



APPLICATION ACCEPTED: May 16, 2007  
PLANNING COMMISSION: July 31, 2008  
BOARD OF SUPERVISORS: Not yet scheduled

# County of Fairfax, Virginia

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July 17, 2008

## STAFF REPORT

APPLICATIONS SEA 80-L-127-03  
(Concurrent w/2232-L07-2)

### LEE DISTRICT

**APPLICANT:** Nextel Communications of the Mid-Atlantic, Inc. /  
Franconia Volunteer Fire Dept. Inc.

**PRESENT ZONING:** R-3, HC

**PARCELS:** 81-3 ((5)) 20 & 20A

**ACREAGE:** 2.76 Acres

**FLOOR AREA RATIO (FAR)** 0.24

**PLAN MAP:** Public Facilities, Governmental & Institutional

**SE CATEGORY:** Category 1: Use 8: Mobile and Land-based  
Telecommunication Facilities

**PROPOSAL:** The applicant has filed for review by the Planning Commission to determine whether a proposed telecommunications facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia and requests to amend SE 80-L-127 previously approved to permit the addition of an auditorium; storage room, office space, and restrooms to an existing fire station building, to permit the construction of a telecommunications facility (107 foot high tree monopole) and associated equipment cabinets on a portion of the site.

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St. Clair Williams

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/](http://www.fairfaxcounty.gov/dpz/)



## STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-L07-02 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 80-L-127-03, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the transitional screening requirements along the northern and eastern property lines and a waiver of the barrier requirement along the eastern property line.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

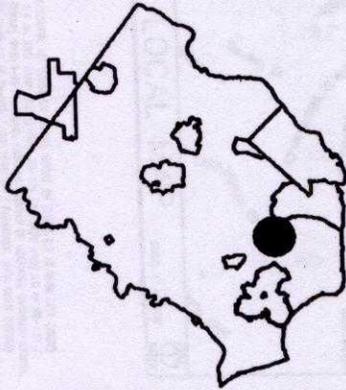
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception Amendment

SEA 80-L-127-03



**Applicant:** NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC; FRANCONIA VOLUNTEER FIRE DEPT INC.

**Accepted:** 05/16/2007

**Proposed:** AMEND SE 80-L-127 PREVIOUSLY APPROVED FOR PUBLIC BENEFIT ASSOCIATION TO PERMIT TELECOMMUNICATIONS FACILITY

**Area:** 2.76 AC OF LAND; DISTRICT - LEE

**Zoning Dist Sect:** 03-0304

**Art 9 Group and Use:** 3-07 1-08

**Located:** 6304 BEULAH STREET

**Zoning:** R-3

**Plan Area:** 4,

**Overlay Dist:** HC

**Map Ref Num:** 081-3- /05/ /0020 /05/ /0020A



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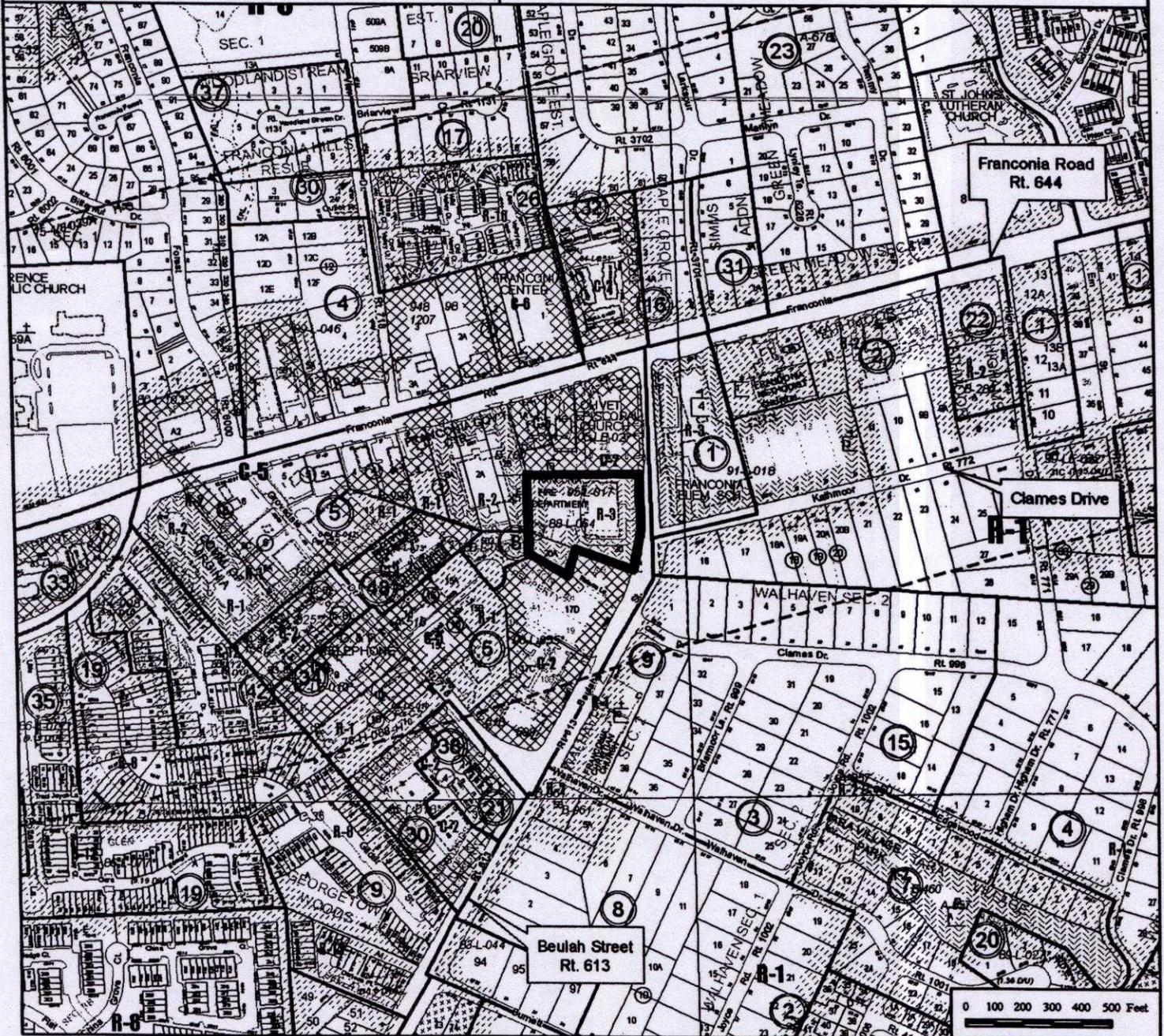
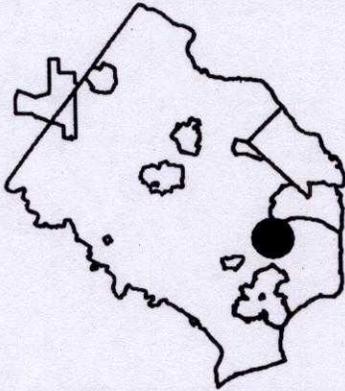
**Located:** 6304 BEULAH STREET

**Zoning:** R-3

**Plan Area:** 4,

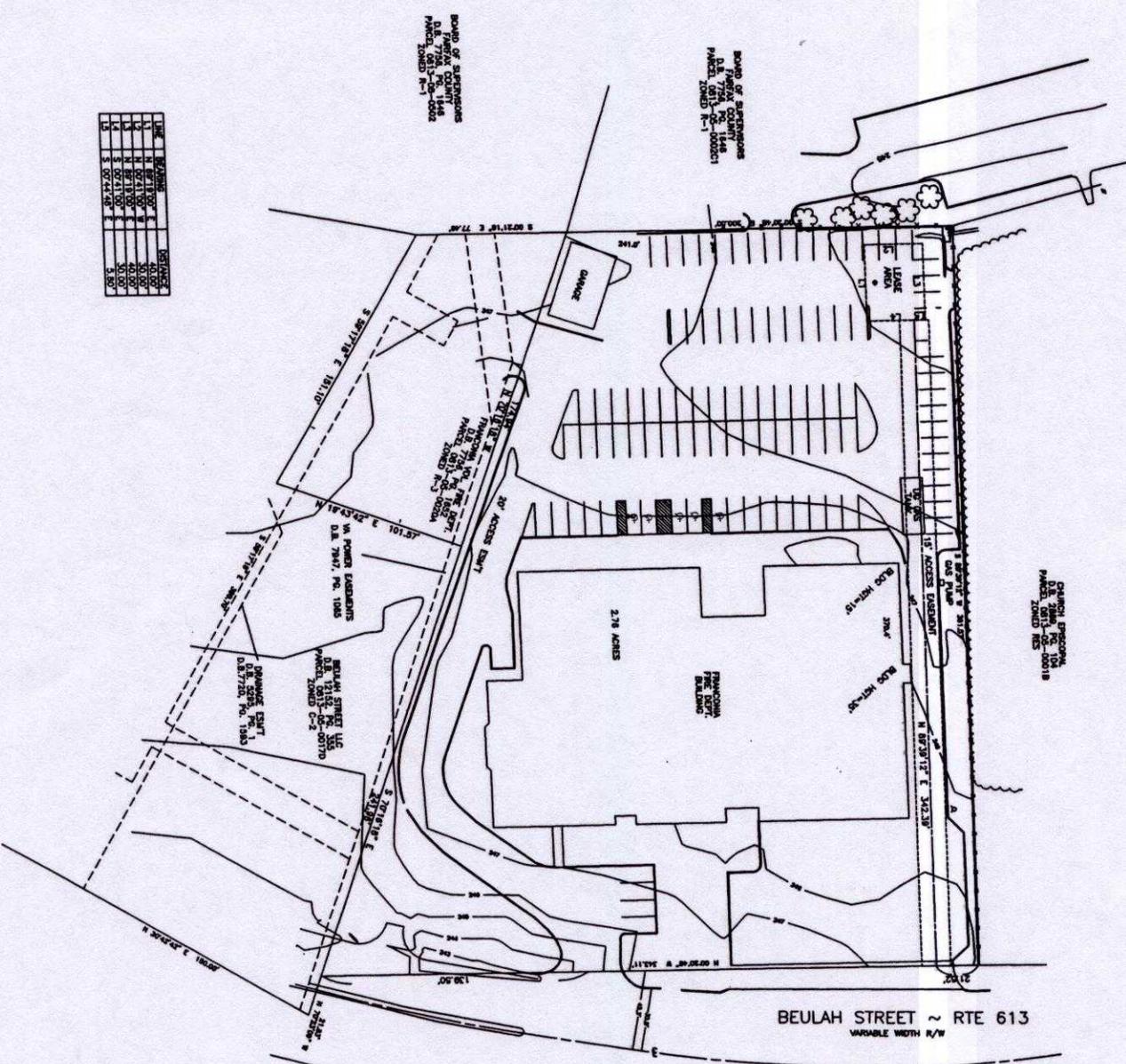
**Overlay Dist:** HC

**Map Ref Num:** 081-3- /05/ /0020 /05/ /0020A





LINE	DESCRIPTION	DATE	BY
1	1/10/00	1/10/00	1/10/00
2	1/10/00	1/10/00	1/10/00
3	1/10/00	1/10/00	1/10/00
4	1/10/00	1/10/00	1/10/00
5	1/10/00	1/10/00	1/10/00
6	1/10/00	1/10/00	1/10/00
7	1/10/00	1/10/00	1/10/00
8	1/10/00	1/10/00	1/10/00
9	1/10/00	1/10/00	1/10/00
10	1/10/00	1/10/00	1/10/00
11	1/10/00	1/10/00	1/10/00
12	1/10/00	1/10/00	1/10/00
13	1/10/00	1/10/00	1/10/00
14	1/10/00	1/10/00	1/10/00
15	1/10/00	1/10/00	1/10/00
16	1/10/00	1/10/00	1/10/00
17	1/10/00	1/10/00	1/10/00
18	1/10/00	1/10/00	1/10/00
19	1/10/00	1/10/00	1/10/00
20	1/10/00	1/10/00	1/10/00
21	1/10/00	1/10/00	1/10/00



1. FIELD SURVEY DATE: JULY 24, 2006
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM
4. CENTER OF PROPOSED PILE:
  - LINE 1: N 87°30'00" W
  - LINE 2: W 77°05'00" E
  - GROUND ELEVATION: 205'
5. OWNER: FRANCONIA VOL. FIRE DEPT.
6. APPLICANT: HOTEL
7. JURISDICTION: FAIRFAX
8. ZONING: R-3, HC (HIGHWAY CORRIDOR OVERLAY)
9. WASTEWATER DISTRICT: LEE
10. PARCEL ID: 0813-05-0020 AND 0813-05-0020A
11. TITLE REFERENCE: D.B. 2397, PG. 513
12. EASEMENTS AND COVENANTS SHOWN HEREON ARE DERIVED FROM DISTING PLANS
13. THIS PARCEL APPEARS NOT TO BE LOCATED IN A FLOOD ZONE AS SHOWN ON FEMA 15000 MAPS.
14. THE EXISTENCE OF TYPICAL AND NON-TYPICAL UTILITIES HAS NOT INVESTIGATED DURING THE COURSE OF THIS SURVEY.
15. PROPERTY LINE INFORMATION SHOWN HEREON IS BASED ON A SURVEY OF THE PROPERTY. THE SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. NOT ALL PHYSICAL FEATURES SHOWN
17. PARCEL IS SERVED BY PUBLIC WATER AND SEWER
18. THERE ARE NO VISIBLE GRAVE SITES ON PARCEL
19. NO TYPICAL NEEDED FOR COMMUNICATIONS FACILITY
20. MAX. BUILDING HEIGHT: 35'
21. BULK HEAD REQUIREMENTS:
  - 45' FROM
  - 15' FROM



**Sprint**  
 REGISTERED WITH NECTEL  
 7000 SILEX RD  
 DALLAS, TX 75249  
 (972) 852-7800

**BC architects engineers**

5000 COLLEEN PKWY, SUITE 300  
 FALL CHURCH, VA 22041-2400  
 TEL: (703) 571-4800  
 FAX: (703) 571-4800

THIS SURVEY WAS MADE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS NO CONTROL OVER THE DATA PROVIDED BY THE CLIENT.

REVISION: \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SPECIAL EXCEPTION PLAT**

SITE NUMBER: **V42957C**

**FRONTIER**

SITE ADDRESS: 6304 BEULAH STREET, ALEXANDRIA, VA 22310, FAIRFAX COUNTY

COMMONWEALTH OF VIRGINIA  
 BOARD OF LAND SURVEYORS  
 BRADLEY M. ZIEMER, No. 002372  
 LAND SURVEYOR

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE DRAWN: 07-03-08

SUBMISSION: \_\_\_\_\_

SHEET TITLE: \_\_\_\_\_

**SURVEY**

SHEET NUMBER: **C1**

REV. # \_\_\_\_\_









**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATIONS**

**2232-L07-2:**

The applicants, Nextel Communications of the Mid-Atlantic, Inc. and Franconia Volunteer Fire Department Inc., have filed for review by the Planning Commission to determine whether the construction of a telecommunications facility (107 foot high tree monopole) and related equipment cabinets on the property of the Franconia Volunteer Fire Department satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia, and therefore, may be determined to be in substantial conformance with the Comprehensive Plan.

**SEA 80-L-127-03:**

The applicant seeks to amend SE 80-L-127, to permit the addition of a telecommunications facility (107-foot high tree monopole) and associated equipment cabinets on the site of the Franconia Volunteer Fire Department station located at 6304 Beulah Street. The proposed Development Conditions, Applicant's Affidavit, and Statement of Justification are contained in Appendices 1, 2 and Attachment A of Appendix 4, respectively.

**Waivers and Modifications:**

The applicant requests a waiver of the transitional screening requirements along the northern and eastern property lines and a waiver of the barrier requirement along the eastern property line in favor of that shown on the SEA Plat. These waivers were previously approved with SEA 80-L-127-02.

**Category and Use:**

A Category 1 special exception use is proposed on the subject property zoned R-3, HC; Use 8, Mobile and Land-based Telecommunication Facilities. The use must comply with the Use Limitations of Section 3-305, the General Standards of Section 9-006, Standards for all Category 1 Uses of Section 9-104 and 9-105, among others. (Appendix 5)

**LOCATION AND CHARACTER**

**Site Description:**

The 2.76 acre site is located on Tax Map 81-3 ((5)) 20 & 20A at 6304 Beulah Street, south of its intersection with Franconia Road. The site is currently developed with the Franconia Volunteer Fire Department fire station. The chart

below provides the land use, zoning and current plan recommendation for surrounding properties.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Olivet Episcopal Church	C-2, HC	Public Facilities, Governmental & Institutional
<b>South</b>	Office (Nelson Property/Beulah St II)	C-2, HC	Office
<b>East</b>	Franconia School; Residential, SFD (Walhaven)	R-3, HC; R-1, HC	Public Facilities, Governmental & Institutional; Residential; 1-2 du/ac
<b>West</b>	Franconia Government Center	R-2, HC	Public Facilities, Governmental & Institutional

## **BACKGROUND**

- On October 11, 1966 the Board of Zoning Appeals (BZA) approved S-380-66 to permit construction and operation of a fire station on the subject site.
- On June 13, 1973, the BZA approved S-74-73 to permit the addition of a building for storage on the property, located at 6300 Beulah Street.
- On January 5, 1981, the Board of Supervisors approved SE 80-L-127 to permit the addition of an auditorium, storage room, office space, and restrooms to the existing fire station building.
- On August 1, 1988, the Board of Supervisors approved RZ 88-L-064 to rezone the subject site from the R-1 District to the R-2 District to conform with maximum FAR requirements. Proffers were not submitted in conjunction with RZ 88-L-064. On that same day, the Board of Supervisors approved SEA 80-L-127, subject to development conditions dated August 1, 1988, to permit relocation of parking spaces and exchange of land between the Franconia Governmental Center and the Franconia Volunteer Fire Department.
- On August 7, 1995, the Board of Supervisors approved RZ 95-L-017 to rezone the subject site from the R-2 and HC Districts in order to the R-3 and HC Districts to permit a building addition which would result in a total FAR of 0.23. Proffers were not submitted in conjunction with RZ 95-L-017. On that same day, the Board of Supervisors approved SEA 80-L-127-02, subject to development conditions dated July 13, 1995, to permit the proposed building addition. A reduction of the approved SE plat, and approved development conditions are contained in Appendix 4.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 4)**

**Plan Area:** Area IV  
**Planning District:** Springfield  
**Planning Sector:** Beulah Community Planning Sector  
**Plan Map:** Public Facilities, Governmental & Institutional

Fairfax County Comprehensive Plan, 2007 Edition Area IV, Springfield Planning District, Amended through 9-11-2006 S9-Beulah Community Planning Sector Page 95 states:

*3. Within the Franconia Road, Beulah Street, and Grovedale Drive triangle, the area located south and west of both the Franconia Fire Station and the Franconia Government Center is planned for low intensity office use. Neighborhood-serving retail use up to .25 FAR is planned along Franconia Road. In order to develop either office or retail uses in the area, the following conditions should be met:*

- Substantial parcel consolidation and a coordinated development plan that reflects a superior site layout and architectural design should be an element of any development proposal;*
- The visual impact of any proposed development on the adjacent stable, low density residential neighborhood to the east should be screened by using substantial landscaping, berms, and other effective and aesthetic screening techniques. No commercial uses should directly front on Beulah Street;*
- A field survey should be conducted prior to final design plans and, if significant historic resources are found, appropriate preservation measures should be incorporated into the design phase;*
- Development should be designed to retain as many of the indigenous hardwood trees as possible. Pedestrian-oriented open space areas, such as an easily accessible urban park, should be incorporated as an element of the development plan; and*
- Roadway improvements necessary to ensure an acceptable level of service within the area affected by the development should be provided. The design of the internal circulation pattern and the location of related access points should be planned to minimize the traffic impact on the adjacent residential area.*

*Parcel 81-3((5)) 13 on Grovedale Drive, may also be appropriate for retail use up*

to .25 FAR.

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition; Public Facilities, as amended through January 10, 2005; MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES, GENERAL GUIDELINES, pages 38 and 39:

*Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies:*

- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.*
- Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.*
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.*
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas.*
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.*
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:*
  - locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in*

*context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;*

*Objective 43: Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area:*

*Policy a. Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;*

## ANALYSIS

### Special Exception Amendment Plat (Copy at front of staff report)

**Title of SEA Plat:** "Sprint Together with Nextel; Frontier; VA2957-C/WA73XC173"

**Prepared By:** BC Architects, Engineers

**Original Date:** July 3, 2008

### Description of SEA Plat:

The SEA Plat has six sheets.

SEA Plat: Sprint Together with Nextel, Frontier, VA2957C	
Sheet #	Description of Sheet
1 of 6 (T-1)	Title Sheet, General Notes, Vicinity Map, Sheet Index
2 of 6 (C-1)	Survey, General Notes
3 of 6 (A-0)	Site Layout
4 of 6 (A-1)	Enlarge Site Plan (Proposed Telecommunications Facility)
5 of 6 (A-2)	Tree Pole Elevation
6 of 6 (A-3)	Sections and Details

Site Layout: The 2.76 acre site is comprised of a volunteer fire department 15-foot high building, accessory building (garage) and two surface parking areas surrounded on three sides by a 5-foot high chain link fence. The main parking lot is located behind the existing fire station building and the auxiliary parking lot is

located in the southern portion of the site. Access from Beulah Street occurs along the east side of the fire station building near the fire truck bays. Site vegetation consists of foundation plantings and deciduous trees located immediately adjacent to the main building, as well as evergreen trees located within the auxiliary parking area.

The proposed tree monopole will be located in the northwest corner of the subject property (approximately 155 feet from the main building) within a proposed equipment compound, adjacent to parking spaces. The proposed tree monopole will be located 30 feet from the northern property boundary (Olivet Episcopal Church), 350 feet from the eastern property boundary (Franconia School and Wallhaven subdivision), 250 feet from the southern property boundary (office use) and 25 feet from the western property boundary (Franconia Government Center).

Proposed Telecommunication Facility: The applicant proposes to construct a telecommunication facility on the site of the Franconia Volunteer Fire Department at 6304 Beulah Street, Alexandria. This facility will include a maximum 107-foot high tree monopole (a telecommunications monopole designed to resemble an evergreen tree) and an equipment compound (approximately 30 feet by 40 feet). The overall facility (monopole and equipment compound) will occupy 1,200 square feet. The monopole will be designed to accommodate up to three wireless telecommunications carriers (Nextel) with up to forty (40) antennae (53-inches long by 3.15-inches wide by 6.8-inches deep) within the branches of the tree monopole. The proposed antennae will be concealed by branches/foilage of the tree monopole and will not protrude beyond the "branches" of the tree monopole.

Proposed Equipment Compound Area: As depicted on Sheet 4 (A-1) of the SEA Plat, the equipment compound's dimensions are 30 feet by 40 feet with an area of 1,200 square feet. The compound, enclosed by an 8-foot high board on board wood fence, will initially contain the one Nextel telecommunications carrier equipment pad (10-foot wide by 26-foot wide). However, there are two lease space areas for future providers within the equipment compound: 16-foot long by 16-foot wide and 11-foot 6-inch wide by 20-foot long, respectively. No landscaping is proposed around for the equipment compound.

Access and Parking: Access for the site is provided from Beulah Street and occurs in front of the existing fire station building at the eastern portion of the site. 124 parking spaces will be provided on the site (107 required), located in the two surface parking lots (the main parking lot located behind the existing fire station building and the auxiliary parking lot located in the southern portion of the site).

Landscaping and Open Space:

The application proposes a total disturbed area of 1,200 square feet for construction of the tree monopole. No landscaping will be removed during

construction and no new landscaping is proposed. A proposed 8-foot high board on board fence will enclose the proposed equipment compound.

#### **Land Use/2232 Analysis (Appendix 4)**

Section 15.2-2232 of the Code of Virginia, as amended, charges the Planning Commission with determining whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

#### Location

Plan guidelines support the location of telecommunication uses on an existing public utility site in a predominately residential area when other, more suitable land uses, such as public property or commercial or industrial properties are not available and the telecommunications facility is located to blend with its surroundings. The applicant states that a number of other sites in the surrounding vicinity were evaluated, some as far away as one mile from the subject property, as a possible alternative location. Publicly-owned properties were not suitable for the location of the proposed monopole for lack of acceptance by public agency. Other sites did not meet coverage objectives due to the distance of their location from the service area. In addition, existing telecommunication facilities are too far from the target coverage area around the subject property. The proposed location has been determined ideal for adequate service for this facility consistent with the Plan guidelines to consider public, commercial or industrial land as preferred locations.

