APPLICATION ACCEPTED: June 11, 2008
PLANNING COMMISSION: October 30, 2008
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

October 16, 2008

STAFF REPORT

APPLICATION SEA 97-V-046

MOUNT VERNON DISTRICT

APPLICANT:	Washington, D.C. SMSA Limited Partnership d/b/a Verizon Wireless
ZONING:	C-8
PARCEL(S):	109-1 ((1)) 38, 39, 41
ACREAGE:	1.16 acres
PLAN MAP:	Residential, 5-8 du/ac (Parcels 38, 39) Residential, 12-16 du/ac (Parcel 41)
SE CATEGORY:	Category 1: Use 8: Mobile and Land-based Telecommunications Facility
PROPOSAL:	Special Exception Amendment (SEA) to amend SE 97-V-046 previously approved for telecommunications facility to permit additional antennas and site modifications

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 97-V-046, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of transitional screening and barrier requirements along the northern and eastern boundaries of the site in favor of the existing vegetation as shown on the SEA Plat.

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.

Kelli Goddard-Sobers

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/

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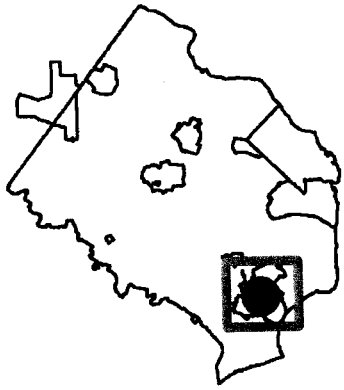
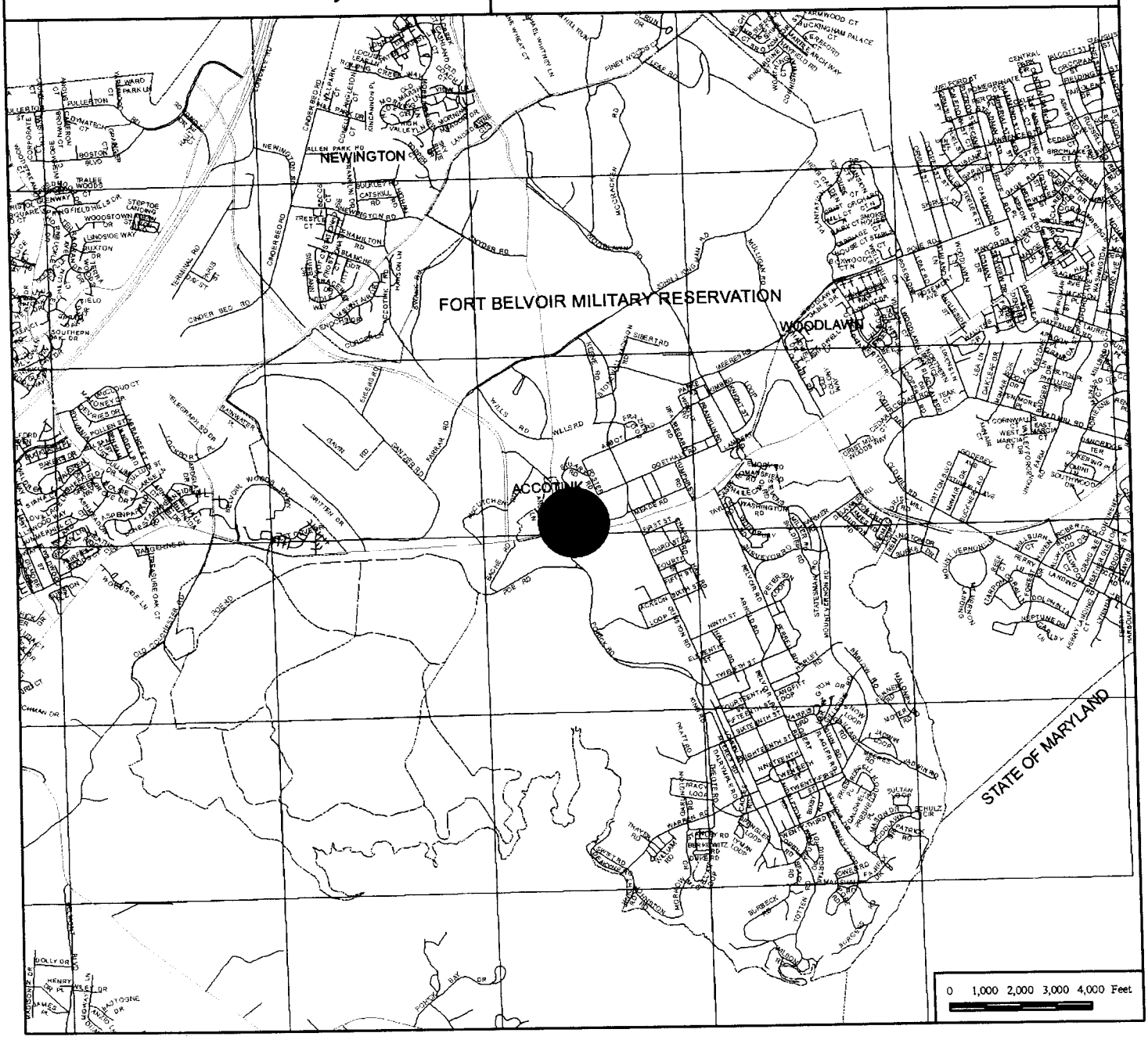
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

SEA 97-V -046

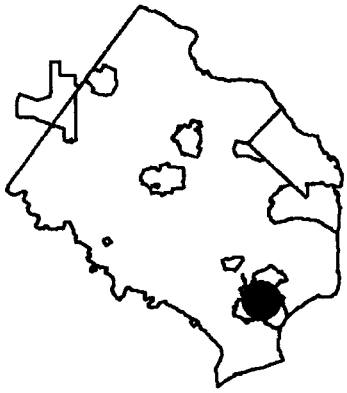


Applicant:	WASHINGTON, D.C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
Accepted:	06/11/2008
Proposed:	AMEND SE 97-V-046 PREVIOUSLY APPROVED FOR TELECOMMUNICATIONS FACILITY TO PERMIT ADDITIONAL ANTENNAS AND SITE MODIFICATIONS
Area:	1.16 AC OF LAND; DISTRICT - MOUNT VERNON
Zoning Dist Sect:	04-0804
Art 9 Group and Use:	1-08
Located:	9128 & 9130 BELVOIR COURT AND 9102 RICHMOND HIGHWAY
Zoning:	C- 8
Plan Area:	4,
Overlay Dist:	
Map Ref Num:	109-1- /01/ /0038 /01/ /0039 /01/ /0041



Special Exception Amendment

SEA 97-V -046



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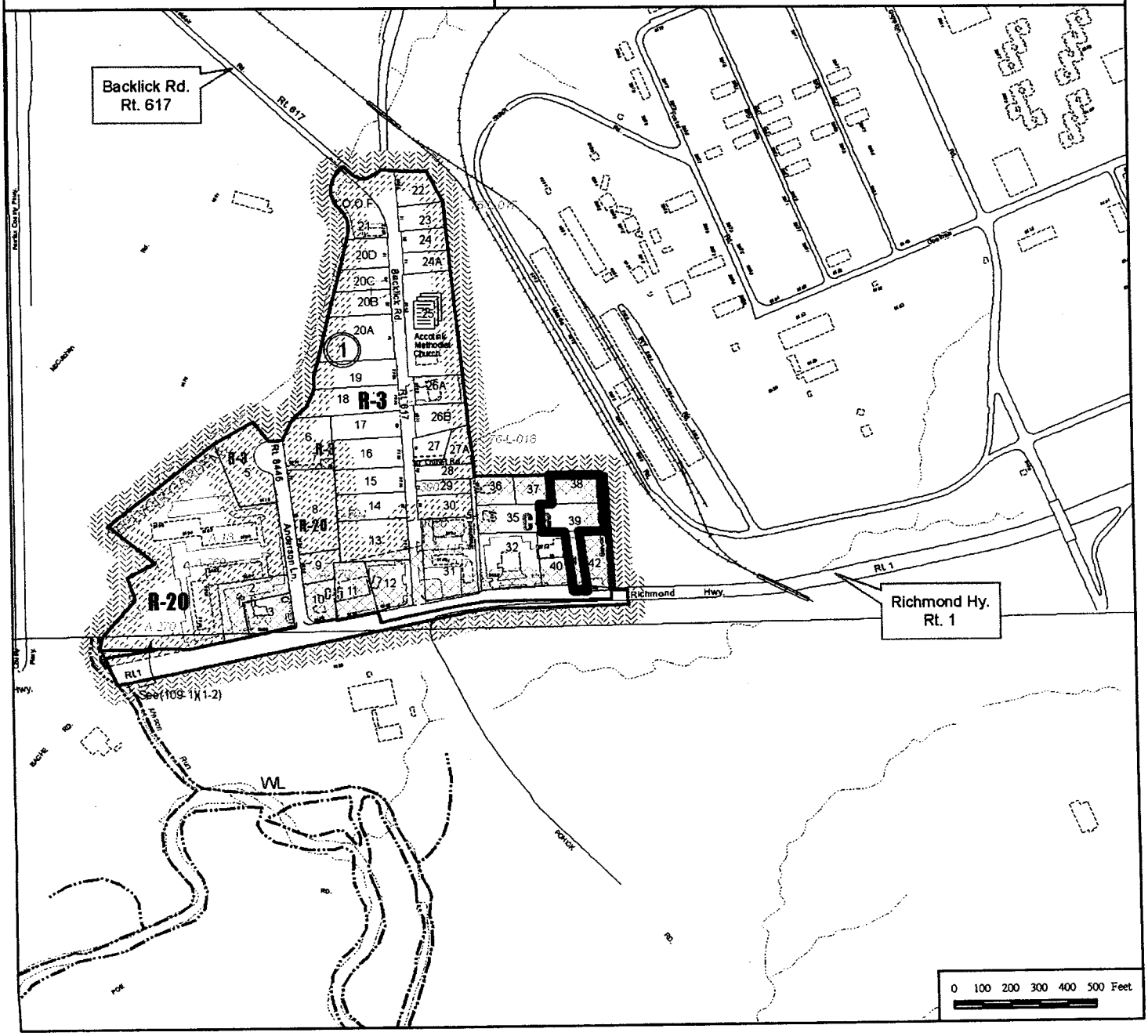

