



APPLICATION ACCEPTED: October 10, 2008
PLANNING COMMISSION: April 30, 2009
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

April 15, 2009

STAFF REPORT

APPLICATIONS SE 2008-MV-031
(Concurrent w/2232-V08-16)

MT. VERNON DISTRICT

APPLICANT: Mount Vernon Lodge #219, Ancient Free and Accepted Masons, Hammondville Holdings Corporation, New Cingular Wireless PCS, LLC & T-Mobile Northeast LLC

ZONING: R-3

PARCEL: 111-2 ((3)) 11

ACREAGE: 1.03 Acres

PLAN MAP: Residential; 2-3 du/ac

SE CATEGORY: Category 1: Use 8: Mobile and Land-based Telecommunication Facilities
Category 3: Private Clubs and Public Benefit Associations

PROPOSAL: The applicant has filed for review by the Planning Commission to determine whether a proposed telecommunications facility satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia. The applicant also requests approval of a Special Exception to permit the existing Public Benefit Association, and to permit the construction of a telecommunications facility (85 foot high wireless telecommunication flagpole), antennas and related ground equipment on a portion of the site.

Kelli Goddard-Sobers

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



STAFF RECOMMENDATIONS:

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

Staff recommends approval of SE 2008-MV-031, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the transitional screening requirements along the northern and western property lines.

Staff recommends approval of a modification of the transitional screening requirements along the southern and eastern property lines in favor of the vegetation shown on the SE Plat and as contained in the development conditions.

Staff recommends approval of a waiver of the barrier requirements along the northern and western property lines.

Staff recommends approval of a modification of the barrier requirements along the southern and eastern property lines in favor of what is shown on the SE Plat and as contained in the development conditions.

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

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

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

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

O:\kgodda\SE\Mt. Vernon Lodge #219T-Mobile Northeast LLC SE 2008-MV-031\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).

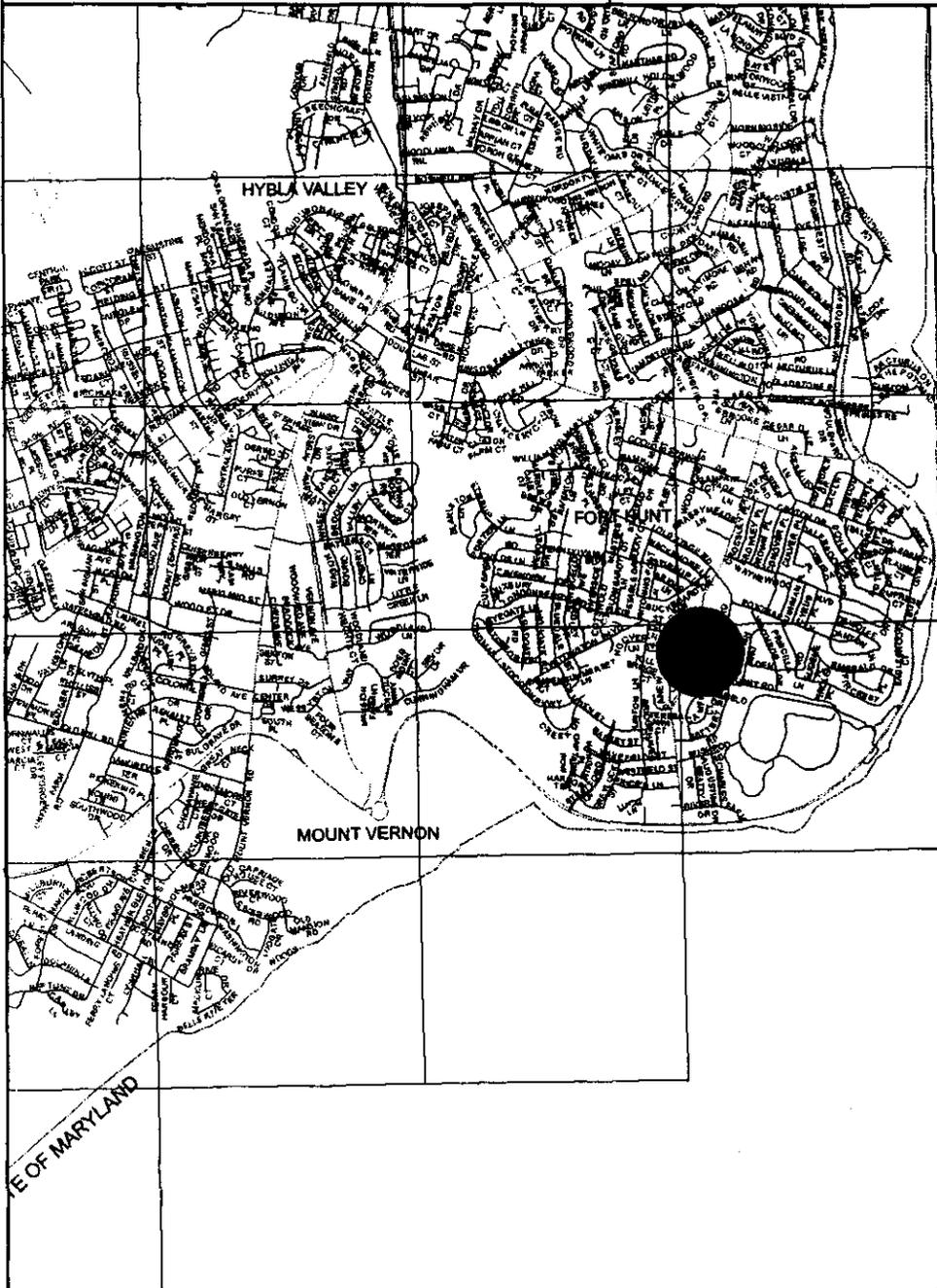
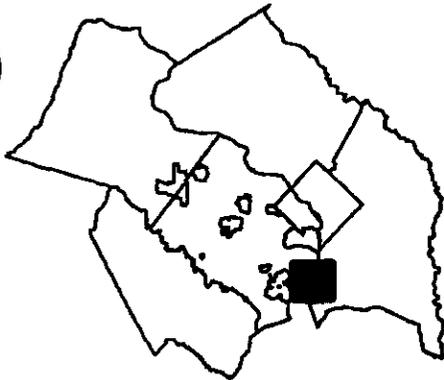
Special Exception

SE 2008-MV-031

Applicant: MOUNT VERNON LODGE # 219, ANCIENT FREE AND ACCEPTED MASONS, HAMMONDVILLE HOLDINGS CORPORATION, NEW CINGULAR WIRELES PCS, LLC AND T-MOBILE NORTHEAST LLC

Accepted: 10/10/2008
Proposed: PUBLIC BENEFIT ASSOCIATION AND TELECOMMUNICATIONS FACILITY
Area: 1.03 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0304
Art 9 Group and Use: L-08 3-07
Located: 8717 FORT HUNT ROAD
Zoning: R- 3
Plan Area: 4,
Overlay Dist:
Map Ref Num: 111-2- /03/ /0011



0 1,000 2,000 3,000 4,000 Feet

Special Exception

SE 2008-MV-031

Applicant: MOUNT VERNON LODGE # 219, ANCIENT FREE AND ACCEPTED MASONS, HAMMONDVILLE HOLDINGS CORPORATION, NEW CINGULAR WIRELES PCS, LLC AND T-MOBILE NORTHEAST LLC

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Zoning Dist Sect: 03-0304

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

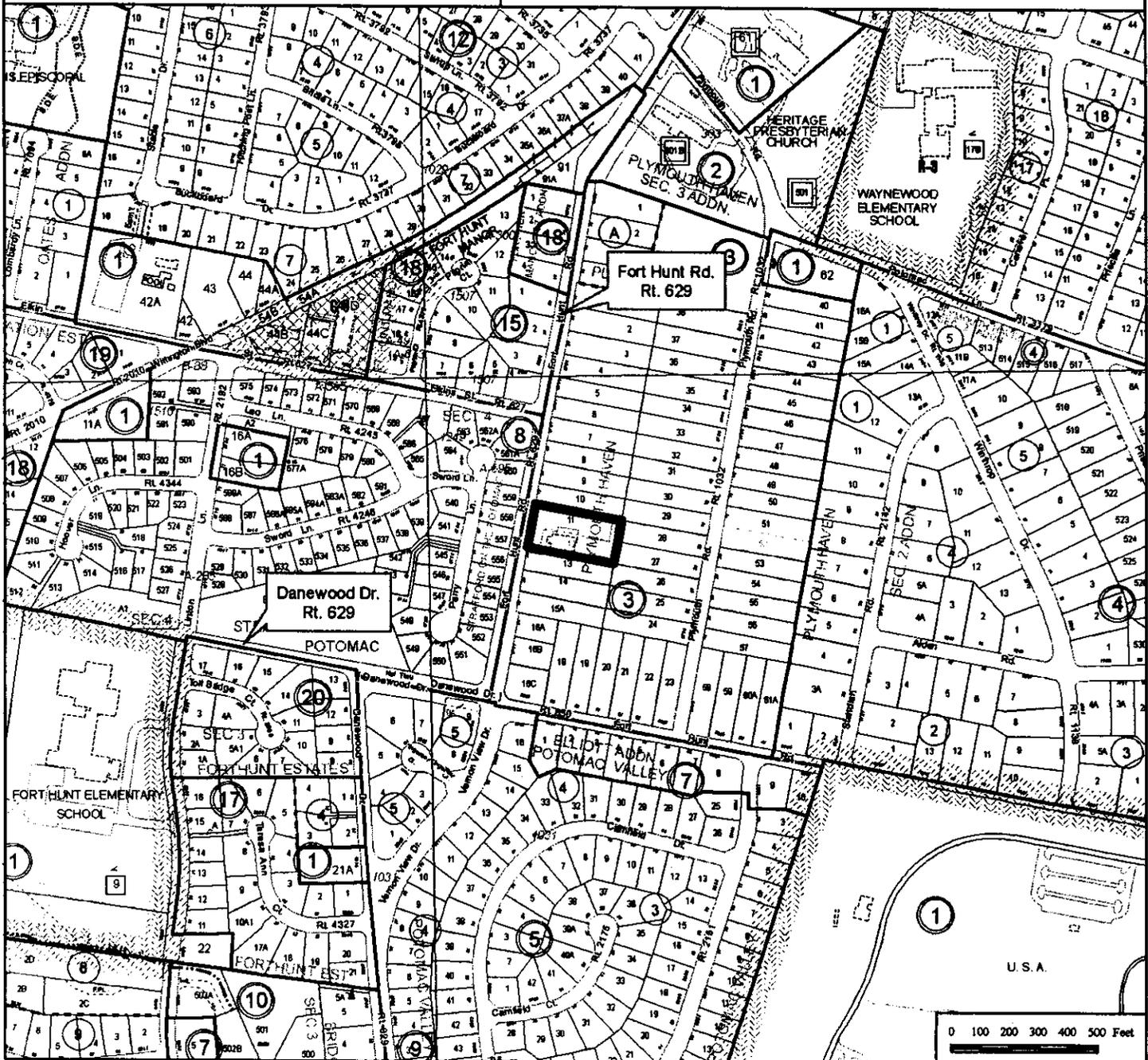
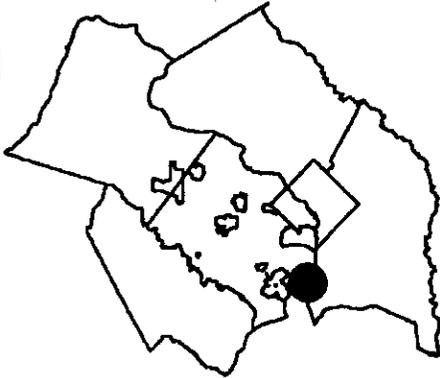
Located: 8717 FORT HUNT ROAD

Zoning: R- 3

Plan Area: 4,

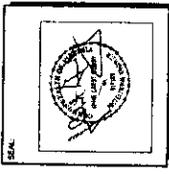
Overlay Dist:

Map Ref Num: 111-2- /03/ /0011





DATE	DESCRIPTION	NO.
01-11-00	INITIAL DESIGN	1
02-01-00	EXHIBIT DESIGN	2
02-11-00	FINAL DESIGN	3
03-01-00	CONTRACT REVIEW	4
03-11-00	CONTRACT REVIEW	5
03-21-00	FIELD SURVEY	6
03-31-00	FIELD SURVEY	7
04-01-00	FIELD SURVEY	8
04-11-00	FIELD SURVEY	9
04-21-00	FIELD SURVEY	10
04-31-00	FIELD SURVEY	11
05-01-00	FIELD SURVEY	12



**New Cingular
Wireless PCS, LLC.**
7700 Eisenhower Dr.
Hammer, MD 21074

PROJECT NO: 1112 03 001
DESIGNER: TMF
DRAWN BY: C.G.
SCALE: 1/8" = 1'-0"
DATE: 04/11/00

**FORT HUNT
1599
8711 FORT HUNT ROAD
ALEXANDRIA, VA 22306**

TITLE:
TAX INFORMATION
SHEET NUMBER:
Z-2

PARCEL ID: 1112 03 0058
N/F
WRENIA, THOMAS V & ANNEA A
PROPOSED ADDRESS: 8702 FORT HUNT RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0374, FOLIO 0330
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

⑦

PARCEL ID: 1112 03 0013
N/F
MARTINA ESTHER L
PROPOSED ADDRESS: 8702 FORT HUNT RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 1158, FOLIO 0333
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

⑦

PARCEL ID: 1112 03 0557
N/F
D BRUN, HARRY & MELBA A
PROPOSED ADDRESS: 8702 FORT HUNT RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0312, FOLIO 0330
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

⑧

PARCEL ID: 1112 03 0558
N/F
POLJACK, HAROLD W
PROPOSED ADDRESS: 8702 FORT HUNT RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0313, FOLIO 0339
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

⑨

PARCEL ID: 1112 03 0028
N/F
ALLEN, ROBERT C & DALE S
PROPOSED ADDRESS: 8728 FARMOUTH RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0374, FOLIO 0332
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

④

PARCEL ID: 1112 03 0027
N/F
NEWBARK, ROBERT S & LAURA
PROPOSED ADDRESS: 8711 FARMOUTH RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0374, FOLIO 0332
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

⑤

PARCEL ID: 1112 03 0026
N/F
NEWBARK, ROBERT S & LAURA S
PROPOSED ADDRESS: 8728 FARMOUTH RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 1222, FOLIO 0332
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

⑥

PARCEL ID: 1112 03 0011
N/F
WY, GERRON LOUIS JR
PROPOSED ADDRESS: 8711 FARMOUTH RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0374, FOLIO 0332
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

①

PARCEL ID: 1112 03 0010
N/F
WY, GERRON LOUIS JR
PROPOSED ADDRESS: 8711 FORT HUNT RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0374, FOLIO 0332
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

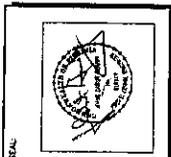
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PARCEL ID: 1112 03 0029
N/F
VANDERKOFF, DAVID M
PROPOSED ADDRESS: 8711 FARMOUTH RD
MALLING ALEXANDRIA, VA 22306
DEED LIBR 0374, FOLIO 0332
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,495 SF

③



DATE	DESCRIPTION	BY
01-12-08	GENERAL NOTES	7
01-12-08	CONCRETE WORK	7
01-12-08	FOUNDATION WORK	7
01-12-08	GENERAL NOTES	7
01-12-08	FOUNDATION WORK	7



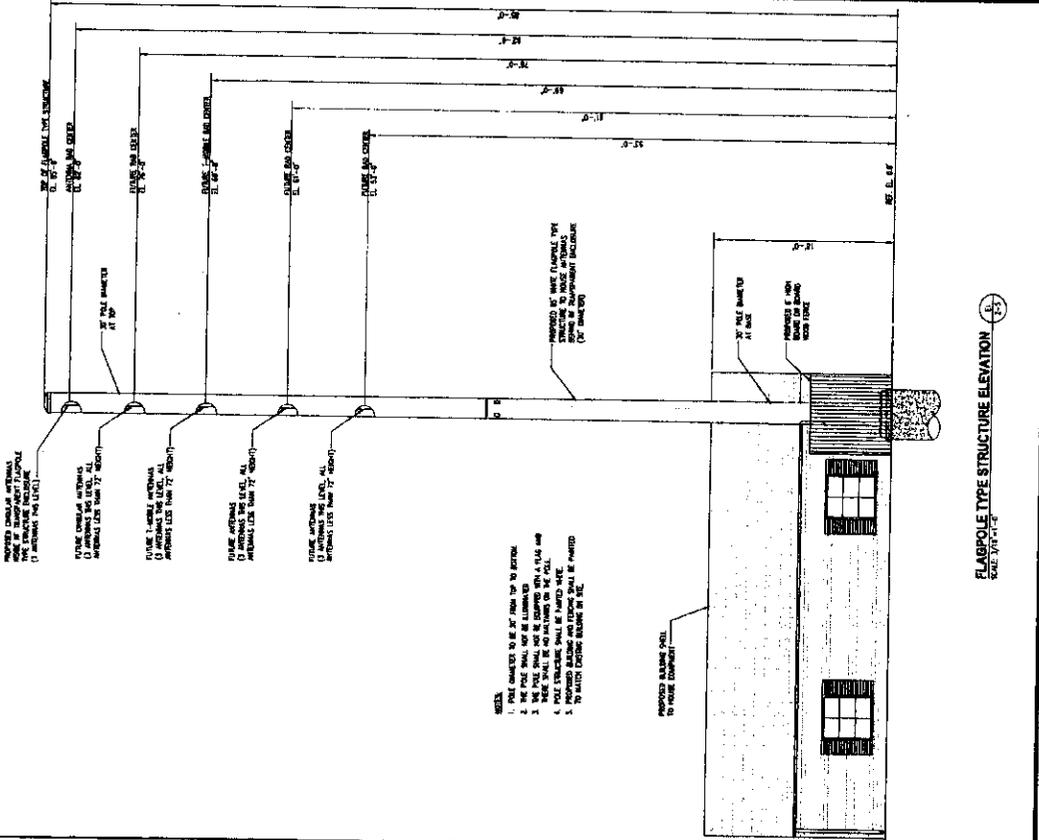
New Circular
Wireless PCS, LLC.
 100 Sully Street
 WASHINGTON, DC 20008

PROJECT NO. 1807150
 DESIGNED BY: THF
 ENGINEER: H.M.
 SCALE: 3/8" = 1'-0"
 GRAPHIC SCALE IN INCHES

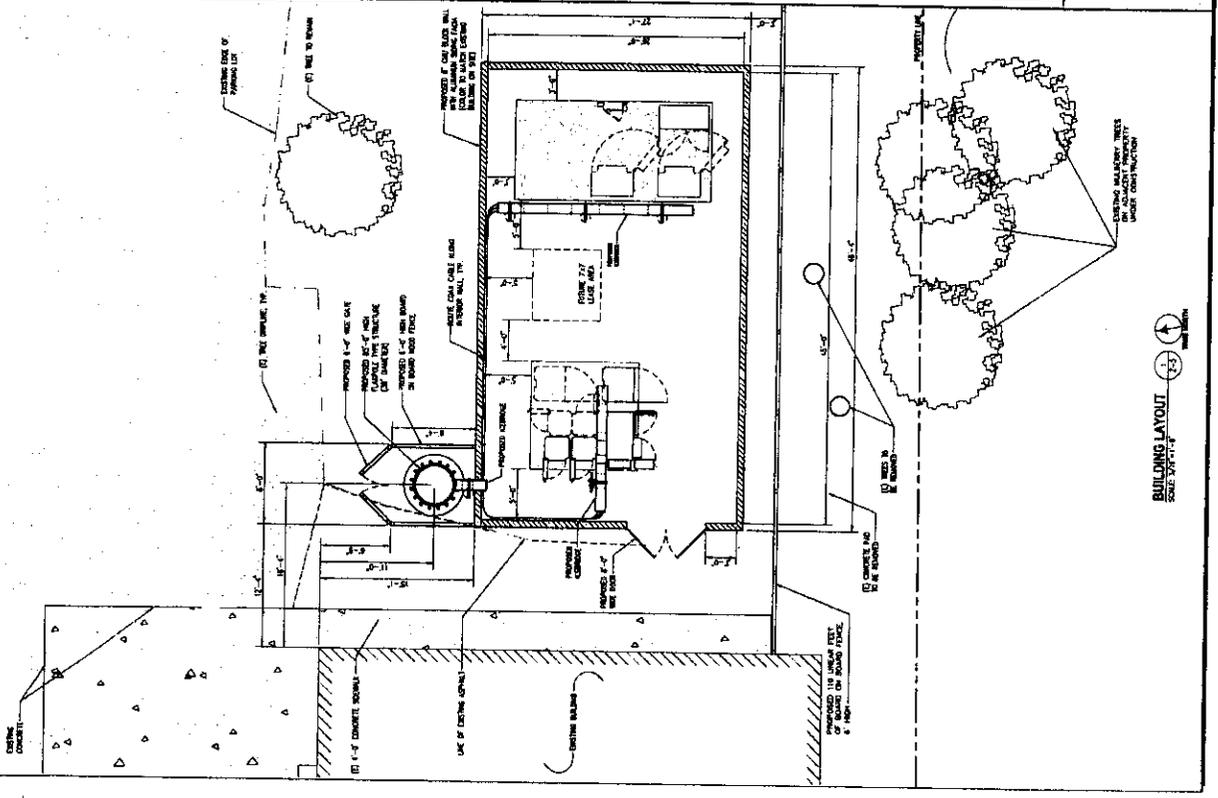
FORT HUNT
 1589
 8717 FORT HUNT ROAD
 ALEXANDRIA, VA 22308

BUILDING LAYOUT
 AND FLAGPOLE TYPE
 STRUCTURE
 ELEVATION

SHEET NUMBER:
2-5



FLAGPOLE TYPE STRUCTURE ELEVATION
 SCALE: 3/8" = 1'-0"



BUILDING LAYOUT
 SCALE: 3/8" = 1'-0"



SUBMITTALS	
DATE	REVISION
01-12-00	CONTRACT REVISION
02-12-00	EQUIPMENT REVISION
03-12-00	GENERAL REVISION
04-12-00	GENERAL REVISION
05-12-00	GENERAL REVISION
06-12-00	EQUIPMENT REVISION
07-12-00	EQUIPMENT REVISION
08-12-00	EQUIPMENT REVISION
09-12-00	EQUIPMENT REVISION
10-12-00	EQUIPMENT REVISION
11-12-00	EQUIPMENT REVISION



**New Cingular
Wireless PCS, LLC.**
7100 Boulevard Dr.
Falls Church, VA 22048

PROJECT NO.: 1007 (50)
DESIGNER: TAT
ENGINEER: H.M.
SCALE: 1" = 100'
GRAPHIC SCALE IN INCHES

FORT HUNT
1599
8717 FORT HUNT ROAD
ALEXANDRIA, VA 22306

TITLE:
**CIVIL MAPS
AND NOTES**
SHEET NUMBER:
Z-7



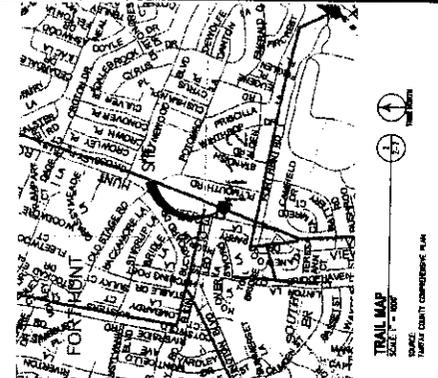
STATE: VIRGINIA
COUNTY: FARMEX COUNTY
MAP SECTION: 111-1

NOTE: THE PROJECT SITE IS LOCATED APPROXIMATELY 100 FT FROM THE SHARPE RESOURCE PRIORITY AREA. THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE PRIORITY AREA AS ALL LAND WITHIN THE RESOURCE PRIORITY AREA.