North of the subject property is a buffer of tall trees (75-80 feet tall) along the southern boundary of Mt. Olivet Church. This off-site buffer will serve to blend with the tree monopole to mitigate the visual impact to Franconia Road and residential development to the north and northwest. The fire station along with the vegetation in the south parking area of the subject property and adjacent medical office building site will also mitigate the visual impact of the proposed tree monopole upon Beulah Street and residential development. The tree monopole is located in that part of the subject property which is furthest away from residential development. These proposed visual impact reduction measures fulfill the Plan Recommendation concerning mitigation of the visual impact of proposed telecommunications facilities upon surrounding development.

The proposed three telecommunications providers on the tree monopole satisfies the collocation criteria of the Comprehensive Plan. The proposed facility will be central to service and fill an existing void in the reception area. Finally, the proposed telecommunications facility is not located within a floodplain or other environmentally sensitive area, in accordance with the Plan Guidelines.

### Character

The proposed tree monopole will be designed to look like an evergreen (pine) tree with simulated bark, tree limbs and pine needles on the branches. This tree monopole design in combination with existing mature trees, landscaping and adjacent structures should mitigate its visual impact and help the facility to blend with its surroundings.

A visual impact analysis (balloon test) was conducted to determine the maximum mitigation of the visual impact of the proposed 107-foot high tree monopole. Views from adjacent residential development are distant and at an oblique angle which minimizes the visual impact of the proposed tree monopole.

While most of the existing trees on and adjacent to the subject property range in height from approximately 20-30 feet to 75 - 80 feet in height, the 107-foot high tree monopole will be placed in the northwesternmost corner of the subject property to take advantage of the surrounding off-site mature tree buffers and the fire station building. In addition, this location will maximize the distance between the tree monopole and surrounding residential properties, resulting in minimal visual impact. Therefore, the proposed tree monopole is in harmony with and should effectively blend with the wooded, residential character of the area.

Staff concludes that the proposed tree monopole's northwest site location, design, narrow silhouette, concealed antennas and nearby existing trees and fire station structure will effectively mitigate the facility's visual impact on adjacent development. Therefore, the proposed tree monopole will be compatible and in context with the character of the public facilities and residential area along Franconia Road and Beulah Street. In staff's opinion, the proposed facility should not have a negative visual impact on the overall character of the surrounding area which is consistent with Plan objectives.

### Extent

The 2.76-acre subject property is developed with a fire station, parking and an accessory building at an FAR of 0.23. The simulated evergreen tree monopole and the equipment compound (approximately 30 feet by 40 feet) will occupy 1,200 square feet which accounts for less than one percent of the total area of the subject property. The property's size facilitated substantial setback of the telecommunications facility from adjacent residential development and its location on the property will cause the minimal loss of any existing parking spaces (8 spaces) without reducing required parking. Department of Information Technology (DIT) staff has concluded that the proposed facility, including the providers' antennas to be installed on the tree monopole, will pose no harm to the County or its citizens. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site or on the possible future development of the site, in accordance with the Plan guidelines.

### Conclusion

Staff concludes that the subject proposal, Application 2232-S07-4, Nextel Communications of the Mid-Atlantic, Inc. construct a 107-foot high tree monopole, antennas, equipment shelters and compound and site improvements located at 6304 Beulah Street, Alexandria, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

### **Environmental Analysis:** (Attachment B of Appendix 4)

The staff of the Environment and Development Review Branch, Planning Division in Department of Planning and Zoning (DPZ) reviewed the application. Based on documents supplied by the applicant, it was noted that the facility will be located in a paved area currently used for parking at the fire station. It appears that there will be little or no existing vegetation removed as a result of the proposed construction. As such, it appears that there will be no significant environmental impacts as a result of this application

### **Transportation Analysis** (Attachment C of Appendix 4)

The Fairfax County Department of Transportation staff has determined that the parking spaces taken by the proposed monopole will not lower the number of parking spaces to less than what is required under SEA 80-L-127, as 124 spaces will be provided (107 spaces required). Also, the proposed monopole will not interfere with the design of a future internal circulation pattern associated with the development of the area south of the Franconia Volunteer Fire Department.

### **Communication Analysis** (Attachment D of Appendix 4)

The Emergency Communications Branch of DIT has thoroughly reviewed 2232-L07-2 and determined that this application is in harmony with the Telecommunications portion of the Comprehensive Plan and meets or exceeds Federal Communications Commission Standards for emission levels at the site. The review of the potential "worst case" radiofrequency emission levels followed the Federal Communications Commission Guidelines OET Bulletin 65- Edition 97-1 dated August 1997, entitled Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields. This review has shown that all known antennas on the monopole will have combined emissions of less than 1% of the Federal Communications Commission Rules and Regulations (47 CFR Part 1.1310 Radiofrequency Radiation Exposure Limits for General Public/Uncontrolled Exposure Standards) in the unsecured area, at ground level, within 2,000 feet of the monopole.

**Stormwater Management/Best Management Practices Analysis**  
(Attachment E of Appendix 4)

The Department of Public Works and Environmental Services (DPWES) has reviewed the subject application and it generally meets the Stormwater Management requirements. This application proposes a total disturbed area of 1,200 square feet. If the disturbance to implement the project remains below 2,500 square feet, there are no water quality control requirements that will apply. Any final determination regarding stormwater management for the site will be made by DPWES staff at the time of site plan review.

**Historic Resources Analysis** (Attachment F of Appendix 4)

The Historic Resource staff of the Planning Division, DPZ reviewed the application and indicated that the parcel that is the subject of this application is not included within the boundaries of a Fairfax County Historic Overlay District nor is it listed on the Fairfax County Inventory of Historic Sites or documented in the Historic Resources Survey. No heritage resources have been identified or documented as being located on this parcel.

The evaluation identified that the proposal would not have an adverse effect on the abutting property to the north, the Olivet Episcopal Church (see Attachment F of Appendix 4) at 6236 Beulah Street, a property listed on the Fairfax County Inventory of Historic Sites. Staff finds that the installation of the proposed telecommunications facility will not diminish the historic character of the Olivet Episcopal Church.

**ZONING ORDINANCE PROVISIONS**

In accordance with Paragraph 1 of Section 9-104 of the Zoning Ordinance, a Category 1 Special Exception use is not required to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which it is located.

**Waivers/Modifications**

**Transitional Screening and Barrier Requirements**

Transitional Screening 2, consisting of an unbroken strip of open space a minimum of 35 feet wide, is required along the northern property line of the subject site. Transitional Screening 3, consisting of an unbroken strip of open space a minimum of 50 feet wide, and Barrier D, consisting of a 42-48 inch tall chain link fence, Barrier E, consisting of a 6 foot tall wall, brick or architectural block or Barrier F, consisting of a 6 foot high solid

wood or otherwise architecturally solid fence, are required along the eastern property line of the subject property.

Waivers of the transitional screening requirements along the northern and eastern property lines and a waiver of the barrier requirement along the eastern property line were approved with SEA 80-L-127-02. The proposed telecommunications facility will not further encroach into the transitional screening area. Par. 2 of Sec. 13-304 of the Zoning Ordinance, permits the transitional screening and barrier requirements to be waived or modified when the provision of this section would preclude a reasonable use of the lot. If the required transitional screening and barrier requirements were provided, on-site circulation for the emergency vehicles would be hindered. As such, staff supports the requested transitional screening and barrier requirement waivers.

### **Special Exception Requirements (Appendix 5)**

#### General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. As stated in the Land Use/2232 Analysis, staff believes the proposal is in harmony with the Plan.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-3 District permits mobile and land based telecommunication facilities and light public utility uses as a special exception use.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. It further states that the location, size and height of buildings, structures, walls and fences shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. In staff's opinion, the proposed tree monopole's northwest site location, design, narrow silhouette, concealed antennas and nearby existing trees and fire station structure will effectively mitigate the facility's visual impact on adjacent development. Therefore, staff finds this standard satisfied.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Access for the site is provided from Beulah Street and occurs in front of the existing fire station building at the eastern portion of the site. Due to the limited number of site visits required to maintain the telecommunications equipment at the unmanned site, no impacts relating to traffic are anticipated. It is staff's opinion that the application will not create any hazardous traffic conditions.

General Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking and loading to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in the Ordinance. The applicant has met or exceeded the requirements of the Zoning Ordinance with the exception of the transitional screening and barrier requirements, which were previously waived with the approval of SEA 80-L-127-02 and staff has recommended to be waived with this application. There will be a loss of approximately eight (8) parking spaces as a result of the construction of the telecommunications facility, however the required parking will still be met. Therefore, in staff's opinion, these standards have been met.

Category 1 Standards (Sect. 9-104)

Category 1 special exception uses are not required to comply with the lot size requirements or the bulk regulations set forth in the Zoning Ordinance. There shall be no storage of materials or equipment, repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility. In addition, the applicant must demonstrate that there is no alternative site available for such use in a C or I District within one mile of the proposed location. A site plan is required in conformance with Article 17.

The subject property is zoned R-3 and HC and no storage or maintenance facilities are proposed. In addition, the applicant has stated that attempts were made to find alternative sites for this use. There are no commercially or industrially zoned properties within one mile of this location which could provide coverage to the required coverage area. The Franconia Government Center/Police Station abuts the subject property to the west and consists of the county government offices and the county police station. The County was unwilling to lease space to the applicant for the proposed facility. The applicant investigated other alternative sites but concluded that those alternatives would be too far from the coverage objective area. As previously stated, the proposed location has been determined ideal for adequate service for the proposed telecommunication facility consistent with the Plan guidelines to consider public lands or commercial and industrial land use as preferred locations. Staff concurs with this conclusion and considers this standard satisfied.

Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

Standard 1 requires that except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted. As previously stated, the applicant proposes to construct a 107-foot high tree monopole and telecommunication facility that will be designed to initially

accommodate one wireless telecommunications carrier (Nextel) with up to twelve (12) antennae (53-inches long by 3.15-inches wide by 6.8-inches deep) within the branches of the tree monopole. The stealth design of the tree monopole will conceal the antennae and the telecommunication tower. The proposed facility provides space for two additional carriers and associated equipment. The monopole may contain up to a maximum of forty (40) antennae provided that the overall height of the monopole does not exceed 107 feet in height and the additions are in conformance with all Zoning Ordinance standards. Therefore, this standard has been satisfied.

Standard 2 requires that except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure. The applicant has not proposed any advertising or signs on the telecommunication tree monopole or equipment compound area. Staff believes that this standard has been satisfied.

Standard 3 requires that if any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. A development condition has been included that would require conformance with this standard should any modifications be made to the proposed telecommunication facility. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 4 requires that no signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light. All such lights shall be shielded to prevent the downward transmission of light. The proposed telecommunication facility includes a 107-foot high tree monopole. A development condition has been included requiring that a steady red marker light be installed unless waived by the Zoning Administrator. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

Standard 5 requires that all antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use. A development condition requiring conformance with this standard has been included. Therefore, with the

implementation of this development condition, staff believes that this standard has been satisfied.

Standards for all Category 3 Uses (Public Benefit Association) 9-304

The standards for all Category 3 Uses were evaluated during the review of the previously approved special exception amendment application associated with the public benefit association (Franconia Volunteer Fire Department) and no changes are proposed to the public benefit association use with this application; therefore, these standards have been met.

**Overlay District Requirements**

Highway Corridor Overlay District (HCOD) (Sect. 7-608)

The existing and proposed uses on the site are not subject to the use limitations set forth in Sect. 7-608 of the Zoning Ordinance; therefore, these standards have been met.

**CONCLUSIONS AND RECOMMENDATIONS**

**Staff Conclusions**

In staff's opinion, the proposed telecommunication facility satisfies the criteria of the location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia.

In staff's opinion, with the adoption of the proposed development conditions, the Special Exception is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

**Staff Recommendations**

Staff recommends that the Planning Commission find that the facility proposed under 2232-L07-2 does satisfy the criteria of location, character and extent as specified in Sect. 15.2 2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 80-L-127-03, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the transitional screening requirements along the northern and eastern property lines and a waiver of the barrier requirement along the eastern property line.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SEA 80-L-127-02 – Approved Development Conditions & SEA Plat
5. Land Use/2232 Analysis; includes:
  - Attachment A – Project Description
  - Attachment B - Environmental Analysis
  - Attachment C - Transportation Analysis
  - Attachment D – Communication Analysis
  - Attachment E – DPWES Analysis
  - Attachment F - Historic Resource Analysis
6. Applicable Zoning Ordinance Provisions
7. Glossary

## DEVELOPMENT CONDITIONS

SEA 80-L-127-03

July 17, 2008

If it is the intent of the Board of Supervisors to approve SEA 80-L-127-03 located at 6304 Beulah Street [Tax Map 81-3((5)) 20 & 20 A] previously approved for the addition of an auditorium; storage room, office space, and restrooms to an existing Public Benefit Association pursuant to SE 80-L-127, to permit the construction of a telecommunications facility and associated equipment cabinets pursuant to Sect. 1-305 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk\*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.\*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with Special Exception Amendment (SEA) Plat entitled "Sprint Together with Nextel; Frontier; VA2957-C/WA73XC173"; prepared by BC Architects, Engineers, dated May 28, 2008, and the approved Special Exception Plat entitled "Franconia Volunteer Fire Department, Lot 21 and A Portion of Lot 20 & 20A, Section 2, Franconia Hills" and prepared by Springfield Engineering Corporation, P.C. which is dated April 1994, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Significant trees on Lot 20A shall be retained, and incorporated into the landscape plan for the site, as practical, subject to the review and approval of the Urban Forest Management Division, Department of Public Works & Environmental Services (UFMD, DPWES).\*
5. On-site testing of noise generating equipment shall not be permitted.\*
6. In conjunction with the Virginia Department of Transportation (VDOT) Project #0613-029-309, C501, dedication of right-of-way, up to a maximum of fifteen (15) feet along the site's Beulah street frontage, shall be provided upon

demand by VDOT or Fairfax County, whichever first occurs. Ancillary easements shall also be provided. \*

7. If the existing four (4) foot wide sidewalk along the site's Beulah street frontage is not placed within the right-of-way after dedication, a public access easement shall be provided. \*
8. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
9. The telecommunications tower shall be designed as a tree-pole in substantial conformance with the elevation shown on Sheet 5 (A-2) of the SEA Plat. The maximum height of the telecommunications tower shall not exceed 107 feet in height inclusive of all antennas and other appurtenances.
10. The total number of antennae panels shall be limited to a maximum of forty (40). The size, location and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SEA Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.
11. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets shall have a maximum height of ten (10) feet and shall be located within a 1,750 SF telecommunications compound area as shown on the SEA Plat.
12. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board wood fence.
13. The tree monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.
14. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.

15. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
16. Should the need arise to alter the telecommunication tree-pole from that shown on the SEA Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SEA Plat.
17. Any component(s) of the telecommunications facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.
18. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Department (UFMD), DPWES. The existing trees and landscaping shall be provided and maintained along all lots lines as shown on the SEA Plat, subject to the review and approval of UFMD, DPWES. Any dead or dying plantings shall be replaced as approved by UFMD, DPWES.
19. Available space on the telecommunications tree-pole and within the equipment compound area shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.
20. In order to ensure conformance with applicable safety standards, the Fairfax County Department of Information Technology (DIT) shall have the option to conduct monitoring of radiation emissions as deemed necessary. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to the applicable standards.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: June 28, 2007  
 (enter date affidavit is notarized)

I, Catherine Blue, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

95955d

in Application No.(s): SEA 80-L-127-03  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Franconia Volunteer Fire Department, Inc.	6304 Beulah Street, Alexandria, VA 22310	Owner/Co-Applicant
Brian D. Mayberry	6304 Beulah Street, Alexandria, VA 22310	Agent of Owner/Co-Applicant
Nextel Communications of the Mid-Atlantic, Inc.	7055 Samuel Morse Drive, Suite 110, Columbia, MD 21046	Lessee/Co-Applicant
Donohue & Blue PLC	801 N. Fairfax Street, Suite 209, Alexandria, VA 22314	Attorney/Agent for Lessee
Catherine Blue	801 N. Fairfax Street, Suite 209, Alexandria, VA 22314	Attorney/Agent for Lessee

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 28, 2007  
(enter date affidavit is notarized)

45955d

for Application No. (s): SEA 80-L-127-03  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Franconia Volunteer Fire Department, Inc.  
6304 Beulah Street  
Alexandria, VA 22310

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)  
Franconia Volunteer Fire Department, Inc.  
is a non-stock, non-profit corporation

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: June 28, 2007  
(enter date affidavit is notarized)

95955d

for Application No. (s): SEA 80-L-127-08  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Nextel Communications of the Mid-Atlantic, Inc.  
2001 Edmund Halley Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Nextel Communications Inc.  
2001 Edmund Halley Drive  
Reston, VA 20191

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Nextel Communications Inc.  
2001 Edmund Halley Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Sprint Nextel Corporation  
2001 Edmund Halley Drive  
Reston, VA 20191

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: June 28, 2007  
(enter date affidavit is notarized)

95955d

for Application No. (s): SEA 80-L-127-03  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Sprint Nextel Corporation  
2001 Edmund Halley Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Donohue & Blue PLC  
801 N. Fairfax Street  
Suite 209  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Edward L. Donohue  
Catherine A. Blue

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 28, 2007  
(enter date affidavit is notarized)

95955d

for Application No. (s): SEA 80-L-127-03  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: June 28, 2007  
(enter date affidavit is notarized)

95955d

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
NONE

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent

Catherine A. Blue  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 28<sup>th</sup> day of JUNE, 2007, in the State/Comm. of VIRGINIA, County/City of Alexandria.

Sandra E. Seim  
Notary Public #178536

My commission expires: 11/30/2011

SANDRA E. SEIM  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA

DONOHUE  
& BLUE PLC

RECEIVED  
Department of Planning & Zoning

MAY 30 2008

Zoning Evaluation Division

May 27, 2008

Ms. Eileen M. McLane  
Zoning Administrator of Fairfax County  
12055 Government Center Parkway  
Suite 801  
Fairfax, VA 22035

Re: Special Exception Request  
Franconia Volunteer Fire Department Inc.  
Nextel Communications of the Mid-Atlantic, Inc.  
Tax Maps No. 81-3 05 0020 and 81-3 05 0020A

Dear Ms. McLane:

The Franconia Volunteer Fire Department, Inc. (the "Fire Department") and Nextel of the Mid-Atlantic, Inc. ("Applicant"), hereby files this Application to amend the Special Exception for a 107 ft communications facility designed to resemble a tree to be located on the property of the Franconia Volunteer Fire Department (the "Property"). The Property is currently operating under a Special Exception Permit, SE 80-L-127; SEA 80-L-127-02.

### 1. The Property

The Property is located at 6300 Beulah Street, Alexandria, VA with a total area of .32 acres. The Property is located in the Lee magisterial district, and is zoned R-3.

The Property is currently developed with a fire department building, a small garage and associated parking area, as more fully shown on the Special Exception Plat filed as part of the Application to amend the Special Exception.

### 2. Proposed Use

Applicant is submitting this application to construct a 107 ft communications facility designed to resemble a tree on the Property. The description of the communications facility is described on the Special Exception Plat entitled "Special Exception Plat, Nextel Communications of the Mid-Atlantic, Inc" prepared by BC Architects and Engineers dated May 27, 2008. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the fire department building, garage or parking area are proposed.

The proposed communications facility is a passive facility and will not have employees or personnel; hours of operation or impacts on traffic. The communications facility will not create any noise, dust, fumes or vibrations. The impact of the fire department use is well known and established and will not materially change.

No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

Type of Operation: Volunteer Fire Department  
Mobile and Land Based Telecommunications Facility (proposed)

Hours of Operation: Volunteer Fire Department: continuous manned operation  
Mobile and Land Based Telecommunications Facility: continuous unmanned operation

Estimated Number of Patrons/Clients/ Pupils, etc:

Volunteer Fire Department: various, depending upon shift

Mobile and Land Based Telecommunications Facility: no personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance. Applicant will use the existing parking when it visits the communications facility. No additional parking will be required.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine maintenance. Traffic patterns of the existing fire department will not change as no change is proposed in the current use and conditions of that use.

Vicinity of General Area to be Served:

Volunteer Fire Department: the area in the general vicinity of the fire station.

Mobile and Land Based Telecommunications Facility: The vicinity on and around Route 644 from the Springfield Mall to Route 613, portions of interstate 495, Franconia, and Van Dorn Roads and the general area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction is proposed for the fire department building. The proposed communications facility will consist of a 107 ft communications facility as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application.

Hazardous or Toxic Substances: No hazardous or toxic substances are generated, utilized, stored, treated or disposed of at the Property except for commonly used cleaning and maintenance products typically used by a communications facility. The fire department does have an existing underground storage tank storing diesel fuel.

for use by the fire department. The proposed communications facility will not impact the underground storage tank.

### **3. Compliance with the Zoning Ordinance**

General Standard 1. The proposed use at the specific location shall be in harmony with the Comprehensive Plan (the "Plan").

The communications facility is consistent with and furthers the goals of the Comprehensive Plan.

The area within the vicinity of the fire department and proposed communications facility is a well developed area of Fairfax County. The abutting properties, regardless of the zoning classification, contain institutional uses, such as a church and county government office. Beulah Street, which borders the Property, is a major route that feeds into Franconia Road, a heavily traveled county roadway. The instant proposal is consistent with and furthers the recommendations and goals of the Plan.

The Applicant's analysis of its network indicates that there are coverage problems in this area of Fairfax County. There is insufficient coverage along Beulah Street in this area.

A communications facility is appropriate when located on residentially zoned property developed with an institutional structure, such as a fire department. The location of the communications facility on the Property is consistent with other types of properties which have erected similar types and sizes of communications facilities.

General Standard 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The Property is zoned R-3. The existing fire department use is consistent with this standard. Applicant's proposal achieves this objective by proposing a structure, i.e. a communications facility designed to resemble a tree, which is commonly located on fire department property, a use that is permitted by Special Exception in the R-3 district.

The proposed communications facility will not increase the density of or conflict with the low density character of the R-3 zoning district. The application at its proposed location meets the yard requirements for the R-3 zone. No structure, including the communications facility, will be located closer than 24 ft from front lot line, 12 ft from any side lot line, or 25 ft from any rear lot line.

The communications facility is permitted in the R-3 District by Special Exception. The minor site modification proposed by the addition of the communications facility is consistent with the intent of the Ordinance.

General Standard 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, wall and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not

hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The existing fire department use is an established use and a well placed and appropriate development of land in the R-3 district. Adding the proposed communications facility is consistent with both the current use and context of the site.

Although the communications facility will be visible from nearby properties, it is compatible with the fire department use and will not create an adverse visual impact. The property to the west of the Property is county government offices; the property to the north is a church property and is zoned C-2. Beulah Street is to the east; the property to the south is zoned C-2. An 8 ft high security fence will enclose the equipment compound.

The communications facility is a passive addition to the Property. No studies have been presented which demonstrate that the presence of a communications facility causes a negative impact on property values. In fact, evidence exists that communications facilities do not negatively impact property values.

General Standard 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The traffic associated with the fire department use will not change. The communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance.

The proposed communications facility will have no impact as to traffic, noise, light pollution, air quality, water quality or radio frequency emissions on the adjoining properties or on or off site environmental features. The communications facility will only generate one or two vehicle trips per month to the Property. The communications facility will operate continuously and automatically and will not require personnel on site or hours of attendance. It will operate twenty four (24) hours per day, three hundred and sixty five (365) days per year.

General Standard 5. In the addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

The Applicant submits that the screening and landscaping currently on the Property are appropriate and effective and that the addition of the communications facility is fully consistent with this level of buffer. The proposed location of the communications facility is current a paved parking lot and the surrounding area will remain a paved parking lot after the communications facility is constructed. The communications facility is on property that is surrounded by mixed uses and commercial zoned areas. The equipment compound is screened by an 8 ft security fence. The Applicant believes that no further landscaping or screening should be required and requests a waiver from buffer and screening requirements.

General Standard 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The current use established on the Property, as modified by the addition of the communications facility, satisfies the open space requirement for the R-3 zoning district.

General Standard 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed communications facility does not burden the existing facilities. Adequate parking exists to support the established fire department use as well as the proposed communications facility use.

General Standard 8. Signs shall be regulated by the provisions of Article 12; however the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

There will be no signs associated with the proposed communications facility. Any existing signs associated with the fire department use will remain as is and will not be modified.

