



**UDC Radio Site Relocation Project**  
**4200 Connecticut Avenue, NW**  
**(Square 1964, Lot 0812)**



*Presentation to*  
**Board of Zoning Adjustment Public Hearing**  
**March 5, 2025**  
**Case No. 21234**

Government of the District of Columbia  
Department of General Services | [dgs.dc.gov](https://dgs.dc.gov)  
3924 Minnesota Ave NE, 5<sup>th</sup> Floor, Washington, DC



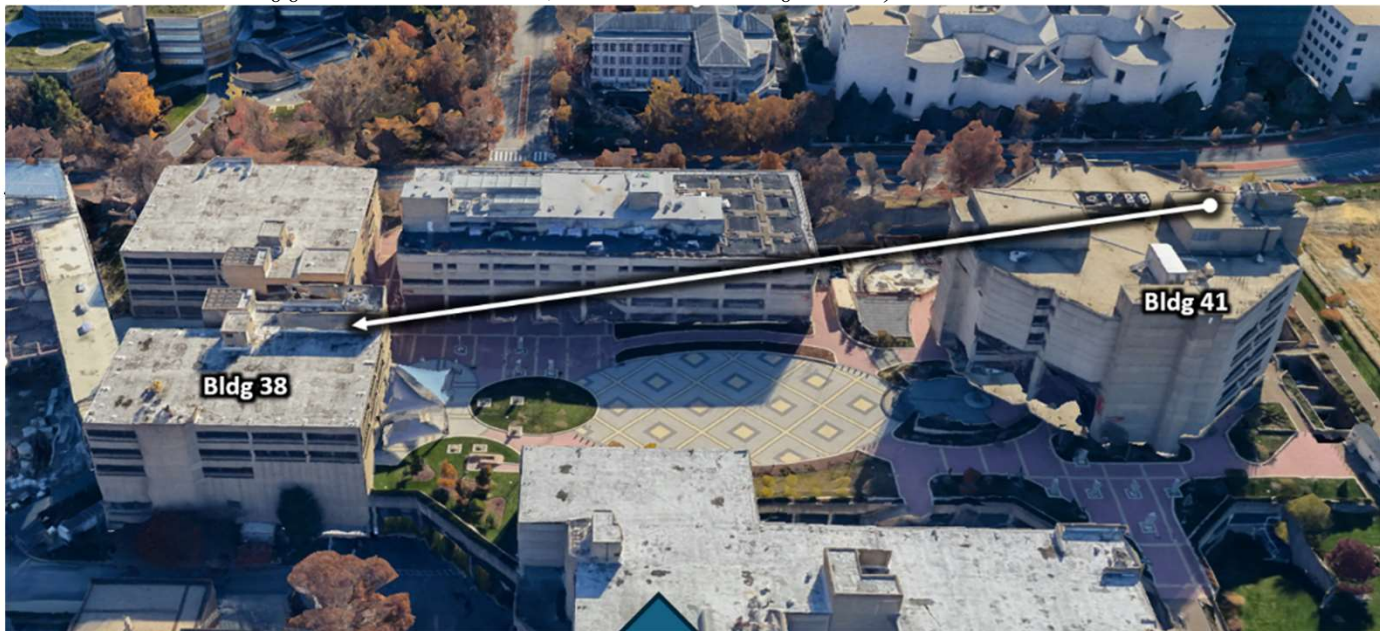
@dcdgs

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21234  
EXHIBIT NO.29

**Scope:** Relocate existing public safety radio site within the UDC campus from Bldg 41 to Bldg 38

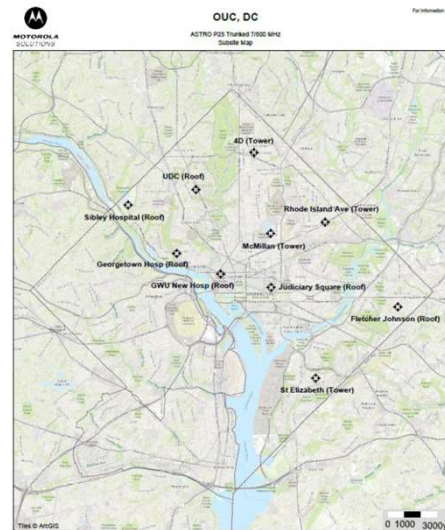
**Background:** Since 2003 public safety radio site operated by the OUC located in Bldg 41. Bldg undergoing abatement to make way for the new Archives Building. New radio site identified in Bldg 38.

