

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Office of the Director

April 4, 2025

Board of Zoning Adjustment
441 4th Street, NW, Suite 210-S
Washington, D.C., 20001

Re: Letter of Authorization
Parcel 0157/0026 and Parcel 0157/0027
1800 Perry Street NE

To Whom it May Concern:

The District of Columbia (the “District”) is the owner of the real property located at 1800 Perry Street NE in Washington D.C., known for assessment and tax purposes as **Parcel 0157/0026** and **Parcel 0157/0027** (the “Property”). The District and TowerCo 2013, LLC (successor in interest to New Cingular Wireless PCS, LLC (the “Licensee”) are parties an Antenna License Agreement dated June 3, 2021 for the replacement of an existing light pole with a telecommunications monopole on a portion of the Property. T-Mobile Northeast LLC is a sublicensee on the monopole and plans to extend the monopole in height. The District hereby grants permission to T-Mobile Northeast LLC to submit to the Board of Zoning Adjustment an application for such extension and any other zoning relief as needed (the “Application”).

The District makes no representation (explicit or implied) concerning the contents of such application or the plans and specifications for the proposed improvements. This letter serves only to request the Board of Zoning Adjustments review the Application.

Should you have any questions, please contact Dan Rieth, Wireless Infrastructure Manager at dan.rieth@dc.gov.

Thank you for your cooperation in this matter.

Dan Rieth

Wireless Infrastructure Manager | Portfolio Management Division
Department of General Services (DGS)
M: (410) 913-9998
dan.rieth@dc.gov

From: [Rieth, Dan \(DGS-Contractor\)](#)
To: [Reid, Robert \(DCOZ\)](#); [Jonathan Redding](#); [James Marquez](#); [Andrews, Donald \(DCOZ\)](#)
Subject: RE: BZATmp5347 - Modification Without Hearing Application
Date: Friday, April 4, 2025 2:00:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[1800 Perry Street - Owner Letter to BZA \(T-Mobile Northeast LLC\).docx](#)

Thank you Mr. Reid! Attached is the updated letter.

Dan Rieth | Wireless Infrastructure Manager | Portfolio Management Division
Department of General Services (DGS)
Government of the District of Columbia
3924 Minnesota Avenue NE | 6th floor | Washington, DC 20019
M: (410) 913-9998
www.dgs.dc.gov
dan.rieth@dc.gov



From: Reid, Robert (DCOZ) <robert.reid@dc.gov>
Sent: Friday, April 4, 2025 1:55 PM
To: Rieth, Dan (DGS-Contractor) <dan.rieth@dc.gov>; Jonathan Redding <jredding@sitelinkwireless.com>; James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>
Subject: RE: BZATmp5347 - Modification Without Hearing Application
Importance: High

Good afternoon Mr. Rieth,

Thank you, Sir. The information that you have provided here is helpful.

One additional thing I must ask, please revise the Letter of Authorization (titled in the email attachment as “1800 Perry Street – Owner Letter to BZA (T-Mobile Northeast, LLC)”) from Mr. Rieth to identify the SSL as **Parcel 0157/0026** and **Parcel 0157/0027** (to be consistent with the DC Surveyors Plat of the original BZA Order No. 20566, and the revised Form 154 submitted on April 3rd for BZATmp5347. Parcels do not have lot numbers.)

Mr. Redding and Mr. Marquez: Please upload both this email from Mr. Rieth, as well the attached image to the temporary case record **BZATmp5347**.

Assuming that all other deficiencies identified by Mr. Andrews (and clarified between Mr. Marquez and I) have been addressed, you can resubmit BZATmp5347 today, and our office will accept the application by the end of the day. Once accepted, you will receive email notification, at which time you can log back into your IZIS account, pay the application fee of \$676, and I will immediately move to schedule the application for the May 14, 2025, Board of Zoning Adjustment Public Meeting.

