



APPLICATION ACCEPTED: March 21, 2008
BOARD OF ZONING APPEALS: December 2, 2008 @ 9:00 am
PLANNING COMMISSION: December 4, 2008
BOARD OF SUPERVISORS: not yet scheduled

County of Fairfax, Virginia

November 20, 2008

STAFF REPORT

APPLICATION SE 2008-PR-009
(Concurrent w/ 2232-P07-17)
(In association w/ SPA 77-P-091-03)

PROVIDENCE DISTRICT

APPLICANT: Community Wireless Structures

ZONING: R-3

PARCEL(S): 59-2 ((9)) (1) 6-7

ACREAGE: 3.83

PLAN MAP: Private Recreation

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

PROPOSAL: The applicant has filed for review by the Planning Commission to determine whether a proposed telecommunications facility satisfies the criteria of location, character and extent pursuant to Sect. 15-2232 of the Code of Virginia and requests approval of SE 2008-PR-009 to permit the construction of a telecommunications facility (125' tree monopole), associated equipment, and site improvements on a portion of the site. SPA 77-P-091-3 is an associated application requesting modifications to the approved development conditions for the special permit approved for a community swim club and parking of Fairfax County public school buses.

S. Zottl

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/



STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-P07-17 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2008-PR-009, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a transitional screening and barrier modification for all four property lines in favor of that shown on the SE/SPA plat and as conditioned.

Staff recommends denial of the modification of the trail requirement and the waiver of the on-road bike lane along Gallows Road, at this time.

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

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

N:\SE\SE 2008-PR-009 Holmes Run\Staff Report-- SE Cover.doc



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).



APPLICATION ACCEPTED: March 21, 2008
BOARD OF ZONING APPEALS: December 2, 2008
Moved at applicant's request
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 20, 2008

STAFF REPORT

SPECIAL PERMIT APPLICATION SPA 77-P-091-03 (In association w/ SEA 2008-PR-009)

PROVIDENCE DISTRICT

APPLICANTS: Holmes Run Acres Recreation Association,
Inc. & Community Wireless Structures

ZONING: R-3

LOCATION: 3457 Gallows Road

ZONING ORDINANCE PROVISION: 3-303

TAX MAP: 59-2 ((9)) (1) 6-7

LOT SIZE: 3.83 acres

PLAN MAP: Private Recreation

SP PROPOSAL: Amend SP 77-P-091 previously approved for a
community swim club and parking of Fairfax
County Public School buses to permit the
modification of development conditions.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 77-P-091-03 subject to the proposed
development conditions contained in Appendix 2.

S. Zottl

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 noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this special permit 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 additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

N:\SE\SE 2008-PR-009 Holmes Run\Staff Report-- SPA cover.doc

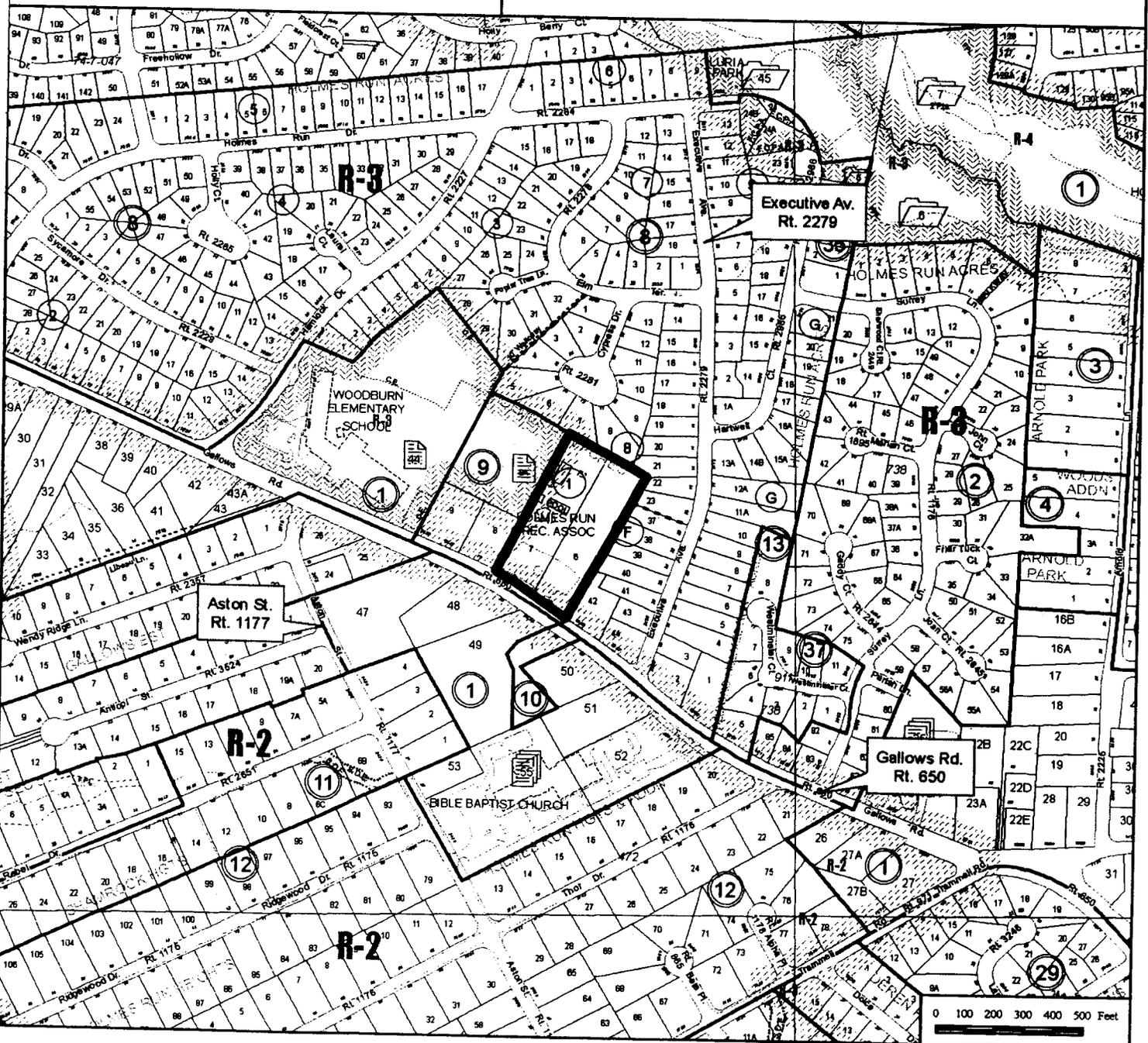
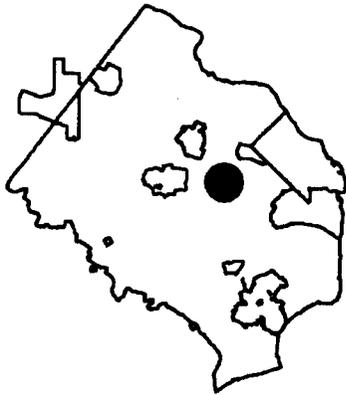


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2008-PR-009

Applicant: COMMUNITY WIRELESS STRUCTURES
 Accepted: 03/21/2008
 Proposed: TELECOMMUNICATIONS FACILITY
 Area: 3.83 AC OF LAND; DISTRICT - PROVIDENCE
 Zoning Dist Sect: 03-0304
 Art 9 Group and Use: 1-08
 Located: 3457 GALLOWS ROAD
 Zoning: R-3
 Plan Area: 1,
 Overlay Dist:
 Map Ref Num: 059-2- /09/01/0006 /09/01/0007



Special Permit Amendment

SPA 77-P-091-03



Applicant:

HOLMES RUN ACRES RECREATION ASSOCIATION, INC.
& COMMUNITY WIRELESS STRUCTURES

Accepted:

03/21/2008

Proposed:

TO AMEND SP 77-P-091 PREVIOUSLY APPROVED FOR
COMMUNITY SWIM CLUB AND PARKING OF FAIRFAX
COUNTY PUBLIC SCHOOL BUSES TO PERMIT A
TELECOMMUNICATIONS FACILITY

Area:

3.83 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 03-0303

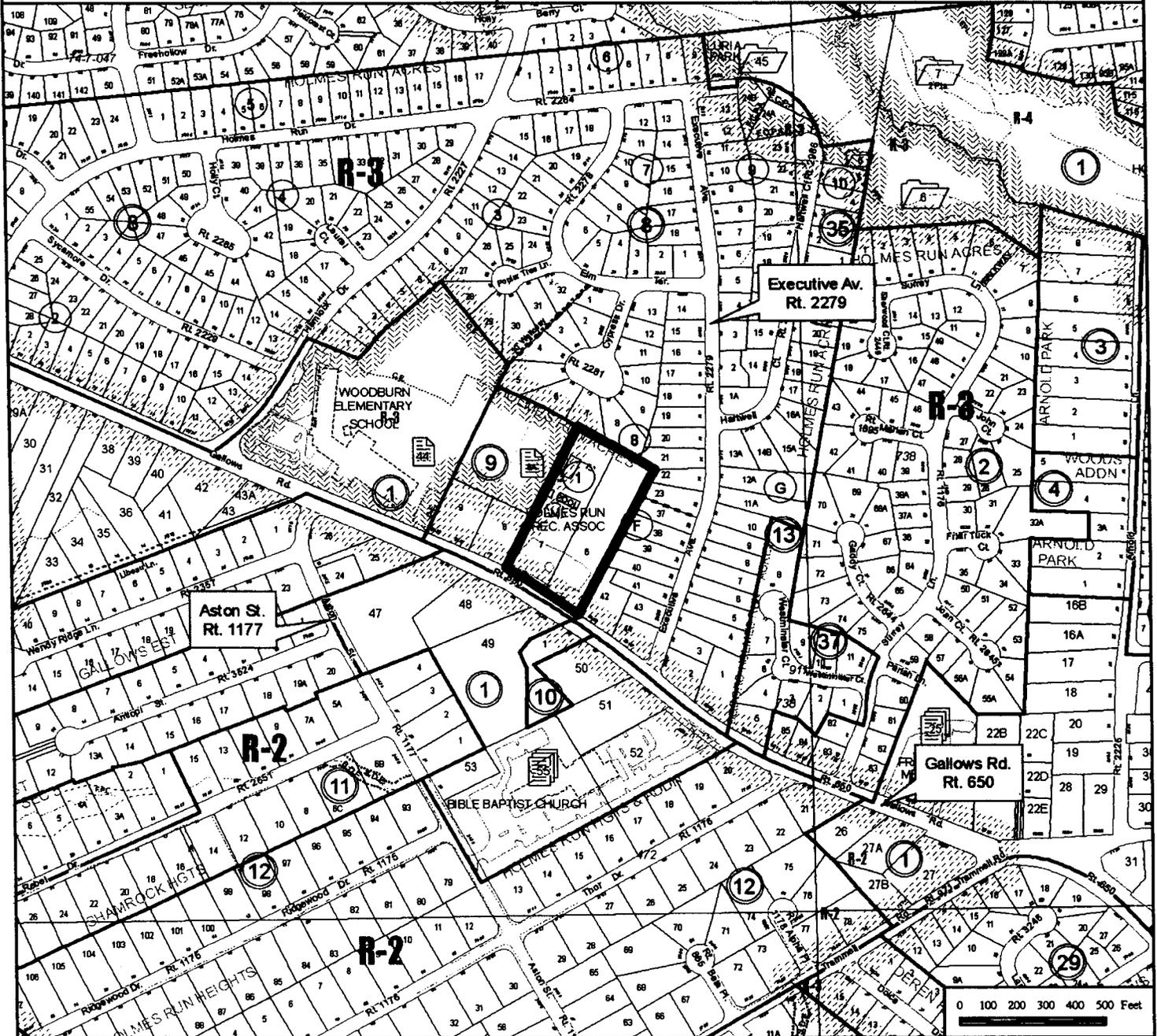
Art 8 Group and Use: 4-02

Located: 3457 GALLOWS ROAD

Zoning: R-3

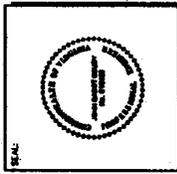
Overlay Dist:

Map Ref Num: 059-2-/09/01/0006 /09/01/0007





DATE	DESCRIPTION	BY
01-20-02	DATE REVISION	
01-20-02	DATE	



PROJECT NO:	1061018
DESIGNED BY:	TUF
ENGINEER:	R.C.
SCALE:	GRAPHIC SCALE IN INCHES
TITLE:	HOLMES RUN ACRES REC. ASSN. 3457 GALLOWAY RD. FALLS CHURCH, VA
SPECIAL EXCEPTION	SPECIAL PERMIT PLAN
TAX INFORMATION	
SHEET NUMBER:	Z-2

PARCEL ID: 0592 08F 0040
N/F

KARL BISHOP BATES
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 15,341 SF

⑩

PARCEL ID: 0592 08F 0042
N/F

WANDA JANE E. QUINN/MARLA MARTHA
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 20,703 SF

⑪

PARCEL ID: 0592 08F 0037
N/F

CAROL KENNETH M
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 13,548 SF

⑦

PARCEL ID: 0592 08F 0038
N/F

MARY TERESA MARY MARIANO
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 10,978 SF

⑧

PARCEL ID: 0592 08F 0039
N/F

SHARON SAMANT
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 14,710 SF

⑨

PARCEL ID: 0592 08080021
N/F

REVES JAMES M AND MAINA G
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 14,533 SF

④

PARCEL ID: 0592 08080022
N/F

ESCEPASHON ZERLAN K TR
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 13,108 SF

⑤

PARCEL ID: 0592 08080023
N/F

MITTS ROBERT A COSTELLO LINDA M
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 14,710 SF

⑥

PARCEL ID: 0592 08010008
N/F

HOLMES RUN RECREATION ASSN INC
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 14,710 SF

①

PARCEL ID: 0592 08010007
N/F

HOLMES RUN ACRES RECREATION ASSN INC
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 14,710 SF

②

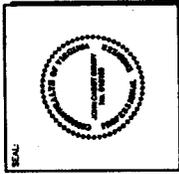
PARCEL ID: 0592 08080008
N/F

ZACK KENNETH L JACK DORSE G
PROMISEE ADDRESS: 3457 GALLOWAY RD
FALLS CHURCH, VA 22042
DEED LIBER 1081; FOLD 0718
ZONING: R-3 USE: RESIDENTIAL
AREA: 14,710 SF

③



DATE	DESCRIPTION	REV.
02-28-07	ISSUE PERMIT	01
10-26-06	ISSUE PERMIT	02
11-02-06	ISSUE PERMIT	03
08-12-06	ISSUE PERMIT	04
08-12-06	ISSUE PERMIT	05
08-12-06	ISSUE PERMIT	06
08-12-06	ISSUE PERMIT	07
08-12-06	ISSUE PERMIT	08
08-12-06	ISSUE PERMIT	09
08-12-06	ISSUE PERMIT	10
08-12-06	ISSUE PERMIT	11
08-12-06	ISSUE PERMIT	12



CWS
 CIVIL ENGINEERING
 1425 Blue Ridge Road
 Suite 100
 Washington, D.C. 20004
 Phone: (202) 462-1000
 Fax: (202) 462-1001

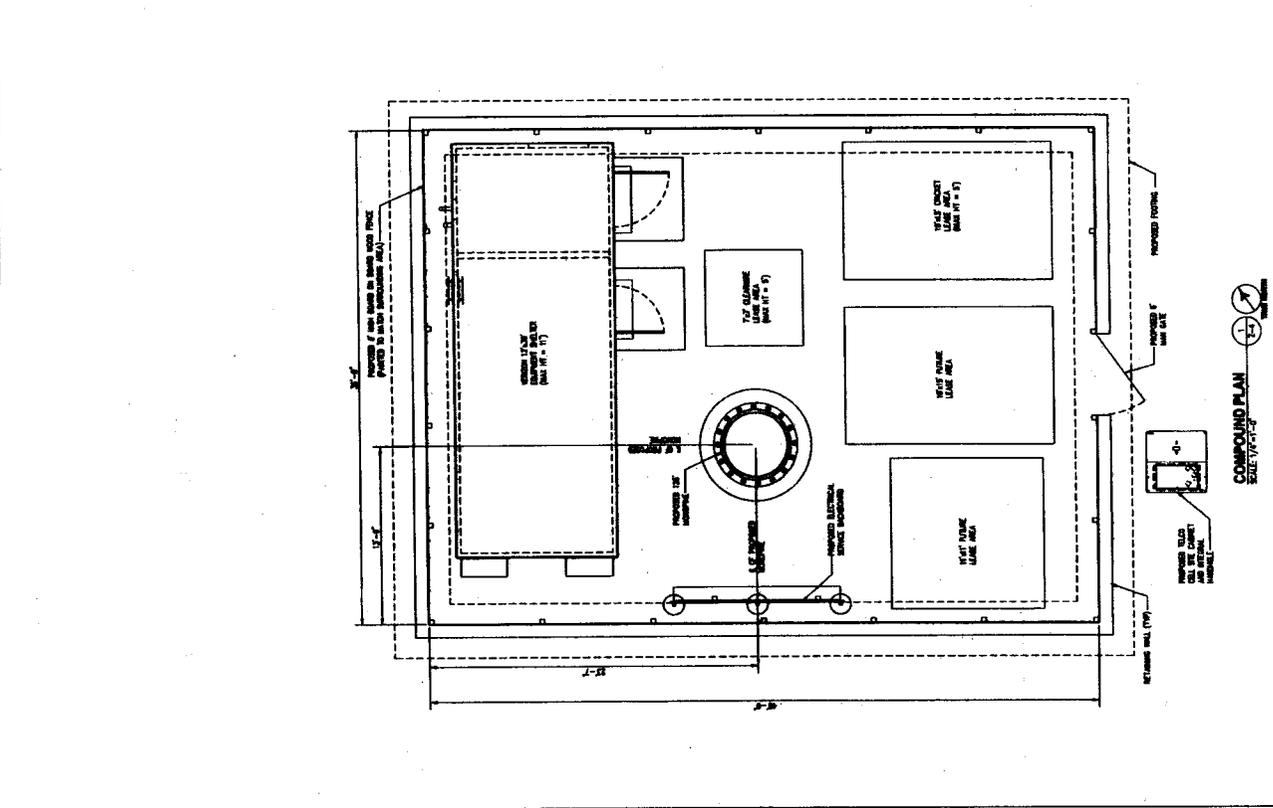
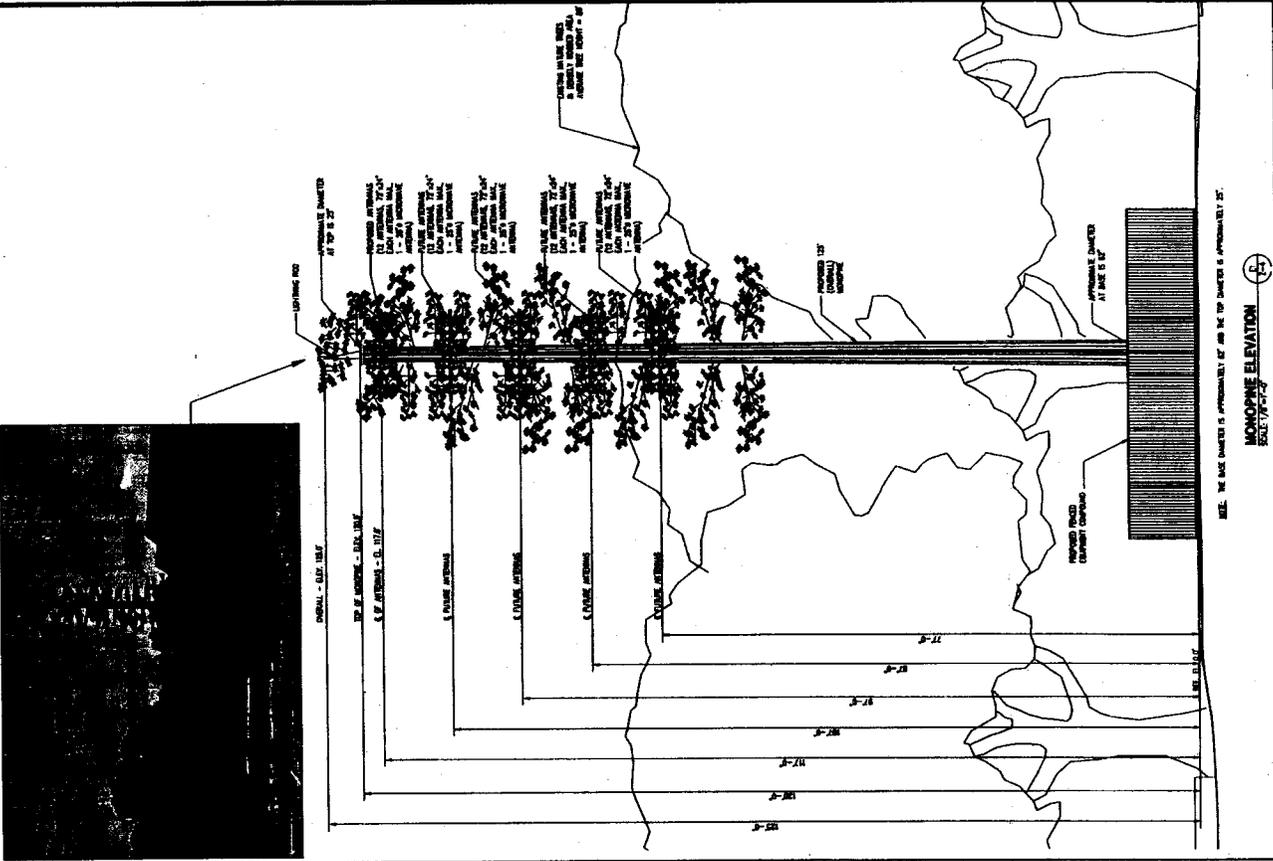
PROJECT NO. 1094.010
 DESIGNER: TWF
 ENGINEER: R.C.
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE BY PROCS

HOLMES RUN
 ACRES REC. ASHL
 3457 GALLOWAY RD.
 FALLS CHURCH, VA

SPECIAL EXCEPTION
 SPECIAL PERMIT PLAN
 TITLE:

COMPOUND PLAN
 AND MONOPINE
 ELEVATION

SHEET NUMBER:
Z-4



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

DESCRIPTION OF THE APPLICATIONS

2232 P07-17:

The applicant, Community Wireless Structures, has filed for review by the Planning Commission to determine whether the construction of a telecommunications facility (125 foot high tree monopole), related equipment, and site improvements on the property of the Holmes Run Swim Club satisfies the criteria of location, character and extent pursuant to Sect. 15-2232 of the Code of Virginia, and therefore, may be determined to be in substantial accord with the Comprehensive Plan.

SE 2008-PR-009:

The applicant seeks approval to permit a telecommunications facility (125 foot tree monopole), associated equipment, and site improvements to be located on the site of the Holmes Run Swim Club located at 3457 Gallows Road.

SPA 77-P-091-03:

The applicants, Holmes Run Acres Recreation Association, Inc. & Community Wireless Structures, seek to amend SP 77-P-091, previously approved for a community swim club and parking of Fairfax County Public School buses, to permit site modifications that depict a telecommunications facility. The applicant also seeks to modify the development conditions to change the hours of operation and to allow a public address system. The swim club operates in the spring, summer, and fall months and is currently permitted to operate between the hours of 9:00 am to 9:00 pm, Memorial Day through Labor Day. The swim club requests a modification to its hours of operation to allow it to remain open until 11:00 pm. The swim club has stated that its adult members have requested this change. The additional hours will allow working adult members to spend time at the pool after work and will mostly be used for lap swimming.

The applicant has also requested to modify the current SPA development conditions to allow the use of a public address (PA) system. The current development conditions prohibit the use of loudspeakers or bullhorns except during swim meets. The swim club has stated that the PA system will be used to communicate over the pool deck area, facilitating water aerobics classes and management of the pool deck area in the event of an emergency or weather event.

Category and Use:

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

In addition, an amendment to the existing Group 4 special permit use is also proposed; the use must comply with the Use Limitations of Section 8-402, The General Special Permit Standards of Sect.8-006 and the Group 4 Standards of Section 8-403, among others. (Appendix 10)

Waivers and Modifications:

In accordance with Section 13-304 of the Zoning Ordinance, the applicant has requested a modification of the transitional screening and barrier requirements for all four property lines in favor of that shown on the SE/SPA Plat.

The applicant has also requested a waiver of the on-road bike lane requirement and a modification of the major paved trail requirement for Gallows Road in favor of the existing 5' wide concrete sidewalk.

LOCATION AND CHARACTER

The subject property is located on the north side of Gallows Road just east of I-495. Within the 3.83 acres is a recreation club that includes a gravel parking lot, a clubhouse, a bath house, 2100 square foot shed, 2 adult swimming pools, and a wading pool. The majority of the site is covered by a mature 80 foot tree canopy; there is no understory vegetation. The vegetation is entirely deciduous and consists primarily of tulip trees, red oak, black locust, red maple, cherry, and white oak. Due to the lack of understory and solely deciduous canopy, the site vegetation is unique and creates opportunities for infill planting.

The site is within the boundaries of the Holmes Run Acres National Register Historic District (NRHD), which is a modern-style suburban housing development constructed between 1951 and 1958. The district is comprised of over 300 single family homes, a school, The Holmes Run Acres Recreation Center, and a park. Holmes Run Acres is unique in both the style of the houses and their relationship to the landscape. The site is also listed on the Virginia Landmarks Register and the Fairfax County Inventory of Historic Sites. Information on the NRHD can be found in Attachment F of Appendix 8.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential; Single family detached	R-3	Residential, 2-3 du/ac
South	Residential; Single family detached	R-3	Residential, 2-3 du/ac
East	Residential; Single family detached	R-3	Residential, 2-3 du/ac
West	Elementary School and Residential; Single family detached	R-3	Institutional use, 2-3 du/ac

BACKGROUND

Site History:

The Holmes Run Recreation Association was established in 1953. In 1959, the site was granted a Special Permit to permit an extension of the pool facilities. In 1968, Special Permit S-823-68 was granted to permit parking, a picnic area, bath house, tennis courts, and a shuffleboard court. In 1977, S-91-77 was granted; this permitted the replacement of the existing bath house with a larger one.

On November 15, 2005, SPA 77-P-091 was approved. This application allowed the parking of Fairfax County Public School (FCPS) buses in the Holmes Run Swim Club parking lot. Development condition number 11 stipulated that the approval was for one year; this condition allowed the BZA to review the use to ensure that the buses did not cause an unforeseen negative impact on the community. On November 28, 2006, the BZA approved SPA 77-P-091-02, which deleted the term limit to allow the continued parking of FCPS buses. A copy of the approved development conditions and SPA Plat are attached as Appendix 3.

COMPREHENSIVE PLAN PROVISIONS (Appendix 8)

Plan Area: Area 1, Jefferson Planning District

Planning Sector: J4- Walnut Hill Community Planning Sector

Plan Map: Private Recreation

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; Public Facilities Element; Countywide Objectives and Policies, pages 2 through 4, states:

"The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts..."

Objective 4: *Mitigate the impact of public facilities on adjacent planned and existing land uses...*

Policy e. *Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.*

The Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition; Public Facilities, as amended through January 10, 2005; Public Facilities Element; Mobile and Land-based Telecommunication Services, pages 37 through 39, states:

"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 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 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 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;..
 - obscuring or blocking the views of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;
- 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...

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."

There is no site-specific Plan Text.

ANALYSIS

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

Title of SE/SPA Plat: Holmes Run Acres Recreation Association

Prepared By: Entrex Communication Services, Inc.

Original and Revision Dates: September 25, 2007 as revised through
October 3, 2008

Description of Plat:

The combined SE/SPA Plat consists of 19 sheets.

SE/SPA PLAT: HOLMES RUN ACRES RECREATION ASSOCIATION	
Sheet #	Description of Sheet
1 of 19 (T-1)	Title Sheet, General Notes, Vicinity Map, Sheet Index
2 of 19 (Z-1)	Survey, General Notes
3 of 19 (Z-2)	Parcel Information
4 of 19 (Z-3)	Grading and E/S Control Plan
5 of 19 (Z-3A)	Retaining Wall Profiles
6 of 19 (Z-4)	Compound Plan and Tree Pole Elevation
7 of 19 (Z-5)	Site Profiles
8 of 19 (Z-6)	Verizon Equipment Details
9 of 19 (Z-6A)	Cricket Equipment Details
10 of 19 (Z-6B)	Clearwire Equipment Details
11 of 19 (Z-7)	Civil Maps and Notes
12 of 19 (Z-8)	Preliminary Stormwater Management Plan
13 of 19 (Z-9)	Existing Tree Inventory Plan and Detail Driplines
14 of 19 (Z-9A)	Tree Removal Plan and Detail
15 of 19 (Z-10)	Civil Details
16 of 19 (Z-11)	Civil Notes
17 of 19 (Z-12)	Tree Survey Plan
18 of 19 (Z-12A)	Supplemental Transitional Screening Plan
19 of 19 (Z-13)	Compound Landscaping Plan

Site Layout: The 3.83 property is home to the Holmes Run Acres Recreation Association. The site contains two swimming pools, a wading pool, two bath houses, a picnic area, a multi-purpose court and an 86-space parking area. Eight Fairfax County Public School buses are parked within the central and eastern portions of the existing gravel parking lot, which runs along the southern portion of the property.

The site is accessed from two curb cuts along Gallows Road. The southern portion of the site, primarily parking area, is level with Gallows Road. There is a significant north to south elevation change on the site; this drop starts at the northern end of the parking area and continues north until the swimming pool area is reached.

The site's vegetation is characterized by stands of deciduous trees between the parking lot area and the swimming pools, and along the northern, eastern, and western property boundaries. There are also small planting areas along Gallows Road that consist of scattered trees and ornamental plantings.

The proposed tree monopole and equipment compound will be located adjacent to the northern edge of the parking area and to the west of the existing gravel pool access road.