#### **4. Specific Requirements for Category 3 Special Exception**

As explained above, the proposed communications facility also satisfies the specific requirements of Category 3 Special Exception Uses in 9-309 of the Ordinance. The fire department use currently on the Property will remain unchanged. Furthermore, the proposed communications facility meets the requirements of the Ordinance and is consistent with the objectives and overarching goals of the Comprehensive Plan. As stated above, the proposed communications facility is a common use associated with a fire department and will not negatively impact or change the character of the fire department or surrounding properties.

#### **5. Compliance with the Comprehensive Plan**

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

**Objective 42: In order to provide for the mobile and land based telecommunications network for wireless telecommunications systems licensed by the Federal Communications Commission and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, located the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.**

**Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunications facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers and water storage facilities when the telecommunications facilities can be placed inconspicuously to blend with such existing structures.**

The Applicant looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. Applicant further looked for tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The

area is zoned residential and commercial, but predominantly used for commercial uses and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

**Policy b. Locate new structures that are required to support telecommunications antennas on properties that provide the greatest opportunity to conceal the telecommunications facilities and minimize their impact on surrounding areas.**

Applicant is proposing to locate the communications facility on a .32 acre parcel that currently contains a fire department. The communications facility will be located at the side of the parcel, set back from Beulah Street. The location of the communications facility will meet set backs in the R-3 zone. The location of the communications facility will not impact or impede the Property's current use as a fire department.

**Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.**

Applicant considered several other parcels for the location of its communications facility. The following alternative locations were evaluated:

	<u>Site</u>	<u>Address</u>	<u>Zoning</u>
1.	Existing Building This location could not provide coverage to the required coverage area.	5920 Trinity Parkway	
2.	Existing Building This property is outside of Applicant's targeted coverage area.	6354 Walker Lane	PDC
3.	Scott Key Middle School This property is a middle school, which is not a preferred location. It is also outside of the Applicant's targeted coverage area.	6402 Franconia Rd	R-3
4.	County Government Property This property adjoins the Property and houses County government offices and the County Police Station. The County was unwilling to lease space to Applicant.		

**Policy e. Locate mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.**

Applicant will make space available on the communications facility to accommodate additional carriers as requested and as available.

**Policy f. Ensure that height of the towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation when visually appropriate.**

Applicant has designed the communications facility to be at the lowest height possible in order to provide coverage to the desired coverage area. The antennas are mounted within the branches of the tree and the cables will be placed inside of the pole to reduce visibility. The communications facility will create minimal visual impact.

**Policy h. Design, site and/or landscape mobile and land based telecommunications facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height and material of the proposed structures and their relationship to other structures on the property and surrounding areas.**

The attached Special Exception Plat shows the design of the monopole communications facility and its relation to the existing structures on the Property. The monopole communications facility will be 120 ft in height. It is placed in a rear corner of the Property. Applicant proposes a 40 ft by 30 ft equipment compound. The equipment compound will be surrounded by an 8 ft high security fence. Applicant will place equipment cabinets within the compound. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the communications facility.

**Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.**

Photographs of the Property as well as photographs showing simulations of the monopole communications facility are included as part of the Special Exception application. The monopole will be minimally visible from the properties surrounding the Property.

Applicant held two balloon tests which were observed by interested neighbors, community groups, staff, Planning Commission and Board of Supervisors.

**Policy j. Mitigate the visual impact of proposed telecommunications structures and their antennas and ancillary equipment, using effective design options appropriate to the site such as:**

**Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;**

**Blending facilities with an existing pattern of tall structures;**

**Obscuring or blocking the view of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;**

**Increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.**

The Applicant has picked the best location available in this area. The Property, while zoned R-3 is used for a fire department and the surrounding uses are institutional or commercial. Applicant will screen the equipment compound with a fence and leave existing landscaping intact as much as possible.

None of Applicant's surrounding communications facilities can be raised in height nor can any other changes be made in Applicant's existing communications facilities that will improve coverage in the area of the Property or obviate the need for the communications facility.

**Policy k. Locate telecommunications facilities to ensure the protection of historically significant landscapes. The views and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunications facilities.**

Applicant will submit, prior to any construction, a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas.

**Policy l. Site proposed facilities to avoid areas of environmental sensitivity.**

There are no wetlands at the location of the communications facility or any other areas of environmental sensitivity. The communications facility will not be located in a floodplain. Applicant will comply with all environmental regulations that pertain to the Property.

**Objective 43. Design telecommunications facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.**

**Policy a. Disguise and camouflage the appearance of telecommunications facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers and trees) that are typically found in a similar context and belong to the setting where placed;**

While the Property is zoned R-3, the use is more commercial in nature and the surrounding uses are likewise commercial or institutional. It is not uncommon to find fire departments with similar type and size communications facilities on their property.

**Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;**

Applicant's communications facility is at the lowest height required to provide coverage to the target area. The height is not unusual for a communications facility located on a fire department property. The equipment compound will be of normal size for a communications facility and will be screened by an 8 ft security fence.

**Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunications facility and supports its design, location and appearance.**

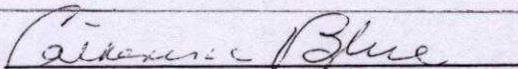
Applicant will leave as much existing landscaping as possible on the Property to provide screening.

For the reasons stated above, the Applicant respectfully requests that a Special Exception be granted.

If you have any questions, please do not hesitate to contact me.

Very truly yours,  
Donohue & Blue

By:

  
Catherine Blue

Attachments: Tax Map  
Photos of the Property

MAY 30 2008

Zoning Evaluation Division

**Statement of Engineering Justification  
In support of the Application by  
Nextel Communications of the Mid-Atlantic Inc  
For Special Exception and 2232 Review**

In accordance with the requirements of the Zoning Ordinance of Fairfax County, VA, Nextel Communications of the Mid-Atlantic, Inc. ("Applicant") submits this Statement of Engineering Justification in support of its request for Special Exception relief for a communications facility situated on property owned by Franconia Volunteer Fire Department, Inc. ("Fire Department") and operated as volunteer fire house.

1. Reason for Request

In connection with the build out of its wireless communications network in the Washington DC Metropolitan area, the Applicant requires a communications facility in order to provide sufficient coverage to an area bounded by Van Dorn Street to the east, southward along Beulah Street, north toward Interstate 495 and west along Franconia Rd to the Fairfax County Parkway. This is a highly trafficked area, both as a commuter route to access Interstates 495/95 and for people traveling to the malls, schools and business in the area. The Applicant's signal in this area is weak due to the absence of a communications facility to transmit and receive wireless signals to and from wireless handset users in the general area. This gap in service results in dropped calls or the inability of Applicant's subscribers to access the Applicant's network.

2. Engineering Support

The Applicant is attaching hereto two propagation maps, the first showing levels of coverage currently available in the area of the proposed communications facility and the second showing the change in coverage projected when the proposed communications facility is built.

The Applicant currently has two communications facilities that attempt to cover this area. They are:

Site DC03XC314, located at Van Dorn Street and Interstate 495

Site WA73XC173, located at Franconia Springfield Parkway

While both of these communications facilities provide some coverage to the surrounding area, none of them reaches well into the area to be served by the proposed communications facility. These two sites are approximately 2 miles apart, too far apart to hand off traffic well between the two sites. As a result, Applicant's subscribers that can initiate calls may be unable to carry them between the existing wireless communications facilities. Applicant needs the proposed communications facility to cover the area involved and to connect to the other communications facilities in its network.

The first map shows a coverage level in the area that is unacceptable, with the areas in blue and red showing coverage only outdoors on the street, or in a car and white areas where there is no coverage.

Applicant's subscribers in the blue and red areas may have a difficult time accessing Applicant's network or, if able to access the network, would have a difficult time staying connected to the network.

The second map show that when the proposed communications facility is constructed, the Applicant's subscribers will be able to both access the Applicant's network and hold the call as they moved toward Applicant's other sites in the area. The map shows that the proposed communications facility will provide in-building coverage, something that is increasingly important as people use their wireless phone as their only phone or to access internet or data services.

### 3. Proposed Location

The Applicant chose the proposed location after looking for various collocation opportunities in the area. The area is largely residential with few commercial areas close enough for use. Applicant approached the County government about leasing space for a communications facility at the Lee District Government Center, but was advised that there wasn't sufficient space available on that property. Applicant looked for tall buildings that could support antennas, but there were no buildings of sufficient height in the general area. Applicant considered Key Middle School, but under County policy, middle schools are not a preferred location for communications facilities. The only appropriate location is the proposed location, which consists of a fire department and adjacent parking areas. While the proposed location is zoned R-3, it is surrounded by properties that are zoned C-2 and which are used for commercial or institutional uses.

### 4. Collocation Opportunities

Applicant will entertain collocation requests from other communications providers, subject to space availability and interference concerns.

### 5. Conclusion

Applicant has shown that it has a gap in coverage in the area of the proposed wireless communications facility and that it needs a communications facility in the area to provide improved coverage to its subscribers. Applicant has shown that it has investigated alternate locations for its proposed communications facility and that no better locations are available that will provide coverage in the proposed area.



# FAIRFAX COUNTY

APPENDIX 4

BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

August 30, 1995

William E. Schurtz  
The Franconia Volunteer Fire Dept., Inc.  
6623 Beulah Street  
Post office Box 10038  
Franconia, Virginia 22310

RE: Special Exception Amendment  
Number SEA 80-L-127-2  
(Concurrent with RZ 95-L-017)

Dear Mr. Schurtz:

At a regular meeting of the Board of Supervisors held on August 7, 1995, the Board approved Special Exception Amendment Number SEA 80-L-127-2 in the name of Board of Supervisors' Own Motion/Franconia Volunteer Fire Department, Incorporated, located at Tax Map 81-3 ((5)) 20, 20A and 21, for a building addition to the Franconia Volunteer Fire Department pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, which supersede any previous development conditions; previously approved development conditions are denoted by an asterisk(\*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Plat entitled Franconia Volunteer Fire Department, Lot 21 And A Portion Of Lot 20 & 20-A, Section 2, Franconia Hills and prepared by Springfield Engineering Corporation, P.C., which is dated April 1994 and these conditions.

- \*4. Significant trees on Lot 20A shall be retained, and incorporated into the landscape plan for the site, as practical, subject to the review and approval of the Urban Forestry Branch, Department of Environmental Management (DEM).
- \*5. On-site testing of noise generating equipment shall not be permitted.
6. In conjunction with the Virginia Department of Transportation (VDOT) Project #0613-029-309, C501, dedication of right-of-way, up to a maximum of fifteen (15) feet along the site's Beulah Street frontage, shall be provided upon demand by VDOT or Fairfax County, whichever first occurs. Ancillary easements shall also be provided.
7. If the existing four (4) foot wide sidewalk along the site's Beulah Street frontage is not ~~placed within the right-of-way after dedication, a public access easement shall be provided.~~

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

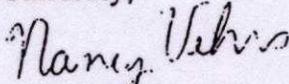
- Waived the transitional screening requirement along the northern and eastern boundaries of the site; and
- Waived the barrier requirement along the eastern boundary of the site.

SEA 80-L-127-2  
August 30, 1995

3.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

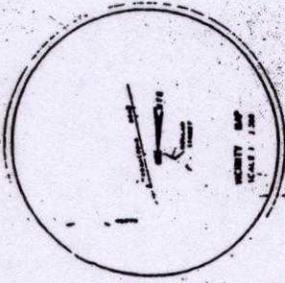
NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, ZPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acqu. & Planning Dvs., Park Authority

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

SEP 1 1995

ZONING EVALUATION DIVISION



THIS SITE PLAN IS SUBMITTED FOR THE PURPOSES OF THE CITY OF SPRINGFIELD, MISSOURI, CHAPTER 107.000, SECTION 107.010, AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**SITE PLAN**

DATE: 01/15/2011 BY: [Name]

PROJECT: [Project Name]

SCALE: 1/4" = 1'-0"

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SPECIAL EXCEPTION AMENDMENT NO. 1-27 (GRANTED JANUARY 3, 2011)

PROVIDING UNLIMITED FIRE DEPARTMENT ACCESS TO ALL BUILDINGS AND AREAS

LOT 10 AND LOT 11, BLOCK 10, SUBDIVISION 10, CITY OF SPRINGFIELD, MISSOURI

SPRINGFIELD, MISSOURI

PLANNING DISTRICT: 10TH DISTRICT

CITY OF SPRINGFIELD, MISSOURI

**SPRINGFIELD ENGINEERING CORPORATION, P.C.**

REGISTERED PROFESSIONAL ENGINEERS

STATE OF MISSOURI

1000 W. WASHINGTON STREET, SUITE 1000, SPRINGFIELD, MISSOURI 65804

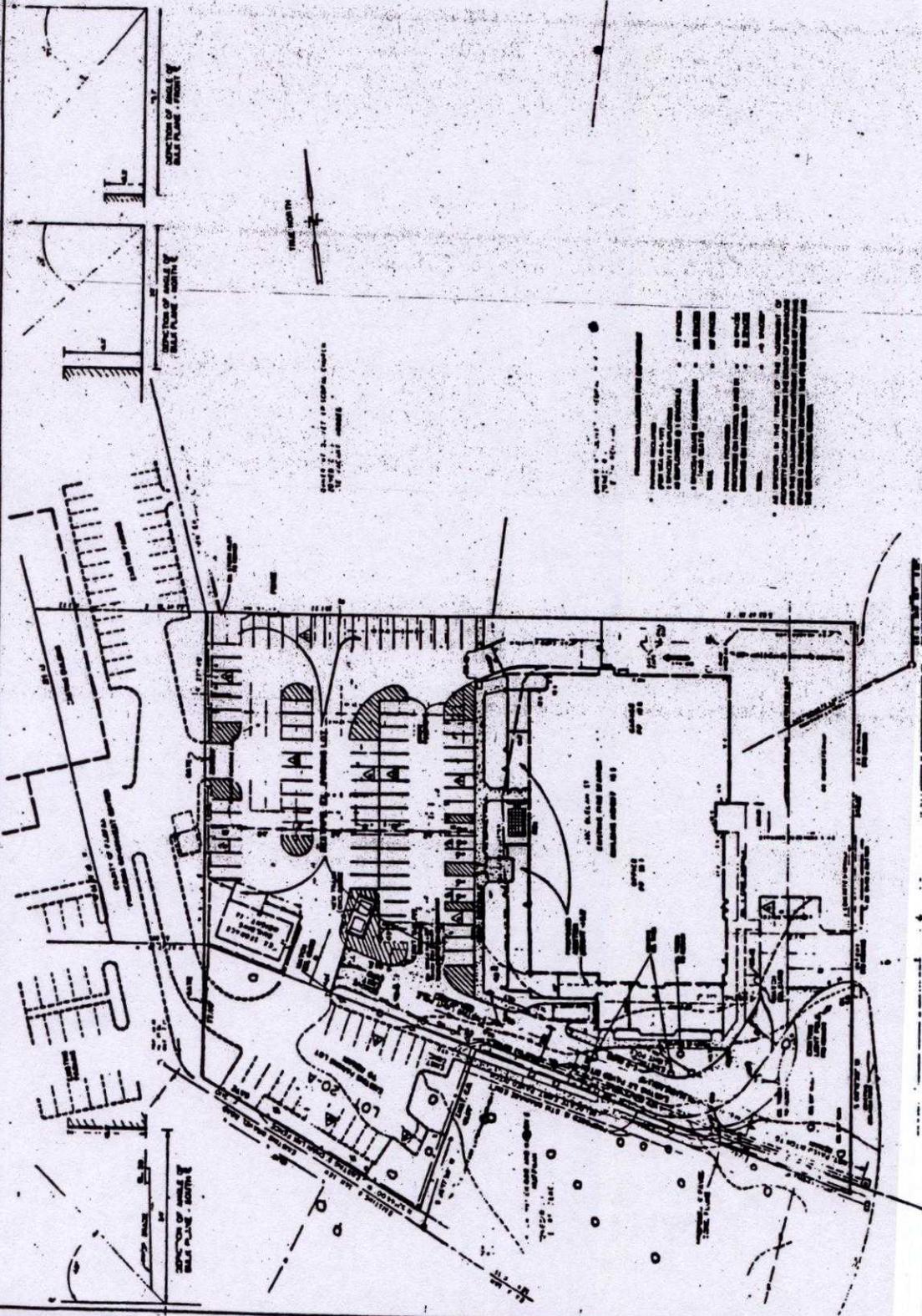


1078.000

BEGLAR STREET

SPRINGFIELD, MISSOURI

SPRINGFIELD ENGINEERING CORPORATION, P.C.  
 REGISTERED PROFESSIONAL ENGINEERS  
 STATE OF MISSOURI  
 1000 W. WASHINGTON STREET, SUITE 1000, SPRINGFIELD, MISSOURI 65804

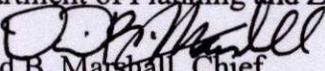


NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILROAD UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.  
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## COUNTY OF FAIRFAX, VIRGINIA

## MEMORANDUM

**TO:** Regina Coyle, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:**   
David B. Marshall, Chief  
Facilities Planning Branch, Planning Division  
Department of Planning and Zoning

**SUBJECT:** Section 15.2-2232 Review  
**Application 2232-L07-2**  
**Nextel Communications of the Mid-Atlantic, Inc. d/b/a**  
**Sprint Nextel Communications**  
**Concurrent with SEA 80-L-172-3**  
**Franconia Volunteer Fire Department, Inc.**  
**6304 Beulah Street, Alexandria, VA 22310**  
**TAX MAP: 81-3 ((5)) 0020, 20A**

**REFERENCE:** SEA 80-L-172-3 Nextel Communications of the Mid-Atlantic, Inc. / Franconia Volunteer Fire Department, Inc.

**DATE:** July 9, 2008

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning ("DPZ") staff regarding the review of public facilities projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed telecommunication facility (concurrent with Special Exception Amendment SEA 80-L-072.)

**PROJECT DESCRIPTION**

(Attachment A)

The applicant, Nextel Communications of the Mid-Atlantic, Inc. d/b/a Sprint Nextel Communications (subsequently referred to as "Nextel") proposes to construct a telecommunications facility consisting of a 107-foot simulated evergreen tree monopole (subsequently referred to as a tree monopole) and related equipment compound on the site of the Franconia Volunteer Fire Department ("the subject property") at 6304 Beulah Street, Alexandria.

The subject property is comprised of a 15-foot high volunteer fire department building, accessory building (garage) and two parking areas (main parking behind the building and auxiliary parking in the southern portion of the site) surrounded on three sides by a 5-foot high chain link fence. Access from Beulah Street occurs in front of the building at the access lane which leads to the rear parking area and a lane to the fire truck bays that also lead to the rear parking. Site vegetation consists of building foundation plantings and deciduous trees immediately adjacent to the main building as well as evergreen trees in the auxiliary parking area.

The proposed tree monopole will be located in the northwest corner of the subject property within an equipment compound approximately 150 feet from the main building, adjacent to parking spaces. The proposed tree monopole is located 40 feet 10 inches from the northern property boundary, 362 feet 3 ½ inches from the eastern property boundary, 170 feet 3 inches from the southern property boundary and 29 feet 3 ½ inches from the western property boundary.

Originally, the applicant proposed that a 128-foot monopole be located in the southeast end of the auxiliary parking area within the proposed equipment compound. However as the result of a balloon test to measure potential visual impacts of the proposed structure, it was determined that the proposed monopole's location would negatively impact surrounding residential development and the public way of Beulah Street. A subsequent balloon test demonstrated that a tree monopole at a height of 110 feet and equipment compound located approximately 250 feet northwest of the original monopole location would facilitate the structure blending with an existing 75 to 80-foot high tree buffer located along the northern boundary of the subject property on the Olivet Church property. The applicant reduced the height of the proposed tree monopole to 107 feet.

Initially the development of this telecommunications facility will consist of the installation of the tree monopole, 12 antennas for Nextel at a 98-foot high centerline, the equipment compound, Nextel wireless telecommunications equipment cabinets including a battery cabinet, GPS antenna, PPC equipment, and a CSC (Cell Site Cabinet). Subsequently, two telecommunications providers will be able to add two sets of antennas (12 antennas each, at a height of 88 feet and 78 feet respectively). A GPS antenna will be located on the Nextel equipment cabinet and is the position finding antenna used to provide E911 services. Within the equipment compound two lease areas for shelters or cabinets are reserved for the two future telecommunication provider's use. The total number of antennas to be located on the tree monopole is 37.

The applicant amended Application 2232-L07-2, under which the proposed facility will include the following (all areas and dimensions are approximate):

- Location:** The tree monopole will be located in the northwest corner of the property, in the parking lot; the equipment compound (30 feet x 40 feet) will be located at the base of the tree monopole.
- Site:** Total acreage: 2.76 acres; Portion of Site Occupied by Proposed Use: 1,200 square feet.
- Structure:** 107-foot tall steel telecommunications monopole, which will resemble an evergreen tree.
- Antennas:** 1 wireless telecommunications carrier (Nextel) with up to twelve (12) antennae (53-inches long by 6.8-inches wide by 3.15-inches deep) within the branches of the tree monopole to be located at a height of 98-foot RAD center (RAD refers to the height location on a pole of the center of radiation for an antenna). The two future providers will have 12 antennas each (24 inches wide by 72 inches high) at 88-foot and 78-foot high RAD center, respectively. The proposed antennas will be concealed by branches/foliage of the tree monopole and will not protrude beyond the "branches" of the tree monopole. One GPS antenna (4-inch diameter, 27 inches

high) will be located on the Nextel equipment cabinet.

- Equipment:** Equipment shelter dimensions for the different carriers are as follows: Nextel equipment cabinets (3-foot 4-inch wide by 12-foot 13/4-inch long by 8-foot high) on a 10-foot wide by 26-foot concrete pad.
- Compound:** The compound's dimensions are 30' x 40' with an area of 1,200 square feet. The compound, enclosed by an 8-foot high board on board wood fence, will initially contain the 1 Nextel telecommunications carrier equipment pad (10-foot wide by 26-foot wide.) There are two lease space areas for future providers within the equipment compound: 16-foot long by 16-foot wide and 11-foot 6-inch wide by 20-foot long, respectively.
- Utilities:** All utilities needed for the proposed facility are available.
- Access:** One 12-foot wide access gate, on the southern side of the equipment compound which opens onto the parking area.
- Operations:** Unmanned; operational 24 hours/day; a few maintenance visits per year.
- Screening:** No landscaping is proposed for the equipment compound.

The applicant states that there are no existing nearby structures tall enough on which to collocate antennas in order to fill a gap in service in this area of the County. According to the applicant there will be no environmental or transportation impacts, no noise or light pollution, no adverse impacts on air or water quality, or any impacts on historically significant areas. The applicant notes that the tree monopole's height is the minimum necessary to accomplish the required coverage in the Franconia area and will have collocation capability for up to 3 telecommunication service providers.

### **On- and Off-site Considerations**

On- and Off-site impacts anticipated by the applicant are summarized below:

- *Traffic* – Due to the limited number of site visits required to maintain the telecommunications equipment at the unmanned site, no impacts relating to traffic are anticipated. There is no parking proposed for the telecommunications facility; the proposed facility will displace up to 8 parking spaces.
- *Noise control* – Due to the unmanned nature of the site and the limited equipment installed, no impacts relating to noise are anticipated.
- *Light pollution* – The proposed facility will not be lighted.
- *Air quality* – No impacts relating to air quality are anticipated.
- *Visual impact* – The applicant has stated that the proposed facility will have no material adverse impact on the visual quality or character of the general proposed area. The facility is proposed to be a tree monopole on R-2 District zoned property, where the surrounding properties consist of a church, Lee District County Government Building (including Fairfax County Police Station), medical office building and Walhaven residential subdivision. The proposed tree monopole is located behind the fire station (west of Beulah Street), to the south of the 75-80 foot tree buffer

on Olivet Church property, east of the police parking lot of the Franconia Government Center/Police Station, and north of the medical office building with a tree buffer adjacent to the fire station property. Due to its oblique location, it is only partially visible to the surrounding roads and adjacent residential development across Beulah Street to the east and Franconia Road to the north. The proposed telecommunication facility will not require the removal of any trees and will displace up to 8 parking spaces in the northwest corner of the parking lot behind the fire station building. The applicant has made efforts to minimize any negative visual impact from the installation of the structure on the surrounding properties by disguising it as an evergreen tree which utilizes tree branches to obscure the antennas. Additionally, at this location visual impacts from the tree monopole location will be minimized by the fire station building to the east, the existing mature woodland tree buffer that exists to the north and south of the site to minimize any impacts. The multi-species tree vegetation provides many different tree heights which will help break up the visual impact of the structure. Evergreen trees located between the Franconia VFD and the Police Station provide screening of the western side of the equipment compound.