Mr. Marquez and Mr. Redding, please feel free to call me should you have any questions regarding these instructions.

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: Rieth, Dan (DGS-Contractor) <dan.rieth@dc.gov>

Sent: Friday, April 4, 2025 11:49 AM

To: Jonathan Redding <jredding@sitelinkwireless.com>; Reid, Robert (DCOZ) <robert.reid@dc.gov>; James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>

Subject: RE: BZATmp5347 - Modification Without Hearing Application

Hi Robert and Team, this is a Transfer of Jurisdiction site from USA to DC DPR. DGS has asked T-Mobile to relocate from Burroughs Elementary to this tower because Burroughs is about to undergo modernization. We would really appreciate it if you could get his hearing scheduled so that the T-Mobile antennas are out of our way at Burroughs ASAP. I found the attached in my files from when the tower at Dwight Mosley Park was originally permitted. I can try to pull the Reservation and TOJ but I believe DOB houses most of those.

Dan Rieth | Wireless Infrastructure Manager | Portfolio Management Division

Department of General Services (DGS)

Government of the District of Columbia

3924 Minnesota Avenue NE | 6th floor | Washington, DC 20019

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From: Jonathan Redding <jredding@sitelinkwireless.com>

Sent: Friday, April 4, 2025 11:21 AM

To: Reid, Robert (DCOZ) <robert.reid@dc.gov>; James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>

Cc: Rieth, Dan (DGS-Contractor) <dan.rieth@dc.gov>

Subject: RE: BZATmp5347 - Modification Without Hearing Application

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Robert,

See attached for the title report for the property showing DC as the owner of the land. I really do not know what else I can provide to show proof that DC is the owner of this property. The original BZA for this tower for 2021 is also attached. This was also accepted with DC as the land owner.

I have CC'd Dan Rieth with DGS if further clarification is required.

Thanks,

Jonathan Redding
Project Manager | Site Link Wireless, LLC
717.725.6915 | JRedding@sitelinkwireless.com

From: Jonathan Redding
Sent: Friday, April 4, 2025 9:23 AM
To: Reid, Robert (DCOZ) <robert.reid@dc.gov>; James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>
Subject: RE: BZATmp5347 - Modification Without Hearing Application

Hi Robert,

I called in some favors this morning and something I thought would take weeks the ground owner was able to send right over. See attached for the ground authorization letter. Between the ground letter, the tower letter and the ground lease provided, this should give us everything needed. Please let me know if you need anything else to post the fees to be paid.

Thanks again for all your time on this site.

Jonathan Redding
Project Manager | Site Link Wireless, LLC
717.725.6915 | JRedding@sitelinkwireless.com

From: Reid, Robert (DCOZ) <robert.reid@dc.gov>
Sent: Friday, April 4, 2025 8:43 AM
To: Jonathan Redding <jredding@sitelinkwireless.com>; James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>
Subject: RE: BZATmp5347 - Modification Without Hearing Application

Mr. Redding,

My pleasure Sir. I will be in touch with you later this morning.

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: Jonathan Redding <jredding@sitelinkwireless.com>**Sent:** Friday, April 4, 2025 8:30 AM**To:** Reid, Robert (DCOZ) <robert.reid@dc.gov>; James Marquez <jmarquez@sitelinkwireless.com>;
Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>**Subject:** RE: BZATmp5347 - Modification Without Hearing Application

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You don't often get email from jredding@sitelinkwireless.com. [Learn why this is important](#)

Robert,

Thank you for taking my phone call this morning. I greatly appreciate the reconsideration.