Proposed Telecommunications Facility: CWS proposes to build a 125-foot simulated evergreen tree monopole and to locate twelve (12) antenna at 120-foot above the ground level (AGL). The antennas will measure a maximum of 72 inches high by 24 inches wide (based on the October 3, 2008 development plans by Entrex Communication Services, Inc.) Four additional telecommunication providers may locate additional antenna platforms at the 110-foot, 100-foot, 90-foot and 80-foot AGLs with up to twelve (12) panel antennas (maximum of 72-inch by 24-inch) plus one dish antenna (25-inch diameter) for each platform. The maximum number of antennas allowed on the tree monopole is 65. The equipment compound measures 48 feet long by 36 feet wide and will contain up to five equipment cabinets/shelters.

Proposed Equipment Compound Area: The applicant proposes to locate the equipment compound, which will have a locked 6-foot wide gate and up to 5 equipment cabinets/shelters and the tree monopole, immediately to the north of the parking area to the west of the pool access road in the eastern portion of the property. The compound measures 8 feet high by 48 feet long by 36-foot wide (2,467 square feet) and will be enclosed by an 8-foot high board-on-board fence. The tree monopole will be located approximately 13 feet north of the southern wall of the equipment compound and 23 feet from the edge of the parking lot. A retaining wall will be located along the southern side of the equipment compound and will displace 12 existing trees. Landscaping will be provided to aid in the screening of the compound.

Access and Parking: A 6-foot wide access gate from the pool access road (east of the equipment compound) provides access to the site after construction. During construction, crane equipment can access the site from the parking area located immediately to the south.

Landscaping and Open Space: The application proposes a total disturbed area of 2,467 square feet for the construction of the tree monopole and equipment compounds. A proposed 8 foot high board-on-board fence will enclose the proposed equipment compound. While trees will need to be removed in order to construct the pole and compound, replacement and supplemental landscaping is proposed for the transitional screening and mitigation of the visual impact of the proposed tree monopole.

Special Permit Request Analysis

The swim club operates in the spring, summer, and fall months and is currently permitted to operate between the hours of 9:00 am to 9:00 pm, Memorial Day through Labor Day. The swim club is requesting a modification to its hours of operation to allow it to remain open until 11:00 pm. The swim club has stated that its adult members have requested this change. The additional hours will allow working adult members to spend time at the pool after work and will mostly be used for lap swimming.

The applicant has also requested to modify the current SPA development conditions to allow the use of a public address (PA) system. The current development conditions prohibit the use of loudspeakers or bullhorns except during swim meets. The swim club has stated that the PA system will be used to communicate over the pool deck area, facilitating water aerobics classes and management of the pool deck area in the event of an emergency or weather event.

Due to the large amount of vegetation already on site, the supplemental landscaping that will be planted as part of the SE application, and the distance of the pool from the adjacent homes, staff does not object to a modification of the hours of operation, provided they are for adult swim only. Additionally, staff does not object to the use of a PA system during water aerobics classes, swim meets, and in emergency situations, provided the water aerobics classes are completed before 9:00 pm.

Land Use/2232 Analysis (Appendix 8)

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

Location

Comprehensive Plan guidelines support the location of telecommunication uses on a private recreation site in a predominately residential area when other suitable land uses, such as public property or commercial or industrial properties are not available and any impact from the telecommunications facility can be minimized. The applicant states that a number of other sites in the surrounding vicinity were evaluated as a possible location but that there were no commercial, industrial or public properties present in the vicinity of the area to be served or which were acceptable to a public agency. Other sites did not meet coverage objectives due to the distance of their location from the service area. In addition, existing telecommunication facilities were too far from the target coverage area around the subject property.

The subject property includes large stands of trees in the center of the property, north of the parking lot. While the density of growth varies throughout the site, staff concludes that these existing trees will screen views of the facility from adjoining nearby residential and planned residential land uses, as recommended by the Plan. Furthermore, the applicant will provide additional landscaping to mitigate the existing and future visual impact of the proposed tree monopole and equipment compound.

The collocation of at least five telecommunication carriers on the proposed 125-foot tree monopole with supporting cabinets/shelters in the equipment compound meets the collocation criteria of the Comprehensive Plan. In addition, the proposed facility will be central to service an existing void area. Finally, in accordance with Plan Guidelines, the proposed telecommunications facility is not located within a flood plain or environmentally sensitive area.

Character

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

A visual impact analysis was conducted to determine the possible mitigation of the visual impact of the proposed 125-foot tree monopole. Based on this analysis, staff concluded that eight to nine homes will have views of the upper 45 feet of the tree monopole as it rises above the 80-foot tree canopy. In order to mitigate the monopole's visual impact, the applicant has moved the monopole north 10 feet from where it was originally proposed, provided landscaping on the southern, eastern, and northern sides of the equipment compound, agreed to paint the compound perimeter fence a brown color to match the existing site structures, and provided substantial supplemental landscaping along the central and eastern planting area along Gallows Road. This includes several 12-14 foot tall trees along both sides of the eastern parking access from Gallows Road, which will mitigate the visual impact of the tree monopole to residences located across Gallows Road. The board-on-board fence will consist of a structural enclosure similar in materials, type, appearance and design to fences and screens currently found in this National Register Historic District (NRHD). Additional tree limbs will be located on the southern side of the tree monopole trunk to enhance the simulated evergreen tree as viewed from Gallows Road and development to the south. Antennas will be located on the tree monopole so that they do not protrude beyond the tree limbs and are concealed from view.

While most of the existing trees on site have a height of approximately 80 feet, the 125-foot tree monopole will be placed approximately 25 feet north of the parking area with the equipment compound at the base. The adjacent trees will screen the tree monopole's height from residences located to the east and west and northeast. The monopole's distance of approximately 185 feet from Gallows Road will partially reduce the visual impact of the tree monopole from that area. Overall, the proposed tree monopole should blend with the wooded, residential character of the area.

Supplemental evergreen landscaping adjacent to the eastern vehicle access entrance and along the perimeter of the equipment compound create a screen which distracts the viewer from the higher portion of the tree monopole elevation. The restoration of evergreen landscaping will also facilitate further mitigation of visual impact of the tree monopole upon the surrounding residential area.

Staff concludes that the proposed tree monopole's interior site location, design, narrow silhouette, concealed antennas and surrounding supplemental and existing trees will mitigate most of the facility's visual impact on adjacent development. Therefore, the proposed tree monopole will be compatible and in context with the character of the wooded, residential area along Gallows Road. In staff's opinion, the proposed facility should not have a negative visual impact on the overall character of the surrounding area, which is consistent with Plan objectives.

Extent

The 3.83-acre subject property is a partially wooded site with two swimming pools, a bath house and other accessory buildings, an 86 space parking area and a pool access road. The simulated evergreen tree monopole and the equipment compound (approximately 48 feet by 36 feet) will occupy approximately 2,461 square feet which accounts for one and a half percent of the total site area. The applicant has provided documentation from the telecommunication providers that the proposed facility, including the providers' antennas to be installed on the tree monopole, will pose no harm to the County or its citizens. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of or possible future development of the site, in accordance with the Plan guidelines.

Conclusion

Staff concludes that the subject proposal, Application 2232-P07-17, to construct a 125-foot high tree monopole, antennas, equipment shelters/cabinets, equipment compound, and site improvements located at 3457 Gallows Road, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia, and recommends that the Planning Commission find the proposal in substantial accord with provisions of the adopted Comprehensive Plan.

Environmental Analysis (Attachment B of Appendix 8)

Issue: Water Quality Protection/Stormwater Management BMP

The subject property is located in the Cameron Run Watershed and the County's Chesapeake Bay Watershed. The storm water management narrative on sheet Z-8 of the special exception plat indicates that the applicant will be seeking a waiver of water quality controls based on the applicant's estimated disturbed area calculation. The stormwater management narrative also indicates that the applicant will seek a storm water detention waiver. Staff recommends that the applicant provide potential water quality and water quantity control measures for this proposal in the event that waivers are not granted by the Department of Public Works and Environmental Services (DPWES), and a development condition has been included to require stormwater management to the satisfaction of DPWES if a stormwater waiver is not granted. If the facilities proposed are not in substantial conformance with the SE/SPA Plat, an SE/SP Amendment will be needed.

Resolution: The applicant is aware that all water quality control measures or waiver requests will be reviewed at site plan. Therefore, this issue is addressed.

Issue: Adequate Outfall

The applicant has indicated that the net increase of the peak discharge for the 10 year-24 hour storm is not significant. No other information on adequate outfall has been proposed

Resolution: The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by DPWES at the time of site plan review. Therefore, this issue is addressed.

Issue: Landscaping and Tree Preservation/Restoration

A generalized tree survey has been provided as part of the special exception plat, but little information has been provided about the amount of landscaping which will be lost due to the installation of the facility. The applicant should provide a landscape plan for this facility which provides an equivalent or greater amount of vegetation than the amount which will be removed for the construction of the facility.

Resolution: Staff has included development conditions that will require the applicant to provide a tree preservation plan and a supplemental landscape plan, both prepared by a Certified Arborist or Landscape Architect. These conditions specify the areas where understory needs to be supplemented; specify that a mix of deciduous and coniferous native plants be used, and that a mix of plant sizes and vegetation types be utilized to maximize the screening of the monopole and compound. Therefore, this issue has been addressed.

Issue: Countywide Trails Plan

The Countywide Trails Plan depicts a major paved trail and a bike trail adjacent to the subject property along Gallows Road. While the development plan on page Z-7 acknowledges these trails on the Countywide Trails Plan, it was unclear whether these trails along the subject property's frontage are in already place or will be provided by the applicant.

Resolution: The applicant has submitted a request for a modification to the major paved trail requirement along Gallows Road in favor of the existing 5' wide concrete sidewalk. This sidewalk is in good condition and runs along the entire site frontage on Gallows Road. The applicant has also requested a waiver of the on-road bike lane requirement, as no frontage improvements are requested or proposed in association with this application. Staff consulted with the Trails and Sidewalks Committee, and they do not support the on-road trail waiver or the major paved trail modification requests; therefore, staff cannot support a modification of the trail or a waiver of the on-road bike lane at this time. This issue will need to be addressed prior to site plan approval.

Transportation Analysis (Attachment C of Appendix 8)

The Fairfax County Department of Transportation staff has determined that there are no transportation elements on the Fairfax County Transportation Plan Map in the vicinity of the proposed monopole that would be impacted. Also, due to the overall nature of monopoles, there appears to be no potential for a significant traffic impact. There are no outstanding transportation issues.

Urban Forest Management Analysis (Attachment D of Appendix 8)**Issue: Tree Preservation and Protection**

The existing vegetation at the eastern and southwestern portions and in the are of the proposed monopole contain a sub-climax upland forest with trees consisting primarily of tulip tree, red oak, black locust, red maple, cherry, and white oak. These trees appear to be in fair to good condition and should be considered for preservation. Tree save area should be provided in these areas. Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process. UFMD recommends development conditions to ensure effective tree preservation.

Resolution: While no tree save areas have been designated, the applicant will be required to adhere strictly to the limits of clearing and grading as shown on the SE/SPA Plat. In addition, the applicant will plant additional landscaping on the site to offset the impact of the trees being removed for construction. Staff has included a number of development conditions related to tree preservation to ensure that the trees on site are adequately protected during the construction process and that the site is monitored for adherence with the development conditions. This issue has been addressed.

Comment: Landscaping

Prior to the final plan submission for this application, the proposed landscaping for this site was unclear. UFM requested a landscape plan showing a variety of species planted throughout the site.

The applicant has met with Urban Forest Management (UFM) to discuss various landscaping options that would provide optimal screening for the proposed telecommunication facilities that would not interfere with existing vegetation on the site. The applicant agreed to augment the existing landscaping in areas where screening appeared insufficient. The applicant will plant additional landscaping at the entrance, around the compound, and along the perimeter of the site. A development condition has been written to ensure that the type, species and locations of the additional landscaping depicted on the Sheet Z-12 and Z-12A of the SE/SPA Plat is provided in accordance with the Public Facilities Manual (PFM) and approved by UFM.

Stormwater Management Analysis (Attachment E of Appendix 8)**Comment: Stormwater Management (SWM) and Site Outfall**

There will be a minimal increase in runoff. The project would qualify for a waiver of the onsite stormwater detention requirement. The land disturbance activity will be less than twenty-five hundred (2,500) square feet in the Resource Management Area; the project will be exempt from the Chesapeake Bay Preservation Ordinance (CBPO) requirements. The outfall should be adequate as the net increase in runoff is not significant and it sheet flows to the Potomac River.

The applicant is aware that any land disturbance activity over 2,500 square feet will trigger the need for the project to meet the CBPO requirements, which include stormwater detention be provided. Staff has included a development condition that requires stormwater management to be provided to the satisfaction of DPWES, should a stormwater waiver not be granted. In addition, the applicant will need to amend the special exception/special permit if the facilities are not in substantial conformance with what is currently proposed. Therefore, this issue has been addressed.

Historic Resources Analysis (Attachment F of Appendix 8)

The subject parcels are within the boundaries of the Holmes Run Acres National Register Historic District (NRHD). This district is also listed on the Virginia Landmarks Register and the Fairfax County Inventory of Historic Sites.

The applicant has complied with Section 106 of the National Historic Preservation Act of 1966, as amended. The Section 106 review included an onsite reconnaissance and viewshed analysis of National Register properties. The completed Section 106 documentation indicates that the proposal will have no adverse effect on historic properties within a one-half mile radius of the project site.

Issue: Section 106 analysis and the equipment compound

Although the Section 106 analysis was completed, it did not address the construction of the equipment compound. Staff initially found the construction of an equipment compound at the base of the monopole to be an adverse effect on a historic property in the Area of Potential Effects (APE) for direct effects and not in-keeping with Policy Plan. Staff's opinion was that while the proposed screening blocks the view of the equipment to reduce the direct adverse effect, this mitigation alone was inadequate.

Staff recommended that the applicant further mitigate the direct adverse effects of the proposed equipment compound on the Holmes Run Acres Recreation Center, an identified resource in the National Register nomination, in order to be in-keeping with Policy K of the Policy Plan as cited above. Also, in order to further mitigate the direct adverse effect of the proposal, staff recommended that the equipment compound be screened by both a durable, architecturally appropriate structural enclosure and by landscaping. Staff has recommended screening the equipment compound with a

structural enclosure similar in materials, type, appearance and design to fences and screens currently found in the NRHD and that the applicant consult the National Register nomination citation to determine an appropriate fencing enclosure. Staff further recommended that the compound screening, both structural and landscaping, be designed so as to appear more of a background element and less of a focal point to the site.

Resolution: The applicant has agreed to provide supplemental landscaping around the compound as well as within the existing planting areas on the site. Staff has proposed development conditions that require the applicant to provide landscaping in specific areas around the site and compound in order to effectively screen the monopole and compound from view. Staff has included a development condition that requires the applicant to design the equipment compound so that it is compatible with the existing fencing on the site. The fencing will be similar in materials, type, appearance, and design to the fences and screens currently found in the National Register Historic District for Holmes Run. This conformance will be determined by DPWES in consultation with the DPZ Historic Preservation Planner. Therefore, these issues are addressed with the imposition of the proposed development conditions.

ZONING ORDINANCE PROVISIONS (Appendices 9 & 10)

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. However, in accordance with Paragraph 2 of Section 8-403 of the Zoning Ordinance, a Group 4 Special Permit use shall comply with the bulk regulations of the zoning district in which it is located.

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 sq. ft.	3.83 acres
Minimum Lot Width	105 feet	Approximately 300'
Building Height	60 feet	22 feet
Front Yard	40°ABP, but no less than 30 feet	195 feet
Side Yard	35°ABP, but no less than 10 feet	27 feet
Rear Yard	35°ABP, but no less than 10 feet	105 feet 13 feet (shed)
Parking Parking Spaces	64 spaces for swim club	86 spaces

Transitional Screening and Barrier Requirements		
Direction	Required	Provided
North	Type 1 ¹ Barrier A, B, or C ²	Modification ³ Modification
South	Type 1 Barrier A, B, or C	Modification Modification
West	Type 1 Barrier A, B, or C	Modification Modification
East	Type1 Barrier A, B, or C	Modification Modification

1. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of 25 feet wide planted with: (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet OR (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.
2. Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches and planted size of 36 inches.
3. The applicant has requested a modification of the transitional screening and barrier requirements for all four property lines in favor of the existing vegetation, existing fencing, and proposed landscaping as shown on the SE/SPA Plat in accordance with Section 13-304 of the Zoning Ordinance.

Waivers/Modifications

Transitional Screening and Barrier Requirements

The subject property is zoned R-3 and surrounded by R-3 zoned parcels. As a result, transitional screening and barriers are required on all four sides of the property. The proposed telecommunication facility is located on a portion of a much larger parcel that is substantially vegetated. This vegetation includes areas of trees in the central and peripheral areas of the site. The Zoning Ordinance requires a 25 foot wide unbroken strip of open space and a 42-48 inch tall barrier around the entire site. The barrier provided is an 8 foot wooden board-on-board fence that will surround the telecommunications facility, and staff believes that the surrounding properties have sufficient screening provided by the existing vegetation, existing partial fencing, and proposed supplemental landscaping to preclude the need for additional screening and barriers. In accordance with Par. 3 of Sec. 13-304 of the Zoning Ordinance, the transitional screening requirements may be modified when the adjacent property is landscaped to minimize adverse impacts. With the existing trees surrounding this property on all four sides and the proposed supplemental vegetation shown on the SE/SPA Plat, and as conditioned, this modification request is met. Staff recommends approval of a modification of the transitional screening and barrier requirements for all four property lines in favor of that shown on the SE/SPA Plat and as conditioned.

Other Zoning Ordinance Requirements:**Special Exception Requirements (Appendix 9)**

General Special Exception Standards (Sect. 9-006)

Category 1 Standards (Sect. 9-104)

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

General Special Exception Standards (Sect. 9-006)

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

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-3 District permits mobile and land based telecommunication facilities as a special exception use. The site is designed to be 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. As stated in the Land Use/2232 Analysis, the proposed site has been designed as a collocation of at least five carriers to minimize the impact of the proposed telecommunication facility on neighboring properties. It is staff's opinion that the proposed location, coupled with the substantial existing and proposed vegetation will not hinder future development of adjacent parcels.

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. Site access is provided from Gallows Road. Traffic associated with this facility will be minimal, given that only weekly or monthly maintenance inspections 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. The applicant has met or exceeded the

requirements of the Zoning Ordinance with the exception of the transitional screening and barrier requirements, which staff has recommended to be modified. In staff's opinion these standards have been met.

Category 1 Standards (Sect. 9-104)

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

The subject property is zoned R-3 and no storage or maintenance facilities are proposed. In addition, the applicant has stated that attempts were made to find alternative sites for this use. There are no commercially or industrially zoned properties within one mile of this location that could provide coverage to the required coverage area. The applicant investigated alternative sites, including power lines, existing communications facilities and other tall structures. Verizon's propagation map (see the attached application) shows their existing sites surrounding the subject property. Based upon Verizon's coverage objective, most of the existing sites are too far away to provide coverage in the required area. Utility poles located in the desired coverage areas already have carriers on the top, thus preventing Verizon from mounting equipment at a sufficient height necessary for coverage. Existing monopoles in the area lack additional space for co-locators. Also, due to the residential nature of the area, there are few tall buildings close enough to provide coverage. The proposed location has been determined ideal for adequate service for the proposed telecommunication facility consistent with the Plan guidelines to consider public lands or commercial and industrial land use as preferred locations. Staff concurs with this conclusion and considers this standard satisfied.

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

Standard 1 requires that except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

As previously stated, the applicant proposes to construct a 125 foot tree monopole and telecommunication facility that will be designed to initially accommodate one wireless telecommunications carrier (CWS) with up to 12 antennae within the branches of the tree monopole. The stealth design of the tree monopole will conceal the antennae and the telecommunication tower. The proposed facility provides space for up to four additional carriers and associated equipment. The monopole may contain up to a maximum of 65 antennae provided that the overall height of the monopole does not exceed 125 feet in height and the additions are in conformance with all Zoning Ordinance standards. Therefore, this standard has been satisfied.

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

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

Standard 4 requires that no signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light. All such lights shall be shielded to prevent the downward transmission of light. The proposed telecommunication facility includes a 125 foot tree monopole. A development condition has been included requiring that a steady red marker light be installed unless waived by the Zoning Administrator. Therefore, with the implementation of this development condition, staff believes that this standard has been satisfied.

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

Special Permit Requirements (Appendix 10)

General Special Permit Standards (Sect.8-006)
Group 4 Standards (Sect. 8-403)

General Special Permit Standards (Sect.8-006)

Standard 1 states that the proposed use must be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan emphasizes compatibility of land uses. As stated earlier, staff believes that the telecommunications facility proposal would be compatible with the surrounding uses; therefore, this standard is satisfied.

Standard 2 requires that the use be in harmony with the general purpose and intent of the applicable zoning district regulations. The R-3 District permits mobile and land based telecommunication facilities as a special exception use. The site is designed to be compatible with the adjacent residentially zoned land. Staff believes this standard is satisfied.

Standard 3 requires that the use be harmonious with and not adversely affect neighboring properties. 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. As stated in the Land Use/2232 Analysis, the proposed site has been designed as a collocation of at least five carriers to minimize the impact of the proposed telecommunications facility on neighboring properties. It is staff's opinion that the proposed location, coupled with the substantial existing and proposed vegetation will not hinder future development of adjacent parcels.

Standard 4 requires that the use allow for safe pedestrian and vehicular traffic patterns. This request for a telecommunications facility will have a minimal impact on traffic patterns and will not alter the current pedestrian paths to and from the site. Therefore, staff believes this standard has been satisfied.

Standard 5 requires landscaping and screening in accordance with the provisions of Article 13. The applicant has requested modifications of the landscaping and barrier requirements as discussed above. As noted, staff supports these requests, which will allow the existing vegetation to remain. With the imposition of the proposed development conditions that require supplemental planting be provided, this standard has been satisfied.

Standard 6 states that open space shall be provided as required in the specified zoning district. There is no open space requirement in the R-3 District for this use; this standard is not applicable.

Standard 7 requires adequate utilities, drainage, and parking. The application provides 86 parking spaces, which exceeds the minimum requirement of 64 spaces. Due to the minimal increase in runoff this project will create, there are no foreseen problems with the existing drainage on the site. Staff believes that this standard is satisfied.

Standard 8 requires that signs be regulated by the provisions of Article 12. The applicant has not requested any signage in association with this application, and staff has included a development condition to preclude any advertising signage for the telecommunications users. This standard is satisfied.

Group 4 Standards (Sect. 8-403)

Standard 1 requires that the use and its related facilities be under the control and direction of a board of managers composed (at least in part) of the residents of the area intended to be served by the facility. No Group 4 use shall be operated on a profit-making bases and the owner of the facility shall be a nonprofit organization

where membership is limited to residents of nearby residential areas. Holmes Run Acres Recreation Association is a non-profit community recreation association organized to provide pools and other recreational facilities for the residents of the area. Staff believes this standard has been met.

Standard 2 requires that the use comply with the bulk regulations for the zoning district in which it is located. As noted above, the application complies with the bulk regulations; this standard has been met.

Standards 3 and 4 require that the use comply with applicable performance standards and be subject to the provisions of Article 17, Site Plans. The application will be required to file a site plan, and will demonstrate compliance with the applicable performance standards at that time. Staff believes the proposal will be able to comply with these two provisions.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, the proposed telecommunication facility satisfies the criteria of location, character, and extent as specified in Section 15-2-2232 of the Code of Virginia.

In staff's opinion, with the imposition of the proposed development conditions, the Special Exception and the Special Permit Amendment are in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance Provisions.

Recommendation

Staff recommends that the Planning Commission find that the facility proposed under 2232-P07-17 does satisfy the criteria of location, character, and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends that the Board of Supervisors approve SE 2008-PR-009 subject to the development conditions contained in Appendix 1.

Staff recommends that the BZA approve SPA 77-P-091-03 subject to the development conditions contained in Appendix 2.

Staff recommends that the transitional screening and barrier requirements along all property lines be modified in favor of that shown on the SE/SPA Plat and as conditioned.

Staff recommends denial of the modification of the trail requirement and the waiver of the on-road bike lane along Gallows Road, at this time.

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.

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.

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

APPENDICES

1. Proposed Development Conditions for SE 2008-PR-009
2. Proposed Development Conditions for SPA 77-P-091-03
3. SPA 77-P-091-02—Approved Development Conditions and SPA Plat
4. Affidavit for SE 2008-PR-009
5. Affidavit for SPA 77-P-091-03
6. Statement of Justification for SE 2008-PR-009
7. Statement of Justification for SPA 77-P-091-03
8. Land Use/2232 Analysis, Includes:
 - Attachment A- Project Description
 - Attachment B- Environmental Analysis
 - Attachment C- Transportation Analysis
 - Attachment D- Urban Forestry Management Analysis
 - Attachment E- Stormwater Management Analysis
 - Attachment F- Historic Resources Analysis
9. Applicable Special Exception Zoning Ordinance Provisions
10. Applicable Special Permit Zoning Ordinance Provisions
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-PR-009

November 20, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-PR-009 located at 3457 Gallows Road (Tax Map 59-2 ((9)) (1) 6 and 7) to permit the construction of a telecommunications facility and associated equipment cabinets pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval 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.
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 development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled Holmes Run Acres Recreation Association, prepared by Entrex Communication Services, Inc. and dated September 25, 2007 as revised through October 3, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. On-site testing of noise generating equipment shall not be permitted.
5. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
6. The telecommunications tower shall be designed as a tree-pole in substantial conformance with the elevation shown on Sheet Z-4 of the SE Plat. The maximum height of the tower shall not exceed 125 feet, inclusive of all antennas and other appurtenances. The monopole shall be painted a brown color as determined necessary to look natural. All antennas shall be located inside the monopole branches and shall be painted a color that further recedes them from view.
7. The total number of antennae shall be limited to a maximum of 65. The size, location, and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SE Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.
8. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels, or other improvements necessary and/or required for the operation of the

telecommunications facility. Equipment shelters/cabinets shall have a maximum height of 10 feet and shall be located within a 1,915 SF telecommunications compound area as shown on the SE Plat.

9. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board fence, which shall be painted a brown color to match existing site structures. The fencing shall be similar in materials, type, appearance and design to fences and screens currently found in the National Register Historic District for Holmes Run Acres, as determined by DPWES in consultation with the Historic Preservation Planner (DPZ).
10. The tree monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.
11. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.
12. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
13. Should the need arise to alter the telecommunication tree-pole from that shown on the SE Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat.
14. Any component(s) of the telecommunication facility shall be removed within 120 days after such components are no longer in use.
15. If a stormwater management waiver is not granted by DPWES, the applicant shall provide stormwater management to the satisfaction of DPWES. If stormwater management facilities are not in substantial conformance with the SE/SPA Plat, the applicant shall be required to submit a Special Exception/Special Permit Amendment.
16. The area identified as "Area 2" on page Z-12A of the SE Plat shall be located completely outside the Gallows Road right-of-way. If landscaping is desired inside the right-of-way, a license agreement with the Virginia Department of Transportation (VDOT) shall be obtained. "Area 2" shall serve as a supplemental transitional screening area and shall consist of a mix of staggered deciduous and evergreen plantings. This area shall be designed to look natural and shall contain trees and shrubs that are a variety of species and sizes as approved by UFM. Parking spaces may need to be lost or relocated in substantial conformance with the SE Plat to achieve the supplemental planting of Area 2.
17. In order to increase the effectiveness of the screening to the adjacent homes to the east, the applicant will re-establish understory plantings in the area along the eastern property line, adjacent to Lots 39 through 42. This landscaping shall be a mix of deciduous and evergreen native plants and shall include a mix of sizes, including shrubs and small trees. All plantings in this area shall be field located and hand dug, and are subject to approval by the UFMD.

18. Tree Preservation: The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a certified arborist or landscape architect and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater located 25 feet to either side of the limits of clearing and grading shown on the SE for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
19. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
20. Tree Bond Determination. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the monetary value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The monetary value of the trees shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%. The monetary values for trees designated to be preserved and conserved as identified on the Tree Preservation Plan shall serve as a baseline sum in determining the amount of the Tree Bond, as below.
21. Tree Bond Payment. At the time of site plan approvals, the Applicant shall post a bond letter of credit or cash deposit (the "Tree Bond") as required by the Director, DPWES, payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a monetary value has been determined in accordance with condition 19 above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The bond letter of

credit or cash deposit shall be equal to 50% of the monetary value of the Bonded Trees. At any time prior to final bond release, should an Bonded Trees die, be removed, or are determined to be dying due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size up to 4" in diameter, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the construction bond, any amount remaining in the Tree Bode required by this proffer shall be returned/releases to the Applicant.

22. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
23. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
24. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, (2) root pruning shall take place prior to any clearing and grading, or demolition of structures, (3) root pruning shall be conducted with

the supervision of a certified arborist, and (4) an UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

25. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
26. The proposed landscaping shall be provided in substantial conformance with the Supplemental Transitional Screening Plan and Compound Landscaping Plan, as shown on pages Z-12 and Z-12A of the SE Plat, as to the location, quantity, and quality of plantings. Final plant selection and location, including trees and shrubs, shall be made at the time of final site plan and may include plant species and types other than those shown on the SE Plat, subject to approval by UFMD.
27. Prior to the issuance of a building permit for the telecommunications facility, the applicant shall cease all firewood operations on the site, subject to the satisfaction of and approval by the Zoning Administrator. This includes, but is not limited to, the cutting, sale, distribution, and stockpiling of whole or cut wood. The swim club shall be prohibited from obtaining any future Temporary Special Permits for the sale of firewood.

