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 Special Exception Approval	:	
for a	:	
Telecommunications Facility	:	

RECEIVED
D.C. OFFICE OF ZONING
2007 JAN 11 PM 12:49

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 the special exception pursuant to Section 3104.1.

APPLICANT

In connection with the necessary upgrades of the District of Columbia emergency radio system, Applicant proposes to replace the existing monopole located at the property known as 1700 Rhode Island Avenue, N.E, Washington, DC, and construct a new monopole, as part of necessary upgrades to the District's emergency communications network. Applicant requests that the Board grant a special exception to accommodate this project.

EXISTING USE

The subject property is zoned C-2-A (community business center) and has a 100 ft. telecommunications monopole located on it. The property is owned by the District of Columbia and occupied by the Youth Services Division of the Metropolitan Police Department. Within the building there is another equipment associated with the emergency network system.

INTENDED USE AND NATURE OF REQUEST

Applicant requests special exception approval by the Board of Zoning Adjustment to permit the replacement of the monopole and the establishment of a new telecommunications

BZA
Case No. 16990
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 16991
EXHIBIT NO. 4

facility on the property. The current monopole would be replaced with a 150-foot monopole, with sufficient capacity to operate as part of a new eleven-site state-of-the-art emergency communications network. The Police Department will continue to utilize this property for the Youth Services Division.

The proposed telecommunications facility will consist of the following:

(i) A 150 ft. high monopole;
(ii) Ten (10) whip antennas at three levels (as shown on plans);
(iii) Two (2) microwave dishes (as shown on plans); and
(iv) Three (3) panels (as shown as plans).

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. Equipment will be housed within the building, connected to the monopole by an ice bridge as shown on the plans.

The Applicant proposes to relocate the facility to the northeast corner of the lot, adjacent to a public alley, and near the car sales lot and alley. This location is preferable in that it will be further removed from several of the homes on Seventeenth Street, NE.

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, and that the existing facility is inadequate both in height and structural integrity.

BENEFITS OF THE PROPOSED USE

A. Applicable Requirements

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 District's emergency communications network is antiquated and does not provide sufficient capacity to support communications among safety and emergency preparedness personnel. Approval of application will allow the Applicant to complete a new network that will address today's communications issues and to suit the needs of emergency personnel well into the future. This network will benefit District residents as well as those in Maryland and Virginia, and will serve to prepare the District's emergency workers in the event of a terrorist attack or natural disaster.

Because the existing use of the property is municipal, and already has a communication facility, the nature of the use will not change.

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, they 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.

Further, the proposed Rhode Island Avenue project will not have an adverse impact on light and air available to neighboring properties, nor will it interfere with views from such properties. It will blend well into the industrial and commercial Rhode Island Avenue corridor. The surrounding areas can continue to be used effectively for the commercial businesses and residences throughout the area. Moreover, the majority of residences are located to the east of the police department. As a result, trees on the property likely will shield the view of the larger monopole.

Last, the existing zoning (commercial) permits the proposed use subject to special exception approval.

NEIGHBORHOOD DESCRIPTION

The property houses the District of Columbia Metropolitan Police Youth Division on Rhode Island Avenue and is zoned C-2-A (community business center). Rhode Island Avenue is a highly traveled road throughout the northeastern portion of the District. The area is mixed commercial/residential, with commercial properties along Rhode Island Avenue, and some residential areas to the north and south of Rhode Island Avenue. A summary of the surrounding area follows.

NORTH: There is a parking lot behind the police department. North of 1700 Rhode Island Avenue is primarily residential.

SOUTH: Rhode Island Avenue, a busy commercial corridor lies south of the police department. Located on both the eastern and western sides of Rhode Island Avenue are commercial properties, including a car dealership and an auto service center.

EAST: A car dealership lies east of the property, with additional commercial/industrial businesses continuing east. Some residential areas lie north of these commercial areas.

WEST: A wide intersection of 17th Street and Rhode Island Avenue lies to the west, with several businesses continuing west on Rhode Island Avenue. Some residential areas lie north of these commercial areas.

While facilities such as monopoles are tall and therefore visible, this attribute is necessary for its use (as it is a line-of-sight communications service). The location of the facility will not have any affect upon the population concentration in the surrounding areas of the property, as it will blend well into this commercial area, which already contains many outdated telecommunications facilities and power lines. In addition, several commercial establishments line Rhode Island Avenue, including an automobile repair service and a car dealership. Those residents with a view of the proposed monopole already have a view of a largely commercial area.

ZONING CLASSIFICATION OF PROPERTY

The subject property is zoned C-2-A (commercial business center). In order to replace and construct a telecommunications facility in this zoning category, the Applicant must obtain a special exception from the BZA.

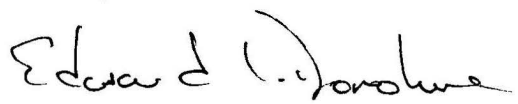
REASON FOR REQUEST

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 increased 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 replacement and construction and of the proposed telecommunications facility at 1700 Rhode Island Avenue, NE, Washington, DC. The foregoing statements demonstrate that these requests are justified and that the BZA may act on such requests. Therefore, the Applicant respectfully requests that the BZA grant this special exception.

Sincerely,



Edward L. Donohue

Attachments