



County of Fairfax, Virginia

MEMORANDUM

DATE: October 6, 2008

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

FROM: Kevin Guinaw, Chief *K. Guinaw*
Special Projects/Applications Management Branch, Zoning Evaluation Division, DPZ

SUBJECT: Proposed Cricket Telecommunications Facility at 7008 Elkton Drive;
Tax Map 89-4 ((4)) A; 2232 Application FS-S08-73

This is in response to a request for a determination as to whether the telecommunications facility proposed by Cricket Communications, Inc. at 7008 Elkton Drive would be in substantial conformance with the development conditions approved by the Board of Supervisors in conjunction with Special Exception SE 2005-SP-033 for a land-based telecommunication facility and Special Permit Amendment SPA 67-S-519-02 for site modifications to a previously approved swim club. As described in the 2232 application dated July 22, 2008, from Paige Cash, six (6) cylindrical antennas (each 6 feet high x 6.2 inches in diameter) are proposed to be mounted at a height of 98 feet on an existing monopole. In addition, three cabinets (each 64 inches high x 30 inches wide x 12 inches deep) are proposed for installation within the existing fenced equipment compound near the base of the monopole. A copy of the 2232 application with illustrations of the proposed locations of the telecommunications equipment is attached.

The Zoning Administration Division has determined that a telecommunications facility, as described above, is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable special exception and special permit. It is my determination that the proposed telecommunications facility described above would be in substantial conformance with SE 2005-SP-033 and SPA 67-S-519-02. Please note that this proposal is also subject to 2232 review requirements and that Cricket's ability to proceed is dependent upon the pending 2232 being approved by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Carrie Lee at (703) 324-1290.

KG/CDL/O:\clee01\ActionAssignments\Antennas\7008 Elkton Dr_Cricket_monopole.doc

Attachments: A/S

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Jr., Planning Commissioner, Springfield District
Members, Board of Zoning Appeals
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Paige Cash, Cricket Communications, Inc., P.O. Box 141, Bridgewater, VA 22812
File: SE 2005-SP-033, SPA 67-S-519-02, ANT 0808 052, Imaging, Reading File



County of Fairfax, Virginia

MEMORANDUM

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

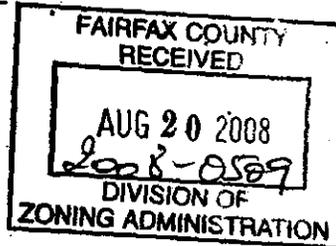
DATE: 8-19-08
RECEIVED
Department of Planning & Zoning

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

AUG 25 2008

SUBJECT: Request for Review: 2232 Review Application

Zoning Administration Division



RE: Application Number: FS-508-73 Tax Map: 89-4 (L4) A

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

RECEIVED FROM: Cricket

PROPOSED USE: Monopole collocation

LOCATION OF USE: 7008 Elkton Dr

Please send your comments to David Marshall by: 8/5/08 Additional comments: _____

****ZAD COMMENTS:**

Property is zoned R-2

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements, pursuant to Par. 1 of Sect. 2-514 of the Zoning Ordinance

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

The equipment cabinet must be setback at least 25 feet from the rear property line. The site plan appears to show less than a 25 foot setback & the cabinet must be relocated

Referred to ZED for the following: Must be in substantial compliance with SPA 67-S 519-

ZAD comments prepared by: Bryan S. Parsons Date 8/22/08 and SE 2005-SP-033

****ZED COMMENTS:**

Proposed use is in substantial accord with all development conditions and/or proffers.

