

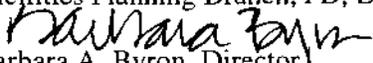


County of Fairfax, Virginia

MEMORANDUM

DATE: May 5, 2006

TO: David Marshall, Chief
Facilities Planning Branch, PD, DPZ

FROM: 
Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

SUBJECT: Proposed Nextel Telecommunications Facility at 9537 Helenwood Drive
Tax Map 69-1 ((4)) 1A

This is in response to a request for a determination as to whether the telecommunications facility proposed by Nextel at 9537 Helenwood Drive would be in substantial conformance development conditions imposed by the Board of Supervisors with the approval of Special Exception SE 95-B-061 (for land based telecommunications facility) and the development conditions imposed by the Board of Zoning Appeals pursuant to Special Permit Amendment SPA 67-B-568 (for swimming pool, wading pool and bath house). As described in the 2232 application dated April 5, 2006, from Jeremy Talman, six (6) panel antennae (each 48 inches high, 6 inches wide and 8 inches deep) are proposed to be mounted at a height of 107.3 feet on the existing monopole to replace six (6) previously approved antennae (each 48 inches high, 6 inches wide and 8 inches deep) mounted at a height of 75 feet. No change to the size and location of the equipment cabinet at the base of the monopole is proposed. A copy of the above-referenced application is attached. A sketch attached to the letter depicts the proposed location of the telecommunications facility.

The Zoning Administration Division has determined that a telecommunications facility, as described above, is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable special exception and special permit. It is my determination that the telecommunications facility described above would be in substantial conformance with the above-referenced approvals. Please note that this proposal also is subject to 2232 review requirements and that Nextel's ability to proceed is dependent upon the pending 2232 being approved by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized of the Zoning Administrator. If you have any questions regarding this memorandum, please call Kul Sandhu at (703) 324-1290.

BAB/O:\ksundh\ANTENNEA\Nextel 9537 helenwood Drive Monopole

Attachments: A/S

cc: Sharon Bulova, Supervisor, Braddock District
Suzanne F. Harsel, Planning Commissioner, Braddock District
Leslie B. Johnson, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Michelle Brickner, Assistant Director, Office of Site Development Services, DPWES
Jeremy Talman Nextel Communications, 7055 Samuel Morse Drive, 1st Floor, Columbia, MD21046
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SE 95-B-061, SPA 67-B-568; ANT 0604 022, Imaging, Reading File

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290
Fax 703-324-3924
www.fairfaxcounty.gov/dpz/

MEMORANDUM
DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

TO: ~~Zoning Administration Division, DP&Z~~
Technology Infrastructure Division, DIT
Other: _____

DATE: 4/14/06 RECEIVED
Dept. of Planning & Zoning
RECEIVED
Department of Planning & Zoning
APR 17 2006

FROM: David B. Marshall, Chief
Facilities Planning Branch, DPZ

APR 18 2006
Zoning Administration Div.
2006-0240

SUBJECT: Request for Review: 2232 Review Application Zoning Evaluation Division

RE: Application Number: FSA-B01-35-1 Tax Map: (89-1 (C)) 1A

Attached for your review and comment is a 2232 Review application:

RECEIVED FROM: Nextel

PROPOSED USE: Relocate antennas on existing monopole from
75' to 107'

LOCATION OF USE: 9537 Helenwood Dr.

Please send your comments to David Marshall by: 4/28/06. Additional comments:

ZAD Comments:

Property is zoned R-2

- Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.
- Proposed use does not meet all Zoning Ordinance requirements as follows:

Referred to ZED for the following: Must be in substantial conformance
with SE 95-B-061 and SPA 67-B-568

ZAD comments prepared by: LKIRST Date: 4-17-06

ZED Comments:

- Proposed use is in substantial accord with all development conditions and/or proffers.
- Proposed use is not in substantial accord with development conditions and proffers.

ZED comments prepared by: _____ Date: _____

Distributed: ZAD _____ DIT _____ PC Member _____ Other _____

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: _____
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 9537 Helenwood Drive
 City/Town Fairfax Zip Code 22032

APPLICANT(S)

Name of Applicant Nextel Communications of the Mid-Atlantic, Inc.
 Street Address 7055 Samuel Morse Drive, Suite 100
 City/Town Columbia State MD Zip Code 21046
 Telephone Number: Work (410) 499-8363 Fax (410) 953-7401
 E-mail Address j.talman@site-link-wireless.com
 Name of Applicant's Agent/Contact (if applicable) Jeremy Talman
 Agent's Street Address 7055 Samuel Morse Drive, Suite 100
 City/Town Columbia State MD Zip Code 21046
 Telephone: Work (410) 499-8363 Fax (410) 953-7401

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PROPOSED USE

Street Address 9537 Helenwood Drive, Fairfax, VA 2203

Fairfax Co. Tax Map and Parcel Number(s) 0691 04 0001A

Brief Description of Proposed Use There is an existing telecommunication
monopole at the subject parcel. Nextel currently has
antennas located on the monopole at a height of
75 feet. Nextel would like to relocate the
existing antennas on the monopole at a height
of 107'3". The existing monopole has a total
height of 120 feet.

Total Area of Subject Parcel(s) 3.0416 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 0.020 acres (acres or square feet)

Fairfax County Supervisor District Braddock

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Private open space

Zoning of Subject Property R-2C

List all applicable Proffer Conditions, Development Plans, Special Exceptions,
Special Permits or Variances previously approved and related to this site

PROPERTY OWNER(S) OF RECORD

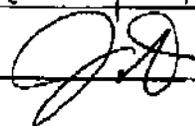
Owner Brandywine Swim & Racquet Club Inc.

Street Address PO Box 1284

City/Town Springfield State VA Zip Code 22151

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Jeremy Talman

Signature of Applicant or Agent 

Date 4/5/06

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

FOR STAFF USE ONLY	
Date application received:	___/___/___
By:	_____
Additional information requested to complete application:	

Date application accepted:	___/___/___
By:	_____

PART II: STATEMENT OF JUSTIFICATION

Please provide a separate written statement of justification describing the proposed use, its requirements and any potential impacts as set forth in items 1 through 8 of this section. For telecommunication uses, please also complete Application PART III, "Telecommunication Proposal Details," pages 7 through 9. Information in the Statement of Justification shall include, but need not be limited to, the following listed items:

1. DESCRIPTION OF PROPOSED USE

Describe the nature of the proposed facility and provide information related to the character and extent of the use such as:

- Type of operation or facility
- Dimensions of all buildings and structures including maximum building and structure heights
- Materials, color, or finish of buildings or structures
- Hours and days of operation
- Estimated number of employees and facility users (patrons, visitors, students etc.) expected daily
- Service area of the proposed use
- Maintenance requirements and frequency

2. REQUIREMENT FOR PROPOSED USE

Describe the requirements for the use at the location selected:

- Why the new or expanded facility is needed
- Why the proposed location is the best location for the proposed use
- Why the proposed location and type of facility is the least disruptive alternative
- Relevant standards/criteria supporting the facility and location
- Vicinity or general area to be served by proposed use

3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES

Describe any anticipated impacts the proposed use will have on adjoining properties and environmental and transportation features as may relate to the following:

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- Traffic impacts, including maximum expected trip generation, and its distribution by mode and time of day
- Noise and light impacts
- Impacts on environmental features of site
- Impacts on air and water quality
- Visual impacts

4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL

Provide information on other sites evaluated and considered for the proposed use. Please describe the sites and highlight the following:

- Other publicly-owned properties in vicinity
- Other privately-owned properties in vicinity
- Other locations on the subject property
- Applicants reasons for rejecting each alternative site

5. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE

- Highlight subject property and center on Fairfax County Tax Map or equivalent

6. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NOT MORE THAN 50')

Provide a plan to show, as relevant to the specific application, 1) the plan view and 2) the elevation of the proposed use showing its relation to existing site features and existing or proposed facilities. Include the following information as appropriate for the proposed use and activity:

- Subject and adjoining property boundaries
- Public right(s)-of-way and names
- Countywide trails required by the Comprehensive Plan
- Scale and north arrow
- Zoning district
- Locations, dimensions, and maximum heights of all existing and proposed structures
- All required minimum yards (front, rear, side) and transitional yards
- Distance of proposed structures to lot lines
- Proposed access from a public street to the proposed use
- Location and number of existing and proposed parking spaces
- Notation stating area of subject property, area of disturbed site, area of existing and proposed structures
- Notation stating whether the property is served by public water and sewer and other public utilities

- Existing topography with a maximum contour interval of five (5) feet
- Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
- Delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Areas
- Location and width of all existing overhead or underground utility easements
- Any features of the proposed use, such as emergency access, fencing, exterior lighting, loudspeakers, etc., as may be applicable or requested

The plan shall be reproduced as a blueprint (maximum 24"x36") with a measurable scale. A minimum of three (3) copies of the plan shall be submitted by the applicant to the 2232 Review coordinator.

