



May 20, 2025

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: 6001 Georgia Avenue NW (PAR 0101/0055)
Applicant's Cover Letter with Motion for Advanced Hearing Date**

Dear Chairperson Hill and Honorable Members of the Board:

Please accept for filing the enclosed application of the D.C. Department of General Services (the "Applicant"). The Applicant requests special exception approval for an antenna tower, pursuant to Subtitle C § 1313.3 and a use variance relief, pursuant to Subtitle X § 1002.1, from the requirements of Subtitle C § 1313.4 to allow the replacement of existing antenna towers with a single new antenna tower at 6001 Georgia Avenue NW (PAR 0101/0055) (the "Property"). The Applicant also requests special exception relief pursuant to 11 DCMR Subtitle X § 901.2, Subtitle C § 1313.3, and area variance relief, pursuant to Subtitle X § 1002.1, from the locational requirement of Subtitle C § 1313.4 and the setback requirements of Subtitle C §§ 1313.8 and 1313.9 in order to construct the replacement tower on the Property. The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural/Structural Plans;
6. Authorization Letters;
7. Form 135 – Zoning Self-Certification;
8. Color Photographs of the Property and Existing Towers;
9. Statement of Existing and Proposed Use;
10. Certification of Proficiency;
11. List of Names and Mailing Addresses of Owners within 200 Feet;
12. Surveyor's Plat;
13. Statement of Community Outreach;
14. Motion for Advanced Hearing Date;

15. Certificate of Service for the Office of Planning and ANC;

The Applicant respectfully requests an advanced hearing date on the subject application. Under Subtitle Y § 400.5, the Board may grant a request for an advanced hearing date for “good cause shown.” A Motion for Advanced Hearing Date is included in application packet. As Subtitle Y § 402.1 requires a 40-day public notice period prior to a BZA hearing, the Applicant respectfully requests a hearing date that satisfies the notice requirements or the earliest date available thereafter.

As outlined in the attached BZA application, the Applicant proposes to replace two existing towers at the Property with a single new antenna tower. Good cause exists for an expedited hearing because the current tower has not met structural integrity requirements outlined in the ANSI/TIA 222-G standard since 2016. Specifically, the existing tower is unable to withstand wind speeds of 90 miles per hour with no ice accumulation.

Over the past five years, the Applicant explored two separate solution phases: (1) reinforcing the existing tower, and (2) demolishing the tower to construct a new one. The first design phase proved infeasible due to excessive costs associated with acquiring and welding large quantities of steel needed to reinforce critical tower members. The second design phase has now been completed and is ready for implementation.

Critically, the tower’s ongoing structural limitations have prevented both the Applicant and other tenants from adding or modifying antenna loads for the past five years. This restriction significantly hampers Public Safety radio communications and directly impacts the operations of federal law enforcement partners. An operational new tower is urgently needed to support and maintain reliable emergency services in the area.

Accordingly, there is good cause under Subtitle Y § 400.5 to grant an advanced hearing date to allow the new tower project to proceed without unnecessary delay. Granting this request would not prejudice the public, as there remains sufficient time to meet all notice requirements under Subtitle Y § 402.1 and to conduct any required outreach to the community and Advisory Neighborhood Commission.

We appreciate the Board’s consideration of this Motion for an advanced hearing date. Please do not hesitate to contact my office with any questions.

Sincerely,
COZEN O’CONNOR



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Certificate of Service

I hereby certify that on this 20th day of May, 2025, a copy of this Cover Letter and Motion for Advanced Hearing Date was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 4B
c/o Sophia Tekola, Chairperson,
Sophia Tekola, SMD 4B05
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