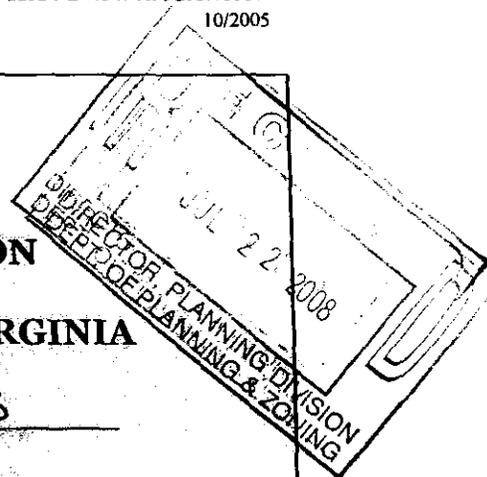
Proposed use is not in substantial accord with development conditions and proffers.

ZED comments prepared by: _____ Date: _____

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

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

Application Number: FS-508-73
(assigned by staff)



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

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 7008 Elkton Drive
City/Town Springvale Zip Code 22152

APPLICANT(S)

Name of Applicant Cricket Communications Inc.
Street Address 7100 Columbia Gateway Drive, Suite 120
City/Town Columbia State MD Zip Code 21046
Telephone Number: Work (410) 872-0078 Fax (410) 872-0442
E-mail Address paigecash@comcast.net
Name of Applicant's Agent/Contact (if applicable) Paige Cash
Agent's Street Address Paige Cash P.O. Box 141
City/Town Bridgewater State VA Zip Code 22812
Telephone: Work (540) 908-5767 Fax () 707-929-0205

PROPOSED USE

Street Address 7008 Elkton Drive, Springvale, VA 22152

Fairfax Co. Tax Map and Parcel Number(s) 0894 04 A

Brief Description of Proposed Use _____

Telecommunications facility: Applicant proposes to attach up to 6 antenna on the existing telecommunications structure and install up to 3 equipment cabinets in teh existing equipment compound.

Total Area of Subject Parcel(s) 2.5883 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 1500 sq. ft. (acres or square feet)

Fairfax County Supervisor District Springfield

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

R-2(Residential 2 DU/AC)

Land Use Code: Community Swimming Pool

Zoning of Subject Property R-2

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

None.

PROPERTY OWNER(S) OF RECORD

Owner Village West, Inc.

Street Address P O BOX 2522

City/Town Springfield State VA Zip Code 22152

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

Name of Applicant or Agent Catherine Blue

Signature of Applicant or Agent *Catherine Blue*

Date 7/22/2008

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

Submit completed application to:

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

FOR STAFF USE ONLY	
Date application received:	<u>7/22/08</u>
By:	<u><i>[Signature]</i></u>
Additional information requested to complete application:	
<u> </u>	
<u> </u>	
Date application accepted:	<u> / / </u>
By:	<u> </u>

**Application for Determination
Pursuant to
Section 15.2-2232, Code of Virginia**

Part II: Statement of Justification

I. Description of Proposed Use

Cricket wishes to add its antennas to an existing telecommunications facility and place its equipment in the adjacent equipment compound. Cricket will locate its antennas at the rad center described in the 2232 application.

The proposed facility will be unmanned and will operate around the clock, 365 days per year. Routine maintenance will occur once or twice per month, performed by a service technician driving a standard sized vehicle.

II. Requirement for Proposed Use

The proposed facility is a vital component of Cricket's area-wide wireless telecommunications network. Cricket is a new entrant in this market and as such is just beginning to build out its network in the Baltimore/Washington/Northern Virginia area. Because wireless communications facilities operate at low power levels, wireless service providers such as Cricket must locate antenna sites according to a network design based on interconnecting cells (coverage areas) so that a wireless call can be seamlessly handed off from one wireless communications facility to the next as a user travels throughout the area. Without a sufficient number of wireless communications facilities, calls will drop and disconnect as the user approaches the outer limits of a cell. In order to achieve maximum efficiency from each wireless communications facility in the network, the carrier attempts to locate wireless communications facilities at optimum locations within each cell so that it can attain the broadest pattern of signal distribution and the widest possible spacing between its wireless communications facilities. In order to build its network as efficiently and as quickly as possible, Cricket is collocating its equipment on existing towers and other suitable support structures in Fairfax County.

Dropped calls are not only an inconvenience and an annoyance for mobile phone users, but a network with significant gaps in coverage also diminishes the important emergency services component of wireless telephone service. Signal quality and network access are what matter most to wireless users. This is particularly important to a new entrant like Cricket who does not have a network in Fairfax County at this time.

Cricket has no coverage in the area surrounding the existing wireless communications facility and by collocating on the existing communications facility, Cricket will be able to begin providing coverage.

III. Anticipated Impacts on Adjoining Properties

The proposed facility will have no impact on traffic, nor will it emit noise, fumes, or light. It will have no adverse effect on the environment or on the use or development of adjoining properties. Cricket's antennas will operate well below the RF emission guidelines adopted by the Federal Communications Commission and they will cause no interference to radio or television broadcast station reception or to other electronic devices.

IV. Relationship of the Proposal to the Comprehensive Plan

The proposed facility is consistent with and furthers the goals and objectives of the County Comprehensive Land Use Plan ("Plan") and the location, character and extent of the application are in substantial accord with the Plan.

As to location, the proposed facility will be collocated with an existing facility. Cricket will not have to increase the height of the existing communication facility. The existing support structure is strong enough to support Cricket's antennas.

Cricket's proposed use is also consistent with the objectives found under the policy plan element of the Comprehensive Plan regarding "Mobile and Land-Based Telecommunication Services."

Under the "General Guidelines" section, the policy plan states:

Objective 42: In order to provide for the multiple 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 building in accordance with the following policies:

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

Cricket is locating its antennas on a currently existing and approved communications facility. Cricket will not need to increase the height of the communication facility nor its size. Cricket will not expand the existing compound and will be able to place its equipment in the existing compound. Cricket's additional equipment will be screened in the same manner as the existing equipment currently located in the compound.

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 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.

Cricket is using an existing communication facility to collocate its antennas and equipment. Cricket will place its equipment in the existing compound area thus screening the additional equipment from view.

For all of the reasons stated above, the Applicant respectfully submits that the proposed facility is consistent with the Comprehensive Plan as to character, location, and extent, and requests that the Planning Commission so determine.

PART III: TELECOMMUNICATION PROPOSAL DETAILS

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

PROPOSED TELECOMMUNICATION USE

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:
 Prior 2232 Review application number: _____
 Date of Planning Commission approval: _____

PROJECT DETAILS

1. ANTENNA

Number and Type: Up to 6 ~~panel~~ cylindrical
 Dimensions: height 6' width _____ depth _____ diameter 6.2"
 Location / Placement: 101' (RAD Center 98')
 Wattage: _____
 Material and Color: grey metal
 Material and Color of the Antenna Mounting: grey metal
 Height Above Ground: 101' (RAD Center 98')

2. EQUIPMENT

Number and Type of Cabinets or Structures: Up to 3 cabinets
 Cabinet / Structure Dimensions: height 64" width 30" depth 12"
 Height of equipment platforms, if any: 32" max
 Material and Color: grey metal
 Location: Within the existing compound
 Method of Screening: Fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 98'
 Material: steel
 Color: grey
 If structure is within a utility right-of-way, state right-of-way width:

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

Height of Structure to be Replaced: _____

Diameter or Overall Footprint of Structure to be Replaced: _____

4. ADDITIONAL INFORMATION

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

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

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

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

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

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

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

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

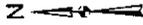
H. PHOTO SIMULATIONS: Provide photo simulations illustrating the proposed facility, antennas and equipment. Include enough photo simulations to accurately depict the proposed facility. For new structures, the photo simulations should depict the appearance of all proposed structures and equipment as viewed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

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

END OF APPLICATION



1917



Map of the City of Fort Belvoir, Colorado, showing the property zoning map for the year 1984. The map is based on the 1984 zoning ordinance and the 1984 zoning map. The map is subject to change without notice. The map is not to be used for any other purpose than the one for which it was prepared. The map is not to be used for any other purpose than the one for which it was prepared.