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

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

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

PROPOSED DEVELOPMENT CONDITIONS

SPA 77-P-091-03

November 20, 2008

If it is the intent of the Board of Zoning Appeals to approve SPA 77-P-091-03 located at Tax Map 59-2 ((09)) (1) 6 and 7, pursuant to Section 3-303 of the Fairfax County Zoning Ordinance to amend SP 77-P-091 previously approved for a community swim club and the parking of Fairfax County Public School buses to modify development conditions to permit a telecommunications facility, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (*).

1. This approval is granted to the applicant only, Holmes Run Acres Recreation Association Inc. / Community Wireless Structures and is not transferable without further action of this Board, and is for the location indicated on the application, 3457 Gallows Road, and is not transferable to other land.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled Holmes Run Acres Recreation Association, prepared by Entrex Communication Services, Inc. and dated September 25, 2007 revised October 3, 2008, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. The maximum number of memberships for the Swim Club shall be 400.*
5. The hours of operation for the Swim Club shall be from 7:00 a.m. to ~~9:00~~ 11:00 p.m. daily. No swim team practice or water aerobics classes shall be held before 8:00 a.m. or after 9:00 pm. Swimming from 9:00 p.m. to 11:00 p.m. shall be for adults only.
6. All noise shall be regulated in accordance with the provisions of Chapter 108 of the Fairfax County Code. Typical swim meet devices such as loudspeakers and start buzzers may be utilized to manage swim meet events, for water aerobics classes, and to inform pool members of an emergency or weather event. No loudspeakers, bullhorns, or any other such noise-making device except for a whistle which is required by the lifeguard shall be used at any other time.
7. No more than eight (8) Fairfax County School buses shall be parked in the parking lot at any given time.*
8. Notwithstanding that which is marked on the plat, the alternate spaces along the

eastern lot line shall be deleted. During the period between the Memorial Day weekend and the end of the school year, the alternate bus parking spaces will not be used for bus parking thus allowing for adequate circulation on site for pool patrons.*

9. Transitional Screening 1 shall be maintained along the western lot line, between the parking lot and the lot line. All plant material shall be maintained in a healthy condition and any dead, dying or damaged plant material shall be replaced with like kind.*
10. The number of After Hours Parties shall be limited to SIX (6) per year ~~with the prior written permission from the Zoning Administrator for each individual party.*~~
11. Fairfax County School buses shall park in Holmes Run Acres Association's parking lot ONLY between Labor Day weekend and the end of the academic school year.*
12. Prior to the issuance of a building permit for the telecommunications facility, the applicant shall cease all firewood operations on the site, subject to the satisfaction of and approval by the Zoning Administrator. This includes, but is not limited to, the cutting, sale, distribution, and stockpiling of whole or cut wood. The swim club shall be prohibited from obtaining any future Temporary Special Permits for the sale of firewood.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

HOLMES RUN ACRES RECREATION ASSOCIATION INC./FAIRFAX COUNTY PUBLIC SCHOOLS, SPA 77-P-091-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 77-P-091 previously approved for community swim club and parking of Fairfax County school buses to permit modification of development conditions. Located at 3451 Gallows Rd. on approx. 3.83 ac. of land zoned R-3. Providence District. Tax Map 59-2 ((9)) (1) 6 and 7. (Decision deferred from 11/14/06) Mr. Beard moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on November 28, 2006; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The noise issue has been resolved subsequent to the initial one-year try-out of the bus parking situation.
3. There will be no more than eight County busses.
4. There was an affirmative reaction from the neighborhood.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-303 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Holmes Run Acres Recreation Association Inc. / Fairfax County Public Schools, and is not transferable without further action of this Board, and is for the location indicated on the application, 3451 Gallows Road, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Hamid Matin dated April 24, 2005, revised September 14, 2005, and approved with this application, as qualified by these development conditions.
3. A copy of this special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum number of memberships shall be 400.

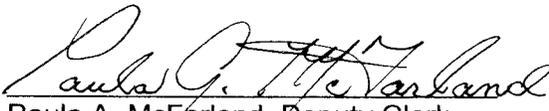
5. The hours of operation shall be from 7:00 a.m. to 9:00 p.m. daily. No swim team practice shall be held before 8:00 a.m.
6. All noise shall be regulated in accordance with the provisions of Chapter 108 of the Fairfax County Code. Typical swim meet devices such as loudspeakers and start buzzers may be utilized to manage swim meet events. No loudspeakers, bullhorns, or any other such noise-making device except for a whistle which is required by the lifeguard shall be used at any other time.
7. No more than eight (8) Fairfax County School buses shall be parked in the parking lot at any given time.
8. Notwithstanding that which is marked on the plat, the alternate spaces along the eastern lot line shall be deleted. During the period between the Memorial Day weekend and the end of the school year, the alternate bus parking spaces will not be used for bus parking thus allowing for adequate circulation on site for pool patrons.
9. Transitional Screening 1 shall be maintained along the western lot line, between the parking lot and the lot line. All plant material shall be maintained in a healthy condition and any dead, dying or damaged plat material shall be replaced with like kind.
10. The number of After Hours Parties shall be limited to SIX (6) per year with the prior written permission from the Zoning Administrator for each individual party.
11. Fairfax County School buses shall park in Holmes Run Acres Association's parking lot ONLY between Labor Day weekend and the end of the academic school year.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

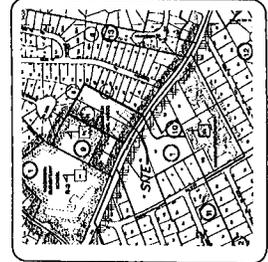
Mr. Hart seconded the motion, which carried by a vote of 6-0. Chairman DiGiulian was absent from the meeting.

A Copy Teste:


Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

SPECIAL PERMIT PLAT

BATH HOUSE FOR HOLMES RUN ACRES RECREATION ASSOCIATION, INC.



VICINITY MAP
SCALE: 1" = 500'

TOTAL AREA = 4.0054 AC = 174,474 S.F.
 AREA OF EXISTING DEDICATION = 7,681 S.F.
 LOT 6 BEFORE DED. = 2,064 AC = 87,736 S.F.
 LOT AFTER DED. = 19,250 AC = 84,029 S.F.
 LOT AFTER DED. = 1,989 AC = 86,764 S.F.
 TOTAL AREA AFTER DEDICATION = 3,8290 AC = 166,793 S.F.

NOTES

1. THE PROPERTY DEDICATED ON THIS PLAT IS IDENTIFIED BY PARCELS 6 AND 7.
2. THE PROPERTY IS ZONED R-3.
3. THE PROPERTY IS OWNED BY HOLMES RUN RECREATION ASSOCIATION, INC.
4. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
5. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
6. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
7. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
8. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
9. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
10. THE PROPERTY IS LOCATED ON THE EAST SIDE OF THE LOT.
11. A SIGN FEMALE SHALL BE OBTAINED FOR THE PROPOSED SIGN AND SHALL MEET ALL REQUIREMENTS OF THE ZONING ORDINANCES.
12. ALL REQUIRED RECORDS SHALL BE MAILED TO THE CITY ENGINEER WITHIN 30 DAYS OF THE DATE OF THE PERMIT.
13. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN AND THE ZONING ORDINANCES.
14. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES.
15. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LOCAL COUNTY & STATE ORDINANCES.
16. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LOCAL COUNTY & STATE ORDINANCES.
17. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LOCAL COUNTY & STATE ORDINANCES.
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LOCAL COUNTY & STATE ORDINANCES.
19. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE LOCAL COUNTY & STATE ORDINANCES.
20. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
21. THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
22. THERE IS NO FLOOD PLAIN, RFA & EOC LOCATED ON THIS SITE.
23. TO THE BEST OF OUR KNOWLEDGE NO UNDERGROUND UTILITY EXISTENCE IS KNOWN OR ANTICIPATED ON THIS SITE EXCEPT AS SHOWN ON THE PLAT.
24. DUE TO NO INCREASE IN IMPERVIOUS AREA, SWM REQUIREMENT IS MET AND NO FACILITY IS REQUIRED.

OWNER INFORMATION :

HOLMES RUN ACRES
 RECREATION ASSOCIATION, INC.
 P.O. BOX 467
 ANNANDALE, VIRGINIA 22025

INDEX

- 1 COVER SHEET
- 2 SPECIAL PERMIT PLAT

SITE TABULATION :
 EX. SITE AREA : 166,793 SQ. FT. OR 3.8290 AC.
 TOTAL SITE AREA SUBJECT TO SPECIAL PERMIT IS 3.8290 AC.
 EXISTING BUILDING GROSS FLOOR AREA = 2,100 S.F.
 USE : RECREATION FACILITY PLUS PARKING STORAGE FOR SCHOOL BUS
 MAX. FAR ALLOWED : 0.30 FOR PUBLIC USE
 FAR PROVIDED : 0.18

SETBACK REQUIREMENTS :
 ZONED : R-3
 FRONT : 40 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 50 FT.
 REAR : 30 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 25 FT.
 MAX. BUILDING HEIGHT ALLOWED : 60 FT.
 MAX. BUILDING HEIGHT PROVIDED : 22 FT.

PARKING TABULATION :
 USE : COMMUNITY POOL (MAXIMUM 400 PEOPLE), PLUS PARKING FOR SCHOOL BUS
 PARKING SPACES REQUIRED : (1 SP/2 PERSON + 1 PER EMPLOYEE) = 64 SPACES
 PARKING SPACES PROVIDED = 86 SPACES
 LOADING SPACES PROVIDED = NONE
 OPEN SPACE TABULATION :
 OPEN SPACE REQUIRED : 15% TOTAL SITE AREA = 25,019 SF
 OPEN SPACE PROVIDED = 109,900 S.F. OR 2.5 AC

APPROVED
John A. Miller
 City Engineer, Office of Zoning Appeals

Application No. SPA 77-P-011-02

RECORDED & INDEXED
 AUG 9 2006
 COUNTY CLERK'S OFFICE



NO.	DATE	DESCRIPTION	BY
1	9/14/05	PARKING LAYOUT	
		REVISION BLOCK	

ENGINEERS, SURVEYORS, CONSULTANTS
 14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTLERY, VIRGINIA 22021
 PHONE (703) 631-2344
 FAX (703) 378-2102

PROVINCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
 BATH HOUSE
 LOTS 6 AND 7, HOLMES RUN ACRES

COVER SHEET

PERSON BR. F.S.
 SCALE: AS NOTED

DATE: APRIL 24, 2005

DESIGN BR. H.M.
 DRAWING NO.

JOB NO. 00113
 SHEET 1 OF 2

NO.	1	DATE	2/1/05
DESCRIPTION	PARKING LAYOUT		
BY	ENGINEERS, SURVEYORS, CONSULTANT		

FORM NO.	00139
DESIGN BY	FS
DATE	APRIL 24, 2003
DRAWING NO.	KX XX
SHEET 2	OF 2

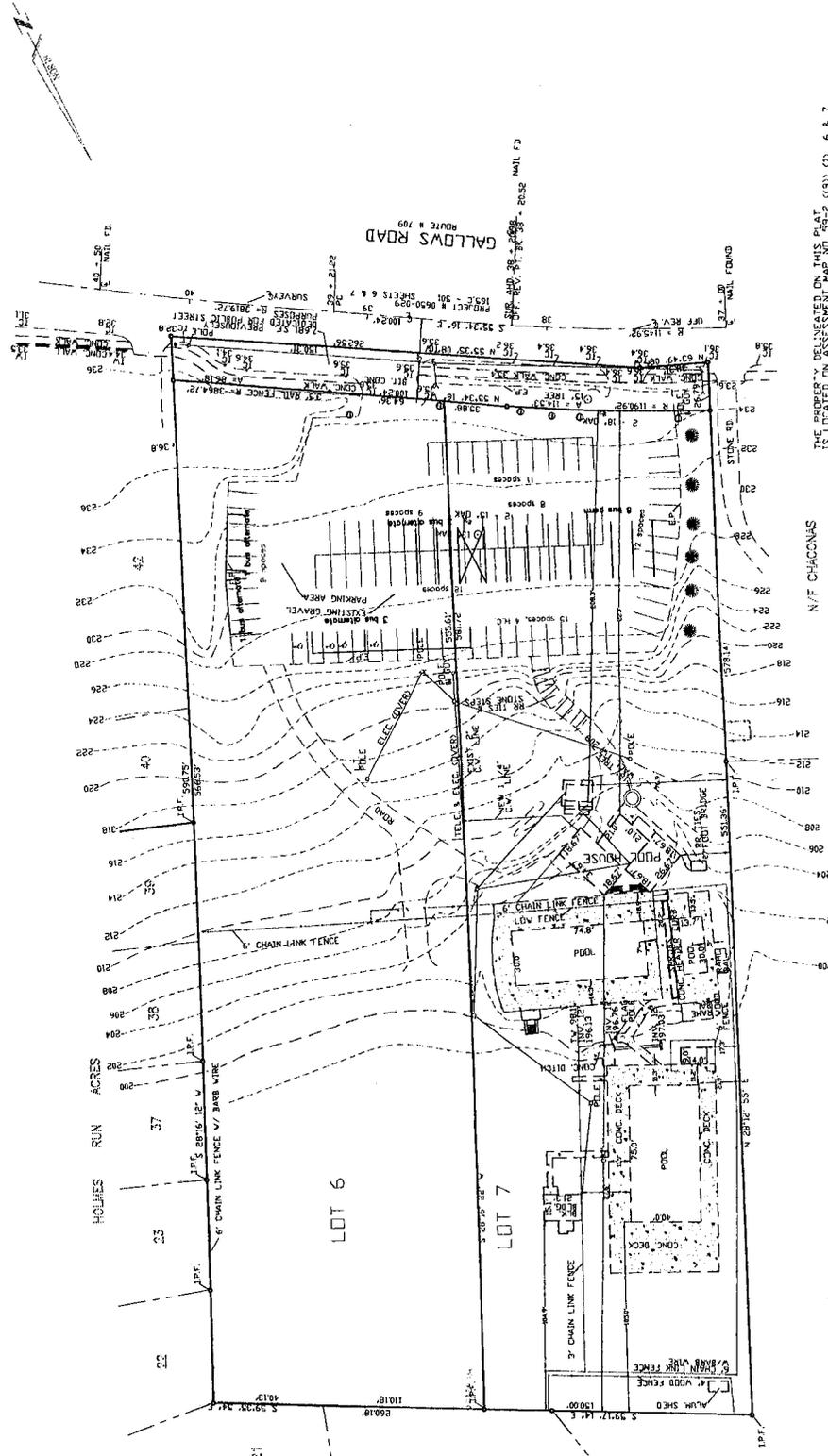
PROFESSIONAL DESIGN GROUP, INC.
 14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 20151
 PHONE (703) 851-2444
 FAX (703) 851-2444
 PROJECT # 0650-0024
 SHEETS 6 & 7

PROVINCE/DISTRICT	FAIRFAX COUNTY, VIRGINIA
LOT 6 AND 7, HOLMES RUN ACRES	
SPECIAL PERMIT PLAN	



NOTE:
 BUSES WILL BE PARKED FROM LABOR DAY TO MEMORIAL DAY ONLY
 WHEN THE PICNIC FACILITY IS CLOSED.

- PLANTING LEGEND
- AMERICAN HOLLY
 - EVERGREEN SHRUB



THE PROPERTY DELINEATED ON THIS PLAT
 IS LOCATED ON ASSESSMENT MAP NO. 99-2 (93) (D) 6 & 7.

N/F CHACONAS

FAIRFAX COUNTY SCHOOL BOARD

SECTION 1-A

SECTION 7

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 30, 2008
 (enter date affidavit is notarized)

I, Edward L. Donohue, 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 *99391a*

in Application No.(s): SE 2008 - PR - 009
 (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)
Holmes Run Acres Recreation Association, Inc	3451 Gallows Road, Falls Church, VA 22042	Owner
Norman P. Gottlieb	3451 Gallows Road, Falls Church, VA 22042	Agent for Title Owner
<i>2-17</i> Community Wireless Structures III, LLC <i>Delta Community Wireless Structures</i>	7700 Leesburg Pike, Falls Church, VA 22043	Applicant/Lessee
Donohue & Blue, PLC	801 N. Fairfax St., Suite 209, Alexandria, VA 22314	Attorney/Agent
Edward L. Donohue	801 N. Fairfax St., Suite 209, Alexandria, VA 22314	Attorney/Agent
Catherine A. Blue	801 N. Fairfax St., Suite 209, Alexandria, VA 22314	Former Attorney/Agent

(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: October 30, 2008
(enter date affidavit is notarized)

99391a

for Application No. (s): SE 2008 - PR - 009
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Holmes Run Acres Recreation Association, Inc
3451 Gallows Road
Falls Church, VA 22042

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)

This is a not for profit recreational association.

(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: October 30, 2008
(enter date affidavit is notarized)

99391a

for Application No. (s): SE 2008 - PR - 009
(enter County-assigned application number (s))

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

Community Wireless Structures III, LLC
7700 Leesburg Pike
Falls Church, VA 22043

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)

Thomas A. Murray	Stephen M and Elizabeth C. Jenks
Heidi and Kay Heiden, Trustees Heiden Family Trust	Randy Harrell
Heidi B. Heiden and Kay V. Heiden (Beneficiaries)	G. Allen Randolph
	Scott Kasprowicz

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Edward L. Donohue
Catherine A. Blue (Former)

(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: October 30, 2008
(enter date affidavit is notarized)

99391a

for Application No. (s): SE 2008 - PR - 009
(enter County-assigned application number(s))

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)

(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)

(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 AFFIDAVIT

DATE: October 30, 2008
(enter date affidavit is notarized)

99391a

for Application No. (s): SE 2008 - PR - 009
(enter County-assigned application number(s))

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

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

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 30, 2008
(enter date affidavit is notarized)

9939/a

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.)

Contributions in excess of \$100 were made to Supervisors Connolly, Smythe and Bulova by Norman P. Gottlieb, Agent for Title Owner.

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

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

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

WITNESS the following signature:

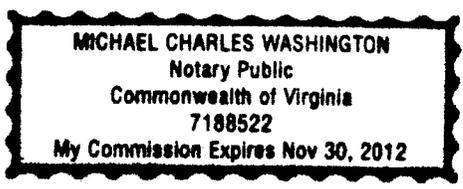
(check one) Edward L. Donohue
[] Applicant [x] Applicant's Authorized Agent

Edward L. Donohue, Attorney/Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 30 day of October, 2008, in the State/Comm. of Virginia, County/City of Alexandria.

Michael Charles Washington
Notary Public

My commission expires: Nov 30 2012



Application No.(s): SPA 77-P-091-03
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/7/2008
 (enter date affidavit is notarized)

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

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

98145a

and that, to the best of my knowledge and belief, the following 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 must 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)
Holmes Run Acres Recreation Association, Inc.	3457 Gallows Road, Falls Church, VA 22041	Owner/Co-applicant
Norman P. Gottlieb	3457 Gallows Road, Falls Church, VA 22041	Owner's Agent
Community Wireless Structures III LLC	2800 Shirlington Road, Ste 960, Arlington, VA 22206	Co-applicant/Lessee
Donohue & Blue PLC	801 N. Fairfax St., Ste 209, Alexandria, VA 22341	Attorney/Agent
Edward L. Donohue	801 N. Fairfax St., Ste 209, Alexandria, VA 22314	Attorney/Agent†
Catherine A. Blue	801 N. Fairfax St., Ste 209, Alexandria, VA 22314	Attorney/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

Application No.(s):

SPA 77-P-091-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/7/2008
(enter date affidavit is notarized)

98145a

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, number, street, city, state, and zip code)

Holmes Run Recreational Association, Inc.
3457 Gallows Road
Falls Church, VA 22042

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)

This is a not for profit recreational association

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 77-P-091-03
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(b)

DATE: 2/7/2008
(enter date affidavit is notarized)

98145a

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

Community Wireless Structures III LLC
2800 Shirlington Road, Ste 960
Arlington, VA 22206

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)

Thomas A. Murray
Heidi and Kay Heiden, Trustees of the
Heiden Family Trust, Heidi B. Heiden and
Kay V. Heiden, beneficiaries
G. Allen Randolph

Stephen M and Elizabeth C Jenks
Randy Harrell

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Edward L. Donohue
Catherine A. Blue

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

Application No.(s): SPA 77-P-091-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/7/2008
(enter date affidavit is notarized)

98145a

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 77-P-091-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2/7/2008
(enter date affidavit is notarized)

98145a

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

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

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

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

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

WITNESS the following signature:

(check one) [] Applicant Catherine A Blue
[x] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 7th day of February, 2008, in the State/Comm. of VIRGINIA, County/City of Alexandria

Sandra E Seim #178536
Notary Public

My commission expires: 11/30/2011

SANDRA E. SEIM
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

JUL 17 2008

Zoning Evaluation Division

**Statement of Justification
In Support of the Application
By Community Wireless Structures III, LLC
For Special Exception Permit**

In accordance with the requirements of the Zoning Ordinance of Fairfax County, VA., Community Wireless Structures III, LLC ("Applicant") hereby submits this Statement of Justification in support of its request for a Special Exception Permit to allow for the construction of a monopole communications facility and equipment compound on property (the "Property") located at 3451 Gallows Road, Falls Church, VA 22042 owned by the Holmes Run Acres Recreation Association Inc. and operated as a community recreation association.

1. **Description of Proposed Use**

Applicant is submitting this application to construct a 125 ft monopole communications facility designed to resemble a pine tree ('monopine) with a 36 ft by 48 ft equipment compound surrounded with an 8 ft wooden board on board fence and locked security gate on the Property. The description of the communications facility is described on the Special Exception Plat entitled "Special Exception / Special Permit Plat, Community Wireless Structures" prepared by entrex communications services, inc. and dated July 9, 2008 . The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the swim club, its pools or parking area are proposed.

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

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

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

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

Estimated Number of Patrons/Clients/ Pupils, etc:

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

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month in an SUV type vehicle to perform routine maintenance. Traffic patterns of the existing swim club will not change.

Vicinity of General Area to be Served: Mobile and Land Based Telecommunications Facility: The communications facility will serve the area bounded by Interstate 495 to the west, to the north by Rt. 50, to the

east by Annandale Road and to the south by Walton Lane. A propagation map and an engineering statement of justification is included showing the proposed coverage area and the need for coverage.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction on the pools or parking facilities is proposed. The proposed communications facility will consist of a 125 ft monopine with equipment compound surrounded by an 8 ft wooden board on board fence with a locked gate to prevent unauthorized access, as more specifically shown on the Plat submitted with this application. The equipment will be installed in a 36 ft by 48 ft equipment compound. The equipment compound will include the necessary equipment to provide power and telecommunications services to the communications facility. The equipment compound will be further screened by the additional plantings shown on the Plat.

Hazardous or Toxic Substances: No hazardous or toxic substances are generated, utilized, stored, treated or disposed of at the Property except for commonly used cleaning and maintenance products typically used by a wireless communications facility.

2. Requirement for Proposed Use

Verizon Wireless is the initial tenant on the communications facility. The proposed facility is necessary to improve Verizon Wireless' service as shown on the attached propagation map.

The area surrounding the Property is residential. There are no commercial areas or buildings tall enough to support antennas. The Property, which is approximately 3.83 acres in size, has sufficient space to place a communications facility and equipment compound. The monopine will be fenced and screened as shown on the Plat. The visual impact from the communications facility will be minimal as shown from the attached photo sims. The photo sims are based upon the balloon test done on July 2, 2008.

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

The proposed communications facility will have no impact as to traffic, noise, light pollution, or water quality on the adjoining properties. The monopine will be 125 ft tall, well in keeping with the height of other monopines in the County which range from 120 ft (Franklin Farms) to 150 ft (Broyhill Crest). The monopine will be screened by an 8 ft wooden board on board fence with a locked security gate. The compound will be screened by new plantings, as shown on the Plat and by existing trees located adjacent to the compound. The communication facility will be minimally visible from the properties surrounding the Property. To further screen surrounding properties, additional trees will be planted along the front of the Property along Gallows Rd and along the adjacent property lines at the front of the property, as more fully shown on the Plat. An additional 72 trees, all approximately 8 ft tall will be planted on the Property. The communications facility's visibility will have little to no impact on the adjacent properties. As the attached photo sims show, the monopine will be visible only from the houses directly across Gallows Road and very minimally visible from adjacent properties.

Applicant has chosen the particular location shown on the Plat because it meets the set backs required under the zoning ordinance, it is screened by existing trees and can be further screened by proposed plantings, is accessible by an existing road and will not interfere with the swim club's plans for future expansion.

Applicant is requesting a waiver from the tree buffer requirements for the areas of the Property shown on the Plat that are currently used by the swim club and which are not near the proposed monopine. These areas

of the Property have heavy tree cover and exist in the state approved when the swim club was built. In many cases, there is no additional room on these sections of the Property to install additional plantings.

4. Alternative Sites Considered by Applicant

Attached to this application is a map showing possible alternate sites surrounding the Property and the proposed site. These sites consist of power lines, existing communications facilities and other tall structures. In addition, the propagation map submitted with this application shows Verizon's existing sites surrounding the Property. Based upon Verizon's coverage objective, most of the existing sites are too far away to provide coverage in the required area. For sites that are closer to the desired coverage area, such as power lines, there are already carriers on the top of the tower, thus preventing Verizon from mounting its equipment at a sufficient height to obtain the required coverage. There are several existing monopoles; some of those monopoles lack additional space for collocators or Verizon already has a site in that area. Because of the residential nature of the area there are few tall buildings close enough to provide coverage in the coverage area. Verizon is currently on a tall building at the intersection of Rt. 50 and Gallows Rd. That site needs to be replaced and Verizon is investigating a site at Fairfax Hospital as the possible replacement. As provided in the engineering statement of justification provided with the Application, a site at Fairfax Hospital will not negate the need for the proposed site.

Staff requested an explanation as to whether a DAS network would be appropriate to meet the coverage objective. A DAS network consists of a number of antennas and equipment boxes mounted on poles, tied together by fiber and connected by additional fiber to a hub location containing the switching equipment. Given the largely residential nature of this area and the limited coverage provided by a DAS network (only a 50 to 100 ft radius from each DAS node), plus the height of the existing utility poles in the area, a DAS network would require mounting equipment and antennas on potentially every third pole all through the residential neighborhoods and along Gallows Rd. A DAS network would require access to a large number of utility poles and possible trenching in the right of way to lay fiber. There would be no potential for collocation. There would be less coverage, no collocation, impact on the right of way and greater impact to many more adjoining properties with the installation of a DAS network.

5. Relationship of the Proposal to the Comprehensive Plan

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

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

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

Verizon looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. The area is residential in nature and as explained in greater detail above there are no existing structures available or tall enough to support the communications facility and provide coverage in the coverage area.

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

Applicant is proposing to locate the communications facility on a 3.83 acre parcel that currently contains a swim club. This parcel is larger than the abutting parcels. The communications facility will be located in stand of trees, between the parking lot and the pool. The location of the communications facility will meet all required set backs in the R-3 zone. The Applicant has proposed additional plantings, as shown on the Plat to screen the monopine from the adjacent properties.

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

Applicant considered the following public parcels for the location of its communications facility:

Site

Address

Woodburn Elementary School

Gallows Road

The School Board will not lease elementary school property for a communications facility.

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

The communications facility will accommodate up to 4 and potentially 5 carriers on the monopine and in the equipment compound. Applicant will actively market the communications facility to all interested communications providers. Applicant has already secured an initial tenant, Verizon Wireless. Verizon will locate its' antennas at the highest position (120 ft) on the proposed monopine.

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

Applicant has designed the communications facility to be at the lowest height possible in order to provide coverage in Verizon's required coverage area. Given the location within the treed area and the additional plantings, the communications facility will create minimal visual impact. In fact, the monopine will be only visible from directly across Gallows Rd and will be barely visible from other adjacent properties.

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

The attached Plat shows the design of the communications facility and its relation to the existing structures on the Property. The communications facility will be 125 ft in height and will be designed to resemble a pine tree. It is placed between the parking lot and the pools in a stand of trees. Applicant will leave as much existing vegetation as possible in place. Applicant proposes a 36 ft by 48 ft equipment compound. The monopine will be surrounded by an 8 ft high wooden board on board fence with a locked gate as shown on the Plat. There will be additional utility equipment placed within the equipment compound to provide power and telecommunications services to the communications facility.

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

The communications facility will be minimally visible from the properties surrounding the Property because of its location on the Property within the existing vegetation, its design as a pine tree and the additional plantings proposed by the Applicant.

Applicant has provided photo simulations as part of its application to show how the proposed communications facility will look on the Property.

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

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

Blending facilities with an existing pattern of tall structures;

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

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

The Property, while zoned R-3 is a large parcel used for a swim club. Applicant has designed the communication facility to look like a pine tree and placed it within an existing stand of trees between the

parking lot and the pools. The monopine will be surrounded with an 8 ft wooden board on board fence which will be brown in color and designed to blend into the background. Applicant will leave the existing landscaping intact as much as possible and will plant additional plantings surrounding the compound and at other locations on the Property to provide additional screening.

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

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

Applicant has done a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas. Applicant has taken the County's comments into consideration in designing the site to resemble a pine tree in order to mitigate any potential impact to the surrounding Holmes Run architectural historically designated area. Applicant has received a statement of no adverse impact from the Commonwealth of Virginia based upon its section 106 review.

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

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

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

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

Applicant has designed the communications facility to resemble a pine tree and placed it within an existing stand of trees. Applicant will plant additional plantings as shown on the Plat will leave as much existing landscaping as possible on the Property to provide screening.

JUL 17 2008

Zoning Evaluation Division

**Statement of Justification
In Support of the Application
By Community Wireless Structures III, LLC
For Amendment to Special Permit Application**

In accordance with the requirements of the Zoning Ordinance of Fairfax County, VA., Community Wireless Structures III, LLC (“Applicant”) and Holmes Run Acres Recreation Association, Inc., (“Co-applicant”) hereby submits this Statement of Justification in support of its request to amend the Special Permit to allow for the construction of a monopole communications facility and ancillary equipment structure on property owned by the Holmes Run Acres Recreation Association, Inc. (the “Property”) located at 3457 Gallows Road, Falls Church, VA 22042 and operated as a community recreation association and to amend certain conditions of the Special Permit.

