GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

D.C. OFFICE OF PLANNING
2003 APR -4 PM 12: 17

MEMORANDUM

TO: Zoning Commission

FROM: Andrew Altman
Director

DATE: April 4, 2003

SUBJECT: Supplemental Report to Z.C. Case 02-34 - **for a Text Amendment to permit Optical Transmission Nodes as a matter of right within all C, C-M and M Zone Districts, and to permit Optical Transmission Nodes as a special exception use subject to BZA approval within the CR, SP, and W Zone Districts.**

At the request of the Zoning Commission at its public hearing of March 24, 2003, the Office of Planning has addressed concerns of the Commission regarding potential adverse impacts that the installation of an Optical Transmission Node (OTN) within a Commercial (C) or Industrial (C-M, M) District as a matter of right use could have when located within close proximity to a Residential (R), Mixed Use (CR), Special Purpose (SP) or Waterfront (W) District. OTN's are unmanned facilities that do not require routine maintenance. As a result, the only activity associated with them is when a problem arises, requiring personnel to access the site. Otherwise, the use will remain unmanned. Representatives of the cable company have informed the Office of Planning that there are no adverse health or industrial impacts associated with the use as it utilizes fiber optic lines for the transmission of information, and that no radio frequency transmissions are associated with the use. As a result, the location of this use across the street from a residential district will more likely function as a buffer between the residential uses and the more intense industrial or commercial uses permitted in the commercial and industrial districts. Therefore, the Office of Planning does not recommend that additional setbacks be required for OTN's in commercial or industrial districts, in relation to the nearest R, CR, SP or W property line.

AA/sjm$_{AICP}$

ZONING COMMISSION
District of Columbia
Case 02-34
Exhibit 9

ZONING COMMISSION
District of Columbia
CASE NO.02-34
EXHIBIT NO.9