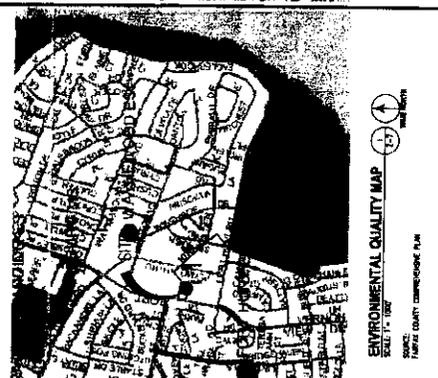
STATE: VIRGINIA
COUNTY: FARMEX COUNTY
MAP SECTION: 111-1

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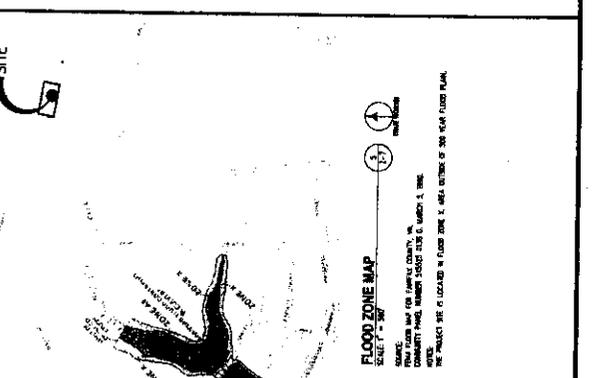
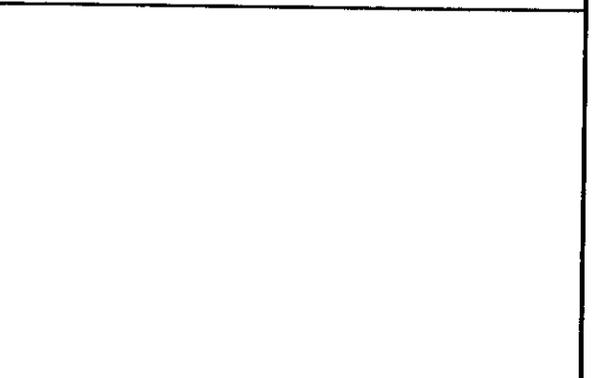
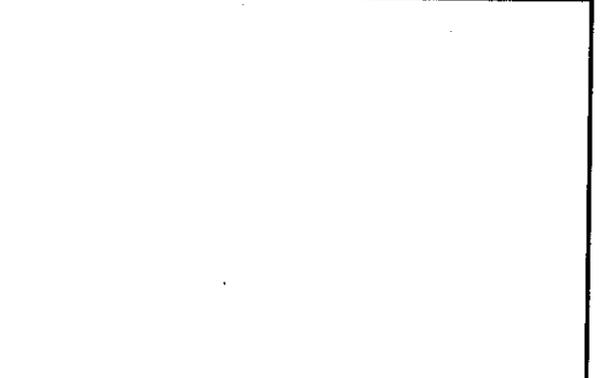
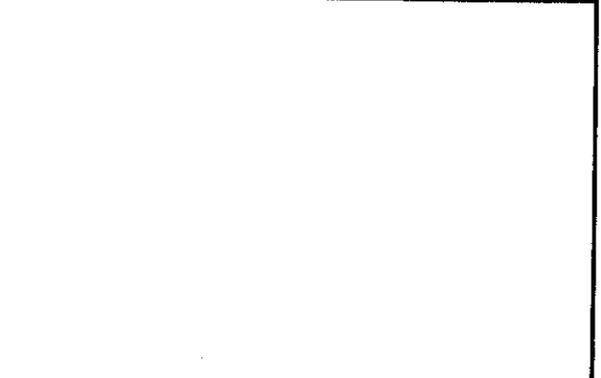
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COUNTY: FARMEX COUNTY
MAP SECTION: 111-1

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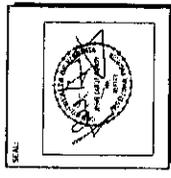


STATE: VIRGINIA
COUNTY: FARMEX COUNTY
MAP SECTION: 111-1

NOTE: THE PROJECT SITE IS LOCATED APPROXIMATELY 100 FT FROM THE SHARPE RESOURCE PRIORITY AREA. THE PROJECT SITE IS LOCATED WITHIN THE RESOURCE PRIORITY AREA AS ALL LAND WITHIN THE RESOURCE PRIORITY AREA.



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10-09-06	EXISTING WORK	1
10-08-06	EXISTING WORK	1
10-07-06	EXISTING WORK	1
10-06-06	EXISTING WORK	1
10-05-06	EXISTING WORK	1
10-04-06	EXISTING WORK	1
10-03-06	EXISTING WORK	1
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10-01-06	EXISTING WORK	1
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09-02-06	EXISTING WORK	1
09-01-06	EXISTING WORK	1

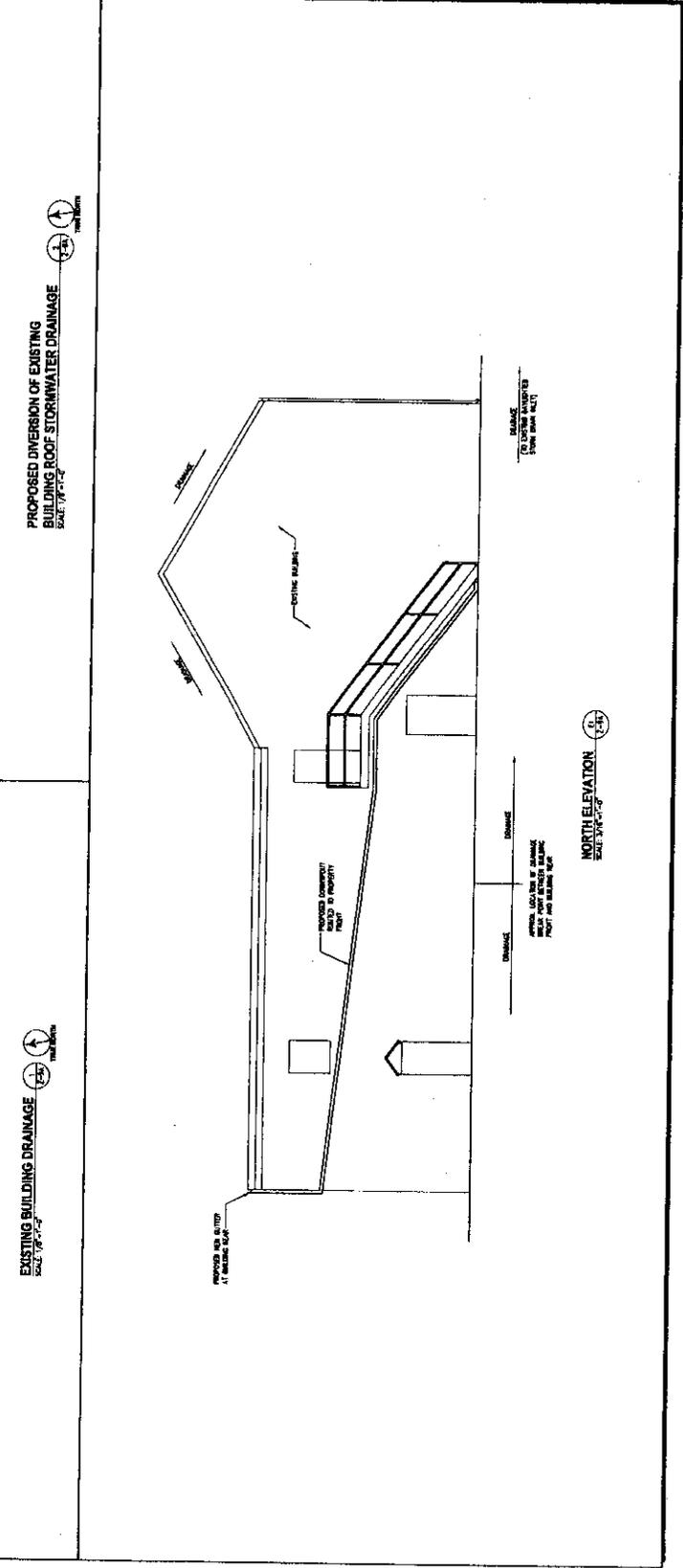
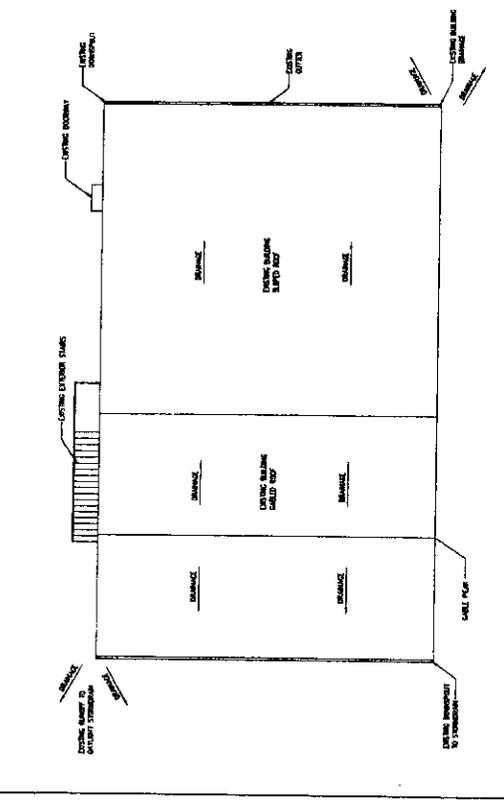
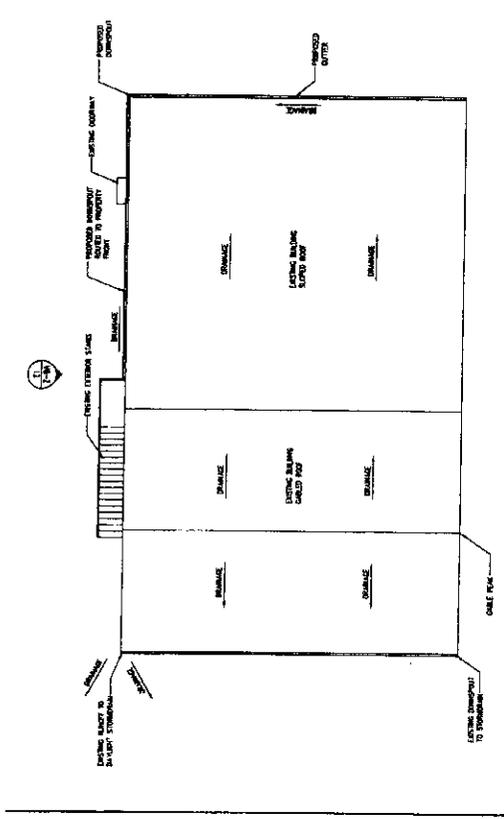


**New Circular
 Wireless PCS, LLC.**
 7108 Shreveport Dr.
 Huntress, MD 21076

PROJECT NO: 1007120
 DESIGNER: W.A.
 SIGNER: C.C.
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN INCHES

FORT HUNT
 1999
 8117 FORT HUNT ROAD
 ALEXANDRIA, VA 22306

TITLE
**EXISTING BUILDING
 ROOF STORMWATER
 DIVERSION PLANS**
 SHEET NUMBER:
Z-9A



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

DESCRIPTION OF THE APPLICATIONS

2232-V08-6:

The applicants, Mount Vernon Lodge #219, Ancient Free and Accepted Masons, Hammondville Holdings Corporation, New Cingular Wireless PCS, LLC & T-Mobile Northeast LLC, seek a determination from the Planning Commission as to whether the construction of a telecommunications facility (85-foot high wireless telecommunication flagpole), antennas and related ground equipment on the property of the Mount Vernon Lodge #219, Ancient Free and Accepted Masons satisfies the criteria of location, character and extent of the Comprehensive Plan pursuant to Sect. 15.2-2232 of the Code of Virginia.

SE 2008-MV-031:

The applicant also seeks SE approval to permit continuation of the existing Public Benefit Association (Mt. Vernon Lodge #219) and to permit the addition of a telecommunications facility (85 foot high wireless telecommunication flagpole), antennas and related ground equipment on the property of the Mount Vernon Lodge #219, Ancient Free and Accepted Masons located at 8717 Fort Hunt Road. The proposed Development Conditions, Applicant's Affidavit, and Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

Category and Use:

A Category 1 special exception use is proposed on the subject property zoned R-3, Use 8, Mobile and Land-based Telecommunication Facilities. The use must comply with the Use Limitations of Section 3-305, the General Standards of Section 9-006, Standards for all Category 1 Uses of Section 9-104 and 9-105, among others (Appendix 4).

A Category 3 special exception use is also proposed on the subject property, Use 7, Private Clubs and Public Benefit Associations. The use must comply with the Use Limitations of Section 3-305, the General Standards of Section 9-006, and Standards for all Category 3 Uses of Section 9-304 (Appendix 4).

Waivers and Modifications:

The applicant requests the following waivers and modifications:

- a waiver of the transitional screening requirements along the northern and western property lines;

- a modification of the transitional screening requirements along the eastern and southern property lines in favor of that shown on the SE Plat;
- a waiver of the barrier requirements along the northern and western property lines;
- a modification of the barrier requirements along the eastern and southern property lines in favor of that shown on the SE Plat.

LOCATION AND CHARACTER

Site Description:

The 1.03 acre site is located on Tax Map 111-2 ((3)) 11 at 8717 Fort Hunt Road. The site is currently developed with the Mount Vernon Lodge #219, Ancient Free and Accepted Masons, which is housed in a two-story building. The majority of the site which has a flat topography is covered with surface parking, and there is very little vegetation towards the rear of the site behind the Lodge building. The chart below provides the land use, zoning and current plan recommendation for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Single-family detached (Plymouth Haven)	R-3	Residential; 2-3 du/ac
South	Single-family detached (Plymouth Haven)	R-3	Residential; 2-3 du/ac
East	Single-family attached (Plymouth Haven)	R-3	Residential; 2-3 du/ac
West	Single-family detached (Stratford on the Potomac)	R-3 Cluster	Residential; 2-3 du/ac

BACKGROUND

On November 16, 1971, Special Permit S-209-71 was approved by the Board of Zoning Appeals to establish a MasonicLodge. For the past 38 years, the premises have been used to conduct meetings of the Masons and provide services to the community. The first floor serves as a recreational facility and the second floor serves as the Masons' meeting area. Activities in the recreational facility are between 7:00 a.m. and 10:00 p.m. The meetings which are held twice a month are from 7:30 p.m. to 10:00 p.m. Member events are held approximately four (4) times a year and do not extend beyond 10:00 pm.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area IV
Planning District: Mount Vernon
Planning Sector: MV6-Fort Hunt Planning Sector
Plan Map: Residential; 2-3 du/ac

Plan Text:

The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Fairfax County Comprehensive Plan, 2007 Edition Policy Plan Land Use, Amended through 1-26-2009 Page 149

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on facility and transportation systems, the environment and the surrounding community will not occur.

Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.

Policy d. Implement programs to improve older residential areas of the County to enhance the quality of life in these areas.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy f. Utilize urban design principles to increase compatibility among adjoining uses.

Policy l: Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties.

ANALYSIS

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

Title of SEA Plat: New Cingular Wireless PCS, LLC
Prepared By: Entrex Communications Services, Inc.
Original Date: April 28, 2008, as revised through April 2, 2009

Description of SEA Plat:

1 of 15 (T-1)	Title Sheet, Vicinity Map, Sheet Index, Project Description
2 of 15 (Z-1)	Site Survey, Vicinity Map, Survey Notes, Setback Tables, Parking Tabulation Table, Legend, Scale
3 of 15 (Z-2)	Tax Information
4 of 15 (Z-3)	Ordinance Data and Setback Graphic, South Elevation, West Elevation
5 of 15 (Z-4)	Grading and Erosion Control Plan
6 of 15 (Z-5)	Building Layout and Flagpole Type Structure Elevation
7 of 15 (Z-5A)	Building Elevations
8 of 15 (Z-6)	Equipment Details-1
9 of 15 (Z-6A)	Equipment Details-2
10 of 15 (Z-7)	Civil Maps and Notes, Environmental Quality Amp, Trail Map, Soils Map, Resource Management Map, Flood Zone Map, General Notes
11 of 15 (Z-8)	Civil Details, Silt Fence Details, Wood Fence and Gate Elevation, 4 x 4 Post Detail
12 of 15 (Z-9)	Stormwater Management Plan, Stormwater Calculations, Stormwater Management and Best Management Practice Narrative, Stormwater Management Narrative Summary, Minimum Stormwater Information Checklist
13 of 15 (Z-9A)	Existing Building Roof Stormwater Diversion Plans
14 of 15 (Z-10)	Existing Vegetation and Tree Preservation Plan, Legend, Existing Tree List, 10-Year Tree Canopy Calculation
15 of 15 (Z-11)	Landscape Plan, Legend, Planting Schedule and Planted Canopy Calculation Table, Notes

Site Layout: The 1.03 acre site is developed with a two-story Masonic Lodge building. On the northern and western sides of the building, there are concrete pads which extend from the base of the building at grade level. At the rear of the building, which is the eastern end of the site, there is a small grassy area with a few trees. This is the area in which the applicant is proposing to locate the monopole and the shed which will enclose the associated equipment. The remainder of the site is paved with asphalt for parking. Currently, there is no striping on the asphalt to depict the parking spaces. Along the upper end of the eastern property line, there is brush between the Lodge site and the adjacent property. There is also a dumpster at the rear of the site which is not depicted on the plat. At the lower end of the eastern property line, there is a six-foot high wooden fence which belongs to the adjacent property owner. Along the southern boundary there is a thin grassy strip between the Lodge building and the southern property line. Along the western end of the site which faces Fort Hunt Road, there are two entrances to the site that are separated by a storm water inlet. Along the northern property line, there is a six-foot tall wooden fence which belongs to the adjacent property owner. There are tall, mature cedar trees which run alongside the fence on the abutting property.

The proposed flagpole monopole will be located approximately 16.3 feet from the Lodge building. The proposed shed which will enclose the associated equipment will be 12.3 feet from the Lodge building. The proposed flagpole monopole will be located 100.6 feet from the northern property boundary, 124 feet from the eastern property boundary, 49.5 feet from the southern property boundary and 176 feet from the western property boundary (Fort Hunt Road).

Proposed Telecommunication Facility: The applicant proposes to construct a telecommunication facility on the site of the Mount Vernon Lodge #219 behind the existing Lodge building. This facility will include a maximum 85-foot high flagpole monopole (a telecommunications monopole designed to resemble a flagpole) surrounded by an 8-foot high board-on-board fence with an eight-foot high gate and an equipment shed measuring 27' 4" width x 46' 4" length x 18' height. The overall facility (monopole and equipment shed) will occupy approximately 1,333 square feet (SF). This includes the 67 SF fence enclosure for the flagpole. The monopole is 30 inches in diameter and will be designed to accommodate multiple telecommunications providers. At this time, telecommunication providers with up to fifteen (15) antennas total are envisioned. New Cingular Wireless PCS, LLC, will occupy the two topmost RAD centers at an elevation of 82 feet and 76 feet. The applicant is proposing three antennas at each RAD center measuring 6' x 2' x 1' within the flagpole. T-Mobile will occupy the third RAD center at an elevation of 69 feet. There will be three antennas also measuring 6' x 2' x 1'. The applicant is proposing that two future carriers will occupy the last two RAD centers at an elevation of 61 feet and 53 feet. The antennas will have the same dimensions as the others within the flagpole.

As depicted on Sheet 6 (Z-5) of the SE Plat, the equipment shed's dimensions are 27' 4" x 46' 4" x 18' 0" with an area of 1,266 square feet. The shed will enclose the associated equipment for all of the carriers. The applicant has stated that New

Cingular is proposing to install seven (7) equipment cabinets on an 11' x 11' concrete pad and T-Mobile will install three cabinets on a 10' x 20' concrete pad. In addition, two spaces will be provided for the lease of future providers within the equipment shed.

Access and Parking: Access for the site is provided from Fort Hunt Road via two entrances. 54 parking spaces are provided on the site (54 required), located in the surface parking lot on the northern portion of the site. The parking spaces are currently not striped.

Landscaping and Open Space: The application proposes a total disturbed area of 1,861 SF for construction of the flagpole monopole and its fence enclosure, the equipment shed, installation of the southern fence, and planting of the landscaping and screening required around the equipment shed and along the southern and eastern property lines. The applicant is proposing to remove three trees at the rear of the site. Two of these trees, which have split tree trunks, will be removed to accommodate the shed and the third tree, which is in fair health, is in the southeastern corner of the site. In addition, the applicant is proposing to provide landscaping on three sides of the proposed telecommunications equipment enclosure that face the abutting properties. The fourth side does not have any landscaping as it faces the rear of the Lodge building. This side will provide access to the shed and not to the flagpole. The flagpole is accessed through the eight-foot high wooden gate attached to the fence enclosure facing north. Along the southern boundary of the site, there is no barrier or any type of screening. There is only a very thin grassy strip between the Lodge building and the southern property line. The applicant is proposing to install a fence along the southern property line between the proposed shed and proposed transitional screening. An existing red maple tree will remain on the northern side of the proposed shed.

Land Use/2232 Analysis (Appendix 6)

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

The proposed telecommunications facility will be located on the property of an existing Masonic Lodge. Plan guidelines support the location of telecommunication uses on non-residential use property near residential areas when the property provides the opportunity to conceal the facility and minimize its impact on surrounding areas. While the applicant investigated nine non-residential sites in the area as the location for the facility, they were either not available for lease or did not meet the radio frequency requirements of the proposed facility. A monopole flagpole will be in context with the Masonic Lodge, thus serving to disguise and camouflage the facility, as recommended by the Plan.

The flagpole monopole is located in the center of the subject property next to the Lodge building. This is the optimum location along with the surrounding trees to minimize its visual impact upon the surrounding area. Trees are located within the subject property or on the adjacent residential property along the northern, southeastern, and western boundaries of the subject property. While the density of growth varies throughout these border areas, staff concludes that these existing trees will screen views of the flagpole monopole and enclosed equipment compound from nearby existing residential development with proposed supplemental vegetation (discussed further under Character section.)

The proposed facility will be central to servicing an area lacking in telecommunication service and will be designed to accommodate at least 4 telecommunications service providers, in accordance with Plan recommendations for collocation. Finally, the proposed telecommunications facility is not located within a floodplain or other environmentally sensitive area, in accordance with the Plan Guidelines.

Character

The proposed flagpole monopole will be designed to appear as a flagpole which is of a white color. In order to minimize the proposed facility's visual impact to the surrounding area, the facility will not display a flag and there will be no lighting of the flagpole monopole. This type of flagpole design will minimize the visual impact and is an acceptable stealth design. Furthermore, the applicant has enclosed the equipment compound in an accessory building to effectively conceal it from view and has proposed additional landscaping to mitigate existing and future visual impact of the proposed flagpole monopole along the southern and eastern boundaries parallel to the telecommunications facility. The building will be constructed of CMU block wall with aluminum siding colored to match the existing building on site. The flagpole monopole design will be in context with the use of the property as a Masonic Lodge. This design, in combination with existing and proposed landscaping and the accessory building containing the equipment shelters/cabinets, should mitigate the facility's visual impact and help the facility to blend with its surroundings.

A visual impact analysis was conducted to determine the optimum mitigation of the visual impact of the proposed structure. At a height of 85 feet (reduced from the original 105 feet), views from the immediately abutting residential parcels are from an oblique angle and/or blended with the trees which vary in height from 40 feet to 100 feet. Therefore, the proposed flagpole monopole is in harmony with and should effectively blend with the wooded, residential character to the north, southeast and west.

To mitigate the visual impact to the property to the east, which is planned, zoned and developed as residential use, the applicant will provide supplemental evergreen and deciduous plantings and fencing along the southern portion of the eastern boundary. As a development condition of SE 2008-MV-031, staff recommends a

6-foot high board on board fence be provided along the northern portion of the eastern boundary along with two 8-foot evergreens placed midway along that portion of the fence. In addition, staff recommends that supplemental evergreen and deciduous plantings be provided along the remainder of the fence in that area. The accessory building containing the equipment shelters/cabinets will also have a perimeter landscaping to mitigate visual impact.

Staff concludes that the proposed flagpole monopole design, narrow silhouette, concealed antennas, architecturally compatible equipment building combined with the surrounding supplemental and existing trees will effectively mitigate the facility's visual impact on adjacent residential development. Therefore, the proposed flagpole monopole will be compatible with the rear yard of the Masonic Lodge and the trees in the surrounding residential areas. 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 Masonic Lodge property is a 1.03-acre parcel with a main building, parking areas and landscaped open space. The flagpole monopole and the equipment compound (approximately 1,861 SF) will occupy 4.1 % of the total area of the subject property. The applicant has decreased the proposed height of the structure to 85 feet from 105 feet to ensure that it is no greater than needed to meet the radio frequency service area requirements and potential for collocation by multiple carriers. The proposed facility will not cause the loss of parking spaces and the enclosed equipment compound will appear as an accessory building in the context of the site. The applicant has indicated that the overall output of the proposed facility will pose no harm to the County or its citizens. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site, in accordance with the Plan guidelines.

Conclusions and Recommendations

Staff concludes that the subject proposal, Application 2232-V08-6, for Mount Vernon Lodge, #219, Ancient Free and Accepted Masons, Hammondville Holding Corporation, new Cingular Wireless P.C.S., L.L.C., and T-Mobile Northeast, L.L.C. to construct an 85-foot high flagpole monopole, antennas, equipment cabinets, enclosed compound and site improvements located at 8717 Fort Hunt Road, Alexandria, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

Environmental Analysis (Appendix 7)

The staff of the Environment and Development Review Branch, Planning Division (PD) in Department of Planning and Zoning (DPZ) reviewed the application. Based

on documents supplied by the applicant, PD staff raised issues regarding the preservation of existing trees on site and the illumination of the proposed flagpole. First, staff requested that the applicant reorient the telecommunication facility or consider selective pruning so that two existing trees would provide screening for the monopole and would not have to be removed or impacted during construction. Subsequently, the applicant provided information on the Existing Vegetation Map (EVM) (Sheet Z-10 of the SE Plat), which shows these two trees have split trunks and are in poor health. As a result, these trees have to be removed from site. Second, PD staff also noted the ground-mounted lights shown on the SE Plat for nighttime illumination of the flag, and requested that the applicant design the illumination so as not to impact residents of the surrounding homes. Facilities Planning staff also advised the applicant not to erect a flag on the monopole so that nighttime illumination would be unnecessary, to which the applicant has agreed. Therefore, the issues regarding tree preservation and illumination have been addressed.

Urban Forestry Analysis (Appendix 8)

Urban Forestry (UF) staff raised a few issues regarding a large and established maple tree on site, transitional screening and barrier requirements, screening material proposed and tree protection details and information regarding protective devices being outdated. First, UF staff stated that some of the sheets in the SE Plat needed to be revised to show the accurate dripline of the maple tree, which the applicant has done. The Plat now shows that a portion of the telecommunications equipment shed falls under the dripline, and as a result the applicant has added a note which states that the tree shall be professionally pruned by a certified arborist to avoid contact with the proposed structure and monopole. UF staff believes that preservation of this tree is very important as it is well established and will provide screening which will help to mitigate the visual impact of the flagpole monopole. UF staff also stated that the site required Transitional Screening 3 and barriers and noted that the applicant did not propose much screening material. In addition to a lack of screening, the applicant did not propose a variety of tree species for the screening material. Staff advised the applicant to show more screening plant material consisting of at least 2-3 different species and barriers where none were proposed. The applicant made some changes to the proposed screening, however UF staff finds that there is still insufficient screening and that the barrier requirement along the eastern property line is still missing. Development conditions have been proposed to address this issue. In addition, UF staff noted that the tree protection details and information regarding protective devices are outdated and ineffective. UF staff has acknowledged that the applicant has removed these details. Lastly, UF staff noted that tree cover calculations had not been provided which the applicant has now addressed. It should be noted that a new tree conservation ordinance has come in which requires 30% tree cover on an R-3 zoned site, and as shown on the SE Plat the proposed tree cover does not fulfill it.

Transportation Analysis (Appendix 9)

Issue: Design of Entrances and Provision of Bus Pad

The Fairfax County Department of Transportation (FCDOT) staff has determined that the southern entrance to the site should be closed off and the northern entrance should be narrowed as neither entrance meets VDOT's entrance design standards. Staff advised the applicant to scarify and vegetate that portion of the front yard located between the building and Fort Hunt Road to close off the southern entrance. Once the front yard is re-vegetated, not only would it eliminate an unnecessary entrance, but it would have the added benefit of reducing the impervious area on site and improving the aesthetic appearance of the property, thereby increasing the site's compatibility with the surrounding residential properties. Staff has proposed a development condition requiring this scarification and vegetation, to which the applicant has agreed. FCDOT has also requested that the applicant provide a bus pad at the northern entrance. The applicant has agreed to provide an escrow for the bus pad and this commitment is included in the development conditions. Finally, FCDOT had also advised the applicant to relocate parking spaces which were at the front of the site. The applicant has revised the SE Plat accordingly.

Stormwater Management/Best Management Practices Analysis (Appendix 10)

The Department of Public Works and Environmental Services (DPWES) has reviewed the subject application and has found that it does not satisfy the Stormwater Management Zoning Ordinance submission requirements because the applicant has not provided all of the required stormwater management, best management practices and site outfall adequacy information. Also, there are existing drainage problems on site that need to be addressed. The abutting property to the south has stated that their property's pipe which runs alongside the property line between the two properties is being used for the stormwater runoff coming from the roof of the Masonic Lodge building through a downspout connected to the pipe. Currently, the pipe is overloaded and cannot handle the additional runoff. Also, there are two drainage complaints logged in the DPWES system. One of the complaints, which was logged in 2002, regarded a sinkhole on the same abutting property to the south. This issue was further investigated by DPWES and it was determined that the sinkhole was an excavated pit that has been filled with soil and compacted, which resolved the complaint. The applicant has shown on Sheet Z9-A how the stormwater runoff from the roof of the Masonic Lodge building will be rerouted to stop the inappropriate use of the neighbor's pipe by redirecting the stormwater runoff away from the abutting property. Development conditions have been included which state that any final determination regarding stormwater management for the site will be made by DPWES staff at the time of site plan review.

ZONING ORDINANCE PROVISIONS

In accordance with Paragraph 1 of Section 9-104 of the Zoning Ordinance, a Category 1 Special Exception use is not required to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which it is located. However, according to Standard 3 of Section 9-304 of the Zoning Ordinance, a Category 3 Special Exception use is required to comply with the bulk regulations of the zoning district in which it is located. The Masonic Lodge use complies with the R-3 bulk regulations.

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 SF	1.03 AC
Lot Width	80 feet	150 feet
Front Yard	40 degree angle bulk plane; 30 feet minimum	77.5 feet
Side Yard (West)	35 degree angle bulk plane; 10 feet minimum	10.1 feet
Rear Yard	35 degree angle bulk plane; 25 feet minimum	140.4 feet
Building Height	60 feet	32 feet 4 inches
FAR	.30	.26
Open Space	N/A	25%
Tree Cover	10%	13.9%
Parking Spaces	54*	54

* One space for every (3) three members of Masonic Lodge (160 members). No spaces required for telecommunication facility.

Waivers/Modifications

Transitional Screening and Barrier Requirements

The property will have both the established public benefit association use and the proposed telecommunication facility on site. The Zoning Ordinance requires TS 3 and Barrier D, E or F between these uses and single family detached residences.

Location	Transitional Screening (TS)	Barrier	Provided
North (single family detached residential)	TS 3 - 50 ft wide unbroken strip of open space	D, E or F - 42-48 inch chain link fence, 6 foot wall, brick or architectural block or a 6 foot high solid wood or otherwise architecturally solid fence	No transitional screening provided on property line No barrier provided; adjacent property owner has existing 10' high board on board fence
South (single family detached residential)	TS 3	D, E or F	Modification of TS provided to permit a single row of landscaping including 6 evergreen trees, 3 deciduous trees Barrier - 110' long, 6' high board on board wooden fence
Location	Transitional Screening (TS)	Barrier	Provided
East single family detached residential	TS 3	D, E, or F	Modification of TS provided – Single row of 5 evergreen trees, 5 deciduous trees Modification of barrier provided - adjacent property owner has existing 6' high board on board fence on lower end.
West single family detached residential	TS 3	D, E or F	None

The applicant's justification for all of the requested waivers and modifications is based on Par. 2 and Par. 3 of Sect. 13-305 in the Zoning Ordinance. Specifically, the applicant has stated that the design and placement of the telecommunications facility behind the Masonic Lodge building, and the proposed landscaping and screening demonstrates the use of appropriate architectural techniques to minimize adverse visual impacts on neighboring properties.

- *Waiver of the transitional screening requirements along the northern and western property lines.*

The applicant is requesting a waiver of the transitional screening requirements along the northern and western property lines. Urban Forestry Management (UFM) staff has agreed to the waiver request along the northern property line as the root zones of the mature cedar trees on the abutting property could be negatively impacted if the applicant were to plant trees in front of the fence.

UFM staff has also agreed to the applicant's request for a waiver of the transitional screening requirements along the western property line, as UFM staff believes the proposed monopole will not have a negative impact on the adjacent properties facing the Masonic Lodge site. Development conditions have been proposed to have that portion of the front yard located between the building and the western boundary scarified and vegetated to close off the southernmost site entrance. This will also improve the aesthetic appearance of the site.

- *A modification of the transitional screening requirements along the southern and eastern property lines in favor of the vegetation shown on the SE Plat.*

The modification request for the transitional screening and barrier requirements along the southern property line in favor of what is depicted on the plat has been agreed to by staff as the applicant is providing what can be accommodated in the narrow area between the proposed equipment shed and the abutting property, which is only 18.1 feet wide. Also, the space between the existing lodge building and the adjacent property is only 10.1 feet wide. There are mechanical units and a staircase alongside the building which makes it impractical to plant trees in this area. The applicant is also enclosing the proposed associated equipment in a shed to mitigate the visual impact of the telecommunication facility on the abutting properties to the North, East and South.

The applicant is also proposing to plant some screening along the lower end of the eastern property line. However, UFM staff is not satisfied with this and has requested that the applicant also provide screening along the upper end of the eastern property line to screen the flagpole monopole from the abutting properties. There is a mass of brush consisting of invasive vines in this area that needs to be removed for transitional screening. UFM staff has advised that the area beneath the brush can be cleared with handheld mechanized or manual equipment so that this area does not have to be included in the area of disturbance on site. Staff has agreed to a modification of the screening requirement once the proposed development conditions for supplemental screening are also implemented.

- *A waiver of the barrier requirements along the northern and western property lines.*

UFM staff has agreed to waive the barrier requirement along the northern property line as there is a 10-foot high wooden fence along the property line which belongs to the adjacent property owner. UFM staff also agreed to waive the barrier requirement along the western property line. As stated above development conditions have been proposed to have that portion of the front yard located between the building and the western boundary scarified and vegetated to close off the southernmost site entrance.

- *A modification of the barrier requirements along the southern and eastern property lines in favor of the vegetation shown on the SE Plat.*

UFM staff has agreed to a modification of the barrier along the southern property line in favor of the 110 foot long, 6 foot high board on board wood fence shown on the SE Plat. This will be located between the proposed transitional screening and the equipment shed. UFM staff determined that the proposed length and location of the fence was suitable as it would help mitigate the visual impact of the proposed telecommunication facility.

Because there is a 6 foot-tall wooden fence on the lower end of the eastern property line which belongs to the adjacent property owner, staff has suggested that the applicant place a fence on the upper end so that it aligns with the existing fence. Staff proposed development conditions to address the clearing of the brush and installation of the fence along the eastern property line. As such, staff supports the requested waiver of the barrier requirement once the proposed development conditions are implemented.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use and the established Masonic Lodge use at the specified location be in harmony with the adopted Comprehensive Plan. Staff believes the proposal is in harmony with the Plan.

General Standard 2 requires that the proposed and established 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, light public utility uses, and public benefit association uses as a special exception use.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. It further states that the location, size and height of buildings, structures, walls and fences shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The established Masonic Lodge building continues to be harmonious with and will not adversely affect the use or development of neighboring properties. In staff's opinion, the proposed telecommunication facility's visual impact on adjacent developments will be mitigated by the combination of the proposed flagpole monopole's location at the rear of the site partially concealed by the proposed equipment shed and the existing Masonic Lodge building, its narrow silhouette, and the nearby existing trees and proposed landscaping. Staff has also required that a flag is not flown which would eliminate the potential for noise from a flag flapping in the breeze or from the halyard, and eliminate the need for lighting the flag at nighttime. Therefore, staff finds this standard satisfied.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Access for the site is provided from Fort Hunt Road and occurs in front of the existing Masonic Lodge building at the western portion of the site. Currently, the existing traffic generated by Masonic Lodge activities does not cause any problems for the surrounding community. The proposed SE will not intensify activities or traffic on site due to the proposed telecommunication facility, as there will be limited number of site visits required to maintain the telecommunications equipment at the unmanned site. However, there is a need to close off the southernmost site entrance. Development conditions have been proposed to close off the southern entrance to prevent drivers from using the site as a turnaround area and causing potential accidents with persons going to and from the site for Masonic Lodge activities and maintenance site visits for the telecommunication facility. It is staff's opinion that the application will not create any hazardous traffic conditions.

General Standard 5 requires landscaping and screening in accordance with the provisions of Article 13. As discussed under waivers and modifications, the applicant has proposed some landscaping. However, staff finds the proposed screening at the rear of the site to be insufficient. As a result staff has included development conditions which require the applicant to provide supplemental screening.

General Standard 6 requires open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. There is no open space requirement; however the applicant is proposing 25%.

General Standard 7 requires adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. The utility, parking and loading requirements have been met. Previously the Masonic Lodge was approved to have 85 parking spaces. However, membership has decreased and as a result the applicant is requesting to provide 54 parking spaces, which will be striped in. Loading spaces are not required for either use on site. Regarding drainage, there is an existing stormwater runoff problem on site. Some of the stormwater runoff from the roof of the Masonic Lodge building is being channeled via a downspout into a pipe located on the abutting property to the south. This pipe runs alongside the property line between the two properties. The applicant has proposed to remedy the situation by redirecting the stormwater runoff away from the abutting property to the front of the Masonic Lodge site. Staff believes that this. Therefore, with the implementation of the proposed development conditions, staff believes these standards have been satisfied.

General Standard 8 requires that 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. The applicant is not proposing any signs on site.

Regarding the closure of the southernmost entrance, the applicant has agreed to address this by the scarification and vegetation of the front yard. Development conditions have been included to address the closure of the southernmost entrance.

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. These standards prohibit storage of materials or equipment, repair or servicing of vehicles or equipment, and the parking of vehicles except those needed by employees connected with the operation of the immediate facility. In addition, these standards require the applicant to 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, as previously stated, the applicant attempted to find alternative sites for the use but either these sites provided limited range in coverage or the owners of the potential sites were not interested in the applicant's proposal. There are no commercially or industrially zoned properties within one mile of this location which could provide coverage to the required coverage area. Therefore, staff considers this standard satisfied.

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

Standard 1 requires that, except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted. As previously stated, the applicant proposes to construct an 85 foot tall flagpole monopole with the antennas completely enclosed in the flagpole. 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 flagpole monopole or equipment compound area. In addition, even though the applicant proposes a flagpole, no flag is proposed. 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. The proposed telecommunication facility is less than 100 feet in height. Therefore, the monopole does not require a red marker light to be installed.

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

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

Standard 1 requires that for public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location. The Masonic Lodge is a fraternal organization which does not provide governmental services. However, the organization does allow the public to use the premises for recreational and social activities.

Standard 2 states that except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located. The subject site meets the lot size requirements; therefore, this standard has been met.

Standard 3 states that except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased. The Masonic Lodge building complies with the R-3 bulk regulations; therefore, this standard has been met.

Standard 4 requires that 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. The applicant has agreed to not fly a flag on the flagpole, and as such, there would not be any

need to illuminate the pole. Also, the applicant has not proposed any other form of outdoor lighting.

Standard 5 states that before establishment, all uses including modifications or alterations to existing uses shall be subject to the provisions of Article 17, Site Plans. The applicant will be submitting a site plan which is subject to the review and approval by DPWES. Therefore, this standard has been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

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

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

Staff Recommendations

Staff recommends approval of SE 2008-MV-031, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the transitional screening requirements along the northern and western property lines.

Staff recommends approval of a modification of the transitional screening requirements along the southern and eastern property lines in favor of the vegetation shown on the SE Plat and as contained in the development conditions.

Staff recommends approval of a waiver of the barrier requirements along the northern and western property lines.

Staff recommends approval of a modification of the barrier requirements along the southern and eastern property lines in favor of that shown on the SE Plat and as contained in the development conditions.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Special Permit S-209-71 Resolution
5. Comprehensive Plan Provisions
6. Land Use/2232 Analysis
7. Environmental Analysis
8. Urban Forestry Analysis
9. Transportation Analysis
10. Stormwater Analysis
11. Applicable Zoning Ordinance Provisions
12. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2008-MV-031****April 15, 2009**

If it is the intent of the Board of Supervisors to approve SE 2008-MV-031 located at 8717 Fort Hunt Road [Tax Map 111-2 ((3)) 11] to permit an Public Benefit Association, and the construction of a telecommunications facility (85 foot high wireless telecommunication flagpole), antennas and related ground equipment on a portion of the site pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk*).

1. This Special Exception 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. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "New Cingular Wireless PCS, LLC"; prepared by Entrex Communications Services Inc. dated April 28, 2008 as revised through April 2, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
5. The telecommunications monopole shall be designed as a flagpole in substantial conformance with the elevation shown on Sheet 6 (Z-5) of the SE Plat. The maximum height of the telecommunications tower shall not exceed 85 feet in height inclusive of all antennas and other appurtenances.
6. The flagpole monopole shall be painted white with a gold finial on top, no flag shall be flown and there shall be no illumination of the flagpole to mitigate the flagpole monopole's visual impact.

7. Antennas shall be installed on the facility in substantial conformance with the SE Plat in order to maintain the structure's appearance as a flagpole
8. Prior to site plan approval, documentation in the form of letters of intent, structural analyses, or leases shall be supplied to DPWES to verify a minimum of three (3) providers can be or will be structurally accommodated on the tower. Installation may occur over time without an amendment to this Special Exception, provided future antennas installations are in accordance with the Zoning Ordinance
9. The equipment compound area may include an equipment shelter, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunications facility. All equipment cabinets shall be located within a 1,266 SF telecommunications equipment shelter as shown on the SE Plat.
10. The equipment shelter for the telecommunications facility shall be designed in accordance with elevations shown on the SE and the flagpole shall be enclosed by an 8-foot high board-on-board wood fence as depicted on the SE Plat.
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. No commercial advertising or sign shall be allowed on the antennas, antennas support structures or related equipment cabinet or structure.
13. Should the need arise to alter the telecommunication flagpole from that shown on the SE Plat, engineering and structural data shall be submitted to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SE Plat.
14. Any component(s) of the telecommunications facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.
15. Available space on the telecommunications flagpole monopole and within the equipment compound shed shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.
16. In order to ensure conformance with applicable safety standards, the Fairfax County Department of Information Technology (DIT) shall have the option to

conduct monitoring of radiation emissions as deemed necessary. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to the applicable standards.

17. No signals or lights or illumination shall be permitted on the tower unless required by the Federal Communications Commission (FCC), the Federal Aviation Commission (FAA), or Fairfax County.
18. Entrance to the site shall be designed and constructed in conformance with the Virginia Department of Transportation (VDOT) commercial entrance standards.
19. The applicant shall provide an escrow for the construction of a bus shelter, pedestrian access to the shelter, and provide the necessary easements as specified by the Fairfax County Department of Transportation.
20. The lines for the proposed parking spaces shall be painted to properly delineate the parking spaces.
21. The applicant shall provide additional transitional screening and a barrier along the upper end of the eastern property line so that the barrier will align with the existing fence along the lower end of the eastern property line.
22. Prior to the issuance of the Non-Residential Use Permit (Non-RUP), a landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Department (UFMD), DPWES to ensure that the additional screening and barrier required along the eastern property line is also provided. The existing trees and landscaping shall be provided and maintained along all lots lines as shown on the SE Plat, as well as the additional screening and barrier required along the eastern property line, subject to the review and approval of UFMD, DPWES. All existing trees and landscaping shall be irrigated and maintained in good health by the applicant. Any dead or dying plantings shall be replaced as approved by UFMD, DPWES.
23. The site plan for the Proposed Development should depict an area of at least 1,333 square feet to be scarified and vegetated along the lot's western property boundary to close off the southern entrance to the property. The site plan should show the width of the northern entrance reduced in accordance with VDOT's Standard Entrance Design Standards.
23. Prior to site plan approval for the Proposed Development, the Applicant shall demonstrate the Proposed Development will meet applicable Fairfax County requirements for stormwater quantity or provide an approved stormwater detention waiver.

24. The Proposed Development qualifies as redevelopment under the Chesapeake Bay Preservation Ordinance. Since the site's impervious area will increase, water quality controls will be required. As part of the site plan approval for the Proposed Development, the Applicant shall provide a bioretention filter to provide the required water quality controls. Should a bioretention filter be infeasible, the Applicant may provide water quality controls through other means allowed in the Public Facilities Manual or provide an approved water quality control waiver. Any water quality control waiver granted must meet the criteria specified in the Chesapeake Bay Preservation Ordinance.
25. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all stormwater management facilities ("SWM Facilities"). The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 21, 2008
 (enter date affidavit is notarized)

I, James R. Michal, 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 102081a

in Application No.(s): SE 2008-MV-031
 (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)
Trustees for Mount Vernon Lodge No. 219, A.F. & A.M. Samuel T. Atkinson Charles C. Hinkle Covert W. Williamson	8717 Fort Hunt Rd., Alexandria, VA 22308 8717 Fort Hunt Rd., Alexandria, VA 22308 8717 Fort Hunt Rd., Alexandria, VA 22308 8717 Fort Hunt Rd., Alexandria, VA 22308	Co-Applicant/Title Owner/Lessor Trustee/Agent Trustee/Agent Trustee/Agent
Hammondville Holdings Corporation	1475 Siesta Dr., Sarasota, FL 34239	Tower Owner/Co-Applicant
New Cingular Wireless PCS, LLC	7150 Standard Dr., Hanover, MD, 21076	Co-Applicant/Lessee
T-Mobile Northeast LLC	12050 Baltimore Ave., Beltsville, MD 20705	Co-Applicant/Lessee
James R. Michal, Esq.	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee
Nelson Figueroa-Vélez	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee
Jackson & Campbell, PC	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SF 2008-MV-031
(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) New Cingular Wireless PCS, LLC
7150 Standard Dr., Hanover, MD 21076

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)
Cingular Wireless II, LLC

(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 21, 2008
(enter date affidavit is notarized)

10 2081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

Cingular Wireless II, LLC
5565 Glenridge Connector
Atlanta, GA 30342

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)

Cingular Wireless, LLC
New Cingular Wireless Services, Inc.

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

New Cingular Wireless Services, Inc.
5565 Glenridge Connector
Atlanta, GA 30342

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)

Cingular Wireless, LLC

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

Cingular Wireless, LLC
5565 Glenridge Connector
Atlanta, GA 30342

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)

SBC Long Distance, Inc.	↓	BLS Cingular Holdings, LLC	↓
SBC Alloy Holdings, Inc.	↓	Bell South Mobile Data, Inc.	↓
Cingular Wireless Corporation			

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

SBC Long Distance, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Telecom, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

SBC Telecom, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Teleholdings, Inc.

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

SBC Teleholdings, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

10208/a

for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

SBC Communications, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SBC Alloy Holdings, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Teleholdings, Inc.	Southern New England	SBC Management Services, LP
New Southwestern Bell Mobile Systems, Inc.	Telecommunications Corporation	
AWACS, Inc.	New SBC Wireless, Inc.	
	Pacific Telesis Group	
	SBC Services, Inc.	

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

New Southwestern Bell Mobile Systems, Inc.
175 East Houston St.,
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

AWACS, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

Southern New England Telecommunications Corporation
175 East Houston St.
San Antonio, TX 78205

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)

SBC Communications, Inc.

(check if applicable)

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008 - MV - 031
(enter County-assigned application number (s))

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

New SBC Wireless, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

Pacific Telesis Group
175 East Houston St.
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

SBC Services, Inc.
175 East Houston St.
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

Cingular Wireless Corporation
5565 Glenridge Connector
Atlanta, GA 30342

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)

SBC Communications, Inc.
Bell South Corporation

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

Bell South Corporation
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

BLS Cingular Holdings, LLC
5565 Glenridge Connector
Atlanta, GA 30342

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)

AB Cellular Holding, LLC
Wireless Telecommunications Investment
Company, LLC

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

AB Cellular Holding, LLC
5565 Glenridge Connector
Atlanta, GA 30432

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)

Bell South Mobile Data, Inc.
RAM Broadcasting Corporation

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

Wireless Telecommunications Investment Company, LLC
1155 Peachtree Street, NE
Atlanta, GA 30309

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)

Bell South Mobile Data, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

Bell South Mobile Systems, Inc.
1155 Peachtree Street, NE
Atlanta, GA 30309

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)

Bell South Corporation

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

RAM Broadcasting Corporation
1155 Peachtree Street, NE
Atlanta, GA 30309

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)

Bell South Mobile Data, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

102081a

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

Bell South Mobile Data, Inc.
1155 Peachtree Street, NE
Atlanta, GA 30309

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)

Bell South Mobile Systems, Inc.