1. **Reason for Request**

Holmes Run Acres Recreation Association, Inc., (“Swim Club”) holds Special Permit 77-P-091 which granted the Swim Club the right to erect and operate a community recreation association including swimming pools and accessory buildings and which, as amended, allowed the parking of school buses on the Swim Club property during the school year in accordance with the terms and conditions of the Special Permit. Swim Club is in compliance with those terms and conditions. Applicant now wishes to amend the Special Permit to allow the construction of a monopole communications facility on the Property and to amend certain other conditions of the Special Permit regarding the operation of the Swim Club. Concurrently with this application and in accordance with the Fairfax County Zoning Ordinance, Applicant is filing an application for Special Exception Permit and an application for section 2232 review.

Holmes Run Acres Recreation Association, Inc. is a non-profit community recreation association organized to provide pools and other recreational facilities for the residents of the surrounding area.

Applicant develops infrastructure for wireless networks in northern Virginia and leases space on the infrastructure to wireless services providers, including but not limited to Verizon, AT&T (formerly Cingular), T-Mobile and Sprint Nextel. Applicant has a lease with the Swim Club, the owner of the Property and Swim Club has authorized Applicant to file an application to amend the Special Permit, a Special Exception Permit application and for section 2232 review.

2. **Description of Proposed Use**

Applicant wished to amend the Special Permit to allow the construction of a 125 ft monopole communications facility, designed to resemble a pine tree (“monopine”) with a 36 ft x 48 ft equipment compound surrounded by an 8 ft wooden board on board fence and locked security gate on the Property. The description of the communications facility is described on the Special Exception/Special Permit Plat prepared by entrex communications services, inc. dated July 9, 2008 and filed with this application. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the Swim Club, its pools or parking area are proposed.

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

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

Type of Operation:

Mobile and Land Based Telecommunications Facility (proposed)

Swim Club: The Property is currently used for recreational purposes and for parking up to 8 Fairfax County School buses in the Swim Club parking lot between Labor Day weekend and Memorial Day weekend.

Swim Club requests a modification to the condition in its Special Permit pertaining to the use of a public address system. The current Special Permit prohibits Swim Club from using loudspeakers, bullhorns or any other noise making device except for a lifeguard whistle. In order to provide water aerobic classes and to manage the pool deck in the event of an emergency or weather event, Swim Club needs to be able to communicate over the pool area. A public address system will allow the lifeguard to remain focused on the pool instead of communicating necessary information individually to each member. Swim Club agrees that if the Special Permit is amended to allow a public address system, it will comply with all County noise regulations.

In the past, Swim Club has filed for and received temporary special permits for the seasonal sale of firewood on the Property. The firewood sale has been a valuable source of revenue to the pool and the proceeds were used to fund needed services and renovations. After the grant of the Amendment to Special Permit to allow the installation of the communications facility is granted, Swim Club will no longer conduct firewood sales. In addition, Swim Club is working with zoning enforcement to create a time table for the removal of the existing firewood from the Property.

Hours of Operation:

Mobile and Land Based Telecommunications Facility: continuous unmanned operation

Swim Club: The Swim Club operates its community recreation association in the Spring, Summer and Fall of the year. The Swim Club is permitted to operate between the hours of 9:00 am to 9:00 pm, Memorial Day through Labor Day. The Swim Club is also permitted to have up to 6 after hours parties per year with the prior written permission of the Zoning Administration and the Swim Club will remain compliant with that requirement.

The Swim Club requests a modification to its hours of operation to allow it to remain open until 11 pm. The Swim Club's adult members have requested this change. These additional hours will allow working adult members to spend time at the pool after work and will be used mostly for lap swimming. The expanded hours will also allow the Swim Club to compete with the many other activities its members engage in and which offer longer hours. Many of the Swim Club's members walk to the pool, so extended hours will not lead to increased

traffic, but will allow the local community to enjoy the pool. The Swim Club will comply with all County noise regulations during these extended hours.

Estimated Number of Patrons/Clients/ Pupils, etc:

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

Swim Club: The Swim Club is allowed to have up to 400 members. Swim Club will remain in compliance with the terms of its Special Permit and will not increase the number of members using the Swim Club facilities.

Estimated Number of Employees:

Applicant's communications facility will operate automatically and will be unmanned. One technician will access the communication facility once or twice per month to perform brief routine maintenance. There will be no need for water or sewer service to the communication facility and no special requirements for other public facilities or services.

Swim Club employs a small number of seasonal employees who access the Property during its hours of operation.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month in an SUV type vehicle to perform routine maintenance. Traffic patterns and amount traffic of the existing Swim Club will not change as no change is proposed in the current use and conditions of that use. In accordance with the comments received from the County, the northern entrance to the pool will become a one way entrance.

Vicinity of General Area to be Served:

Mobile and Land Based Telecommunications Facility: The communications facility will serve the area bounded by Interstate 495 to the west, to the north by Rt. 50, to the east by Annandale Road and to the south by Walton Lane. A propagation map and an engineering statement of justification is included showing the proposed coverage area and the need for coverage.

Swim Club serves the residents in the local area and has provided its current recreational use since the 1950's.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction as to the Swim Club facilities is proposed. The proposed communications facility will consist of a 125 ft monopine with equipment compound surrounded by an 8 ft wooden board on board fence with a locked gate to prevent unauthorized access, as more specifically shown on the Special Exception / Special Permit Plat submitted with this application. The equipment will be installed in a 36 ft by 48 ft equipment compound. The equipment compound will include the necessary equipment to provide power and telecommunications services to the

communications facility. The equipment compound will be further screened by the additional plantings shown on the Plat.

Hazardous or Toxic Substances: No hazardous or toxic substances are generated, utilized, stored, treated or disposed of at the Property except for commonly used cleaning and maintenance products typically used by a wireless communications facility. Swim Club uses only those hazardous substances that are required as part of the maintenance of its pool. All hazardous substances are used in only the quantities required as part of the normal course of Swim Club's use and are stored in accordance with all rules and regulations pertaining to such use.

3. Requirement for Proposed Use

Verizon Wireless is the initial tenant on the communications facility. The proposed facility is necessary to improve Verizon Wireless' service in the area bounded by Interstate 495 to the west, to the north by Rt. 50, to the east by Annandale Road and to the south by Walton Lane as more fully shown on the attached propagation map.

The area surrounding the Property is residential. There are no commercial areas or buildings tall enough to support antennas. The Property, which is approximately 3.83 acres in size, has sufficient space to place a communications facility and equipment compound. The monopine will be fenced and screened as shown on the Special Exception / Special Permit Plat. The visual impact from the communications facility will be minimal as shown from the attached photo sims. The photo sims are based upon the balloon test done on July 2, 2008.

4. Anticipated Impacts on Adjoining Properties and On and Off –Site Environmental Features

The proposed communications facility will have no impact as to traffic, noise, light pollution, or water quality on the adjoining properties. The monopine will be 125 ft tall, well in keeping with the height of other monopines in the County which range from 120 ft (Franklin Farms) to 150 ft (Broyhill Crest). The monopine will be screened by an 8 ft wooden board on board fence with a locked security gate. The compound will be screened by new plantings, as shown on the Plat and by existing trees located adjacent to the compound. The communication facility will be minimally visible from the properties surrounding the Property. To further screen surrounding properties, additional trees will be planted along the front of the Property along Gallows Rd and along the adjacent property lines at the front of the property, as more fully shown on the Special Exception / Special Permit Plat. An additional 72 trees, all approximately 8 ft tall will be planted on the Property. The communications facility's visibility will have little to no impact on the adjacent properties. As the attached photo sims show, the monopine will be visible only from the houses directly across Gallows Road and very minimally visible from adjacent properties.

Applicant has chosen the particular location shown on the Special Exception / Special Permit Plat because it meets the set backs required under the zoning ordinance, it is screened by existing trees and can be further screened by proposed plantings, is accessible by an existing road and will not interfere with the swim club's plans for future expansion.

Applicant is requesting a waiver from the tree buffer requirements for the areas of the Property shown on the Special Exception / Special Permit Plat that are currently used by the Swim Club and which are not near the proposed monopine. These areas of the Property have heavy tree cover and exist in the state approved when

the Swim Club was built. In many cases, there is no additional room on these sections of the Property to install additional plantings.

5. Alternative Sites

Attached to this application is a map showing possible alternate sites surrounding the Property and the proposed site. These sites consist of power lines, existing communications facilities and other tall structures. In addition, the propagation map submitted with this application shows Verizon's existing sites surrounding the Property. Based upon Verizon's coverage objective, most of the existing sites are too far away to provide coverage in the required area. For sites that are closer to the desired coverage area, such as power lines, there are already carriers on the top of the tower, thus preventing Verizon from mounting its equipment at a sufficient height to obtain the required coverage. There are several existing monopoles; some of those monopoles lack additional space for collocators or Verizon already has a site in that area. Because of the residential nature of the area there are few tall buildings close enough to provide coverage in the coverage area. Verizon is currently on a tall building at the intersection of Rt. 50 and Gallows Rd. That site needs to be replaced and Verizon is investigating a site at Fairfax Hospital as the possible replacement. As provided in the engineering statement of justification provided with the Application, a site at Fairfax Hospital will not negate the need for the proposed site.

Staff requested an explanation as to whether a DAS network would be appropriate to meet the coverage objective. A DAS network consists of a number of antennas and equipment boxes mounted on poles, tied together by fiber and connected by additional fiber to a hub location containing the switching equipment. Given the largely residential nature of this area and the limited coverage provided by a DAS network (only a 50 to 100 ft radius from each DAS node), plus the height of the existing utility poles in the area, a DAS network would require mounting equipment and antennas on potentially every third pole all through the residential neighborhoods and along Gallows Rd. A DAS network would require access to a large number of utility poles and possible trenching in the right of way to lay fiber. There would be no potential for collocation. There would be less coverage, no collocation, impact on the right of way and greater impact to many more adjoining properties with the installation of a DAS network.

6. Relationship of the Proposal to the Comprehensive Plan

The Swim Club's use of the Property is consistent with its Special Use Permit and with the Comprehensive Plan.

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

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

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

Verizon looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. The area is residential in nature and as explained in greater detail above there are no existing structures available or tall enough to support the communications facility and provide coverage in the coverage area.

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

Applicant is proposing to locate the communications facility on a 3.83 acre parcel that currently contains a swim club. This parcel is larger than the abutting parcels. The communications facility will be located in stand of trees, between the parking lot and the pool. The location of the communications facility will meet all required set backs in the R-3 zone. The Applicant has proposed additional plantings, as shown on the Plat to screen the monopine from the adjacent properties

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

Applicant considered the following public parcel for the location of its communications facility:

Site

Address

Woodburn Elementary School

Gallows Road

The School Board will not lease elementary school property for a communications facility.

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

The communications facility will accommodate up to 4 and potentially 5 carriers on the monopine and in the equipment compound. Applicant will actively market the communications facility to all interested communications providers. Applicant has already secured an initial tenant, Verizon Wireless. Verizon will locate its' antennas at the highest position (120 ft) on the proposed monopine.

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

Applicant has designed the communications facility to be at the lowest height possible in order to provide coverage in Verizon's required coverage area. Given the location within the treed area and the additional plantings, the communications facility will create minimal visual impact. In fact, the monopine will be only visible from directly across Gallows Rd and will be barely visible from other adjacent properties.

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

The attached Special Exception / Special Permit Plat shows the design of the communications facility and its relation to the existing structures on the Property. The communications facility will be 125 ft in height and will be designed to resemble a pine tree. It is placed between the parking lot and the pools in a stand of trees. Applicant will leave as much existing vegetation as possible in place. Applicant proposes a 36 ft by 48 ft equipment compound. The monopine will be surrounded by an 8 ft high wooden board on board fence with a locked security gate as shown on the Special Exception / Special Permit Plat. There will be additional utility equipment placed within the equipment compound to provide power and telecommunications services to the communications facility.

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

The communications facility will be minimally visible from the properties surrounding the Property because of its location on the Property within the existing vegetation, its design as a pine tree and the additional plantings proposed by the Applicant.

Applicant has provided photo simulations as part of its application to show how the proposed communications facility will look on the Property.

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

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

Blending facilities with an existing pattern of tall structures;

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

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

The Property, while zoned R-3 is a large parcel used for a swim club. Applicant has designed the communication facility to look like a pine tree and placed it within an existing stand of trees between the parking lot and the pools. The monopine will be surrounded with an 8 ft wooden board on board fence which will be brown in color and designed to blend into the background. Applicant will leave the existing landscaping intact as much as possible and will plant additional plantings surrounding the compound and at other locations on the Property to provide additional screening.

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

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

Applicant has done a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas. Applicant has taken the County's comments into consideration in designing the site to resemble a pine tree in order to mitigate any potential impact to the surrounding Holmes Run architectural historically designated area. Applicant has received a statement of no adverse impact from the Commonwealth of Virginia based upon its section 106 review.

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

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

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

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

Applicant has designed the communications facility to resemble a pine tree and placed it within an existing stand of trees. Applicant will plant additional plantings as shown on the Plat will leave as much existing landscaping as possible on the Property to provide screening.

8. **Conclusion**

Applicant and Co-applicant respectfully request that Swim Club's Special Permit be amended to allow Applicant's proposed use and to allow Co-applicant to have extended hours and use a public address system. Applicant's proposed use will not impact or impair Swim Club's current use or the surrounding properties. Co-applicant's requested amendments will allow better use of the pool facilities by its members in the surrounding neighborhood. By allowing these amendments to Swim Club's Special Permit, Applicant will be able to provide a communication facility for use by wireless providers to fill a gap in its wireless coverage in this area of Fairfax County and Co-applicant will be able to continue to provide recreation services to its members.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

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

SUBJECT: Section 15.2-2232 Review
Application 2232-P07-17
Community Wireless Services
at Holmes Run Acres Recreation Association, Inc.

TAX MAP: 59-2 ((9)) (1) 6, 7

REFERENCE: SE 2008-PR-009 with SPA 77-P-091-03

DATE: October 28, 2008

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning ("DPZ") staff regarding the review of public facilities projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed telecommunication facility (concurrent with Special Exception SE 2008-PR-009 and Special Permit Amendment SPA 77-P-091-03).

PROJECT DESCRIPTION

(Attachment A)

Community Wireless Services, Inc. proposes ("CWS") to construct a telecommunications facility consisting of a 125-foot simulated evergreen tree monopole (subsequently referred to as tree monopole) and related equipment compound on the site of the Holmes Run Recreation Association, Inc. ("subject property") at 3457 Gallows Road, Falls Church. The subject property includes two pools, bath house, accessory buildings and a wooden walkway. A picnic area and multipurpose court are located due east of the two pools.

The applicant's proposed tree monopole will be located approximately 180-feet from Gallows Road; 219 feet from the residential properties across Gallows Road, and 80 to 160-feet from residential properties to the east. The tree monopole will be located in the center of a 52 foot long and 40 foot wide cleared area for the equipment compound as viewed from Gallows Road. The nearest trees to the structure are estimated to be 37 feet to both the east and west and 40 feet to the rear. The equipment compound is located 80 feet from the eastern boundary.

The CWS amended Application 2232-P07-17, under which the proposed facility will include the following (all areas and dimensions are approximate):

SUBJECT PROPERTY: Tax Map parcel 59-2 ((9)) (1) 6, 7 ("the property" or "the site")

Location and Size: Proposed facility is located at 3457 Gallows Road (Holmes Run Recreation Association, Inc.) between Executive Avenue (east) to Hemlock Drive (west). The area of the subject parcel is 3.83 acres and the telecommunications compound has an area of 2,461-square feet.

Site Features: The subject property is characterized by two swimming pools (upper and lower), a wading pool, two bath houses (upper and lower), a picnic area, multi-purpose court and an 86-space parking area. Eight (8) permanent and seven (7) alternative public school bus spaces are designated in the central portion and eastern edge of the parking area, respectively. The proposed tree monopole and equipment compound will be located along the northern edge of the parking area to the west of the gravel pool access road.

Access to Gallows Road occurs at two access lanes to the parking area located in the southern portion of the subject property along Gallows Road. On the southern portion of the site, primarily the parking area, is level with Gallows Road. The site has generally level terrain and drops in elevation from the parking lot in the southern portion of the property to the swimming pools and bath houses located in the northern portion. The subject property is predominately surrounded by single family detached residential development, except for the public school property along the north portion of the western boundary of the subject property.

The site's vegetation is characterized by stands of deciduous trees (approximately 80-foot tall) between the parking lot area and the bath houses and swimming pools. The trunks of these trees have few limbs and provide minimal screening of the surrounding residential development during the winter months. Along Gallows Road there are planting areas at the eastern, center and western ends of the property, with vegetation that consists of trees in a few areas with some shrubs and decorative ground plantings. There are several trees in the western half of the parking lot area. There are trees along the eastern and western boundaries with gaps in vegetative coverage. At the edge of the parking area, the ground slopes down to the northern property boundary.

PROPOSED USE: CWS proposes to build a 125-foot simulated evergreen tree monopole and to locate twelve (12) antenna at the 120-foot above the ground level (AGL). The antennas will measure a maximum of 72 inches high by 24 inches wide (based on the October 3, 2008 development plans by Entrex Communication Services, Inc.) Four additional telecommunication providers (Cricket and Clearwire account for two of these providers) may locate additional antenna platforms at the 110-foot, 100-foot, 90-foot and 80-foot AGLs with up to twelve (12) panel antennas (maximum of 72-inch by 24-inch) plus one dish antenna (25-inch diameter) for each platform. The maximum number of antennas allowed on the tree monopole is 65. The equipment compound measures 48 feet long by 36 feet wide and will contain up to five equipment cabinets/shelters.

Project Justification: The applicant indicates that the site will provide wireless telecommunication coverage to the service area and complement Verizon's wireless network,

which is also used by public safety organizations such as police, emergency medical services and fire departments. According to the applicant the proposed facility will improve Verizon Wireless' service as shown on the attached propagation map. The communications facility will serve the area bounded by Interstate 495 to the west, to the north by Route 50, to the east by Annandale Road and to the south by Walton Lane. A Verizon engineering statement of justification supplements the propagation map showing the proposed coverage area and the need for coverage. Furthermore, the applicant states that Verizon looked for existing structures, such as monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. The area is residential in character and there are no existing tall structures available to support the communications facility and provide coverage in the area. The subject property has sufficient space to place a communications facility and equipment compound. A tree monopole is proposed to help mitigate the visual impact of a monopole upon the surrounding residential development.

Proposed Facility: Will include the following (all dimensions are approximate):

- **Structure** – The applicant has indicated that the communication facility will be designed to look like a pine tree. The tree monopole is approximately 25 inches in diameter at the top and 62 inches at the base.
- **Antennas** – Twelve (12) panel antennas at 72 inches high by 24 inches wide and 12 inches deep on the Verizon antenna platform at 120-foot AGL. In the future there will be platforms for up to four (4) additional telecommunication providers with twelve (12) panel antennas and maximum measurements of 72 inches high by 24 inches wide mounted. At each antenna platform a dish antenna (25-inch diameter) will be mounted. The platform for these antennas will be located at 110-foot AGL, 100-foot AGL, 90-foot AGL and 80-foot AGL. The antennas and their platform are placed between the limbs/branches so that they are concealed by the evergreen limbs.
- **Equipment** – The Verizon equipment shelter will consist of one unoccupied pre-fabricated building that is 12' wide x 30' long and 10' tall, located on the ground, with a shielded interior light above the door. The Clearwire equipment shelter will measure 5-foot high by 7-foot long by 7-foot wide and the Cricket equipment shelter will measure 5-foot high by 15-foot long by 10-foot wide. The color of the equipment structure will blend with the color of the equipment compound.
- **Compound** – The applicant proposes to locate the equipment compound, which will have a locked 6-foot wide gate and up to 5 equipment cabinets/shelters and the tree monopole, immediately to the north of the parking area to the west of the pool access road in the eastern portion of the property. The compound measures 8-foot high by 48 feet long by 36-foot wide (2,467 square feet) and will be enclosed by an 8-foot high board-on-board fence. The tree monopole will be located approximately 13 feet north of the southern wall of the equipment compound and 23 feet from the edge of the parking lot. A retaining wall will be located along the southern side of the equipment compound and will displace 12 existing trees. Landscaping will be provided that includes 20-foot high white pine and Norway Spruce along the southern side and American Holly alternating with Leather leaf Viburnum along the eastern side which range from 8-foot tall and 5 gallon minimum, respectively.
- **Access** – A 6-foot wide access gate from the pool access road (east of the equipment compound) provides access to the site after construction. During construction, crane equipment can access the site from the parking area located immediately to the south.

- **Operations** – The communications facility will be a continuously unmanned operation, 24 hours a day and 7 days a week. A technician will visit the communications facility once or twice per month to perform routine maintenance. The technician will use the existing parking facilities; no additional parking is required.
- **Construction** – The applicant has indicated that the existing parking area will be used during construction.

Site and Off-site Impacts: The applicant states that this facility will have no impact as to traffic, noise, light pollution, or water quality on the adjoining properties. CWS indicates that the communication facility will be minimally visible from the properties surrounding the subject property. Additional landscaping is proposed for the purpose of transitional screening and mitigating the visual impact of the proposed tree monopole.

CWS has chosen the specific location shown on the Plat because it meets the set backs required under the zoning ordinance, is screened by existing trees and can be further screened by proposed plantings, is accessible from the parking area and will not interfere with the any plans the Swim Club has for future expansion.

DESCRIPTION OF SURROUNDING AREA

CHARACTER: The character of the surrounding area is comprised of a single family detached residential area located north and south of Gallows Road between Executive Avenue (east) to Hemlock Drive (west) and includes the Holmes Run Acres National Register Historic District (NRHD) to the north.

Adjacent Land Uses:

- **North and East** – Single family detached homes planned for residential use at 2-3 dwelling units per acre and zoned R-3.
- **South** – Single family detached homes which are planned for residential use at 1-2 dwelling unit per acre and zoned R-1.
- **West** – Public property (Woodlawn School) and a single family detached home which are planned for public facilities, governmental and institutional uses and residential use at 2-3 dwelling units per acre, respectively. These properties are zoned R-3.

Nearby Land Uses:

- **Further north and east** – Single family detached homes which are planned for residential use at 2-3 dwelling unit per acre and zoned R-3.
- **Further south** - Single family detached homes which are planned for residential use at 1-2 dwelling unit per acre and zoned R-2.
- **Further west** – Public Property (Woodlawn School) which is planned for public facilities, governmental and institutional uses and zoned R-3.

COMPREHENSIVE PLAN PROVISIONS

COMPREHENSIVE PLAN MAP:

Planning Area and District: Area I, Jefferson Planning District.

Planning Sector: J4 – Walnut Hill Community Planning Sector.

Land use recommendations:

- Subject property – Private Recreation use.
- North of the property – Residential use at 2-3 dwelling unit per acre.
- East of property – Residential use at 2-3 dwelling unit per acre.
- South – Residential use at 1-2 dwelling unit per acre.
- West of property – Public facilities, governmental and institutional uses and Residential use at 2-3 dwelling unit per acre.

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Area Plan:

The subject property is located within the Walnut Hill Community Planning Sector (J4) of the Jefferson Planning District in Area I and shown on the Comprehensive Plan map as planned for private recreation use. There is no site specific recommendation for the subject property.

Policy Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; Public Facilities Element; Countywide Objectives and Policies, pages 2 through 4:

“The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts...”

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses...

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition; Public Facilities, as amended through January 10, 2005; Public Facilities Element; Mobile and Land-based Telecommunication Services, pages 37 through 39:

"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 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 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 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;..

- obscuring or blocking the views of facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible;

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...

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."

ZONING REVIEW

The property is zoned R-3 and is subject to Special Exception SE 2008-PR-009 with Special Permit Amendment SPA 77-P-091-03. Special exception and special permit amendment approval is required in order to construct a tree monopole on this site.

The subject property has several zoning violations concerning a wood splitting, storage and sale business. These violations will be resolved prior to the construction of the proposed telecommunication facility.

ENVIRONMENTAL REVIEW

(Attachment B)

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

Water Quality Protection/Storm water Management Best Management Practices (BMP):

The subject property is located in the Cameron Run Watershed and the County's Chesapeake Bay Watershed. The storm water management narrative on sheet Z-8 of special exception plat indicates that the applicant will be seeking a waiver of water quality controls based on the

applicant's estimated disturbed area calculation of 1,893 square feet for this project. However, the entire proposed pad site is a 3,000 (40' x 75') square feet based on the depiction shown on sheet Z-1 of the plans. Staff recommends that the applicant meet water quality control requirements based on both phases of the proposal as a 3,000 square foot + area of disturbance. The storm water management narrative also indicates that the applicant will seek a storm water detention waiver.

Staff recommends that the applicant provide water quality and water quantity control measures for this proposal in the event that waivers are not granted by the Department of Public Works and Environmental Services (DPWES). As an alternative to implementing water quality and quantity controls for this proposed facility, the applicant could reduce the total amount of area which is proposed to be disturbed with both phases to a threshold which is significantly less than 2500 square feet.

Adequate Outfall: The narrative on sheet Z-8 indicates that the net increase of the peak discharge for the 10 year – 24 hour storm is not significant. No other information has been provided about adequate outfall for this proposed development. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Landscaping and Tree Preservation/Restoration: A generalized tree survey has been provided as part of the special exception plat, but little information has been provided about the amount of landscaping which will be lost due to the installation of the facility. The applicant should provide a landscape plan for this facility which provides an equivalent or greater amount of vegetation than the amount which will be removed for the construction of the facility.

Countywide Trails Plan: The Countywide Trails Plan depicts a major paved trail and a bike trail adjacent to the subject property along Gallows Road. While the development plan on page Z-7 acknowledges these trails on the Countywide Trails Plan, it is unclear whether these trails along the subject property's frontage are in place or proposed or not going to be provided by the applicant.

TRANSPORTATION REVIEW

(Attachment C)

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

In the vicinity of the proposed monopole location there are no transportation elements on the Fairfax County Transportation Plan Map that would be impacted. Also, due to the overall nature of monopoles in general, the proposed monopole included, there appears to be no potential for a significant traffic impact.

URBAN FORESTRY

(Attachment D)

Staff of the Urban Forestry Division of the Department of Public Works and Environmental Services reviewed the proposed development and provided the following comments:

1. Comment: The existing vegetation at the eastern and southwestern portions and in the area of the proposed monopole contain a sub-climax upland forest with trees consisting primarily of

tulip tree, red oak, black locust, red maple, cherry, and white oak. These trees appear to be in fair to good condition and should be considered for preservation.

Recommendation: Tree save areas should be provided along the eastern, southwestern, and central portions of the site to preserve the existing sub-climax upland forest in these areas.

2. Comment: It appears a 10-inch diameter locust, 8-inch diameter mulberry, and a 6-inch diameter tulip tree located at the southeast corner of the proposed construction area are proposed for preservation. These trees have trunk damage, are growing into each other and appear to be in poor condition.

Recommendation: These trees should not be considered for preservation.

3. Comment: It is not clear how the Applicant proposes to landscape this site.

Recommendation: A landscape plan should be submitted that shows a variety of native tree species, of various sizes, planted throughout the site. Native trees that are well suited for this location include white oak, red maple, red oak, American holly, American beech, willow oak, eastern red cedar and many others.

To receive additional tree cover credit, native and desirable trees should comprise at least 90% of all trees listed on site. Tree species and planting locations that are effective for energy conservation can also receive additional tree cover credit. See PFM sections 12-0501.5B and 12-0501.10D.

4. Comment: Construction of the tree pole in the proposed location shown of the SE will result in the removal of several existing trees that appear to be in fair to good condition. There is an existing 30-inch tulip tree and a 25 inch red oak tree located to the north of the proposed limits of clearing and grading. These trees appear to be in poor to fair condition.

Recommendation: Label the 30-inch tulip tree and 25-inch red oak tree "to be removed" and show the tree pole to be constructed in this area. Adjust the limits of clearing and grading to the south to preserve the existing trees and vegetation shown in the locations of the tree pole shown on the current SE.

5. Comment: There is little vegetation that currently provides screening below six feet tall located in the proposed location of the tree pole shown on the current SE.

Recommendation: A row of 8 to 10 ft. ht. evergreen trees should be provided at the northern side of the existing gravel parking lot to screen the proposed tree pole facilities. Recommended evergreen trees suitable for this location include Japanese cryptomeria, eastern red cedar, American holly, and Norway spruce.

6. Limits of disturbance: The proposed limits of disturbance for a facility of this size seems unrealistic since they are only shown to be two feet (2') beyond the size of the improvements that are going to require grading and the installation of a retaining wall. The average construction project, with minimal grade changes, usually requires a perimeter of ten feet to fifteen feet (10'-15') to allow for grading and equipment movement. Additionally, it does not appear that any allowance has been made for the stockpiling of soil and debris that apparently is going to be necessary, as well.

7. Tree survey: The tree survey prepared in association with this project is not as complete as it should be. While it shows the location, species, and size of the trees in the vicinity, it does not accurately depict the crown spread or drip line of each tree. This information is important to determine the critical root zone of the trees in the construction zone and the extent to which this root zone is going to be damaged by the proposed construction; subsequently helping to decide which trees can be preserved and which trees should be removed. Also, the identities of some of the trees are incorrect; for instance, the "blackjack oaks" are either red oaks or black oaks, since a blackjack oak is a smaller tree that rarely gets over ten inches in diameter.

8. Location of facilities and existing trees: The proposed location of the structure and equipment pad near the parking lot will necessitate the removal of all of the trees between the

improvements and the existing parking lot. While the trees shown to be removed in that area, trees numbered 4 thru 7 and 12 thru 14, are not the most outstanding specimen trees on the site, their preservation may help provide a more natural buffer of thirty-foot tall trees in front of the proposed facilities if the facilities were moved about twenty feet further north (toward the pool). The larger trees to the north, trees numbered 26 and 27, are already damaged and in decline to the point where they will need to be removed as hazardous trees in the near future. Consequently, the trees near the parking lot could possibly be preserved, while dying trees could be removed as part of this project.

9. Landscaping and screening: The proposed landscaping and screening plan for the project is unclear and potentially misleading. Some of the landscaping “areas” shown on the plan have some existing trees in them that would require care if “infill planting” is conducted. While unclear on the plan, the central planting island appears to be partially in the right-of-way for Gallows Road. This parking island would have to be relocated fully on the subject site, which would entail removing some of the adjoining parking lot. The proposal is only for a ten-foot wide planting area, which is less than would be required for a transitional screening yard.

In some of the related correspondence, reference was made to planting twenty-foot (20') tall evergreen trees in front of the compound, which would be roughly equivalent to trees that are two stories tall. Trees of this size are not abundantly available in most of the local nurseries, and may be difficult to procure. If, indeed, evergreen trees of this size are to be installed, the acceptable species should include Leyland cypress, eastern red cedar, or a holly cultivar. Absolutely no white pines should be used! Since the survival rate of such large trees is greatly diminished compared to smaller trees, such as twelve feet to fourteen feet (12'-14') tall, a warranty for replacement trees within twelve months of installation would be strongly recommended. Our staff recommends that smaller trees be used and perhaps placed in the planting areas near Gallows Road to better screen the line of sight from the properties on the south side of the street. Additional evergreen trees should also be planted in front of the compound and elsewhere on the site, as well, to provide additional screening benefits.

ENVIRONMENTAL REVIEW

(Attachment E)

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on the property.

Floodplain

There is no regulated floodplain on the property.

Stormwater Management (SWM) and Site Outfall

There will be a minimal increase in runoff. The project would qualify for a waiver of the onsite stormwater detention requirement. The land disturbance activity will be less than twenty-five hundred (2,500) square feet in the Resource Management Area; the project will be exempt from the CBPO requirements. The outfall should be adequate as the net increase in runoff is not significant and it sheet flows to the Potomac River.

Note: The applicant did not include the proposed 12-foot wide temporary construction entrance, the 5-foot wide sidewalk along with other disturbed areas (proposed retaining walls) in the

calculations for land disturbance therefore more than twenty-five hundred (2,500) square feet may be disturbed.

HISTORIC RESOURCES

(Attachment F)

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

Background: The subject parcels are within the boundaries of the Holmes Run Acres National Register Historic District (NRHD). This district is also listed on the Virginia Landmarks Register and the Fairfax County Inventory of Historic Sites.

The applicant has complied with Section 106 of the National Historic Preservation Act of 1966, as amended. The Section 106 review included an onsite reconnaissance and view shed analysis of National Register properties. A balloon was flown from the proposed monopole location at its then proposed height of 145' to evaluate the visual impact of the monopole on the documented heritage resources. The completed Section 106 documentation indicates that the proposal will have no adverse effect on historic properties within a one-half mile radius of the project site. Specifically cited on page v of the document under Direct Effects is "No Historic Properties in Area of Potential Effects ("APE") for direct effects" and under Visual Effects " 'No adverse effect' on Historic Properties in APE for visual effects".

On May 14, 2008 staff participated in a view shed evaluation. A balloon was flown from the proposed monopole location at its proposed height of 145' with flags marking the 125' and 100' heights. The balloon was highly visible from contributing NRHD resources in the 7800 block of Sycamore Drive west of Hemlock Drive. In addition, the proposed equipment compound at the base of the monopole would be located at the Holmes Run Acres Recreation Center, an identified resource in the National Register nomination.

On July 2, 2008 staff participated in a second view shed evaluation; balloon was flown from the proposed monopole location at its proposed height of 125', flags marked 115' and 100' heights. The balloon was visible from contributing NRHD resources in the 7800 block of Sycamore Drive west of Hemlock Drive. The location of the proposed equipment compound was unchanged.

Finding: The Section 106 view shed analysis was conducted from 13 points throughout the NRHD. The points are shown on page 48 of the Section 106 report. It does not appear that any of the 13 points is in the 7800 block of Sycamore Drive; the area where staff found the balloon to be highly visible at the May 14, 2008 view shed evaluation. Staff found the Section 106 view shed analysis to be incomplete because it did not take into consideration the visibility of the balloon from the 7800 block of Sycamore Drive. On May 22, 2008 staff notified the Virginia Department of Historic Resources (VDHR) of its finding of an adverse effect on one or more historic properties in the *Area of Potential Effects* (APE) for visual effect. On June 12, 2008, VDHR requested that county staff concerns be addressed. (ATTACHMENT 1)

The revised application addresses staff concerns by proposing a stealth tree design monopole at a reduced height. Staff finds the proposed 125' tree monopole to sufficiently mitigate the adverse visual effect on the historic properties and in-keeping with the Policy Plan text cited above. The Holmes Run Acres Recreation Center is an identified resource in the National Register nomination.

The Section 106 analysis did not address the construction of the equipment compound. Staff finds the construction of an equipment compound at the base of the monopole to be an adverse effect on a historic property in the APE for direct effects and not in-keeping with the Policy Plan text cited above. It is staff's opinion that while the proposed screening will block the view of the equipment to reduce the direct adverse effect, this mitigation is inadequate and further mitigation is required.

Recommendation:

1. The applicant further mitigate the direct adverse effects of the proposed equipment compound on the Holmes Run Acres Recreation Center, an identified resource in the National Register nomination in order to be in-keeping with policy k of the Policy Plan as cited above.
2. In order to further mitigate the direct adverse effect of the proposal, the equipment compound be screened by both a durable, architecturally appropriate structural enclosure and by landscaping. Staff recommends screening the equipment compound with a structural enclosure similar in materials, type, appearance and design to fences and screens currently found in the NRHD and that the applicant consult the National Register nomination citation to determine an appropriate fencing enclosure. (ATTACHMENT 2) Staff further recommends that the compound screening, both structural and landscaping, be designed so as to appear more of a background element and less of a focal point to the site.

ALTERNATIVE SITES

CWS states that it searched for possible alternate sites surrounding the subject property as illustrated in the attached alternative location map in the application. These sites include power lines, existing communications facilities and other tall structures. Verizon's propagation map (see the attached application) shows their existing sites surrounding the subject property. Based upon Verizon's coverage objective, most of the existing sites are too far away to provide coverage in the required area. Utility poles located in the desired coverage areas already have carriers on the top, thus preventing Verizon from mounting equipment at a sufficient height necessary for coverage. Existing monopoles in the area lack additional space for co-locators. The applicant further explained that because of the residential nature of the area there are few tall buildings close enough to provide coverage. Verizon indicates that it is also investigating a site at Fairfax Hospital as the possible replacement. As stated in the engineering statement of justification provided with the application, a site at Fairfax Hospital will not negate the need for the proposed site.

ON-SITE MONOPOLE HEIGHT TEST

The applicant conducted two balloon tests. The first balloon test assessed the original proposed height of 145 feet for the tree monopole. This height extends 65 feet above the 80-foot average height of the surround tree canopy. For the time period of November through April, the deciduous trees on the subject property are largely without leaves and due to the lack of understory plants and lower limbs on the existing trees, the visual impact is greater than a tree stand with understory plants and trees with lower limbs.

Observations at the test of the originally proposed 145-foot tree monopole revealed that the surrounding on-site trees (located to the immediate east, northeast and west) provided adequate mitigation of the upper half of the proposed tree monopole upon the residential area to the north, northeast and west. Observations from the existing and planned residential development to the immediate south and east, along Gallows Road and the area near the intersection of Sycamore Drive and Hemlock Drive within the Holmes Run Acres Historic District indicated visual impact of the upper portion of the proposed tree monopole.

The combination of the proposed 145-foot monopole height exceeding the height of the surrounding trees by 65 feet, close proximity to the southern and eastern boundaries and the weak vegetative screening adjacent to the southern and eastern boundaries provided by deciduous trees (especially in winter time when the leaves are not present) result in visual impact to existing and future residential development in the southern and eastern surrounding areas. The observations from Gallows, heading east, indicated that the proposed tree monopole and 75-foot long equipment compound location was in complete view from the public way and future residential development to the south. The lack of tree plantings along the planting islands along Gallows Road further exacerbated the visual impact of the tree monopole and the equipment compound upon the areas to the south, east and the public way.

Following the first balloon test, staff recommended that the monopole height be reduced to a maximum height of 125 feet (including tree limbs/lighting rod); to help achieve the appropriate blending of the monopole with the surrounding treescape (along with tree stealth design). Staff also recommended the relocation of the proposed tree monopole and equipment compound to 35-40 feet north of the edge of the parking area to allow existing trees and supplemental evergreen trees (area approximately 25-feet wide, tree planting height (12-14 feet)) to be located on the northern edge of the existing parking area. This location would screen the tree monopole base from neighboring homes and Gallows Road located to the south and maintain the existing trees to reduce the impact of the height of the proposed monopole. The compound access gate would be oriented to the pool access road. In addition, staff recommended a reduction in footprint (45 feet wide by 75 feet long) of the equipment compound.

Based upon staff's recommendation, the applicant offered to reduce the height of the tree monopole to 125-feet, reduce the footprint of the equipment compound to 36 feet wide by 48 feet long and relocate the equipment compound and tree monopole 10 feet north of the original location. The applicant also proposed planting 20-foot high evergreens along the south side of the equipment compound. The applicant wanted to locate the facility close to the parking lot so that construction equipment could use the parking area as a construction staging area. There was concern on the part of the applicant that if they located further the facility further north, they might impact the surrounding trees while constructing the tree monopole and the equipment compound from the pool access road.

Staff reconsidered the applicant's alternative site and considered it acceptable if the planting areas along Gallows Road were supplemented with several 12-14 foot evergreens located on both sides of the eastern access from Gallows Road to create a screen to block and/or distract the view of the tree monopole from the residents, pedestrians and motorists along Gallows Road. The applicant will also provide evergreen branches from the 25-foot and 35-foot elevation of the tree monopole along the southern side of the "trunk" to the main area of tree limbs located higher on the tree monopole, to enhance the simulated evergreen tree as viewed from Gallows Road and residences to the south and east. Furthermore, infill supplemental trees and understory plantings

are to be planted to the east of the equipment compound across the pool access road and to the north of the equipment compound. Staff has recommended that the restoration/supplemental tree plantings and existing trees should be preserved in the area behind the compound and that any future building not encroach in this area. The board-on-board fence is recommended to consist of a structural enclosure similar in materials, type, appearance and design to fences and screens currently found in this National Register Historic District and that the applicant consult the National Register nomination citation to determine an appropriate fencing enclosure. The fence should be painted a brown color that matches the color of the bath house. An erosion resistant wood should be used to construct the wood fence which will be properly installed to be attractive and long-lasting.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

- Location

Plan guidelines support the location of telecommunication uses on a private recreation site in a predominately residential area when other, more suitable land uses, such as public property or commercial or industrial properties are not available and the telecommunications facility is located to blend with its surroundings. The applicant states that a number of other sites in the surrounding vicinity were evaluated as a possible location but that there were no commercial, industrial or public properties present in the vicinity of the area to be served or which were acceptable to a public agency. Other sites did not meet coverage objectives due to the distance of their location from the service area. In addition, existing telecommunication facilities were too far from the target coverage area around the subject property.

The subject property includes large stands of trees in the center of the property, north of the parking lot. While the density of growth varies throughout the site, staff concludes that these existing trees will screen views of the facility from adjoining nearby residential and planned residential land uses, as recommended by the Plan. Furthermore, the applicant will provide additional landscaping to mitigate the existing and future visual impact of the proposed tree monopole and equipment compound.

The collocation of at least five telecommunication carriers on the proposed 125-foot tree monopole with supporting cabinets/shelters in the equipment compound meets the collocation criteria of the Comprehensive Plan. In addition, the proposed facility will be central to service an existing void area. Finally, the proposed telecommunications facility is not located within a flood plain or environmentally sensitive area, in accordance with the Plan Guidelines.

- Character

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

A visual impact analysis was conducted to determine the possible mitigation of the visual impact of the proposed 125-foot tree monopole. Eight to nine homes will have views of the upper 45 feet of the tree monopole as it rises above the 80-foot tree canopy. To further mitigate the impact, the applicant proposes to move the tree monopole north 10 feet and to provide landscaping on the southern, eastern, and northern sides of the equipment compound, paint the compound 8-foot perimeter fence a brown color that matches the other site buildings, and provide a substantial supplemental landscaping along the central and eastern planting area along Gallows Road. This includes several (three or more) 12-14 foot tall trees adjacent on the eastern and western sides of the eastern parking access from Gallows Road, which will mitigate the visual impact of the tree monopole to residences located across Gallows Road. The board-on-board fence will consist of a structural enclosure similar in materials, type, appearance and design to fences and screens currently found in this National Register Historic District. Additional tree limbs will be located on the southern side of the tree monopole trunk to enhance the simulated evergreen tree as viewed from Gallows Road and development to the south. Antennas will be located on the tree monopole so that they do not protrude beyond the tree limbs and are concealed from view.

While most of the existing trees on site have a height of approximately 80 feet, the 125-foot tree monopole will be placed approximately 25 feet north of the parking area within the equipment compound at the base. The adjacent trees will screen the tree monopole's height from residences located to the east and west and northeast. The monopole's distance of approximately 185 feet from Gallows Road, will partially reduce the visual impact of the tree monopole from that area. Overall, the proposed tree monopole should blend with the wooded, residential character of the area.

Supplemental evergreen landscaping adjacent to the eastern vehicle access entrance and along the perimeter of the equipment compound create a screen which distracts the viewer from the higher portion of the tree monopole elevation. The restoration of the perimeter evergreen landscaping around the perimeter of the site will also facilitate further mitigation of visual impact of the tree monopole upon the surrounding residential area.

Staff concludes that the proposed tree monopole's interior site location, design, narrow silhouette, concealed antennas and surrounding supplemental and existing trees will mitigate most of the facility's visual impact on adjacent development. Therefore, the proposed tree monopole will be compatible and in context with the character of the wooded, residential area along Gallows Road. In staff's opinion, the proposed facility should not have a negative visual impact on the overall character of the surrounding area which is consistent with Plan objectives.

- Extent

The 3.83-acre subject property is a partially wooded site (two parcels) with two swimming pools, a bath house and other accessory buildings, an 86 space parking area and pool access road. The simulated evergreen tree monopole and the equipment compound (approximately 48 feet by 36 feet) will occupy approximately 2,461 square feet which accounts for one and a half percent of the total site area. The applicant has provided documentation from the telecommunication providers that the proposed facility including the providers' antennas to be installed on the tree monopole, will pose no harm to the County or its citizens. Therefore,

staff concludes that the proposed unmanned facility will not have an adverse impact on the use of or possible future development of the site, in accordance with the Plan guidelines.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal, Application 2232-P07-17, Community Wireless Services, Inc. to construct a 125-foot high tree monopole, antennas, equipment shelters/cabinets, equipment compound and site improvements located at 3457 Gallows Road, Falls Church, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

COUNTY OF FAIRFAX, VIRGINIA

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

Application Number: 2232-PO7-17
(assigned by staff)

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

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 3451 Gallows Rd

City/Town Falls Church Zip Code 22042

APPLICANT(S)

Name of Applicant Community Wireless Structures

Street Address 2800 Shirlington Road

City/Town Arlington State VA Zip Code 22206

Telephone Number: Work (____) 703-845-1971 Fax (____) _____

E-mail Address _____

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

Agent's Street Address 801 North Fairfax Street, Suite 209

City/Town Alexandria State VA Zip Code 22314

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

PROPOSED USE

Street Address 3451 Gallows Road

Fairfax Co. Tax Map and Parcel Number(s) 0592 090 10007 & 0592 090 10006

Brief Description of Proposed Use _____

Installation of a 125 foot monopine multi carrier communications facility with a 36 foot by 48 foot equipment compound surrounded by an 8 foot wooden board on board fence.

Total Area of Subject Parcel(s) 166,793 sq ft (acres or square feet)

Portion of Site Occupied by Proposed Use 2461 sq ft (acres or square feet)

Fairfax County Supervisor District Providence

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

Zoning of Subject Property R-3

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

SPA 77-P-091

PROPERTY OWNER(S) OF RECORD

Owner Holmes Run Recreation Association, Inc.

Street Address 3451 Gallows Road

City/Town Falls Church State VA Zip Code 22043

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 June 16, 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: 11/21/07

By: *D. Marshall*

Additional information requested to complete application:

Date application accepted: 4/23/08

By: *A. Lippa*

PART II: STATEMENT OF JUSTIFICATION

1. Description of Proposed Use

Applicant is submitting this application to construct a 125 ft monopole communications facility (120 ft with a 5 ft lightening rod to allow for topping off the tree) built to resemble a pine tree ("monopine") on the property located at 3457 Gallows Road, Falls Church, VA 22042 (the "Property"). Gallows Road is a major connecting road to Rt. 50 and Interstate 495, both major commuting routes traversing Fairfax County. The Property is owned by Holmes Run Acres Recreation Association, Inc. (the "Swim Club") and is currently used as a community recreation center. The Swim Club's use is permitted by a special use permit, 77-P-091. The proposed communications facility is more fully described on the attached Plat entitled "Special Exception/Special Permit Plat, Community Wireless Structures" prepared by entrex communications services, inc. dated July 9, 2008 and consists of a 125 ft monopine communications facility with a 36 ft by 48 ft equipment compound. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the pool or parking facilities are proposed, other than planting of 72 additional trees on the Property, as more fully shown on the Plat to provide screening to adjacent properties.

The proposed communications facility is a passive facility and will not have employees or personnel, hours of operation or impacts on traffic. The communications facility will not create any noise, dust, fumes or vibrations. The current Swim Club use is well known and established and will not change. No changes in the as-built condition of the Property or the use requirements are proposed, except as are needed in conjunction with the communications facility and as shown on the attached Plat.

Type of Operation: Mobile and Land Based Telecommunications Facility.

Hours of Operation: The communications facility will be a continuous unmanned operation, operating 24 hours per day, seven days per week.

Estimated Number of Patrons/Clients/ Pupils, etc: The communications facility will be unmanned; a technician will visit the communications facility once or twice per month to perform routine maintenance. Applicant will use the existing parking facilities; no additional parking is required.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month in an SUV type vehicle to perform routine maintenance. The communications facility will not impact the traffic patterns of the existing Swim Club. The communications facility will be accessed from an existing driveway off of the existing parking lot on the site.

Vicinity of General Area to be Served: The communications facility will serve the area bounded by Interstate 495 to the west, to the north by Rt. 50, to the east by Annandale Road and to the south by Walton Lane. A propagation map and an engineering statement of justification is included showing the proposed coverage area and the need for coverage.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction on the pools or parking facilities is proposed. The proposed communications facility will consist of a 125 ft monopine

with equipment compound surrounded by an 8 ft wooden board on board fence with a locked gate to prevent unauthorized access, as more specifically shown on the Plat submitted with this application. The equipment will be installed in a 36 ft by 48 ft equipment compound. The equipment compound will include the necessary equipment to provide power and telecommunications services to the communications facility. The equipment compound will be further screened by the additional plantings shown on the Plat.

2. **Requirement for Proposed Use**

Verizon Wireless is the initial tenant on the communications facility. The proposed facility is necessary to improve Verizon Wireless' service shown on the attached propagation map.

The area surrounding the Property is residential. There are no commercial areas or buildings tall enough to support antennas. The Property, which is approximately 3.83 acres in size, has sufficient space to place a communications facility and equipment compound. The monopine will be fenced and screened as shown on the Plat. The visual impact from the communications facility will be minimal as shown from the attached photo sims. The photo sims are based upon the balloon test done on July 2, 2008.

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

The proposed communications facility will have no impact as to traffic, noise, light pollution, or water quality on the adjoining properties. The monopine will be 125 ft tall, well in keeping with the height of other monopines in the County which range from 120ft (Franklin Farms) to 150 ft (Broyhill Crest). The monopine will be screened by an 8 ft wooden board on board fence with a locked security gate. The compound will be screened by new plantings, as shown on the Plat and by existing trees located adjacent to the compound. The communication facility will be minimally visible from the properties surrounding the Property. To further screen surrounding properties, additional trees will be planted along the front of the Property along Gallows Rd and along the adjacent property lines at the front of the property, as more fully shown on the Plat. An additional 72 trees, all approximately 8 ft tall will be planted on the Property. The communications facility's visibility will have little to no impact on the adjacent properties. As the attached photo sims show, the monopine will be visible only from the houses directly across Gallows Road and very minimally visible from adjacent properties.

Applicant has chosen the particular location shown on the Plat because it meets the set backs required under the zoning ordinance, it is screened by existing trees and can be further screened by proposed plantings, is accessible by an existing road and will not interfere with the Swim Club's plans for future expansion.

Applicant is requesting a waiver from the tree buffer requirements for the areas of the Property shown on the Plat that are currently used by the Swim Club and which are not near the proposed monopine. These areas of the Property have heavy tree cover and exist in the state approved when the Swim Club was built. In many cases, there is no additional room on these sections of the Property to install additional plantings.

4. **Alternative Sites Considered by Applicant**

Attached to this application is a map showing possible alternate sites surrounding the Property and the proposed site. These sites consist of power lines, existing communications facilities and other tall structures. In addition, the propagation map submitted with this application shows Verizon's existing sites surrounding the Property. Based upon Verizon's coverage objective, most of the existing sites are too far away to provide

coverage in the required area. For sites that are closer to the desired coverage area, such as power lines, there are already carriers on the top of the tower, thus preventing Verizon from mounting its equipment at a sufficient height to obtain the required coverage. There are several existing monopoles; some of those monopoles lack additional space for collocators or Verizon already has a site in that area. Because of the residential nature of the area there are few tall buildings close enough to provide coverage in the coverage area. Verizon is currently on a tall building at the intersection of Rt. 50 and Gallows Rd. That site needs to be replaced and Verizon is investigating a site at Fairfax Hospital as the possible replacement. As provided in the engineering statement of justification provided with the Application, a site at Fairfax Hospital will not negate the need for the proposed site.

Staff requested an explanation as to whether a DAS network would be appropriate to meet the coverage objective. A DAS network consists of a number of antennas and equipment boxes mounted on poles, tied together by fiber and connected by additional fiber to a hub location containing the switching equipment. Given the largely residential nature of this area and the limited coverage provided by a DAS network (only a 50 to 100 ft radius from each DAS node), plus the height of the existing utility poles in the area, a DAS network would require mounting equipment and antennas on potentially every third pole all through the residential neighborhoods and along Gallows Rd. A DAS network would require access to a large number of utility poles and possible trenching in the right of way to lay fiber. There would be no potential for collocation. There would be less coverage, no collocation, impact on the right of way and greater impact to the adjoining properties with the installation of a DAS network.

5. Relationship of the Proposal to the Comprehensive Plan

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

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

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

Verizon looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. The area is residential in nature and as explained in greater detail above there are no existing structures available or tall enough to support the communications facility and provide coverage in the coverage area.

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

Applicant is proposing to locate the communications facility on a 3.83 acre parcel that currently contains a swim club. This parcel is larger than the abutting parcels. The communications facility will be located in stand of trees, between the parking lot and the pool. The location of the communications facility will meet all required set backs in the R-3 zone. The Applicant has proposed additional plantings, as shown on the Plat to screen the monopine from the adjacent properties.

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

Applicant considered the following public property for the location of its communications facility:

<u>Site</u>	<u>Address</u>
Woodburn Elementary School	Gallows Rd

The School Board will not lease elementary school property for a communications facility.

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

The communications facility will accommodate up to 4 and potentially 5 carriers on the monopine and in the equipment compound. Applicant will actively market the communications facility to all interested communications providers. Applicant has already secured an initial tenant, Verizon Wireless. Verizon will locate its' antennas at the highest position (120 ft) on the proposed monopine.

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

Applicant has designed the communications facility to be at the lowest height possible in order to provide coverage in Verizon's required coverage area. Given the location within the treed area and the additional plantings, the communications facility will create minimal visual impact. In fact, the monopine will be only visible from directly across Gallows Rd and will be barely visible from other adjacent properties.

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

The attached Plat shows the design of the communications facility and its relation to the existing structures on the Property. The communications facility will be 125 ft in height and will be designed to resemble a pine tree. It is placed between the parking lot and the pools in a stand of trees. Applicant will leave

as much existing vegetation as possible in place. Applicant proposes a 36 ft by 48 ft equipment compound. The monopine will be surrounded by an 8 ft high wooden board on board fence with a locked gate as shown on the Plat. There will be additional utility equipment placed within the equipment compound to provide power and telecommunications services to the communications facility.

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

The communications facility will be minimally visible from the properties surrounding the Property because of its location on the Property within the existing vegetation, its design as a pine tree and the additional plantings proposed by the Applicant.

Applicant has provided photo simulations as part of its application to show how the proposed communications facility will look on the Property.

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

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

Blending facilities with an existing pattern of tall structures;

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

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

The Property, while zoned R-3 is a large parcel used for a swim club. Applicant has designed the communication facility to look like a pine tree and placed it within an existing stand of trees between the parking lot and the pools. The monopine will be surrounded with an 8 ft wooden board on board fence which will be brown in color and designed to blend into the background. Applicant will leave the existing landscaping intact as much as possible and will plant additional plantings surrounding the compound and at other locations on the Property to provide additional screening.

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

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

Applicant has done a full engineering study showing compliance with all NEPA regulations, including section 106 which deals with impact on historic areas. Applicant has taken the County's comments into consideration in designing the site to resemble a pine tree in order to mitigate any potential impact to the surrounding Holmes Run architectural historically designated area. Applicant has received a statement of no adverse impact from the Commonwealth of Virginia based upon its section 106 review.

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

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

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

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

Applicant has designed the communications facility to resemble a pine tree and placed it within an existing stand of trees. Applicant will plant additional plantings as shown on the Plat and will leave as much existing landscaping as possible on the Property to provide screening.

PART III: TELECOMMUNICATION PROPOSAL DETAILS

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

PROPOSED TELECOMMUNICATION USE

Use is (check one):

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

PROJECT DETAILS

1. ANTENNA

Number and Type: 12 panel antennas
Dimensions: height 72 in width 24 in depth 12 in diameter _____
Location / Placement: 120 ft rad center
Wattage: _____
Material and Color: Brown/ green
Material and Color of the Antenna Mounting: brown/green
Height Above Ground: 123 ft to top of antenna

2. EQUIPMENT

Number and Type of Cabinets or Structures: 1 equipment shelter
Cabinet / Structure Dimensions: height 12ft width 12 ft depth 30 ft
Height of equipment platforms, if any: _____
Material and Color: _____
Location: within fenced compound
Method of Screening: 8 ft wooden board on board fence around compound

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 125 ft
Material: Monopole with tree branches
Color: Brown/green
If structure is within a utility right-of-way, state right-of-way width:



July 14, 2008

Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701
301-512-2409
Matthew.Shannon@verizonwireless.com

Community Wireless Structures
2800 Shirlington Road
Suite 960
Arlington, Virginia 22206
Attention: Thomas A. Murray

RE: Verizon Wireless
Gallows site (Holmes Run site)
3441 Gallows Road
Falls Church, VA, 22042

Dear Mr. Murray,

Verizon Wireless would like to install a PCS cell site at the proposed CWS Holmes Run location. This cell site will fill in weak signal areas between existing sites in the area, including sites along Rt 50 and Little River Turnpike. Areas to be covered are bounded to the west by I-495 Washington Beltway, to the north by Rt 50, to the east by Annandale Road, and to the south by Walton Lane. Service from this cell site would be in the PCS frequency band, including voice carriers and EVDO data services.

Verizon Wireless is investigating the possibility of a new site near the INOVA Fairfax Hospital complex, but this site would be a replacement for the site currently located near the intersection of Gallows Road and Rt 50. A site at INOVA Fairfax Hospital and the proposed CWS Holmes Run location would not cover the same geographic areas.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Shannon".

Matthew Shannon
RF Design Engineer, Verizon Wireless



June 6, 2008

Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701
301-512-2409
Matthew.Shannon@verizonwireless.com

Community Wireless Structures
2800 Shirlington Road, Suite 960
Arlington, VA 22206
Attention: Thomas A. Murray

RE: Verizon Wireless
Gallows / Holmes Run Site
3441 Gallows Road
Falls Church, VA. 22042

Dear Mr. Murray.

Verizon Wireless operates a Personal Communication Service authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Falls Church, VA. Verizon Wireless' operations and network are licensed and regulated by the FCC.

The antennas, as proposed and designed for the above noted site, are in compliance with all applicable FCC requirements. In addition, the proposed site meets all applicable ANSI/IEEE C95.1-1992 exposure levels, as adopted by the FCC requirements.

Verizon Wireless is committed to compliance with all government regulations and standards. Please contact Verizon Wireless if you have any questions regarding this matter.

Sincerely,

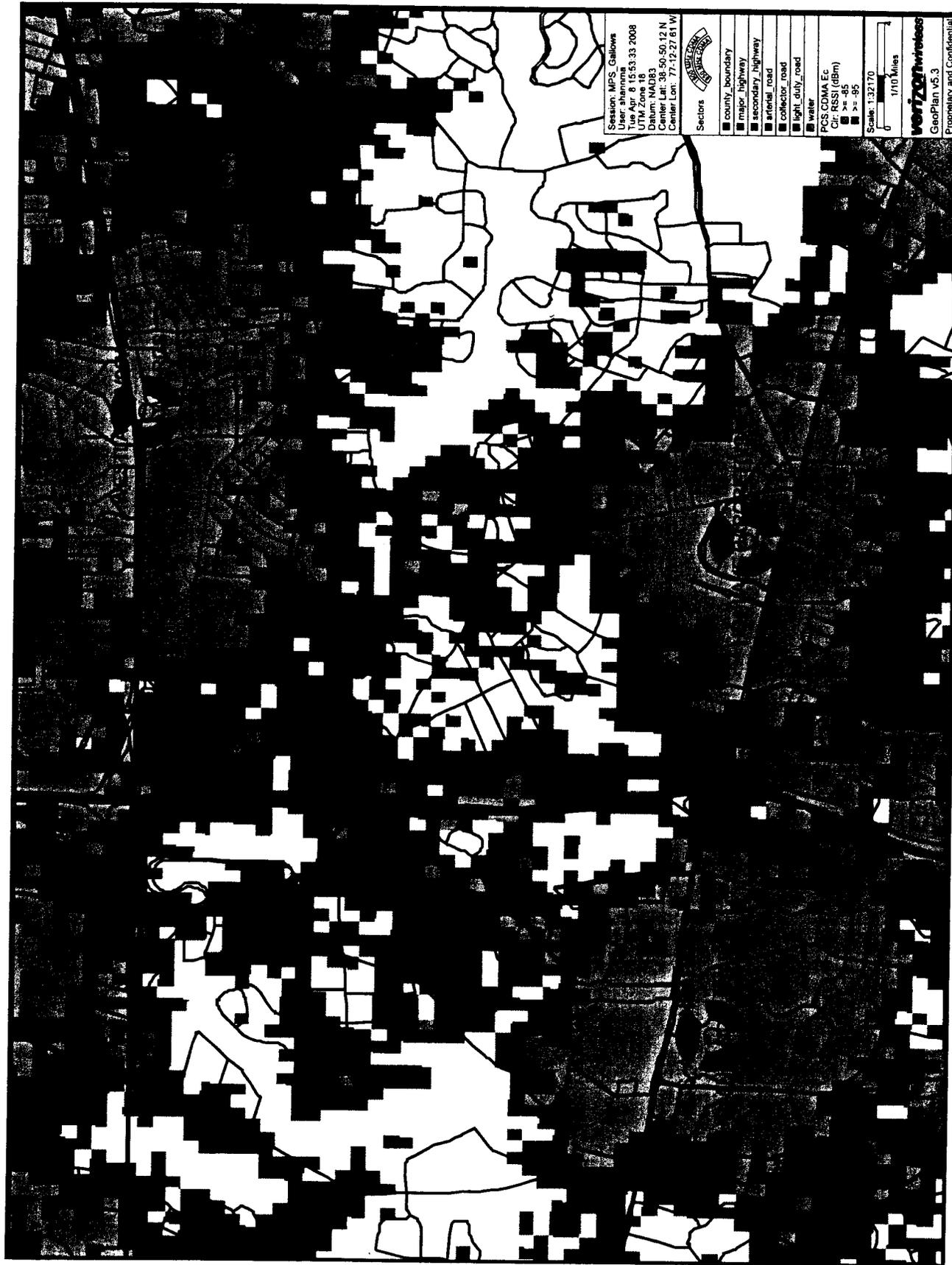
A handwritten signature in black ink, appearing to read "M. Shannon".

Matthew Shannon
RF Design Engineer, Verizon Wireless

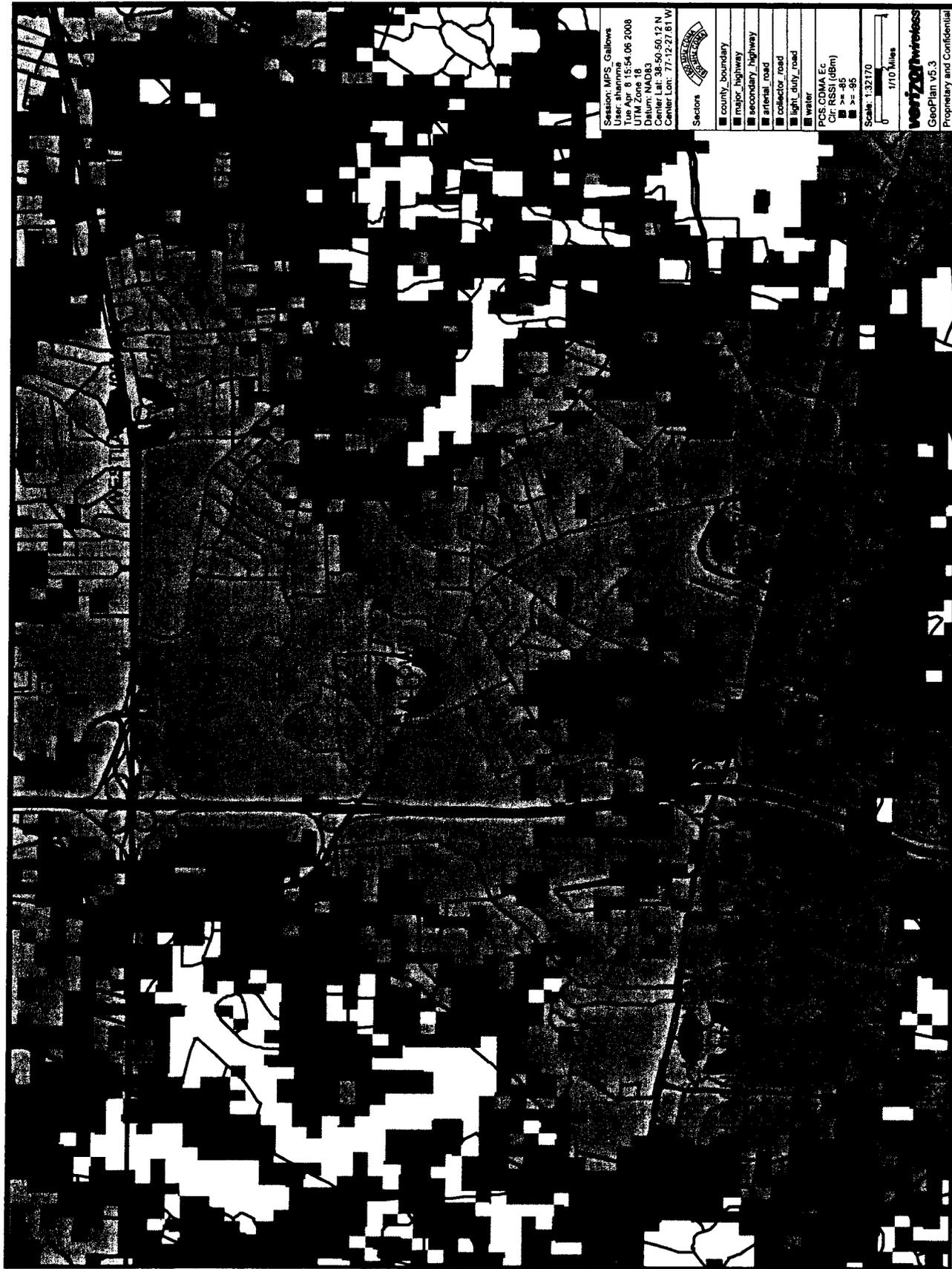
2232-P07-17 Development Plan

Refer to SE 2008-PR-009, SPA 77-P-091-03 and 2232-P07-17 Development Plan at the beginning of this Staff Report for Applications SE-2008-PR-009, SPA 77-P-091-03 and 2232-P07-17

Coverage without CWS 75: Holmes Run



Coverage with CWS 75: Holmes Run



● Broyhill Crest
A-C-S

● Holmes Run

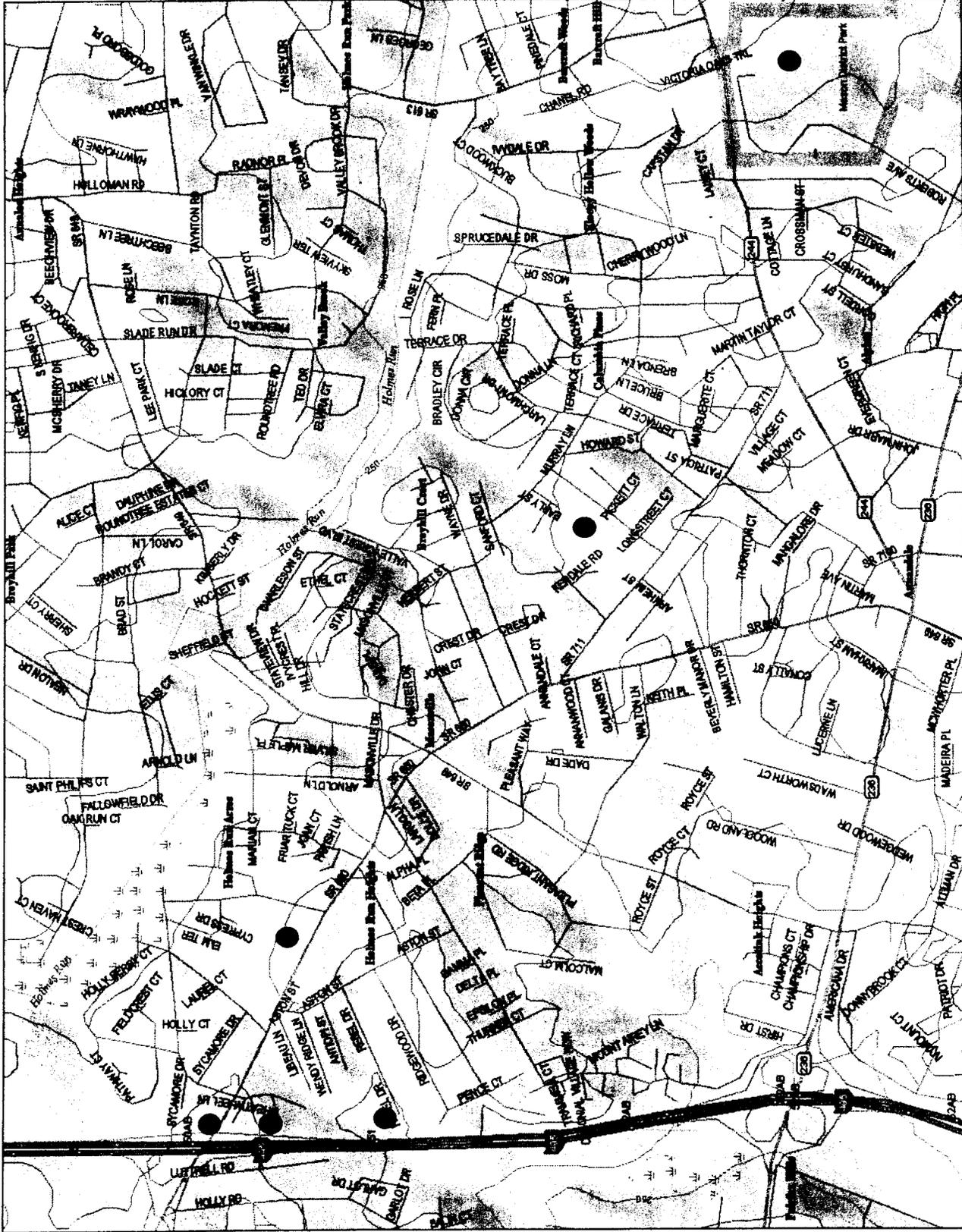
● Mason District Park
C-S-N-TM

● Power Lines
A-C

● Power Lines
S-N

● Power Lines
TM

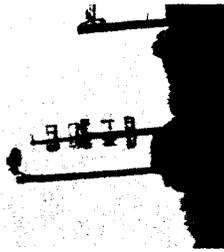
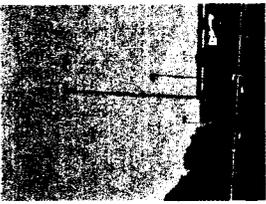
Existing Structures in the Vicinity of Holmes Run



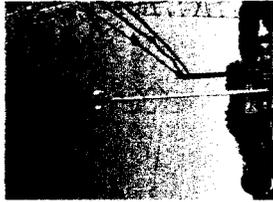
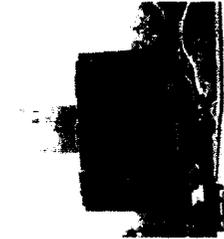
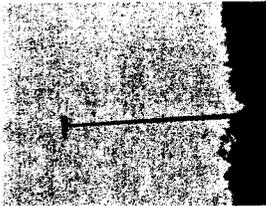
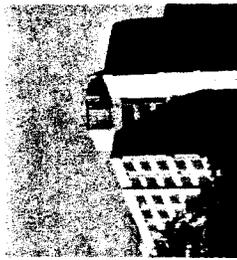
Data Zoom 13-4



MN (10.6" WV)



GE: 338' & 334'



GE: 364'



GE: 290'



TOPOI map printed on 09/10/04 from "merrifield.bo"



5'00" W

77°15'00" W

77°14'00" W

77°13'00" W

77°12'00" W

77°11'00" W

5'00" W

77°15'00" W

77°14'00" W

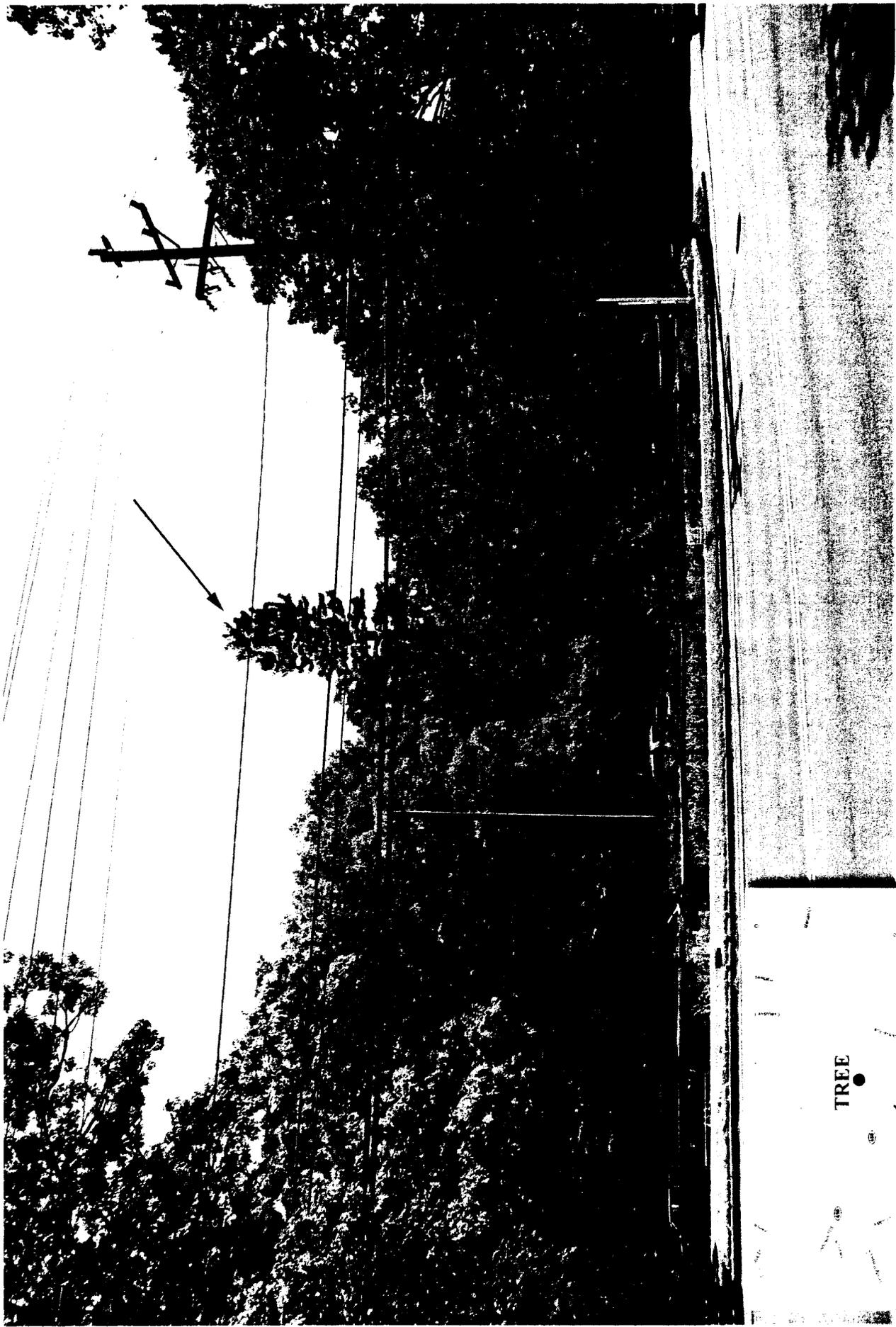
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77°12'00" W

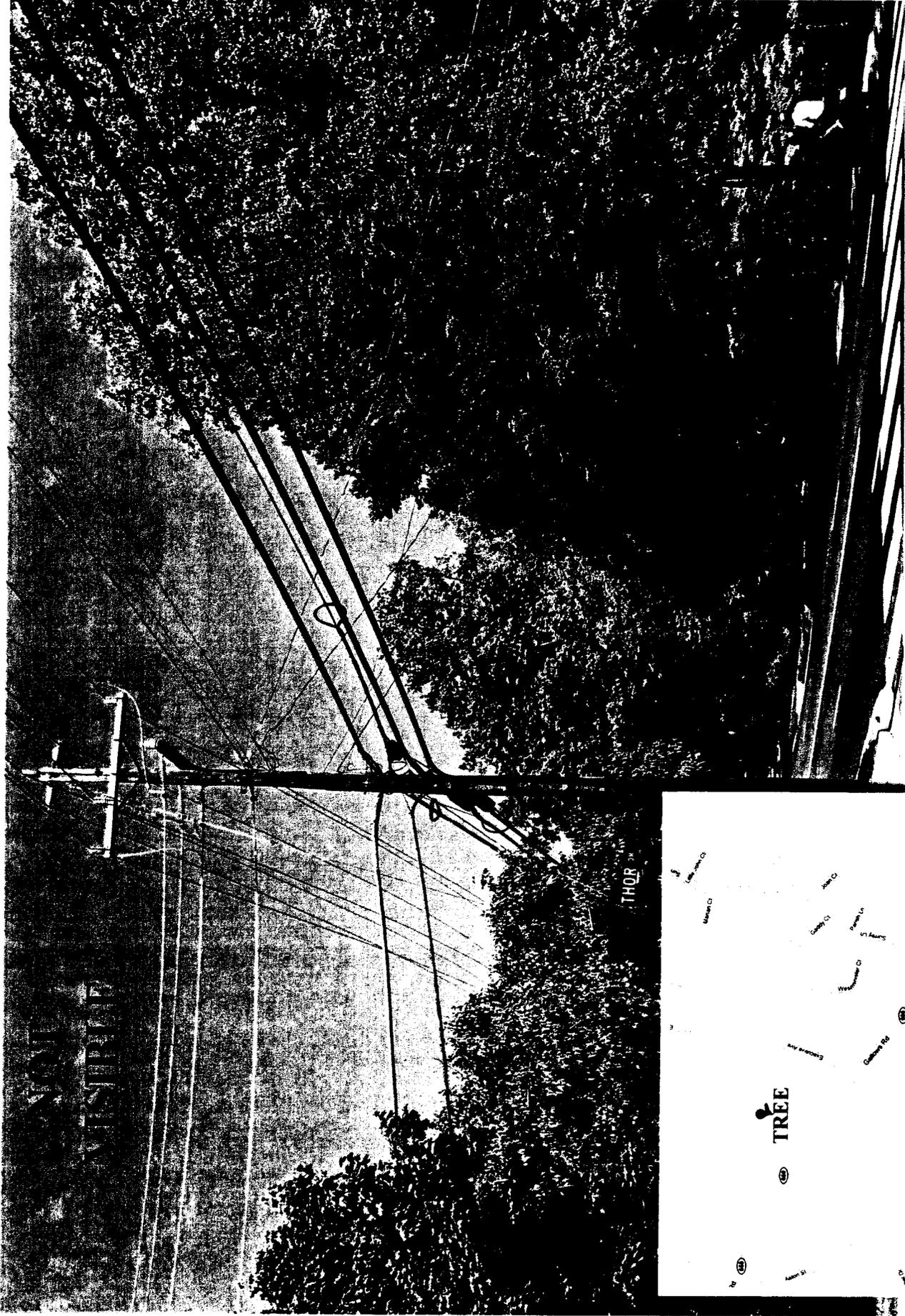
77°11'00" W

1/8" = 100' (1:12500)
1/4" = 200' (1:25000)
1" = 400' (1:50000)
Map created with TOPOI® ©2003 National Geographic (www.nationalgeographic.com/topo)

Existing Structures in the Vicinity of Holmes Run

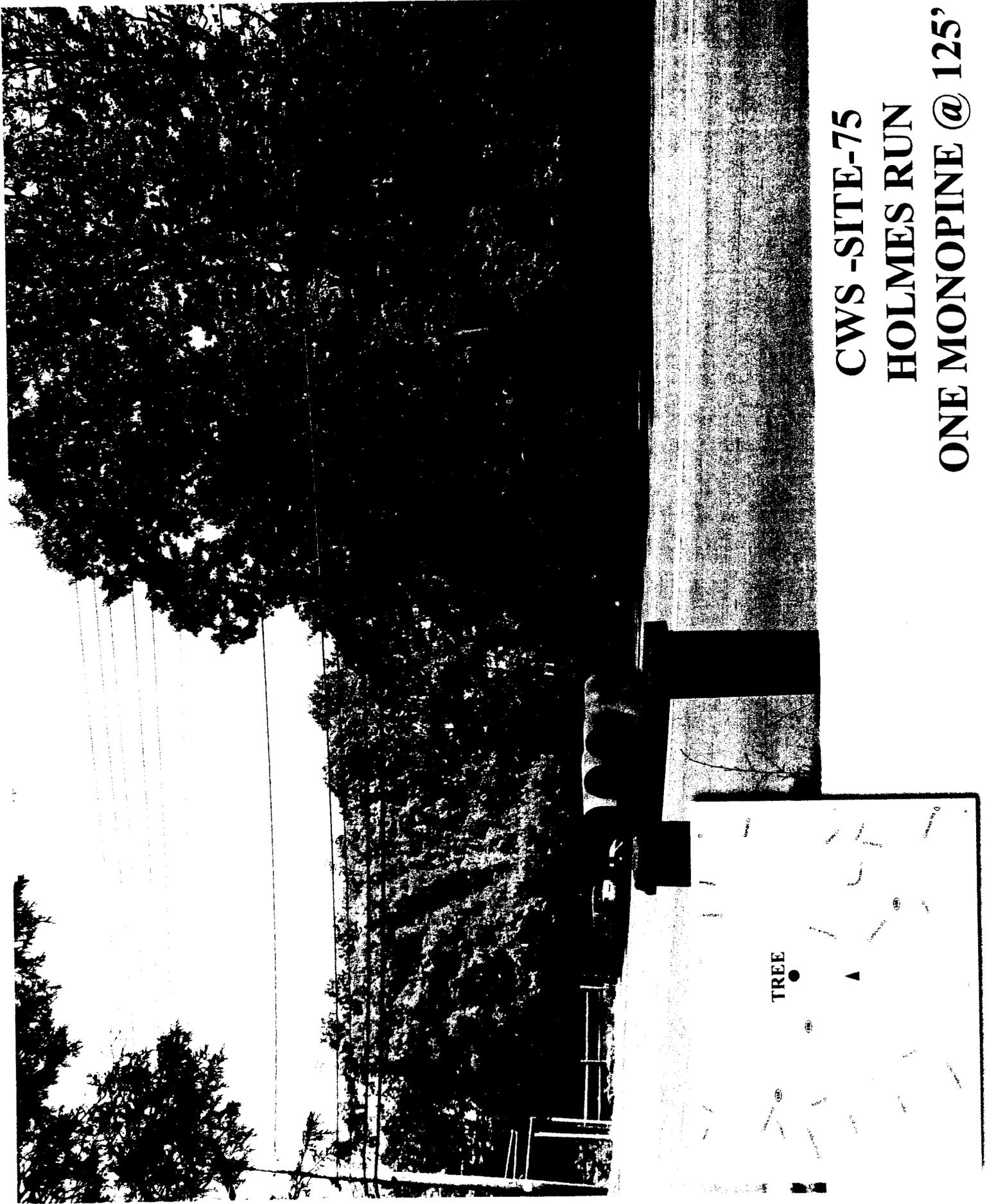


**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**

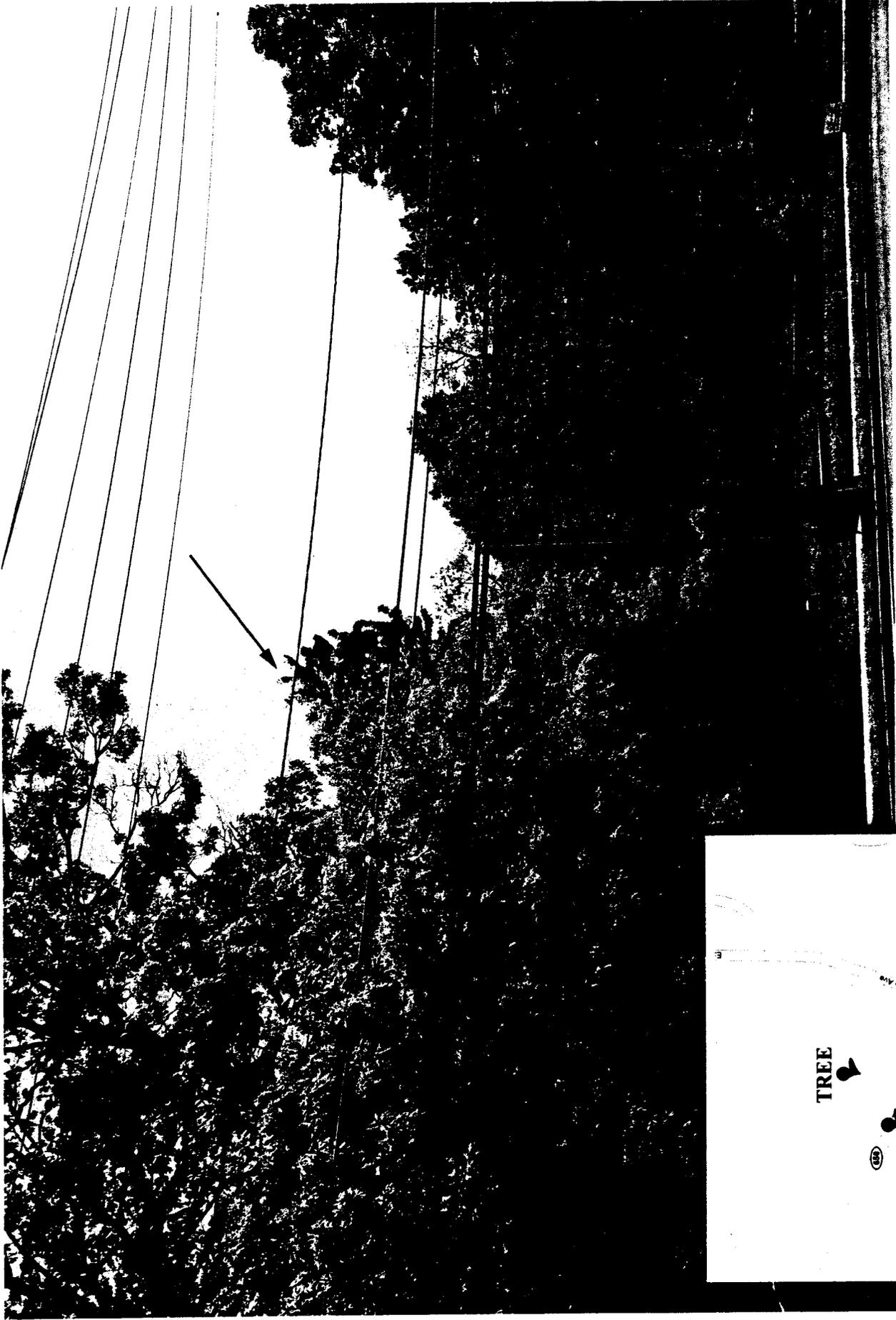


**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**

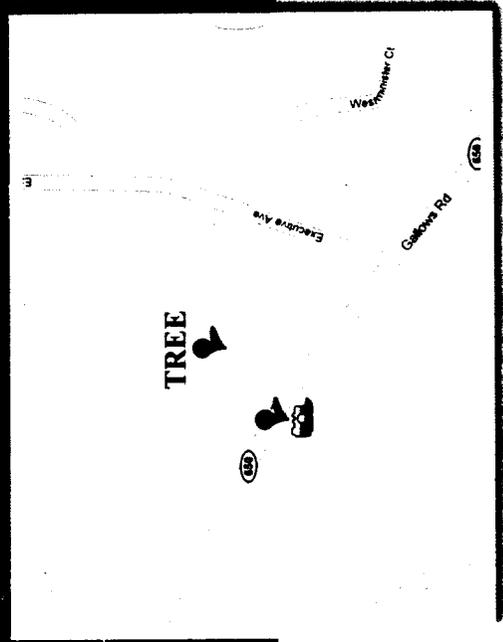




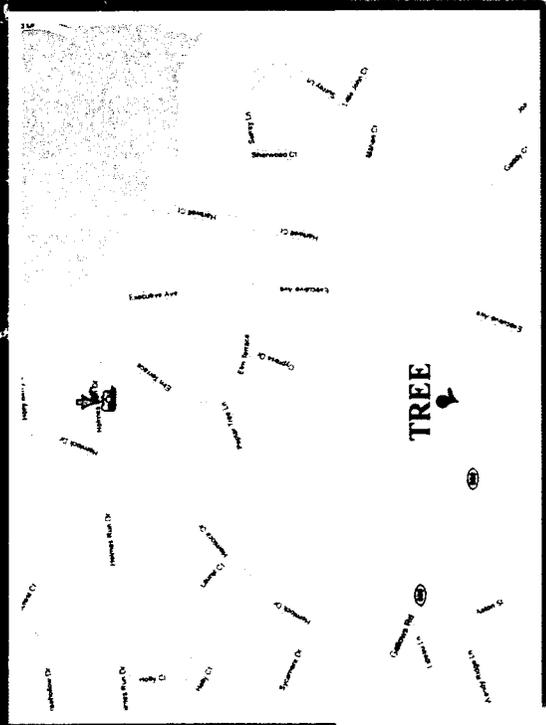
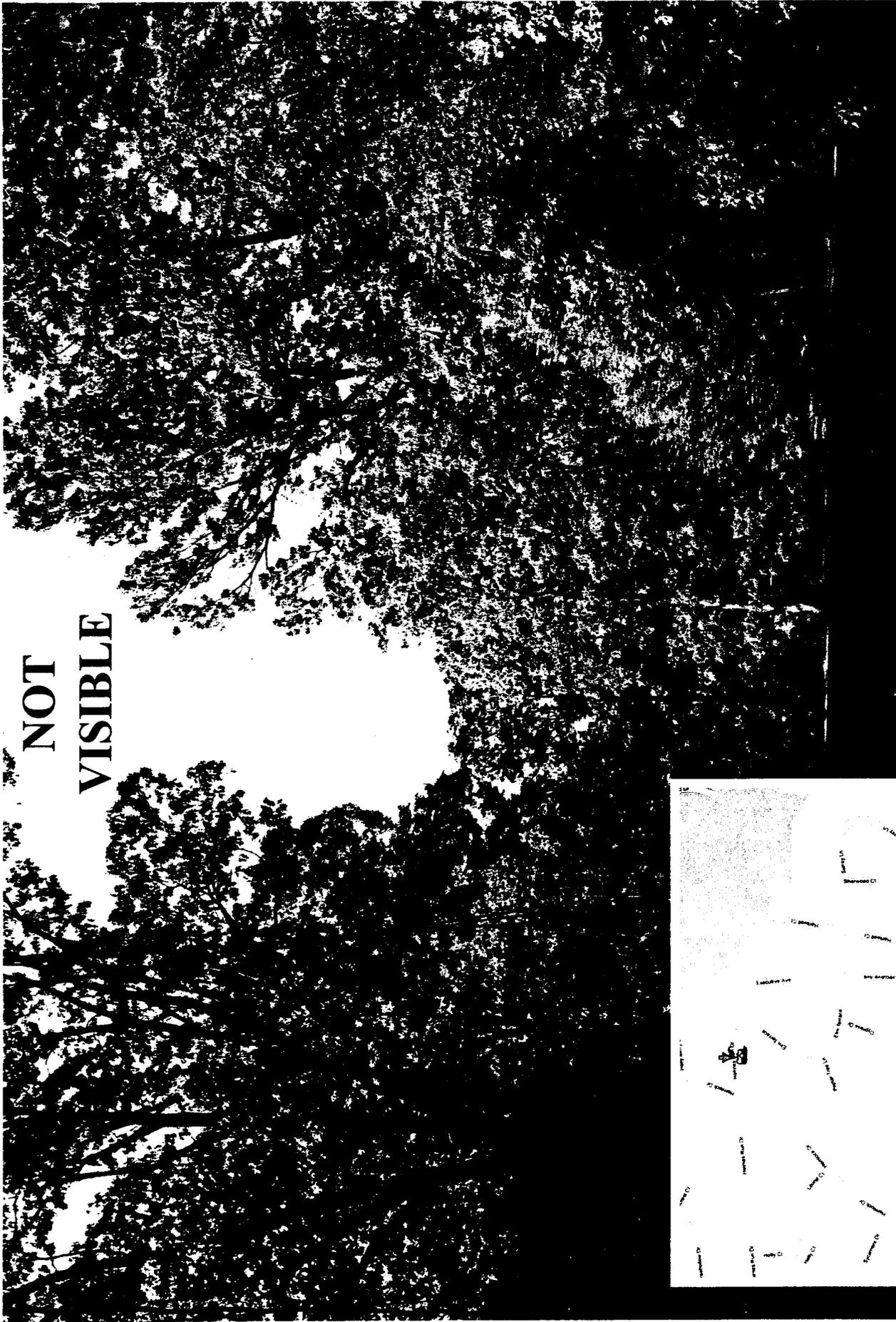
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ONE MONOPINE @ 125'**