GENERAL NOTES

1. The zoning map is subject to change without notice. The map is not to be used for any other purpose than the one for which it was prepared. The map is not to be used for any other purpose than the one for which it was prepared.



ADMINISTRATIVE INDEX

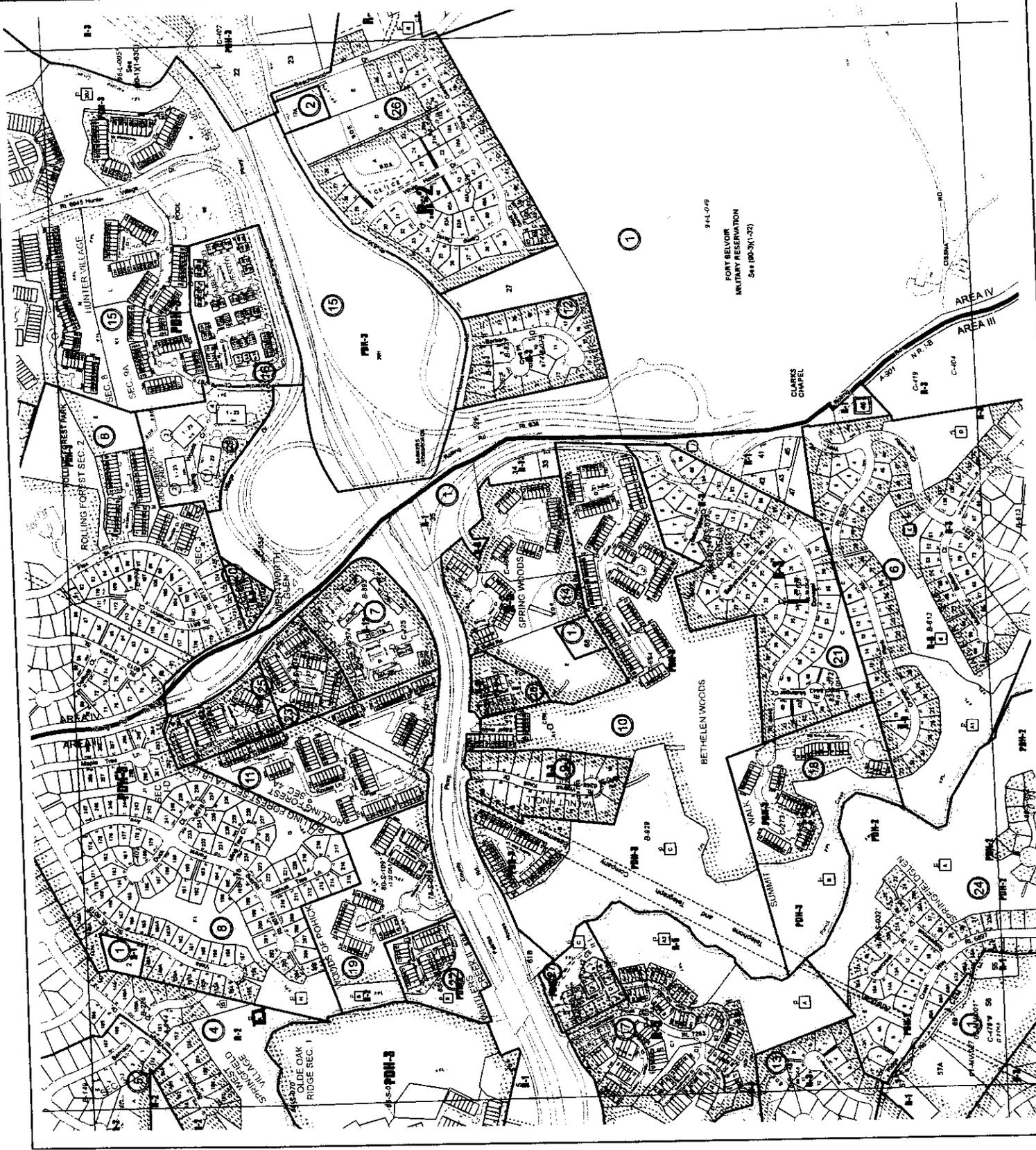
89-1-89-2-90-1
89-3-89-4-90-3
98-1-98-2-99-1