- Requesting special exception from Building-mounted antenna requirements of Subtitle C § 1305.1 (pursuant to Subtitles C §§ 1305.2 and 1312, and Subtitle X § 901.2)



**Purpose:** Antennas form an integral part of OUC's radio infrastructure which supports all radio communications to the District's emergency (911) and non-emergency (311) call center. The installation of these antennas within the UDC campus helps provide centralized, District-wide coordination and management of public safety voice radio technology and other public safety wireless and data communication systems and resources.

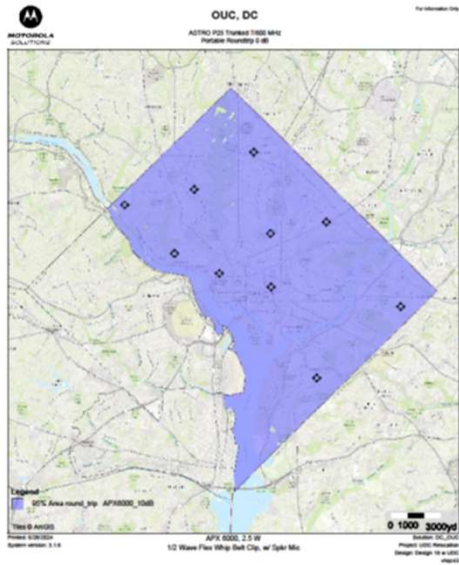
*The OUC radio site serves the needs of the community for emergency services!*



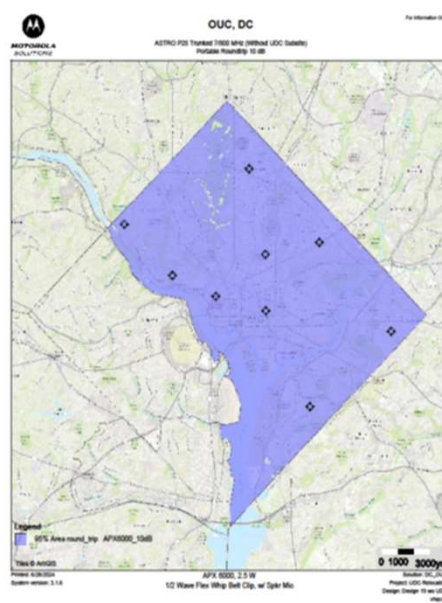


**Impact:** A loss of a radio site or compromised antenna configuration severely affects the ability for first responder mission critical radio communications with their command center and 911 dispatchers. The UDC radio site is part of the OUC radio system and provides radio coverage in the northwestern part of the District and includes foreign embassies, universities (including UDC), and area residents.

