



**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Karen Thomas, Case Manager  
*JS for*  
 Joel Lawson, Associate Director Development Review  
**DATE:** December 7, 2018

**SUBJECT:** BZA Case 19894 - Request for special exception relief pursuant to Subtitle X, Chapter 9 and Subtitle C § 1312, for a special exception to locate three satellite dishes on the roof of the building at 2050 M Street N.W., not meeting the one-to-one setback requirement of C § 1304.1 (a) and exceeding the maximum permitted mounting height of 12 feet (C § 1304.1 (b)).

**I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the requested special exception to permit three, 3.7-meter diameter satellite dishes on the roof of the building at 2050 M Street, NW, not meeting the requirements for roof mounted antennas as follows:

- C § 1304.1 (a) – 1:1 Setback from the Roof’s Edge (20 feet minimum required; 8 ft. 2 ins: 9 ft. 2 ins and 10 ft. 2 ins. proposed); and
- C § 1304.1 (b) – Mounted Height of Antenna Above the Roof (12 feet maximum permitted; 20 feet proposed.)

**II. LOCATION AND SITE DESCRIPTION**

Address:	2050 M Street NW (CBS)
Applicant	2020 M Street LL C and 2030 M Street LLC on behalf of CBS Broadcasting Inc.
Legal Description	Square 100, Lot 122
Ward / ANC	2/ ANC 2A
Zone	D-5 – High density commercial and mixed-use areas
Lot Characteristics	The large L-shaped lot fronting M Street and 21 <sup>st</sup> Street is comprised of three tax lots of varying areas for a total area of 37,546 square feet.
Existing Development	The property is being redeveloped as a matter-of-right with an 11-story building, as new office space of the CBS news network (at this location since 1962) and office space for new tenants.
Adjacent Properties	The site is located on the corner of M Street and 21 <sup>st</sup> Street and abuts another

	commercial office building at M Street and 20 <sup>th</sup> Street, N.W.
Surrounding Neighborhood Character	The surrounding neighborhood is developed with high density mixed-use buildings with commercial office spaces of law firms, medical offices and hotels.
Proposed Development	The applicant proposes to install nine satellite dishes accessory to its news gathering operations on the roof of the building. Three large dishes, each 3.7 meters in diameter, would be placed closer to the roof's edge than its mounted height at 20 feet and require relief from the regulations. The remaining six smaller antennas (1 meter in diameter) would be 8.5 feet above the roof and would satisfy the setback requirements form the roof's edge.

### III. ZONING REQUIREMENTS and RELIEF REQUESTED

1304.2 A proposed roof-mounted antenna that does not comply with the requirements of C § 1304.1 (a) or (b) may be permitted through the special exception process ...in Subtitle C § 1312.

### IV. OP ANALYSIS – C § 1312

Section	Criteria	OP Response
<i>C§ 1312.1</i>		
(a)	<i>A map of area to be served by the new antenna;</i>	CBS's broadcasting satellite antennas are necessary to gather data for the broadcasting company's nationwide service. The subject antennas are transmitting antennas, which are strategically placed to provide information to other CBS related stations throughout the country. The installation would continue to support provision of transmission services nationwide and in times of emergencies.
(b)	<i>A map and explanation of the area being inadequately served that necessitates installation of the proposed antenna</i>	
(c)	<i>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;</i>	CBS Broadcasting does not have any other related facility sites to provide their necessary service. The service has been at this location since 1962.
(d)	<i>A site, and roof plan if applicable, showing all structures and antennas on site;</i>	The submission includes the site plan and roof plan showing the antennas' proposed location. (Exhibit 4, Sheets SK-1, SK-2).
(e)	<i>Elevation drawings of the structure and proposed antennas from all four (4) directions;</i>	These are provided as Exhibit 4, Sheet SK-9.
(f)	<i>A picture of the proposed antenna;</i>	Dimensional drawings of the 3.7-meter dish is provided on Exhibit 4, Sheet SK-8.
(g)	<i>The total mounted height of the antenna relative to the tops of surrounding trees as</i>	There are no trees within the defined area that are the

Section	Criteria	OP Response
	<i>they presently exist within one-quarter mile (.25 mi.) of the proposed location; and</i>	building's height or taller.
<b>(h)</b>	<i>Other information as may be necessary for impact assessment of the antenna.</i>	The antennas would be setback a minimum distance of 140 feet from 21 <sup>st</sup> Street, which would minimize its view from public space.
<b>C§ 1312.2</b>	<i>the Board of Zoning Adjustment may impose conditions pertaining to screening, buffering, lighting, or other matter necessary to protect adjacent and nearby property</i>	OP does not suggest screening or other imposed conditions relative to the installation due to the building's height, which is taller than the abutting building to the south and its location on the building, where it would not be visible from M Street or readily visible from 21 <sup>st</sup> Street.