7. REDUCED COPY OF PLANS

- 8-1/2" x 11" black-and-white reduction (1 copy)

8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR

At the request of the staff coordinator, other information may be requested, such as:

- Photos of subject property showing existing structures, terrain, and vegetation
- Photo- or computer-simulation of proposed use and relationship to existing structures
- Perspective rendering of proposed use
- Statement from property owner, if other than applicant, confirming that applicant has or will have the right to use the property as proposed
- On-site height test (such as a balloon test) to simulate the extent of the proposed structure's visibility from surrounding properties

PART III: TELECOMMUNICATION PROPOSAL DETAILS

Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.

PROPOSED TELECOMMUNICATION USE

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:
 Prior 2232 Review application number: Information not available to
 Date of Planning Commission approval: this agent

PROJECT DETAILS

1. ANTENNA

Number and Type: RFS AP 859012-42T0
 Dimensions: height 48 width 6 depth 8 diameter NA
 Location / Placement: Relocate on existing monopole at rad center of 107'3" mounted on a platform
 Wattage: 500 watts cw
 Material and Color: Fiberglass-white
 Material and Color of the Antenna Mounting: Steel-gray
 Height Above Ground: 107'3"

2. EQUIPMENT

Number and Type of Cabinets or Structures: NA
 Cabinet / Structure Dimensions: height _____ width _____ depth _____
 Height of equipment platforms, if any: _____
 Material and Color: _____
 Location: _____
 Method of Screening: _____

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: NA
 Material: _____
 Color: _____
 If structure is within a utility right-of-way, state right-of-way width: _____

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If the proposed structure will replace an existing pole or tower, provide dimensions of the existing structure:

Height of Structure to be Replaced: NA

Diameter or Overall Footprint of Structure to be Replaced: _____

4. ADDITIONAL INFORMATION

The following information, as relevant to the proposal, shall be included:

A. ELEVATIONS: Structural elevation drawings showing the placement of the antenna and the related equipment on the existing or proposed structure;

B. ANTENNA: Details showing the antenna and antenna mountings and the location of the antenna on the building or structure;

C. BUILDING ROOF PLAN AND CALCULATION: If located on a building rooftop, provide a roof plan at a scale of 1"= not more than 20' showing all existing penthouses, structures and mechanical equipment on the roof and the location of the proposed antenna and related telecommunications equipment. Include a calculation stating 1) the percentage of the roof which is covered by all existing structures, and 2) the percentage that will be covered by all existing structures plus the proposed antennas, equipment cabinets and shelters;

D. SCREENING: Details of screening for the equipment structure and/or antenna structure showing type of screening material, dimensions and placement; if landscaping is provided, list the height of the landscaping at time of planting and the ultimate height;

E. PROPERTY PLAT: A plat of the property prepared by a certified engineer showing the location of the proposed ground equipment structure and antenna, the relationship to other structures on site, with measured distances from all property boundaries or easement lines if the structure or antenna is placed in an easement;

F. PHOTOGRAPHS: For collocations on existing buildings or other structures such as power poles or towers, provide photographs of the building or structure showing the proposed placement of the antenna and related equipment;

G. PHOTOGRAPHIC SURVEY: For proposed structures, provide a photographic survey of the project site. Photographs should be taken from the subject property boundaries at four or more locations to show on- and off-site views of the subject property and to identify the proposed location of the facility on the site. The number of photos submitted will vary according to site size but should be adequate to view the entire site;

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H. PHOTO SIMULATIONS: Provide photo simulations illustrating the proposed facility, antennas and equipment. Include enough photo simulations to accurately depict the proposed facility. For new structures, the photo simulations should depict the appearance of all proposed structures and equipment as viewed from the subject site and adjoining properties and show the relationship to existing site features such as building, trees and other physical features. For rooftop or structure installations, the photo simulations should depict the appearance of the antennas and equipment when installed. Photo simulations may be submitted to Fairfax County as part of the application. For new structures the simulations may be submitted following completion of an on-site height test.