Thanks,

Jonathan Redding

Project Manager | Site Link Wireless, LLC

717.725.6915 | JRedding@sitelinkwireless.com

From: Reid, Robert (DCOZ) <robert.reid@dc.gov>**Sent:** Thursday, April 3, 2025 4:20 PM**To:** James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ)
<Donald.Andrews1@dc.gov>**Cc:** Jonathan Redding <jredding@sitelinkwireless.com>**Subject:** RE: BZATmp5347 - Modification Without Hearing Application**Importance:** High

Good afternoon Mr. Marquez,

No Sir. The Office of Zoning requires a Letter of Authorization, from the owner of Parcels 157/26 and 157/27, authorizing either TowerCo, or Site Link Wireless Inc. to file an application with the Office of Zoning, for consideration before the Board of Zoning Adjustment.

I have attached a sample Letter of Authorization for your review, so that you may familiarize yourself with the standard the Letter of Authorization must meet in terms of content.

In the interim, if we can assist you with anything additional, please let us know.

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: James Marquez <jmarquez@sitelinkwireless.com>

Sent: Thursday, April 3, 2025 2:59 PM

To: Reid, Robert (DCOZ) <robert.reid@dc.gov>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>

Subject: RE: BZATmp5347 - Modification Without Hearing Application

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Hey Robert,

TowerCo recently executed a ground lease with D.C., would that be acceptable in place authorization letter from them? We can send the ground lease over for the review right away, but getting a new authorization letter may take some time.

Thanks,

James

Land Use Specialist | Site Link Wireless, LLC

443-858-8849

www.sitelinkwireless.com



From: Reid, Robert (DCOZ) <robert.reid@dc.gov>

Sent: Thursday, April 3, 2025 11:39 AM

To: James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>

Subject: RE: BZATmp5347 - Modification Without Hearing Application

Mr. Marquez,

I do not. But would TowerCo not have that information?

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: James Marquez <jmarquez@sitelinkwireless.com>**Sent:** Thursday, April 3, 2025 11:29 AM**To:** Reid, Robert (DCOZ) <robert.reid@dc.gov>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>**Subject:** RE: BZATmp5347 - Modification Without Hearing Application

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Do you have a POC that I can reach out to for this document? We don't have a contact with them since we have not been working with them on the proposed scope of work. We have only ever worked with the tower owner in the past on proposed modifications/projects.

Thanks,

James

Land Use Specialist | Site Link Wireless, LLC

443-858-8849

www.sitelinkwireless.com



From: Reid, Robert (DCOZ) <robert.reid@dc.gov>**Sent:** Thursday, April 3, 2025 11:26 AM**To:** James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>**Subject:** RE: BZATmp5347 - Modification Without Hearing Application

Hi Mr. Marquez,

While the Office of Zoning does require the letter at Exhibit 6 from TowerCo authorizing Site Link Wireless, LLC, because Parcel 157/26 and Parcel 157/27 show as federal land, we will need written authorization, presumably from the Federal government, authorizing TowerCo to file the application as well.

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government
441 4th Street, NW | Suite 200-S | Washington, DC 20001
(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: James Marquez <jmarquez@sitelinkwireless.com>
Sent: Thursday, April 3, 2025 10:05 AM
To: Reid, Robert (DCOZ) <robert.reid@dc.gov>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>
Subject: RE: BZATmp5347 - Modification Without Hearing Application

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Good morning,

Thank you very much for sending this over and taking the time to answer my questions this morning. Just had one more follow up question regarding comment 5. We have authorization from the tower owner company and the letter is attached, but the property owner is DC. We have only been working with the tower owner on the proposed tower extension and scope of work. Is the attached letter acceptable and do we really need to obtain a letter from DC as well?

5. Letter of Authorization. Application must comply with the requirements of Subtitle Y § 300.5, which requires “a letter of authorization signed by the owner authorizing the representative to act on the owner’s behalf with respect to the application”. **Do you need the property owner or the tower owner to sign this authorization**

The Office of Zoning will require letters of authorization from both the property owner **and** the tower owner.

