



FORM 152 - APPLICATION FOR MODIFICATION OF SIGNIFICANCE

GIS INFORMATION

Square	Lot(s)	Zone	ANC
6124	0047	RA-1	8E06

Address of Property: 700 Yuma Street SE

ZONING INFORMATION

Relief from section(s): C-1313.1**Related Case Number:** 20571**Motion for Modification oC:** Conditions

Below and/or on a separate sheet of 8 ½" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.

In December of 2021, we received approval for case 20571 to install a temporary cell tower located at 700 Yuma Street SE for a period of 18 months. DGS had let us know that they were tearing down the existing school building and building a new school. Verizon wireless had existing antennas on the rooftop, and in order to ensure that the community did not lose cellular coverage, we needed a temporary solution. When we received the order of approval, we began working diligently with Verizon Wireless, DGS, and the community to find a suitable permanent option for the antennas. Previously, we had been exploring the idea of installing a new permanent tower on the same property. As consultants to Verizon, our first option is always to find an existing structure on which we can collocate. We prefer to avoid constructing new towers as it is a much lengthier, and intrusive process than a rooftop collocation. In the spring of 2023, we had a small breakthrough with Kipp schools that they may allow us to install the antennas on the rooftop of their new school located at 3999 8th Street SE. The antennas would have been screened behind a stealth screen wall on the roof top, so naturally it was ours, Verizons, and the communitys first option for collocation. The order to allow for this temporary tower expired in June of 2023, and we were granted a one year extension on this order to account for the lengthy leasing, zoning, and permitting process required to install a new telecommunications facility on a rooftop. Our current approval is set to expire in August of 2024. We were initially hoping to have the new site installed and the temporary site decommissioned by this summer, but recently our discussions with KIPP/DGS hit a roadblock. We believed we were making progress to allow for us to install on the rooftop, but recently KIPP let us know that they are not willing to accommodate Verizon's antennas on their school building. When KIPP let us know they would no longer allow for Verizon's installation, we began the search for a new location to install the antennas, and Verizon does now have a confirmed location for the new installation. We expect to have the zoning approval and building permit for the collocation by the end of this summer, and a lease signed and in place by September of 2024. The installation on the new rooftop, as well as the deconstruction of the temporary asset with require approximately 3-4 months of work. Because of this, we are requesting an additional extension of nine months to Order 20571A. The nine month extension will give Network Building + Consulting enough time to pull all required permits and zoning approvals, acquire materials to construct, and finally finish construction on this site so that the community does not lose crucial cell service that they currently enjoy. Please accept this letter as our statement describing the modification of significance that we are requesting, and our reasoning behind this.

Certificate of Service

I hereby certify that on 07/02/2024 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via Mailed Letter

CONTACT INFORMATION

Owner Information

Name: District of Columbia**E-mail:** dan.rieth@dc.gov**Address:** 3924 Minnesota Avenue NE 6th Floor Washington DC 20019**Phone No.s:** (410)913-9998

Authorized Agent Information

Name: Shea Beltran**E-mail:** sbeltran@nbcllc.com**Address:** 6095 Marshalee Drive Suite 300 Elkridge, Maryland 21075**Phone No.s:** (443)833-6337

Board of Zoning Adjustment
District of Columbia
300 E. Bridge
EXHIBIT NO.1B

Phone No. Alternate:	Phone No. Alternate:
FEE CALCULATOR	
SIGNATURE	Date
Shea Beltran	7/2/2024
District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov	