County of Fairfax, Virginia

MEMORANDUM

DATE: September 5, 2006

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

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

SUBJECT: Proposed NCRIP Telecommunications Facility at 4100 Chain Bridge Road
Tax Map 57-4 ((1)) 14: Dish Antennae

This is in response to a request for a determination as to whether the telecommunications facility proposed by NCRIP at 4100 Chain Bridge Road would be in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of Proffered Condition Amendment PCA 91-W-023-2, with Final Development Plan FDP 91-W-023-3 approved by the Planning Commission, and with the development conditions imposed by the Board of Supervisors in conjunction with the approval of Special Exception SE 83-W-032 for a microwave facility. As described in the 2232 application dated June 30, 2006, from Nancy Harman, one (1) dish antennae 8 feet in diameter is proposed on the southeast corner of the roof and one (1) dish 8 feet in diameter replaces an existing dish 6 feet in diameter on the northwest corner of the roof of the Massy building. Three equipment cabinets each measuring 7x2x3 feet are proposed to be located inside the penthouse. A copy of the telecommunications application is attached, including a sketch that 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 proffer condition amendment, final development plan and special exception. It is my determination that the proposed telecommunications facility described above would be in substantial conformance with the above stated approvals. Please note that this proposal is subject to 2232 review requirements and that NCRIP's ability to proceed is dependent upon the pending 2232 application 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:\ksandh\ANTENNEA*Massy Bldg. NCRIP Dishes*

Attachments: A/S

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth A. Lawrence, Planning Commissioner, Providence District
Leslie B. Johnson, Senior Deputy Zoning Administrator
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Nancy Harman, 5550 Sterrett Place, Suite 200 Columbia, MD 21044
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: PCA 91-W-023-2, FDP 91-W-023-3, SE 83-W-032; ANT 0608 046, 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/

County of Fairfax, Virginia

MEMORANDUM

DATE: 7/25/06 2006

FAIRFAX COUNTY
RECEIVED
JUL 28 2006
DIVISION OF
ZONING ADMINISTRATION

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

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

SUBJECT: Request for Review: 2232 Review Application

RE: Application Number: FS-P06-50 Tax Map: 57-4((1)) 14

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

RECEIVED FROM: NCR Interoperability Program

PROPOSED USE: 1 8' parabolic dish on building rooftop

LOCATION OF USE: Massey Bldg. i 4100 Chain Bridge Rd.

Please send your comments to David Marshall by: 8/9/06 Additional comments:

****

ZAD Comments:

Property is zoned PDC

✓ Proposed use is permitted by Zoning Ordinance and meets all zoning requirements

____ Proposed use does not meet all Zoning Ordinance requirements as follows:

This dish would be considered an accessory use to the public fac use as it transmits communications between area jurisdictio[illegible] [illegible] for Homeland Security purposes. If more than 3% [illegible] the roof is covered with penthouse, [illegible]

Referred to ZED for the following: must be in substantial conformance w/ proffers assoc. w/ PCA91-W-023, SE 83-[illegible] and the FDP assoc. w/ FDPA91-W-02[illegible]

ZAD comments prepared by: Jack Reale Date 8/4/06

****

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_____

[illegible] other mechanical structures [illegible] structures [illegible] height [illegible]

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
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COUNTY OF FAIRFAX, VIRGINIA

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

Application Number: FS-906-50
(assigned by staff)

The application con ains three parts: I. Application Summary; II. Statement of Justification; and I 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 4100 Chain Bridge Road

City/Town Fairfax Zip Code 22032

APPLICANT(S)

Name of Applicant Nancy Harman

Street Address 5550 Sterrett Place, Suite 200

City/Town Columbia State MD Zip Code 21044

Telephone Number: Work (410) 964-5700 Fax (410) 964-6478

E-mail Address nharman@internetctc.com

Name of Applicant's Agent/Contact (if applicable) _____

Agent's Street Address _____

City/Town _____ State _____ Zip Code _____

Telephone: Work (____) _____ Fax (___) _____

PROPOSED USE

Street Address 4100 Chain Bridge Road, Fairfax, Virginia 22030

Fairfax Co. Tax Map and Parcel Number(s) 57-04-01-14

Brief Description of Proposed Use

NCRIP proposed to collocate equipment at this site to serve as part of a regional communications infrastructure being deployed by the National Capital Region. The goal of this network is to enable a wide array of data, video, and voice applications to improve communications between NCR jurisdictions, both for emergency and day-to-day purposes.

Total Area of Subject Parcel(s) 10,404 sq. ft. (acres or square feet)

Portion of Site Occupied by Proposed Use 20sq.ft./10 sq.ft. (acres or square feet)

Fairfax County Supervisor District Fairfax County Planning District

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

This site will allow NCRIP to service its designated coverage area in an efficient and effective manner with a minimum of sites

Zoning of Subject Property PDC

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 County of Fairfax c/o Facilities Management Division

Street Address 12000 Government Center Parkway

City/Town Fairfax State VA Zip Code 22032

***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 Nancy Harman

Signature of Applicant or Agent Nancy Harman

Date June 30, 2006

****

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

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FOR STAFF USE ONLY

Date application received: 7/5/06

By: DBM

Additional information requested to complete application:

Date application accepted: 7/17/06

By: DBM

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:

- 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: 456-CW-83-7
  Date of Planning Commission approval: June 9, 1983

PROJECT DETAILS

1. ANTENNA

Number and Type: ~~One~~ Two Andrew PAR8-59A
Dimensions: height 8 ft width 8 ft depth 2 ft diameter 8 ft
Location / Placement: Rooftop of Massey Building
Wattage: 320 watts
Material and Color: Metal/Gray
Material and Color of the Antenna Mounting: Metal/Gray
Height Above Ground: 200 ft

2. EQUIPMENT

Number and Type of Cabinets or Structures: 3 racks
Cabinet / Structure Dimensions: height 7 ft width 2 ft depth 3 ft
Height of equipment platforms, if any: n/a
Material and Color: Metal/Gray
Location: Inside rooftop penthouse of Massey Building
Method of Screening: n/a

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 200 ft
Material: Building
Color: Brown
If structure is within a utility right-of-way, state right-of-way width:

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

Height of Structure to be Replaced: _____

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;

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