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November 28, 2018

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: BZA Application No. 19894-Prehearing Submission
2050 M Street, N.W.
(Square 100, Lot 122)**

Dear Members of the Board:

2020 M Street, L.L.C. and 2030 M Street, L.L.C. (collectively the “Applicant”), on behalf of CBS Broadcasting Inc. (“CBS”), hereby submits the following additional information in support of their application, pursuant to Subtitle X § 901.2 of the Zoning Regulations, for special exception approval under Subtitle C § 1304.2, to locate three 3.7 meter VSAT antennas on the roof of the building under construction at 2050 M Street, NW, (Square 100, Lot 122)(the “Property”). These materials supplement the Applicant’s Statement of Compliance included at Exhibit 6 of the hearing record in this case.

A. Community Support

The Property is located within the boundaries of Advisory Neighborhood Commission (“ANC”) 2A. At its regularly-scheduled and duly-noticed monthly public meeting on October 17, 2018, at which a quorum of commissioners was present, ANC 2A voted unanimously to support the application. The ANC’s letter to the Board recommending approval of the application is included at Exhibit 12 of the hearing record.

B. Revised Architectural Drawings

Attached as Exhibit A is a revised package of drawings submitted as a result of discussions with the Office of Planning. More particularly, the only change made in this revised set of drawings from the set originally submitted with the application is located on Sheet SK-2. That

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sheet now includes the dimension of the setbacks of the antenna posts. The posts will be setback from the edge of roof between 8 feet, 2 inches and 10 feet, 2 inches, however, the antenna dishes will extend in part to the edge of the roof. Nevertheless, as noted in the Applicant's Statement of Compliance, the antennas have been located to minimize views from public space and are located approximately 140 feet from 21st Street, NW, and are buffered by the penthouse from M Street, NW.

As shown on Sheet SK-9, the antennas are located adjacent to the driveway that the Applicant will utilize to access the building's parking and loading facilities. As such, they will not be visible from the ground level on 21st Street adjacent to the Property. The antennas also will not be visible from M Street since they are blocked from view by the building's penthouse. Moreover, the immediately abutting property to the south is improved with a building that has a maximum height of 110 feet. The three antennas are located above the roof of the adjacent building and will not be visible from the building to the south. As a result, the Applicant has located the antennas to minimize them from view to the greatest extent practicable and providing a 20-foot setback would not further minimize their view from public space surrounding the Property.

D. Outlines of Testimony and Resume of Expert Witnesses

Attached as Exhibit B are the outlines of testimony and resumes of expert witnesses who will testify on behalf of the Applicant. The following individuals will testify at the public hearing:

1. Dan Klos, CBS Broadcasting, on behalf of the Applicant
2. Felix Pena, *expert in mechanical engineering and design*, CEI
3. Steve Bell, *expert in architecture*, Kendall/Heaton Associates, Inc.

E. Conclusion

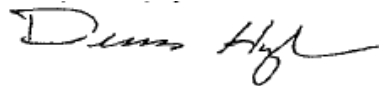
For the reasons stated above, and as set forth in the Applicant's Statement of Compliance, the Applicant has demonstrated that its request is in harmony with the purpose and intent of the Zoning Regulations and meets the test for special exception approval under Subtitle X § 901.2 and Subtitle C § 1304.2 of the Zoning Regulations. Accordingly, the Applicant respectfully requests the Board to approve the application.

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We look forward to the Board's consideration of this application at its December 19, 2018, public hearing.

Sincerely,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Dennis Hughes", written in a cursive style.

By: _____
Dennis R. Hughes
Joseph O. Gaon

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on November 28, 2018, a copy of the foregoing prehearing submission was served on the following:

Advisory Neighborhood Commission 2A
c/o West End Library
2301 L Street NW
Washington, DC 20037

Via US Mail

Commissioner Florence Harmon
ANC 2A06
2A06@anc.dc.gov

Via E-Mail

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