMATELY 35')
B3 C601 DUCTBANK TERMINATION
B2 C601 4' WIDE SINGLE SWING GATE
A2 C601 BOLLARD LOCATED 12" OFF PROPOSED CHAIN LINK FENCE IN BOTH
B1 C601 8' HIGH CHAIN LINK FENCE
STONE CURB
CONC. SIDEWALK
CH. LINK FENCE
OSS CUT IN TOP CURB=160.22
TC.160.2 BC.159.7
EDGE OF ASPH.
ASPHALT DRIVEWAY
SLIDING GATE
N 03° 40'30" W 150.0
95.6'
TOW=161.0
TOW=162.2
TOW=162.6
STORMCEPTOR MANHOLE
TOP=180.5
43.0'
BOLLARD
TC.160.5 BC.160.0
UTILITY POLE
EXIST. 1 STORY BRICK ADDITION
36.05
GENERATOR
CONC. PAD
14" MAPLE
OHW WIRE
3.50
1 STORY BRICK
CONC.
ROUGH ASPHALT
EXHIBIT B
EDGE OF ALLEY PAVING
CH. LINK FENCE
LOT 800
ALLEY
STREET, N.E.
UTILITY PO
ANCHOR
DUCTBANK TERMI
159.4
160.5
160.4
160.8
161.0
162.2
161.4
162.1
163.2
163.3
163.1
159.6
160.0
160.8
161.6
21.0'
24'-0"
93'-0"
19'-0"
47'-0"
38.0'
11.0'
6.5'
5.0'
3.0' MIN.
15.0'
51.0'
14.0'
10.0'
10.3'
4.5'
6.0'
3.5'
1.5'
1.0' (TYP)