DC P25 PUBLIC SAFETY RADIO SYSTEM – 10dB COVERAGE MAP  
FOR INFORMATIONAL USE ONLY

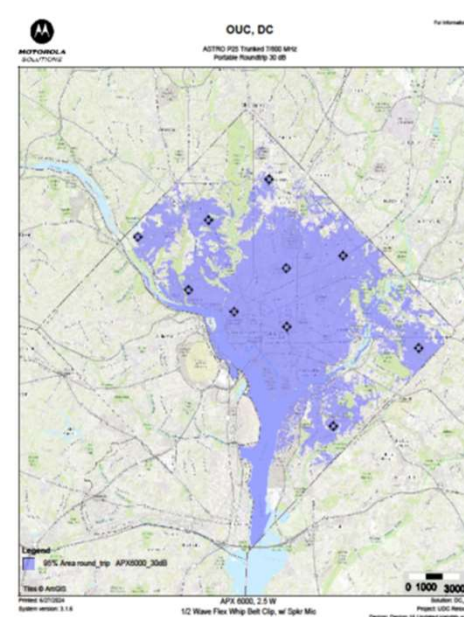


Informational Coverage Map with Building 38 Site

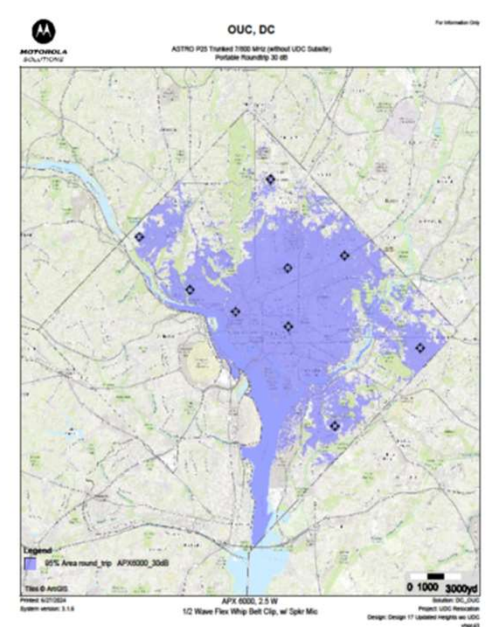


Informational Coverage Map without Building 38 Site

DC P25 PUBLIC SAFETY RADIO SYSTEM – 30dB COVERAGE MAP  
FOR INFORMATIONAL USE ONLY



Informational Coverage Map with Building 38 Site



Informational Coverage Map without Building 38 Site

Special Exception from Building-mounted antenna requirements of Subtitle C § 1305.1 (pursuant to Subtitles C §§ 1305.2 and 1312, and Subtitle X § 901.2)

- Four (4) 9ft panel antennas used for transmission
- Two (2) 20ft Omni Antennas used for reception

Notes:

1. Antennas are building-mounted with mounts attached to the inside of the parapet. Only antennas are visible above the wall.
2. Antennas have a very slender upright appearance and are constructed of a light-colored material intended to minimize contrast with background sky
3. DGS filed and was issued two separate permits (AN2400076 and AN2400077) for the installation of these antennas.



# MIS

PERMIT NO. AN2400076

## Department of Buildings

Permit Operations Division  
1100 4th Street SW  
Washington DC 20024  
Tel. (202) 671 - 3500MISCELLANEOUS  
ANTENNA PERMITTHIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE  
ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

Date: 12/04/2024

Address of Project: 4200 CONNECTICUT AVE NW		Suite No:	Zipcode: 20008	Zone: R-1B	Ward: 3	Square: 1964	Suffix:	Lot: 0812
Description of Work: Install DC 911 omni directional antennas to the rooftop screen wall. These are being relocated from a building on campus scheduled for demolition								
Permisson Is Hereby Granted To United States Of America		Owner Address: 101 INDEPENDENCE AVE SE WASHINGTON, DC 20540				PERMIT FEE: \$36.30		
Antenna Location: Roof		Antenna Size:		Antenna Height:		Antenna Type: Whip		
Existing Use of Property: Colleges - B								
Contractor: - NB&C TECHNICAL SERVICES, LLI		Address: 6095 MARSHALEE DRIVE ELKRIDGE MI 21075		Tel No: 4107127092		Lic No: 410521000262		
Conditions/ Restrictions:								
This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.  As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If this permit has expired and no work or partial work was completed, a request for a refund may be made for review and consideration.								
Brian J. Hanlon, AIA LEED AP® Director		Permit Clerk QTHOMAS				Expiration Date: 12/04/2025		
DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General, 202-727-0267 or 1-800-521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.  To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-8667 Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. <a href="http://www.missutility.net/washingtondc/cicitable.asp">www.missutility.net/washingtondc/cicitable.asp</a>								

# MIS

PERMIT NO. AN2400077

## Department of Buildings

Permit Operations Division  
1100 4th Street SW  
Washington DC 20024  
Tel. (202) 671 - 3500MISCELLANEOUS  
ANTENNA PERMITTHIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE  
ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