- *Water Supply and Water quality* – This project has a total disturbed area of 1,200 square feet for the first phase and according to the applicant does not require storm water management.

## PLANNING ANALYSIS

The subject property is located on the west side of Beulah Street between Franconia Road to the north and Grovesdale Street to the south. It is bordered by Olivet Church to the north, Franconia Elementary School and single family detached residential development to the east, a medical office building to the south and the Franconia Government Center/Police Station to the west. The subject property is planned for public facilities, institutional and governmental use and office use. The surrounding area is planned for public facilities, institutional and governmental use (Olivet Church) and retail and other related uses to the north; public facilities, institutional and governmental use (Franconia Elementary School) and residential use at 1-2 dwelling units per acre to the east; and office use to the south and public facilities, institutional and governmental use to the west (Franconia Government/Police Station). This area is located in the S9 Beulah Community Planning Sector (S9) of the Springfield Planning District in Area IV.

In the Fairfax County Comprehensive Plan, 2007 Edition; Area IV; Springfield Planning District as amended through August 8, 2007, S9 Beulah Community Planning Sector; Recommendations, Land Use; page 95; the Plan states:

- “3. Within the Franconia Road, Beulah Street, and Grovedale Drive triangle, the area located south and west of both the Franconia Fire Station and the Franconia Government Center is planned for low intensity office use. Neighborhood-serving retail use up to .25 FAR is planned along Franconia Road. In order to develop either office or retail uses in the area, the following conditions should be met:
  - Substantial parcel consolidation and a coordinated development plan that reflects a superior site layout and architectural design should be an element of any development proposal;
  - The visual impact of any proposed development on the adjacent stable, low density

residential neighborhood to the east should be screened by using substantial landscaping, berms, and other effective and aesthetic screening techniques. No commercial uses should directly front on Beulah Street;

- A field survey should be conducted prior to final design plans and, if significant historic resources are found, appropriate preservation measures should be incorporated into the design phase;
- Development should be designed to retain as many of the indigenous hardwood trees as possible. Pedestrian-oriented open space areas, such as an easily accessible urban park, should be incorporated as an element of the development plan; and
- Roadway improvements necessary to ensure an acceptable level of service within the area affected by the development should be provided. The design of the internal circulation pattern and the location of related access points should be planned to minimize the traffic impact on the adjacent residential area.”

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Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES, GENERAL GUIDELINES**, pages 38 and 39:

**“Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network’s necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies. ...**

- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures. ...
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate. ...
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas.

Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.

Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:

- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence; ...

**Objective 43:** Design telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. ...

Policy a. Disguise and camouflage the appearance of telecommunication facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed;...”

## ZONING REVIEW

The property is zoned R-3, HC and is subject to Special Exception SEA 80-L-172-3. Special exception amendment approval is required in order to construct a tree monopole on this site. Special Exception Amendment application SEA 80-L-172-3 was submitted for a light utility use and a telecommunications facility.

## ENVIRONMENTAL REVIEW

(Attachment B)

The staff of the Environment and Development Review Branch, Planning Division in DPZ reviewed the application and noted the following issues:

Based on documents supplied by the applicants it was noted that the facility will be located in a paved area currently used for parking at the fire station. It appears that there will be little or no existing vegetation removed as a result of the proposed construction. As such, it appears that there will be no significant environmental impacts as a result of this application.

**TRANSPORTATION REVIEW**

(Attachment C)

The Fairfax County Department of Transportation staff provided the following comments:

The parking spaces taken by the proposed monopole should not lower the number of parking spaces to less than what is required under SEA 80-L-127 (107 spaces). Also, the proposed monopole should not interfere with the design of a future internal circulation pattern associated with the development of the area south of the Franconia Volunteer Fire Department.

**COMMUNICATION REVIEW**

(Attachment D)

The Emergency Communications Branch of the Department of Information Technology (DIT) thoroughly reviewed the application and found that it is in harmony with the Telecommunications portion of the Comprehensive Plan and meets or exceeds Federal Communications Commission Standards for emission levels at the site

DIT's review of the potential "worst case" radiofrequency emission levels followed the Federal Communications Commission Guidelines *OET Bulletin 65- Edition 97-1 Dated August 1997* entitled *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*. This review has shown that all known antennas on the monopole will have combined emissions of less than 1% of the Federal Communications Commission Rules and Regulations (47 CFR Part 1.1310 Radiofrequency Radiation Exposure Limits for General Public/Uncontrolled Exposure Standards) in the unsecured area, at ground level, within 2000 feet of the monopole.

**ENVIRONMENTAL AND SITE REVIEW DIVISION  
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES**

(Attachment E)

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on the property.

Floodplain

There is no regulated floodplain on the property.

Downstream Drainage Complaints

There is no record of drainage complaints on file.

Storm Water Management

DPW&ES has reviewed the subject application and found that while the application generally meets the Storm Water Management requirements. The applicant should endeavor to reduce volume of runoff leaving the site by use of LID (low intensity design) measures.

## HISTORIC RESOURCES

(Attachment F)

The Historic Resources staff of the Planning Division of DPZ initially concluded that:

Background: The parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or documented in the Historic Resources Survey. No heritage resources have been identified or documented as being located on this parcel.

The applicant conducted an evaluation in accordance with Section 106 of the National Historic Preservation Act to determine if the proposal would adversely affect heritage and cultural resources. The presumed *Area of Potential Effects* for visual effects for this application was a half mile.

The applicant's evaluation identified that the Olivet Episcopal Church at 6236 Beulah Street; a property listed on the Fairfax County Inventory of Historic Sites. The evaluation determined that the proposal would not have an adverse effect because "The tower will be partially visible from this historic property, but modern intrusions such as recent development are present between the proposed town and this historic property. Therefore, the project will not further diminish the historic character of the Olivet Episcopal Church."

Finding: While DPZ staff does not necessary agree with the applicant's statements which assert that because modern development has intruded upon a historic property that additional modern development will not adversely effect the historic character of a site, staff does concur with the finding of the Section 106 evaluation. Staff finds that the installation of a 120' high monopole will not diminish the historic character of the Olivet Episcopal Church, the only historic property that will be affected by the monopole.

Note: The applicant reduced the height of the tree monopole to 107 feet.

## ALTERNATIVE LOCATIONS

The applicant considered the following alternate sites; for the reasons noted below none of the alternate sites is preferable to the subject property:

- 1) existing building at 5920 Trinity Parkway – this location could not provide coverage to the required coverage area;
- 2) existing building at 6354 Walker Lane – this property is outside of applicant's targeted coverage area;
- 3) Scott Key Middle School at 6402 Franconia Road – this property is a middle school, which is not a preferred location and is also outside of the applicant's coverage area;
- 4) Franconia Government Center/Police Station – this property joins the subject property and consists of the county government offices and the county police station. The County was

unwilling to lease space to the applicant.

### **ON-SITE MONOPOLE HEIGHT TEST**

The applicant conducted a balloon test to evaluate the visual impact of the original proposed 128-foot monopole located in the southeastern corner of Parcel 20A, the southern parcel of the subject property and an alternate location for a 128-foot monopole in the northwest corner of Parcel 20. Parcels 20 (northern portion) and 20A (southern portion) comprise the subject property, the Franconia Volunteer Fire Department. The community was invited to attend the balloon test simulating the height of the proposed structures at two locations within the subject property. Initially, the applicant proposed a 128-foot monopole in the southeastern corner of the subject property. Prior to the balloon test it was determined that the close proximity of the original monopole location to the Walhaven residential subdivision across Beulah Road to the east would necessitate some form of stealth design, either a simulated flagpole (flag monopole) or a simulated evergreen tree monopole (tree monopole).

#### **Original Location – Southeast corner of Parcel 20A**

The original monopole location is located 20 feet from the eastern boundary and 35 feet from the southern boundary of Parcel 20A (immediately adjacent to the medical office building property). This property was the subject of a prior RZ/SE which permitted additional office building spaces to be constructed and established an open space area due east of this location. However the trees located in the open space area are only 20-30 feet high/tall.

Observations at the balloon test of the original location in the southeast corner of the site revealed that the upper 80-90 feet of the 128-foot monopole would be visible to the direct view of the Walhaven residential development and the Franconia Elementary School. The distance from the original monopole location to the nearest house is approximately 300 feet. Visual impact was observed from Clames Drive, Walhaven Drive, and Kathmoor Drive. The Maple Grove/Simms Addition residential subdivisions, north of Franconia Road has view of the upper ¼ of the monopole at this location. The nearest house to the original proposed monopole location in this subdivision is approximately 800 feet. The upper half of the monopole, approximately 60 feet would be visible from the public way, Beulah Street.

#### **Alternate Location – Northwest Corner of Parcel 20**

The alternate location is in the northwest corner of Parcel 20, 25 feet from the northern boundary adjacent to Olivet Church, 30 feet from the western boundary adjacent to the Franconia Government Center, 275 feet from the southern boundary of Parcel 20A and 350 feet from the eastern boundary along Beulah Street. The alternate location is approximately 500 feet from the nearest house in the Walhaven residential subdivision, east of Beulah Street and approximately 400 feet from the Franconia Elementary School. The balloon test examined the following heights: 128 feet, 110 feet and 80 feet.

Observations at the balloon test of the alternate location in the northeast corner of the site revealed

that the upper 20-25 feet of the monopole was visible at 110 feet and that the view was oblique to the Walhaven residential area and the neighborhoods north of Franconia Road. Staff did not observe potential impacts of the monopole from other residential neighborhoods in the immediate area. The applicant reduced the height of the proposed tree monopole to 107 feet.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN

Section 15.2-2232 of the *Code of Virginia*, as amended, charges the Planning Commission with the determination whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

- Location

Plan guidelines support the location of telecommunication uses on existing public facility and utility sites and commercial or industrial properties provided these locations provide opportunities to blend the facility with its surroundings. Although not publicly owned, the Franconia Volunteer Fire Station site is recognized as a public safety facility and its operations are supported in part by Fairfax County. In addition, it is located adjacent to other public uses. The applicant states that a number of other sites in the surrounding vicinity were evaluated, some as far away as 1 mile from the subject property, as a possible alternative location. Other properties were not suitable for the location of facility due to the lack of acceptance by the property owners. In addition, within the service area, there were no other tall structures to support collocation of the antennas and related equipment. In addition, existing telecommunication facilities suitable for collocation are too far from the target coverage area around the subject property. The proposed location has been determined ideal to service the target area and is consistent with the Plan guidelines to consider public, commercial or industrial that provide opportunities for concealment and minimizing visual impacts.

North of the subject property is a buffer of tall trees (75-80 feet tall) along the southern boundary of Olivet Church. This buffer will serve to blend with the tree monopole to mitigate the visual impact to Franconia Road and residential development to the north and northwest. The fire station along with the vegetation in the south parking area of the subject property and adjacent medical office building site will also mitigate the visual impact of the proposed tree monopole upon Beulah Street and residential development. The tree monopole is located in a part of the subject property which is farthest away from residential development. These visual impact reduction measures fulfill the Plan Recommendation concerning mitigation of the visual impact of proposed telecommunications facilities upon surrounding development.

The three proposed telecommunications providers on the tree monopole satisfy the collocation criteria of the Comprehensive Plan. The proposed facility will be central to an existing service void in the reception area. Finally, the proposed telecommunications facility is not located within a flood plain or other environmentally sensitive area, and does not impact upon any historical resources, in accordance with the Plan Guidelines.

- Character

The proposed tree monopole will be designed to look like an evergreen (pine) tree with simulated bark, tree limbs and pine needles on the branches. This tree monopole design in combination with existing landscaping and adjacent structures should mitigate its visual impact and help the facility to blend with its surroundings.

A visual impact analysis was conducted to determine the maximum mitigation of the visual impact of the proposed tree monopole. Based on the balloon test conducted at the simulated height of 128 feet, staff determined that the overall height created unacceptable levels of visual impact and that a reduction in the structure's height would better conceal the facility. At the height of 107 feet views from adjacent residential development are distant and at an oblique angle minimizing the visual impact of the propose tree monopole.

While most of the existing trees on and adjacent to the subject property range in height from approximately 20-30 feet to 75-80 feet in height, the 107-foot tree monopole will be placed in the northwestern most corner of the subject property to take advantage of the tree buffers and the fire station building. This location will maximize the distance between the tree monopole and surrounding residential properties, resulting in minimal visual impact. Therefore the proposed tree monopole is in harmony with and should effectively blend with the wooded, residential character of the area.

Staff concludes that the proposed tree monopole's northwest site location, design, narrow silhouette, concealed antennas and nearby existing trees and fire station structure will effectively mitigate the facility's visual impact on adjacent development. Therefore, the proposed tree monopole will be compatible and in context with the character of the public facilities and residential area along Franconia Road and Beulah Street. In staff's opinion, the proposed facility should not have a negative visual impact on the overall character of the surrounding area which is consistent with Plan objectives.

- Extent

The 2.67-acre subject property is developed with a fire station, parking and an accessory building. The simulated evergreen tree monopole and the equipment compound (approximately 30 feet by 40 feet) will occupy 1,200 square feet which accounts for less than one percent of the total area of the subject property. The property's size facilitates substantial setback of the telecommunications facility from adjacent residential development and its location on the property will cause the minimal loss of any parking spaces (8 spaces) without reducing required parking. DIT staff has concluded that the proposed facility including the providers' antennas to be installed on the tree monopole, will pose no harm to the County or its citizens. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site or on the possible future development of the site, in accordance with the Plan guidelines.

## CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal, Application 2232-S07-4, Nextel Communications of the Mid-Atlantic, Inc. construct a 107-foot high tree monopole, antennas, equipment shelters and compound and site improvements located at 6304 Beulah Street, Alexandria satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

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

Application Number: 2232-207-08

(assigned by staff)

*The application contains 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 6304 Beulah Street

City/Town Alexandria Zip Code 22310

**APPLICANT(S)**

Name of Applicant Nextel Communications of the Mid-Atlantic, Inc

Street Address 7065 Samuel Morse Dr., Suite 100

City/Town Columbia State MD Zip Code 21046

Telephone Number: Work (410) 953-7400 Fax ( ) \_\_\_\_\_

E-mail Address \_\_\_\_\_

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

Agent's Street Address 801 N. Fairfax Street, Suite 209

City/Town Alexandria State VA Zip Code 22314

Telephone: Work (703) 549-1123x104 Fax ( ) 703 549-5385

**PROPOSED USE**

Street Address 6304 Beulah Street, Alexandria

Fairfax Co. Tax Map and Parcel Number(s) 0813-05-0020 & 0813-05-0020A

Brief Description of Proposed Use \_\_\_\_\_

Installation of a 107 ft tree type monopole and 40 ft x 30 ft equipment compound

Total Area of Subject Parcel(s) .32 acres 2.76 (acres or square feet)

Portion of Site Occupied by Proposed Use 1200 sq ft (acres or square feet)

Fairfax County Supervisor District Lee

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

Zoning of Subject Property R-3 and HC overlay

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

SE 80-L-127; SEA 80-L-127-02

**PROPERTY OWNER(S) OF RECORD**

Owner Franconia Volunteer Fire Department Inc.

Street Address 6304 Beulah Street

City/Town Alexandria State VA 22310 Zip Code \_\_\_\_\_

**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 Catherine Blue

Signature of Applicant or Agent Catherine Blue

Date 7-3-2008

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*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: 7/3/08

By: \_\_\_\_\_

Additional information requested to complete application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date application accepted: 7/3/08

By: \_\_\_\_\_

## ART II: STATEMENT OF JUSTIFICATION

### Description of Proposed Use

Applicant is submitting this application to construct a 107 ft monopole communications facility designed to resemble a tree with a 40 ft x 30 ft equipment compound on the Property. The description of the communications facility is described on the Special Exception Plat entitled "Special Exception Plat" prepared by BC Architects and Engineers dated July 3, 2008. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the fire department building, garage or parking area are proposed.

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The communications facility will not create any noise, dust, fumes or vibrations. The impact of the fire department use is well known and established and will not materially change.

No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

Type of Operation: Mobile and Land Based Telecommunications Facility (proposed)

Hours of Operation: Mobile and Land Based Telecommunications Facility: continuous unmanned operation

Estimated Number of Patrons/Clients/ Pupils, etc:

Mobile and Land Based Telecommunications Facility: no personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance. Applicant will use the existing parking when it visits the communications facility. No additional parking will be required.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine maintenance. Traffic patterns of the existing fire department will not change as no change is proposed in the current use and conditions of that use.

Vicinity of General Area to be Served: Mobile and Land Based Telecommunications Facility: The vicinity on and around Route 644 from the Springfield Mall to Route 613, portions of interstate 495, Franconia, and Van Dorn Roads and the general area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction is proposed for the fire department building. The proposed communications facility will consist of a 107 ft monopole designed to resemble a tree with an equipment compound as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application.

Hazardous or Toxic Substances: No hazardous or toxic substances are generated, utilized, stored, treated or disposed of at the Property except for commonly used cleaning and maintenance products typically used by a communications facility. The fire department does have an existing underground storage tank storing diesel fuel for use by the fire department. The proposed communications facility will not impact the underground storage tank.

## 2. Requirement for Proposed Use

The proposed communications facility is necessary to cover Applicant's gap in service in the vicinity of and around Route 644 from the Springfield Mall to Route 613, portions of interstate 495, Franconia, and Van Dorn Roads and the general area surrounding the Property. As more specifically shown on the propagation maps submitted with this application, Applicant currently has poor to no coverage in this area.

The area in the vicinity of the communications facility is residential with commercial and institutional uses. There are no buildings tall enough to that are available to support antennas on the roof. Applicant has located the Property, which is approximately 32 acres in size, and which has sufficient space to place a communications facility and equipment compound. Applicant is proposing a monopole facility designed to resemble a tree. The equipment compound will be surrounded by an 8 ft security fence. The visual impact from the communications facility will be minimal. 2.76

## 3. Anticipated Impacts on Adjoining Properties and On and Off-Site Environmental Features

The proposed communications facility will have no impact as to traffic, noise, light pollution, or water quality on the adjoining properties. The antennas will be mounted within the branches of the tree type monopole and the cables that run between the antennas and the equipment shelter will be placed inside of the pole. The equipment compound will be screened by an 8 ft security fence.

## 4. Alternative Sites Considered by Applicant

Applicant considered the following alternate sites; for the reasons noted below; none of the alternate sites is preferable to the Property.

	<u>Site</u>	<u>Address</u>	<u>Zoning</u>
1.	Existing Building This location could not provide coverage to the required coverage area.	5920 Trinity Parkway	
2.	Existing Building This property is outside of Applicant's targeted coverage area.	6354 Walker Lane	PDC
3.	Scott Key Middle School This property is a middle school, which is not a preferred location. It is also outside of the Applicant's targeted coverage area.	6402 Franconia Rd	R-3

County Government Property

This property adjoins the Property and houses County government offices and the County Police Station. The County was unwilling to lease space to Applicant.

5. Relationship of the Proposal to the Comprehensive Plan

The Applicant's proposed communications facility use is consistent with the objectives under the policy plan element of the Comprehensive Plan regarding Mobile and Land Based Telecommunications Services.

**Objective 42: In order to provide for the mobile and land based telecommunications network for wireless telecommunications systems licensed by the Federal Communications Commission and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, located the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies.**

**Policy a. Avoid the construction of new structures by locating mobile and land-based telecommunications facilities on available existing structures such as building rooftops, telecommunication and broadcast poles and towers, electrical utility poles and towers and water storage facilities when the telecommunications facilities can be placed inconspicuously to blend with such existing structures.**

The Applicant looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. Applicant further looked for tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is zoned residential and commercial, but predominantly used for commercial uses and there are no existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

**Policy b. Locate new structures that are required to support telecommunications antennas on properties that provide the greatest opportunity to conceal the telecommunications facilities and minimize their impact on surrounding areas.**

Applicant is proposing to locate the communications facility on a <sup>12.76</sup> .32 acre parcel that currently contains a fire department. The communications facility will be located in a rear corner of the parcel, set back from Beulah Street. The location of the communications facility will meet set backs in the R-3 zone. The location of the communications facility will not impact or impede the Property's current use as a fire department.

**Policy c. Subject to the availability and feasibility of a public site, when multiple sites have equal opportunity to minimize impacts, consider public lands as the preferred location for new structures.**

Applicant considered several other parcels for the location of its communications facility. The following alternative locations were evaluated:

<u>Site</u>	<u>Address</u>	<u>Zoning</u>
Existing Building This location could not provide coverage to the required coverage area.	5920 Trinity Parkway	
1. Existing Building This property is outside of Applicant's targeted coverage area.	6354 Walker Lane	PDC
3. Scott Key Middle School This property is a middle school, which is not a preferred location. It is also outside of the Applicant's targeted coverage area.	6402 Franconia Rd	R-3
4. County Government Property This property adjoins the Property and houses County government offices and the County Police Station. The County was unwilling to lease space to Applicant.		

**Policy e. Locate mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due to site limitations or visual impact concerns.**

Applicant will make space available on the communications facility to accommodate additional carriers as requested and as available.

**Policy f. Ensure that height of the towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation when visually appropriate.**

Applicant has designed the communications facility to resemble a tree and to be at the lowest height possible in order to provide coverage to the desired coverage area. The antennas are mounted within the branches of the tree and the cables will be placed inside of the pole to reduce visibility. The communications facility will create minimal visual impact.

**Policy h. Design, site and/or landscape mobile and land based telecommunications facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height and material of the proposed structures and their relationship to other structures on the property and surrounding areas.**

The attached Special Exception Plat shows the design of the communications facility and its relation to the existing structures on the Property. The communications facility will be 107 ft in height. It is placed in the rear corner of the Property. Applicant proposes a 40 ft by 30 ft equipment compound. The equipment compound will be surrounded by an 8 ft high security fence. Applicant will place equipment cabinets within the compound. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the communications facility.

**Policy i.** Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.

Photographs of the Property as well as photographs showing simulations of the communications facility are included as part of the Special Exception application. The communications facility will be minimally visible from the properties surrounding the Property.

Applicant held two balloon tests which were observed by interested neighbors, community groups, staff, Planning Commission and Board of Supervisors. Photo simulations based upon those balloon tests have been provided to the County.

**Policy j.** Mitigate the visual impact of proposed telecommunications structures and their antennas and ancillary equipment, using effective design options appropriate to the site such as:

**Locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering perspective views, relative topography and other factors, mitigate their visual presence and prominence;**

**Blending facilities with an existing pattern of tall structures;**

**Obscuring or blocking the view of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;**

**Increasing the height of or replacing existing structures to reduce the need for another structure when such height increases or structure replacements are appropriate to the site and the surrounding area.**

The Applicant has picked the best location available in this area. The Property, while zoned R-3 is used for a fire department and the surrounding uses are institutional or commercial. Applicant will screen the equipment compound with a fence and leave existing landscaping intact as much as possible.

None of Applicant's surrounding communications facilities can be raised in height nor can any other changes be made in Applicant's existing communications facilities that will improve coverage in the area of the Property or obviate the need for the communications facility.

**Policy k.** Locate telecommunications facilities to ensure the protection of historically significant landscapes. The views and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunications facilities.

Applicant will submit, prior to any construction, a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas.

**Policy l. Site proposed facilities to avoid areas of environmental sensitivity.**

There are no wetlands at the location of the communications facility or any other areas of environmental sensitivity. The communications facility will not be located in a floodplain. Applicant will comply with all environmental regulations that pertain to the Property.

**Objective 43. Design telecommunications facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area.**

**Policy a. Disguise and camouflage the appearance of telecommunications facilities so as to resemble other man-made structures and natural features (such as flagpoles, bell towers and trees) that are typically found in a similar context and belong to the setting where placed;**

While the Property is zoned R-3, the use is more commercial in nature and the surrounding uses are likewise commercial or institutional. It is not uncommon to find fire departments with similar type and size communications facilities on their property.

**Policy b. Design telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected;**

Applicant's communications facility is at the lowest height required to provide coverage to the target area. The height of the communications facility is not unusual for a communication facility located on a fire department property. The equipment compound will be of normal size for a communications facility and will be screened by an 8 ft security fence.

**Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunications facility and supports its design, location and appearance.**

Applicant will leave as much existing landscaping as possible on the Property to provide screening.