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
[illegible]	[illegible]	JUNIPERUS SCOPULORUM	ROCKY MT JUNIPER	6' TALL	B&B 10' OC MAX SPACING
[illegible]	[illegible]	PINUS STROBUS	WHITE PINE	6' TALL	B&B 20' OC MAX SPACING

PLANTING SCHEDULE

PROVIDERS	ANTENNA HEIGHT	ANTENNA RAD CENTER	STRUCTURE TYPE	LEASE AREA	STRUCTURE HEIGHT
1. VERIZON WIRELESS	[illegible]	120'-0" AGL	SHELTER	[illegible] SF	11'-0"
2. CINGULAR*	[illegible]	141'-0" AGL	SHELTER	240 SF	11'-0"
3. CELLULAR ONE	[illegible]	141'-0" AGL	SHELTER	[illegible] SF	11'-0"
4. AT&T*	[illegible]	143'-0" AGL	PAD	200 SF	7'-0"
5. NEXTEL	[illegible]	109'-0" AGL	SHELTER	240 SF	11'-0"
6. T-MOBILE	[illegible]	130'-0" AGL	PAD	200 SF	7'-0"

NOTE: THE INFORMATION INCLUDED IN THIS TABLE IS BASED FROM SPECIAL EXCEPTION PLAT SE 97-V-046 AS WELL AS SITE SURVEYS AND INFORMATION PROVIDED BY AMERICAN TOWER CORPORATION. PROVIDER STRUCTURES LABELLED WITH AN ASTERISK (*) INDICATES STRUCTURE SIZE OR LOCATION VARIES WITH ORIGINAL PLAT.

811 Know what's below. Call before you dig.

GSE GLOCK SMIDT ENGINEERING, INC.

MRA

COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023836
PROFESSIONAL ENGINEER

verizon wireless

MASON NECK - AMERICAN TOWER #VA-01005I
(FAIRFAX COUNTY, VA)

REVISIONS:

NO.	DESCRIPTION	DATE
	REVIEW SET	11/27/06
	SE SUBMISSION	[illegible]
	SE REVISIONS	[illegible]
	SE REVISIONS	[illegible]
	SE REVISIONS	[illegible]

LAST REV.:
PROJECT NO: 10421.3[illegible]
DATE: Nov 20, 2006
SCALE: AS NOTED

TITLE:
Special Exception Plat Amendment SEA 97-V-046

SHEET:
C-1

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

DESCRIPTION OF THE APPLICATION

The applicant seeks to amend SE 97-V-046, previously approved for a telecommunications facility (149-foot high monopole) to permit additional antennas and site modifications. Specifically, the applicant seeks to remove nine (9) existing panel antennae and replace them with twelve (12) antennae. In addition, the applicant proposes a new 12' x 30' x 10' equipment shelter at the base of the tower.

Category and Use:

A Category 1 special exception use is proposed on the subject property zoned C-8; Use 8, Mobile and Land-based Telecommunication Facilities. The use must comply with the Use Limitations of Section 4-805, the General Standards of Section 9-006, Standards for all Category 1 Uses of Section 9-104 and 9-105, among others (Appendix 12).

Waivers and Modifications:

As part of the SEA request, the applicant requests a waiver of the transitional screening requirements along the northern and eastern property lines in favor of that shown on the Special Exception Amendment (SEA) Plat. These waivers were previously approved with SE 97-V-046.

The SEA Plat indicates that the applicant will be seeking the following waivers at the time of site plan review:

- Stormwater management waiver;
- Dustless surface waiver; and a
- Waiver of right-of-way dedication, including service drive, along Richmond Highway.

LOCATION AND CHARACTER

Site Description:

The 1.16 acre site is located on Tax Map 109-1 ((1)) 38, 39 and 41 at 9128 Belvoir Court, north of Richmond Highway (Route 1). Parcel 38, which is owned by American Tower LP, is currently developed with a

telecommunication facility consisting of a 149-foot high monopole, three equipment cabinets and two equipment pads. The monopole has six (6) carriers including Verizon Wireless. The Verizon antennae are located at a height of 119 feet. Parcels 39 and 41 are owned by Mr. Amin Satish and are currently vacant. An access easement agreement was established at the time SE 97-V-046 was approved, to allow an access drive to cut across Parcels 39 and 41 to provide access to the telecommunications facility on Parcel 38. The equipment shelter compound is enclosed by an eight (8) foot high chain link fence surrounded with sparse vegetation. Overall, the previously-planted landscaping is overgrown with invasive and undesirable vegetation.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Public Facility (Fort Belvoir Military Reservation)	R-C	Public Facilities
South (across Richmond Highway)	Public Facility (Fort Belvoir Military Reservation)	R-C	Public Facilities
East	Public Facility (Fort Belvoir Military Reservation)	R-C	Public Facilities
West	Commercial (Vacant Land)	C-8	Residential, 5-8 du/ac

BACKGROUND

On January 12, 1998, the Board of Supervisors approved SE 97-V-046, with development conditions, to allow a telecommunications facility (tower). A copy of those development conditions and the approved SE Plat are included in Appendix 4.

A separate feature shown application (FS-V07-63) to permit additional antennas on the existing telecommunications facility and modifications to equipment compound area has been filed and will be reviewed by the Planning Commission prior to the public hearing for the Special Exception Amendment (SEA) application.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area IV
Planning District: Lower Potomac
Planning Sector: Fort Belvoir Community Planning Sector (LP4)
Plan Map: Residential

Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition Area IV, Lower Potomac Planning District, amended through 1-28-08, LP4 Fort Belvoir Community Planning Sector Page 117; the Plan states:

"Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit."

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:	Verizon Wireless Mason Neck-American Tower # VA-010051 (Fairfax County, VA) Special Exception Amendment Plat SEA 97-V-046
Prepared by:	Glock Smidt Engineering, Inc. and Morris and Ritchie Associates, Inc.
Original and Revision Dates:	November 20, 2006, as revised through August 20, 2008

Description of SEA Plat:

The SEA Plat consists of one sheet which includes the title, site notes, general notes, vicinity map, site plan, planting schedule, enlarged compound layout, typical Verizon Wireless shelter elevations, tower elevation, and Verizon Wireless antenna details

Site Layout: The 1.16 acre site consists of three parcels located on Tax Map 109-1 ((1)) 38, 39 and 41. The telecommunications facility, which consists of a 149-foot high monopole, three equipment shelters (including two shelters each 240 square feet in size and one shelter 365 square feet in size) and two equipment pads (200 square feet each) in an enclosed compound, is located on Parcel 38. The equipment shelters and pads surround the base of the tower. The compound on Parcel 38 is enclosed by an eight-foot high chain link fence which has some shrubbery running along the southern side of the fence. The existing vegetation on the site is overgrown and requires some maintenance.

Proposed Replacement of Antennas on Monopole: The applicant proposes to remove the nine (9) existing panel antenna situated at a height of 119 feet on the monopole and to replace them with twelve (12) LPA 80068/6CF and LPA 185063/8CF antenna which are 70.87" x 13.07" x 14.96" and 47.2" x 5.8" x 6.6" respectively. The applicant states the new antennas are designed to improve Verizon Wireless's network performance by increasing gain and providing a wider coverage with corresponding improvement in marginal cells. The applicant also states that the new antenna will increase network capacity, interference control and site reliability, which, in turn, should allow for a reduction in the number of new sites that would have to be built in the area.

Proposed Telecommunication Equipment Shelter: The applicant proposes to place a new unmanned equipment shelter at the base of the tower. The dimensions of the equipment shelter will be 12' x 30' x 10' and will have a washed stone finish. The applicant states the equipment shelter will be constructed according to the Commonwealth of Virginia building codes to comply with the 1996 National Building Codes, International Mechanical Codes, the National Electrical Codes and the 1995 Model Energy Codes.

Access and Parking: Access to the compound is provided via a driveway from Richmond Highway, which accesses over Parcels 39 and 41 (both these parcels are vacant). The existing driveway is partially asphalt and partially gravel. A parking area which is not striped is provided at the end of the driveway on the gravel surface to the west of the equipment compound area.

Landscaping: Per the original special exception, 17 evergreen trees were to be planted along the western boundary of the site in order to screen the adjacent single-family detached residences of Accotink. In addition, 16 trees were also proposed to be planted around the western and southern perimeter of the compound area. However, site visits by staff reveal that some of these trees were never planted and that those which were planted have been poorly maintained and are overgrown with undesirable vegetation. In order to rectify this issue, the applicant proposes to replant these required trees, which include six-foot high junipers and white pines (evergreens), along the western boundary of the site and along the western and southern perimeter of the compound area.

Environmental Analysis: (Appendix 6)

In a memo dated February 6, 2008, staff noted that upon a site visit it was revealed that the property was being been used as a dumping ground, primarily on Parcels 39 and 41. Much of the debris was in standing water and, in staff's assessment, would pose a threat to land and water if it continued to remain. Staff recommended that the site be cleaned up and revegetated. Since that time, the applicant has cleaned up the site. In addition, the applicant is in the process of working with the adjacent landowner, Mr. Amin Satish to revegetate the property. No other environmental issues have been raised by this application.

Countywide Trails Plan:

Staff has determined that no trails are required in accordance with the Countywide Trails Plan.

Urban Forest Management Analysis (Appendix 7)

Issue: Tree Cover and Associated Calculations

In reviewing this application, the staff of the Urban Forest Management Division (UFMD) noted that the 33 evergreen trees, which were to be planted (17 along the western boundary of the site and 16 around the western and southern perimeter of the fenced in compound area) as part of the approval of SE 97-V-046, were never planted. Without these plantings, UFMD was concerned that adequate buffering to nearby residences was never provided on the site. In addition, UFMD also requested that tree cover calculations for the site be provided.

Resolution:

The applicant has agreed to plant the 33 evergreen trees which should have been planted along the western boundary of the site to be in

compliance with the original Special Exception. In addition, the applicant has amended the SEA Plat to provide tree cover calculations. These calculations indicate that the zoning ordinance requirements will be met.

Park Authority Analysis: (Appendix 8)

The Park Authority staff has reviewed the SE application and determined that there will be no adverse impacts on land or resources of the Park.

Transportation Analysis: (Appendix 9)

Issue: Right-of-way dedication

Richmond Highway (US Route 1) is shown on the Comprehensive Plan as an eight-lane facility in this area. Fairfax County Department of Transportation staff has reviewed the application and determined that a right-of-way dedication, including a service drive, of 134 feet from the centerline would be required to accommodate this facility. Because the existing right-of-way is only 50 feet from centerline in this particular section of Richmond Highway, staff recommended that the applicant dedicate additional 84 feet, including a service drive, along the site's frontage.

Resolution:

No additional right-of-way is proposed to be dedicated and the applicant has indicated that a waiver of this dedication will be sought at the time of site plan.

Stormwater Management Analysis: (Appendix 10)

Issue: Site Outfall Narrative and Stormwater Management Requirement

The Department of Public Works and Environmental Services (DPWES) has reviewed the subject application and requested that the applicant provide the outfall narrative for the site and address how stormwater management (SWM) will be provided for the proposed new equipment shelter.

Resolution:

The applicant has stated that at the time of site plan, a request will be made to the DPWES to waive the requirements of providing the site outfall narrative and the on-site stormwater detention facility for this development. Specifically, the applicant notes that the increase in run-off caused by the proposed new equipment shelter would be a small fraction of one cubic

feet per second for the 10 year storm. The applicant has also indicated that there is less than 2,500 square feet of land disturbance from the new 12' x 30' equipment shed.

Based on a preliminary review of the information provided by the applicant, DPWES has stated that it appears that the on-site detention waiver would be favorably considered but the outfall narrative will be required. However, no final action can be taken regarding the waivers, pending action of the Board of Supervisors regarding the subject SEA application.

Sanitary Sewer Analysis: (Appendix 11)

Staff of the Wastewater Planning and Monitoring Division of DPWES have determined there are no impacts on the sanitary sewer system.

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. The following chart reviews the transitional screening and barrier requirements.

Transitional Screening	**Required**	**Provided**
North (Ft. Belvoir)	None	None, previously waived
East (Ft. Belvoir)	None	None, previously waived
South (Ft. Belvoir)	None*	5 six-feet tall evergreen trees (3 Rocky Mount Juniper, 2 White Pine)
West (vacant)	None*	12 six-feet tall evergreen trees (9 Rocky Mount Juniper, 3 White Pine)
Barrier	**Required**	**Provided**
North (Ft. Belvoir)	None	None, previously waived
East (Ft. Belvoir)	None	None, previously waived
South (Ft. Belvoir)	None*	Fence and 16 six-feet tall evergreen trees around perimeter of fenced area of the equipment cabinets and tower
West (vacant)	None*	An eight-foot high, chain-link fence and 16 six-feet tall evergreen trees around perimeter of fenced area of the equipment cabinets and tower

*UFMD of DPWES has determined that there is no requirement based on the abutting use per the Zoning Ordinance. However, the original SE application, SE 97-V-046, required the applicant

to provide a chain link fence around the perimeter of the compound, along with 16 evergreen trees around the perimeter of the fenced in area.

Waivers/Modifications

Transitional Screening and Barrier Requirements

A waiver of the transitional screening and barrier requirements along the northern and eastern property lines were previously approved with SE 97-V-046. However, as noted above, UFMD staff has determined that no additional transitional screening and barrier measures are required for this site. Nevertheless, staff believes that the applicant should provide the buffering and the screening along the western property line and around the western and southern perimeter of the compound area as required as part of the original SE approval. Staff believes that this screening is desirable in order to buffer the adjacent residences to the west.

The applicant has requested a reaffirmation of the previously granted transitional screening and barrier requirements along the northern and eastern property lines. In accordance with Par. 7 of Sec. 13-304 of the Zoning Ordinance, transitional screening and barrier requirements may be waived or modified where adjoining property is used for any public purpose other than a school or hospital. The adjacent property to the north and east is developed as the Fort Belvoir Military Reservation and is planned for public facilities, governmental and institutional use. Staff recommends approval of a waiver of the transitional screening requirements and barrier requirements along the northern and eastern property lines.

Special Exception Requirements (Appendix 12)

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. Staff believes the proposed amendment to replace antennae on an existing telecommunications facility, 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 C-8 District permits mobile and land based telecommunication facilities and light public utility uses as a special exception use. With the installation of the proposed landscaping, staff believes that the site is compatible with the adjacent residentially zoned land.

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. 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. The telecommunication tower is already in existence, and the applicant's proposal to replace nine (9) antennae with 12 larger antennae will not change the appearance of the tower to the surrounding community. The new equipment shelter will not be visible from the adjacent residences given its proposed location and the existing screening on site.

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. There will be no pedestrian visits to this site. Access for the site is provided from an eighteen-foot wide partially paved driveway extending from Richmond Highway. Traffic associated with this unmanned facility will be minimal, given that only four or less maintenance inspections a year will be required. Due to the low number of trips generated by the use, 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. As part of the original SE application approval, landscaping was to be provided along the western property line in order to buffer the adjacent residences to the west. However, as noted, this landscaping was not fully planted and not maintained. The applicant has indicated that they will provide the required buffering to the west, as well as the previously-approved screening around the western and southern perimeter of the compound area. The applicant is also requesting a waiver of the northern and eastern transitional screening and barrier requirements to reaffirm the waiver requested with Special Exception SE 97-V-046. Staff supports the continued waiver of the transitional screening and barrier requirements. The applicant has also indicated that they will apply for a waiver of stormwater management at the time of site plan review. DPWES has indicated that this waiver request is likely to be approved. Parking and loading spaces are not required for monopoles; however, the applicant

has provided space for persons to park their vehicles when they come to the site for maintenance visits. 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. This standard further states that there shall be no storage of materials or equipment, repair or servicing of vehicles or equipment, or for the parking of vehicles. 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 telecommunication tower is already in existence. This SEA proposal seeks to replace nine antennae with 12 larger antennae at a height of 119 feet. The subject property is zoned C-8 and no storage or maintenance facilities are proposed. A minor site plan will be required as the new equipment shelter is larger than 250 square feet. Staff 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 construction of the existing 150-foot monopole and telecommunication facility designed to accommodate up to six telecommunication service providers was approved with SE 97-V-046. The applicant proposes to replace nine panel antennas, which are situated at a height of 119 feet on the monopole, with twelve (12) larger antennas. The antennae will blend in with the tower and will not be more visible on the pole than the existing antennae. The new equipment shelter will have a washed stone finish, which blends with the existing equipment shelters. Therefore, staff believes 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. Therefore, 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 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 telecommunication facility includes a 150-foot high monopole. Staff determined in the original SE application, SE 97-V-046, that the monopole would not conflict with area and regional air traffic flight patterns. The addition of the twelve (12) antennas will not increase the overall height of the monopole; therefore, a red marker light will not be required. 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.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

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

Staff Recommendations

Staff recommends approval of SEA 97-V-046, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the transitional screening and barrier requirements along the northern and eastern property lines be waived.

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. SE 97-V-046 Reduction of SE Plat and Clerk's Letter Containing Development Conditions
5. Comprehensive Plan Citations
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Park Authority Analysis
9. Transportation Analysis
10. Stormwater Management Analysis
11. Sanitary Sewer Analysis
12. Fairfax County Water Analysis
13. Applicable Zoning Ordinance Provisions
14. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 97-V-046

October 16, 2008

If it is the intent of the Board of Supervisors to approve SEA 97-V-046 located at 9102 Richmond Highway and 9128 and 9130 Belvoir Court [Tax Map 109-1 ((1)) 38, 39 & 41] previously approved for a telecommunication facility to permit additional antennas and site modifications, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those 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. Other by-right, Special Permit and Special Exception uses may be permitted on the lot without a Special Exception amendment, if such uses do not affect this Special Exception use. *

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 conditions. *

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Verizon Wireless Mason Neck-American Tower # VA-010051 (Fairfax County, VA) Special Exception Amendment Plat SEA 97-V-046" prepared by Glock Smidt Engineering, Inc. and Morris and Ritchie Associates, Inc. dated November 20, 2006 as revised through August 20, 2008, and these development conditions.

4. The tower structure shall be limited to a height of 149 feet with antennae projecting no more than 5.96 feet higher, for a total maximum height of 154.96 feet, as shown on the Special Exception Amendment Plat. 8

5. The tower shall be painted and/or maintained with a non-reflective color chosen to maximize visual integration of the tower with all points above the skyline, as determined by DPWES. *

6. The tower and accessory facilities shall be subject to periodic inspections by DPWES. If any additions, changes, or modifications are to be made to

the tower or to the related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms with all structural and all other requirements of the Virginia Uniform Statewide Building Code (VUSBC). In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures that exceed the extent deemed acceptable by the applicable codes and standards, the applicant shall take immediate actions, as necessary and approved by DPWES, to comply with accepted codes and agreements. Non-compliance with this condition within a time frame established by DPWES may be grounds for termination of the use of the tower as a telecommunication facility, as determined by the Zoning Administrator. *

7. 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 may be deemed necessary by DIT. In the event that the results of any monitoring indicate any alterations to the approved equipment or if the radiation levels exceed the amounts deemed appropriate by applicable standards, the applicant shall take immediate action, as necessary and approved by DIT, to comply with accepted standards and agreements and to reduce radiation emissions to meet the applicable standards. Non-compliance with this condition within time frame established by DIT may be grounds for termination of the use of the tower as a telecommunication facility, as determined by the Zoning Administrator. *

8. No signals or lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Commission (FAA), or Fairfax County. *

9. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility. *

10. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility. No commercial advertising or sign shall be allowed on the antennae, antennae support structures or related equipment cabinet or structure. *

11. The sizes and placement of the antennae on the tower shall be in substantial compliance with the sizes and placements indicated on the Special Exception Amendment Plat. This telecommunication facility shall be limited to a maximum of seven (7) providers and seventy-two (72) antenna, including the six (6) providers shown on the Special Exception Amendment Plat, and one future provider with a maximum of twelve (12) antennae. *

12. Equipment cabinets/buildings/pads shall be limited in number to a maximum of seven (7) and shall be limited to the square footage and heights as shown on the Special Exception Amendment Plat. Installation of the equipment cabinets/buildings may occur over time without an amendment to this Special Exception Amendment, as long as the maximums are not exceeded. It is noted that the addition of a seventh provider will require review and approval under 15.1-2232 in the future.*

13. Prior to site plan approval, documentation in the form of the letters of intent or leases shall be supplied to DPWES to verify a minimum of four (4) providers on the tower. Failure to document that a minimum of four (4) providers are accommodated, shall be the grounds for denial of the site plan. There shall be a maximum total of seven providers on the tower. Installation may occur over time without an amendment to this Special Exception, so long as a minimum of four (4) and a maximum of seven (7) providers are maintained as shown on the Special Exception Amendment Plat. *

14. Entrances to the site shall be designed and constructed in accordance with the Virginia Department of Transportation (VDOT) commercial entrance standards. *

15. The tower, related equipment structures and, to the extent reasonably practical, the subterranean support structures for the tower shall be dismantled upon expiration of the applicant's leasehold interest in the subject property. *

16. Should the need arise to alter the telecommunication monopole from that shown on the SEA Plat, engineering and structural data shall be submitted 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. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), landscaping as generally shown on the SEA Plat shall be installed. If necessary, existing vegetation that does not meet the tree cover definition and /or requirements can be removed and replaced with evergreen trees, 6 feet in height. Evergreen trees shall be a minimum of one (1) inch in caliper and preferably include leyland cypress, loblolly pine, eastern red cedar but may also include rocky mount juniper and white pine.

18. At the time of site plan review, the outfall narrative shall be provided for the review and approval of DPWES. At the time of site plan review, a waiver of the stormwater management/best management practices (SWM/BMP) requirements shall be requested. If the requested waiver is not granted, the required SWM/BMP may be located within the application

property, provided that such facility is determined by the County to be in substantial conformance with the SEA Plat.

19. Any component(s) of the telecommunication facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.

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.

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

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. *

Replacement of the nine (9) antennas and the permanent installation of the twelve (12) antennas shall constitute the establishment of this Special Exception Amendment. The Board of Supervisors may grant additional time to establish the use or commence the 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: SEP 23 2008
(enter date affidavit is notarized)

I, Frank W. Stearns, Esq., 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

100440

in Application No.(s): SEA 97-V-046
(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.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Washington, D. C. SMSA Limited Partnership d/b/a Verizon Wireless	9000 Junction Drive Annapolis Junction, Maryland 20701	Applicant/Lessee for Tax Map No. 109-1 ((1))0038, 109-1((1))0039, 109-1((1)) 0041
Brian A. Stover		Agent for Applicant/Lessee
American Tower LP John X. Pickett	116 Huntington Ave. Boston, Massachusetts 02116	Owner of Tax Map No. 109-1 ((1)) 0038 Agent for Owner
Satish M. Amin	8815 Side Saddle Road Springfield, Virginia 22152	Owner of Tax Map No. 109-1((1))0039, 109-1((1)) 0041
Venable LLP Frank W. Stearns David R. Lasso Kwasi X. Bosompem	8010 Towers Crescent Drive Suite 300 Vienna, Virginia 22182	Agents/Attorneys Agent/Attorney Agent/Attorney Agent/Urban Planner

(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: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number(s))

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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)

AT Delaware II, LLC
180 Washington Valley Road
Bedminster, NJ 07921

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)

Cellco Partnership (sole member)

(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: SEP 25 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Mobile Systems, Inc.
1095 Avenue of the Americas
New York, NY 10036

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)
Bell Atlantic Mobile Systems of Northern New Jersey, Inc.
1095 Avenue of the Americas
New York, NY 10036

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)

(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: SEP 23 2008
(enter date affidavit is notarized)

100440 b

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Personal Communications, Inc.
1095 Avenue of the Americas
New York, NY 10036

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)
NYNEX PCS, Inc.
1095 Avenue of the Americas
New York, NY 10036

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)

(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: SEP 23 2008
(enter date affidavit is notarized)

1004405

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Metro Mobile CTS of Charlotte, Inc.
1095 Avenue of the Americas
New York, NY 10036

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)
GTE Wireless Inc.
1095 Avenue of the Americas
New York, NY 10036

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)

(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: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Wireless of Ohio Inc.
1095 Avenue of the Americas
New York, NY 10036

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)
GTE Consumer Services Inc.
1095 Avenue of the Americas
New York, NY 10036

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)

(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: SEP 23 2008
(enter date affidavit is notarized)

100440v

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Air Touch PCS Holdings, Inc.
2999 Oak Road
MS-1025
Walnut Creek, CA 94596

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)
Vodafone Americas, Inc.
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

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)

(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: SEP 23 2008
(enter date affidavit is notarized)

100440

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JV Pamerco, LLC
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

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)
Vodafone Americas, Inc. (sole member)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
American Tower LLC
116 Huntington Avenue
Boston, MA 02116

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)

(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: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ATC LP Inc.
116 Huntington Avenue
Boston, MA 02116

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)
American Towers Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ATC GP Inc.
116 Huntington Avenue
Boston, MA 02116

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)
American Tower LLC

(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: SEP 23 2008
(enter date affidavit is notarized)

1004402

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
American Towers Inc.
116 Huntington Avenue
Boston, MA 02116

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)

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)

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(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: SEP 23 2008
(enter date affidavit is notarized)

100440v

for Application No. (s): SEA 97-V-046
(enter County-assigned application number(s))

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1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
Washington, D. C. SMSA Limited Partnership d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)
Cellco Partnership - General Partner

AT Delaware II, LLC - Limited Partner
(owns 1% of Washington, D.C. SMSA
Limited Partnership d/b/a Verizon Wireless)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" 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(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cello Partnership
180 Washington Valley Road
Bedminister, NJ 07921

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

NYNEX PCS, Inc.	General Partner
Bell Atlantic Cellular Holdings, L.P.	General Partner
PCSCO Partnership	General Partner
GTE Wireless Inc.	General Partner
GTE Wireless of Ohio Inc	General Partner
GTE Consumer Services Inc.	General Partner
PCS Nucleus, L.P.	General Partner
JV Partnerco, LLC	General Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Bell Atlantic Cellular Holdings, L.P.
1095 Avenue of the Americas
New York, NY 10036

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Bell Atlantic Mobile Systems of Northern New Jersey, Inc.	General Partner
Bell Atlantic Personal Communications, Inc.	Limited Partner
Bell Atlantic Mobile Systems, Inc.	Limited Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

100440 G

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

PCSCO Partnership
1095 Avenue of the Americas
New York, NY 10036

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Bell Atlantic Cellular Holdings, L.P.	General Partner
NYNEX PCS, Inc.	General Partner
Metro Mobile CTS of Charlotte, Inc.	General Partner
Bell Atlantic Personal Communications, Inc.	General Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

100440

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

PCS Nucleus, L.P.
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Air Touch PCS Holdings, Inc.	General Partner
Vodafone Americas, Inc.	Limited Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004404

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

American Tower LP
116 Huntington Avenue
Boston, MA 02116

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

ATC GP Inc. (owns 1% of American Tower LP)	General Partner
ATC LP Inc. (owns 99% of American Tower LP)	General Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, Virginia 22182

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Adams , David G.
Adducci , Steven A.
Aitken , Andrew C.
Albrecht , Ralph P.
Ames , Robert G.
Anderson , Lars E.
Atlas , Harry I.
Auberger , Marcia A.
Ayres , Jeffrey P.
Baader , Michael J.
Bailey , Claude E.
Baker , Constance N.
Baldridge , J. Douglas
Barnes, Jeffrey A.
Baskin , Maurice
Bayh , Birch E. Jr.
Beaty , John B.
Beeman , E. Ray
Bechamps, Anne-Therese
Berlage , Derick P.
Blinken, Sally G.
Block , Joseph G.
Block , Sondra H.
Bolger , Robert J.
Boyle , Edward Patrick
Braker , Gregory S.
Brandenstein , Henry F. Jr.
Bronstein , John D.
Bruton , Jennifer
Bryan , Sally R.
Buckley , Richard D.
Burdett , James R.
Burnley , James H. IV
Burton, Robert A.
Bushnaq , Darek S.
Calvert , Walter R.
Capute , Courtney G.
Christner , Wallace E.
Ciatto , Frank A.
Cirulnick , Arthur E.
Cividanes , Emilio W.
Civiletti , Benjamin R.
Clancy , Patrick L.
Cohen, Philip K.
Cohen, Rory M.
Colaizzi , Roger A.
Constantine, George E.
Cook , Bryson L.
Cooke , Lawrence H. II
Cooney , John F.
Cooper , Thomas J.
Coston , William D.
Cross , Gregory A.
Cumbie , James E.
Currie, Andrew J.
Curtin , Peter J.
Daley , Henry J.
Davis , Michael C.
Davis , Michael H.
Deal , Jill B.
Debolt , Paul A.
Deeley , C. Carey Jr.
DeLong , Stephanie L.
Devaney , William H.
Dolan , William D. III
Donovan , William J.
Dunbar , James A.
Dunn , Jeffrey A.
Dvorak , James P. Jr.
Edlavitch , Susan T.
Eichen , Jeffrey L.
Elling , Terry L.
Ellis , Joan
Emhoff , Douglas C.
Esty , JoAnna M.
Evans , Edward S. III
Fales , Lisa Jose
Faley , Kevin O.
Ferrell , Michael J.
Flack, Brian L.
Flyer , Michael R.
Foley, Danielle R.
France , Thomas W.
Frerichs, Herbert D. Jr.
Gaarder , Christina L.
Gallagher , Stephen K.
Garfinkel, Michael
Garinther , Geoffrey R.
Garrote , Nora E.
Gately , Caroline Petro
Geis , Robert H. Jr.
Gendron , Andrew
Gesner , Lawrence H.
Gill, Gregory M.
Glancz , Ronald R.
Glasgow , Paul T.
Glynn , Edward F. Jr.
Goewey , David W.
Gollin , Michael A.
Gonya , Jeffrey K.
Goodman., Leonard S.
Gorry , Timothy J.
Gottlieb , Robert G.
Gray , James E.
Green, Douglas H.
Grunberg , Nancy R.
Guben , Jan K.
Haddaway , Keith G.
Hailey , Gary D.
Hamel , W. Warren
Hanks , James J. Jr.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004406