Date: 12/04/2024

Address of Project: 4200 CONNECTICUT AVE NW		Suite No:	Zipcode: 20008	Zone: R-1B	Ward: 3	Square: 1964	Suffix:	Lot: 0812
Description of Work: INSTALL DC 911 PANEL ANTENNAS AND GPS ANTENNAS ON ROOFTOP SCREEN WALL. THIS IS PART OF A 911 COMMUNICATIONS SITE BEING RELOCATED TO A DIFFERENT UNIVERSITY OF DC BUILDING TO FACILITATE A DEMOLITION OF THE CURRENT BUILDING								
Permisson Is Hereby Granted To United States Of America		Owner Address: 101 INDEPENDENCE AVE SE WASHINGTON, DC 20559				PERMIT FEE: \$36.30		
Antenna Location: Roof		Antenna Size:		Antenna Height:		Antenna Type: Panel		
Existing Use of Property: Colleges - B								
Contractor: - NB&C TECHNICAL SERVICES, LLI		Address: 6095 MARSHALEE DRIVE ELKRIDGE MI 21075		Tel No: 4107127092		Lic No: 410521000262		
Conditions/ Restrictions:								
This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.  As a condition to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District government, and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property to inspect all work authorized by this permit, and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this permit must start within one (1) year of the date appearing on this permit or the permit is automatically void. If this permit has expired and no work or partial work was completed, a request for a refund may be made for review and consideration.								
Brian J. Hanlon, AIA LEED AP® Director		Permit Clerk BQUINN				Expiration Date: 12/04/2025		
DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General, 202-727-0267 or 1-800-521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.  To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-8667 Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. <a href="http://www.missutility.net/washingtondc/cicitable.asp">www.missutility.net/washingtondc/cicitable.asp</a>								



