

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 15, 1970

Appeal No. 10375 Government of the District of Columbia,  
appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,  
the following Order of the Board was entered at the meeting of  
April 22, 1970.

EFFECTIVE DATE OF ORDER - May 19, 1970

ORDERED:

That the appeal for a variance from the side yard requirements of the R-2 District and for permission to erect F.M. broadcasting tower at 2445 Irving Street, SE., lot 833, Square 5845, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is improved with a building housing Engine Company No. 32 of the D.C. Fire Department.
3. It is proposed to locate a F.M. broadcasting monopole antenna tower, 150 feet in height, on the premises for transmitting and receiving equipment.
4. The monopole will be 22 inches in diameter at the base and 5 inches in diameter at the top, ten feet in diameter at the bottom by 15 feet deep. The structure will be capable of withstanding winds up to 170 miles an hour.
5. The monopole will be located twelve (12) feet six (6) inches from the property line on the east side of the building.
6. A variance is requested from the zoning provision which stipulates that such structure be removed one-sixth the tower height from the property line which would be 25 feet. The location of existing sewage lines and a cold water service line makes it impossible to construct the concrete base without interruption of service.

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7. The tower is being installed to improve communication inadequacies of the City Police Department as recommended by the Presidential Crime Commission.

8. There are to be no guy-wires connected to the proposed tower.

9. The National Capital Planning Commission at its meeting May 7, 1970, recommended favorably on the proposal to erect the subject antenna tower.

10. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.