PROPERTY MAP ZONING 89-4

Revised to: 01 - 01 - 2004

PROPERTY MAP ZONING 89-4

1917



944-649
FORT BELVOIR
MILITARY RESERVATION
See (80-361-32)

CLARKS
CHAPEL

AREA IV
AREA III

BETHEL WOODS

SPRING WOODS

ROLLING FOREST SEC 2

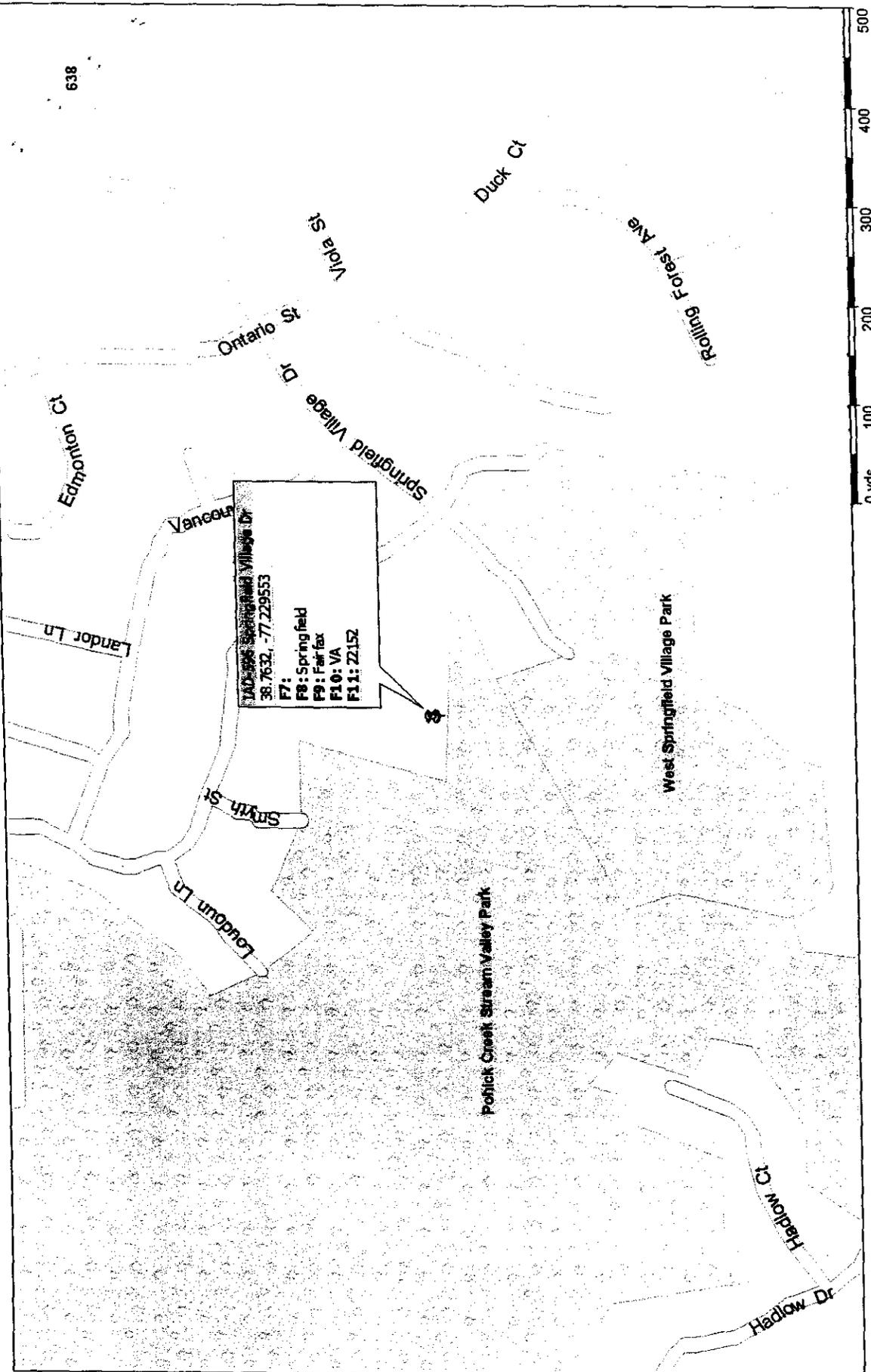
HUNTERS VILLAGE

OLD OAK RIDGE SEC 1

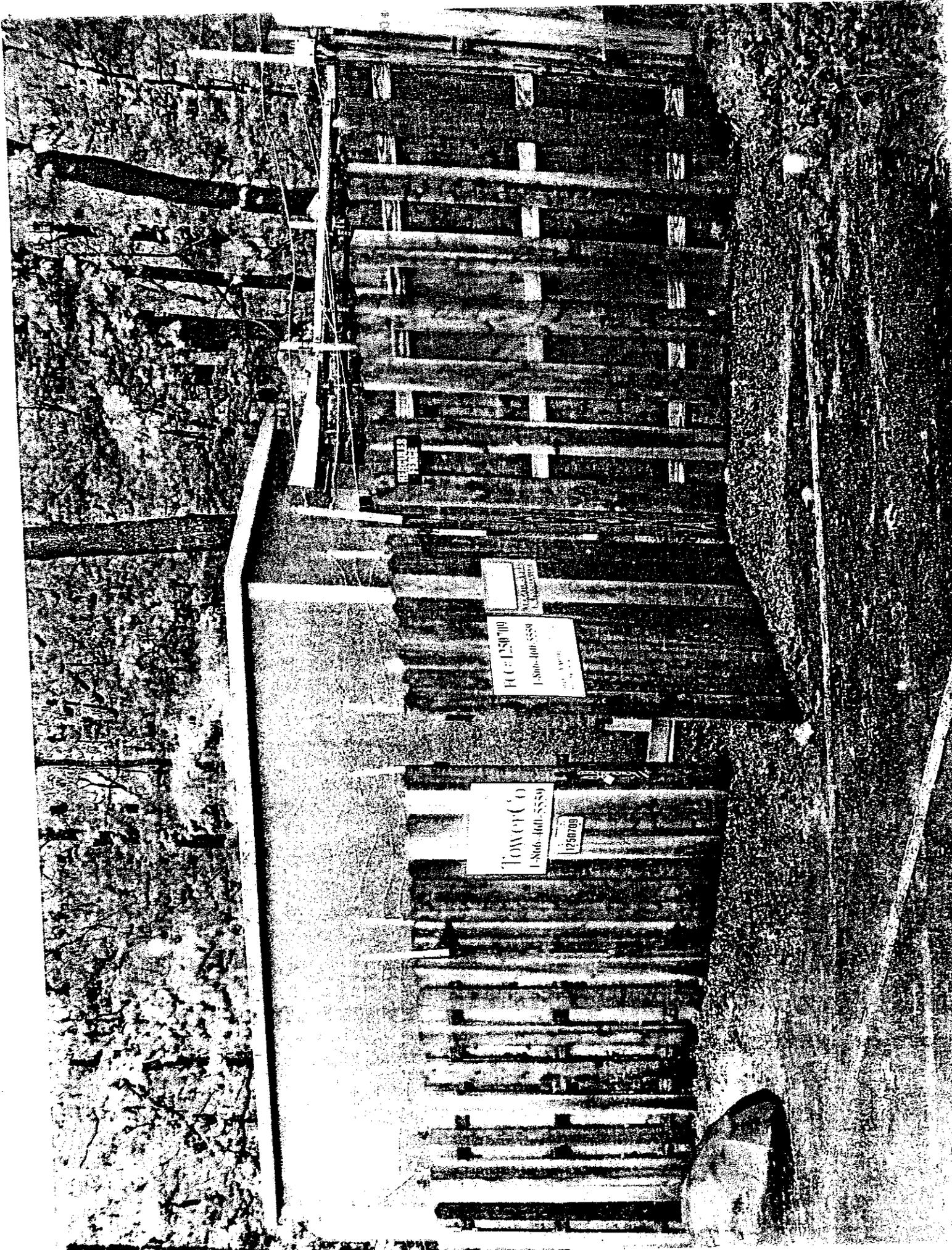
1917

IAD-596

638







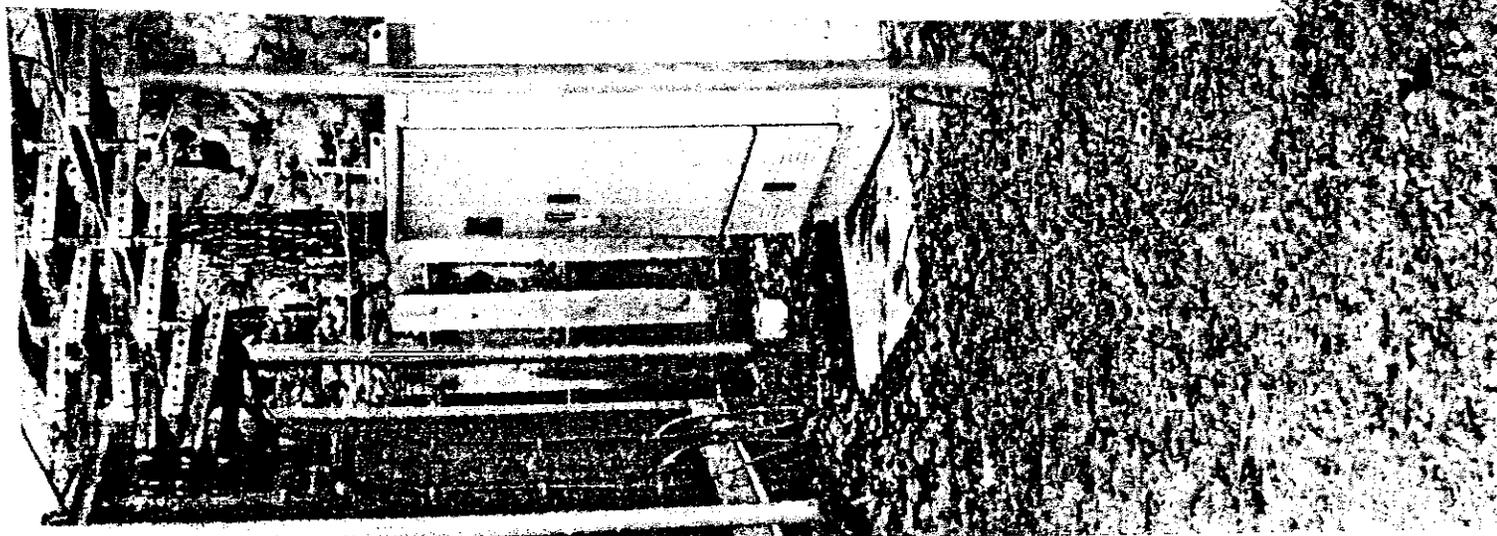
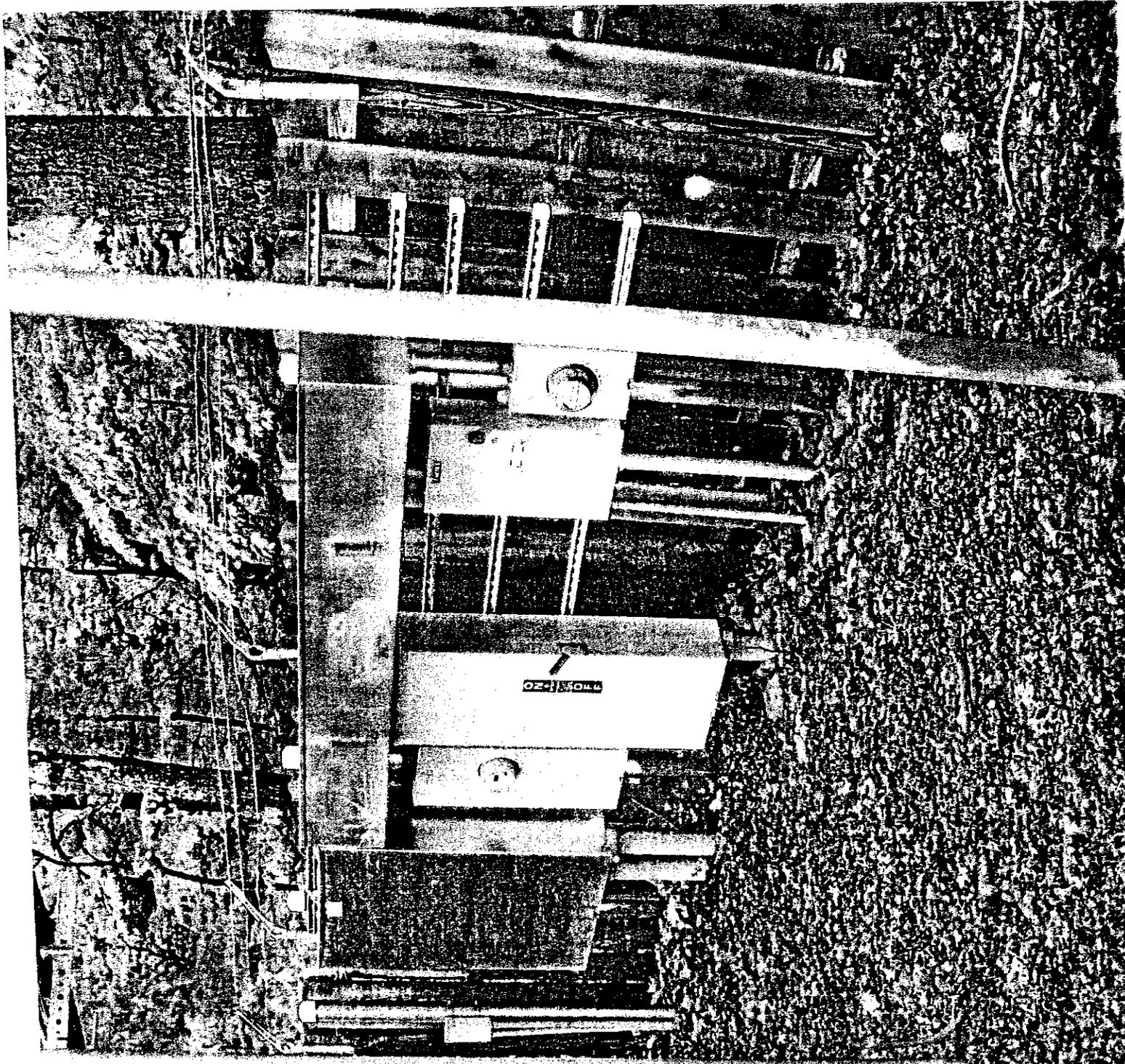
HERCULES
1530E

AZARCA WALL
SYSTEMS

1-806-466-5550
TowerCo

TowerCo
1-806-466-5550

1250709



August 27, 2008

Sandi Smith
Fairfax County Government

Regarding the application for the monopole located at Springvale Swim Club, 7008
Elkton Drive: VA0016/Springvale

The 98' foot space has been allocated to Cricket Communications for their antennas.
If you have any questions please call.

Regards,

 8/27/08
Greg Csapo
Collocation Project Manager
TowerCo
112 Towerview Ct.
Cary, NC 27513
(o) 919.653.5704



TowerCo