I. On-site Height Test: For proposed poles or towers, the applicant should conduct an on-site height demonstration, such as a balloon or crane test, to simulate the extent of the proposed structure's visibility from surrounding properties. Such test should be coordinated with the staff coordinator.

END OF APPLICATION



Sprint-Nextel Corporation
7055 Samuel Morse Drive Columbia, MD 21046

May 2, 2006

Mr. James P. Zook, Director
Fairfax County Office of Comprehensive Planning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

RE: Nextel Communications of the Mid-Atlantic, Inc.
Request of determination under Virginia Code Section 12.2-2232
Nextel Site No. VA-2405 Burke Station
Tax Map: 0691 04 0001A
Zoning District: R-2C
Braddock District
9537 Helenwood Drive
Fairfax, VA 22032

Dear Mr. Zook:

Please find attached information, which is submitted in support of Nextel Communication of the Mid-Atlantic, Inc.'s request for a "Feature Shown" determination by the County Planning Commission as required by §15.2-2232 of the Code of Virginia, (1950 as amended):

Applicant

Nextel Communications of the Mid-Atlantic, Inc.
Jeremy Talman (Zoning Consultant)
7055 Samuel Morse Drive
Suite 100
Columbia, MD 21046
(410) 499-8363
jtalman@sitelinkwireless.com

Nextel's existing telecommunications facility is in accordance with the Countywide Policy Plan, Policy "b" of the Public Facilities section, Objective 40, which encourages collocation of antennas and equipment whenever possible.

In addition, the proposed facility will conform to all the regulations set forth in Section 2-514 of the Fairfax County Zoning Ordinance. Specifically, Paragraph 1D of Section 2-514 states that "directional or panel antennas shall not exceed six (6) feet in height or two (2) feet in width".

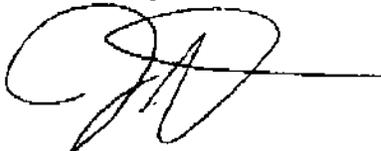
This proposal is compatible with existing and planned land use patterns in the vicinity of the project location.

Conclusion

Given that this proposed modification complies with all applicable sections of the Fairfax County Comprehensive Plan, we respectfully request a determination that this proposed facility is a "feature shown" on the Plan.

