

## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Karen Thomas, Case Manager  
*Joel* Joel Lawson, Associate Director Development Review  
**DATE:** August 28, 2025  
**SUBJECT:** BZA Case 20573A: Modification of an existing monopole at 2500 Benning Rd, N.E (Square 160, Lot 42)

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### **I. BACKGROUND**

An existing 89-feet-tall monopole was approved by special exception relief under BZA [Order 20573 \(Exhibit 3\)](#) pursuant to Subtitle C Section 1313.2 and Subtitle X § 901. The current proposed increase to 104 feet would allow for collocation of another antenna array at 6 feet above the existing antenna. Revised plans are at [Exhibit 6](#).

Pursuant to Subtitle C § 1311.4(b), an OP report is not required for this case:

*1311.4 A report from the Office of Planning is not required for:*

...

- (b) Collocation on an existing permitted antenna tower provided the installation would not increase the existing height of the tower by more than ten percent (10%) or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty feet (20 ft.), whichever is greater; ...*

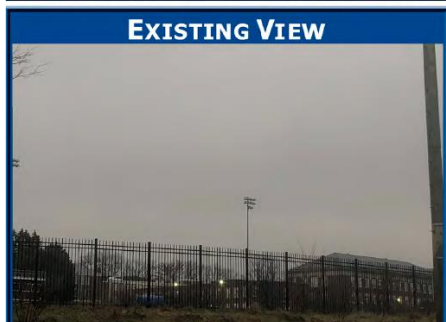
OP is filing this report with recommendation as a courtesy and to ensure the approval process is not unnecessarily delayed.

### **II. OFFICE OF PLANNING RECOMMENDATION AND ANALYSIS**

The Office of Planning (OP) recommends **approval** of the modification to the existing approved monopole, pursuant to Subtitle C 1311.4 (b).

The proposed modification would be in harmony with the intent and purpose of the Zoning Regulations which is to support collocation on existing structures, and should not adversely affect the use of neighboring property as it is presumed compatible within this zone district. The existing monopole is located closest to recreational uses and has not affected residential uses.

## ZONING MAPS and VIEWS



Provided by the Applicant (BZA 20573)