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November 4, 2024

VIA IZIS

Chairman Fred Hill  
D.C. Board of Zoning Adjustment

Re: BZA Case No. 20571B – Applicant’s Supplemental Statement

Dear Chairman Hill and Members of the Board:

The above-referenced case is scheduled for a public hearing on November 6, 2024. In response to a request from the Office of Zoning on November 4, 2024, the Applicant has addressed the special exception criteria of Subtitle C §§ 1313.2 and 1313.5 below. A copy of that request is attached as Exhibit A. This application extends the expiration date of BZA Case No. 20571A by nine (9) months to ensure continuous coverage in the Congress Heights neighborhood.

**1. Special Exception Criteria of Subtitle C §§ 1313.2 and 1313.5**

For Subtitle C § 1313.2, a monopole may be permitted as a special exception use in the R, RF, RA, MU, D and PDR (except PDR-4 and PDR-7, where antenna towers are permitted as a matter-of-right) zones, and the zones of Subtitle K, where monopoles are permitted as a matter-of-right subject to Subtitle C § 1309. Because the temporary monopole is located in the RA-1 Zone District, this criterion is satisfied.

For Subtitle C § 1313.5, the location, height, and other characteristics of an antenna tower or monopole shall be consistent with the purpose of this chapter, designed and available for collocation by other service providers, located so the visual impacts are minimized to the greatest practical extent, from neighboring property and adjacent public space, or appropriately screened by landscaping or other techniques to minimize the visibility of the antenna tower or monopole, and designed and constructed to preserve existing trees to the greatest practical extent.

Here, the temporary installation meets all the requirements of Chapter 13, absent the property line setback requirement, so it is consistent with the purpose of this chapter. While the monopole is not designed and available for collocation by other service providers, it is exempted from this requirement because it is temporary in nature and only 73 feet. The visual impacts of

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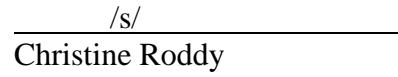
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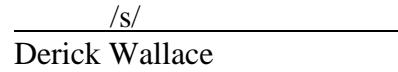
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the monopole are minimized to the greatest practical extent by ongoing construction and fencing, which limit views from neighboring property and adjacent public space. Finally, because trees are not located near the site, the requirement to preserve trees to the greatest practical extent is inapplicable.

We look forward to presenting this application to the Board. If you or your staff have any questions prior to the public hearing, please do not hesitate to contact either of us.

Sincerely,

  
/s/  
Christine Roddy

  
/s/  
Derick Wallace

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### **Certificate of Service**

The undersigned hereby certifies that they delivered copies of the foregoing document by electronic mail to the following addresses on November 4, 2024.

Mark Hamala  
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ANC 8E  
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Dolores Bryant – ANC SMD 8E06  
[8E06@anc.dc.gov](mailto:8E06@anc.dc.gov)

/s/  
Derick Wallace

# Exhibit A

# RE: BZA 20571-B of Verizon Wireless



Hamala, Mark (DCOZ) <mark.hamala@dc.gov>

To  Wallace, Derick;  Roddy, Christine  
Cc  Shea Beltran

You replied to this message on 11/4/2024 3:58 PM.



OP Report.pdf  
433 KB



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Mon 11/4/2024 3:27 PM

Hi, thank you for letting me know.

One other thing, could you submit something addressing the special exception criteria of C-1313.2/1313.5. The OP report addressed it and I think it would be helpful for the Board if it's explained from the Applicant's end as well.

Best,

**Mark Hamala**  
**Zoning Specialist**  
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