**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**

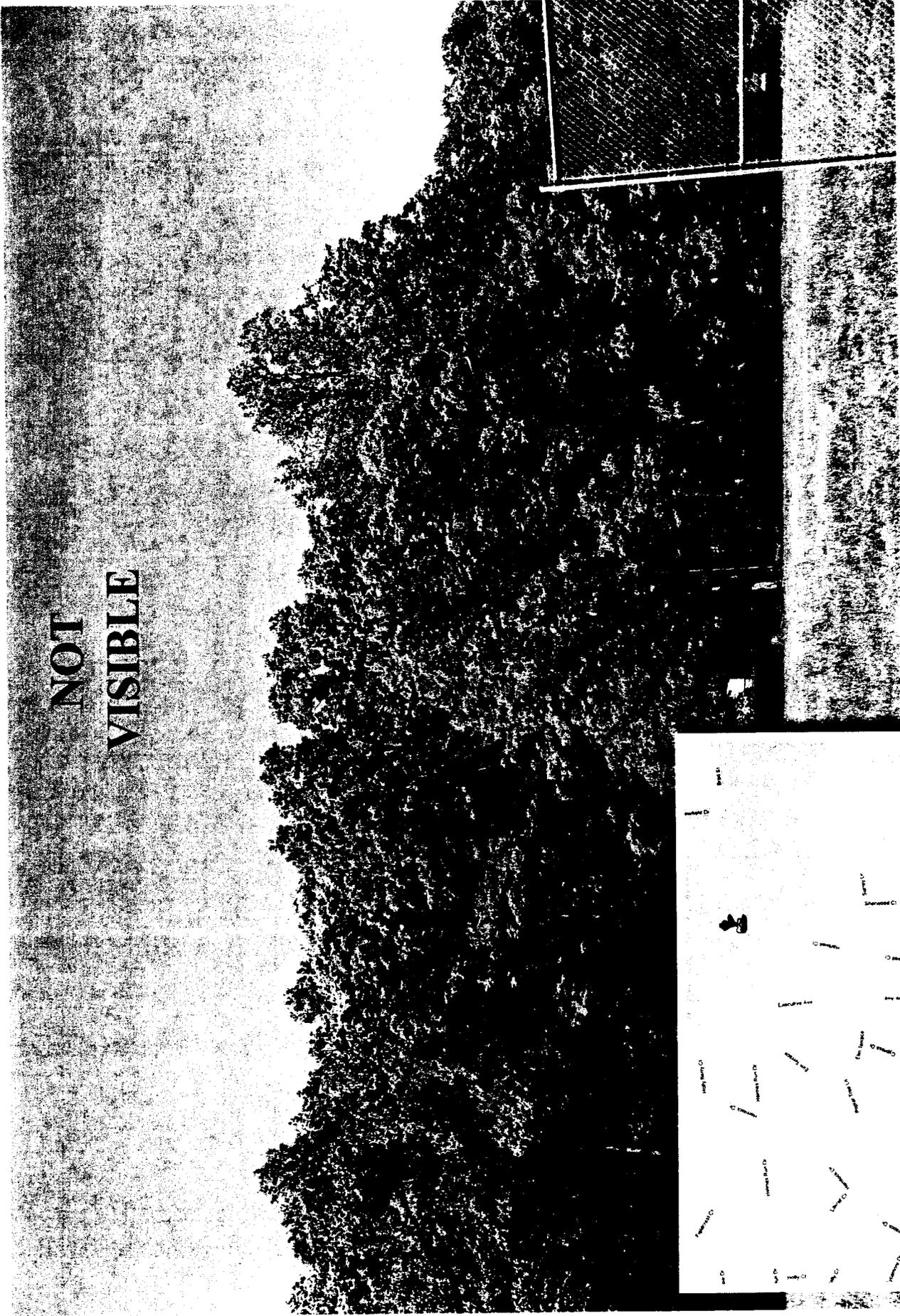


**NOT
VISIBLE**

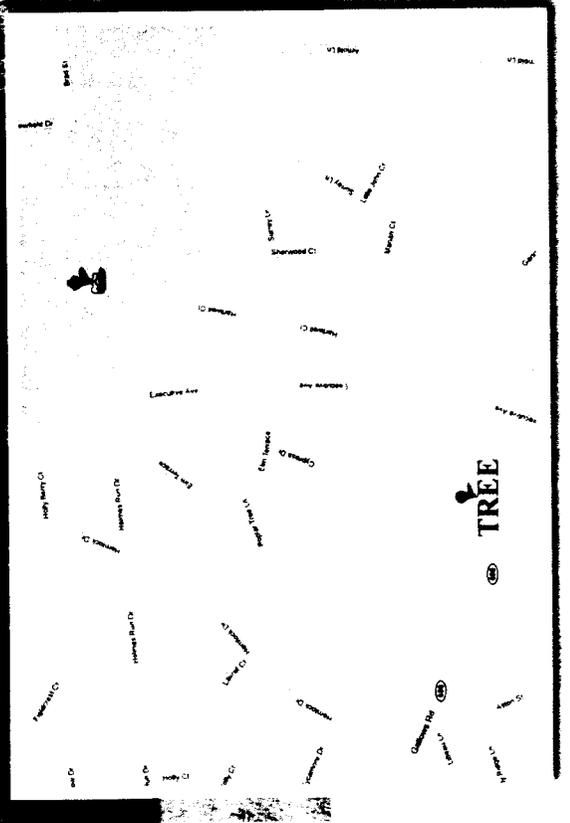


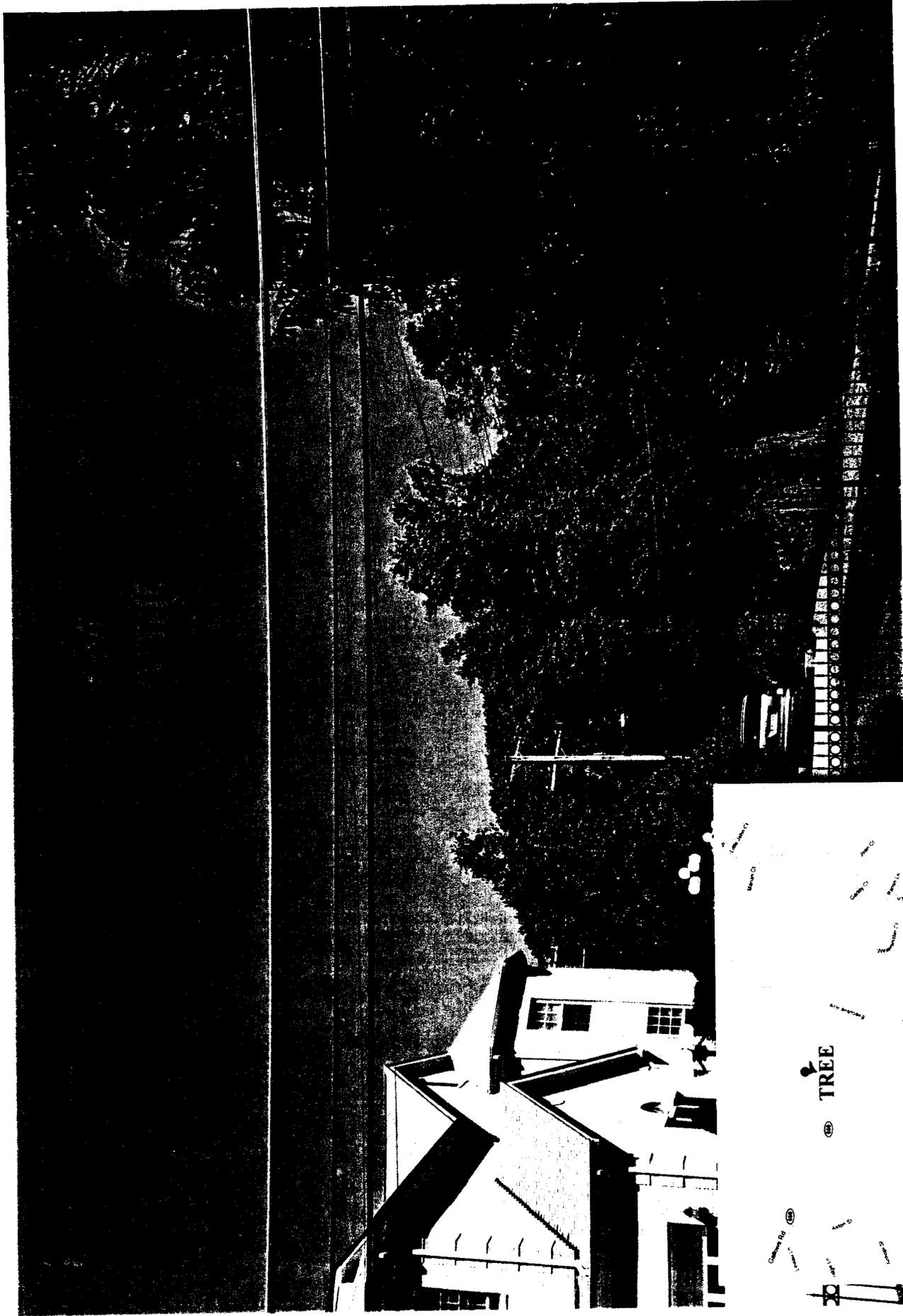
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HOLMES RUN
ONE MONOPINE @ 125'**

**NOT
VISIBLE**

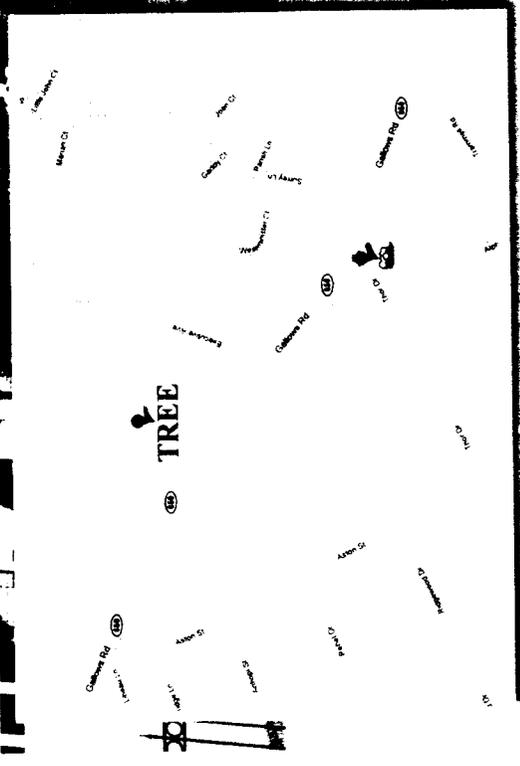


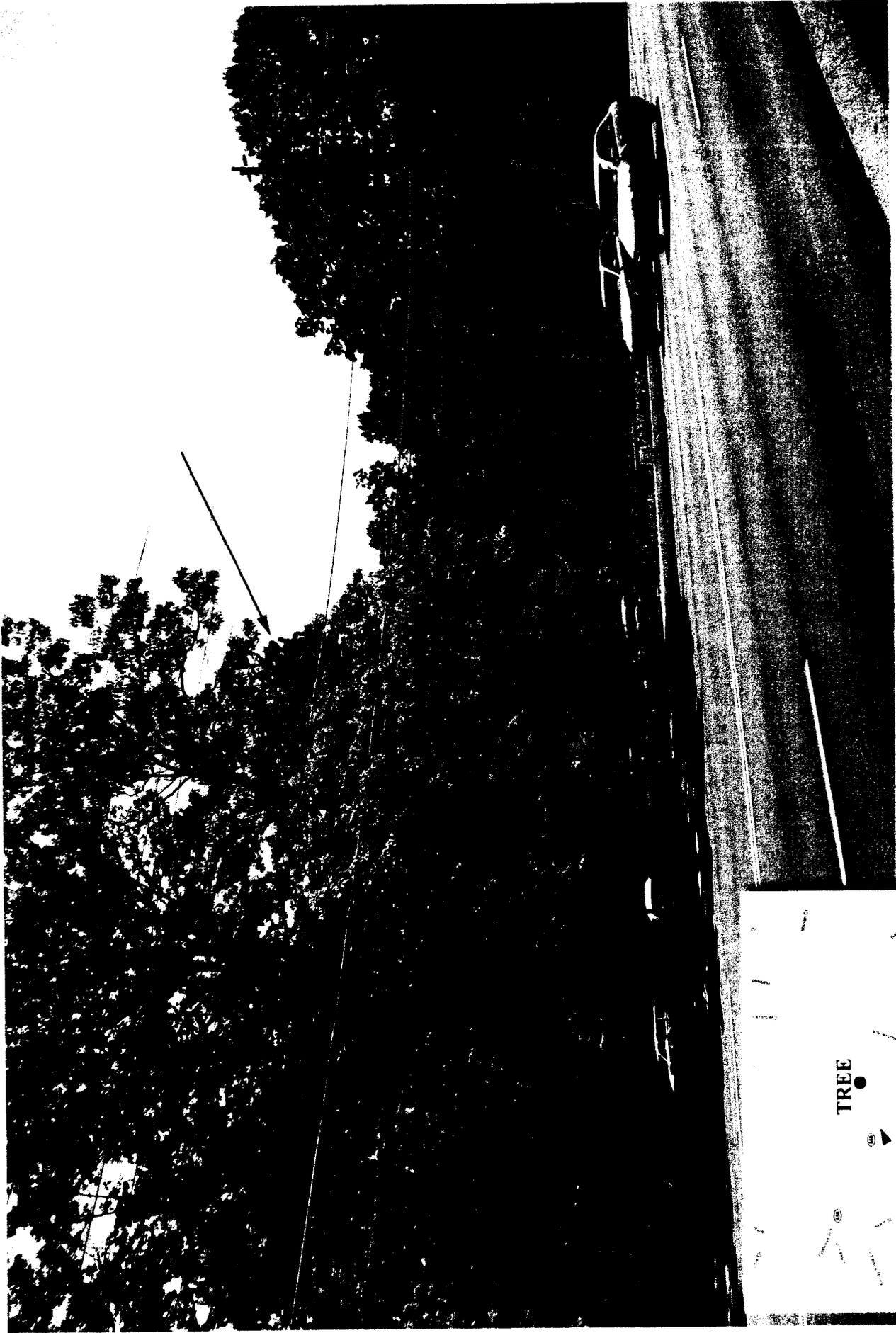
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**





CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'





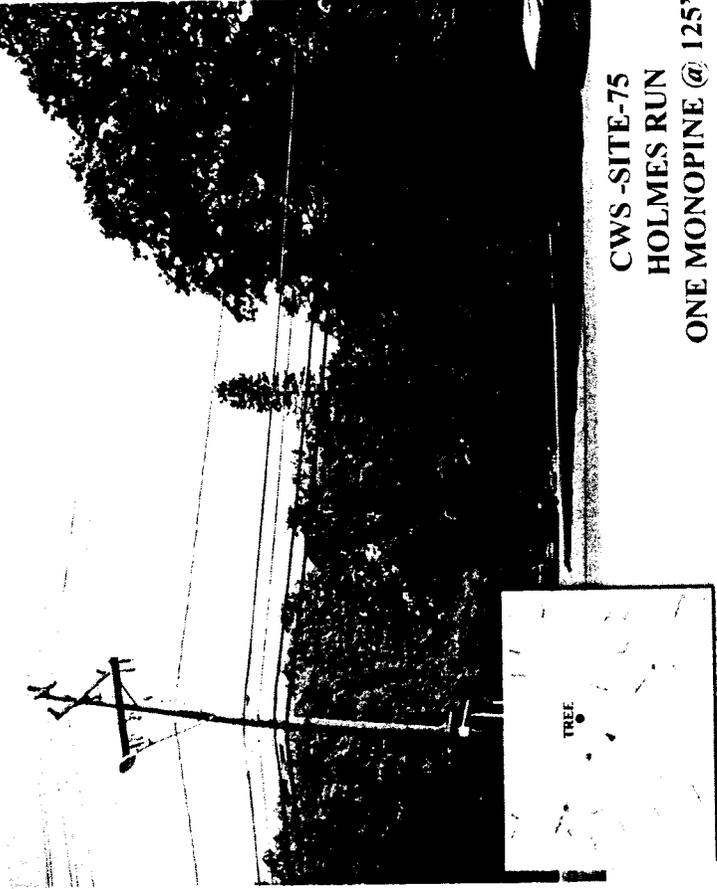
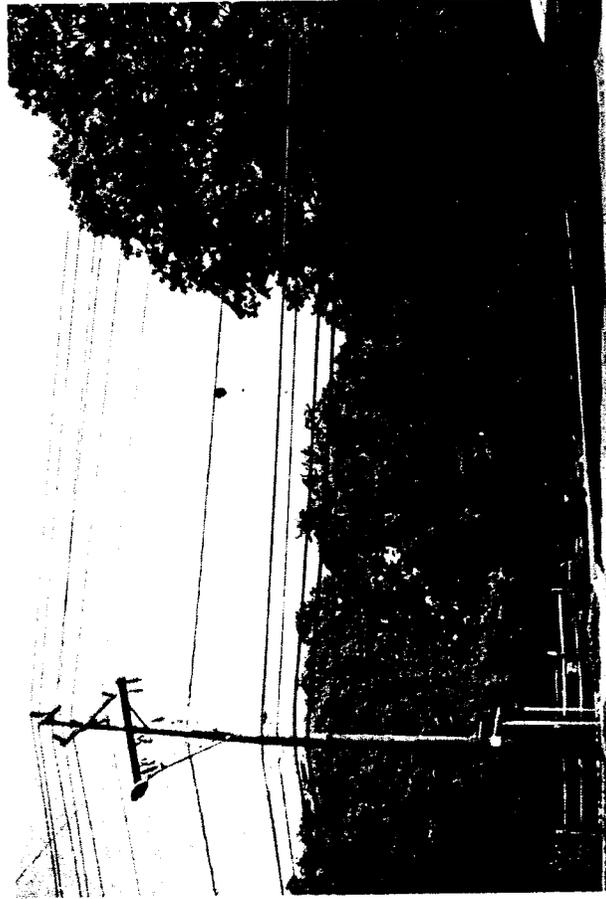
**CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'**

3450 Gallows Road View



CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'

3444 Gallows Road View



CWS -SITE-75
HOLMES RUN
ONE MONOPINE @ 125'



June 6, 2008

Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701
301-512-2409
Matthew.Shannon@verizonwireless.com

RECEIVED
Department of Planning & Zoning

JUL 17 2008

Zoning Evaluation Division

Community Wireless Structures
2800 Shirlington Road, Suite 960
Arlington, VA 22206
Attention: Thomas A. Murray

RE: Verizon Wireless
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Sincerely,

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Matthew Shannon
RF Design Engineer, Verizon Wireless



June 6, 2008

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2800 Shirlington Road, Suite 960
Arlington, VA 22206
Attention: Thomas A. Murray

RE: Verizon Wireless
Gallows / Holmes Run Site
3441 Gallows Road
Falls Church, VA, 22042

Dear Mr. Murray,

Verizon Wireless operates a Personal Communication Service authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Falls Church, VA. Verizon Wireless' operations and network are licensed and regulated by the FCC.

The antennas, as proposed and designed for the above noted site, are in compliance with all applicable FCC requirements. In addition, the proposed site meets all applicable ANSI/IEEE C95.1-1992 exposure levels, as adopted by the FCC requirements.

Verizon Wireless is committed to compliance with all government regulations and standards. Please contact Verizon Wireless if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "M Shannon", written over a light blue horizontal line.

Matthew Shannon
RF Design Engineer, Verizon Wireless



July 14, 2008

Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701
301-512-2409
Matthew.Shannon@verizonwireless.com

RECEIVED
Department of Planning & Zoning

JUL 17 2008

Zoning Evaluation Division

Community Wireless Structures
2800 Shirlington Road
Suite 960
Arlington, Virginia 22206
Attention: Thomas A. Murray

RE: Verizon Wireless
Gallows site (Holmes Run site)
3441 Gallows Road
Falls Church, VA, 22042

Dear Mr. Murray,

Verizon Wireless would like to install a PCS cell site at the proposed CWS Holmes Run location. This cell site will fill in weak signal areas between existing sites in the area, including sites along Rt 50 and Little River Turnpike. Areas to be covered are bounded to the west by I-495 Washington Beltway, to the north by Rt 50, to the east by Annandale Road, and to the south by Walton Lane. Service from this cell site would be in the PCS frequency band, including voice carriers and EVDO data services.

Verizon Wireless is investigating the possibility of a new site near the INOVA Fairfax Hospital complex, but this site would be a replacement for the site currently located near the intersection of Gallows Road and Rt 50. A site at INOVA Fairfax Hospital and the proposed CWS Holmes Run location would not cover the same geographic areas.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Shannon", written over a horizontal line.

Matthew Shannon
RF Design Engineer, Verizon Wireless



Community Wireless Structures
2800 Shirlington Road, Suite 960
Arlington, VA 22206
Phone: (703) 845-1971
Fax: (703) 845-1953

Memo

To: Susie Batista & Anita Capps
From: Ginger Beaudoin *SAB*
CC: Catherine Blue, Norm Gottlieb, Thomas A. Murray
Date: 08/19/08
Re: CWS 75: Holmes Run - Compound Location Shift

In response to comments made regarding mitigating the visual impact of the proposed 125' treepole at the last meeting with staff on August 7, 2008, CWS has explored shifting the compound location to preserve the existing mature trees in order to buffer the site from Gallows Road. Staff recommended that we shift the compound down the hill toward the pool facilities. CWS has investigated this possible location by consulting with both our engineer and construction manager. There are two major issues with this new location.

First, from an engineering perspective, moving the site to a down hill location (see attached Option 2) would create a larger disturbed area, as it would no longer be possible to access the site during construction from the parking lot. The site would have to be accessed using the existing pool driveway. To reach the site here our access driveway would have to be longer and the area around it would be disturbed during construction. Also, the topography of the new location would require a larger retaining wall. Taking both of these issues into account, our engineer has calculated the total disturbed area would increase from 2,461 square feet to 3,140 square feet. This would put us over the 2,500 square feet threshold for storm water management and cause the facility to create a greater environmental impact on this property.

From a construction perspective, the proposed down hill location (Option 2) also creates additional environmental and visual impact on the property. As previously mentioned, the original location was chosen partially because it allowed for a construction or "staging area" for the compound to be set up in the existing parking lot to minimize the amount of land outside the actual compound that would need to be disturbed. The new location removes this staging area access. To construct a facility like this large cranes are brought in to erect the tower and to set carrier shelters. A large drill rig is also needed to create the hole for the mono-pine foundation. In order to get this type of equipment down the hill, it will be necessary to remove some of the existing mature trees and trim the canopy of other trees. The size of this equipment also means that it needs a larger area to maneuver. The end result is that the area between the compound and the pool access road would be disturbed, thus creating a greater overall loss of existing mature trees and disturbed ground on this parcel.

CWS proposes an alternative solution (see attached Option 1) that will still provide a buffer between the mono-pine and Gallows Road. Our proposal is to shift the compound back approximately 10 feet from the existing location and plant 20 foot tall evergreen trees (see attached plat). This solution (Option 1) would allow CWS to maintain the same approximate disturbed area (2,467 square feet versus the 2,461 square feet at the original location). The slight increase is made possible by maintaining the ability to again be able to use the existing parking lot for construction access. In addition, the number of existing mature trees that would need to be removed would also be minimized. Only those trees directly in the compound area would need to be removed. No trimming or removing of additional trees is necessary because access to the compound will be from the existing parking area. In addition, the topography at the top of the hill and the way the contours line up with the compound help to minimize the size of the retaining wall, which in turn helps to minimize the total disturbed area. In contrast, due to the conditions at the down hill location, a larger retaining wall is necessary resulting in the greater overall disturbed area. Finally, the planting of the mature evergreen trees would provide an immediate buffer for the mono-pine allowing it to blend into the tree stand behind it.

After exploring both options, we concluded that the slight 10' shift location (Option 1) would be the best solution. The location for the facility would still be accessible from the existing parking lot, the disturbed area is minimized and aside from the trees in the proposed compound no other trees would need to be removed in order to allow for construction. This solution addresses the visual concerns expressed by staff and prevents our construction from creating a greater environmental impact on the property.



Community Wireless Structures
2800 Shirlington Road, Suite 960
Arlington, VA 22208
Phone: (703) 845-1971
Fax: (703) 845-1953

Memo

To: Susie Batista & Anita Capps
From: Thomas A. Murray *TAM*
CC: Catherine Blue, Ed Donohue, Norm Gottlieb
Date: 08/27/08
Re: CWS 75: Holmes Run - Viability of Compound Relocation Option 3

Following Monday's meeting at Supervisor Smyth's office, we instructed our civil engineer, Cabot Goudy of Entrex, to analyze Option 3, the downhill compound location proposed by your office at the meeting.

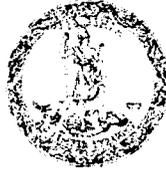
As we had feared, this Option 3 location is a non-starter as a result of the limits of land disturbance. As you can see from the attached drawing "Compound Relocation Option 3", the disturbed area is 3,026 square feet, well in excess of the 2,500 square foot threshold.

When we selected Option 1 adjacent to the parking lot, there was input from a number of parties including Holmes Run Recreation Association, our civil engineer Entrex, our zoning counsel Donohue and Blue, and Bill Baker of Tenascend Construction, our construction manager. We were looking for a solution that satisfied a number of often competing criteria. The location had to fit with the pool's existing and future uses, be of minimal visual impact on the surrounding residences, be large enough to enable co-location, and finally be of a design that could both be built and have minimal soil disturbance.

Back in the summer of 2007, this group collectively arrived at the location adjacent to the parking lot and it seems that we have returned to that spot after thoroughly considering several other locations. The adjacent parking lot is the special ingredient of this location. It permits easy access to the compound for the drill rig and concrete trucks that make the tree pole foundation. The parking lot provides an area free of tree canopy and branches for the crane to both stack the tree pole sections and hoist the carrier shelters/equipment into the compound. Finally, the parking lot is already a "disturbed area" and its use as a construction staging area is essential to keeping us under the 2,500 square foot disturbance limit.