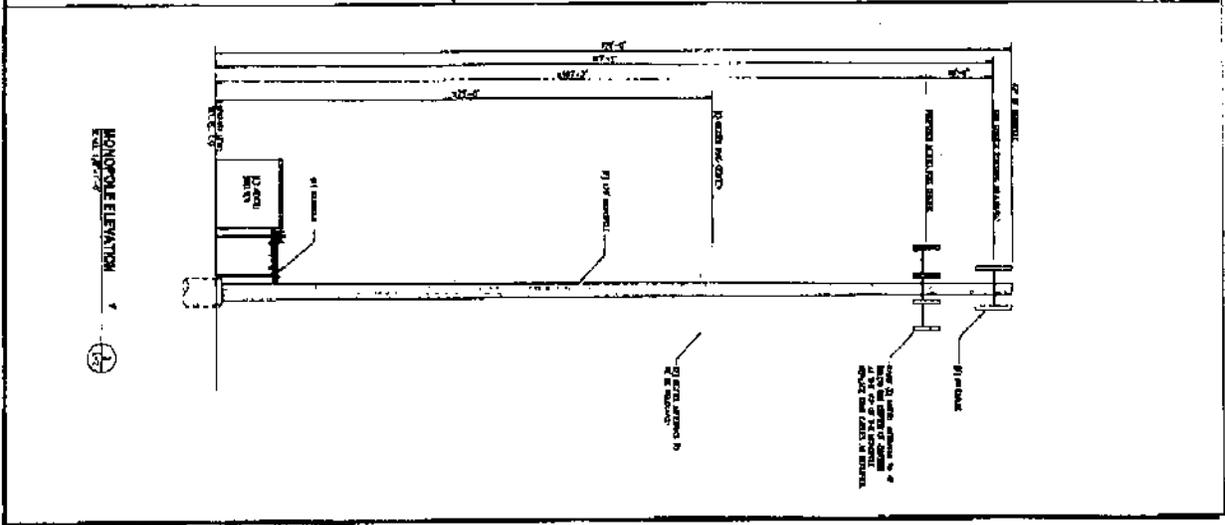
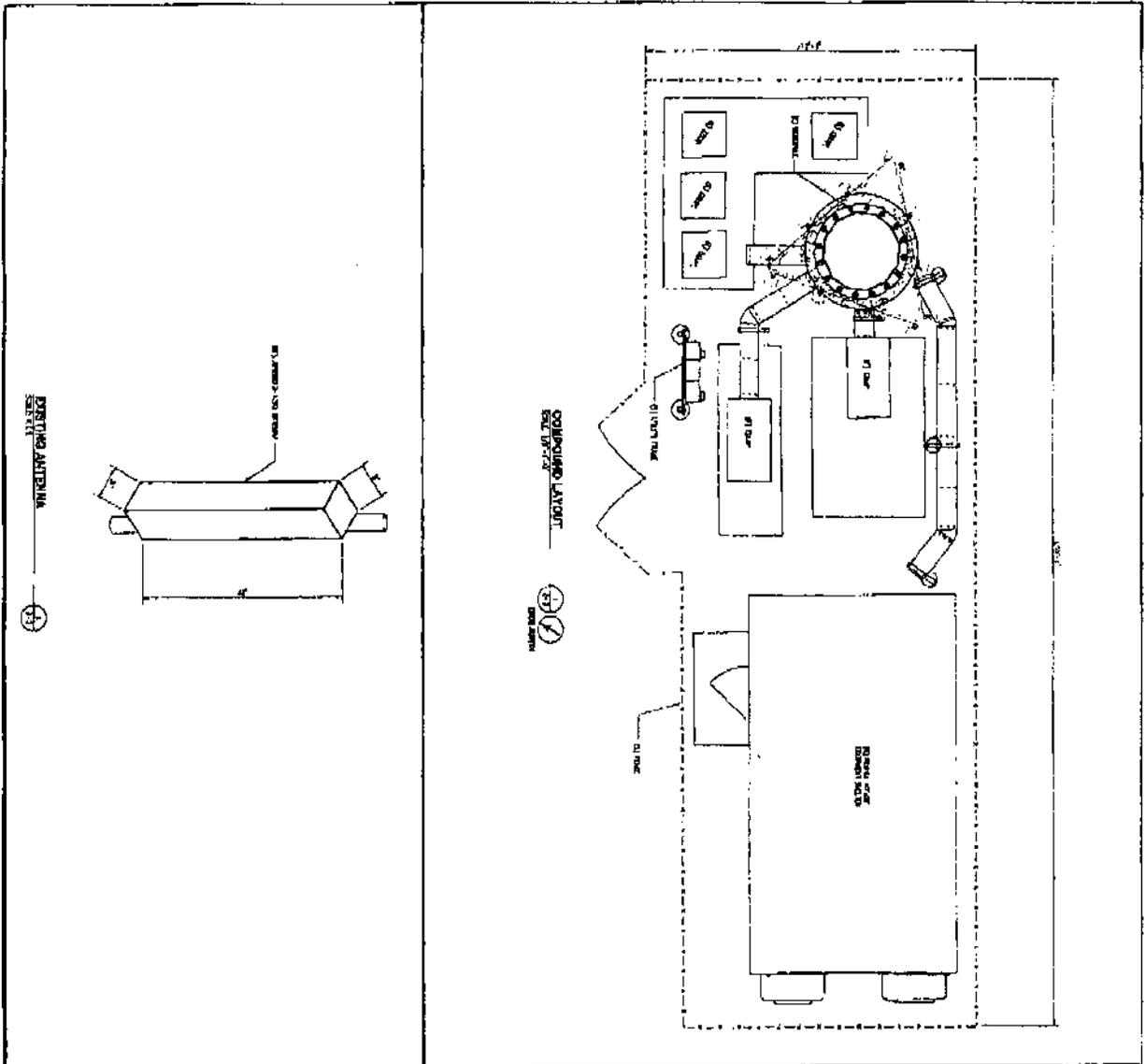
Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Talman', with a long horizontal line extending to the right.