**Subtitle X § 901**

*901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

*(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed installation is presumed compatible within this zone district, subject to the Board's approval. The antennas would be in harmony with the intent and purpose of the Zoning Regulations, as they should not detract from the streetscape in the downtown area and their view would be minimal due to the building's height at 129 feet and location towards the rear, away from both M Street and 21<sup>st</sup> Street.

*(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

Antennas have always been accessory to the broadcast agency at this location since 1962. New antennas should not adversely affect the use of neighboring property, as the new building would be taller than the abutting building at the rear, at M and 20<sup>th</sup> Street.

*(c) Will meet such special conditions as may be specified in this title.*

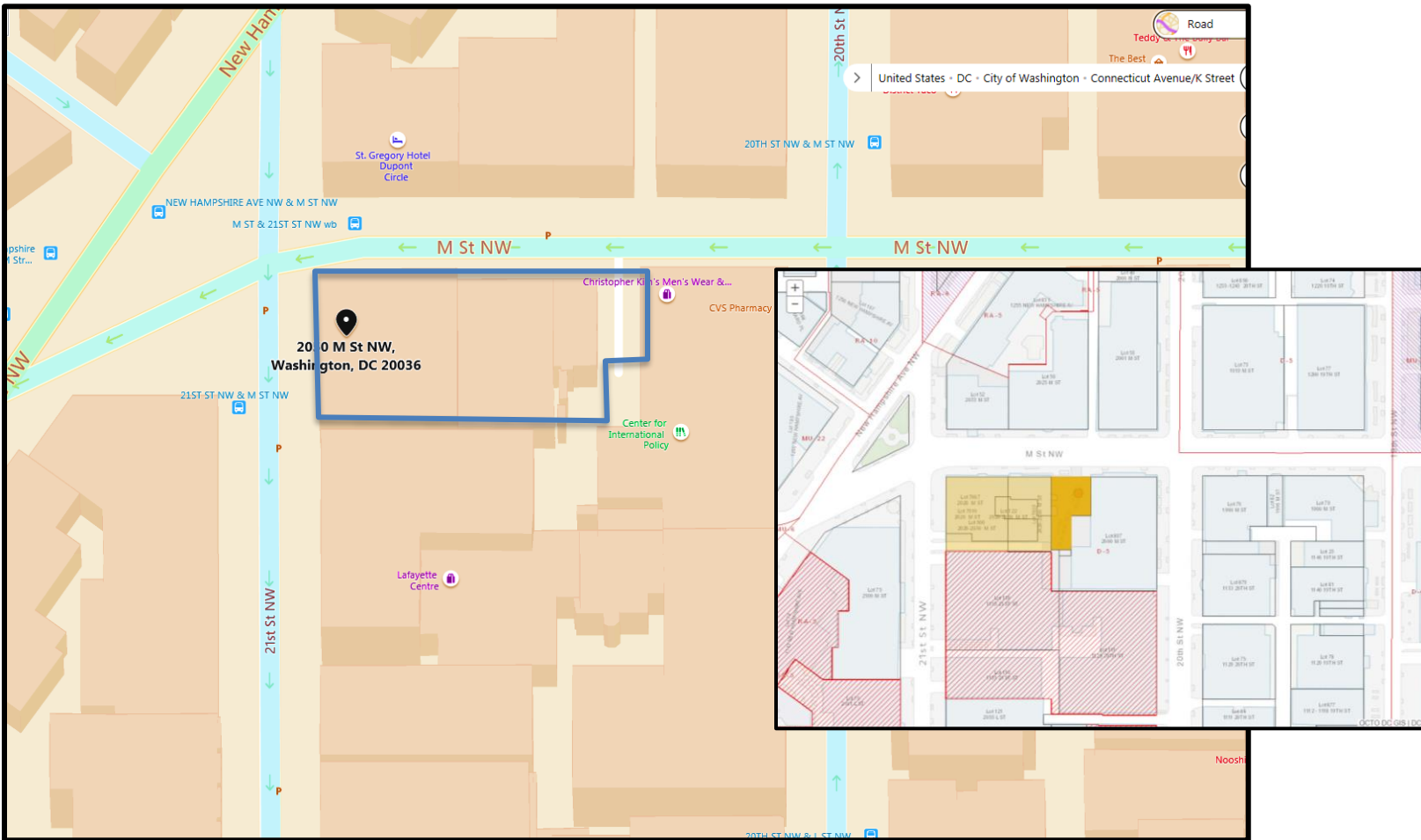
The application and installation would satisfy other conditions specified for roof mounted antennas under C § 1304 (c) through (f).

**IV. COMMENTS OF OTHER DISTRICT AGENCIES**

Comments from other District agencies have not been received to date.

**V. COMMUNITY COMMENTS**

ANC 2A voted to support the request at its regularly scheduled meeting on October 17, 2018.



**LOCATION and ZONING MAPS**