Photo Documentation Map from different angles around UDC

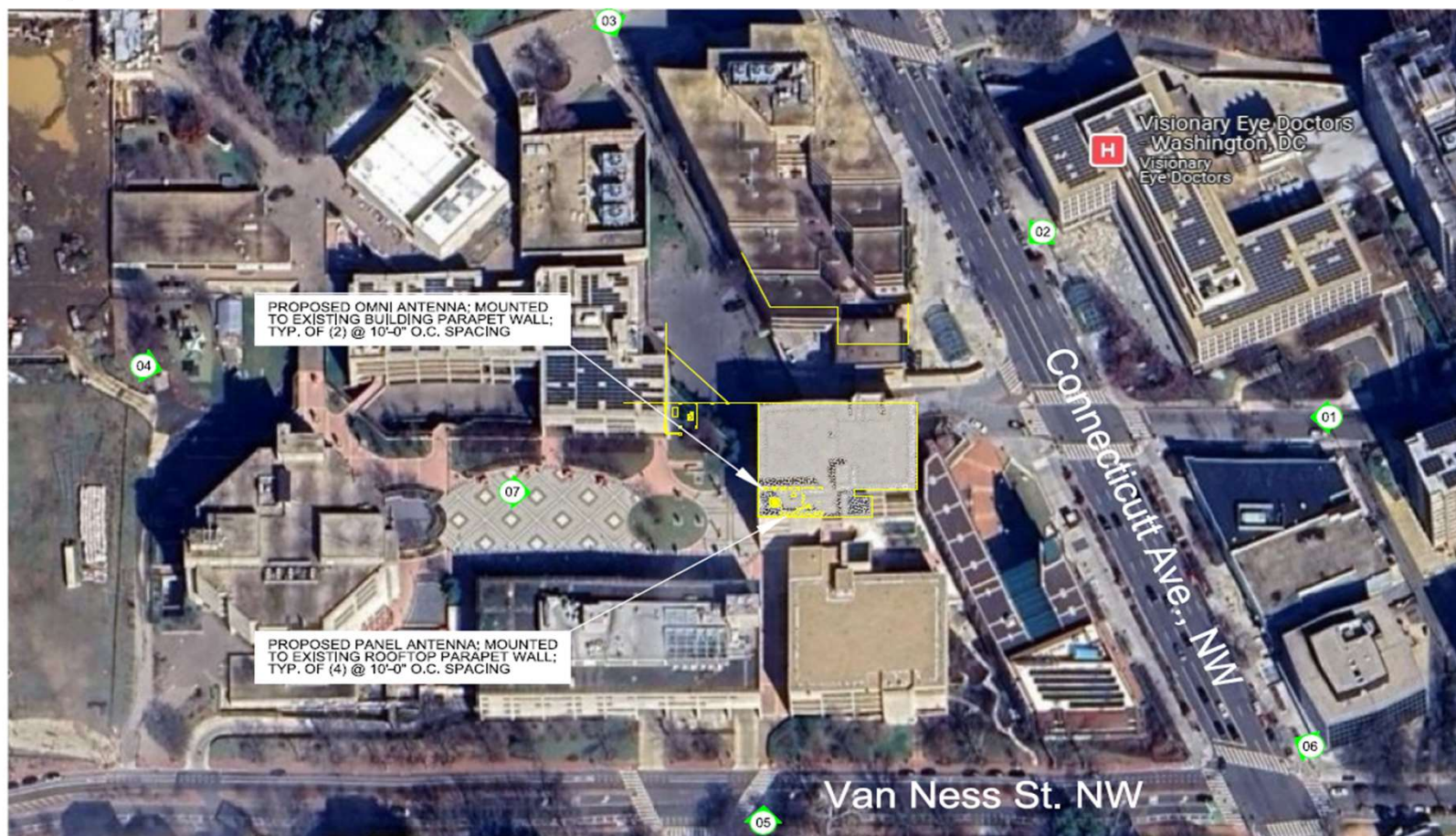


PHOTO DOCUMENTATION MAP

SCALE: 1" = 100'-0"





**LOCATION 01:**  
**VIEWING WEST FROM INTERSECTION OF VEAZEY TERRACE NW AND CONNECTICUT AVE., NW**  
**ANTENNAS VISIBLE**





**LOCATION 02:**  
**VIEWING SOUTHWEST FROM 4301 CONNECTICUT AVE., NW**  
**ANTENNAS VISIBLE**



**LOCATION 03:**  
**VIEWING SOUTHEAST FROM WINDOM PL., NW**  
**ANTENNAS VISIBLE**





**LOCATION 04:**  
**VIEWING SOUTHEAST FROM NORTH ENTRANCE OF UDC LIBRARY**  
**ANTENNAS VISIBLE**



**LOCATION 05:**  
**VIEWING NORTH FROM INTERSECTION OF INTERNATIONAL DR., NW AND VAN NESS ST., NW**  
**ANTENNAS VISIBLE**





**LOCATION 06:**  
**VIEWING NORTHWEST FROM INTERSECTION OF CONNECTICUT AVE., NW AND VAN NESS ST., NW**  
**ANTENNAS VISIBLE**



**LOCATION 07:**  
**VIEWING EAST UDC MAIN CAMPUS "QUAD" COURTYARD AREA, NORTH OF UDC PARKING GARAGE**  
**ANTENNAS VISIBLE**



## Burden of Proof Discussion

*Following sides*

Pursuant to Subtitle C § 1305.1 all building-mounted antennas, shall comply with the following conditions:

- (a) *The top of the antenna shall not extend above the top of the wall, or roof of the building or structure to which it is mounted;*

As shown in the drawings, the antennas extend above the top of the structure to which it is mounted. As a result, DGS respectfully requests special exception approval from this requirement, as is further discussed below.

- (a) *Each antenna installation shall be located or screened such that its visibility from public spaces, navigable waterways, historic landmarks, and national monuments is minimized to the greatest practical extent;*

The antennas are minimized to the greatest practical extent as their unobstructed heights are required to transmit and receive critical public safety communications from all directions of the building. The 2 receiving antennas are of the cylindrical pole variety and each measures only approximately 3 inches in diameter. Given their verticality and very slim profile, the antennas are visually unobtrusive.