Jeremy Talman
Zoning Consultant
Nextel Communications of the Mid-Atlantic, Inc.

enclosures



1100 S.J.D. ROAD
FARMER, VIRGINIA 22431
TEL: 703.948.1100

entrex

1100 S.J.D. ROAD
FARMER, VIRGINIA 22431
TEL: 703.948.1100

entrex

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TEL: 703.948.1100

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1100 S.J.D. ROAD
FARMER, VIRGINIA 22431
TEL: 703.948.1100

Technical Data Sheet	AP859012-42T0
CELLite® Panel Vertical Polarized Antenna	



Product Description

This CELLite series is a log periodic dipole array which uses a patented design to achieve a front-to-back ratio of 40 dB and a wide bandwidth of 135MHz. This model covers ESMR, Cellular, and Paging frequency ranges. They use RFS's patented monolithic CELLite® technology, which eliminates cable and soldered joints to reduce the possibility of inter-modulation products. The CELLite technology assures high reliability and excellent repeatability of electrical characteristics.



Features/Benefits

- 40 dB front-to-back ratio reduces co-channel interference.
- Monolithic construction reduces IM.
- No solder joints, high reliability.
- Surface treated components prevent galvanic corrosion.
- UV stabilized radome assures long life without radome deterioration due to UV exposure.

Technical Features

Frequency Band	Trunking/SMR (806-824, 851-869 MHz), Cellular (824-849, 869-894 MHz)
Horizontal Pattern	Directional
Antenna Type	Panel Log Periodic
Electrical Down Tilt Option	Fixed
Gain, dBi (dBd)	14.1 (12)
Frequency Range, MHz	806-941
Connector Type	7-16 DIN Female

All information contained in the present datasheet is subject to confirmation at time of ordering.

Technical Data Sheet AP859012-42T0 (Cont.)**CELLite® Panel Vertical Polarized Antenna**

Connector Location	Back
Mount Type	Downtilt
Electrical Downtilt, deg	0
Horizontal Beamwidth, deg	90
Mounting Hardware	APM 21-3
Rated Wind Speed, km/h (mph)	180 (112)
VSWR	< 1.5:1
Vertical Beamwidth, deg	15
Polarization	Vertical
Front-To-Back Ratio, dB	40
Maximum Power Input, W	500
Lightning protection	Direct Ground
3rd Order IMP @ 2 x 43 dBm, dBc	< -100
Dimensions - HxWxD, mm (in)	1219 x 152 x 203 (48 x 6 x 8)
Radiating Element Material	Aluminum Alloy
Radome Material	Weather-Resistant Plastic
Reflector Material	Aluminum Alloy
Max Wind Loading Area, m ² (ft ²)	0.307 (3.3)
Survival Wind Speed, km/h (mph)	200 (125)
Maximum Thrust @ Rated Wind, N (lbf)	916 (206)
Side Wind Loading Area, m ² (ft ²)	0.248 (2.67)
Side Thrust @ Rated Wind, N (lbf)	738 (166)
Shipping Weight, kg (lb)	7.9 (17.5)
Packing Dimensions, HxWxD, mm (in)	1270 x 305 x 203 (50 x 12 x 8)
Shipping Dimensions of Accessory, HxWxD, mm (in)	Packed w/antenna
Shipping Mode	UPS
Weight w/o Mtg Hardware, kg (lb)	3 (6.75)
Weight w/ Mtg Hardware, kg (lb)	4.2 (9.25)

All information contained in the present datasheet is subject to confirmation at time of ordering

RFS The Clear Choice™

AP859012-42T0

Print Date: 12.04.2006

Please visit us on the internet at <http://www.rfsworld.com>

Radio Frequency Systems

Technical Data Sheet

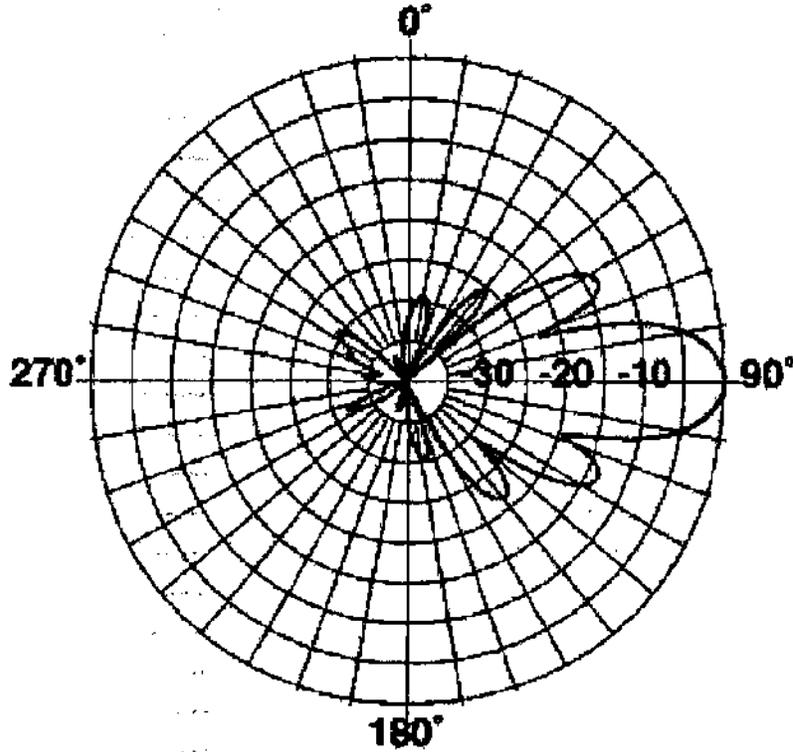
AP859012-42T0 (Cont.)

CELLite® Panel Vertical Polarized Antenna



Vertical Pattern

(This is a general representation of the antenna family pattern. For the latest detailed pattern contact Applications Engineering. You may also download the CELplot(TM) pattern reader and antenna pattern data fields from our website.)



All information contained in the present datasheet is subject to confirmation at time of ordering

RFS The Clear Choice™	AP859012-42T0	Print Date: 12.04.2006
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Please visit us on the internet at <http://www.rfsworld.com>

Radio Frequency Systems

Technical Data Sheet

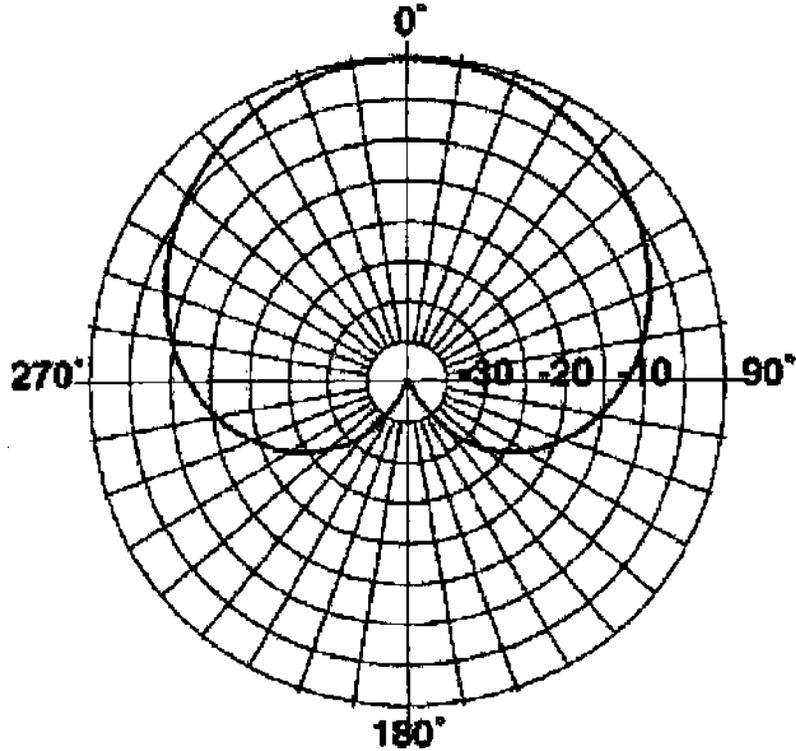
AP859012-42T0 (Cont.)

CELLite® Panel Vertical Polarized Antenna



Horizontal Pattern

(This is a general representation of the antenna beam pattern. For the latest detailed pattern contact Applications Engineering. You may also download the CELplot(TM) pattern reader and antenna pattern data files from our website.)



All information contained in the present datasheet is subject to confirmation at time of ordering.

RFS The Clear Choice™	AP859012-42T0	Print Date: 12.04.2006
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Please visit us on the Internet at <http://www.rfsworld.com>

Radio Frequency Systems