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, Virginia 22182

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Hardway, Kathleen S.
Hardy, John D. Jr.
Harrison , Mark B.
Harrison , Todd A.
Hauptman , Gregory B.
Heard , C. Stephen Jr.
Heubeck , David J.
Heyward , Peter E.
Hill , Jon-Jamison
Hill , M. King III
Hobbs , Ann S.
Hoeg , A. Everett III
Hoffman , Kenneth R.
Hoffman , Robert A.
Hommer , J. Scott III
Horn , Todd J.
Horowitz , Philip M.
Howard , John B.
Hughes , Elizabeth R.
Hutchinson , Asa
Ingis , Stuart P.
Jackson , Linda M.
Jacoby , Aaron
Johnson , Thora A.
Johnson , Treazure R.
Johnston , George W.
Jolly , Bruce O. Jr.
Joyce , Frederick M.
Kaminski , Jeffri A.
Kaplun , Paul T.
Karen , Ari
Katz , Lawrence A.
Kaufman , Joshua J.
Kelly , Thomas J. Jr.
Kemp , Paul F.
Kettel, David
Killefer , Campbell
Kinberg , Robert
Kirchanski , Stefan J.
Knowles , Jeffrey D.
Kolkin , Mitchell
Kroupa , Sharon A.
Kurzweil , Jeffrey
Lalle , A. Wayne Jr.
Landry , Brock R.
Leber , Michael A.
Lee, Tony S.
LeMoult , Brendan J.
Lencz , Norman
Lewis-Eng , Claudia A.
Lingan , Thomas M.
Lombard , Rebecca Goldsmith
Lynyak, Joseph T. III
MacWilliams , Michael B.
Madden , Michael K.
Madden , Thomas J.
Mallon, Colleen M.
Marshall , Stephen E.
McCann , Clifton E.
McCauley , John
McDermott , Patricia M.
McDonald , Douglas B.
McGowan , Patricia
McLaughlin , Matthew T.
Mellott , Christopher R.
Metz, Craig Huseman
Meyer , David C.
Meyer , Lindsay B.
Miles , Ralph
Milliken , John G.
Mirviss , Mitchell Y.
Moore , Jerry A. III
Morton , Charles J. Jr.
Moylan , Daniel P.
Murnane , Matthew T.
Newlon , Jeanne L.
Nifosi , Dana C.
Nordwind , William R.
O'Brien , Andrea I.
O'Connor , Brian J.
O'Neill, John J. Jr.
Olchyk , Samuel
Ossi , Gregory J.
O'Toole , Edmund M.
Parker , Bruce R.
Parvis , Peter P.
Pass , Caryn G.
Pavlick , John J.
Pearson , Rebecca E.
Petruzzelli , Julie A.
Powers , Richard E. Jr.
Price , Andrew D.
Prisbe , John T.
Quinn , Thomas H.
Racine , Karl A.
Radowich , Jeffrey J.
Ramirez , Ted L.
Reno , Russell R. Jr.
Rice , David E.
Richard, Julie
Ritchie, George F.
Roberts , Michael G.
Roberts , Theodore F.
Robinson , Michael W.
Rochkind , Deborah M.
Rodriguez , Maria E.
Rosenthal , Seth A.
Rothschild , Lowell M.
Rudd , Christopher L.
Sangiamo , Dino S.
Sartori , Michael A.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004404

for Application No. (s): SEA 97-V-046
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, Virginia 22182

(check if applicable) [✓] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Satterthwaite , Janet F.
Schatzow , Michael
Schlaff , Barbara E.
Schiffer, Michael D.
Schmelter , Joseph C.
Schwalb , Brian L.
Sega , A. Christopher
Sergent , Randolph S.
Shea , James L.
Sharpe , Ralph E.
Shelton , Robert A.
Shepherd , Kevin L.
Shepherd , Raymond V. III
Sherman , Davis V.R.
Sherman, Michael D.
Shull , Joe A.
Simons , Serena G.
Singh , Jagpreet
Slaughter , Kenneth S.
Smith , Craig E.
Smith , David S.
Smith , Edward A.
Smith , Herbert G. II
Smith , Robert G.
Spira, Samuel R.
Starr , Judson W.
Stearns , Frank W.
Steinman , Melissa L.
Strachan , Nell B.
Strain , Paul F.
Strand , Margaret
Stierhoff, John R.
Sweeney, Mary Rosewin
Tancredi , Lisa B.
Tavares , Lisa A.
Taylor , Ronald W.
Tenenbaum , Jeffrey S.
Thompson , Craig A.
Thompson , Otho M.
Treanor , Gerard
Troup, James U.
Tucker , Stefan F.
Vecchio , Mark S.
Volner , Ian D.
Volpe , Michael J.
Wagner , Martha Jo
Waite , Barbara L.
Waldman , Robert L.
Walsh , William L. Jr.
Warner , David R.
Washburne , Thomas D. Jr.
Wasserman , Richard L.
Webb , G. Stewart Jr.
Weissman, William R.
Wender , Edward L.
Whitwell , Ben D.
Wich , Joseph C. Jr.
Wilhelm , John A.
Wilkins , Robert L.
Williams , Samantha M.
Wilson , D. Edward Jr.
Wright , Damon W.D.
Wright , James D.
Yurow , M. Jay
Zemil , Brian A.
Zink , John H. III
Zinkham , W. Robert
Zottola, A.J.

FORMER PARTNERS
Atkinson, Theodore W.
Bergman, Alisa M.
Bruce, Carol Elder
Buckley, Richard D.
Burger, Mitchell I.
Graif, Michael R.
Ludwig, Steven R.
Roberts, John A.
Ryan, J. Joseph
Sandelmann, Frank X.
Schneller, Marina V.
Strum, Neal H.
Wiseman, Thomas G.
Zaucha, Jerome J.

NEW PARTNERS
Blinken, Sally G.
Burton, Robert A.
Cohen, Philip K.
Cohen, Rory M.
Currie, Andrew J.
Davis, Michael C.
Gill, Gregory M.
Hardy, John D. Jr.
Kettel, David
Lynyak, Joseph T. III
O'Neill, John J. Jr.
Richard, Julie
Sharpe, Ralph E.
Sherman, Michael D.

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 23 2008
(enter date affidavit is notarized)

1004404

for Application No. (s): SEA 97-V-046
(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.

Application No.(s): SEA 97-V-046

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: SEP 23 2008

(enter date affidavit is notarized)

1004407

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.)

Venable LLP has made contributions to Gerald Connolly for Supervisor. Venable Partners Frank Stearns, John Milliken, Lars Anderson, Bill Dolan and Bill Walsh have made contributions to Friends of Gerald Connolly; all in excess of $100.00 within the past twelve (12) month period.

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:

Frank W. Stearns

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Frank W. Stearns Esq. Agent for Applicant

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

Subscribed and sworn to before me this 23rd day of September 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Barbara Rae Tuthill

Notary Public

My commission expires: 3/31/2012

BARBARA RAE TUTHILL NOTARY PUBLIC COMMONWEALTH OF VIRGINIA COMMISSION # 294472 MY COMMISSION EXPIRES 3/31/12

SEP 2 1 2007

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

Washington, D.C. SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon") Application to Amend the Plat of SE 97-V-06 on a Telecommunications Facility Located at 9128 Fort Belvoir Ct, Fairfax County Tax Map 109-1 ((1)) 0038

INTRODUCTION

Verizon is applying for a Special Exception Amendment to SE 97-V-06 to allow removal of its nine (9) antenna, forty-eight (48) inches tall on an existing telecommunication tower and replace them with twelve (12) new antenna at the same height but of different size. Special Exception SE 97-V-06 was approved on January 12, 1998 and the Special Exception Plat showed nine (9) antenna, forty-eight (48) inches tall for Verizon.[1] Verizon states that this amendment to SE 97-V-06 is substantially in accordance with the guidelines and regulations relating to telecommunication facilities in Fairfax County.

LOCATION

The site is located east of Fairfax County Parkway and west of the Fort Belvoir Military Reservation in the Belvoir Garden subdivision at 9128 Fort Belvoir Ct. It is zoned C-8, Highway Commercial. The site is currently developed with a 149 ft tower and six wireless carriers including Verizon. Verizon is at the height of 119ft. The conditions of SE 97-V-06 limited the total sum of antenna and assigned each user a specific number. Even with the additional three (3) antenna proposed, the total sum of potential antenna approved will not be exceeded.