### 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: \_\_\_\_\_  
Date of Planning Commission approval: \_\_\_\_\_

#### PROJECT DETAILS

##### **1. ANTENNA**

Number and Type: 12 panel type antennas and one GPS antenna (4"x27")  
Dimensions: height 53" width 6.8" depth 3.15" diameter \_\_\_\_\_  
Location / Placement: 100 ft  
Wattage: \_\_\_\_\_  
Material and Color: Brown metal  
Material and Color of the Antenna Mounting: Green metal  
Height Above Ground: 100 ft

##### **2. EQUIPMENT**

Number and Type of Cabinets or Structures: 200 Watts  
Cabinet / Structure Dimensions: height 60" width 48" depth \_\_\_\_\_  
Height of equipment platforms, if any: \_\_\_\_\_  
Material and Color: gray metal  
Location: within compound  
Method of Screening: 8 ft wooden board on board fence

##### **3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: 107 ft tree pole  
Material: metal  
Color: Green/Brown  
If structure is within a utility right-of-way, state right-of-way width:  
\_\_\_\_\_





THESE SERVICES ARE PROVIDED BY THE ARCHITECT/ENGINEER AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.



**BC**  
architects  
& engineers  
5000 COLLEGE AVE. SUITE 101  
FAIRFAX, VA 22031  
TEL: (703) 871-4000  
FAX: (703) 871-8300

NO.	REVISION	BY	DATE
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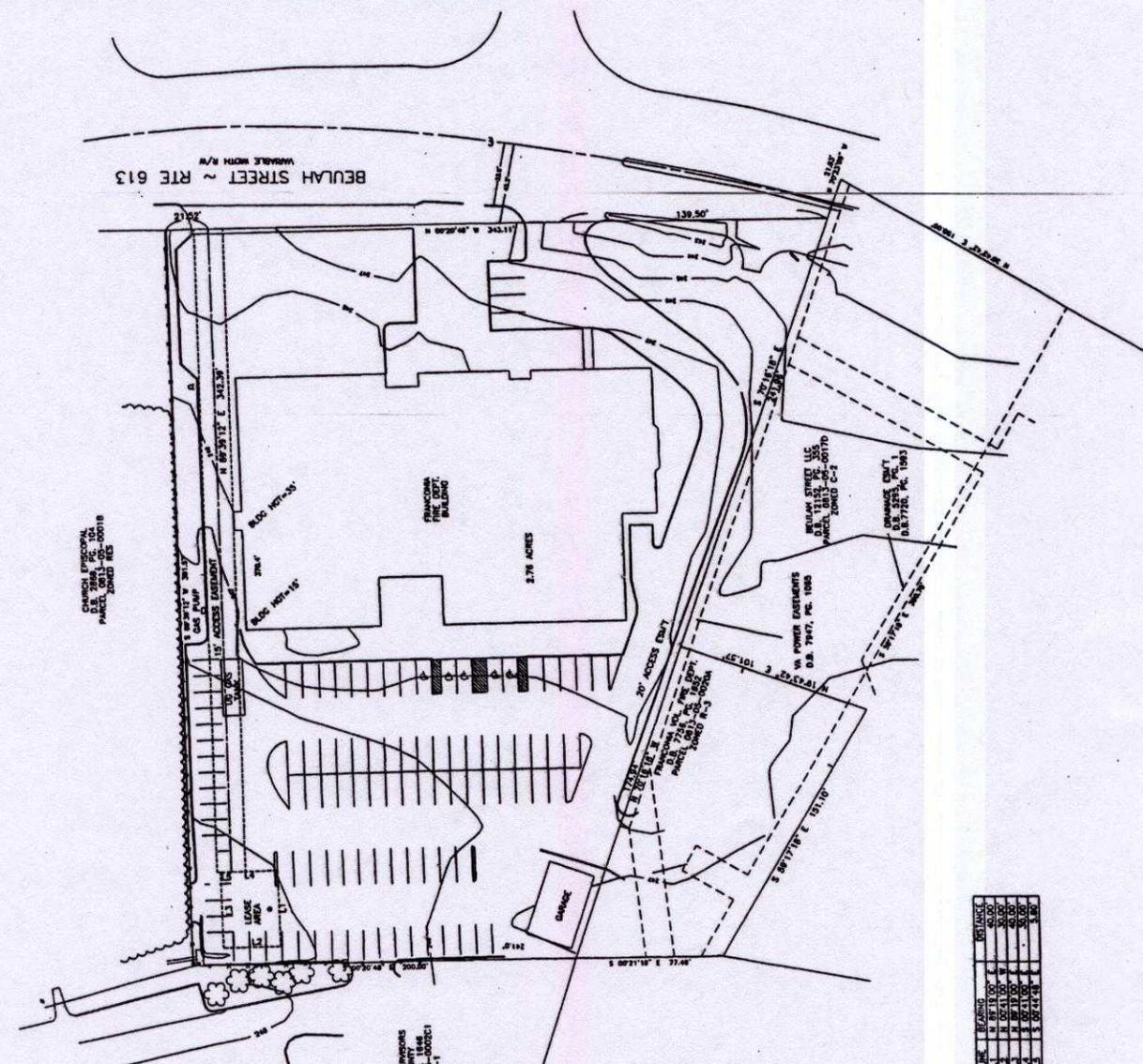
**SPECIAL EXCEPTION PLAT**  
SITE NUMBER: **VA2957C**  
SITE NAME: **FRONTIER**  
6304 BELVAH STREET  
ALEXANDRIA, VA 22310  
FAIRFAX COUNTY



DRAWN BY:	AMS
CHECKED BY:	BMD
DATE DRAWN:	07-03-08
DESCRIPTION:	SURVEY
SHEET TITLE:	

**SURVEY**  
SHEET NUMBER: **C1**  
REV. 1

- FIELD SURVEY DATE: JULY 24, 2005
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1929 (NAVD 29)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83)
- CENTER OF PROPOSED POLE:  
LATITUDE: N 36°45'50.8908"  
LONGITUDE: W 77°08'50.0917"  
GROUND ELEVATION: 245
- OWNER: FRANCONIA VOL. FIRE DEPT.
- APPLICANT: HOTEL
- JURISDICTION: FFM/FA
- ZONING: R-3, HC (HIGHWAY CORRIDOR OVERLAY)
- MACROREGIONAL DISTRICT: LEE
- PARCEL ID: 0813-05-0030 AND 0813-05-0030A
- TITLE REFERENCE: D.B. 2997, P.L. 513
- ELEVATIONS AND COORDINATES SHOWN HEREON ARE DERIVED FROM EXISTING PLANS
- THIS PARCEL APPEARS NOT TO BE LOCATED IN A FLOOD ZONE AS DETERMINED ON FEMA FLOOD MAPS.
- THE EXISTENCE OF TIE, AND NON-TIE, NETWORKS WAS NOT INVESTIGATED DURING THE COURSE OF THIS SURVEY.
- PROPERTY LINE INFORMATION AND TIE DATA IS BASED ON THE SURVEY RECORD AND TIE MAP INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NOT ALL PHYSICAL FEATURES SHOWN
- PARCEL IS SERVED BY PUBLIC WATER AND SEWER
- THERE ARE NO VISIBLE GRAVE SITES ON PARCEL
- NO TIEAL NEEDED FOR COMMUNICATIONS FACILITY
- MAX. BUILDING HEIGHT: 35'
- BULK HEAD REQUIREMENTS:  
45' FRONT  
35' SIDE  
35' REAR



LINE	BEARING	DISTANCE
1	N 85°11'00"	40.00'
2	N 85°11'00"	40.00'
3	N 85°11'00"	40.00'
4	N 85°11'00"	40.00'
5	N 85°11'00"	40.00'

BOARD OF SUPERVISORS  
FAIRFAX COUNTY  
D.B. 7784, P.L. 1848  
PARCEL 0813-05-0030C1  
ZONED R-1

BOARD OF SUPERVISORS  
FAIRFAX COUNTY  
D.B. 7784, P.L. 1848  
PARCEL 0813-05-0030  
ZONED R-1



Together with RECTEL  
7855 SANGAL ROAD DR.  
COLUMBIA, MD 21048  
(410) 953-7600

THIS DRAWING AND THE ACCOMPANYING SPECIFICATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE CLIENT AND THE USER OF THIS DRAWING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY CONSTRUCTION COSTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DELAYS OR FOR ANY CONSTRUCTION COSTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS.

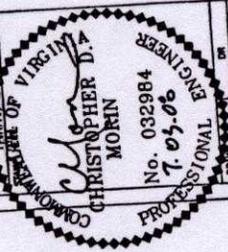
**BC**  
architects  
engineers

300 COLUMBIA AVE. SUITE 300  
FALLS CHURCH, VA 22034  
(703) 761-9100 FAX (703) 761-9100

NO.	DESCRIPTION	DATE
1		
2		
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**SPECIAL EXCEPTION PLAT**  
VZ2957C

**FRONTIER**  
6304 BELLAH STREET  
ALEXANDRIA, VA 22310



DATE	BY	COM
07-03-09		

CHECKED BY: DATE DRAWN: SUBMITTED: SHEET TITLE: A-0

SITE PLAN

SHEET NUMBER:	REV. /
A-0	1

- NOTE:
- STUDY WHETHER IMMEDIATE REQUIREMENTS ARE NOT REQUIRED FOR THIS PROJECT. PARCEL 15 IS A 2.78 ACRE PROPOSED SPRINT COMPOUND 30x10x1,200 S.F.
  - LIMITS OF CLEARING & GRADING ARE DEPicted BY THE 15' HIGH FENCED 1,200 S.F. LESS THAN 2,500 S.F. OF AREA WILL BE RESTORED.
  - THERE ARE NO TRAILS ON THIS SITE.
  - SPRINT HAS COMPLIED WITH THE REQUIRED NUMBER OF SPACES IN THE COMMERCIAL REEVALUATION DISTRICT.
  - THE EXISTING DRIVEWAY FROM BELLAH STREET WILL BE USED FOR WORKS AND ACCESS.

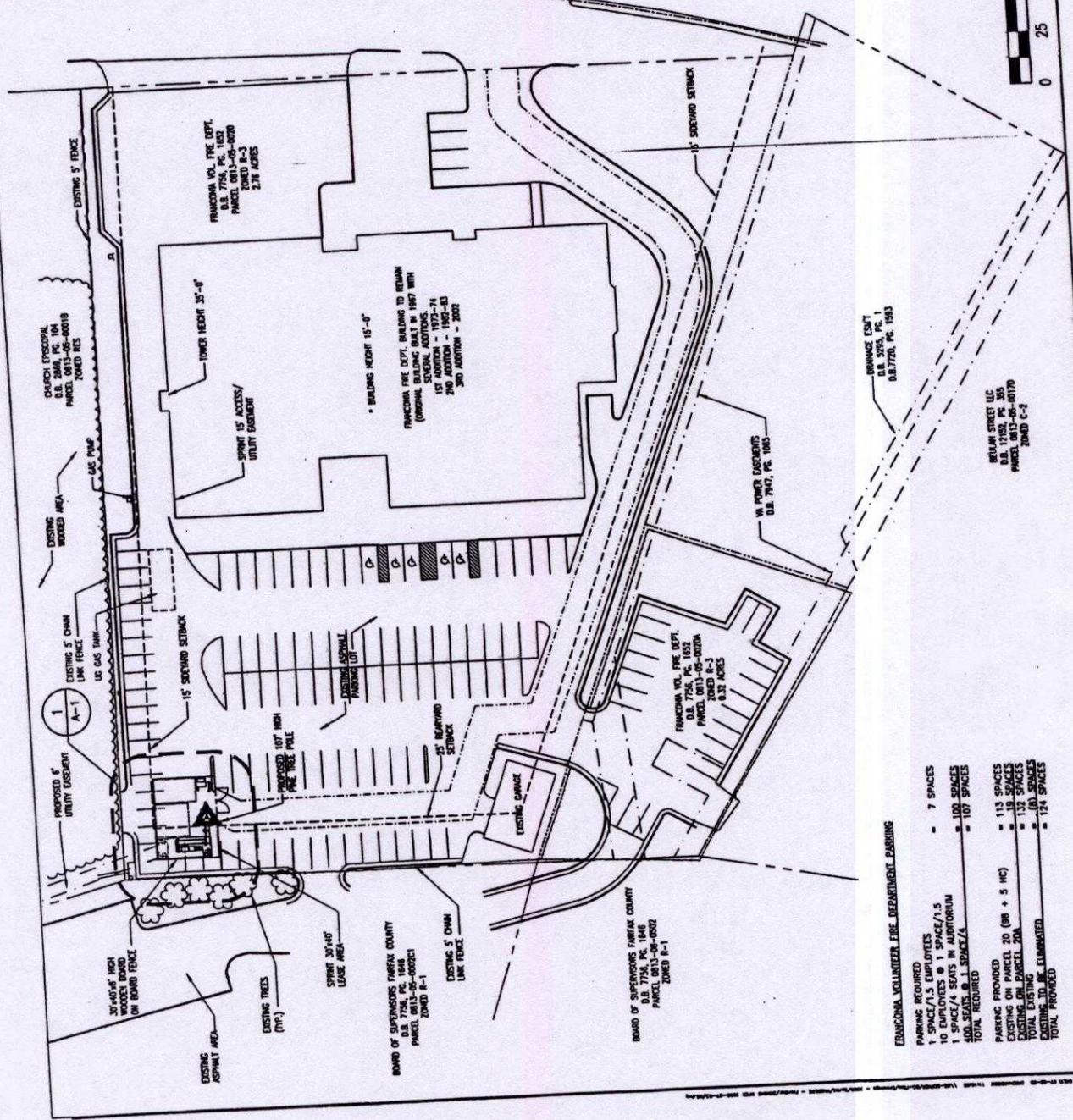
BEUHAH STREET ~ RTE 613  
VARIABLE WIDTH R/W

- 48'-10" NORTH PROPERTY LINE TO TOWER
- 38'-3 1/2" WEST PROPERTY LINE TO TOWER
- 17'-3" SOUTH PROPERTY LINE TO TOWER
- 25'-3 1/2" WEST PROPERTY LINE TO TOWER
- 15'-3 1/2" NORTH PROPERTY LINE TO NORTH LEASE AREA/VENUE
- 34'-3 1/2" EAST PROPERTY LINE TO EAST LEASE AREA/VENUE
- 15'-1 1/2" SOUTH PROPERTY LINE TO SOUTH LEASE AREA/VENUE
- 15'-1 1/2" WEST PROPERTY LINE TO WEST LEASE AREA/VENUE



TRUE NORTH

SCALE IN FEET



**EDMUNDSON VOLUNTEER FIRE DEPARTMENT PARKING**

REQUIREMENT	PROVIDED
PARKING REQUIRED	7 SPACES
1 SPACE/1.5 EMPLOYEES	10 SPACES
1 SPACE/A SEAT IN AUDITORIUM	100 SPACES
100 SEATS @ 1 SPACE/A	107 SPACES
TOTAL REQUIRED	117 SPACES
PARKING PROVIDED	113 SPACES
EXISTING ON PARCEL 20 (86 x 5 AC)	113 SPACES
EXISTING ON PARCEL 20A	133 SPACES
TOTAL EXISTING	101 SPACES
TOTAL PROVIDED	114 SPACES

SITE PLAN

11' x 17' = 1" = 50'  
24' x 36' = 1" = 25'



REGISTERED PROFESSIONAL ENGINEER  
 7055 SAULET LANE, SUITE 100  
 COLLEENVA, VA 22046  
 (703) 952-1000

**BC**  
 architects  
 engineers

REGISTERED PROFESSIONAL ENGINEER  
 5405 COLLEENVA PIKE, SUITE 101  
 FALLS CHURCH, VA 22041  
 (703) 748-1100 FAX (703) 748-0108

NO.	REVISION	BY	DATE
1	ISSUED FOR PERMIT		
2	REVISED PER COMMENTS		
3	REVISED PER COMMENTS		
4	REVISED PER COMMENTS		
5	REVISED PER COMMENTS		

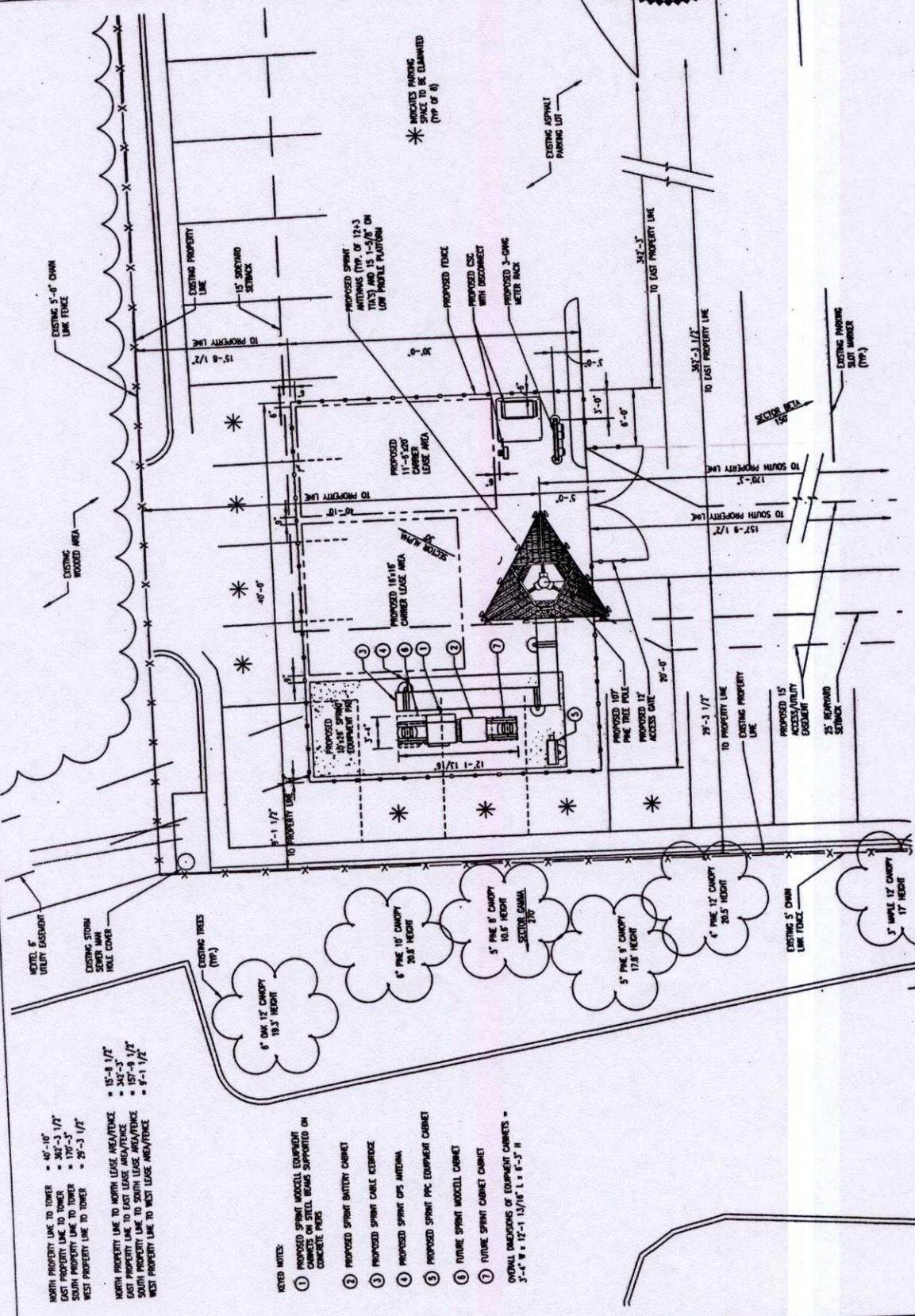
**SPECIAL EXCEPTION PLAT**  
 VZ2957C

SITE NAME: FRONTIER  
 SITE ADDRESS: 6304 BELLAH STREET  
 ALEXANDRIA, VA 22310



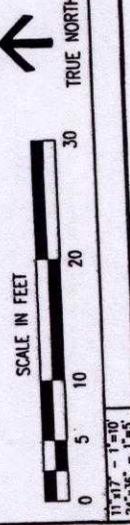
DATE DRAWN:	DATE CHECKED:	DATE APPROVED:
07-03-08		

ENLARGED SITE PLAN  
 SHEET NUMBER: A-1  
 REV. 1



- NEED NOTES:**
- 1. PROPOSED SPRINT MOBILE EQUIPMENT CABINETS ON STEEL BEAMS SUPPORTED ON CONCRETE PADS
  - 2. PROPOSED SPRINT BATTERY CABINET
  - 3. PROPOSED SPRINT CABLE RESTRICTOR
  - 4. PROPOSED SPRINT GPS ANTENNA
  - 5. PROPOSED SPRINT POC EQUIPMENT CABINET
  - 6. FUTURE SPRINT MOBILE CABINET
  - 7. FUTURE SPRINT CABINET CABINET
- OVERALL DIMENSIONS OF EQUIPMENT CABINETS = 3'-4" W x 12'-1 1/2" H L x 6'-5" H

- 40'-10" NORTH PROPERTY LINE TO TOWER
- 36'-3 1/2" EAST PROPERTY LINE TO TOWER
- 17'-3" SOUTH PROPERTY LINE TO TOWER
- 29'-3 1/2" WEST PROPERTY LINE TO TOWER
- 15'-8 1/2" NORTH PROPERTY LINE TO NORTH LEASE AREA/FENCE
- 34'-3" SOUTH PROPERTY LINE TO EAST LEASE AREA/FENCE
- 15'-9 1/2" SOUTH PROPERTY LINE TO SOUTH LEASE AREA/FENCE
- 8'-1 1/2" WEST PROPERTY LINE TO WEST LEASE AREA/FENCE



ENLARGED SITE PLAN

11'-17" = 1"=10'  
 24'-36" = 1"=5'



THESE DRAWINGS SHALL BE CONSIDERED AS A CONTRACT DOCUMENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.