Thanks,
James
Land Use Specialist | Site Link Wireless, LLC
443-858-8849
www.sitelinkwireless.com



From: Reid, Robert (DCOZ) <robert.reid@dc.gov>
Sent: Thursday, April 3, 2025 9:55 AM

To: James Marquez <jmarquez@sitelinkwireless.com>; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>

Subject: RE: BZATmp5347 - Modification Without Hearing Application

Good morning Mr. Marquez,

It was a pleasure speaking with you again this morning!

As we discussed, attached is Subtitle Y § 703 of the District of Columbia Municipal Zoning Regulations governing the criteria for a Modification Without Hearing.

In the interim, if Mr. Andrews or I may be of further assistance to you, please do not hesitate to contact us.

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: Reid, Robert (DCOZ)

Sent: Wednesday, April 2, 2025 4:26 PM

To: jmarquez@sitelinkwireless.com; Andrews, Donald (DCOZ) <Donald.Andrews1@dc.gov>

Subject: RE: BZATmp5347 - Modification Without Hearing Application

Importance: High

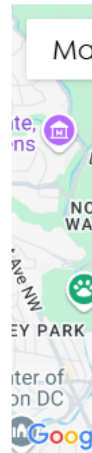
Good afternoon Mr. Marquez,

My apologies for not getting back to you earlier, please see below.

1. Exhibit 6: Form 120 – Application for Modification without Hearing. The District of Columbia Geographic Information System list the zone as RA-1. **DC's own system has the zoning as R-1-B**

1800 PERRY STREET NE

SSL:	PAR 01570073
CLUSTER:	Cluster 22
WARD:	Ward 5
ANC:	ANC 5B
SMD:	SMD 5B02
CENSUS TRACT:	009400
ZONE:	R-1-B
ZIP Code:	20018



You are definitely correct on a couple of things: Our deficiency email should have made reference to the Form 154; and not the Form 120. And 1800 Perry Street NE is in the R-1B (not R-1-B) Zone. But 1800 Perry Street, NE

However, there are a few things that are concerning about the Form 154. One, the Square/Lot number that you filled in was Square 3894, Lot 21, which is for 725 Buchanan Street, NE (which is in the RA-1 Zone).

Furthermore, the prior **BZA Order No. 20566 of AT&T** references 1800 Perry Street NE; but identifies the Square/Lot number as Square 157, Lot 26 (which appears to be an error on the part of the Office of Zoning, since a review of the case record for BZA Application No. 20566 of AT&T references Parcel 157/26). The problem goes deeper. 1800 Perry Street, NE is identified as Parcel 157/73, and Parcel 157/26 has no address associated with it (at least according to our Zoning Map).

2. Exhibit 6: Form 120 – Application for Modification without Hearing. The ANC field must be completed. The Relief from sections field must be completed. The Owner Information should reflect the owner information of the subject property. **Not sure where to find the “Relief Form sections” that you need completed, but the ANC field was completed, owner is District of Columbia(which I can enter in).**

As Mr. Andrews mentioned, from our end the ANC field was left blank (see attached screenshot). Since you will definitely need to file a revised Form 154, you can address this at that time. As far as the what section(s) of the Zoning Regulations that you must complete in the “Relief From” section, Office of Zoning Staff is not authorized to provide legal advice regarding what sections of the Zoning Regulations that you are requesting relief from, or under (as this constitutes legal advice), you may find it helpful to review the Zoning Regulations of Subtitle Y § 703.

3. Exhibit 6: Form 120 – Application for Modification without Hearing. The Fee Calculator is incorrect. The Time extension/Modification Without Hearing and Modification With Hearing (owner-occupied) fee is only applicable to owner-occupied dwellings. **How should this be entered? Below is a snapshot of what I previously submitted.**

Case Type	FEE	UNIT	TOTAL
Per Subtitle Y § 1600.1 of the Zoning Regulations, at the time of filing of an application with the Board of Zoning Adjustment, the applicant shall pay a filing fee in accordance with the fee calculator below.			
Time extension/Modification Without Hearing and Modification With Hearing (owner-occupied)	\$130		
Time extension/Modification Without Hearing and Modification With Hearing (all others)	26%		
GRAND TOTAL:			

A Modification Without Hearing application, when not an owner-occupied principal dwelling unit or flat, is charged based on 26% of the original filing fee. The original filing fee for BZA Application No. 20566 of AT&T was \$2600. So, in the field labeled Time Extension/Modification Without Hearing and Modification With Hearing(all others), you must enter “2600” in the “Unit” field, and IZIS will automatically calculate your total fee as \$676.

