

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** *KF* Karen Thomas, Case Manager  
Joel Lawson, Associate Director Development Review  
**DATE:** July 1, 2019  
**SUBJECT:** BZA Case 20006: **SUPPLEMENTAL**

Special Exception application of T-Mobile Northeast LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, under the use permissions of Subtitle C § 1313.2, to erect a monopole in the RA-1 Zone at premises 3675 Ely Place S.E. (Square 5438, Lot 801)

---

At the public hearing on June 26, 2019, the Board requested the applicant to address the criteria under C § 1310.10 (g) which requires ... *A written statement agreeing to design a proposed monopole for at least three (3) antenna arrays and to make the array space available on a commercial basis for collocation by any telecommunications service provider whenever unused by the initial telecommunications service provider(s).*

The public policy expressed in the criteria requiring collocation is to minimize the need for several monopoles. OP believes in this case, this is outweighed by the intent of the Regulations expressed under C § 1300 to minimize the visual impact of a taller and larger structure on the site, which is within a residential neighborhood. This request may require a taller and structurally larger pole at approximately 112 feet to accommodate up to three carriers on the proposed single monopole and would not be as easily disguised as a light pole among other light poles around the field. Thus, at this location the monopole's height for three carriers would be out of character with the existing neighborhood and well exceed the height of existing light poles on the property.

Therefore, OP supports the applicant's request to waive criteria C § 1313.11 (f)-(g) and amends the recommendation in its original report of Exhibit 20 to include the following condition (new language in **BOLD**):

The Office of Planning (OP) recommends approval of the following:

- Special exception pursuant to Subtitle X, § 900.2 from Subtitle C § 1313.2 to erect a monopole **at a maximum height of 82 feet;**

**Subject to the condition that only one wireless carrier be located on the pole.**