**BC**  
architects  
engineers  
3000 VILLAGE GREEN DRIVE  
SUITE 100  
FALLS CHURCH, VA 22034  
(703) 752-0700, (703) 752-0710

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
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**SPECIAL**  
**EXCEPTION PLAT**  
SITE NUMBER:  
**VA2957C**

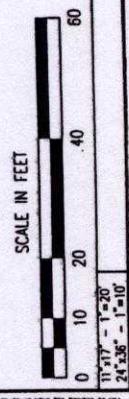
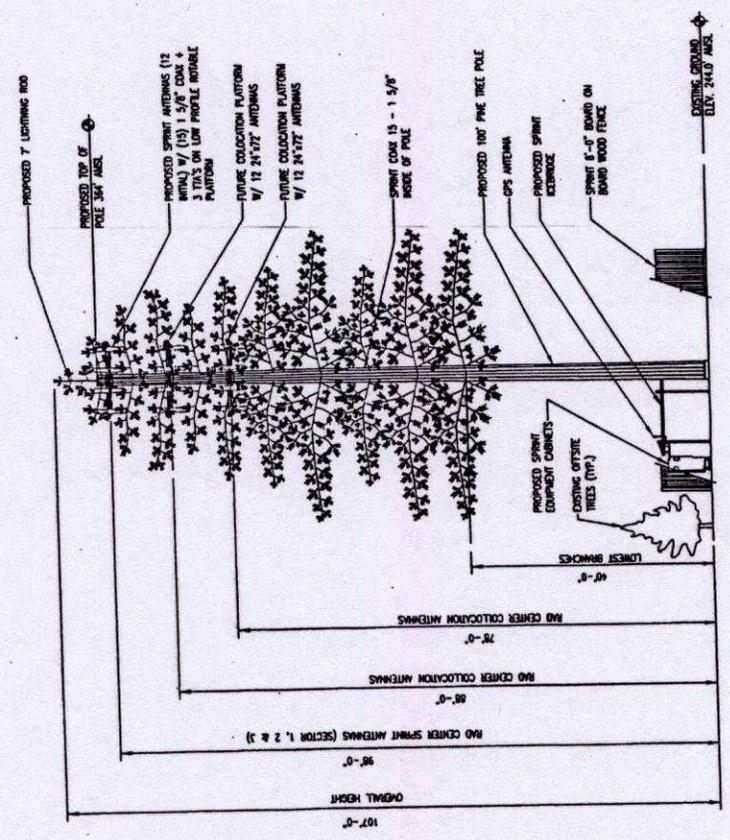
**FRONTIER**  
SITE ADDRESS:  
6304 BELLAIR STREET  
ALEXANDRIA, VA 22310  
PANTHER HUNTERS CLUB



DATE	BY	DESCRIPTION
07-03-06	COM	CHECKED BY:
		DATE DRAWN:
		SUBMISSION:
		SPECIAL EXCEPTION:
		SHEET TITLE:

**ELEVATION**

SHEET NUMBER: **A-2**  
REV. 1



EAST ELEVATION

1



DONOHUE PLC

May 30, 2008

Anita Capps  
Department of Planning & Zoning  
12055 Government Center Parkway  
Suite 701  
Fairfax, VA 22035

Re: 2232-L07-02  
Nextel @ Franconia Fire Station

Dear Ms. Capps:

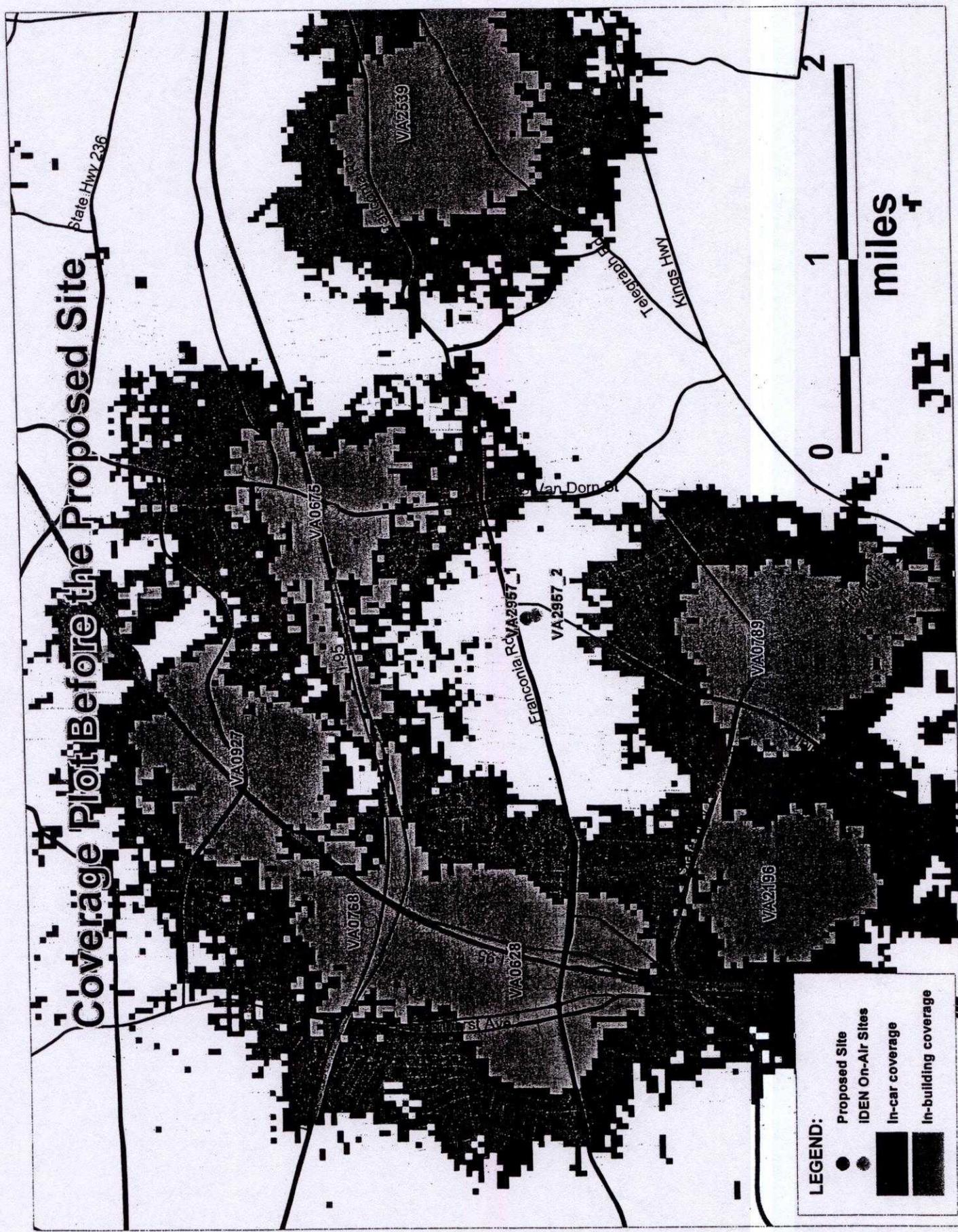
Enclosed please find a revised 2232 application for this site.

Please call me with any questions.

Very truly yours,  
Donohue & Blue

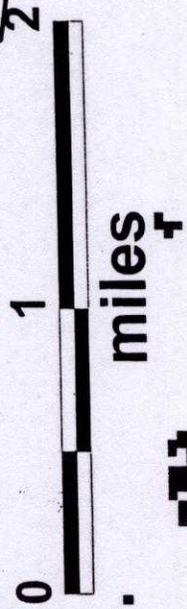
By: Catherine Blue  
Catherine Blue

# Coverage Plot Before the Proposed Site



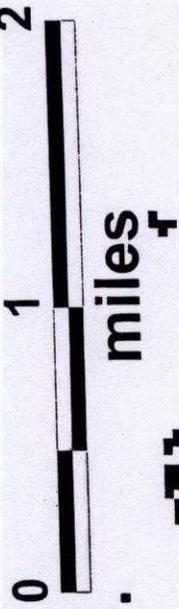
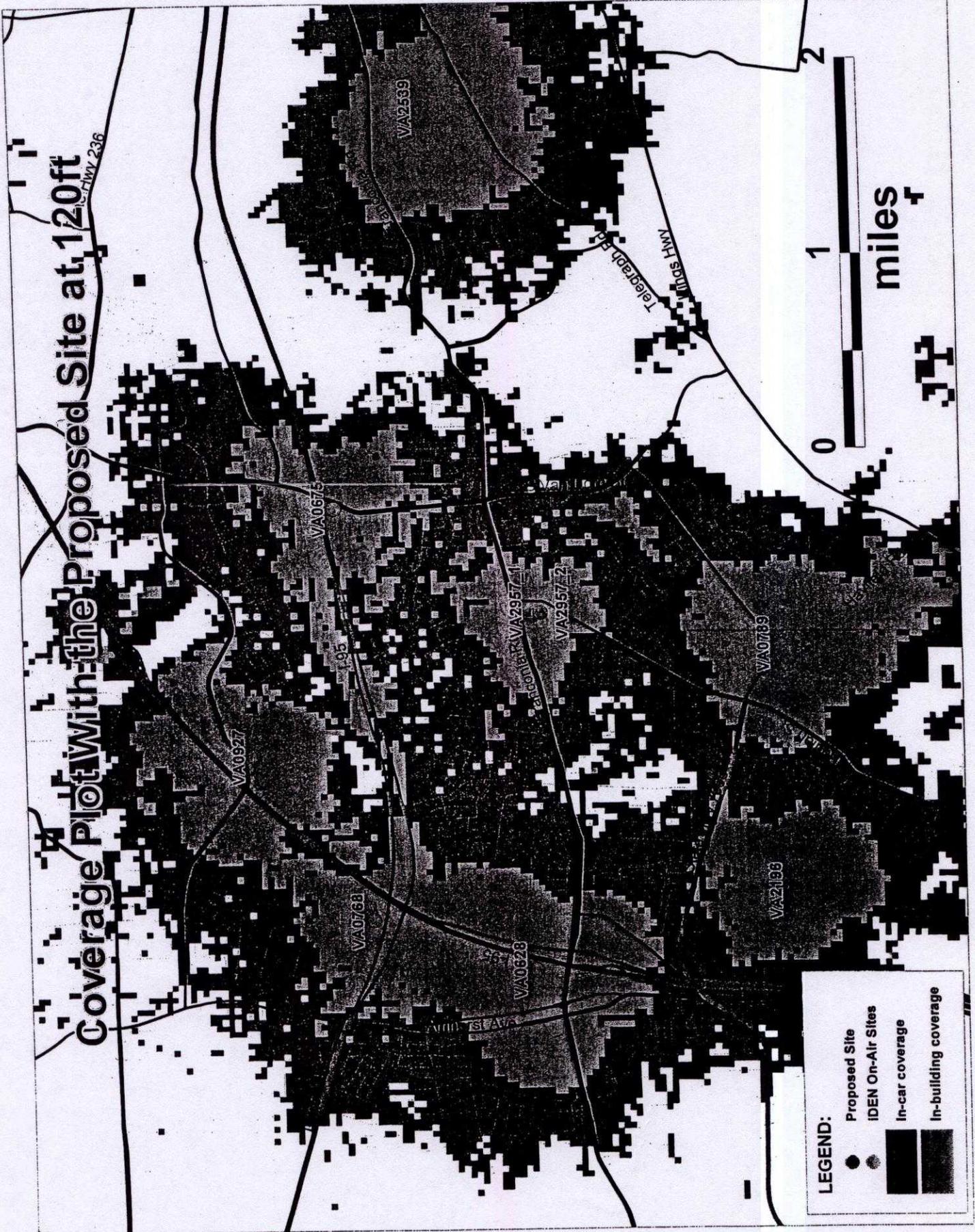
## LEGEND:

- Proposed Site
- IDEN On-Air Sites
- In-car coverage
- In-building coverage



# Coverage Plot With the Proposed Site at 120ft

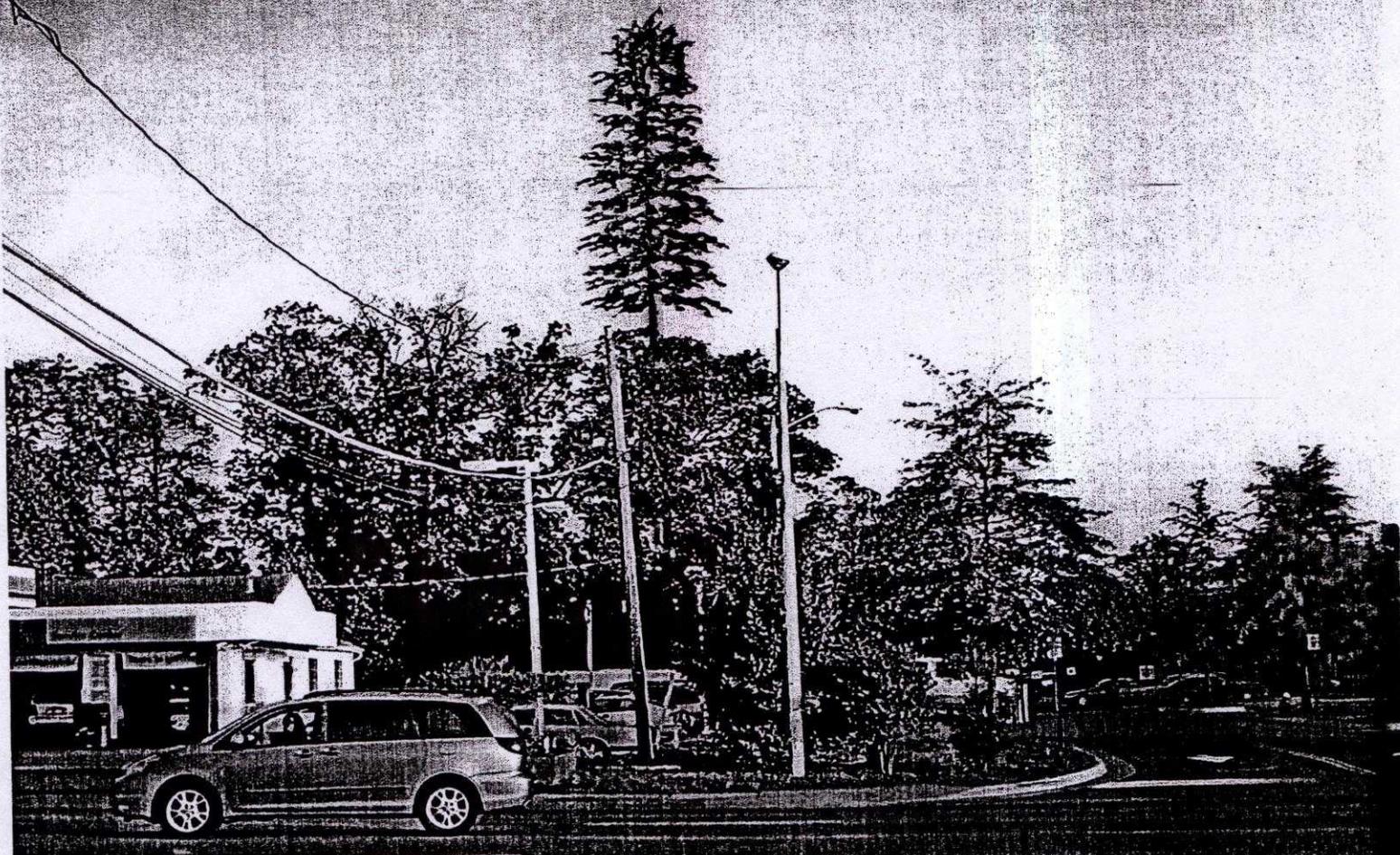
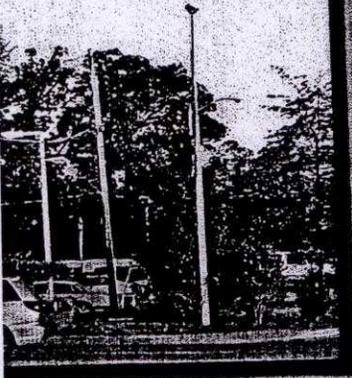
HWY 236



**LEGEND:**

- Proposed Site (represented by a solid black circle)
- IDEN On-Air Sites (represented by a gray circle)
- In-car coverage (represented by a dark gray square)
- In-building coverage (represented by a light gray square)

Existing View



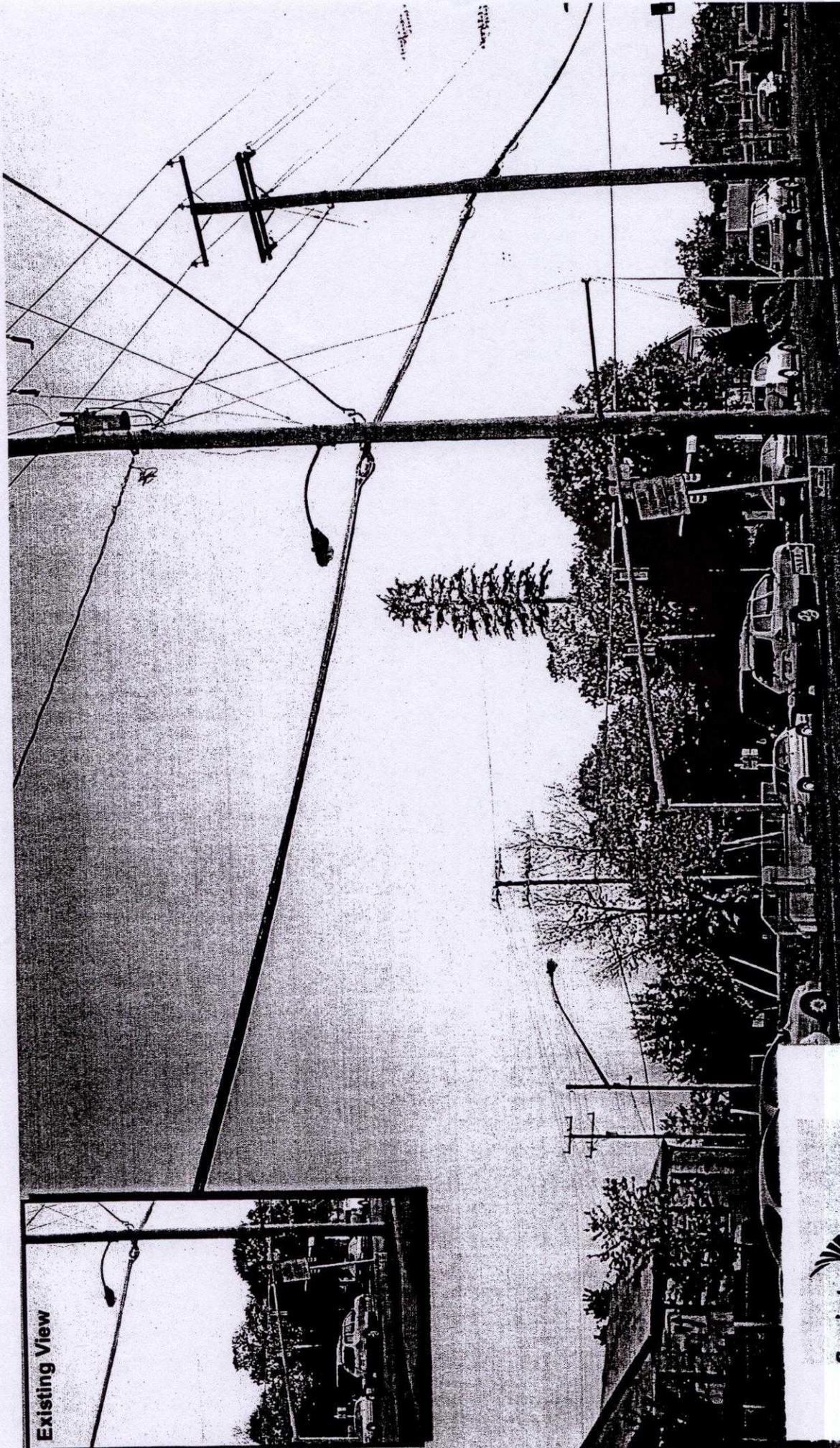
**Franconia Volunteer  
Fire Department**

6300 Beulah St., Alexandria, VA 22310

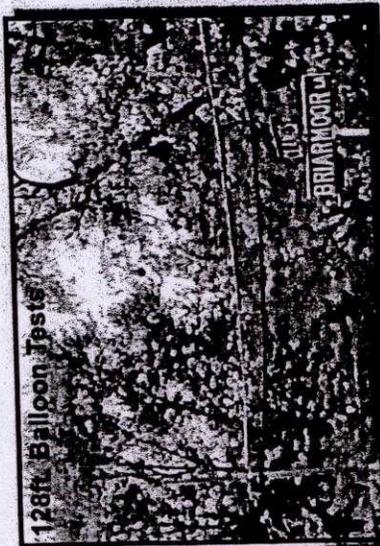
**107ft. Monopine  
Simulation**

View from Franconia Road  
approximately 370ft. north of site

Existing View

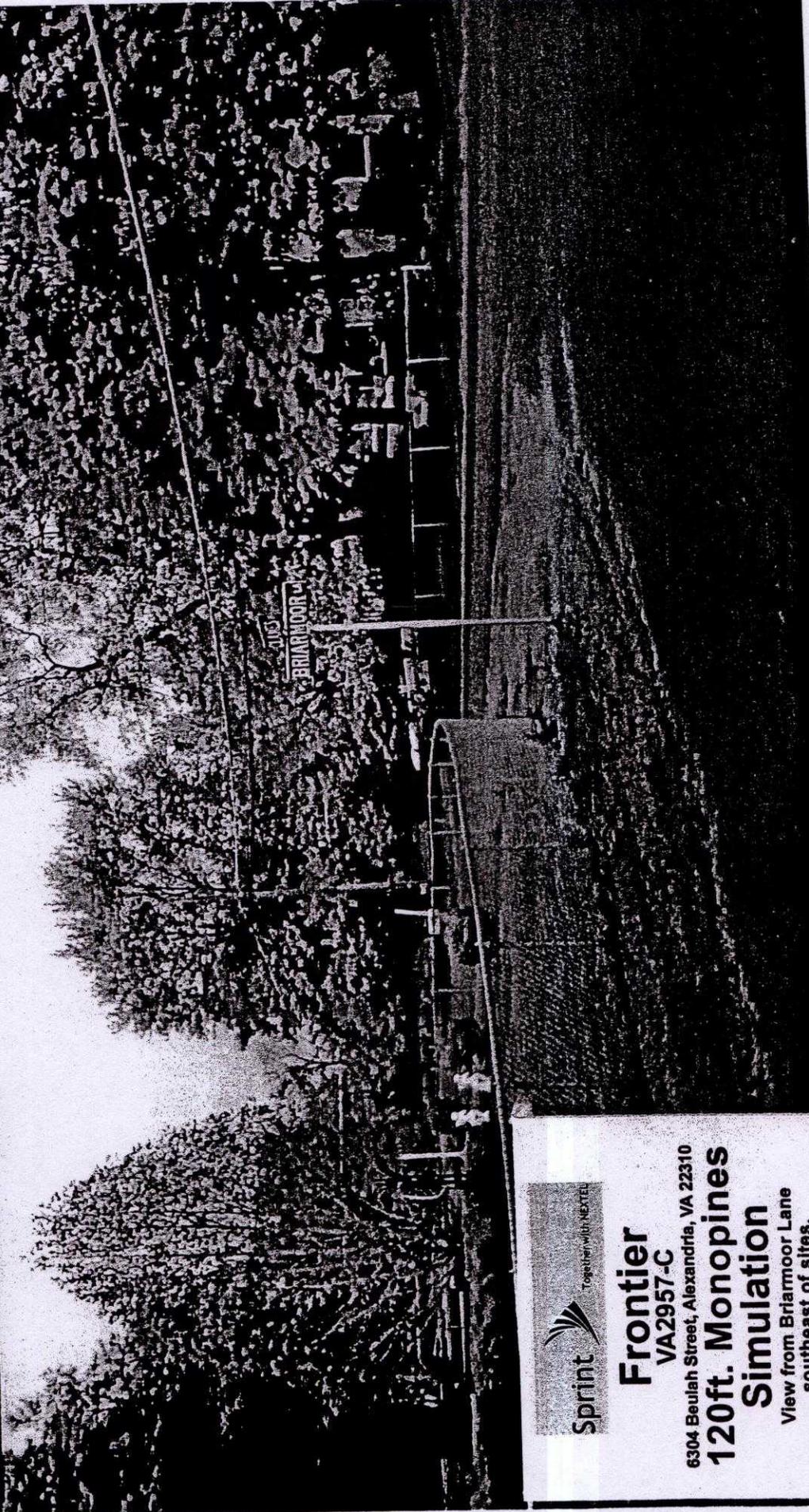


**Franconia Volunteer  
Fire Department**  
6300 Beulah St., Alexandria, VA 22310  
**107ft. Monopine  
Simulation**  
View from Larkspur Drive  
approximately 830ft. northeast of site



128ft. Balloon Tests

BRIARMOOR

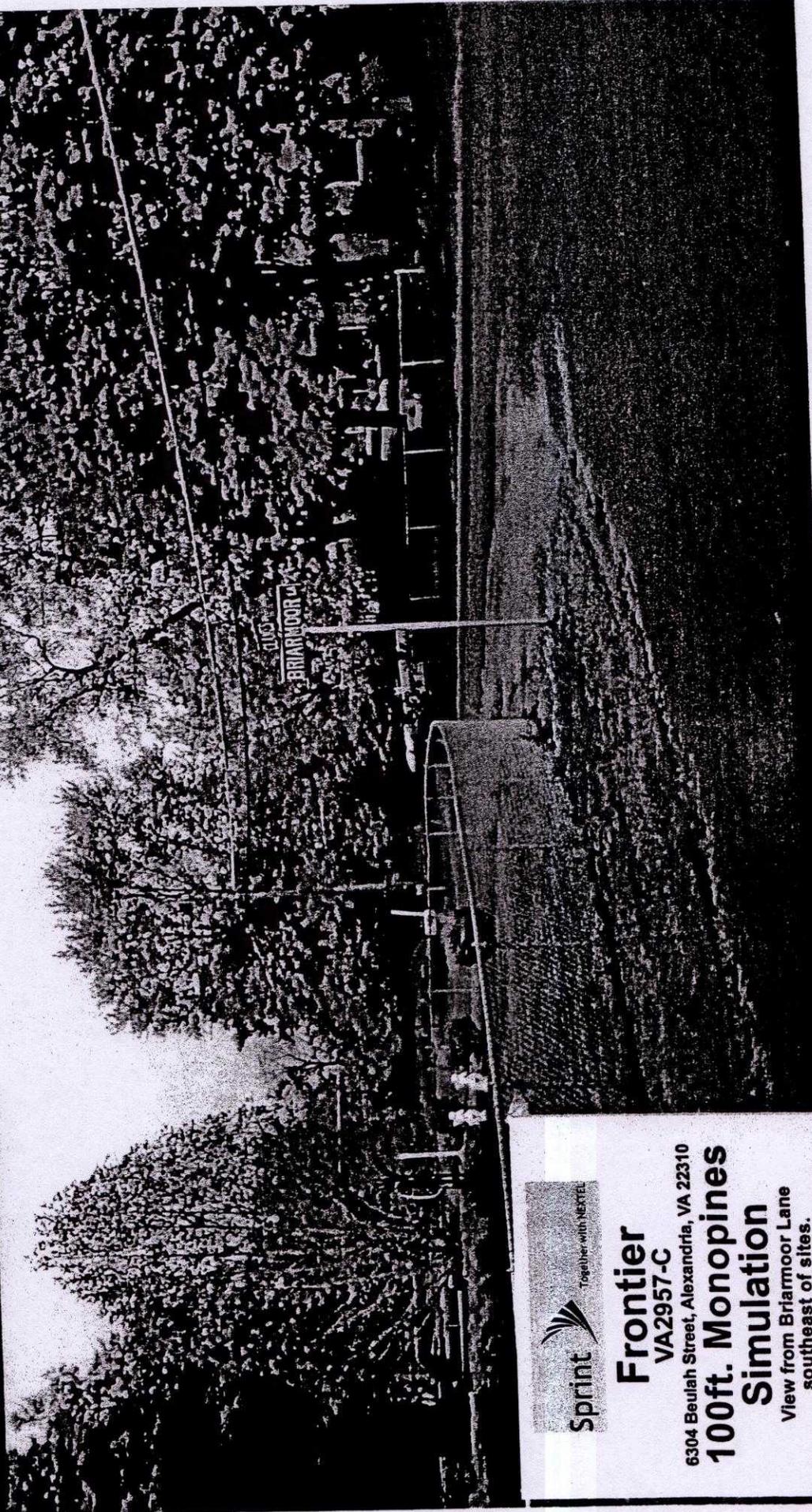
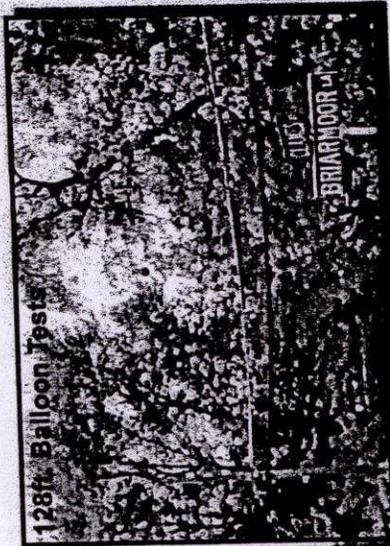


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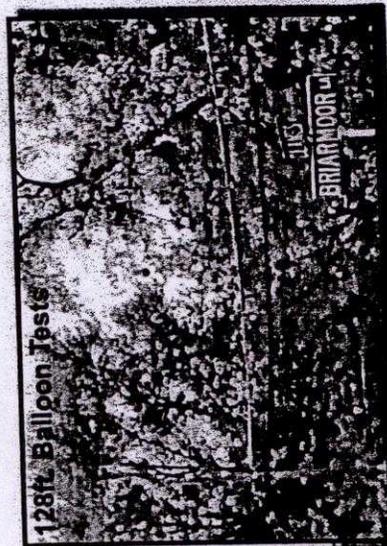


**Frontier**  
VA2957-C  
6304 Beulah Street, Alexandria, VA 22310  
**120ft. Monopines**  
**Simulation**

View from Briar Moor Lane  
southeast of sites.