4. Certificate of Service. Application must comply with the requirements of Subtitle Y § 300.11 which requires “certificate of service demonstrating that a copy of the application and all accompanying documents have been served upon: (a) The Office of Planning; and (b) The affected ANC”. **Office of Planning told me I needed to go through Office of Zoning, so not sure what you need here.**

Any application filed with the Office of Zoning for consideration before the Board of Zoning Adjustment, including a Modification Without Hearing application, must be accompanied by a completed Certificate of Service in attestation that you as the applicant have served notice of the application to both the affected Advisory Neighborhood Commission, and the Office of Planning. That means at the time of filing your application with the Office of Zoning, you should have already sent, or at the same time of filing with the Office of Zoning, your complete application package to both. I have attached a sample of what a completed and correct Certificate of Service looks like, and I have provided a template for you to complete your own Certificate of Service.

5. Letter of Authorization. Application must comply with the requirements of Subtitle Y § 300.5, which requires “a letter of authorization signed by the owner authorizing the representative to act on the owner’s behalf with respect to the application”. **Do you need the property owner or the tower owner to sign this authorization**

The Office of Zoning will require letters of authorization from both the property owner **and** the tower owner.

Should you have any additional questions regarding BZATmp5347, or the instructions in this email, please feel free to contact me (if contacting our office today), or Mr. Andrews (if contacting our office tomorrow).

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

From: Reid, Robert (DCOZ)

Sent: Wednesday, April 2, 2025 9:31 AM

To: jmarquez@sitelinkwireless.com

Subject: BZATmp5347 - Modification Without Hearing Application

Importance: High

Good morning Mr. Marquez,

I believe that you and I were in communication last week regarding the initial filing of **BZATmp5347**. Mr. Andrews is off today; and has asked me to follow up with you regarding the deficiency email that was sent to you on Friday. Today is our BZA Public Hearing, and I will be occupied for most of the day with duties connected to the hearing; but I was hoping to be able to speak with you regarding any questions you have about the deficiency email. The problem is, I do not know exactly what time the Board will take lunch, but my hope is to speak with you within that window. Just in case though, I will send you a follow up email answering the questions that you do have, in hopes that if/when we do speak, it is to address anything you may still be unclear about.

Respectfully,

Robert I. Reid

Senior Zoning Specialist

Office of Zoning | District of Columbia Government

441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

Join Mayor Bowser on Sunday, April 13 on Freedom Plaza for the 20th Anniversary of the DC Emancipation Day Holiday Observance. #BeDowntown for the 2pm Parade, 4pm Concert & 8:30pm Fireworks. It's FREE family fun. For more details and to RSVP visit www.emancipation.dc.gov.

Join Mayor Bowser on Sunday, April 13 on Freedom Plaza for the 20th Anniversary of the DC Emancipation Day Holiday Observance. #BeDowntown for the 2pm Parade, 4pm Concert & 8:30pm Fireworks. It's FREE family fun. For more details and to RSVP visit www.emancipation.dc.gov.

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Join Mayor Bowser on Sunday, April 13 on Freedom Plaza for the 20th Anniversary of the DC Emancipation Day Holiday Observance. #BeDowntown for the 2pm Parade, 4pm Concert & 8:30pm Fireworks. It's FREE family fun. For more details and to RSVP visit www.emancipation.dc.gov.