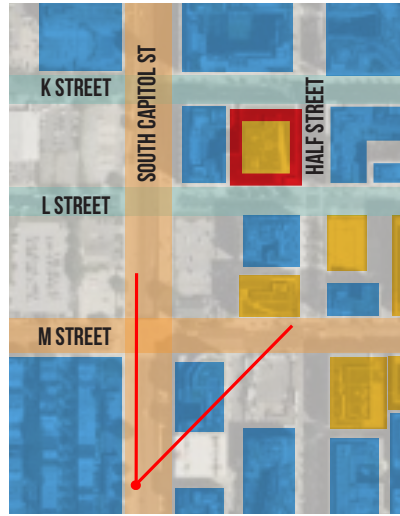


EXISTING AND PROPOSED VIEW FROM S CAPITOL ST TOWARDS L ST



EXISTING



PROPOSED

1015 HALF STREET
WASHINGTON, DC

A20 02.12.2025

BZA HEARING: ROOFTOP ANTENNAS

Hines



Board of Zoning Adjustment
District of Columbia
CASE NO. 21288
EXHIBIT 101517

hickok cole

CRITERIA FOR SPECIAL EXCEPTION RELIEF FROM THE PENTHOUSE REQUIREMENTS (Subtitle C §1312.1)

1. ***A map of area to be served by the new antenna*** – Page A4 of Exhibit 10.
2. ***A map and explanation of the area being inadequately served that necessitates installation of the proposed antenna*** – Supports emergency response services for the whole District.
3. ***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*** – Pages A4, A5, and A6 of Exhibit 10 for a map and pictures of ten (10) identifiable sites with antennas in the vicinity of the Site.
4. ***A site, and roof plan if applicable, showing all structures and antennas on site*** – A site and roof plan are included as Pages A7, A9 and A10 of Exhibit 10.
5. ***Elevation drawings of the structure and proposed antennas from all four (4) directions*** – Pages A10 through A13 of Exhibit 10.
6. ***A picture of the proposed antenna*** – Specs and pictures are shown on Pages A24 through A31 of Exhibit 10. The implementation of these antennas is shown in the site plans, elevations, and rendering included on Pages A9-A14 and A18 of Exhibit 10.
7. ***The total mounted height of the antenna relative to the tops of surrounding trees as they presently exist within one-quarter mile (.25 mi.) of the proposed location*** – The Site is located in a highly urban context, so the building is taller than the surrounding trees. Pages A8, A15, and A16 of Exhibit 10 show the buildings in the vicinity of the Site.
8. ***Other information as may be necessary for impact assessment of the antenna*** –
 - a. Per OP Report – None are required.
 - b. Applicant will provide additional information as the Board may deem necessary to assess the impact of the proposed replacement antennas.

GENERAL SPECIAL EXCEPTION REVIEW STANDARDS (Subtitle X § 901)

- a. *The requested special exception relief will be in harmony with the general purpose and intent of the Zoning Regulations.***
 - i. Antennas create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities,” among other purposes. D.C. Official Code §6-641.02 (2024 Repl.).
 - ii. Antennas will improve the District’s existing emergency response and security systems, creating a safer and more robust municipal infrastructure system and enhancing protection of the public.
- b. *The requested relief will not tend to affect adversely the use of neighboring property.***
 - i. Antennas will not tend to affect adversely the use of neighboring properties or not create any appreciable change to the existing favorable conditions of the area.
 - ii. The visual impact is minimal.
 - 1) Location is atop a 110-foot building, surrounded by similarly tall buildings, will mitigate visibility.
 - 2) Barely visible from neighboring properties, designed for minimal visual intrusion, and made of materials that blend with the surroundings.
 - iii. Antennas exist on this property now.

APPENDIX