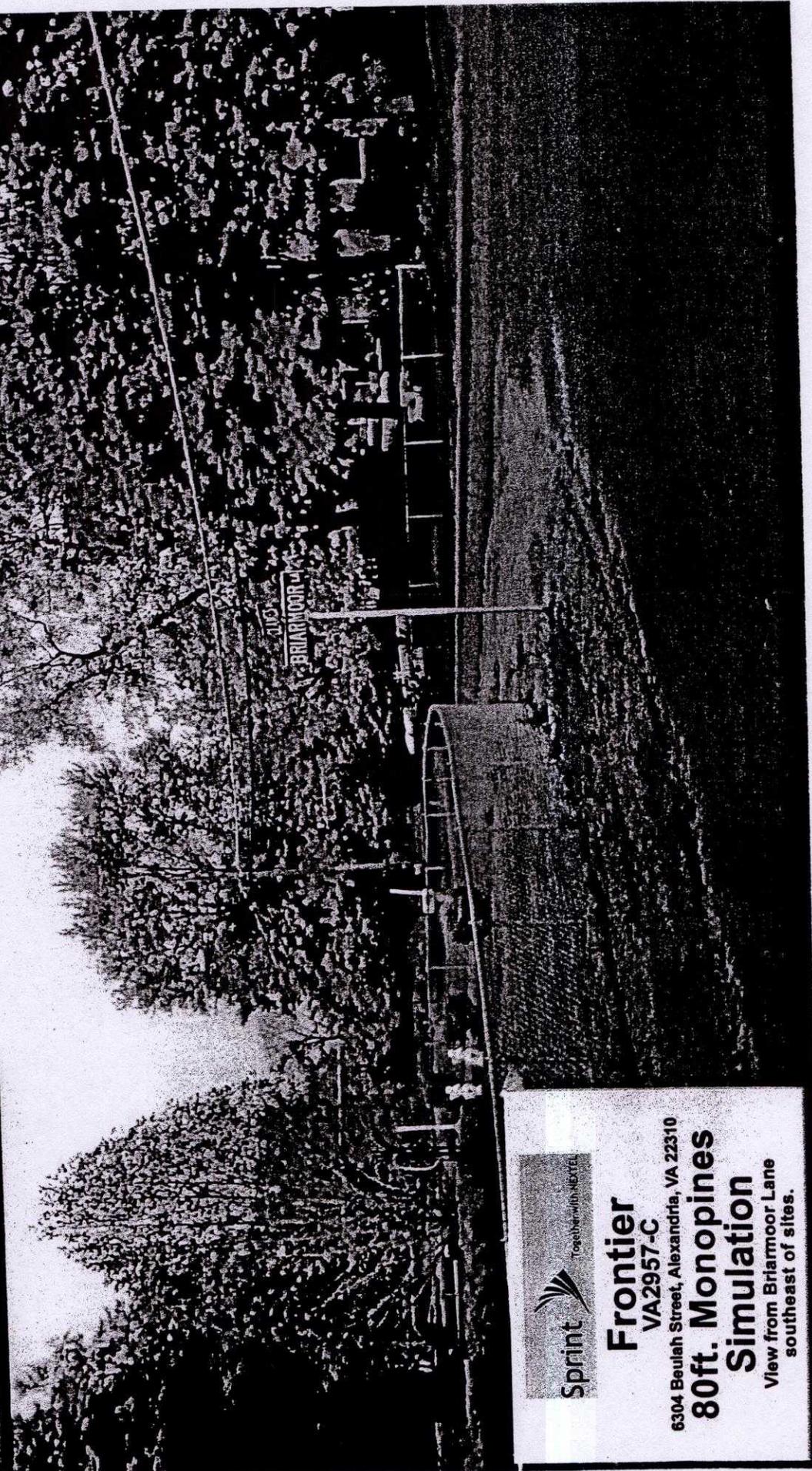


**Frontier**  
VA2957-C  
6304 Beulah Street, Alexandria, VA 22310  
**100ft. Monopines**  
**Simulation**  
View from Briarwood Lane  
southeast of sites.



128ft. Balloon Tests

BRIARMOOR



BRIARMOOR



**Frontier**  
VA2957-C  
6304 Beulah Street, Alexandria, VA 22310  
**80ft. Monopines**  
**Simulation**  
View from Briarwood Lane  
southeast of sites.



**Frontier**  
VA2957-C

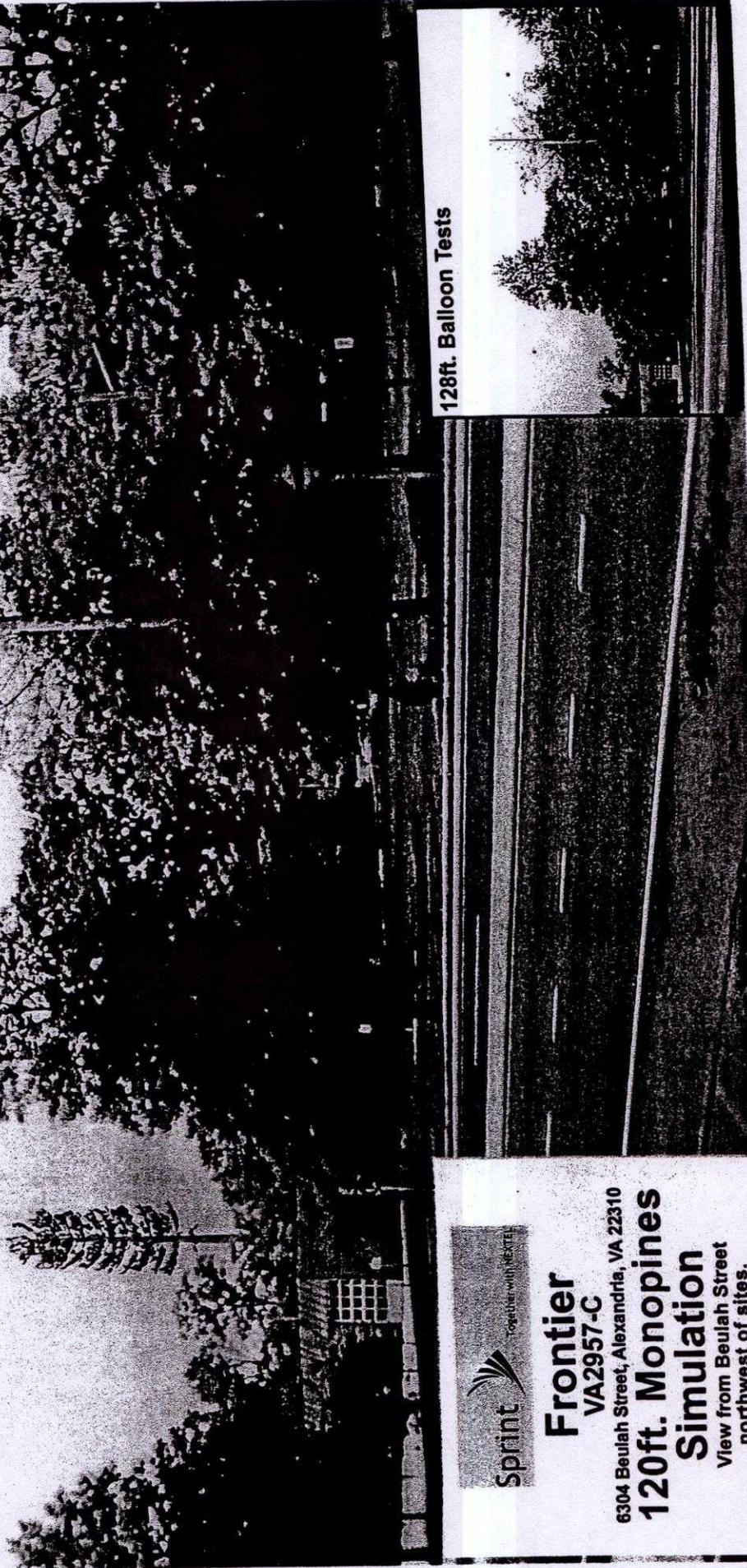
6304 Beulah Street, Alexandria, VA 22310

**80ft. Monopines**  
**Simulation**

View from Beulah Street  
northwest of sites.

128ft. Balloon Tests





128ft. Balloon Tests



**Frontier**  
VA2957-C

6304 Beulah Street, Alexandria, VA, 22310

**120ft. Monopines**  
**Simulation**

View from Beulah Street  
northwest of sites.



128ft. Balloon Tests



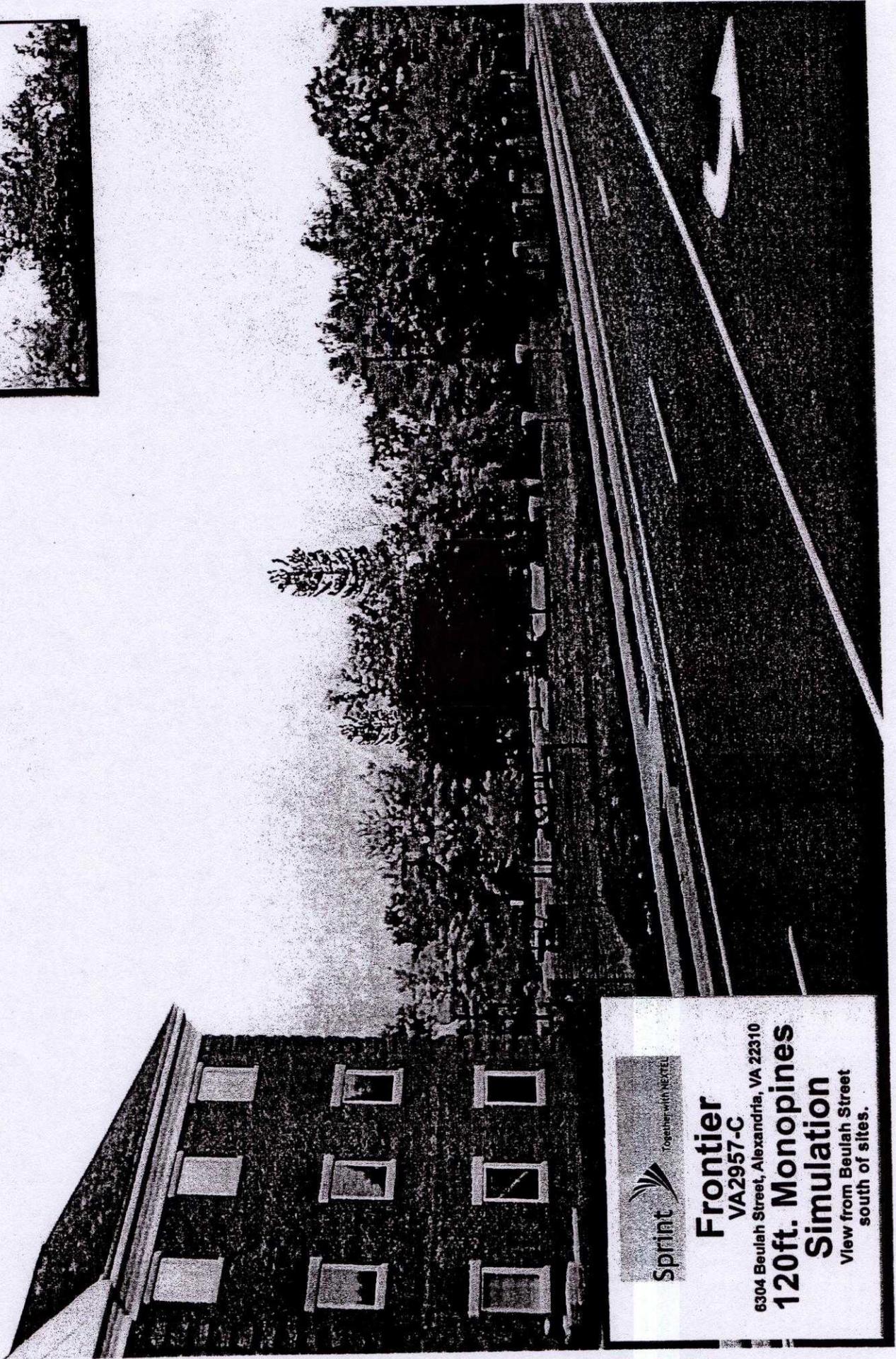
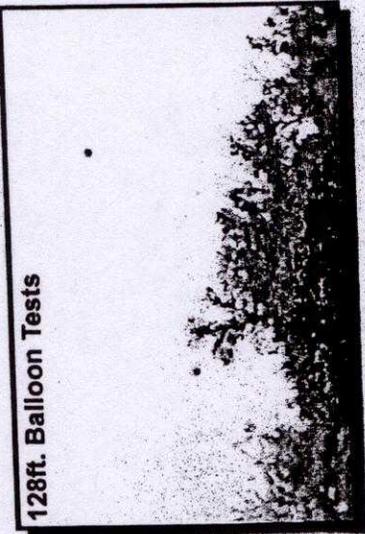
**Frontier**  
VA2957-C

6304 Beulah Street, Alexandria, VA 22310

**100ft. Monopines**  
**Simulation**

View from Beulah Street  
northwest of sites.

128ft. Balloon Tests

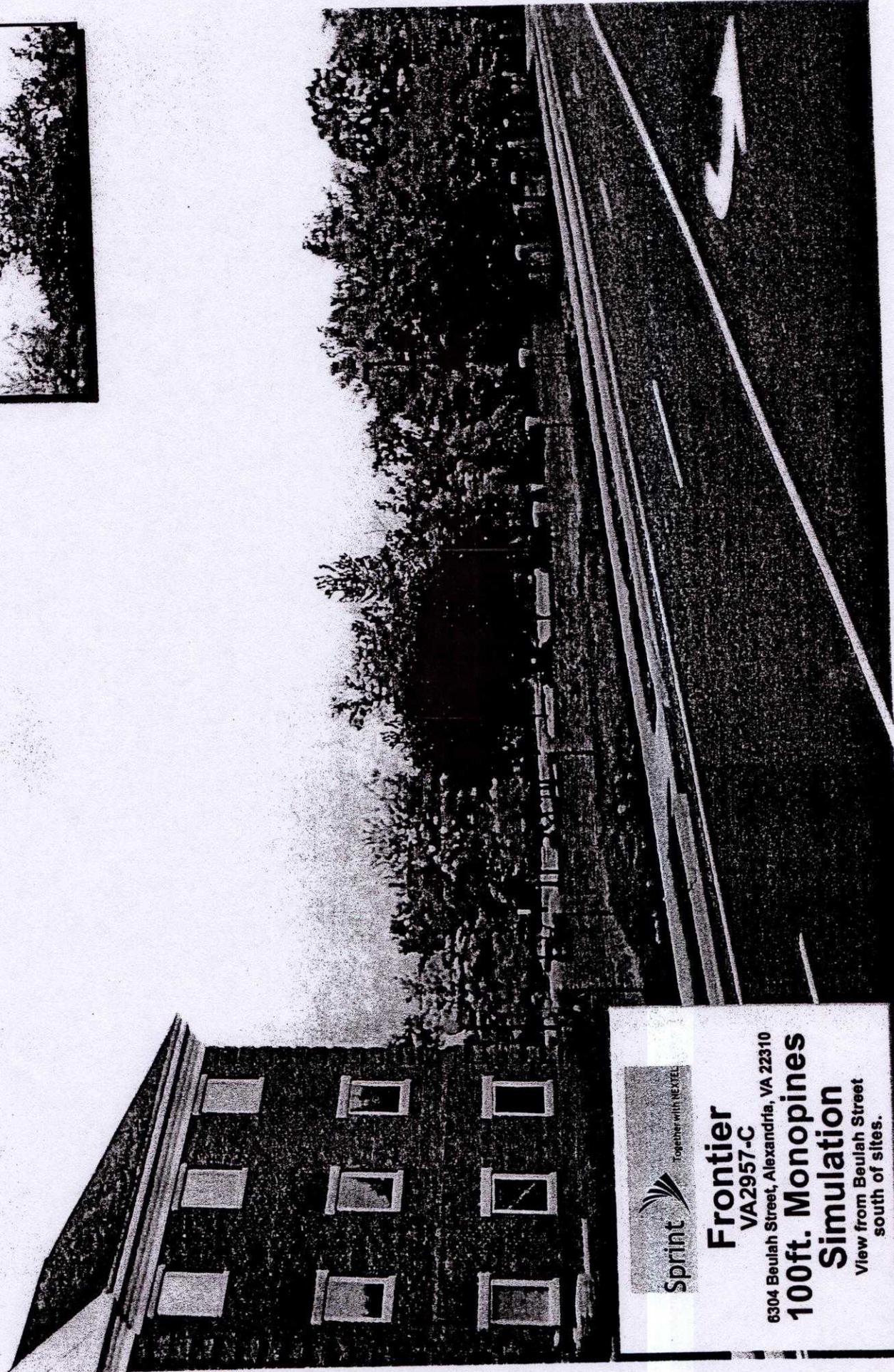
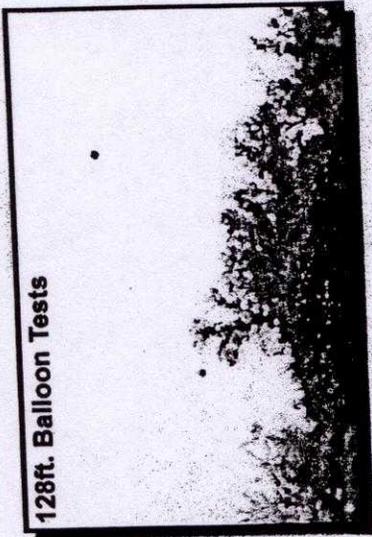


**Frontier**  
VA2957-C  
6304 Beulah Street, Alexandria, VA 22310

**120ft. Monopines**  
**Simulation**

View from Beulah Street  
south of sites.

128ft. Balloon Tests



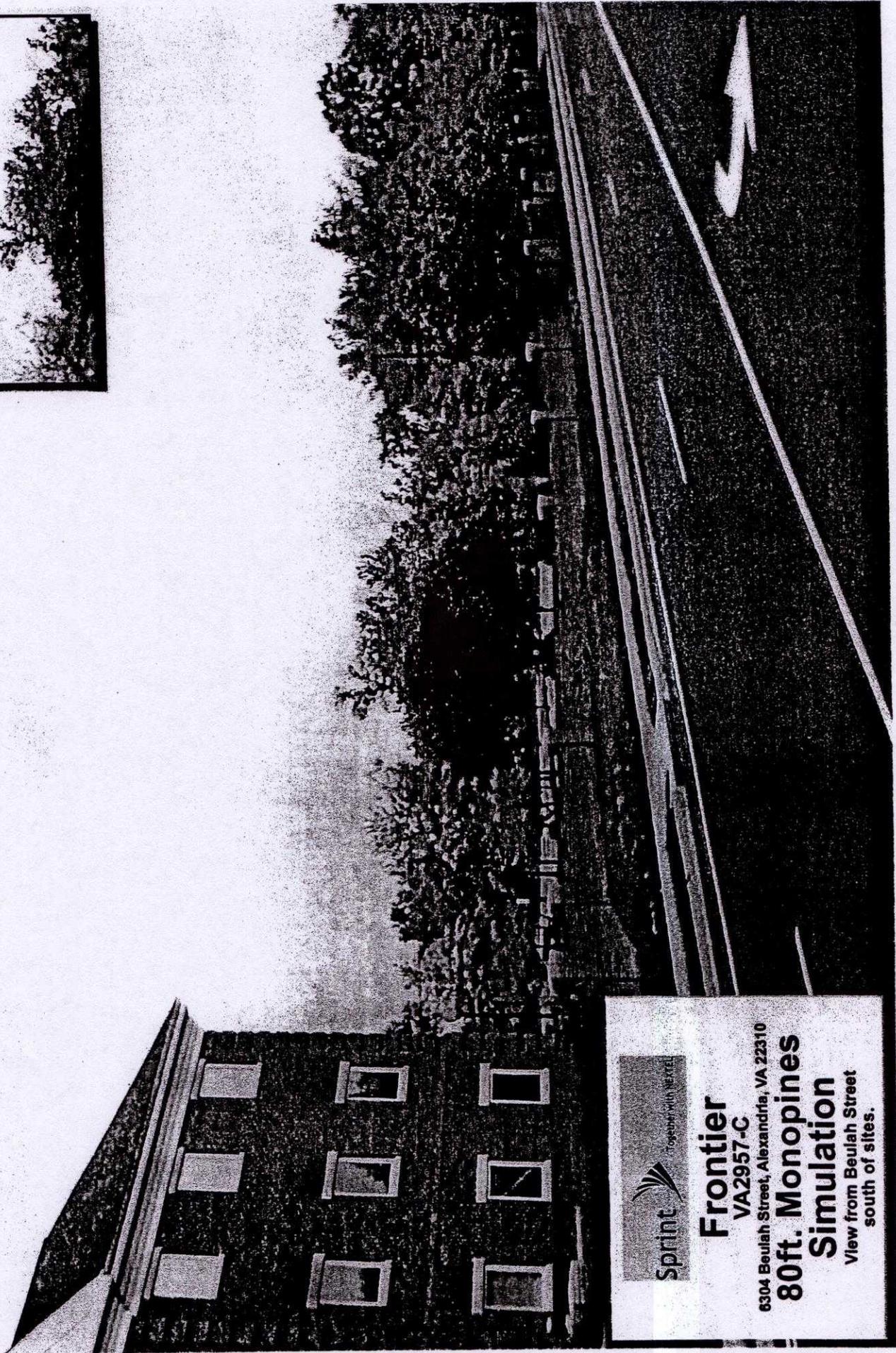
**Frontier**  
VA2957-C

6304 Beulah Street, Alexandria, VA 22310

**100ft. Monopines  
Simulation**

View from Beulah Street  
south of sites.