Finally, while the parking lot location has some potential visibility from Gallows Road, CWS is taking enormous measures to mitigate this impact. First, CWS has offered to plant in excess of 5 dozen evergreens in strategic site-line locations on the property. And secondly, we propose to plant a row of enormous twenty foot (20') tall evergreens on the front edge of the compound, between the retainer wall and the existing parking lot.

You had requested that we further study the trees in the vicinity of the compound locations, the height and location of retainer walls, as well as, the grading within the compound. Respectfully, we are reluctant to invest time and expense in these studies given the 3,026 square feet of disturbed area of Location 3. As we noted at the meeting, we would be forced to withdraw our application and terminate our lease if required to do a storm water management plan.



COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.
Secretary of Natural Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

3 December 2007

Ms Amanda Baxter
Baxter Consultants, Inc.
25915 Kirkwood Square
South Riding, Virginia 20152-2089

Re: Proposed Holmes Run Telecommunications Site #75
Fairfax County
DHR File # 2007-1230

Dear Ms Baxter:

We have received your request for our review and comment regarding the above referenced project. We concur that the undertaking will have No Adversé Effect on historic properties listed in or eligible for the National Register of Historic Places, specifically the Holmes Run Historic District, a property listed in the National Register. Should you receive any comments regarding the project's effects to historic properties please forward copies to the Department of Historic Resources (DHR).

If you have any questions about our comments, please contact me at (804) 367-2323, Ext. 114.

Sincerely,

Marc Holma, Manager
Office of Review and Compliance

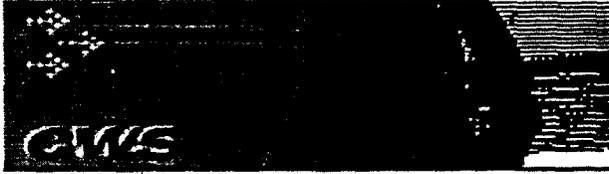
Administrative Services
10 Courthouse Avenue
Petersburg, VA 23803
Tel: (804) 863-1624
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Ave.
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way, 2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7031
Fax: (540) 868-7035



Community Wireless Structures
2800 Shirlington Road, Suite 960
Arlington, VA 22206
Phone: (703) 845-1971
Fax: (703) 845-1953

Memo

To: Susie Batista & Anita Capps

From: Ginger Beaudoin 

CC: Ed Donohue, Norm Gottlieb

Date: 09/11/08

Re: CWS 75: Holmes Run – Tree Survey

In response to the request made by staff for a tree study at the meeting held at Supervisor Smyth's office on August 25, 2008, we instructed our civil engineer, Cabot Goudy of Entrex, to conduct a tree survey in the general vicinity of the proposed compound location for option 1. This survey details the trees that will need to be removed along with the species, caliper and relative health of the existing trees.

As we anticipated, the study confirms that twelve (12) trees will need to be removed (11 living and 1 dead). Thirty three percent (33%) of those trees (4 of 12) are Mulberry or Locust, which are not a highly desirable specimen species. The real focus though is on the mature trees. Our proposed location would only require the removal of two mature specimens (trees 8 & 15). Both are red oak that are 28" in diameter and only one of those trees is in good health. The other compound options would also require the removal of two mature trees (trees 26 & 27 which are of similar caliper). The remaining eight (8) that would need to be removed (66%) are relatively small or less than twelve inches (12") in diameter.

A majority of the trees that would be saved in the vicinity of the option 1 compound location are in good health. This should reassure the County that the buffer these trees provide can be counted on to remain in the future.

In addition, CWS proposes to plant in excess of five (5) dozen evergreen trees in strategic site line locations to supplant the loss of these twelve (12) trees. To further mitigate the view of the mono-pine from Gallows Road, the height of those evergreens planted in front of the compound and closest to the parking lot will be twenty (20) feet tall. These enormous evergreens obscure the view from Gallows Road and will create an instant replacement buffer. Given the minimal disturbed area of the option 1 location and the tree survey details, this location provides the best and only viable option for the placement of the facility.

October 6, 2008

Ms. Kris Abrahamson, AICP
Branch Chief, Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035-5509

Re: CWS/Holmes Run Swim Club
SE 2008-PR-009/SPA 77-P-03 and 2232-P07-17

Dear Ms. Abrahamson:

On behalf of Community Wireless Structures (the "Applicant"), please accept this letter as a response to some of the questions raised in comments received by the Zoning Evaluation Division. As we discussed, the application requests only special exception and special permit relief. Many of the comments and proposed conditions relate more appropriately to site plan review, and should be handled during that process.

Accordingly, the Applicant responds to three discrete points: 1) Request for more detailed evaluation of the proposed structure's impact on trees in proximity to the proposed structure and compound, and drip lines in this area; 2) Provide a more detailed evaluation of the construction plan, including whether it will remain inside the limit of disturbance ("LOD"); and 3) Photos and a photo simulation depicting the visual representation of the view of the proposed facilities from across Gallows Road to the south, as requested. This matter is on the agenda for the December 4, 2008 Planning Commission public hearing. We understand it is also on the Board of Supervisors' December 8, 2008 calendar. The Applicant wishes to remain on the agenda and calendar, as currently set.

Drip lines/Tree Cover

We are submitting ten (10) sets of revised plans, with new sheets Z-9A, which address the more detailed analysis of the drip lines of trees in proximity to the compound.

Limits of Disturbance

In response to your request that the Applicant confirm that the proposed facilities can be constructed inside of the limit of disturbance (LOD) as shown on the site plans, the Applicant asked its engineers to reconsider their position in light of your concerns. The engineers have concluded that with a combination of construction techniques and judicious use of ground equipment, the construction of the proposed facilities can stay within the LOD. For example we are planning to use a sloped compound with timber wall on the uphill side and a poured foundation on the downhill side. The Applicant is prepared to bring testimony to this effect as needed at the hearings.

Photo-Simulations

You requested a visual depiction of the proposed site from across Gallows Road to the south. The Applicant has prepared photos and photo simulations in response to your request. They are submitted along with this letter. Given the substantial tree cover on the swim club property, we submit the use of a stealth tree at this location greatly decreases the visibility of the facility. This view from directly across Gallows Road to the south is perhaps the most visible of any viewpoint, and visual impact is largely minimized by the tree design.

Thank you for your assistance in this regard. Please call me with any questions.

Donohue & Blue

By:


Edward L. Donohue



County of Fairfax, Virginia

MEMORANDUM

DATE: June 10, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SE 2008-PR-009/SPA 77-P-091-03
Community Wireless Structures

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject special exception application for this property and the special exception plat, dated February 26, 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 in harmony 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:

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .
- Minimize the amount of impervious surface created.
 - Where feasible, convey drainage from impervious areas into pervious areas....
 - Encourage the preservation of wooded areas...
 - Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements....
 - Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements....
 - Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
 - Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

- Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan 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.”

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices....”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities.

Water Quality Protection/Stormwater Management Best Management Practices (BMP): The subject property is located in the Cameron Run Watershed and the County’s Chesapeake Bay Watershed. The applicant proposes to construct a 140’ monopole on a 40’ x 75’ pad site in two phases located on the Holmes Run Recreation Association property. The stormwater management narrative on sheet Z-8 of special exception plat indicates that the applicant will be seeking a waiver of water quality controls based on the applicant’s estimated disturbed area calculation of 1,893 square feet for this project. However, the entire proposed pad site is a 3,000 (40’ x 75’) square feet based on the depiction shown on sheet Z-1 of the plans. Staff recommends that the applicant meet water quality control requirements based on both phases of the proposal as a 3,000 square foot + area of disturbance. The stormwater management narrative also indicates that the applicant will seek a stormwater detention waiver.

Staff recommends that the applicant provide water quality and water quantity control measures for this proposal in the event that waivers are not granted by the Department of Public Works and Environmental Services (DPWES). As an alternative to implementing water quality and quantity controls for this proposed facility, the applicant could reduce the total amount of area which is proposed to be disturbed with both phases to a threshold which is significantly less than 2500 square feet.

Adequate Outfall: The narrative on sheet Z-8 indicates that the net increase of the peak discharge for the 10 year – 24 hour storm is not significant. No other information has been provided about adequate outfall for this proposed development. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Landscaping and Tree Preservation/Restoration: A generalized tree survey has been provided as part of the special exception plat, but little information has been provided about the amount of landscaping which will be lost due to the installation of the facility. The applicant should provide a landscape plan for this facility which provides an equivalent or greater amount of vegetation than the amount which will be removed for the construction of the facility.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan depicts a major paved trail and a bike trail adjacent to the subject property along Gallows Road. While the development plan on page Z-7 acknowledges these trails on the Countywide Trails Plan, it is unclear whether these trails along the subject property's frontage are in place or proposed or not going to be provided by the applicant.

PGN: MAW



County of Fairfax, Virginia

MEMORANDU

DATE: May 15, 2008

TO: David Marshall, Chief
Facilities Planning Branch, DPZ

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

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-P07-17 Community Wireless Structures at Gallows Road (Holmes Run Acres Recreation Association, Inc.)

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

In the vicinity of the proposed monopole location there are no transportation elements on the Fairfax County Transportation Plan Map that would be impacted. Also, due to the overall nature of monopoles in general, the proposed monopole included, there appears to be no potential for a significant traffic impact.

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

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



County of Fairfax, Virginia

MEMORANDUM

April 25, 2008

TO: Suzianne Battista, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Holmes Run Acres Recreation Association; SE 2008-PR-009

RE: Request for assistance dated April 7, 2008

This review is based on the Special Exception (SE) 2008-PR-009 stamped "Received, Department of Planning and Zoning, March 21, 2008". A site visit was conducted on April 17, 2008.

Site Description: This site is developed with two existing swimming pools with associated concrete decks, a pool house, and a gravel parking lot. The existing vegetation at the eastern and southwestern portions and in the area of the proposed monopole contain a sub-climax upland forest with trees consisting primarily of tulip tree, red oak, black locust, red maple, cherry, and white oak. These trees appear to be in fair to good condition and should be considered for preservation. There are also three existing white oak trees located at the central portion of the existing gravel driveway. These trees appear to be in fair condition as they have been severely pruned due to the existing overhead utility wires currently located above their canopies.

1. Comment: Preliminary tree cover calculations have not been provided.

Recommendation: Applicant should provide preliminary tree cover calculations to demonstrate how tree cover requirements will be met on this site.

2. Comment: The existing vegetation at the eastern and southwestern portions and in the area of the proposed monopole contain a sub-climax upland forest with trees consisting primarily of tulip tree, red oak, black locust, red maple, cherry, and white oak. These trees appear to be in fair to good condition and should be considered for preservation.

Recommendation: Tree save areas should be provided along the eastern, southwestern, and central portions of the site to preserve the existing sub-climax upland forest in these areas.

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



3. **Comment:** It appears a 10-inch diameter locust, 8-inch diameter mulberry, and a 6-inch diameter tulip tree located at the southeast corner of the proposed construction area are proposed for preservation. These trees have trunk damage, are growing into each other and appear to be in poor condition.

Recommendation: These trees should not be considered for preservation.

4. **Comment:** The Tree Protection Barrier detail on sheet Z-9 denotes several control methods, many of which are not secure enough to adequately protect trees in this situation.

Recommendation: This detail should be removed and replaced with a tree protection fence installation detail requiring the use of 14-gauge welded wire fence as tree protection.

5. **Comment:** The "Landscaping Waiver Note" on sheet Z-9 states "A landscaping waiver is requested for this project." A transitional screening yard and barrier waiver/modification application has not been submitted to UFMD for review and approval and it is unclear how the transitional screening and barrier requirements for this site will be met.

Recommendation: A transitional screening yard and barrier waiver/modification application, complete with the required justification letter, should be submitted to UFMD for review and approval.

6. **Comment:** Transitional screening type 1 and barrier D, E, or F are not shown or identified along the property boundaries where the site faces the single family detached dwellings.

Recommendation: Transitional screening type 1 and barrier D, E, or F should be shown and identified along the all property boundaries adjacent to single family detached dwellings. See comment/recommendation #4.

7. **Comment:** Barrier A, B, or C is not shown or identified along the western property boundary adjacent to the existing elementary school.

Recommendation: Barrier A, B, or C should be provided along the western property boundary adjacent to the existing elementary school. See comment/recommendation #4.

8. **Comment:** It is not clear how the Applicant proposes to landscape this site.

Recommendation: A landscape plan should be submitted that shows a variety of native tree species, of various sizes, planted throughout the site. Native trees that are well suited for this location include white oak, red maple, red oak, American holly, American beech, willow oak, eastern redcedar and many others.

To receive additional tree cover credit, native and desirable trees should comprise at least 90% of all trees listed on site. Tree species and planting locations that are effective for energy conservation can also receive additional tree cover credit. See PFM sections 12-0501.5B and 12-0501.10D.

9. **Comment:** Given the nature of the tree cover on this site, and depending upon the ultimate development configuration provided, several proffers will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Recommend the following proffer language to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the SE for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE, they shall be located in the least disruptive manner necessary as determined by the UFMD,

DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SE shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the

Holmes Run Acres Recreation Association
SE 2008-PR-009
April 25, 2008
Page 5 of 5

process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 if you have any question.

TLN/
UFMID #: 135760

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

June 2, 2008

TO: Suzianne Battista, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Holmes Run Acres Recreation Association; SE 2008-PR-009

RE: Request for assistance dated May 28, 2008

At the request of the Zoning Evaluation Division, Doug Petersen, Section Chief, and I met with you and Anita Capps at the above site on May 28, 2008 to review Special Exception (SE) 2008-PR-009 stamped "Received, Department of Planning and Zoning, March 21, 2008". In addition to the comments and recommendations provided in my memo dated April 25, 2008, UFMD would like to make the following additional comments and recommendations based on our May 28, 2008, site visit.

- 1. Comment:** Construction of the tree pole in the proposed location shown of the SE will result in the removal of several existing trees that appear to be in fair to good condition. There is an existing 30-inch tulip tree and a 25 inch red oak tree located to the north of the proposed limits of clearing and grading. These trees appear to be in poor to fair condition.

Recommendation: Label the 30-inch tulip tree and 25-inch red oak tree "to be removed" and show the tree pole to be constructed in this area. Adjust the limits of clearing and grading to the south to preserve the existing trees and vegetation shown in the locations of the tree pole shown on the current SE.

- 2. Comment:** There is little vegetation that currently provides screening below six feet tall located in the proposed location of the tree pole shown on the current SE.

Recommendation: A row of 8 to 10 ft. ht. evergreen trees should be provided at the northern side of the existing gravel parking lot to screen the proposed tree pole facilities. Recommended evergreen trees suitable for this location include Japanese cryptomeria, eastern redcedar, American holly, and Norway spruce.

- 3. Comment:** There is an existing gravel road with an associated open gravel storage area located to the northeast of the proposed location of the tree pole shown on the current SE.

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
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Holmes Run Acres Recreation Association
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Page 2 of 2

Recommendation: Relocate the compound location to the open gravel storage area located to the northeast of proposed location of the tree pole shown on the current SE.

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFMID #: 135760

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: September 16, 2008

TO: Anita Capps, Staff Coordinator
Planning Division, DPZ

FROM: Douglas Petersen, Urban Forester III
Urban Forest Management Division, DPWES

SUBJECT: 2232-P07-17, Holmes Run Acres Recreation Association

In response to your request, Urban Forest Management staff has visited the referenced site a few times and reviewed the plans, revisions, and correspondence related to the proposed telecommunication facilities to be erected on this site. Our division has the following comments related to this application:

- Limits of disturbance: The proposed limits of disturbance for a facility of this size seems unrealistic since they are only shown to be two feet (2') beyond the size of the improvements that are going to require grading and the installation of a retaining wall. The average construction project, with minimal grade changes, usually requires a perimeter of ten feet to fifteen feet (10'-15') to allow for grading and equipment movement. Additionally, it does not appear that any allowance has been made for the stockpiling of soil and debris that apparently is going to be necessary, as well.
- Tree survey: The tree survey prepared in association with this project is not as complete as it should be. While it shows the location, species, and size of the trees in the vicinity, it does not accurately depict the crown spread or dripline of each tree. This information is important to determine the critical root zone of the trees in the construction zone and the extent to which this root zone is going to be damaged by the proposed construction; subsequently helping to decide which trees can be preserved and which trees should be removed. Also, the identities of some of the trees are incorrect; for instance, the "blackjack oaks" are either red oaks or black oaks, since a blackjack oak is a smaller tree that rarely gets over ten inches in diameter.
- Location of facilities and existing trees: The proposed location of the structure and equipment pad near the parking lot will necessitate to removal of all of the trees between the improvements and the existing parking lot. While the trees shown to be removed in that area, trees numbered 4 thru 7 and 12 thru 14, are not the most outstanding specimen trees on the site, their preservation may help provide a more natural buffer of thirty-foot tall trees in front of the proposed facilities if the facilities were moved about twenty feet further north (toward the pool). The larger trees to the



Memo to Anita Capps
2232-P07-17 Holmes Run
September 16, 2008
Page 2

north, trees numbered 26 and 27, are already damaged and in decline to the point where they will need to be removed as hazardous trees in the near future. Consequently, the trees near the parking lot could possibly be preserved, while dying trees could be removed as part of this project.

- Landscaping and screening: The proposed landscaping and screening plan for the project is unclear and potentially misleading. Some of the landscaping “areas” shown on the plan have some existing trees in them that would require care if “infill planting” is conducted. While unclear on the plan, the central planting island appears to be partially in the right-of-way for Gallows Road. This parking island would have to be relocated fully on the subject site, which would entail removing some of the adjoining parking lot. The proposal is only for a ten-foot wide planting area, which is less than would be required for a transitional screening yard.

In some of the related correspondence, reference was made to planting twenty-foot (20') tall evergreen trees in front of the compound, which would be roughly equivalent to trees that are two stories tall. Trees of this size are not abundantly available in most of the local nurseries, and may be difficult to procure. If, indeed, evergreen trees of this size are to be installed, the acceptable species should include Leyland cypress, eastern redcedar, or a holly cultivar. Absolutely no white pines should be used! Since the survival rate of such large trees is greatly diminished compared to smaller trees, such as twelve feet to fourteen feet (12'-14') tall, a warranty for replacement trees within twelve months of installation would be strongly recommended. Our staff recommends that smaller trees be used and perhaps placed in the planting areas near Gallows Road to better screen the line of sight from the properties on the south side of the street. Additional evergreen trees should also be planted in front of the compound and elsewhere on the site, as well, to provide additional screening benefits.

If you need additional information or have questions regarding these comments, please feel free to contact me.





County of Fairfax, Virginia

MEMORANDUM

DATE: July 31, 2008

TO: Susan Battista, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception SE 2008-PR-009 associated with Special Permit Application SPA 77-P-091-03, Community Wireless, Plan Dated July 17, 2008, LDS Project #25064-ZONA-001-2, Tax Map #059-2-09-0006 and 0007, Providence District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on the property.

Floodplain

There is no regulated floodplain on the property.

Stormwater Management (SWM) and Site Outfall

There will be a minimal increase in runoff. The project would qualify for a waiver of the onsite stormwater detention requirement. The land disturbance activity will be less than twenty-five hundred (2,500) square feet in the Resource Management Area; the project will be exempt from the CBPO requirements. The outfall should be adequate as the net increase in runoff is not significant and it sheet flows to the Potomac River.

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

QK/mw

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
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Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-835





County of Fairfax, Virginia

MEMORANDUM

DATE: 28 May 2008

TO: Anita Capps, Senior Planner
Suzie Battista, ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: 2232-P07-17 Community Wireless Structures; proposal to install a 145' tall monopole with antennas and equipment cabinets at the base of the monopole, enclosed in a 40' wide X 74' long equipment compound surrounded by a 8' high wooden fence at Holmes Run Acres Recreation Association, 3457 Gallows Road, tax map 59-2((9)) (1) 7 & 6. Concurrent with SE 2008-PR-009 with SPA 77-P-091-03

Background: The subject parcels are within the boundaries of the Holmes Run Acres National Register Historic District (NRHD). This district is also listed on the Virginia Landmarks Register and the Fairfax County Inventory of Historic Sites.

The applicant has complied with Section 106 of the National Historic Preservation Act of 1966, as amended. The Section 106 review included an onsite reconnaissance and viewshed analysis of National Register properties. A balloon was flown from the proposed monopole location at its then proposed height of 140' to evaluate the visual impact of the monopole on the documented heritage resources. The completed Section 106 documentation indicates that the proposal will have no adverse effect on historic properties within a one-half mile radius of the project site. Specifically cited on page v of the document under Direct Effects is "No Historic Properties in Area of Potential Effects ("APE") for direct effects" and under Visual Effects " 'No adverse effect' on Historic Properties in APE for visual effects".

On May 14, 2008 staff participated in a viewshed evaluation. A balloon was flown from the proposed monopole location at its proposed height of 145' with flags marking the 125' and 100' heights. The balloon was highly visible from contributing NRHD resources in the 7800 block of Sycamore Drive west of Hemlock Drive. In addition, the proposed equipment compound at the base of the monopole would be located at the Holmes Run Acres Recreation Center, an identified resource in the National Register nomination.

Policy Plan: Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Amended through 1-10-2005, Public Facilities, page 38:

"Policy k. Locate telecommunication facilities to ensure the protection of historically significant landscapes. The views of and vistas from architecturally and/or

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& ZONING

historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.”

Finding: The Section 106 viewshed analysis was conducted from 13 points throughout the NRHD. The points are shown on page 48 of the Section 106 report. It does not appear that any of the 13 points is in the 7800 block of Sycamore Drive; the area where staff found the balloon to be highly visible at the May 14, 2008 viewshed evaluation. Staff finds the Section 106 viewshed analysis to be incomplete because it did not take into consideration the visibility of the balloon from the 7800 block of Sycamore Drive.

The results from the May 14, 2008 balloon test indicate that the proposed monopole would be highly visible from contributing properties of the NRHD. Staff finds there is an adverse effect on one or more historic properties in the *Area of Potential Effects (APE)* for visual effect.

The proposed equipment compound at the base of the monopole would be located at the Holmes Run Acres Recreation Center, an identified resource in the National Register nomination. A treed area would be cleared to construct the compound at this property; the site would be directly altered. The Section 106 analysis did not address the construction of the equipment compound. Staff finds the construction of an equipment compound at the base of the monopole to be an adverse effect on a historic property in the APE for direct effects.

The proposal is not in-keeping with the Policy Plan text cited above. Staff finds that the views of and vistas from the architecturally and/or historically significant structures will be impaired or diminished by the proposed telecommunication facilities.

Recommendation:

1. The applicant mitigate the visual and direct adverse effects of the proposed monopole and equipment compound on historic properties in order to be in-keeping with policy k of the Policy Plan as cited above.
2. In order to mitigate the visual adverse effects of the proposal, the monopole be reduced in height to 100' and be a stealth tree pole design. Given the wooded area where the monopole would be located and the prevailing foliage and surrounding topography, it is staff's opinion that a height reduction and a stealth tree design would sufficiently mitigate the adverse effects of the proposed monopole.
3. In order to mitigate the direct adverse effect of the proposal, the equipment compound be screened by both a structural enclosure and landscaping so that the equipment is not visible from the Holmes Run Acres Recreation Center property, an identified resource in the National Register nomination. It is staff's opinion that screening which blocks the view of the equipment will reduce the direct adverse effect. To further mitigate the direct adverse effect, Staff recommends consideration be given to screening the equipment compound with materials of a type, design and layout so that the compound appears more as a background element and less of a focal point of the site.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Name of Property Holmes Run Acres Historic District
County and State Fairfax, Virginia

Section 7 Page 1

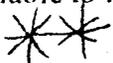
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Narrative Description

Summary Description

The Holmes Run Acres Historic District, a modern-style suburban housing development constructed between 1951 and 1958, comprises over three hundred single-family houses, a school, a recreation center and pools, and a park. The community is located off of Gallows Road in Fairfax County, Virginia. The rectangular one- and two-story houses were designed to be affordable, and easy and quick to construct using a modular system of standardized parts. They featured an open plan, plywood panels, fixed glass, and sliding windows. Holmes Run Acres was a departure from the more-prevalent colonial-style postwar subdivisions, both in the style of the houses and their relation to the landscape. The houses in Holmes Run Acres were sited to be in harmony with the natural terrain and surroundings. The wellings are staggered along heavily wooded lots with large trees and are arranged on the individual quarter-acre lots in a way that takes full advantage of the landscape and provides maximum privacy. The curvilinear design of the streets also accentuates the natural elements of the area. There are two structures (a pool complex and basketball court), one site (Luria Park), and 355 buildings within the historic district. The buildings are composed of primary resources, including dwellings, a school, and a concession building; and secondary resources, including garages, sheds, a pool pump house, a restroom facility, and trailers and offices at the school. Although a number of the buildings have been modified, the district still possesses a high level of integrity and maintains its modern-style suburban character.

Detailed Description

The landscape of Holmes Run Acres is the prime component of the subdivision. Holmes Run Acres began as a 135-acre abandoned farm that consisted of "cleared fields and rolling wooded terrain".¹ Photos taken during construction show the land was cleared of most trees, with only some trees dotting the landscape. Over time, the trees have matured and new ones were added, resulting in the current landscape.² The house siting is based on exposure, the view from the dwelling, privacy for the residents, and variation. A one-story house often appears on a flat or gently sloping lot, while a two-story dwelling is often located on hillside lots or lots with dramatic slopes. The one-story welling may have an attached or a separate carport, and the two-story dwelling may contain either an internal garage or an attached or independent carport. The exact location of the carport differs from house to house to avoid a uniform appearance in the neighborhood. In addition, the roof of the carport may be either shed or flat, making each property look unique.³ Privacy is an issue for most residents in Holmes Run Acres because of the small lots of the development. For this reason many dwellings in Holmes Run Acres are angled on the lot, providing optimal privacy and views. The architects were also able to create privacy through both the natural landscape and constructed elements. The architects, Satterlee and Lethbridge, used the existing trees on the property, graded some of the lots to create a physical barrier, and when necessary, placed short sections of wood fences on the lots. Additional wood fencing was made available to Holmes Run Acres homeowners; it came in 24-foot-long sections in a choice of three coordinating finishes.⁴ 

The names of the streets in Holmes Run Acres—Sycamore Drive, Holly Court, Laurel Court, and Cypress Drive—emphasize the nature theme that runs throughout the subdivision. The Gaddy addition to Holmes Run Acres continues the nature premise with road names such as Sherwood Court.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Name of Property Holmes Run Acres Historic District
County and State Fairfax, Virginia

Section 7 Page 64

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Endnotes

1. Christopher T. Martin, "Tract-House Modern: A Study of Housing Design and Consumption in the Washington Suburbs, 1946-1960" (Ph.D. dissertation, The George Washington University, 2000), 150.
2. Jim Freehof and George Lawson, "Contemporaries: A Way of Life: The Architecture," in *Holmes Run Acres: The Story of a Community* (Holmes Run Acres, 1976), 11.
3. Martin, "Tract-House Modern," 156.
4. Ibid., 162-164.
5. Ibid., 212-214.
6. Freehof and Lawson, "Contemporaries," 9.
7. John Purvis, "HRA Builders and the Differences Among Our Homes," *The Holmes Runner* (Winter 2005): 5-8.
8. Sarah Lahr, "Reading, Writing and Renovating: The Schools," in *Holmes Run Acres: The Story of a Community* (Holmes Run Acres, 1976), 25-30.
9. Jim Carscadden and Bev Peterson, "Survival Without Air-Conditioning: The Recreation Association," in *Holmes Run Acres: The Story of a Community* (Holmes Run Acres, 1976), 31-33.
10. Mary Lou Cooper, "Luria Park: A Place for All Seasons," in *Holmes Run Acres: The Story of a Community, Volume II* (Holmes Run Acres, 1991), 22.

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
- (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
- (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

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:

SPECIAL EXCEPTIONS

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.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

FAIRFAX COUNTY ZONING ORDINANCE

2. Category 1 uses may be allowed by special exception in the following districts:

R-A District: Limited to uses 5, 6, 7 and 8

All other R Districts: All uses

All C Districts: All uses

I-I District: Limited to use 4

I-1, I-2 Districts: All uses

I-3, I-4, I-5, I-6 Districts: Limited to uses 3 and 8

9-103 Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.
2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

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.

SPECIAL EXCEPTIONS

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.

SPECIAL PERMITS

appropriate areas for such uses, all special permit uses are divided into groups of associated or related uses, hereinafter set forth in this Article 8.

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-007 Conditions and Restrictions

In addition to those standards set forth in this Article, the BZA, in approving a special permit, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the permit in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

SPECIAL PERMITS

PART 4 8-400 GROUP 4 COMMUNITY USES

8-401 Group 4 Special Permit Uses

1. Community clubs, centers, meeting halls, swimming pools, archery ranges.
2. Swimming clubs and tennis clubs/courts.
3. Marinas, docks and boating facilities of a private, nonprofit nature.
4. Any other recreational or social use, operated by a nonprofit organization, where membership thereto is limited to residents of nearby residential areas.

8-402 Districts in Which Group 4 Uses May be Located

1. Group 4 uses may be permitted by right in the following districts:

 PDH, PDC, PRC Districts: All uses when represented on an approved development plan

 C-5, C-6, C-7, C-8 Districts: Limited to community clubs, centers and meeting halls

2. Group 4 uses may be allowed by special permit in the following districts:

 All R Districts except R-A: All uses

 C-1, C-2, C-3, C-4 Districts: Limited to use 2
 C-5, C-6 Districts: Limited to swimming pools and archery ranges, uses 2, 3 and 4
 C-7, C-8 Districts: Limited to uses 2 and 3
 C-9 District: Limited to use 2

 I-1, I-2, I-3, I-4 Districts: All uses
 I-5, I-6 Districts: Limited to use 2

8-403 Standards for all Group 4 Uses

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.
2. All uses shall comply with the bulk regulations of the zoning district in which located.
3. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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