SITE DEVELOPMENT PROPOSAL

Verizon is proposing to remove the existing nine (9) panel antenna situated at a height of 119 ft on the tower and replace them with twelve (12) LPA 80068/6CF and LPA 185063/8CF antenna which are 70.87" x 13.07"x 14.96" and 47.2" x 5.8"x 6.6" respectively. A new standard 12' x 30' x 10' unmanned equipment shelter will be placed at the base of the tower. Apart from service technicians, there will be no employees or customers at the site. The technicians visit the site periodically (once every other month) to ensure proper operation. The shelter will be constructed according to the Commonwealth of Virginia building codes to comply with the 1996 National Building Codes, International Mechanical Codes, the National Electrical Codes and the 1995 Model Energy Codes. All construction shall be inspected and approved by the Fairfax County Department of Permits and Inspections. This Special Exception amendment is required to increase the number and size of antenna permitted by the Special Exception Plat approved with SE 97-V-06.

EFFORTS TO INCREASE COVERAGE AND PROVIDE DIVERSIFIED USES

The new antenna are designed to improve Verizon network performance. The antenna will increase gain and provide a wider coverage area with corresponding improvement in marginal calls. It will also increase network capacity, interference control and site reliability. These improvements will reduce the number of new sites that would have to be built in the area.

[1] In 1998 Verizon Wireless was doing business as "Bell Atlantic Mobile, Inc."

JUSTIFICATION OF THE PROPOSAL

Verizon designs and sites telecommunication facilities in a manner compatible with the guidelines established by Fairfax County and in concert with its existing network to provide reliable, quality service to its subscribers. There is a need for enhanced wireless communication coverage in this area as there are areas of poor coverage.

ANTICIPATED IMPACT ON ADJOINING COMMUNITIES AND PROPERTIES

Once the installation is completed, the only traffic to the site would be for routine maintenance, which by past experience has amounted to only one visit every other month, or for emergency repair. There will be no offensive odors emitted by the equipment or antenna. There will be no harmful emissions, nor electrical interference from the equipment or antenna. There will be no material adverse impact to the use and development of the surrounding properties. The size, scale and density of the proposal will not adversely impact the character of the area and the visual impact of the antenna and equipment shelter have been minimized by this proposal.

CONCLUSION

This proposal is in compliance with the applicable standards for telecommunication facilities within Fairfax County. Verizon therefore requests approval of the Special Exception amendment for this Site.

If you have any questions or need further information regarding this application, please do not hesitate to contact the undersigned at (703) 760-1956 or fwstearns@venable.com.

VENABLE LLP

By: _____
Frank W. Stearns, Agent for Applicant

Date: 9/21/07

FAIRFAX COUNTY
VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

January 21, 1998

Frank Warren Stearns, Esquire
Wilkes, Artis, Hedrick and Lane
11320 Random Hills Road - Suite 600
Fairfax, Virginia 22030

RE: Special Exception
Number SE 97-V-046

Dear Mr. Stearns:

At a regular meeting of the Board of Supervisors held on January 12, 1998 the Board approved Special Exception Number SE 97-V-046 in the name of Mid-Atlantic Tower Management, Incorporated, located at Tax Map, 109-1 ((1)) 38, 39 and 41 to allow a telecommunications facility (tower) pursuant to Section 9-101 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. Other by-right, Special Permit and Special Exception uses may be permitted on the lot without a Special Exception amendment, if such uses do not affect this Special Exception use.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these conditions.

3. This Special Exception 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 shall be in conformance with the approved Special Exception Plat entitled Mid-Atlantic Management, Inc. and prepared by Armour Cape & Pond dated March 4, 1997, as revised and sealed by David F. Rice, III, Land Surveyor, on January 8, 1998, and these conditions.

4. The tower structure shall be limited to a maximum height of 149 feet with a[illegible]ennae projecting no more 5.96 feet higher, for a total maximum height of 154.96 feet, as shown on Sheet 2 of the Special Exception Plat.

5. The tower shall be painted and/or maintained with a non-reflective color chosen to maximize visual integration of the tower with all points above the skyline, as determined by DEM

6. The tower and accessory facilities shall be subject to periodic inspections by DEM. If any additions, changes, or modifications are to be made to the tower or to the related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms with all structural and all other requirements of the Virginia Uniform Statewide Building Code (VUSBC). In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures that exceeds the extent deemed acceptable by the applicable codes and standards, the applicant shall take immediate actions, as necessary and approved by DEM, to comply with accepted codes and agreements. Non-compliance with this condition within a time frame established by DEM may be grounds for termination of the use of the tower as a telecommunications facility, as determined by the Zoning Administrator.

7. 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 may be deemed necessary by DIT. In the event that the results of any monitoring indicate any alterations to the approved equipment or if the radiation levels exceed the amounts deemed appropriate by applicable standards, the applicant shall take immediate action, as necessary and approved by DIT, to comply with accepted standards and agreements and to reduce radiation emissions to meet the applicable standards. Non-compliance with this condition within time frame established by DIT may be grounds for termination of the use of the tower as a telecommunications facility, as determined by the Zoning Administrator

8. No signals or lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Commission (FAA), or the County.

9. The sizes and placement of the antennae on the tower shall be in substantial compliance with the sizes and placements indicated on the Special Exception Plat. This telecommunications facility shall be limited to a maximum of seven (7) providers and seventy-two (72) antenna, including the six (6) providers shown on the Special Exception Plat, and one (1) future provider with a maximum of twelve (12) antennae.

10. Equipment cabinets/buildings/pads shall be limited in number to a maximum of seven (7) and shall be limited to the square footage and heights shown on the Special Exception Plat. Installation of the equipment cabinets/buildings may occur over time without an amendment to this Special Exception, as long as the maximums are not exceeded. It is noted that the addition of a seventh provider will require review and approval under Section 15.1-2232 in the future.

11. Prior to site plan approval, documentation in the form of the letters of intent included in the staff report or leases shall be supplied to DEM to verify a minimum of four (4) providers on the tower. Failure to document that a minimum of four (4) providers will be accommodated with the initial construction of the tower, shall be the grounds for denial of the site plan. There shall be a maximum total of seven (7) providers on the tower. Installation may occur over time without an amendment to this Special Exception, so long as a minimum of four (4) and a maximum of seven (7) providers are maintained as shown on the Special Exception Plat.

12. Entrances to the site shall be designed and constructed in accordance with the Virginia Department or Transportation (VDOT) commercial entrance standards.

13. The tower, related equipment structures and, to the extent reasonably practical, the subterranean support structures for the tower shall be dismantled upon expiration of the applicant's leasehold interest in the subject property.

14. The abandoned Ft. Belvoir Bar and Grill located on Tax Map 109-1 ((1)) Parcel 42 shall be demolished and removed prior to starting construction on the tower.

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 the use has been established or construction has commenced and been diligently prosecuted.

Permanent installation of four (4) providers and at least one panel antenna per provider shall constitute the establishment of this Special Exception. 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

The Board also modified the transitional screening and barrier requirement as indicated in the development conditions.

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.

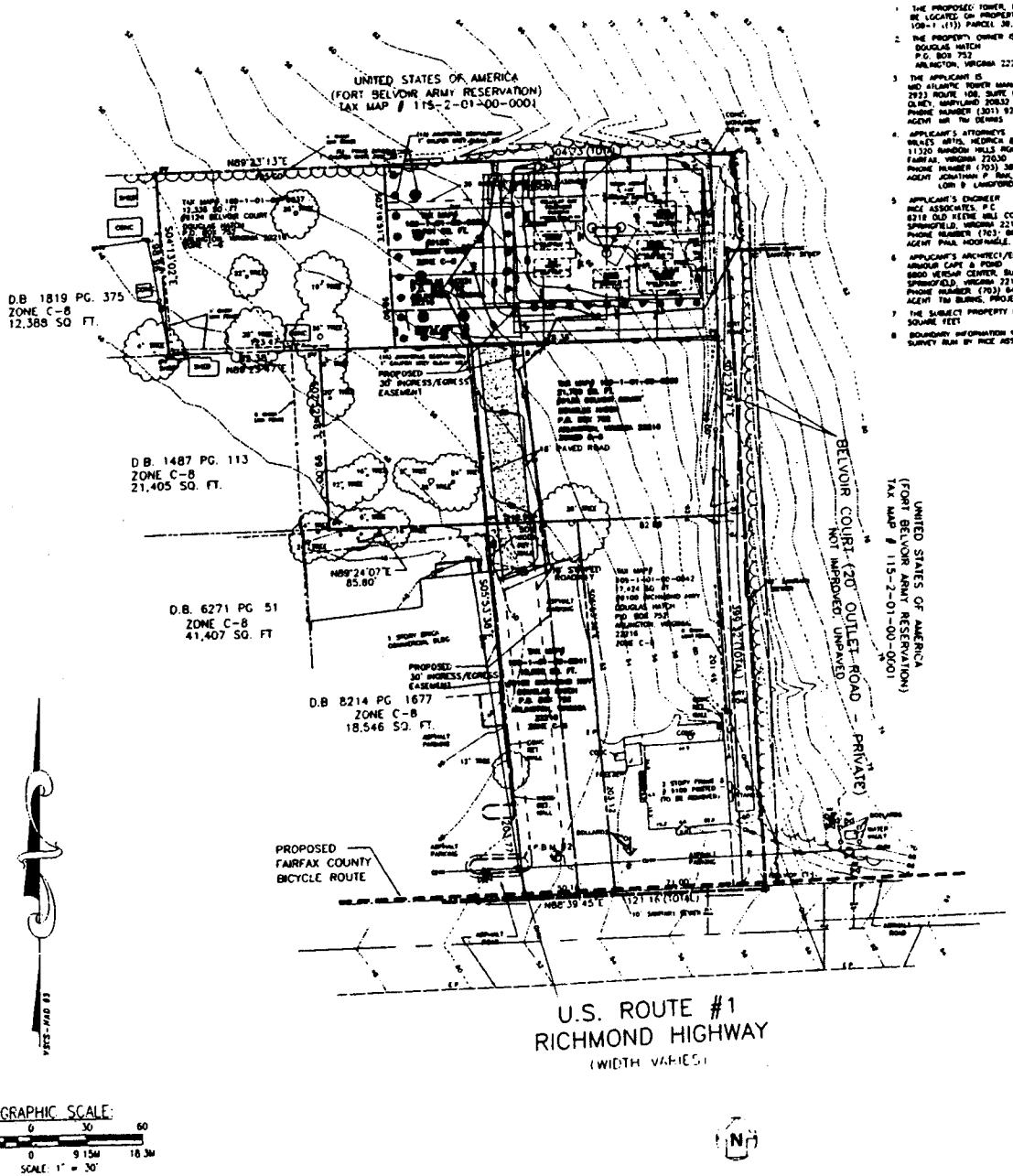
Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns
cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration
Michael Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Srvs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Dorothy Purvis, Permits Department, VDOT
Land Acqu. & Planning Div., Park Authority