128ft. Balloon Tests

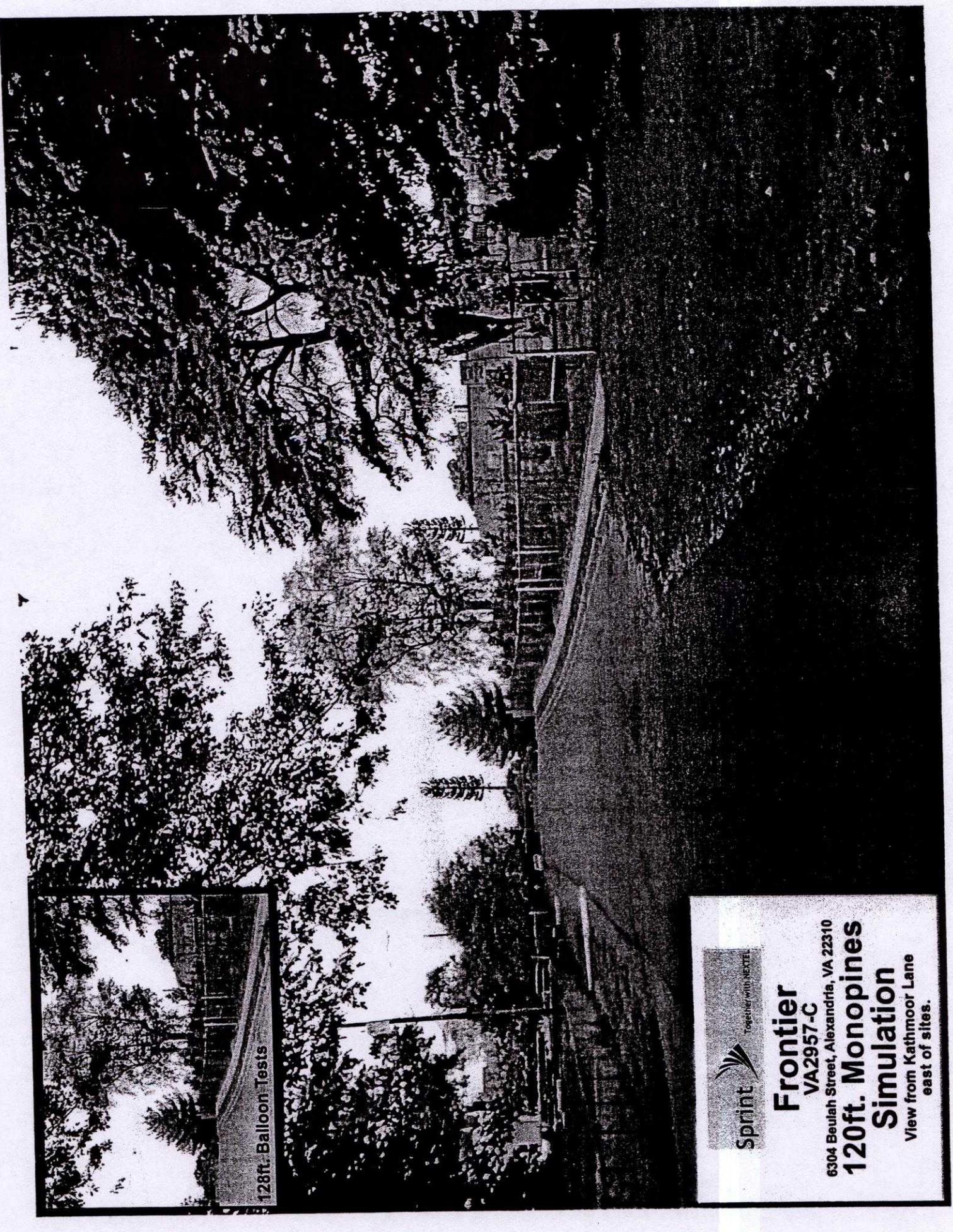


**Frontier**  
VA2957-C

6304 Beulah Street, Alexandria, VA 22310

**80ft. Monopines  
Simulation**

View from Beulah Street  
south of sites.



128ft. Balloon Tests

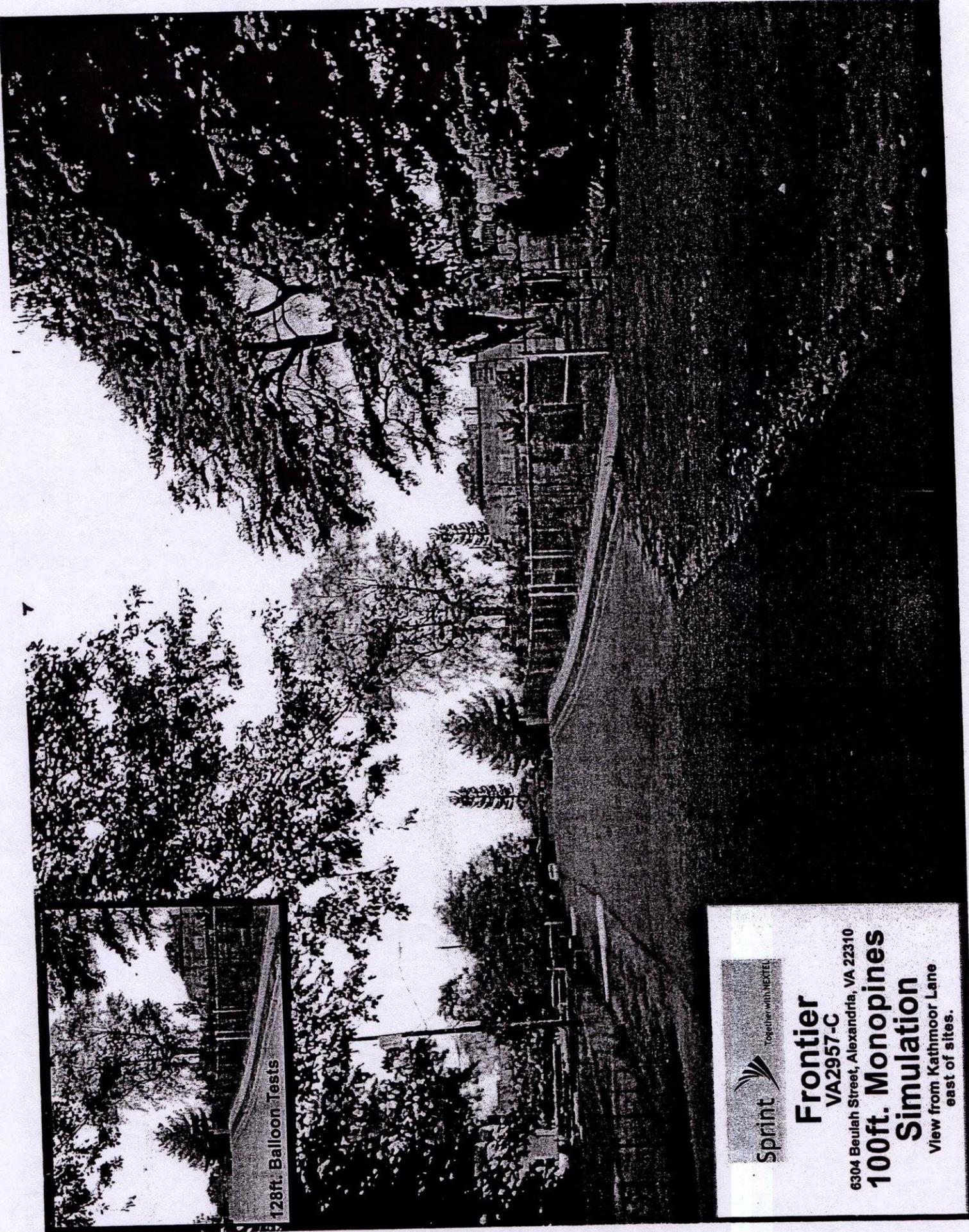


**Frontier**  
VA2957-C

6304 Beulah Street, Alexandria, VA 22310

**120ft. Monopines**  
**Simulation**

View from Kathmoor Lane  
east of sites.



128ft. Balloon Tests

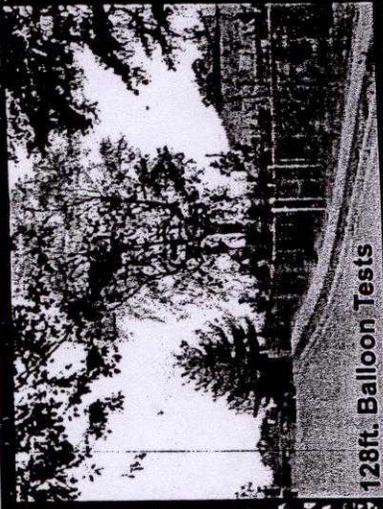
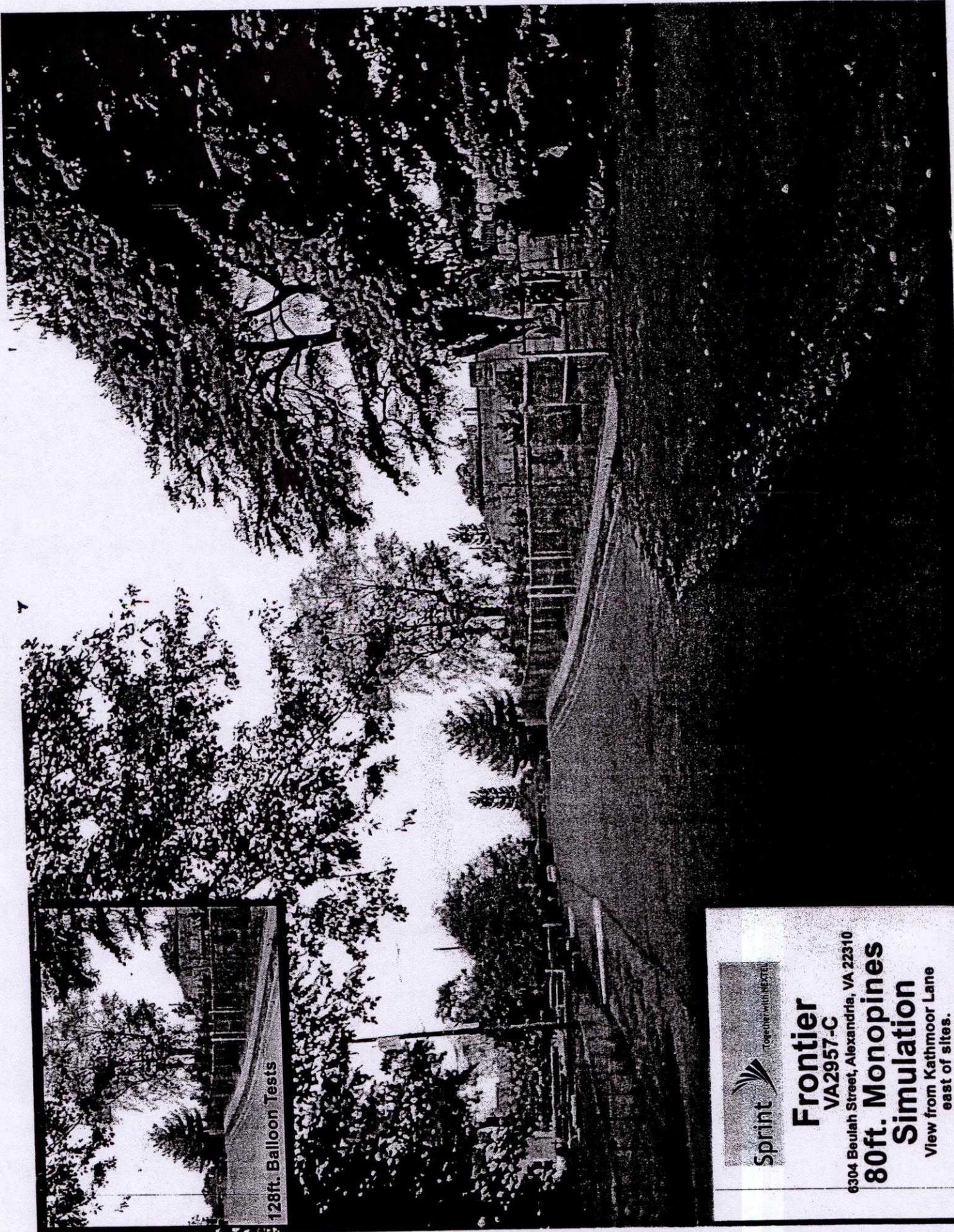


**Frontier**  
VA2957-C

6304 Beulah Street, Alexandria, VA 22310

**100ft. Monopines  
Simulation**

View from Kathmoor Lane  
east of sites.



128ft. Balloon Tests



# Frontier

VA2957-C

6304 Beulah Street, Alexandria, VA 22310

# 80ft. Monopines Simulation

View from Kathmoor Lane east of sites.

DONOHUE  
& BLUE PLC

July 3, 2008

Ms. Anita Capps  
Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 701  
Fairfax, VA 22035

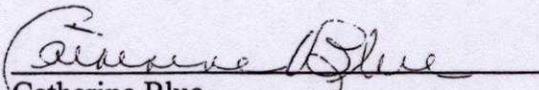
Re: 2232-L07-02  
Nextel @ Franconia Fire Station

Dear Ms. Capps:

Attached please find a revised 2232 application. The application has been revised in accordance with St. Clair Williams' email of July 1, 2008. I expect revised plans to be delivered to Mr. Williams on Monday, July 7.

Please call me with any questions.

Very truly yours,  
Donohue & Blue

By:   
Catherine Blue



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: July 3, 2008

**TO:** David B. Marshall, Chief  
Facilities Planning Branch, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ANALYSIS: 2232-L07-2  
Nextel/Sprint at Franconia VFD

This application proposes to construct a 107 foot monopole with 12 panel antennae and one equipment shelter at the base. The enclosure at the base of the monopole will measure 30-feet by 40-feet within and 8-foot high fence. Based on documents supplied by the applicants it was noted that the facility will be located in a paved area currently used for parking at the fire station. It appears that there will be no existing vegetation removed as a result of the proposed construction. As such, it appears that there will be no significant environmental impacts as a result of this application.

PGN:JRB



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: April 9, 2007

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

**FROM:** Leonard Wolfenstein, Chief  
Transportation Planning Section  
Department of Transportation

**FILE:** 10-5

**SUBJECT:** Application for 15.2-2232 determination – 2232-L07-2 Nextel at 6304 Beulah Street (Franconia VFD)

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application.

The parking spaces taken by the proposed monopole should not lower the number of parking spaces to less than what is required under SEA 80-L-127 (107 spaces). Also, the proposed monopole should not interfere with the design of a future internal circulation pattern associated with the development of the area south of the Franconia Volunteer Fire Department.

If you have any questions please feel free to contact Dan Stevens (tel. 703 324 1446) [daniel.stevens@fairfaxcounty.gov](mailto:daniel.stevens@fairfaxcounty.gov).

**Cc:** Anita Capps, DPZ  
Dan Rathbone, DOT  
Angela Rodeheaver, DOT  
Ellen Gallagher, DOT  
Dale Castellow, DOT  
Karyn Moreland, DOT  
Dan Stevens, DOT



# COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

## DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

July 7, 2008

Ms. Regina Coyle  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SEA 80-L-127-03, Frontier  
Tax Map No.: 081-3 /05/ /0020 /05/ /0020A

Dear Ms. Coyle:

This office has reviewed the special exception amendment plat relative to special exception amendment application 80-L-127-03 and offers the following comments.

The application has been filed to permit a telecommunications facility.

There will be no impact to peak hour traffic therefore this office has no additional comments.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney".

Noreen H. Maloney  
Transportation Engineer

cc: Ms. Angela Rodeheaver



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** April 10, 2007

**TO:** Anita Capps, Planner  
Facilities Planning Branch  
Department of Planning and Zoning

**FROM:** Frank W. Stoda  
Public Safety Radio Systems Technologist  
Emergency Communications Branch

**SUBJECT:** 2232-L07-2 Nextel at 6304 Beulah Street, Alexandria, Virginia.

The Emergency Communications Branch of the Department of Information Technology has thoroughly reviewed 2232-L07-2. Nextel requests a 2232 Determination placement of a 120 foot monopole with twelve (12) panel antennas, for telecommunications use, at the top of the monopole. This site is located at 6304 Beulah Street, Alexandria, Virginia. We believe that this application is in harmony with the Telecommunications portion of the Comprehensive Plan and meets or exceeds Federal Communications Commission Standards for emission levels at the site.

Our review of the potential "worst case" radiofrequency emission levels followed the Federal Communications Commission Guidelines *OET Bulletin 65- Edition 97-1* Dated August 1997 entitled *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields*. This review has shown that all known antennas on the monopole will have combined emissions of less than 1% of the Federal Communications Commission Rules and Regulations (47 CFR Part 1.1310 Radiofrequency Radiation Exposure Limits for General Public/Uncontrolled Exposure Standards) in the unsecured area, at ground level, within 2000 feet of the monopole.

If you have any questions or need additional information please contact me at (703) 324-2312.

2232-L07-2

cc: Skip Munster  
Technology Infrastructure Division  
James Wadsworth, Manager  
Radio Services Center



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 3, 2007

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Valerie Tucker, Chief Stormwater Engineer  
Site Review, Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Amendment Application, SEA 80-L-127-03, Franconia Volunteer Fire Dept., Nextel Communications of the Mid-Atlantic, Plat dated April 6, 2007 (Plan), Tax Map #081-3-05-0020 & 0020-A (Property), Lee District

We have reviewed the referenced submission and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas designated on the Property.

If the disturbance to implement the project remains below 2500 square feet, there are no water quality control requirements that will apply.

Floodplain

There are no regulated floodplains designated on the Property.

Downstream Drainage Complaints

There are no downstream complaints on file within the influence area along the outfall for this Property.

Stormwater Detention

The applicant should provide a statement as how the detention requirements will be met.

Site Outfall

An Outfall Narrative must be provided which describes the condition of the Site outfall channel in terms of stability and capacity, along each site outfall downstream to a point where the watershed is at least 100 times the contributing site size or 1 square mile, ZO 9-011.2J & 2L.

Please contact me at 4-1720 if you have any questions or require further clarification.

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES  
Zoning Application file (4522-ZONA-001-1)

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359





# County of Fairfax, Virginia

## MEMORANDUM

DATE: 13 April 2007

**TO:** Anita Capps, Senior Planner

**FROM:** Linda Cornish Blank  
Historic Preservation Planner

**SUBJECT:** Heritage Resource Comment: Nextel Communications; 2232-L07-2;  
6304 Beulah Street; Parcel 81-3 ((5)) 20

Background: The parcel that is the subject of this application is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or documented in the Historic Resources Survey. No heritage resources have been identified or documented as being located on this parcel.

The applicant conducted an evaluation in accordance with Section 106 of the National Historic Preservation Act to determine if the proposal would adversely affect heritage and cultural resources. The presumed *Area of Potential Effects* for visual effects for this application was a half mile.

The evaluation identified that the proposal would have an effect on Olivet Episcopal Church at 6236 Beulah Street; a property listed on the Fairfax County Inventory of Historic Sites. The evaluation determined that the proposal would not have an adverse effect because "The tower will be partially visible from this historic property, but modern intrusions such as recent development are present between the proposed town and this historic property. Therefore, the project will not further diminish the historic character of the Olivet Episcopal Church."

Finding: Staff does not necessary agree with statements which assert that because modern development has intruded upon a historic property that additional modern development will not adversely effect the historic character of a site. However, in this case, staff concurs with the finding of the Section 106 evaluation.

Staff finds that the installation of a 120' high monopole will not diminish the historic character of the Olivet Episcopal Church, the only historic property that will be affected by the monopole.

CC: Sarah Farley, Architectural Historian  
EBI Consulting

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

**RESIDENTIAL DISTRICT REGULATIONS****PART 3 3-300 R-3 RESIDENTIAL DISTRICT – 3 UNITS/ACRE****3-301 Purpose and Intent**

The R-3 District is established to provide for single family detached dwellings at densities set forth in Sect. 308 below; to provide for affordable dwelling unit developments; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

**3-302 Permitted Uses**

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

**3-303 Special Permit Uses**

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses, limited to:
  - A. Churches, chapels, temples, synagogues and other such places of worship
  - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
  - C. Convents, monasteries, seminaries and nunneries
  - D. Group housekeeping units
  - E. Home child care facilities
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
  - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
  - A. Antique shops
  - B. Art and craft galleries
  - C. Rooming houses
  - D. Summer theatres
6. Group 8 - Temporary Uses, limited to:
  - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities

- B. Construction material yards accessory to a construction project
- C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
- D. Subdivision and apartment sales and rental offices
- E. Temporary dwellings or mobile homes
- F. Temporary farmers' markets
- G. Temporary mobile and land based telecommunications testing facility
- H. Temporary portable storage containers

7. Group 9 - Uses Requiring Special Regulation, limited to:

- A. Home professional offices
- B. Accessory dwelling units

**3-304 Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.

2. Category 3 - Quasi-Public Uses, limited to:

- A. Alternate uses of public facilities
- B. Child care centers and nursery schools
- C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
- D. Colleges, universities
- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
- F. Congregate living facilities
- G. Cultural centers, museums and similar facilities
- H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
- I. Independent living facilities
- J. Medical care facilities
- K. Private clubs and public benefit associations
- L. Private schools of general education
- M. Private schools of special education
- N. Quasi-public parks, playgrounds, athletic fields and related facilities

3. Category 4 - Transportation Facilities, limited to:

- A. Electrically-powered regional rail transit facilities
- B. Regional non-rail transit facilities

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

- A. Commercial off-street parking in Metro Station areas as a temporary use
- B. Convenience centers
- C. Funeral chapels
- D. Golf courses, country clubs
- E. Marinas, docks and boating facilities, commercial
- F. Offices

## G. Plant nurseries

5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors' Approval: Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

### **3-305 Use Limitations**

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615 when the cluster subdivision has a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, and with the provisions of Sect. 2-421 when the cluster subdivision has a minimum district size of three and one-half (3.5) acres or greater.

### **3-306 Lot Size Requirements**

1. Minimum district size for cluster subdivisions
  - A. Cluster subdivisions containing a minimum of two (2) acres but less than three and one-half (3.5) acres shall be subject to special exception approval.
  - B. Cluster subdivisions containing a minimum of three and one-half (3.5) acres or greater shall be subject to approval by the Director.
2. Average lot area
  - A. Conventional subdivision lot: 11,500 sq. ft.
  - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
  - A. Conventional subdivision lot: 10,500 sq. ft.
  - B. Cluster subdivision lot approved by the Director: 8,500 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 10,500 square feet.

Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to an R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 8,500 square feet.

C. Cluster subdivision lot approved by special exception: 8,500 sq. ft.

#### 4. Minimum lot width

A. Conventional subdivision lot:

- (1) Interior lot - 80 feet
- (2) Corner lot - 105 feet

B. Except as qualified below, cluster subdivision lot approved by the Director:

- (1) Interior lot - No Requirement
- (2) Corner lot - 80 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 80 feet for interior lots and 105 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to a R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 80 feet for corner lots.

C. Cluster subdivision lot approved by special exception:

- (1) Interior lot – No Requirement
- (2) Corner lot – 80 feet

### **3-307 Bulk Regulations**

#### 1. Maximum building height

A. Single family dwellings: 35 feet

B. All other structures: 60 feet

#### 2. Minimum yard requirements

A. Single family dwellings

- (1) Conventional subdivision lot
  - (a) Front yard: 30 feet

- (b) Side yard: 12 feet
- (c) Rear yard: 25 feet
- (2) Cluster subdivision lot
  - (a) Front yard: 20 feet
  - (b) Side yard: 8 feet, but a total minimum of 20 feet
  - (c) Rear yard: 25 feet

B. All other structures

- (1) Front yard: Controlled by a 40° angle of bulk plane, but not less than 30 feet
- (2) Side yard: Controlled by a 35° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

- A. 0.25 for uses other than residential or public
- B. 0.30 for public uses

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**3-308 Maximum Density**

- 1. Conventional subdivisions: Three (3) dwelling units per acre.
- 2. Cluster subdivisions: Three (3) dwelling units per acre for cluster subdivisions approved by the Director in accordance with Section 2-421, or that are the result of a proffered rezoning from a district that allows less than three (3) dwelling units per acre; three (3) dwelling units per acre plus one (1) additional bonus dwelling unit for cluster subdivisions approved by special exception.

**3-309 Open Space**

In subdivisions approved for cluster development, 25% of the gross area shall be open space.

**9-006      General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **9-104 Standards for all Category 1 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities**

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dba:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		