Finally, the nature of the present application is the installation of mission-critical antennas (identical to the ones in Building 41) in Building 38 within UDC campus. The existing antennas atop Building 41 are being removed.

- (a) *An antenna shall be constructed of materials and colors that blend with the surroundings to the greatest practical extent or shall be screened and/or painted to blend with the surface to which the antenna is attached;*

As noted in the pictures, the antennas are constructed of materials and colors to blend to the extent practical with their surroundings. The antennas have a slender upright appearance and are constructed of light-colored material intended to minimize contrast with the background sky.

- (a) *A building-mounted antenna placed on a penthouse or rooftop structure with a rooftop outdoor recreation space shall be secured from unauthorized access for a minimum vertical distance of ten feet (10 ft.); and*

- (a) *Any related equipment cabinet or shelter that is not internal to the building or penthouse shall be:*

- (1) *Constructed of materials and colors that blend with the building or penthouses or rooftop structures; and*

- (1) *Located to reduce its visibility from public space to the greatest practical extent.*

This requirement is not applicable to the Property as there is not any cabinet or shelter proposed for the exterior of the building.



### **Building-Mounted Antennas Extending Above the Top of the Structure to Which it is Mounted (Subtitle C § 1305.1(a)) – Compliance with Standards**

DGS seeks special exception approval under Subtitle C § 1305.1(a) to permit the location of two (2) receiving antennas, each with a total mounted height measuring approximately 20 feet 6 inches above the top of the rooftop structure. Likewise, DGS seeks approval to permit the location of four (4) building-mounted transmission antennas measuring approximately 9 feet above the screen wall or parapet.

Pursuant to D.C. Code §6-641.07(g)(2) and Subtitle X § 901.2, the Board is authorized to grant a special exception where it finds the special exception will be in harmony with the general purpose and intent of the Zone Plan and will not tend to adversely affect the use of neighboring property, subject in each case to the special conditions specified. Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the requested relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion...is limited to a determination of whether the exception sought meets the requirements of the regulation.

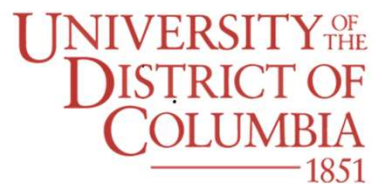
Pursuant to Subtitle C § 1305.2, building-mounted antennas extending above the top of the rooftop structure to which they are attached are permitted as special exceptions if approved by the Board after a public hearing, in accordance with Subtitle X § 901.2, provided the criteria of Subtitle C § 1312 are met. The Applicant submits the following preliminary supporting information pursuant to Subtitle C § 1312:

1. Subtitle C §1312.1(a)& (b)- *A map of area to be served by the new antenna; and a map and explanation of the area being inadequately served that necessitates installation of the proposed antenna;*

The transmitting and receiving antennas provide radio communications throughout the northwestern part of the District of Columbia. All facilities within the area are serviced by the antennas.

1. Subtitle C §1312.1(c)- *A map indicating the location of any other antennas and related facility sites providing service by the applicant, and any antenna tower or monopole of any provider, within a two (2) mile radius, including public space, of the proposed antenna site, with identified heights above grade.*

Following the placement of the antennas from its old location (building 41) to the Property, there are no immediate radio sites other than the OUC radio sites necessary to provide continuous radio communications per the drawing herein. As for the two-mile radius around the Property, DGS concedes that within that radius, there are antenna towers or monopoles of other providers, but DGS has no knowledge or information as to their existence or heights, other than that which visible from the street. DGS understands that neither the Office of Planning nor the Office of the Zoning Administrator maintains a list of antenna towers and monopoles and their locations in the District.



Thank you!

Government of the District of Columbia  
Department of General Services | [dgs.dc.gov](http://dgs.dc.gov)  
3924 Minnesota Ave NE, 5<sup>th</sup> Floor, Washington, DC



@dcdgs