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 26 1998
ZONING EVALUATION DIVISION



GENERAL NOTES:

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   DOUGLAS HATCH
   P.O. BOX 752
   ARLINGTON, VIRGINIA 22216
3. THE APPLICANT IS
   MID ATLANTIC TOWER MANAGEMENT INCORPORATED
   7923 ROUTE 108, SUITE E
   OLNEY, MARYLAND 20832
   PHONE NUMBER (301) 924-8400
   AGENT IS TIM DENNIS
4. APPLICANT'S ATTORNEYS
   WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
   11320 RANDOM HILLS ROAD, SUITE 600
   FAIRFAX, VIRGINIA 22030
   PHONE NUMBER (703) 385-8000
   AGENT JONATHAN P. RAK, ESQUIRE
   LORI B. LANGFORD, URBAN PLANNER
5. APPLICANT'S ENGINEER
   RICE ASSOCIATES, P.C.
   8218 OLD KEENE MILL COURT
   SPRINGFIELD, VIRGINIA 22152
   PHONE NUMBER (703) 866-7770
   AGENT PAUL HOOFNAGLE, PRINCIPAL
6. APPLICANT'S ARCHITECT/ENGINEER
   ARMOUR CAPE & POND
   8000 VERSAR CENTER, SUITE 234
   SPRINGFIELD, VIRGINIA 22151
   PHONE NUMBER (703) 642-5160
   AGENT TIM BURNS, PROJECT MANAGER
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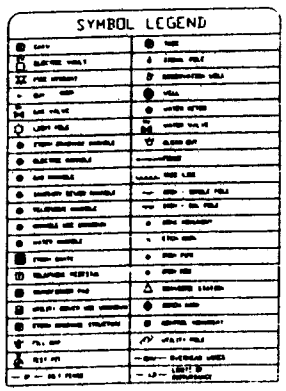
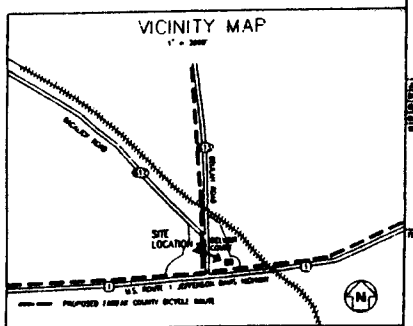
SYMBOL LEGEND



VICINITY MAP



SITE LOCATION

NEAR ROUTE 1 AND BUCKLICK ROAD, STREET ADDRESS OF 9124, 9128, & 9130 BELVOIR COURT, AND 9100, 9102 RICHMOND HIGHWAY, FT. BELVOIR, VA 22060.

SUBMITTALS

DATE	DESCRIPTION
06/16/97	PRE-SUBMISSION REVIEW
07/14/97	1ST SUBMISSION REVIEW
08/18/97	2ND SUBMISSION REVIEW
09/15/97	3RD SUBMISSION REVIEW
10/20/97	4TH SUBMISSION REVIEW
11/17/97	5TH SUBMISSION REVIEW
12/15/97	6TH SUBMISSION REVIEW
01/19/98	7TH SUBMISSION REVIEW
02/16/98	8TH SUBMISSION REVIEW
03/16/98	9TH SUBMISSION REVIEW

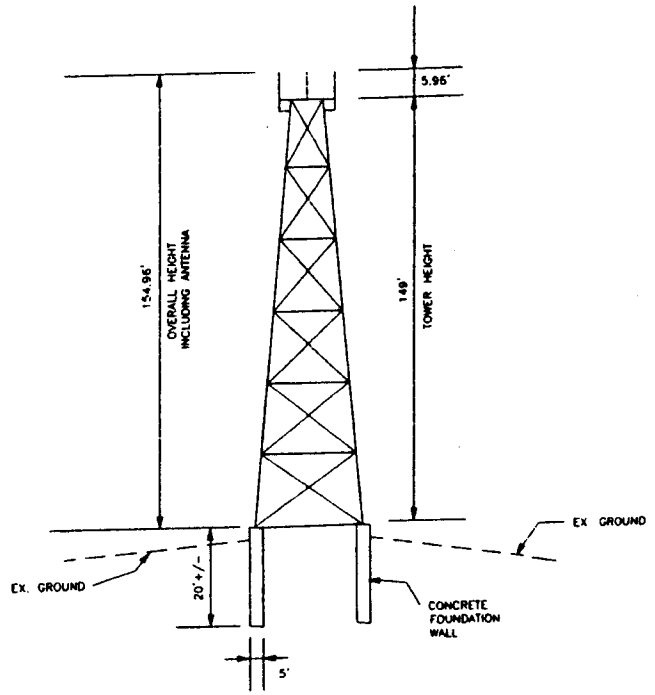
SPECIAL EXCEPTION PLAT
Mid-Atlantic Management Inc.
MOUNT V[illegible] DISTRICT
FAIRFAX C[illegible], VIRGINIA

ARMOUR CAPE & POND
[illegible]

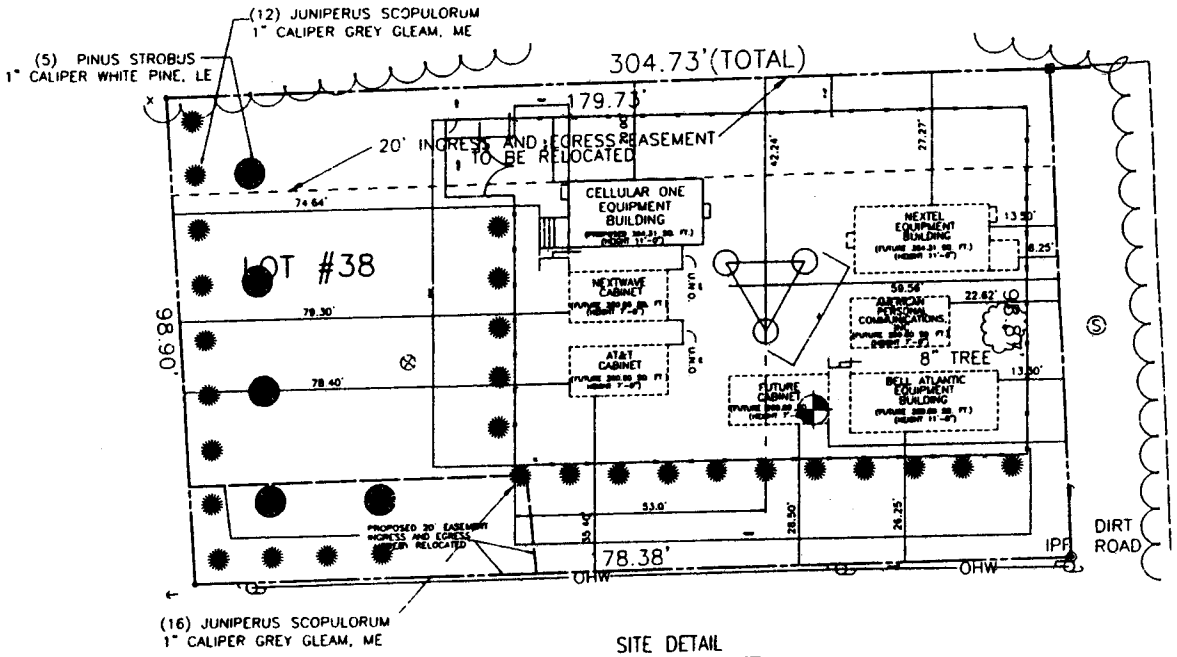
GRAPHIC SCALE IN INCHES

ROUTE 1 AND
BELVOIR COURT
FAIRFAX COUNTY

SE-1



TYPICAL TOWER DETAILS
AND ANTENNA
NOT TO SCALE



SITE DETAIL
NOT TO SCALE

Proposed Antennas

a) Bell Atlantic Mobile, Inc – proposes to locate nine (9) antennas at a height of one hundred and nineteen feet (119);
b) American Personal Communication, Inc. – proposes to locate nine (9) antennas at a height of one hundred and twenty nine feet (129);
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f)Next Wave Telecon, inc., – proposes to locate three (3) antennas at a height of one hundred and forty–nine (149) feet

SUBMITTALS

SPECIAL EXCEPTION PLAT
Mid–Atlantic Management In
MOUNT ... ON DISTRICT
FAIRFAX ... NTY, VIRGINIA

ARMOUR CAPE & POND

ROUTE 1 AND
BELVOIR COURT
FAIRFAX COUNTY

SE–2

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(FC
TAX

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hundred and forty–nine (149) feet.

A substantial buffer utilizing existing tree cover along Richmond Highway and Telegraph Road should be part of the site design.

As an option, parcels 47 and 47A may be considered for residential use at 4 to 6 dwelling units per acre subject to the following conditions: the housing for the elderly on Parcel 47B not intensifying above that on the approved development plan; full consolidation of parcels 47 and 47A; the provision of buffering and screening adjacent to the housing for the elderly facility and Fort Belvoir; maintaining parcel 47 as open space; and providing a substantial buffer utilizing existing tree cover along Route 1 and Telegraph Road as part of the site design.

5. The non-military area known as the Village of Accotink is planned to generally maintain its current uses and densities/intensities as follows:

   A. Neighborhood-serving commercial use is planned along Route 1 (Tax Map 109-1((1))3, 11, 12, 32 and 40). There should be no expansion or intensification of the existing commercial uses.

   B. Residential use at 2-3 dwelling units per acre is planned generally along Backlick Road as shown on the Plan map.

   C. Residential use at 5-8 dwelling units per acre is planned generally east of Shepherd Lane (Tax Map 109-1((1))35, 36, 37, 38 and 39) provided that the development achieves good design, substantial parcel consolidation, and buffering and screening along any portion of the property line adjacent to an existing commercial use or single-family detached dwelling unit.

   D. Residential use at 12-16 dwelling units per acre is planned along Route 1 and east of Shepherd Lane (Tax Map 109-1((1))41 and 42). Affordable housing at 16-20 dwelling units per acre is planned east and west of Anderson Lane (Tax Map 109-1((1))1, 2, 8, 9 and 10) and along Route 1 west of Shepherd Lane (Tax Map 109-1((1))31). These planned land uses generally reflect existing uses and densities, except for the area adjacent to Anderson Lane to the east (Tax Map 109-1((1))8, 9 and 10) which contains single-family dwelling units. Parcels 8, 9 and 10 may be redeveloped at 16-20 dwelling units per acre, if the development provides good design, substantial parcel consolidation and buffering and screening between any property line which is adjacent to an existing commercial use or a single-family detached dwelling unit.

   E. The Methodist Church in the Village of Accotink and environs is a local landmark and should be considered for inclusion in an historic district. Any future development or redevelopment in the area should be compatible with the church in terms of design, mass, scale, height, color, type of material and visual impact.

   F. Protective landscape buffer treatment should be utilized in those cases where commercial development could alter the residential character within the Village of Accotink.

Policy h. Avoid interference with radio, television, and telecommunications receivers of the public.

Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless internet services and mobile radio. These services operate from wireless networks that are dependent on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality. The objectives and policies set forth in this section provide guidance on siting and design issues and are used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and Federal laws pertaining to these issues.

GENERAL GUIDELINES

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 a. Avoid the construction of new structures by locating mobile and land- based telecommunication 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 telecommunication facilities can be placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)

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 d. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service provider has been established.

Policy e. Locate mobile and land-based telecommunication 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.

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 g. Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.

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. 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.

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;
- blending facilities with an existing pattern of tall structures;
- obscuring or blocking the views of facilities with other existing structures, vegetation, treecover, 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.

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

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

Policy m. Site proposed facilities to allow for future expansion and maintain levels of screening to accommodate expansion.

Policy n. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

Policy o. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.

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. (See Figures 11 and 12.)

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;

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;

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

FEATURE SHOWN GUIDELINES

Objective 44: With Planning Commission approval, consider mobile and land-based telecommunication facilities to be located on existing or replacement structures a "feature shown" of the Comprehensive Plan to be processed without a public hearing when placed in conformance with the following policies:

Policy a. Locate telecommunication facilities on existing buildings and structures at the following properties:

- publicly owned property (as defined under Sect. 2-514 of the Zoning Ordinance);
- commercial and industrial zoned property and in the commercial areas of PDH, PDC, PRM and PRC zoning districts;
- residential properties zoned for and developed with multiple family dwellings 35 feet or greater in height;

County of Fairfax, Virginia

MEMORANDUM

DATE: February 6, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ANALYSIS: SEA 97-V-046**
Verizon Wireless

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the revised special exception plat amendment plat dated, January 11, 2008. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, page 7, states:

> **"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County."**

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through December 3, 2007, page 16, states:

"Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development."

ENVIRONMENTAL ANALYSIS

The application property has a neglected and unattractive appearance. A recent site visit revealed that the subject property and immediate environs has been used as a destination for extensive dumping such as shingles, appliances, tires, discarded building materials, tree debris and stumps. Much of the debris was residing in standing water at the time of the site visit. Such conditions raise the concern that this site is an environmentally threatened property posing a hazard to the land and the water, if more care is not taken to remove all debris and revegetate the site. The applicant should work with the adjacent property owner to clean up the site and landscape the area to restore the environmental stability of the site.

PGN:MAW

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu
Facilities Planning Branch, DPZ

FILE: 07.72 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: SEA 97-V-046
Tax Map: 109-1-001-38

DATE: November 30, 2007

In accordance with the Countywide Trails Plan, no trails are required. Other County agencies may have additional trail comments or requirements.

SJL
cc: Pam Nee, Environment and Development Review Branch, PD, DPZ

* Other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.

County of Fairfax, Virginia

MEMORANDUM

February 14, 2008

TO: Kelli-Mae Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Section, UFMD, DPWES

SUBJECT: Mason Neck - American Tower # VA-010051, SEA 97-V-046

RE: Your Request for Comments and Recommendations

This review is based on the Special Exception Amendment Plat (SEA) stamped as received by the Department of Planning and Zoning on January 14, 2008. Earlier recommendations were forwarded to you in phone conversations, e-mail and a meeting with you. Due to time constraints a site visit was not conducted. A brief phone conference was held with the Applicant's representatives on February 5, 2008.

1. **Comment:** Tree cover and associated calculations have not been provided.

   Recommendation: The SEA Plat should be revised to include tree cover calculations.
   The Plat should be revised to indicate how this requirement is being addressed through the provision of planted and or preserved trees. Calculations should be included.

2. **Comment:** The initial zoning approval for this project (SE 97-V-046) indicated that 33 evergreen trees were to be provided along the western boundary of the site, and along the western and southern perimeter of the fenced in equipment cabinets and tower. It appears the trees along the western lot line were never planted. This should be clarified by the Applicant.

   Recommendation: The SEA Plat should be revised to clarify the status of the trees.
   This plant material should be planted as soon as possible, in order for the site to be in compliance with the previous Special Exception. Additionally, while the type/species of tree was previously approved, it is recommended that either leyland cypress, or loblloly pine be plnated.

3. **Comment:** There are currently 17 shrubs noted as existing around the southern edge of the 8 foot high chain link fence. A note # 14 on the Plat references junipers.

   Recommendation: The size of this material should be noted on the SEA Plat.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

4. **Comment:** Transitional screening is not required on this property based on the proposed use and the adjacent uses. Buffering of the site however, is desireable.

Recommendation: Any additional vegetation that may need to be provided through the provision of tree cover should be designed, and of a nature, to contribute to buffering the site. If necessary, existing vegetation that does not meet the tree cover definition and or requirements could be removed and replaced with acceptable trees, 6' in height. Evergreen trees are recommended and can include leyland cypress, loblloly pine and or Eastern red cedar.

JGS/
UFMIQ #: 132440

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

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

FROM: Sandy Stallman, Branch Manager.
Planning and Development Division

DATE: July 3, 2008

SUBJECT: SEA 97-V-046, Mason Neck – American Tower
Tax Map Number: 109-1 ((1)) 38

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: A. Galusha
DPZ Coordinator: K. Goddard-Sobers

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: June 26, 2008

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 97-V-046)

SUBJECT: Transportation Impact

REFERENCE: SEA 97-V-046 ; Verizon Wireless – Mason Neck – American Tower #VA-010051
Traffic Zone: 1552
Land Identification Map: 109-1 ((1)) 38, 39, 41

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated November 20, 2006, and revised through April 16, 2008. The applicant is seeking to amend SE 97-V-046, previously approved for a telecommunications facility, in order to remove its nine, forty-eight inches tall, antennas, and replace them with twelve new antennas at the same height, but of a different size. A new standard unmanned equipment shelter would be added at the base of the tower. Technicians visit the site once every other month to ensure proper operation.

Route 1, Richmond Highway, is shown on the Comprehensive Plan as an eight-lane facility in this area. Right-of-way necessary for the provision of this future improvement, including a service drive, is 134 feet from the centerline.

AKR/LAH/lah
cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
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FCDOT
Serving Fairfax County for 25 Years and More

County of Fairfax, Virginia

MEMORANDUM

DATE: JUL 2 8 2008

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

FROM: Qayyum M. Khan, Chief Stormwater Engineer QK
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application, SEA 97-V-046 , Verizon Wireless, Plat Dated May 8, 2008, LDS Project #9846-ZONA-A-1, Tax Map #109-1-01-0038, 0039 and 0041, Accotink Creek Watershed, Mount Vernon District

We have reviewed the subject plan and offer the following comments related to Stormwater Management (SWM):

Chesapeake Bay Preservation Ordinance
There are no Resource Protection Areas on the property.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
There is no record of drainage complaints on file.

Site Outfall
The applicant needs to address outfall narrative. There is an increase in impervious area because of the additional equipment shelter.

SWM
The applicant needs to address stormwater management for the proposed shelter.

If further assistance is desired, please contact me at 703-324-1720.

QK/tg

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File

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: December 19, 2007

TO: Kellie-Mae Goddard-Sobers, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jeremiah Stonefield, Chief Stormwater Engineer
Site Review, Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Amendment Application, SEA 97-V-046, Washington, D.C., SMSA, L.P., D/B/A Verizon Wireless, SE Plat dated November 7, 2007 (Plat), Tax Map #109-1-01-0038 (Property), Mount Vernon 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 disturbed area is 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 along the outfall for this Property.

Stormwater Detention
If there is no increase in impervious area, then detention will not be required.

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.

Additional Comments
A Minor Site Plan will be required because the new equipment shed is greater then 250 sq ft.

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

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Valerie Tucker, Chief Stormwater Engineer, ESRD, LDS, DPWES
Zoning Application file (9846-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

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

DATE: July 10, 2008

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SEA 97-V-046

Tax Map No. 109-1-/01/ /0038,0039,0041

The above-referenced Special Exception Amendment has no impact on the sanitary sewer. Please let me know if you need any additional information.

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946
www.fairfaxcounty.gov/dpwes

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING AND ENGINEERING DIVISION
JAMIE BAIN HEDGES, P.E.
DIRECTOR
(703) 289-6325
Fax (703) 289-6398

November 30, 2007

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: SEA 97-V-046
Verizon

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. No water service is proposed for this project. Fairfax Water has no comments.

If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

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