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

SBC-MSI, LLC
175 East Houston Street
San Antonio, TX 78205

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)

Southwestern Bell Texas Holdings, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

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for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

Southwestern Bell Texas Holdings, Inc.
175 East Houston Street
San Antonio, TX 78205

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)

SBC Communications, Inc.

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

Jackson & Campbell, P.C.
1120 20th Street, N.W. Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
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102081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

Hammondville Holdings Corporation
1475 Siesta Drive, Sarasota, FL 34239

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)

W. Scott Lloyd

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

T-Mobile Northeast LLC
12050 Baltimore Avenue
Beltsville, MD 20705

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)

T-Mobile USA, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008 - MU - 031
(enter County-assigned application number (s))

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

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006

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)

T-Mobile Global Holding GmbH

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

T-Mobile Global Holding GmbH
Kennedyallee 1-5, 53175 Bonn Germany

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)

T-Mobile International AG & Co. KG

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

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for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

T-Mobile International AG & Co. KG
Kennedyallee 1-5,
53175 Bonn Germany

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)

T-Mobile International Holding GmbH
T-Mobile International AG

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

T-Mobile International Holding GmbH
Kennedyallee 1-5, 53175 Bonn Germany

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)

Deutsche Telekom AG

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MU-031
(enter County-assigned application number (s))

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

T-Mobile International AG
Kennedyallee 1-5,
53175 Bonn, Germany

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)

Deutsche Telekom AG

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

Deutsche Telekom AG
Friedrich-Ebert-Allee 140
D-53111 Bonn, Germany

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)

Federal Republic of Germany
C/O The Federal Ministry of Finance

Kreditanstalt Fuer Wiederaufbau

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

Special Exception Attachment to Par. 1(b)

DATE: October 21, 2008
(enter date affidavit is notarized)

102081a

for Application No. (s): SE 2008-MV-031
(enter County-assigned application number (s))

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

Federal Republic of Germany
C/O The Federal Ministry of Finance
Wilhelmstr. 97
10117 Berlin, Germany

GOVERNMENT OF GERMANY, THERE ARE NO SHAREHOLDERS

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)
NOT APPLICABLE

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

Kreditanstalt Fuer Wiederaufbau
Palmengartenstrasse 5-9
60325 Frankfurt Am Main

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)

Federal Republic of Germany
C/O The Federal Ministry of Finance

(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 21, 2008
(enter date affidavit is notarized)

102081 a

for Application No. (s): SE 2008-MV 031
(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)

SBC Management Services, L.P.
175 East Houston St., San Antonio, TX 78205

(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)

SBC-MSI, LLC
General Partner

Southwestern Bell Texas Holdings, Inc.
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 21, 2008
(enter date affidavit is notarized)

102081a

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

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

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

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

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

WITNESS the following signature: [Signature]
(check one) [] Applicant [x] Applicant's Authorized Agent

James R. Michal, Attorney for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 21st day of October 2008, in the State/Comm. of DISTRICT OF COLUMBIA, County/City of _____.

[Signature]
Notary Public

My commission expires: DEBORAH A. STEWART
Notary Public District of Columbia
My Commission Expires September 30, 2010



AMENDED

EXHIBIT A1
SE 2008-MV-031

**STATEMENT OF JUSTIFICATION IN SUPPORT OF APPLICATION FOR SPECIAL
EXCEPTION AND REQUEST FOR WAIVER AND MODIFICATION OF SCREENING AND
BARRIER REQUIREMENTS**

Applicant(s): Mount Vernon Lodge # 219, Ancient Free and Accepted Masons, Hammondville Holdings Corporation, New Cingular Wireless PCS, LLC & T-Mobile Northeast, LLC

Site Name: Fort Hunt

Property Address: 8717 Fort Hunt Road, Alexandria, VA 22308 (Fairfax County)

District: Mt Vernon

Parcel Id No.: 1112-03-0011

Zoning Classification: R-3

Property Owner: Mount Vernon Lodge # 219, Ancient Free and Accepted Masons

SPECIAL EXCEPTION REQUESTS

I. Applicant, Lodge, Mt Vernon No 219, (hereinafter "Property Owner") was granted Special Permit S-209-71 by the Fairfax County Board of Appeals on November 16, 1971, seeks a Special Exception to reestablish itself under the Special Exception provisions as a Public Benefit Association as defined in Article 20 §20-300. Applicant wishes to incorporate all existing Special Permit conditions into the Special Exception except for the required parking spaces due to lower membership and current parking standards.

II. Applicant Hammondville Holdings Corporation, (hereinafter "Hammondville"), requests a Special Exception to install a 85' high monopole, designed as a flag-pole (*a flag will not be raised on the structure*), antennas, and related ground equipment structures on the above referenced property.

The following is a statement of justification submitted in support of the Applicants' aforementioned requests.

CURRENT IMPROVEMENTS, PROPERTY AND ORGANIZATION DESCRIPTION AND HOURS OF OPERATIONS OF SUBJECT PROPERTY

The subject property is owned by Lodge, Mt Vernon No 219, a Virginia nonprofit organization. The land area measures approximately 44,998 square feet and is zoned R-3. The subject property is improved with a two story building and related parking spaces. (hereinafter the "Property").

The fraternal order known as the Masons has been meeting at the Property, which had previously been used as a fire station, for over 45 years. On November 16, 1971, the current Property Owner was granted Special Permit number S-209-71 by the Board of Appeals in order to be able to conduct their meetings and provide services to the community. During this time, the first floor of the Property has served as community recreational facility (which usually holds approximately four activities per month on an irregular schedule regarding time and date. Activities held in the recreational facility never commence before 7:00am and do not extend beyond 10pm) for the surrounding community and the second floor as the Mason's meeting area. The Masons are a nonprofit organization.

Today Mount Vernon Lodge # 219 consists of 160 members. The average number of members who attend lodge meetings fluctuates between 35 and 40. Meetings are celebrated twice a month, the first Wednesday and the second Tuesday of each month. The meetings commence at 7:30 pm and last approximately 2 ½ hours. There are no employees that work at the Lodge. The Lodge also holds approximately 4 times a year member events. None of the activities held at the Lodge extend beyond 10:00pm.

DESCRIPTION OF THE PROPOSED TELECOMMUNICATIONS SITE & STATEMENT OF OWNERSHIP

On February 1, 2008, Hammondville assumed an existing lease agreement with the Property Owner, pursuant to it Hammondville proposes to install a wireless telecommunications facility on the Property. The Property Owner has authorized Hammondville to seek the Special Exception and to Reestablish the Lodge as a Public Benefit Association.

Applicant requests a Special Exception for the installation of a 85' high monopole designed as a mono-flag pole on the subject property, up to 6 panel antennae and related ground equipment enclosed within a accessory structure near the base of the monopole (hereinafter the "Site"), which hide all equipment. The accessory structure will not contain any air conditioning units to regulate the temperature within the accessory structure. The mono-flag pole will be strategically situated close to the rear of the two story high Lodge. The ground equipment will be placed within a completely enclosed accessory structure, in

form of a large shed, see page Z-5 of proposed site plans. Access to the Site will be via the existing 89' access drive on the subject property. Approximately 1,851 square feet will be disturbed for construction of the Site. The Facility will operate 24 hours a day, 7 days a week and will require, on average, one monthly maintenance visit during working hours hence, the Facility will have no impact on existing traffic.

The Site will be setback approximately as follows:

- 100' from northern property line.;
- 124' from the western property line;
- 176' from Fort Hunt Rd (east)
- 50' from the southern property line;

The mono-flag pole will be designed to accommodate a minimum of 4 wireless telecommunications carriers, including that of the Applicant, Cingular.

Cingular will install up to 6 antennae at a RAD center of 82' & 76' on the mono-flag pole. Cingular's antennae measure approximately 6'x2'x1' or less. Cingular will also install equipment cabinets measuring approximately 81.1"(h) x 60.06"(w) x 31.05"(d) or less within the enclosed accessory structure.

T-Mobile will install up to 3 antennae at a RAD center of 69' on the mono-flag pole. T-Mobile's antennae measure approximately 6'x2'x1' or less. T-Mobile will also install equipment cabinets measuring approximately 5'9"(h) x 4'3.25"(w) x 2'5"(d) or less within the enclosed accessory structure.

Access to the property is via an 89 foot wide access drive off of VA 629 (Fort Hunt Rd.), that becomes the existing parking lot on the property. Photographs of the Property, provide further information about the Property. Finally, a copy of a recent County Zoning Map depicts the location of the subject property and neighborhood.

The Site proposed by Applicants will not interfere with radio, television or telephone reception and the emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennae nor the related equipment will produce any noise, fumes, dust, odors, lights, glare or vibrations.

Applicants also request a waiver of Transitional Screening and Barrier requirements for all sides of the property. The related wireless telecommunication ground equipment will be housed inside an accessory structure which is completely enclosed. The ground equipment will not be visible from any adjoining property or from any other location. The enclosed structure will not produce any noise, fumes, dust, odors, lights, glare or vibrations.

Applicants have proposed an additional landscape plan which affects the south, east and west portions of the property according to various meetings held with County officials. The property located to the north counts with trees approximately every 5' which are a average height of 40' see s Section 13-302, Transitional Screening Requirements, Fairfax County Zoning Ordinance, which faces the Masonic Lodge. Between both properties is a 6' high board on board fence and a 5' wide grass strip which runs from the Masonic asphalted parking space to the 6' board on board fence. It would be extremely onerous for the Applicants and the Masonic Lodge to tear the existing asphalt, this does not address the potential damage to the fence owned by the abutting property owner, to place additional trees along the north portion of the Masonic property within such as small 5' wide grass strip. This would also incur in the loss of parking spaces.

Applicants therefore submit that the proposed wireless telecommunication facility meets and exceeds the Purpose and Intent of the Fairfax Zoning Ordinance, see section 13-101:

"The purpose and intent of this Article is to preserve and promote the health, safety and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious community; to conserve natural resources including adequate air and water; to conserve properties and their values; to preserve the character of an area by preventing harmful effects of potentially dissimilar uses; and to encourage the appropriate use of land. More specifically this Article is intended to minimize the impact of dissimilar uses on adjoining or nearby uses by requiring a screen or buffer between the uses in order to lessen the impact of noise, dust and other debris..."

The Flag pole will be designed to accommodate a minimum of three wireless telecommunications carriers antennae as follows:

a. Cingular's Installation at RAD Center of 82' and 76'

Applicant, Cingular has expressed an interest in locating its antennae and equipment at the Site. Cingular will install of up to 6 wireless telecommunications antennae, measuring 6'x2'x1' or less, at a RAD center of 82' and 76' on the flag-pole and install up to 7 equipment cabinets on a 11' x 11' concrete pad housed within a completely enclosed accessory structure.

b. T-Mobile Installation at RAD Center of 69'

Applicant, T-Mobile has expressed an interest in locating its antennae and equipment at the Site. T-Mobile will install up to twelve 3 antennae, at a RAD center of 69 feet. T-Mobile's antennae measure approximately 6'x2'x1' or less. T-Mobile will also install 3 related ground equipment cabinets on a 10' by 20' concrete pad within a completely enclosed accessory structure.

c. Future Wireless Telecommunication Carrier Installation at RAD Center of 61'

Applicants seek to include in their application for special exception, installation of up to 3 wireless telecommunications antennae measuring 6'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 61' on the flag-pole. Related equipment (shelter/cabinets) will be placed in the compound near the base of the Flag-pole within a completely enclosed accessory structure .

c. Future Wireless Telecommunication Carrier Installation at RAD Center of 53'

Applicants seek to include in their application for special exception, installation of up to 3 wireless telecommunications antennae measuring 6'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 53' on the flag-pole. Related equipment (shelter/cabinets) will be placed in the compound near the base of the Flag-pole within a completely enclosed accessory structure .

NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY

As FCC licensees, Cingular and T-Mobile are committed to providing seamless telecommunications service to their users. The proposed Site will assist in the creation of a seamless, state-of-the-art all-digital wireless network. This requires the installation of a network of telecommunications antenna and equipment facilities so as to allow each facility to transmit and receive radio signals within a strictly limited radio frequency range to each wireless user in the vicinity of the facility. Moreover, each facility must be able to pass the user's signal to an adjacent facility as each user travels out of the coverage area and into an adjacent coverage area. Each facility is capable of covering only a limited area, generally determined by the height of the antennas, the local topography and terrain, as well as obstructions.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility. Because of the low power required by the system, the antennae are effective only within a limited geographic area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to Cingular's and T-Mobile's coverage objectives in the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the monopole allows placement of antennae at a sufficient height so as to permit radio signals to clear any obstructions such as trees, buildings, or other structures while simultaneously providing coverage to the intended area.

Cingular and T-Mobile are licensed by the Federal Communication Commission (Hereinafter "FCC"). Applicant Cingular is licensed for the following Call Signs servicing the Washington, DC metropolitan area: **KNKA243**, **KNLF220** and **WPZY690**, to provide domestic wireless telephone services by transmitting and receiving radio frequency spectrum signals at:

Transmitting (TX) Frequencies of:

- 1) 845.01-846.48, 890.01-891.48 MHz (Band A);
- 2) 1950-1965 MHz (Band B) and;
- 3) 1985-1990 MHz (Band C) and;

Receiving (RX) Frequencies of:

- 1) 824.04-834.99, 869.04-879.99 MHz (Band A);
- 2) 1870-1885 MHz (Band B) and
- 3) 1905-1910 MHz (Band C).

Applicant T-Mobile is licensed for BTA-461 under the call sign KNLH327 to provide domestic wireless telephone services by transmitting and receiving radio frequency spectrum signals at:

Transmitting (TX) Frequencies of:

- 1) 1965-1975

Receiving Frequency

- 1) 885-1895

Radio frequency coverage maps depicting Cingular's and T-Mobile's coverage in the area presently and the improvement anticipated after installation of the proposed mono-flag pole. As demonstrated by these maps, Cingular's coverage objective is to provide coverage south of Collingwood Road along Fort Hunt Road and nearby neighborhoods and east to the George Washington Memorial Parkway, where existing coverage is substantially deficient. There are no existing structures feasible for collocation. Oakbrook HOA was approached by applicant, but there would be gaps of coverage along the Mount Vernon scenic highway. The Cattle Company was also evaluated but due to the height of the surrounding vegetation and the proximity of the Ronald Regan Washington National Airport, the site would not meet Cingular's objectives.

Furthermore, the proposed site was chosen for its particular suitability to the site, including its location, satisfaction of Cingular's and T-Mobile's coverage objectives, and the nature of the existing use of the property. Due to the absence of feasible collocation opportunities in the area, as discussed above,

Cingular's and T-Mobile's needs in the area cannot be satisfied without the installation of the proposed Site. Installation of Cingular's and T-Mobile's antennae on the proposed mono-flag pole will satisfy this objective, providing wireless telecommunications coverage to Cingular's clients in the area.

Since one of the primary benefits of the wireless communication system is the ability to communicate to and from any location, a network of facilities that provide seamless coverage is essential. The location and design of each facility in the network is therefore critical to the overall functioning of the entire network. Without a facility at or near this location, Cingular and T-Mobile will be unable to provide reliable coverage to its users in the area.

APPLICABLE LEGAL STANDARDS

Section 704 of the 1996 Telecommunications Act requires that State and local governments "(I) shall not unreasonably discriminate among providers of functionally equivalent [wireless telecommunications] services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services." Accordingly, local governments cannot prohibit, either by law or by action, wireless telecommunications facilities. Regulations cannot have the effect of prohibiting wireless facilities, even though it may purport to allow such facilities. Moreover, local governments must undertake to consider all wireless telecommunications zoning requests on an equal basis.

The Fairfax County Zoning Ordinance, Section 9-101 designates wireless telecommunications facilities as Category 1, Light Public Utility Uses and Sections 9-102 and 304 allow the installation of such facilities on the subject property, via approval of a special exception. The granting of Applicants' request will, therefore, be in harmony with the spirit and intent of the Zoning Regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicants address each section of the Fairfax County Zoning Ordinance and Comprehensive Plan applicable to its Special Exception application below. The Fairfax County regulations are stated in boldface; Applicants' responses immediately follow.

COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE REGULATIONS

I. **SECTION 9-006 – GENERAL STANDARDS FOR ALL SPECIAL EXCEPTION USES**

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:

General Standard 1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

Applicants' Response regarding Wireless Communication Facility and Masonic Lodge. As demonstrated below, Applicants' application is in harmony and furthers, not only the general objectives of the Comprehensive Plan, but also those objectives specifically related to Mobile and Land-Based Telecommunications Services. As to the Comprehensive Plan, it identifies this parcel as suitable for a telecommunications facility. The monopole will be located at a institutional facility and partially screened by the existing building and will be designed as a flag pole. The Masonic Lodge is a Public Benefit Association and is permitted via Special Exception as is the Wireless Telecommunication Facility.

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

Applicants' Response regarding Wireless Communication Facility. The proposed use is located in an R-3 zone. The expressed purpose and intent of the R-3 District is, inter alia, to allow uses which are compatible with the low density residential character of the district and to otherwise implement the stated purpose and intent of the Ordinance, which are enumerated in Section 1-200. The subject site is used as a Masonic Lodge and it is also used for community activities. While single-family detached dwellings are located on adjacent parcels, the location of the proposed site on the property is such that it will be located to the rear of the existing 38' high lodge building with perimeter trees partially screening the proposed facility from adjoining residences, the closest off-site dwelling being approximately 97' feet from the proposed mono-flag pole. As demonstrated by the drawings, site photographs and photo simulations, due to the mono-flag pole design, location and the existing tree coverage in the area, the proposed use will have minimal visual impact on the adjoining properties. As further demonstrated below, Applicants' proposed use is in compliance with each of the aforementioned sections of the Zoning Ordinance. It is, therefore, in compliance with General Standard 2.

Applicants' Response regarding the Masonic Lodge: Applicant states that there will be no changes from the approved original Special Permit, except for that of the parking spaces requirements due to new parking requirements per Fairfax County Zoning Ordinance. The Lodge use shall continue, as it has done for over 45 years, to be in harmony with the general purpose and intent of the applicable zoning district regulations.

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

Applicants' Response regarding Wireless Communication Facility: As discussed above, the proposed facility will be situated at a distance from the existing uses and close to the existing vegetation on the Property. Furthermore, it is an unmanned facility and, therefore, will have minimal impact in terms of usage or traffic. It does not generate any noise, fumes, odors, or vibrations. Lighting, if any is required by law, will be in compliance with all applicable legal standards. Since the Property is presently used as a place of meeting for Masons and as a community center that benefits the surrounding communities, the proposed Site will be in harmony with such non-residential use. Copy of a studies conducted in Virginia are attached hereto and demonstrate that the installation of such facilities does not adversely impact real property growth or real property values. Finally, the location, size, setbacks, heights, and fencing will all be in compliance with the requirements of the Zoning Ordinance. In sum, therefore, the proposed Site meets the above Standard.

Applicants' Response regarding the Masonic Lodge: See response to General Standard 2 above.

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

Applicants' Response regarding Wireless Communication Facility: The proposed facility will be unmanned with few maintenance visits per year (an average of 1 visit per month). There is no potential, therefore, for pedestrian

or vehicular traffic emerging in conflict with the existing or anticipated traffic in the neighborhood.

Applicants' Response regarding the Masonic Lodge: See response to General Standard 2 above.

General Standard 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 of the Zoning Ordinance.

Applicants' Response regarding Wireless Communication Facility: The proposed mono-flag pole will be situated behind the existing building with perimeter tree vegetation. Applicant discusses at length below the existing conditions of the Property and adjacent properties, and the nature of the proposed Site in support of their request for a waiver of the landscape requirements of Article 13, should the Board determine that the existing conditions do not satisfy the aforementioned Article.

Applicants' Response regarding the Masonic Lodge: See response to General Standard 2 above.

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

Applicants' Response regarding Wireless Communication Facility: Not applicable.

Applicants' Response regarding the Masonic Lodge: See response to General Standard 2 above.

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

Applicants' Response regarding Wireless Communication Facility: The proposed facility will be unmanned with few maintenance visits per year. There is no need, therefore, for parking and loading provisions. The facility requires utilities to the extent telephone land lines and electrical power is required for the operation and maintenance of its facility. Applicant will ensure that the required utilities are adequately provided.

Applicants' Response regarding the Masonic Lodge: See response to General Standard 2 above.

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

Applicants' Response regarding Wireless Communication Facility: Applicant does not intend to place any signs on its facility.

Applicants' Response regarding the Masonic Lodge: See response to General Standard 2 above.

II. SECTION 9-103 ADDITIONAL SUBMISSION REQUIREMENTS FOR CATEGORY 1 USES

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.

Applicants' Response: Attached as **Exhibit D** are radio frequency propagation maps that depict the relationship of the proposed Site to the existing or proposed sites in the vicinity. These maps show that the proposed Cingular installation at a RAD center of 82' and 76', T-Mobile's proposed RAD center of 69' on the proposed mono-flag pole will substantially improve wireless telecommunications coverage in the area and connect to the existing Cingular and T-Mobile sites, thereby facilitating improved coverage in the area. Furthermore, a certified statement by Applicants' site acquisition staff, pursuant to Section 9-104(3) of the Ordinance, provides additional information about the absence of feasible collocation opportunities in the area and the utility of the proposed site to Applicants' network. The foregoing statements and the RF maps together demonstrate the "utility system" of which the proposed Site will be an integral part and satisfy the foregoing submission requirement.

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.

Applicants' Response: Attached hereto are certified statements by Cingular's Radio Frequency Engineer and Site Acquisition personnel, which respond to the foregoing submission requirement. These statements certify that the proposed site will be installed, operated and maintained in accordance with

all applicable laws. The RF maps depict the exact technical reasons for selection of the site and its role in satisfying the coverage objectives in the area.

III. SECTION 9-104: STANDARDS FOR ALL CATEGORY 1 USES (THE WIRELESS TELECOMMUNICATIONS FACILITY)

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.

Applicants' Response: No response required.

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.

Applicants' Response: Not applicable.

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.

Applicants' Response: There are no C or I districts within 500 feet of the propose location as shown by zoning map, all surrounding properties are zoned R-3.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, in the Zoning Ordinance.

Applicants' Response: Applicant will comply with the provisions of Article 17 of the County Code.

IV. SECTION 9-105 – ADDITIONAL SPECIAL EXCEPTION REQUIREMENTS FOR MOBILE AND LAND-BASED TELECOMMUNICATIONS 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.

Applicants' Response: Applicants propose to install a monopole designed as a mono-flag pole. The antennae will be located within the mono flag-pole to, thus the antennae will not be able to be seen on 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.

Applicants' Response: Applicant does not propose to place any advertisement or signs on the Site.

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.

Applicants' Response: Applicant will comply.

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.

Applicants' Response: Applicant does not propose to install any lights on the Site unless required by law.

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.

Applicants' Response: Applicant will comply with the requirements of this Section.

V. SECTION 9-304 STANDARDS FOR ALL CATEGORY 3 USES (MASONIC LODGE)

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

Applicants' Response: Not Applicable

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

Applicants' Response: Applicant will comply with the requirements of this Section.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

Applicants' Response: Applicant will comply with the requirements of this Section.

4. 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.

Applicants' Response: Applicant will comply with the requirements of this Section as to performance standards. Not Applicable as to the sports illumination plan.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Applicants' Response: There will be no changes to the existing Special Permit except for the required parking spaces due to changes in the Fairfax County Ordinance regarding parking spaces and a lower number of lodge members.

VI. SECTION 1-200 – GENERAL PURPOSES OF THE COUNTY ZONING ORDINANCE

According to this Section, the Zoning Ordinance is intended to promote the health, safety and general welfare of the public and to

implement the adopted Comprehensive Plan for the orderly and controlled development of the County. To accomplish these ends, the Zoning Ordinance is designed to give reasonable consideration to each of the following purposes, where applicable:

- 1. to create and maintain conditions under which people and their environment can exist in a productive and enjoyable harmony while fulfilling the social, economic and other requirements of present and future generations;**

Applicants' Response regarding Wireless Communication Facility. It cannot be disputed that wireless telecommunications are an integral part of our social and economic life. It is a matter of great importance, therefore, that the allowing of these facilities in our communities be facilitated provided that they be designed to be in harmony with our environment, such as the proposed mono-flag pole. Applicants have demonstrated above the importance of the site to its coverage objectives, the potential for collocation by an additional carrier, the existing conditions on the property, and how the nature of the existing use combine to minimize the visual impact of the facility upon adjacent properties and further the principles of harmony enumerated above. Approving Applicants' request will, therefore, further the above-referenced purpose.

Applicants' Response regarding the Masonic Lodge: For over 300 years the Masons have been symbol of leadership, excellence and faith. Leadership that guided our founding fathers. Excellence that has endured throughout history and faith in that all human beings can unite in creating a better tomorrow. George Washington and thirteen other Presidents, eight Vice Presidents and forty-two Justices of the Supreme Court have been Masons. The fraternal organization of the Masons will, without a doubt, promote the above purpose.

- 2. to facilitate the creation of a convenient, attractive and harmonious community; to provide for adequate light, air, convenience of access and safety from fire, flood, crime and other dangers; and to reduce or prevent congestion in the public streets;**

Applicants' Response regarding Wireless Communication Facility. The proposed facility is unmanned with only, on average, one monthly maintenance visit. It will not produce any noise, vibrations, odors or fumes. Further, it does not require water or sewer facilities. Therefore, the proposed utility is unobtrusive due to its slender mono-flag pole design and at the same time provide an invaluable public service to its recipients. The included photo simulation pictures demonstrate the

minimal visual impact of the Site on the subject and adjacent properties. The above purpose is significantly facilitated by permitting Applicants' request.

Applicants' Response regarding the Masonic Lodge: For the past 35 years the lodge has met the Special Permit conditions and has had no complaint about traffic conditions or other issues mentioned in the above purpose. Lodge meetings are held twice a month and there are no employees at the Property.

3. to provide for County growth that is consonant with the efficient and economic use of public funds and environmental quality;

Applicants' Response regarding Wireless Communication Facility: The growing significance of wireless telecommunications warrants that the County promote the same within its borders so as to provide for its economic growth and maintain its competitive edge with the growth of neighboring counties and elsewhere. To this end, the proposed facility provides for the growth of the County and efficient and economic use of its monies.

Applicants' Response regarding the Masonic Lodge: See response to purpose number 1 above.

4. to recognize the needs of agriculture, housing, industry and business in the County's future growth;

Applicants' Response regarding Wireless Communication Facility: See response to paragraph number 3 above.

Applicants' Response regarding the Masonic Lodge: See response to purpose number 1 above.

5. to promote the creation and expansion of land uses that will be developed with adequate highway, utility, health, education and recreational facilities;

Applicants' Response regarding Wireless Communication Facility: The proposed use promotes the expansion of land use equipped with adequate wireless telecommunication services. The proposed facility will provide wireless services south of Collingwood Rd., along Fort Hunt Rd., George Washington Memorial Parkway and its neighborhoods. Furthermore the site will connect with the existing sites at Mount Vernon (located at 3200 Mount Vernon Highway, Mount Vernon, VA), Hybla (located at 3900 Augustine Street, Alexandria, VA), and Harmony (located at 9200 Livingston Road, Ft. Washington, MD) and Applemint (8009 Fort Hunt Rd., Alexandria, VA). It

is, therefore, in furtherance of the County's above-referenced purpose to approve the proposed facility.

Applicants' Response regarding the Masonic Lodge: The Masonic Lodge is used as a community center for the development and enjoyment of the surrounding communities.

6. to provide residential areas with healthy surroundings for family life;

Applicants' Response regarding Wireless Communication Facility: The proposed monopole will be designed as a flag pole, which will have a significantly reduced visual impact than a regular monopole or tower and would be in harmony with the characteristics of the Property given its existing lodge use and the proximity of the mono-flag pole to the parking lot adjacent to its surrounding uses. It is situated on a parcel of substantial size (approximately 44,998 square feet) close to existing vegetation. The Site will utilize a currently vacant area on the Property. Taking advantage of the location, existing use and conditions on the Property, Applicants' facility will provide invaluable public service to the surrounding residential areas, thereby promoting healthy surroundings for family life. The utility of wireless communications to family life is significantly apparent from the use of such services by family members. Certain newspaper articles, which discuss the utility of such services.

Applicants' Response regarding the Masonic Lodge: See response to purpose number 5 above.

7. to protect against destruction of or encroachment upon historic areas;

Applicants' Response for Wireless Communication Facility and Masonic Lodge: Applicants submit that the proposed Site and the Masonic Lodge do not infringe upon any historic areas.

8. to encourage economic development activities that provide desirable employment and a broad tax base;

Applicants' Response regarding Wireless Communication Facility: The proposed facility encourages economic development by providing seamless and reliable wireless communication service in the area.

Applicants' Response regarding the Masonic Lodge: Not Applicable.

9. to promote the conservation of natural resources;

Applicants' Response regarding Wireless Communication Facility: The proposed facility does not infringe upon any natural resource. Equipment

related to the Site will be located within an accessory structure near the base of the mono-flag pole. The existing access drive will be utilized for the Site. In this regard, Applicants' Site promotes the conservation of natural resources while simultaneously providing a valuable public service.

Applicants' Response regarding the Masonic Lodge: Applicant states that there will be no changes from the approved original Special Permit, except for that of the parking spaces requirements due to new parking requirements per Fairfax County Zoning Ordinance. The Lodge use shall continue, as it has done for over 45 years, to be in harmony with the general purpose and intent of the applicable zoning district regulations.

10. to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forestation, scenic vistas, and other similar areas and to ensure that development in such areas is self controlled;

Applicants' Response for Wireless Communication Facility and Masonic Lodge: See response in paragraph 9 above.

11. to protect against the following: overcrowding of land; undue intensity of noise; air and water pollution; undue density of population in relation to community facilities existing or available; obstruction of light and air; danger and congestion in travel and transportation; and loss of life, health, or property from fire, flood, panic or other dangers;

Applicants' Response regarding Wireless Communication Facility: The proposed facility is designed and located so as to reduce its visual impact, and is unmanned with few maintenance visits per year, approximately one visit per month. It will not produce any noise, vibrations, odors or fumes. Further, it does not require water or sewer facilities. Therefore, the proposed utility is unobtrusive, and carries no potential for overcrowding of land, increased intensity of noise, pollution, traffic, health hazards, etc. At the same time the facility will provide valuable services to its recipients. The above purpose is, therefore, facilitated by an approval of Applicants' request.

Applicants' Response regarding the Masonic Lodge: Applicant states that there will be no changes from the approved original Special Permit, except for that of the parking spaces requirements due to new parking requirements per Fairfax County Zoning Ordinance. The Lodge use shall continue, as it has done for over 45 years, to be in harmony with the general purpose and intent of the applicable zoning district regulations.

12. to promote the creation and preservation of housing of such type, size and cost suitable for meeting the current and future needs of the County as well as a reasonable proportion of the current and future needs of the planning district in the form of safe, sanitary dwelling units;

Applicants' Response for Wireless Communication Facility and Masonic Lodge: Not applicable.

13. to encourage innovative and desirable approaches to designed development; and to promote the distinctive sense of urban suburban and exurban places as well as the sense of community within the County;

Applicants' Response regarding Wireless Communication Facility: The Site is designed as a monopole and located approximately 176' from Fort Hunt Rd. Furthermore, the Property is used as a Masonic Lodge and for community activities that benefit the surrounding communities therefore, the proposed use will not be significantly different from such non-residential use.

Applicants' Response regarding the Masonic Lodge: See response to Purpose 11 above.

14. to protect, not inconsistent with State water quality standards, surface water and ground water as defined by Sect. 62.1-255 of the code of Virginia;

Applicants' Response for Wireless Communication Facility and Masonic Lodge: Not applicable.

15. to accomplish all other objectives and exercise all other powers set forth in Article 7, Chapter 22, Title 15.2 of the Code of Virginia

Applicants' Response for Wireless Communication Facility and Masonic Lodge: Applicants' proposed use is in harmony with the purpose of the Zoning Ordinance, as enumerated in Article 7, Chapter 22, Title 15.2 of the Code of Virginia.

VII. Additional Locations Analyzed

Applicant considered the following locations which were not chosen for the reasons stated below.

Sanburg Middle School at 8428 Fort Hunt Road - This planned collocation on a rawland light pole, which was to be developed at the Sanburg Middle School, was ruled out as a viable candidate because of

Fairfax County Public School's policy of not leasing space at elementary or middle schools.

Heritage Presbyterian Church at 8503 Fort Hunt Road - This location was ruled out as a viable candidate because the church pastor informed T-Mobile that their Presbyterian Diocese is not accepting any wireless proposals.

Stratford Landing Park at 2301 Stirrup Lane - This proposed light pole replacement on Fairfax County Park Authority property was ruled out as a viable candidate because the Park Authority was not interested in leasing.

Fairfax County Water Authority Pumping Station at Culpepper Lane - This proposed site on a Fairfax County Government owned property was ruled out as a viable candidate because the Water Authority was not interested in leasing.

St Aidan's Episcopalian Church at 8531 Riverside Road - This location was ruled out as a viable candidate because the church was not interested in leasing to T-Mobile. Plymouth Haven Baptist Church at 8523 Fort Hunt Road - This church was ruled out as a viable candidate because they were not interested in leasing.

JUSTIFICATION STATEMENT IN SUPPORT OF APPLICANTS' REQUEST FOR WAIVER OR MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS

Section 13-304 provides that the transitional screening and barrier requirements may be waived inter alia under the following circumstances:

- a. Where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
- b. Where the adjacent property is zoned to allow a use similar to that of the parcel under site plan;
- c. Where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective; and
- d. Where any public use has been specifically designed to minimize adverse impact on adjacent properties.

Applicant requests a waiver or modification of transitional screening requirements of the Ordinance based on the design and placement of the Site

and the existing conditions on the Property. Specifically, the design of the new structure as a mono-flag pole and its placement on the community-used property, behind the existing building of the Masonic Lodge on the Property and adjacent to the parking area, the addition of 17 white cedar trees for additional screening, and the location at considerable distance from neighboring property lines and streets demonstrates the use of appropriate architectural techniques to minimize adverse visual impact on neighboring properties.

Furthermore, the 85' high mono-flag pole will be situated approximately 176' from Fort Hunt Rd. and 64'.7 from the closest dwelling off site. These distances facilitate the minimization of visual impact of the mono-flag pole on neighboring properties. The location of the Property, the low impact of the design of the mono-flag pole, which will be situated behind the existing building and that will be surrounded by the existing tree line on the Property. Thus, adverse visual impact of the Site is substantially reduced by the aforementioned factors. Applicant also proposes to enclose the equipment within an accessory structure.

In light of the foregoing, applicants respectfully request that transitional screening and barrier requirements be waived or modified pursuant to Section 13-304 of the County Zoning Ordinance.

CONCLUSION:

The growing utilization of wireless technology cannot be doubted. Wireless communication not only facilitates economic growth but is also invaluable in providing emergency and other service to the users. In light of the foregoing the Applicants, respectfully request approval of its application for Special Exception to accommodate the proposed telecommunications facility, as described herein. Applicants' request is in compliance with the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance. Granting Applicants' request will, therefore, be appropriate and in the best interest of Fairfax County.

The Regular Meeting of the Board of Zoning Appeals was Held on Tuesday, November 16, 1971, at 10:00 A.M. in the Board Room of the Massey Bldg., Fairfax County Administration Building; Members Present: Daniel Smith, Chairman; George Barnes, Loy Kelley, Richard Long and Joseph Baker.

The meeting was opened with a prayer by Mr. Barnes.

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MOUNT VERNON LODGE, #219 A.F. & A.M. app. under Sec. 30-7.2.5.1.4 of Ordinance to permit a Lodge (Masonic), 8717 & 8721 Fort Hunt Road, Plymouth Haven Subd., 111-2((3)) 11 & 12, Mount Vernon Dist., (R-12.5), S-209-71.

Mr. Bernard Fagelson, attorney, represented the application before the Board.

Notices to property owners were in order. Two contiguous owners were Mrs. Rose Lopez, 8729 Fort Hunt Road, Alexandria, Virginia and Mr. G. E. Willis, 8713 Fort Hunt Road, Alexandria, Virginia.

Mr. Fagelson stated that the Lodge has 310 members, 206 of whom are in Virginia and the remainder live in the nearby area of Washington and Maryland. For the past ten years the Lodge has been meeting in this same building. It is their intention to use the top floor as they have for ten years as a meeting room and use the downstairs as a community recreational use. This is a non-profit organization and they cannot charge the neighbors for the use of this Lodge, but the neighbors are free to make a contribution to cover the electricity and heat, etc. He said he felt like the Masonic Lodge brings out the best in people and these people are the highest level of people.

Mr. Fagelson submitted the original of a letter from IRS to their Grand Secretary indicating their non-profit status and this letter was put in the file for the record. He said they had no specific number of parking spaces. They were told that the Board required 85 parking spaces and he is sure there are more than 85 there.

Mr. Smith asked him if this parking had been adequate for the past ten years and Mr. Fagelson said that it had.

Mr. Long asked if they planned to landscape the premises. Mr. Fagelson said they did plan to landscape and make it as attractive as possible.

Mr. Smith read Mr. Fagelson the Staff Report from the Land Planning Engineer's Office.

"Mount Vernon Lodge, #219 A.F. & A.M., S-209-71, Fort Hunt Road on which this site fronts is proposed to be a 90' R/W as shown on the adopted Mount Vernon Master Plan. This office would suggest the applicant dedicate to a minimum 45' from center line of R/W for future road widening. This site will be under site plan control."

Mr. Smith then asked Mr. Fagelson what the distance is from the building to Fort Hunt Road. Mr. Long answered the question and told Mr. Smith that it was 77.4' from Fort Hunt Road.

Mr. Smith asked if there was any parking in the front area at the present time and Mr. Fagelson said as far as he knew the Fire Department does not use this for parking. Neither has the Lodge used this for parking.

Mr. Baker said that this area was black topped.

Mr. Fagelson said he had not discussed the dedication with his client as he did not know what the Staff Report stated.

Mr. Smith said they would just be required to dedicate and it would remain as is until such time as the road is widened by the State. He said it didn't appear that it would affect the operation itself or the building because it would still be 47 feet from the overhang of the building.

Mr. Fagelson then conferred with the other representative were were present from the Lodge. He came back before the Board to state that they would commit to the Board that they would make the dedication along Fort Hunt Road.

Mr. Smith called for those in favor who would like to speak. Several gentleman rose and Mr. Smith said since they were in favor it would not be necessary for them to speak.

No opposition

November 16, 1971

MOUNT VERNON LODGE, #219 A.F. & A.M. (continued)

In application No. S-209-71, application by Mount Vernon Lodge, #219 A.F. & A.M. under Section 30-7.2.5.1.4 of the Zoning Ordinance, to permit a Masonic Lodge on property located at 8717 & 8721 Fort Hunt Road, Plymouth Haven Subdivision, on tax map 111-2((3)) 11 & 12, County of Fairfax, Virginia, Mr. Kelley moved 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 in accordance with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board of Zoning Appeals held on the 16th day of November, 1971; and

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

1. That the owner of the subject property is the applicant.
2. That the present zoning is R-12.5
3. That the area of the lot is 67,497 square feet.
4. That compliance with County Codes is required.
5. This site will be under Site Plan Control.

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

1. That the applicant has presented testimony indicating compliance with Standards for Special Use Permit Uses in R Districts as contained in Section 30-7.1.1 of the Zoning Ordinance; and
2. That the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purposes of the comprehensive plan of land use embodied in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the subject application be and the same is hereby granted with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated in this application and is not transferable to other land.
2. This permit shall expire one year from this date unless operation has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on plats submitted with this application. Any additional structures of any kind, changes in use or additional uses, whether or not these additional uses require a use permit, shall be cause for this use permit to be re-evaluated by this Board.
4. 45' from the existing R/W of Fort Hunt Road is to be dedicated for public street purposes.
5. The perimeters of the property are to be landscaped with fencing and planting of a manner and type as approved by the County Planning Engineer.
6. There is to be a minimum of 85 parking spaces provided for this use.

Mr. Long seconded the motion. The motion passed unanimously.

RECOMMENDATIONS

Land Use

The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 55 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. The approximately 11 acres of Parcel 102-3((11))A1 located adjacent to Little Hunting Creek Park and the Coast Guard Radio Station is planned for open space use.
2. Commercial uses located at the northeast intersection of Elkin Street and Whittington Boulevard (Tax Map 102-3((1))44B, 44C, and 44D) are planned for neighborhood-serving retail and office use up to .25 FAR. This recommendation reflects the current use of this property and is not intended to provide for more intensive commercial development.
3. All development within and adjacent to the Gum Springs Community should be consistent with the neighborhood improvement program and conservation plans for that community. If there is a conflict with the Comprehensive Plan the Community Improvement Plan/Conservation Plan shall take precedence. Significant heritage resources within the historic community of Gum Springs should be identified prior to development and preserved, recovered or recorded.
4. Any new development having visual impact upon the George Washington Memorial Parkway should be compatible with the historic and scenic character of the Parkway. New development within a quarter-mile of the Parkway should be low density, detached single-family residential dwellings and no additional non-residential uses should be permitted, nor any expansion to or intensification of existing non-residential uses, in order to preserve the unique scenic character of this parkway. Areas that are outside of the quarter-mile boundary, but still have a visual impact on the Parkway, should mitigate the visual impact to the extent possible through use of techniques such as vegetated buffering along the Parkway. [Not shown]
5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road between Holland Road and Tis Well Drive.

Expansion of the hospital and related ancillary medical service uses and the mental health care facilities is appropriate to meet the health care needs of the community if certain conditions are met as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

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-V08-6
Mount Vernon Lodge, No. 219, Ancient Free and Accepted Masons,
Hammondville Holdings Corporation, New Cingular Wireless PCS, LLC,
and T-Mobile Northeast, LLC
Concurrent with SE 2008-MV-031
8717 Fort Hunt Road, Alexandria
TAX MAP: 111-2 ((3)) 11

DATE: April 9, 2009

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-MV-031).

PROJECT DESCRIPTION

(Attachment A)

Applicants ("the Applicants") Hammondville Holdings Corporation ("Hammondville"), New Cingular Wireless PCS, LLC ("Cingular"), and T-Mobile Northeast, LLC ("T-Mobile") propose to construct a telecommunications facility consisting of an 85-foot tall stealth simulated flagpole monopole (subsequently referred to as flagpole monopole) and related enclosed equipment compound on a portion of the 1.03-acre site of the Mt. Vernon Masonic Lodge, No. 219, Ancient Free and Accepted Masons ("the subject property") at 8717 Fort Hunt Road, Alexandria. The subject property includes a two-story high structure, a paved parking lot, and landscaping that includes grass lawn with trees behind the building and two entrances in its frontage along Fort Hunt Road. The site's terrain is flat terrain with a slight rise to Fort Hunt Road.

Parcel 11 comprises the subject property. The proposed facility's flagpole monopole will be located behind the Lodge building (northeast corner) midway between the northern and southern boundary lines (100.6 feet from the northern property boundary, 124 feet from the eastern property boundary, 49.5 feet from the southern property boundary, and 176 feet from the western boundary). The equipment compound contains the flagpole monopole and connects to an enclosed structure which contains the equipment cabinets/shelters. This enclosed compound is 96.3 feet from the northern property boundary, 81.7 feet from the eastern property boundary, 18.1 feet from the southern property boundary and 172 feet from the western property boundary. The total site disturbance is 1,861 square feet.

The proposed facility, under Application 2232-V08-6, as amended, will include the following (all areas and dimensions are approximate):

- Location:** behind the northeast corner of the Lodge Building in the central portion of the subject property within a lawn with trees.
- Structure:** 85-foot tall steel telecommunications flagpole monopole, which will resemble a white flagpole with a gold finial. Diameter of the structure is 30-inches. No flag will be displayed nor halyard located on the structure. The flagpole monopole will not be lighted.
- Antennas:** New Cingular Wireless telecommunications carrier with up to six (6) panel antennas (55 inches high by 13 inches wide by 6 inch depth) enclosed within the flagpole with 3 internal antennas each at the 82-foot and 76 feet center line height above ground level (AGL) on the flagpole monopole. T-Mobile telecommunications carrier with up to three (3) panel antennas (72-inches high by 24 inches in wide) may located at the 69-foot centerline height above ground level (AGL.) Two (2) additional telecommunication carriers may locate within the flagpole at the 61-feet, and 53-foot centerline heights above ground level (AGL). At each of these heights, three (3) antennas are proposed at 72 inches in height and 24 inches in width. The maximum number of antennas is 15.
- Equipment:** Four equipment cabinets pad sites are proposed for the applicants. Cingular's pad site is 16 feet by 16 feet containing seven (7) equipment cabinets. T-Mobile's pad site measures 10 feet by 20 feet and contains three (3) equipment cabinets. One future lease pad sites measure 7 feet long by 7 feet wide.
- Compound:** The enclosed compound's dimensions are 27 feet 4 inches wide by 46 feet 4 inches long with an 18-foot high roof. The enclosed compound (approximately 1,266 square feet) will contain the Cingular and T-Mobile equipment cabinets and one future equipment cabinet/shelter location. The entrance to the enclosed equipment compound is on the western side of the building adjacent to the Lodge through an 8-foot wide door. The flagpole monopole will be located on the northwest corner of the building in an 8 feet wide by 8 feet 4 inches long (66 square feet) surrounded by an 6-foot high board on board fence with an 8-foot wide gate which opens to the parking area. The total square footage for the flagpole monopole compound and the enclosed equipment compound is 1,322 square feet.
- Utilities:** All utilities needed for the proposed facility are available.
- Access:** From the parking lot immediately to the north access occurs through an 8-foot wide gate to flagpole monopole. The access to the enclosed equipment compound is located on the west side of the structure.
- Operations:** Unmanned; operational 24 hours/day; routine maintenance may occur once or twice a month by a service technician using a standard sized vehicle.
- Screening:** Specific evergreen and deciduous tree plantings will be along the southern and eastern property boundaries to mitigate the height of the flagpole monopole. Foundation plantings occur around the base of the enclosed equipment compound building along its north side. The existing tree located to the north of the equipment compound building will be saved and protected through construction. Fencing (6-foot high) will be provided along the southern boundary except for the area near the

southeastern corner where existing tall trees are located which mitigate the visual impact of the 85-foot high flagpole monopole upon the residences located to the east and south. As a development condition of SE 2008-MV-031, a 6-foot high board on board fence should also be provided along the northern portion of the eastern boundary along with two 8-foot evergreens placed midway along that portion of the fence. These trees should be supplemented with deciduous trees comparable to the landscaping proposed along the southern portion of the eastern boundary and southern boundary.

The applicant states that there are no existing nearby structures tall enough on which to collocate antennas in order to fill a gap in service in this area of the County. According to applicant there will be no harmful or objectionable fumes, noise, vibration, odors, dust, glare or other activity from the proposed wireless telecommunications facility. The applicant has indicated that the proposed flagpole monopole will have collocation capability for up to 4 service providers.

On- and Off-site Considerations

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

- *Traffic* – The applicant has indicated that the proposed facility will have a limited number of site visits required to maintain the telecommunications equipment at the unmanned site and no impacts relating to traffic are anticipated. There is no parking proposed for the telecommunications site; the existing parking spaces adjacent to the site are available for use by visitors to the site.
- *Noise control* – Due to the unmanned nature of the site and the limited equipment installed, no impacts relating to noise are anticipated.
- *Light pollution* – The proposed facility will not be lighted.
- *Air quality* – No impacts relating to air quality are anticipated.
- *Visual impact* – The applicants have chosen to install its antennas using a flagpole design, which is a normal accessory to a Masonic Lodge, and provides the best opportunity for concealing a telecommunications facility. In addition, the location of the proposed facility is appropriately setback from the surrounding property lines. The use of the flagpole design will minimize visual impact of the facility. All ground equipment will be enclosed in a building which is architecturally compatible with the surrounding residential area.
- *Water Supply and Water quality* – The site is served by public water supply, however it is not required to support the proposed facility. This project has a total disturbed area of 1,861 square feet. The applicant will be seeking waivers from DPWES to address storm water management (detention and BMP) requirements.

PLANNING ANALYSIS

The subject property is located on the eastern side of Fort Hunt Road between Elkins Street to the north and Danewood Drive/Fort Hunt Road to the south, which is planned for residential use at 2-3 dwelling units per acre and zoned R-3. It is surrounded by single family detached homes which are planned for residential use at 2-3 dwelling units per acre and zoned R-3.

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

- “Objective 42: In order to provide for the mobile and land based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and in order to achieve opportunities for the collocation of related facilities and the reduction of their visual impact, locate the network’s necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings in accordance with the following policies. ...**
- Policy b. Locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy f. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate. ...
- Policy h. Design, site and/or landscape mobile and land-based telecommunication facilities to minimize impacts on the character of the property and surrounding areas. ...
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:
- locating facilities near to or within areas of mature vegetation and trees which effectively screen or provide an appropriate setting for the proposed structure or which, when viewed in context, considering

perspective views, relative topography and other factors, mitigate their visual presence and prominence; ...

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

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

(Attachment B)

Staff of the Zoning Administration Division (ZAD in the Department of Planning and Zoning (DPZ) reviewed the application and noted that:

The subject property is zoned R-3 District and monopoles require special exception approval when not located in a utility easement or any property owned by a public use or Fairfax County governmental unit. As such the proposed monopole requires special exception approval. A special exception for a public benefit and mobile and land based telecommunication facility was submitted to the Zoning Evaluation Division on May 19, 2008.

ENVIRONMENTAL REVIEW

(Attachment C)

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

Lighting

Issue:

Although the applicant's documents state that the antennae and related equipment will not produce any light, the plans note a ground-mounted light for nighttime illumination of the flag.

Resolution:

Given that the project site is entirely surrounded by residential uses, staff recommends that nighttime illumination of the flag be designed so as to not impact residents of the surrounding

homes.

Note: Since there will be no flag mounted on the flagpole monopole, night time illumination will not occur.

Tree Cover

Issue:

Although the majority of the existing vegetation will be saved, and additional screening will be planted, two large trees are planned to be removed. These trees will provide screening for the monopole, and serve to minimize visual impact if they are left in place.

Resolution:

Staff recommends shifting the site of the monopole in such a location that the trees will not need to be removed or impacted during construction. As an alternative, staff recommends the applicant consider selective pruning that may allow the trees to remain in place and provide screening without hindering the function of the monopole and antennae.

Note: The proposed development plan shows that the Red Maple tree to the north of the proposed enclosed equipment compound is being saved. There are two White Mulberry trees south of the proposed enclosed equipment compound which will be removed due to their deteriorating condition. Supplemental landscaping will replace this vegetation. A third White Mulberry tree located near the southeast corner of the subject property is proposed for removal but should be retained to prevent the disturbance of the immediately adjacent existing trees which help screen the flagpole monopole.

HISTORIC RESOURCES

(Attachment D)

The Historic Resources staff of the Planning Division of DPZ concluded the following:

Findings:

1. Staff finds the proposal in-keeping with the Plan text cited above.
2. The applicant has provided sufficient evidence to determine that the views of and vistas from architecturally and/or historically significant structures will not be impaired or diminished by the placement of the telecommunication facility.
3. The applicant has complied with Section 106 of the National Historic Preservation Act of 1966, as amended. The Virginia Department of Historic Resources found that the project will have an effect on historic resources. However, based on the information provided the effect will not be adverse.
4. The applicant has provided a copy of the completed Section 106 study to the DPZ, Planning Division prior to the Planning Commission public hearing as requested by staff in a memo dated October 8, 2008.

TRANSPORTATION REVIEW

(Attachment E)

The Fairfax County Department of Transportation staff and the Virginia Department of Transportation (VDOT) provided the following comments:

FCDOT: The southern most entrance flows directly into the parking area in front of the building. This entrance should be closed to prevent any conflicts between vehicles entering the site and vehicles leaving the parking area.

The entrance to the north should be narrowed and constructed to VDOT standards.

A concrete pad to accommodate a future advertising bus shelter and the appropriate easements for the bus shelter would be desirable along the site's Fort Hunt Road frontage.

VDOT: The entrance along Fort Hunt Road should be designed and constructed in accordance with VDOT's *Minimum Standards of Entrances to State Highways* where sight distance can be achieved.

COMMUNICATION REVIEW

(Attachment F)

The applicant certifies that the proposed transmitting antennas will comply with the Radio Frequency guidelines adopted by the Federal Communications Commission as well as the health and safety regulations adopted by the Occupational Safety and Health Administration.

URBAN FORESTRY

(Attachment G)

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:** This site contains a large and established maple in the vicinity of the proposed flagpole monopole. A number of the sheets on the Plat indicate the location and existence of this tree, but do not include an accurate dripline. This tree is shown to be preserved and protected on some sheets, but not others.

Recommendation: The various sheets on the Plat should be revised to match, and they should be revised to also show the accurate dripline of this tree.

2. **Comment:** Transitional screening 3 (50' yard) and barriers are required on this site. The Applicant has not provided much screening material. Additionally, all the proposed trees are of the same species.

Recommendation: The Plat should be revised to show more screening plant material, at least 2-3 different plant species, and barriers where none are proposed.

3. **Comment:** The tree cover calculations have not been provided.

Recommendation: The Plat should be revised to show these calculations.

4. **Comment:** The tree protection details and information regarding protective devices are outdated and ineffective.

Recommendation: The Applicant should review the latest and most effective types of protective devices requirements in the Public Facilities Manual, Section 12.

Note: The proposed development plan shows that the Red Maple tree to the north of the proposed enclosed equipment compound is being saved. There are two White Mulberry trees south of the proposed enclosed equipment compound which will be removed due to their deteriorating condition. Supplemental landscaping will replace this vegetation. A third White Mulberry tree located near the southeast corner of the subject property is proposed for removal but should be retained to prevent the disturbance of the immediately adjacent existing trees which help screen the flagpole monopole.

PARK AUTHORITY

(Attachment H)

Park Authority staff have reviewed the proposed plan and have determined that this application has no impacts on the land or resources of the Park Authority.

ENVIRONMENTAL AND SITE REVIEW DIVISION

(Attachment I)

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

The Environmental and Site Review Division of DPWES have reviewed the application and offer the following comments:

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on site.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

Complaints on file at the following locations/properties: Tax Map #111-2 ((3)) 13 and Tax Map #111-2 ((3)) 14.

Note: This issue is addressed in SE 2008-MV-031.

Storm water Management

The applicant needs to meet storm water detention requirements.

Site Outfall

A narrative needs to be provided to meet the outfall adequacy.

WASTEWATER PLANNING & MONITORING DIVISION (Attachment J)
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

The Wastewater Planning and Monitoring Division of DPWES has reviewed the application and offers the following comments:

1. The application property is located in the Little Hunting Creek (K) watershed. It is sewered into the Noman M. Cole Pollution Control Plant (NMCCPCP.)
2. Based upon current and committed flow, there is excess capacity in the (NMCCPCP) at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing of development of the site.
3. An existing 8-inch line located on the property is adequate for the proposed use at this time.
4. The condition of all related sewer facilities and the total effect of this application is adequate (see chart in Attachment J).

ALTERNATIVE LOCATIONS

Initially, the applicant examined 6 alternate sites within the vicinity of the proposed site: 1) Sandburg Middle School (8428 Fort Hunt Road); 2) Heritage Presbyterian Church (8503 Fort Hunt Road); 3) Stratford Landing Park (2301 Stirrup Lane); 4) Fairfax Water Pumping Station (Culpeper Road); 5) St. Aidan's Episcopalian Church (8531 Riverside Road); 6) Plymouth Haven Baptist Church (8523 Fort Hunt Road). The reasons these sites were not feasible are explained in the attached application from the 2232 application.

Staff reviewed possible other alternative sites based on the radio frequency propagation maps (defines the "broadcast" service area for the proposed telecommunications facility) for the applicant to examine in addition to the proposed site. These sites included: 1) Waynewood Recreation Association (1027 Dalebrook Dr.); 2) Riverside Gardens Recreation Association (8633 Buckboard Dr.); and 3) Stratford on the Potomac open space (northwest quadrant of the intersection of Linton Lane and Danewood Drive). A radio frequency propagation test for Waynewood Recreation Association was performed. According to the applicant, none of these sites were feasible as a viable alternative to the recommended site.

ON-SITE MONOPOLE HEIGHT TEST

The applicant conducted a balloon test to evaluate the visual impact of the of 85-foot high flagpole monopole (reduced from the original 105-foot height) upon the surrounding area, particularly those of a residential character. On January 17, 2009, staff and the community attended a balloon test simulating the height of the proposed structure in the center of the subject property.

Observations at the test revealed that the surrounding trees, located to the north, southeast and west (along with the existing structure), provided adequate mitigation of the visual impact of the proposed 85-foot flagpole monopole upon development to the residential development located to the north, southeast and west (across Fort Hunt Road). The observations from Fort Hunt Road, heading north and south of the proposed location, indicated that the existing tall trees in the vicinity adequately screened the view from the public way.

However, observations from the following locations at the residential property to the south and the residential properties immediately to the east and across Plymouth Road, indicated that the proposed 85-foot flagpole monopole did not fully blend into the surrounding and adjacent trees.

Staff recommended that the applicant provide supplemental evergreen and deciduous trees, understory and bushes so that the flagpole monopole would more effectively blend with its surroundings. The reduced height of 85 feet provides a bulk, mass and height more typical of a flagpole structure. Furthermore, it was recommended that the equipment compound be enclosed in an accessory building. The enclosed equipment building will be made of CMU Block Wall with aluminum siding colored to match the existing building on site.

The lower height will still accommodate collocation of additional carriers (additional internal antennas) and along with the white pole color with a golden finial, the slender profile of the flagpole monopole will soften the structure's appearance by reducing its scale to that of the surrounding trees located along the southeastern property boundary of the subject property. Staff did consider the possibility of a tree monopole instead of the flagpole monopole, however, the tree monopole would have a greater bulk and at a height of 85 feet would look out of character with the relatively smaller nearby trees. The flagpole monopole will be flagless to minimize its visual impact to the surrounding area. As proposed, the diameter of the flagpole monopole is 30 inches.

Note: The April 2, 2009 development plan shows the gold finial removed from Sheet Z-5 Building Layout and Flagpole Type Structure. It should be restored to assure that the flagpole monopole appears as a flagpole and not an 85-foot high white post.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Section 15.2-2232 of the *Code of Virginia*, as amended, charges the Planning Commission with the 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

The proposed telecommunications facility will be located on the property of an existing Masonic Lodge. Plan guidelines support the location of telecommunication uses on non-residential use property near residential areas when the property provides the opportunity to conceal the facility and minimize its impact on surrounding areas. While the applicant investigated nine non-residential sites in the area as the location for the facility, they were either

not available for lease or did not meet the radio frequency requirements of the proposed facility. A monopole flagpole will be in context with the Masonic Lodge, thus serving to disguise and camouflage the facility, as recommended by the Plan.

The flagpole monopole is located in the center of the subject property next to the Lodge building. This is the optimum location along with the surrounding trees to minimize its visual impact upon the surrounding area. Trees are located within the subject property or on the adjacent residential property along the northern, southeastern, and western boundaries of the subject property. While the density of growth varies throughout these border areas, staff concludes that these existing trees will screen views of the flagpole monopole and enclosed equipment compound from nearby existing residential development with proposed supplemental vegetation (discussed further under Character section.)

The proposed facility will be central to servicing an area lacking in telecommunication service and will be designed to accommodate at least 4 telecommunications service providers, in accordance with Plan recommendations for collocation. Finally, the proposed telecommunications facility is not located within a flood plain or other environmentally sensitive area, in accordance with the Plan Guidelines.

- Character

The proposed flagpole monopole will be designed to appear as a flagpole which is of a white color with a gold finial that the applicant should provide. In order to minimize its visual impact to the surrounding area, the facility will not display a flag and there will be no lighting of the flagpole monopole. This type of flagpole design will minimize the visual impact and is an acceptable stealth design. Furthermore, the applicant has enclosed the equipment compound in an accessory building to effectively conceal it from view and has proposed additional landscaping to mitigate existing and future visual impact of the proposed flagpole monopole along the southern and eastern boundaries parallel to the telecommunications facility. The building will be constructed of CMU block wall with aluminum siding colored to match the existing building on site. The flagpole monopole design will be in context with the use of the property as a Masonic Lodge. This, in combination with existing and proposed landscaping and the accessory building containing the equipment shelters/cabinets, should mitigate its visual impact and help the facility to blend with its surroundings.

A visual impact analysis was conducted to determine the optimum mitigation of the visual impact of the proposed structure. At a height of 85 feet (reduced from the original 105 feet), views from the immediately abutting residential parcels are from an oblique angle and/or blended with the trees which vary in height from 40 feet to 100 feet. Therefore the proposed flagpole monopole is in harmony with and should effectively blend with the wooded, residential character to the north, southeast and west.

To mitigate the visual impact to the property to the east, which is planned, zoned and developed as residential use, the applicant will provide supplemental evergreen and deciduous plantings and fencing along the southern portion of the eastern boundary. Again as a development

condition of SE 2008-MV-031, a 6-foot high board on board fence should also be provided along the northern portion of the eastern boundary along with two 8-foot evergreens placed midway along that portion of the fence and supplemental evergreen and deciduous plantings should be provided along the remainder of the fence in that area. The accessory building containing the equipment shelters/cabinets will also have a perimeter landscaping to mitigate visual impact.

Staff concludes that the proposed flagpole monopole design, narrow silhouette, concealed antennas, architecturally compatible building containing the equipment shelters/cabinets along with surrounding supplemental and existing trees will effectively mitigate the facility's visual impact on adjacent residential development. Therefore, the proposed flagpole monopole will be compatible with the rear yard of the Masonic Lodge and the trees in the surrounding residential areas. 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 Masonic Lodge property is a 1.03-acre parcel with a main building, parking areas and landscaped open space. The flagpole monopole and the equipment compound (approximately 1,861 square feet) will occupy 4.1 % of the total area of the subject property. The applicant has decreased the proposed height of the structure to 85 feet from 105 feet to ensure that it is no greater than needed to meet the radio frequency service area requirements and potential for collocation by multiple carriers. The proposed facility will not cause the loss of parking spaces and the enclosed equipment compound appears as an accessory building in the context of the site. The applicant has indicated that the overall output of the proposed facility will pose no harm to the County or its citizens. Therefore, staff concludes that the proposed unmanned facility will not have an adverse impact on the use of the existing site, in accordance with the Plan guidelines.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal, Application 2232-V08-6, for Mount Vernon Lodge, #219, Ancient Free and Accepted Masons, Hammondville Holding Corporation, new Cingular Wireless P.C.S., L.L.C., and T-Mobile Northeast, L.L.C. to construct an 85-foot high flagpole monopole, antennas, equipment cabinets, enclosed compound and site improvements located at 8717 Fort Hunt Road, Alexandria, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.

Revised 4-6-09

2232 REVIEW APPLICATION
10/2005

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

Application Number: 2232-108-6
(assigned by staff)

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

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 8717 Fort Hunt Rd.

City/Town Alexandria, Zip Code 22308-2506

APPLICANT(S) Mount Vernon Lodge#219, Ancient Free and Accepted
Masons, Hammondville Holdings Corp.

Name of Applicant New Cingular Wireless PCS, LLC and T-Mobile Northeast, LLC

Street Address 7150 Standard Dr.

City/Town Hanover State MD Zip Code 21076

Telephone Number: Work (202) 457-1652 Fax (202) 457-1678

E-mail Address jmichal@jackscamp.com

Name of Applicant's Agent/Contact (if applicable) James R. Michal

Agent's Street Address 1120 20th St. NW Suite 300

City/Town Washington State DC Zip Code 20036

Telephone: Work (202) 457-1652 Fax () 202-457-1678

PROPOSED USE

Street Address 8717 Fort Hunt Rd., Alexandria, VA 22308-2506

Fairfax Co. Tax Map and Parcel Number(s) 1112-03-0011

Brief Description of Proposed Use _____

New Cingular Wireless PCS, LLC ("Cingular") and T-Mobile of the Northeast ("T-Mobile") propose to install an 85' high monopole, designed as a Flag-Pole, up to 6 antennae for Cingular and 3 for T-Mobile and related ground equipment. In addition, the 85' Flag-Pole will be capable of collocating two additional future carriers. The facilities will be surrounded by a 10' high board on board fence. This site will serve as a hand-off site to provide uninterrupted service between the Hybla, Mount Vernon and Harmony sites.

Total Area of Subject Parcel(s) 44,998 square feet (acres or square feet)

Portion of Site Occupied by Proposed Use 900 square feet (acres or square feet)

Fairfax County Supervisor District Mt. Vernon

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

Zoning of Subject Property R-3 (Residential 3 DU/AC)

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

PROPERTY OWNER(S) OF RECORD

Owner Lodge, Mt. Vernon No 219

Street Address 8717 Fort Hunt Rd.

City/Town Alexandria State VA Zip Code 22308

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 James R. Michal, Agent

Signature of Applicant or Agent [Handwritten Signature]

Date 5/12/08

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

Submit completed application to:

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

FOR STAFF USE ONLY
Date application received: <u>5/16/2008</u>
By: <u>[Signature]</u>
Additional information requested to complete application: _____ _____
Date application accepted: <u>5/16/2008</u>
By: <u>[Signature]</u>

CINGULAR

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: 6 panel antennas
Dimensions: height 54.5" width 10.3" depth 5.9" diameter _____
Location / Placement: 82' and 76' RAD Center
Wattage: 250 WATTS (CELLULAR), 500 W (PCS)
Material and Color: metal and plastic components muted gray
Material and Color of the Antenna Mounting: steel muted grey
Height Above Ground: 82' and 76' RAD Center

2. EQUIPMENT

Number and Type of Cabinets or Structures: 7 Cabinets within proposed accessory building
Cabinet / Structure Dimensions: height 81.1" width 60.06" depth 31.05"
Height of equipment platforms, if any: _____
Material and Color: metal and plastic components muted gray
Location: near base of the tower
Method of Screening: 10' Board on Board Fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 85'
Material: Galvanized Steel
Color: White. Housed antennas behind RF transparent enclosure.
If structure is within a utility right-of-way, state right-of-way width:
N/A

T-Mobile

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: 3 panel antennas
Dimensions: height 59" width 11.9" depth 6.3" diameter _____
Location / Placement: 69' RAD Center
Wattage: 250 WATTS (CELLULAR), 500 W (PCS)
Material and Color: metal and plastic components muted gray
Material and Color of the Antenna Mounting: steel muted grey
Height Above Ground: 69' RAD Center

2. EQUIPMENT

Number and Type of Cabinets or Structures: 3 Cabinets within proposed accessory building
Cabinet / Structure Dimensions: height 5'9" width 4'3.25" depth 2'5"
Height of equipment platforms, if any: _____
Material and Color: metal and plastic components muted gray
Location: near base of the tower
Method of Screening: 10' Board on Board Fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 85'
Material: Galvanized Steel
Color: White. Housed antennas behind RF transparent enclosure.
If structure is within a utility right-of-way, state right-of-way width:
N/A

EXHIBIT A2

**Statement of Justification in Support of Application for Approval of
Wireless Telecommunications Site Pursuant to Section 15.2.2232 of the
Code of Virginia**

Applicant(s): Mount Vernon Lodge#219, Ancient Free and Accepted Masons, Hammondville Holdings Corporation, New Cingular Wireless PCS, LLC & T-Mobile Northeast LLC

Site Name Fort Hunt

Property Address: 8717 Fort Hunt Road, Alexandria, VA 22308 (Fairfax County)

District: Mt Vernon

Parcel Id No.: 1112-03-0011

Zoning Classification: R-3

Property Owner: Mount Vernon Lodge # 219, Ancient Free and Accepted Masons

Applicants, Hammondville Holdings Corporation, (hereinafter "Hammondville"), New Cingular Wireless PCS, LLC, (hereinafter "Cingular") and T-Mobile Northeast LLC (hereinafter "T-Mobile") respectfully submit this Statement of Justification (hereinafter "Statement") for approval and in support of its application for determination pursuant to Section 15.2-2232 of the Code of Virginia to install a 85' high wireless telecommunication monopole designed as a mono-flag-pole, no flag will be placed on the structure, (hereinafter "Flag pole"). Applicant Cingular proposes to install thereupon 6 wireless telecommunications antennae at a RAD center of 82' and 76' (3 antennas per RAD center) and related ground equipment cabinets, (hereinafter the "Facility"). The cabinets will be located in a 27'.4 (w) x 46'.4 (l) x 18' (h) accessory building, owned by Hammondville and located at a property commonly known as the Masonic Lodge, at 8717 Fort Hunt Road, Alexandria, VA 22308, owned and operated by the Lodge, Mt. Vernon No. 219, (hereinafter "Lodge") (Fairfax County Tax Map Number 1112-03-0011) and is in accord substantially with the Comprehensive Plan as to location, character and extent.

The Facility will not interfere with radio, television or telephone reception. Emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennae nor the related equipment will produce any noise, fumes, dust, odors, lights, glare or vibrations.

INTRODUCTION & BACKGROUND

Applicant Cingular, is licensed by the Federal Communication Commission (hereinafter "FCC") for the following Call Signs servicing the Washington, DC

metropolitan area: **KNKA243**, **KNLF220** and **WPZY690**, to provide domestic wireless telephone services by transmitting and receiving radio frequency spectrum signals at:

Transmitting (TX) Frequencies of:

- 1) 845.01-846.48, 890.01-891.48 MHz (Band A);
- 2) 1950-1965 MHz (Band B) and;
- 3) 1985-1990 MHz (Band C) and;

Receiving (RX) Frequencies of:

- 1) 824.04-834.99, 869.04-879.99 MHz (Band A);
- 2) 1870-1885 MHz (Band B) and
- 3) 1905-1910 MHz (Band C)

Applicant T-Mobile is licensed for BTA-461 under the call sign KNLH327 to provide domestic wireless telephone services by transmitting and receiving radio frequency spectrum signals at:

Transmitting (TX) Frequencies of:

- 1) 1965-1975

Receiving Frequency

- 1) 885-1895

Currently, Cingular and T-Mobile are undergoing a major system-wide upgrade to its existing network throughout the United States in stages. With the acquisition of Cingular by AT&T, Cingular has a larger band spectrum that will allow Cingular to provide upgraded voice and data services to its subscribers. More specifically, Cingular is upgrading its network from AMPS and TDMA technologies to the Global System for Mobile Communications hereinafter "GSM") standard and ultimately to the Universal Mobile Telecommunications Standard (hereinafter "UMTS"). This upgrade, and ultimate conversion, to the GSM/UMTS standards will require the strategic location of cell sites throughout the State Virginia and across the continental US.

Cingular's and T-Mobile's Radio Frequency Engineers (hereinafter "RF") and Real Estate Site Acquisition Specialist have identified this site, which will meet both the RF technical requirements and the business terms with the Lodge. Finally, this site will serve as the network's infill and capacity site with the capabilities of enhanced E911 service for wireless service to residents, businesses and commuters throughout Fairfax County.

NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY

As an FCC licensee, Cingular and T-Mobile are committed to providing seamless telecommunications service to their users. The proposed Facility will assist in the creation of a seamless, state-of-the-art all-digital wireless network for up to three service providers. This requires the installation of a network of telecommunications antenna and equipment facilities so as to allow each facility to transmit and receive radio signals within a strictly limited radio frequency range to each wireless user in the vicinity of the facility. Moreover, each facility must be able to pass the user's signal to an adjacent facility as each user travels out of the coverage area and into an adjacent coverage area. Each facility is capable of covering only a limited area, generally determined by the height of the antennas, the local topography and terrain, as well as obstructions.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility. Because of the low power of the system, the antennae are effective only within a limited geographic area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to Cingular's and T-Mobile's coverage objectives in the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the Flag pole allows placement of antennae at a sufficient height so as to permit radio signals to clear any obstructions such as trees, buildings, or other structures while simultaneously providing coverage to the intended area.

Cingular's and T-Mobile's radio frequency coverage maps are attached hereto. As shown by these maps, Cingular seeks to resolve current coverage deficiencies between Cingular's existing sites Mount Vernon (located at 3200 Mount Vernon Highway, Mount Vernon, VA), Hybla (located at 3900 Augustine Street, Alexandria, VA), Harmony (located at 9200 Livingston Road, Ft. Washington, MD) and Applemint (8009 Fort Hunt Rd., Alexandria, VA). Installation of Cingular's antennae on the proposed monopole will satisfy this objective, providing coverage south of Collingwood Road along Fort Hunt Road and nearby neighborhoods and east to the George Washington Memorial Parkway.

Since one of the primary benefits of the wireless communication system is the ability to communicate to and from any location, a network of facilities that provide seamless coverage is essential. The location and design of each facility in the network is therefore critical to the overall functioning of the entire network. Without a facility at or near this location, Cingular will be unable to provide reliable coverage to their users in the area.

The Flag pole will be designed to accommodate a minimum of four wireless telecommunications carriers antennae as follows:

a. Cingular's Installation at RAD Center of 82' and 76'

Applicant, Cingular has expressed an interest in locating its antennae and equipment at the Site. Cingular will install of up to six wireless telecommunications antennae, measuring 6'x2'x1' or less, at a RAD center of 82'

and 76' on the Flag pole and install equipment cabinets within the proposed compound to contain its telecommunications equipment.

b. T-Mobile Installation at RAD Center of 69'

Applicant, T-Mobile has expressed an interest in locating its antennae and equipment at the Site. T-Mobile will install three antennae, at a RAD center of 70 feet. T-Mobile's antennae measure approximately 6'x2'x1' or less. T-Mobile will also install 3 related ground equipment cabinets on a 10' by 20' concrete pad

c. Future Wireless Telecommunication Carrier Installation at RAD Center of 61'

Applicants seek to include in their application for special exception, installation of up to three wireless telecommunications antennae measuring 6'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 61' on the Flag pole. Related equipment will be placed in the compound near the base of the Flag pole.

d. Future Wireless Telecommunication Carrier Installation at RAD Center of 53'

Applicants seek to include in their application for special exception, installation of up to three wireless telecommunications antennae measuring 6'x2'x1' or less by a future third carrier, anticipated to occupy a RAD center of 53' on the Flag pole. Related equipment will be placed in the compound near the base of the Flag pole.

APPLICABLE LEGAL STANDARDS

Section 704 of the 1996 Telecommunications Act requires that State and local governments "(I) shall not unreasonably discriminate among providers of functionally equivalent [wireless telecommunications] services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services." Accordingly, local governments cannot prohibit, either by law or by action, wireless telecommunications facilities. Regulations cannot have the effect of prohibiting wireless facilities, even though it may purport to allow such facilities. Moreover, local governments must undertake to consider all wireless telecommunications zoning requests on an equal basis.

As discussed below, the Fairfax County Zoning Ordinance allows the installation of a wireless antenna facility on the Property and the minor revisions to the scope of the existing uses on the Property. Applicants' request approval of a Wireless Telecommunications Site pursuant to Section 15.2.2232 of the Code of Virginia . The granting of applicants' request will be in harmony with the spirit and intent of the Zoning Regulations and will not be injurious to the neighborhood or otherwise detrimental to public welfare.

**COMPLIANCE WITH THE APPLICABLE OBJECTIVES OF
THE FAIRFAX COUNTY COMPREHENSIVE PLAN, 2003 ed.**

MOBILE AND LAND-BASED TELECOMMUNICATIONS SERVICES:

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), 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.

GENERAL GUIDELINES

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

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

Applicants' Response: There are no existing structures of sufficient height in the search area, thus requiring applicant to construct a new structure. The Facility is to be located on the Lodge's property. The proposed mono-flag pole shall be co-locatable for other carriers as indicated, thereby avoiding the construction of new monopoles or other types of towers in this area.

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.

Applicants' Response: In order to minimize visual impact The Facility is to be strategically located behind the Lodge's building adjacent to the parking lot. The monopole will be designed as a Flag pole and will co-locatable for other wireless carriers.

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.

Applicants' Response: There are no nearby available/feasible public sites for applicant's proposed Facility.

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

Applicants' Response: Not applicable.

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.

Applicants' Response: There are no nearby structures that meet applicants requirements. The proposed Pole can accommodate up to three wireless service providers.

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.

Applicants' Response: As discussed in detail above and demonstrated on copies of radio frequency maps attached hereto, Cingular's coverage objectives in the area are satisfied by installation at a RAD center of 100' & 90'. Visual impact concerns are significantly reduced by use of a mono-flag pole and its location on the property behind the existing Masonic Lodge building and adjacent to the parking area.

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

Applicants' Response: Not Applicable

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.

Applicants' Response: Use of a monopole designed as a Flag-pole and its location on the property behind the existing building and adjacent to the parking area are factors that demonstrate Applicants' compliance with the above policy. Any adverse visual impact of The Facility is substantially reduced by the aforementioned factors. Enclosed site drawings and photo simulations, depict the conditions on the property and the site's minimal visual impact on neighboring properties. Thus, the proposed site is in compliance with the above policy.

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.

Applicants' Response: See response to policy h above.

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

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

Applicants' Response: See response to policy h above.

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.

Applicants' Response: There are no nearby historically significant structures or landscapes that applicant is aware of.

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

Applicants' Response: Applicants' are not aware of any adverse impact on environmentally significant areas in the area by the installation of the proposed Facility.

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

Applicants' Response: The Pole can accommodate multiple wireless telecommunications providers. In the event that there develops a need for additional expansion of The Facility, the Property is of sufficient size to accommodate such a need. The Facility will be enclosed by board on board fencing. Thus, the intent of the above policy is maintained by the installation.

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

Applicants' Response: The Facility is placed at approximately 176 feet from Fort Hunt Rd., it is highly unlikely that it could encroach or hinder any future road improvements.

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

Applicants' Response: Not applicable.

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;

Applicants' Response: The monopole structure design gives the appearance of Flag pole and its proposed location adjacent to the Lodge parking behind the existing two story high Masonic Lodge, area fits the setting of the property. The

pole shall be substantially similar to that of the surrounding area. The cabinets will be located in a 27'.4 (w) x 46'.4 (l) x 18' (h) accessory building. The 85' structure will be surrounded by a 6' foot high board on board fence, and the monopole will be camouflaged to simulate a Flag pole. Thus, the above policy is fully adhered to in this application.

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;

Applicants' Response: The proposed monopole shall be designed as a Flag pole, located adjacent to the parking area and will be partially screened by the Masonic Lodge building and existing vegetation.

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.

Applicants' Response: See response to policy b above.

I. RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN

Cingular has addressed throughout its Statement of Justification any and all recommendations, objectives and policies promulgated under the Comprehensive Plan for the proposed telecommunication facility.

II. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL

Applicant considered the following locations which were not chosen for the reasons stated below.

Sanburg Middle School at 8428 Fort Hunt Road - This planned collocation on a rawland Flag pole, which was to be developed at the Sanburg Middle School, was ruled out as a viable candidate because of Fairfax County Public School's policy of not leasing space at elementary or middle schools.

Heritage Presbyterian Church at 8503 Fort Hunt Road - This location was ruled out as a viable candidate because the church pastor informed T-Mobile that their Presbyterian Diocese is not accepting any wireless proposals.

Stratford Landing Park at 2301 Stirrup Lane - This proposed Flag pole replacement on Fairfax County Park Authority property was ruled out as a viable candidate because the Park Authority was not interested in leasing.

Fairfax County Water Authority Pumping Station at Culpepper Lane - This proposed site on a Fairfax County Government owned property was ruled out as a viable candidate because the Water Authority was not interested in leasing.

St Aidan's Episcopalian Church at 8531 Riverside Road - This location was ruled out as a viable candidate because the church was not interested in leasing to T-Mobile. Plymouth Haven Baptist Church at 8523 Fort Hunt Road - This church was ruled out as a viable candidate because they were not interested in leasing.

Waynewood Recreation Association - property would not meet the coverage objective as there would be significant areas not serviced as would be done by the Masonic Lodge site.

Riverside Garden Recreation Association - Association was not interested.

Stratford on the Potomac open space. property would not meet the coverage objective as there would be significant areas not serviced as would be done by the Masonic Lodge site.

III. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE.

See Exhibits G

IV. PLAN FOR DEVELOPMENT OF THE SITE AT A SCALE OF 1"=50' OR LARGER.

The plan for development complies with the applicable components of the guidelines.

V. REDUCED COPY OF PLANS

In addition, to the required reduced plan submittal, a reduced 11" x 17" courtesy copy of plans is enclosed instead for easier reading.

VI. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR

Cingular shall accommodate the Commission in all reasonable requests and recommendations to ensure approval of the proposed wireless facility through its process.

CONCLUSION:

The growing utilization of wireless technology cannot be doubted. Wireless communication not only facilitates economic growth but is also invaluable in providing emergency and other service to the users. In light of the foregoing the applicant, respectfully requests approval of their Wireless Telecommunications Site pursuant to Section 15.2.2232 of the Code of Virginia, as described herein. Applicant request is in compliance with the Fairfax County Comprehensive Plan and Fairfax County Zoning Ordinance. Granting applicant's request will, therefore, be appropriate and in the best interest of Fairfax County.

SPECIAL EXCEPTION 2008-MV-031
2232 APPLICATION #: 2232-V08-6

SITE NAME: FORT HUNT
SITE NUMBER: 1599
8717 FORT HUNT ROAD
ALEXANDRIA, VA 22308

New Cingular Wireless PCS, LLC.

CINGULAR WIRELESS CONSTRUCTION APPROVAL

PRINT NAME _____ DATE _____
 SIGNATURE _____

CINGULAR WIRELESS RF APPROVAL

PRINT NAME _____ DATE _____
 SIGNATURE _____

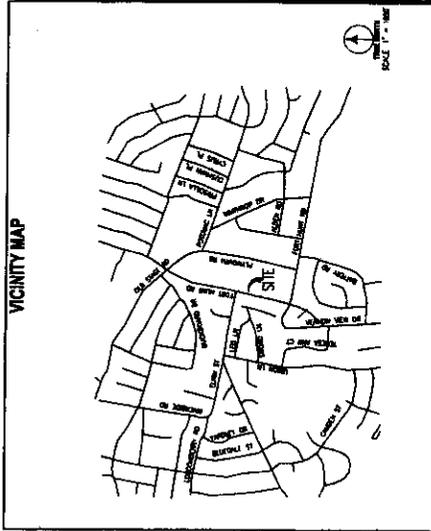
OWNER APPROVAL

PRINT NAME _____ DATE _____
 SIGNATURE _____

PROJECT CONTACTS

1. CINGULAR REPRESENTATIVE RIB DEL	4. DEMO CONTACT NAME: ALANSON, TAYLOR
2. DEMO PROJECT MANAGER (OWNER) CARRY GOSPEL	5. CLETRIC COMPANY DOMINION
3. CINGULAR CONSTRUCTION MANAGER RIB DEL	6. TELEPHONE COMPANY VERIZON

VICINITY MAP



SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE SURVEY
- Z-2 TAX INFORMATION
- Z-3 ORDINANCE DATA AND SETBACK GRAPHIC
- Z-4 GRADING AND EROSION CONTROL PLAN
- Z-5 BUILDING LAYOUT AND FLAGPOLE TYPE STRUCTURE ELEVATION
- Z-6A EQUIPMENT BUILDING ELEVATIONS
- Z-6 EQUIPMENT DETAILS-1
- Z-6A EQUIPMENT DETAILS-2
- Z-7 CIVIL MAPS AND NOTES
- Z-8 CIVIL DETAILS
- Z-9 STORMWATER MANAGEMENT PLAN
- Z-10 EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN
- Z-11 LANDSCAPE PLAN

PROJECT DESCRIPTION

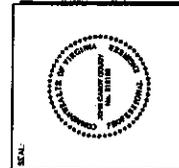
1. INITIAL SET BY PLACING THE STRUCTURE IN PLACE EXTERNALLY MOUNTED ANTENNA
 2. INITIAL SETTING CONCRETE FROM EXISTING BUILDING STRUCTURE
 3. INITIAL SETTING CONCRETE FROM EXISTING BUILDING STRUCTURE
 4. PROVIDE ALL SETTING FROM EXISTING BUILDING STRUCTURE
 5. ALL SETTING SHALL BE VERIFIED ON SITE

BY: CARRY GOSPEL, PROJECT MANAGER
 PROJECT NO. 1599
 ADDRESS: 8717 FORT HUNT ROAD
 ALEXANDRIA, VA 22308
 DATE: 08/27/08
 SCALE: AS SHOWN
 PROJECT: 1599
 ADDRESS: 8717 FORT HUNT ROAD
 ALEXANDRIA, VA 22308

TOTAL DISTURBED AREA = 2,123 SF



DATE	DESCRIPTION	BY
08-27-08	ISSUE FOR PERMIT	1
08-27-08	ISSUE FOR PERMIT	2
08-27-08	ISSUE FOR PERMIT	3
08-27-08	ISSUE FOR PERMIT	4
08-27-08	ISSUE FOR PERMIT	5
08-27-08	ISSUE FOR PERMIT	6
08-27-08	ISSUE FOR PERMIT	7
08-27-08	ISSUE FOR PERMIT	8
08-27-08	ISSUE FOR PERMIT	9
08-27-08	ISSUE FOR PERMIT	10



New Cingular Wireless PCS, LLC.
 1570 BROADWAY, N.W. SUITE 200 ALBUQUERQUE, NM 87102

PROJECT NO. 1599
 DESIGNER: TMF
 ENGINEER: C.G.
 SCALE: 1" = 100'
 SHEET NO. T-1

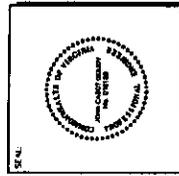
FORT HUNT
1599
8717 FORT HUNT ROAD
ALEXANDRIA, VA 22308

TITLE SHEET

SHEET NUMBER: **T-1**



SUBMITTALS	
NO.	DESCRIPTION
1	PROPOSED GENERAL NOTES
2	PROPOSED GENERAL NOTES
3	PROPOSED GENERAL NOTES
4	PROPOSED GENERAL NOTES
5	PROPOSED GENERAL NOTES
6	PROPOSED GENERAL NOTES
7	PROPOSED GENERAL NOTES
8	PROPOSED GENERAL NOTES
9	PROPOSED GENERAL NOTES
10	PROPOSED GENERAL NOTES



PROJECT NO.	1007.050
DESIGNED BY	T.M.F.
ENGINEER	C.C.
SCALE	AS SHOWN
GRAPHIC SCALE IN INCHES	

FORT HUNT
1598
8717 FORT HUNT ROAD
ALEXANDRIA, VA 22306

TITLE

TAX INFORMATION

SHEET NUMBER
Z-2

PARCEL ID: 1112 03 0559
N/F
MIRIELA, THOMAS V. & A. DELA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

10

PARCEL ID: 1112 03 0013
N/F
MIRIELA, THOMAS V. & A. DELA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

7

PARCEL ID: 1112 03 0557
N/F
O'BRIEN, HARRY T. & MARLA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

8

PARCEL ID: 1112 03 0558
N/F
POLAKOSKI, MARION R.
PREMISES ADDRESS: 8707 PARRY LA
MAILING ADDRESS: 8707 PARRY LA
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 8,400 SF

9

PARCEL ID: 1112 03 0028
N/F
MIRIELA, THOMAS V. & A. DELA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

4

PARCEL ID: 1112 03 0027
N/F
MIRIELA, THOMAS V. & A. DELA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

5

PARCEL ID: 1112 03 0026
N/F
MIRIELA, THOMAS V. & A. DELA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

6

PARCEL ID: 1112 03 0011
N/F
MIRIELA, THOMAS V. & A. DELA A.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

1

PARCEL ID: 1112 03 0570
N/F
LAMPSONS, EILEEN G.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

2

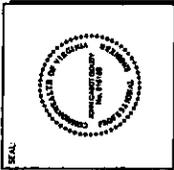
PARCEL ID: 1112 03 0029
N/F
WAGNERHOFF, DANIC M.
PREMISES ADDRESS: 8715 FORT HUNT RD
MAILING ADDRESS: 8715 FORT HUNT RD
ALEXANDRIA, VA 22306
DEED LIBER 15492, FOLIO 0048
ZONING: R-3 USE: RESIDENTIAL
AREA: 22,498 SF

3



entrex
 COMMUNICATIONS EQUIPMENT, INC.
 1875 Sky Drive, N.W., Suite 200
 Marietta, Georgia 30066
 PHONE: (770) 428-0800
 FAX: (770) 428-0801

DATE	DESCRIPTION	REV.
04-24-04	ISSUE FOR PERMITS	1
04-24-04	ISSUE FOR PERMITS	2
04-24-04	ISSUE FOR PERMITS	3
04-24-04	ISSUE FOR PERMITS	4
04-24-04	ISSUE FOR PERMITS	5
04-24-04	ISSUE FOR PERMITS	6
04-24-04	ISSUE FOR PERMITS	7
04-24-04	ISSUE FOR PERMITS	8
04-24-04	ISSUE FOR PERMITS	9
04-24-04	ISSUE FOR PERMITS	10

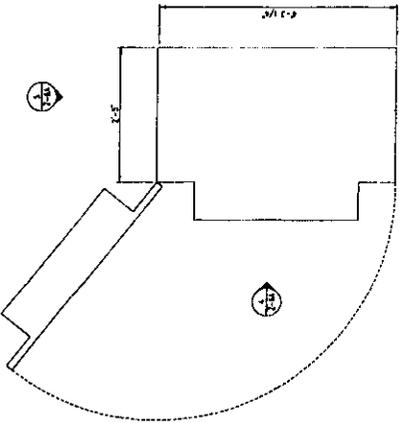


**New Cingular
 Wireless PCS, LLC.**
 7148 International Dr.
 Huntersville, NC 28026

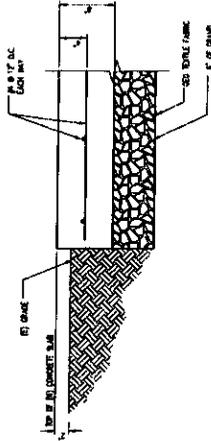
PROJECT NO: 1007.050
 DRAWING: N.E.
 DRAWING: C.E.
 SCALE: 1/4" = 1'-0"
 GRAPHIC SCALE IN INCHES

**FORT HUNT
 1999
 8777 FORT HUNT ROAD
 ALEXANDRIA, VA 22308**

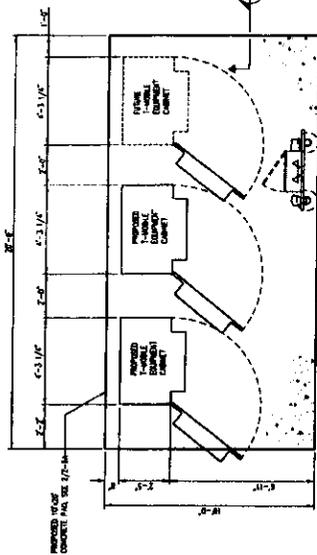
TITLE:
**EQUIPMENT
 DETAILS-2**
 SHEET NUMBER:
Z-6A



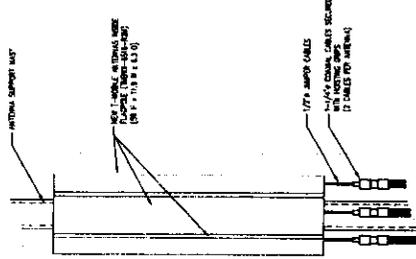
EQUIPMENT PLAN
 SCALE: 1/4" = 1'-0"



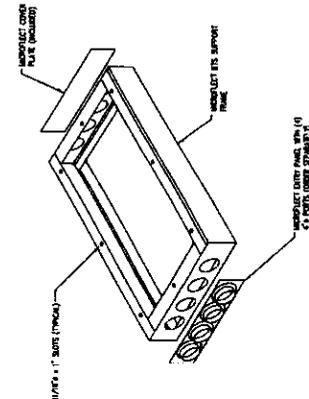
CONCRETE PAD DETAIL
 SCALE: 1/4" = 1'-0"



EQUIPMENT LAYOUT PLAN
 SCALE: 1/4" = 1'-0"



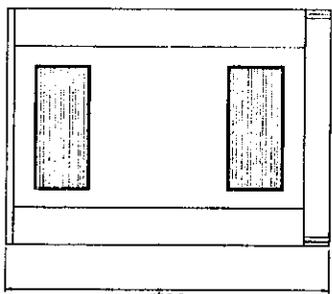
ANTENNA SECTION
 SCALE: 1/4" = 1'-0"



BTS SUPPORT FRAME
 SCALE: 1/4" = 1'-0"



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

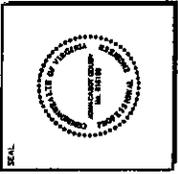


EQUIPMENT ELEVATION
 SCALE: 1/4" = 1'-0"

EXCESSIVE LABEL CLIPPING
 CONSIDER THE IMPACT OF EXCESSIVE LABELING
 ON THE EQUIPMENT. LABELS SHOULD BE
 PLACED IN A MANNER THAT DOES NOT OBSCURE
 THE EQUIPMENT'S IDENTIFICATION.

entrex
 COMMUNICATIONS SYSTEMS, INC.
 1478 SW BROAD AVE., SUITE 300
 WASHINGTON, D.C. 20004
 PHONE: (202) 462-1100
 FAX: (202) 462-1101

DATE	DESCRIPTION	BY
10-17-00	GENERAL NOTES	1
10-17-00	CONCRETE WORK	2
10-17-00	GENERAL NOTES	3
10-17-00	WOOD WORK	4
10-17-00	IRON WORK	5
10-17-00	PAVING	6
10-17-00	UTILITY	7
10-17-00	CONCRETE FOUNDATION	8
10-17-00	CONCRETE	9
10-17-00	CONCRETE	10

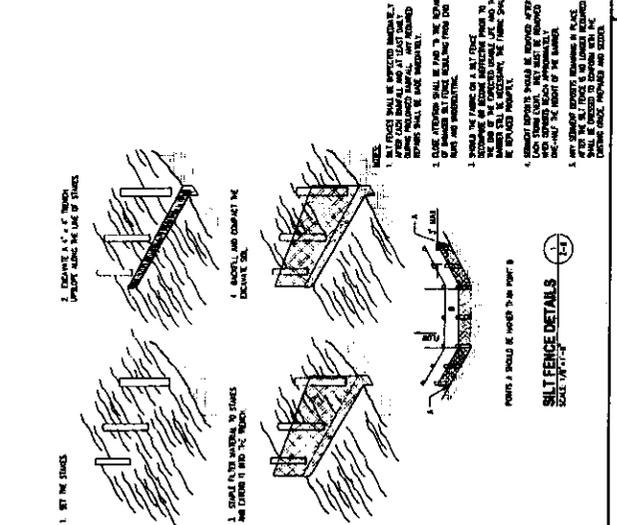
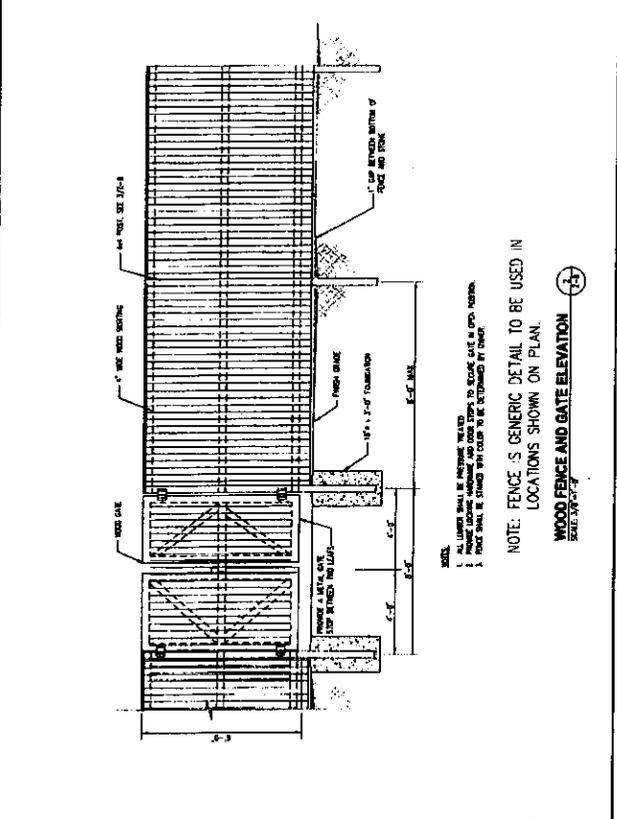
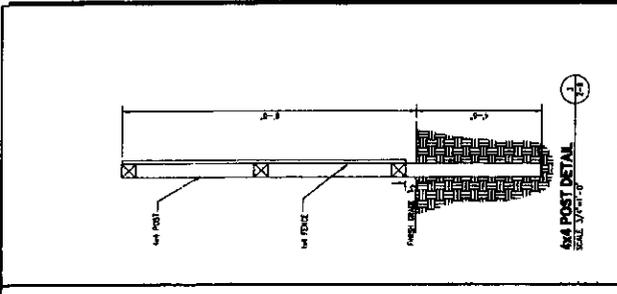


**New Circular
 Wireless PCS, LLC.**
 7100 Roundback Rd.
 Hanover, MD 21076

PROJECT NO.	1007 050
DESIGNER	TWF
ENGINEER	C.G.
SCALE	AS SHOWN
DRAWING SCALE IN INCHES	

**FORT HUNT
 1589
 8177 FORT HUNT ROAD
 ALEXANDRIA, VA 22308**

TITLE
CIVIL DETAILS
 SHEET NUMBER
Z-8



NOTES:

- ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- WOOD SHALL BE TREATED TO RESIST DECAY AND INSECT DAMAGE.
- FENCE SHALL BE INSTALLED TO CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.

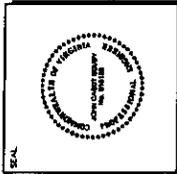
**NOTE: FENCE IS GENERIC DETAIL TO BE USED IN
 LOCATIONS SHOWN ON PLAN.**

WOOD FENCE AND GATE ELEVATION

SCALE: 3/8\"/>



DATE	DESCRIPTION	BY
08-04-08	ADD PLANTING SCHEDULE	1
08-11-08	GENERAL REVIEW	2
08-20-08	CONCEPT REVIEW	3
08-28-08	GENERAL REVIEW	4
09-04-08	CONCEPT REVIEW	5
09-11-08	ADD COMMENTS	6
09-18-08	CONCEPT REVIEW	7
09-25-08	CONCEPT REVIEW	8
10-02-08	SUPPLEMENT DRAWINGS	9
10-09-08	CONCEPT REVIEW	10
10-16-08	CONCEPT REVIEW	11
10-23-08	CONCEPT REVIEW	12
10-30-08	CONCEPT REVIEW	13



PROJECT NO.	1097050
DESIGNED BY	W.A.
ENGINEER	C.G.
SCALE	GRAPHIC SCALE IN INCHES

FORT HUNT
1589
8717 FORT HUNT ROAD
ALEXANDRIA, VA 22308

TITLE
LANDSCAPE PLAN

SHEET NUMBER
Z-11

SEEDS, EXAMPLES: (SPECIFIC PLANTING SPECIES SHALL BE DETERMINED AT A LATER DATE AS REQUESTED BY COUNTY STAFF IN A MEETING, 2/20/09.)

DECIDUOUS SPECIES 'A': ACER RUBRUM (RED MAPLE), ACER SACCHARUM (SUGAR MAPLE)

DECIDUOUS SPECIES 'B': CERIS CANADENSIS (EASTERN RED BUD), CORNUS FLORIDA (FLOWERING DOGWOOD)

EVERGREEN SPECIES 'A': PINUS ECHINATA (SHORT LEAF PINE), NORWAY SPRUCE (PICEA ABIES)

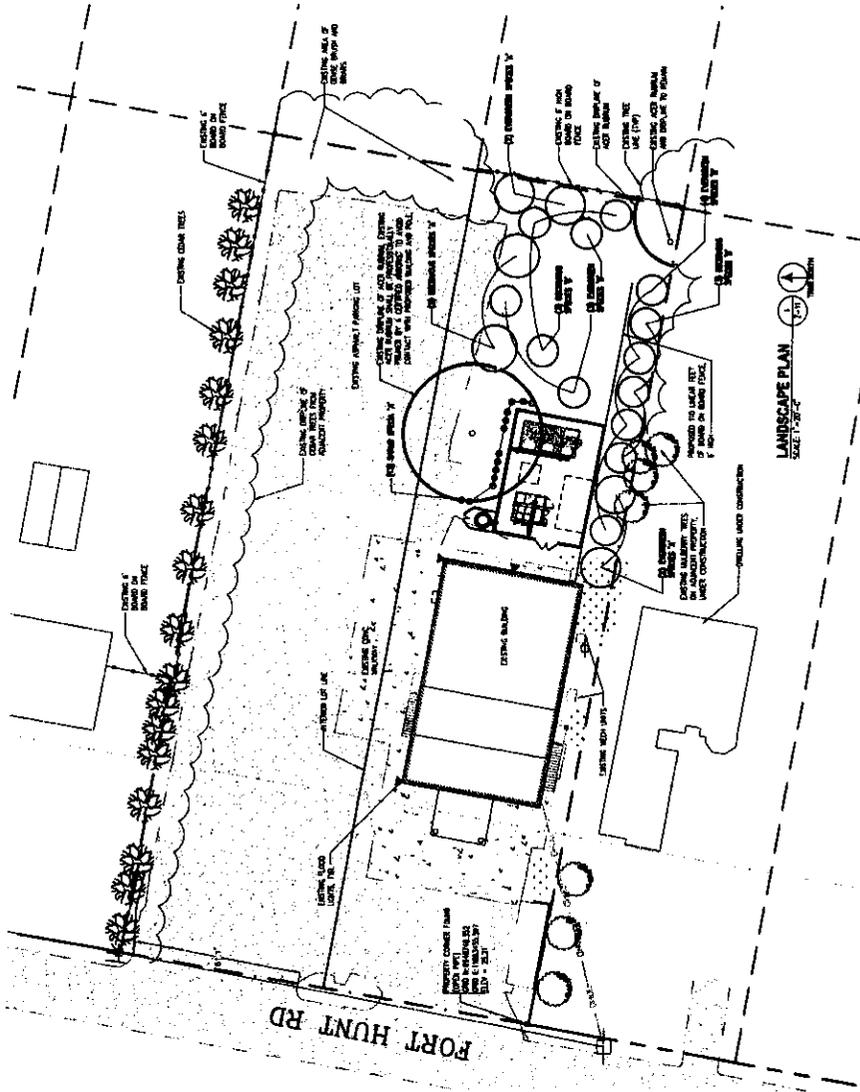
EVERGREEN SPECIES 'B': ALEX OPACA (AMERICAN HOLLY), JUNIPERUS VIRGINIANA (EASTERN RED CEDAR)

SHRUB SPECIES 'A': RHODODENDRON SP. (RHODODENDRON)

Species Type: See Samples Below for Specific Species	Quantity	Height (ft.)	Benefit Use	10-Year Canopy (sq. ft.)	Benefit Multiplier (B.I.)	Benefit 10-Year Canopy (sq. ft.)	Canopy Total per Species (sq. ft.)	Expected 10 year height	Comments
Deciduous Trees	2	2 ft.	WIGBIE	200	1.5	300	800	24 ft.	
Deciduous Species 'A'	6	2 ft.	WIGBIE	100	1.5	150	900	18 ft.	
Evergreen Trees	4	8 ft.	WIGBIE	150	1.5	225	800	43 ft.	
Evergreen Species 'A'	7	8 ft.	WIGBIE	100	1.5	150	1050	15 ft.	
Shrubs	13	2 ft.	SHRUB			1080	3450		

NOTES:

1. WAIVERS AND MODIFICATIONS OF SCREENING AND BARRIER REQUIREMENTS ALONG ALL PROPERTY LINES HAVE BEEN REQUESTED. SEE JUSTIFICATION STATEMENT.
2. PROPOSED PLANTING SPECIES AS SHOWN ARE FOR TREE CANOPY CALCULATIONS AND MATURE HEIGHTS ONLY. SPECIFIC FINAL SPECIES ARE SUBJECT TO APPROVAL OF THE FAIRFAX COUNTY FORESTER.
3. INSTALLATION WILL BE IN ACCORDANCE WITH FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.



LANDSCAPE PLAN
SHEET 11-25-Z-11

RF Justification for FORT HUNT

Site Name: FORT HUNT

Address: 8717 Fort Hunt Road, ALEXANDRIA, VA-22308

The primary objective is to build a new site in the area of Alexandria, Fairfax County, VA that will provide coverage especially along SR 628, SR 629 and George Washington Memorial Pkwy. The addition of this site will provide service for the residents of Alexandria and surrounding areas.

AT&T networks' nearest existing sites are Mount Vernon, Hybla, Leaf RD and Best Western Alexandria. We have one more site- Applemint which is approved and is not built yet. Applemint will be built this year. The proposed site will extend the coverage onto SR 628 and SR 629 by providing overlapping coverage with existing sites. This site will benefit the customers commuting along these roads and the residents of this neighborhood.

The attached coverage plots were propagated at -74 dBm (in building) and -82 dBm (in car); with the Radiation Center of 90 & 100 feet for the proposed site. The proposed installation is a flag pole. Only one antenna per sector can be installed inside a flag pole. As AT&T needs a total of 6 antennas, we are requesting for two radiation centers- 90ft and 100ft.

Prepared by:

Paresh Kumar Rath
RF Engineer

Reviewed by:

Sandeep Gupta
RF Design Manager

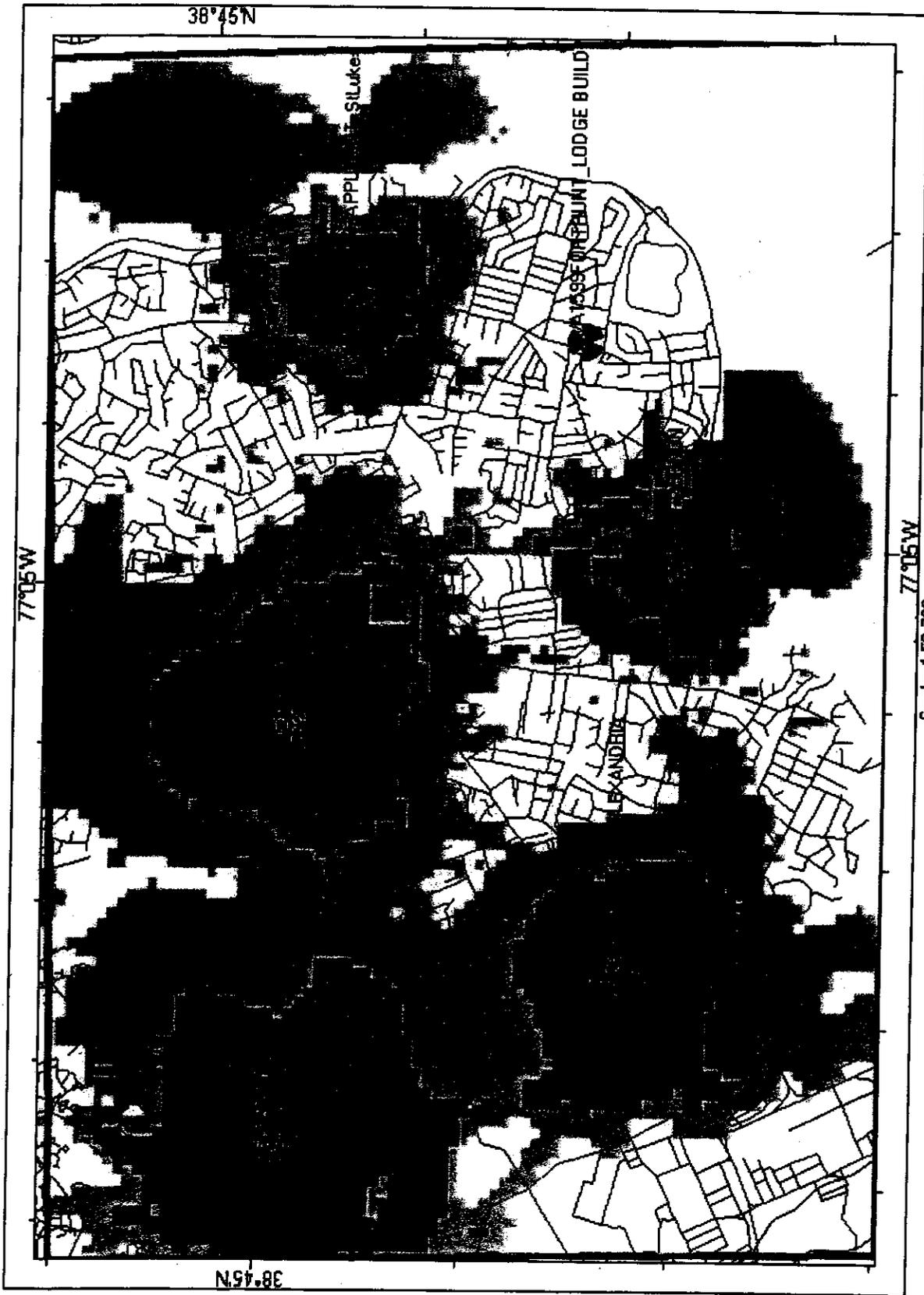
Approved by:

Andres Gomez
RF Manager

AT&T Mobility
7150 Standard Drive
Hanover, MD
Tel: 410-712-7633
Fax: 410-712-7784

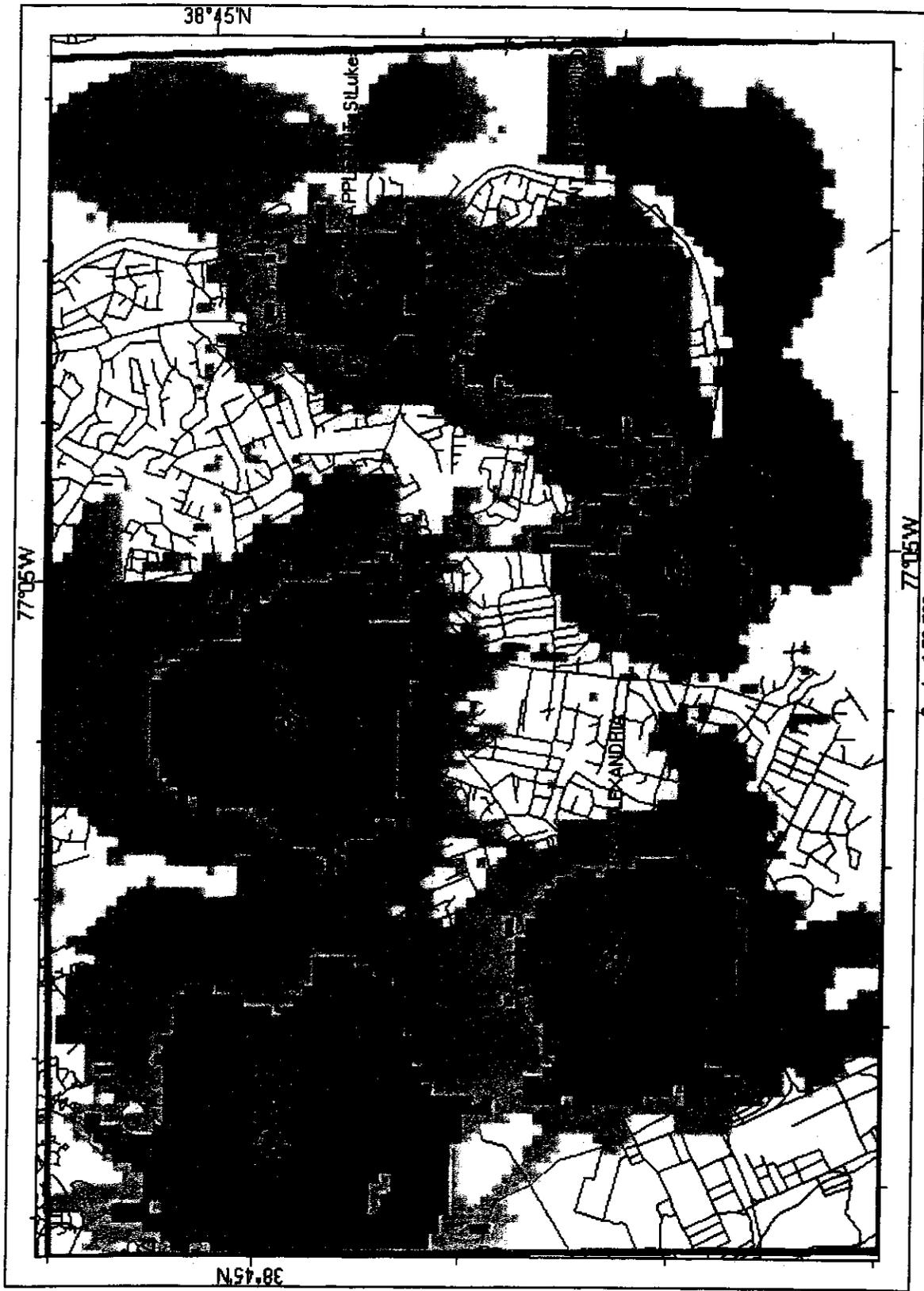


Level Signal -74 & -82
in Building Coverage (dBm) >=-74
in vehicle Coverage (dBm) >=-82



Level Signal -74 & -82
■ In Building Coverage (dBm) >=-74
■ In vehicle Coverage (dBm) >=-82

© 90'



2 Level Signal -74 & -82
■ In Building Coverage (dBm) >=-74
■ In vehicle Coverage (dBm) >=-82

© 100'



Current Coverage of On-Air Sites without the Proposed Site WAC309E



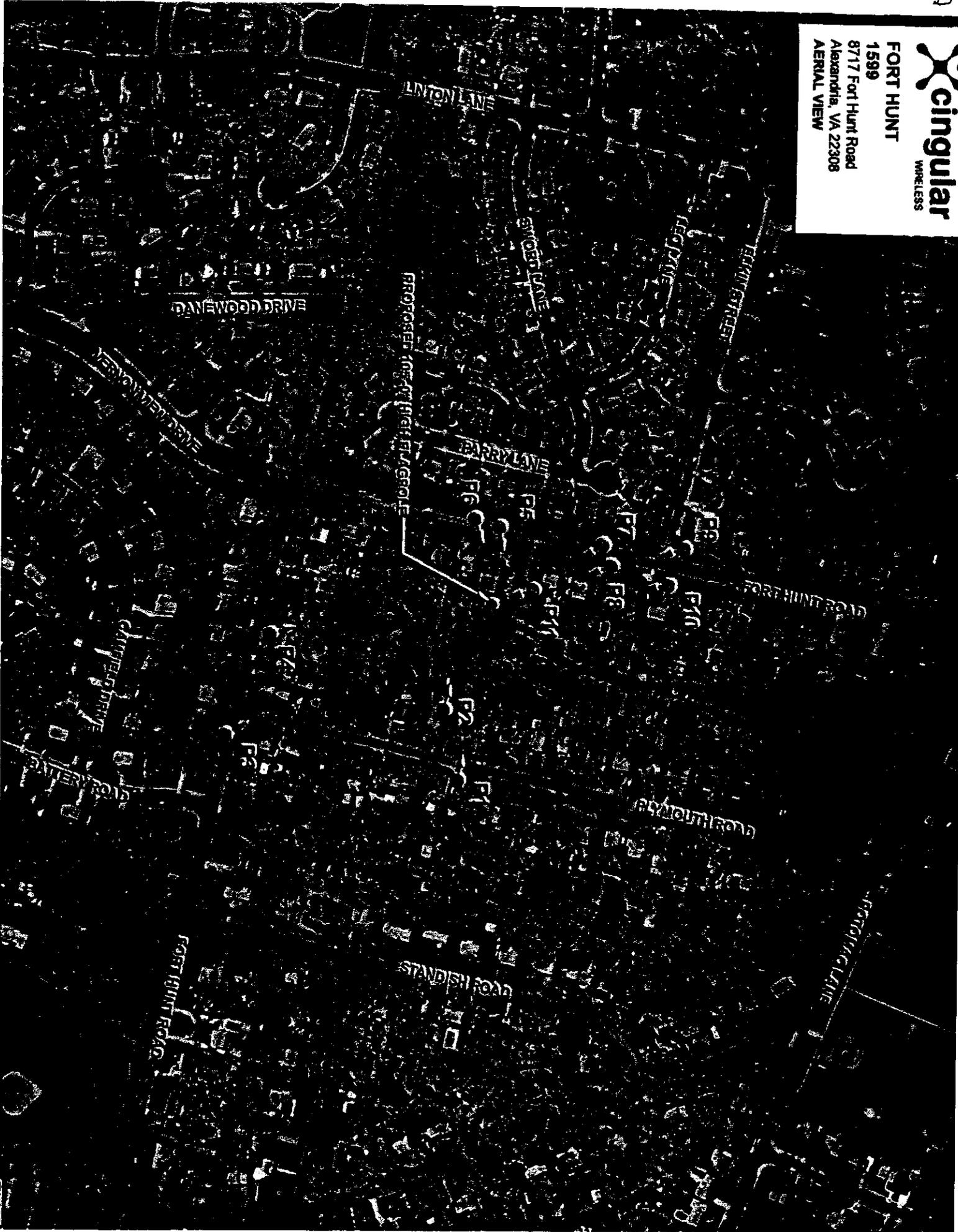
Future Coverage of On-Air Sites with the Proposed Site WAC309E @70'



D



FORT HUNT
1599
8717 Fort Hunt Road
Alexandria, VA 22308
AERIAL VIEW



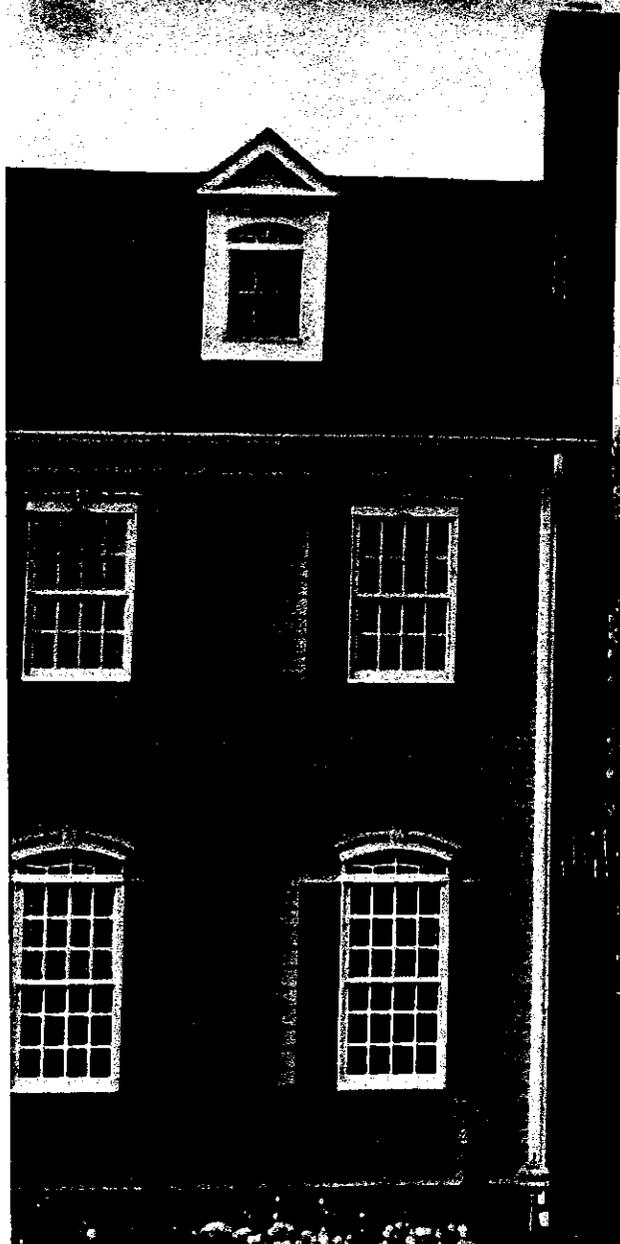


FORT HUNT

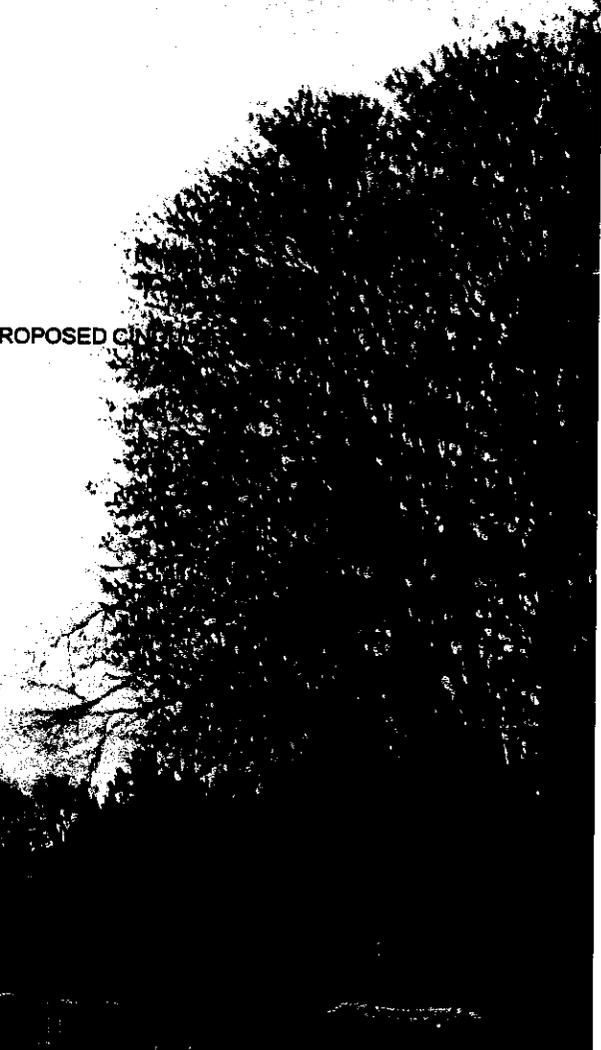
1599

8717 Fort Hunt Road
Alexandria, VA 22308

**P1-View Looking West From
8728 Plymouth Road**



PROPOSED CINGULAR





FORT HUNT

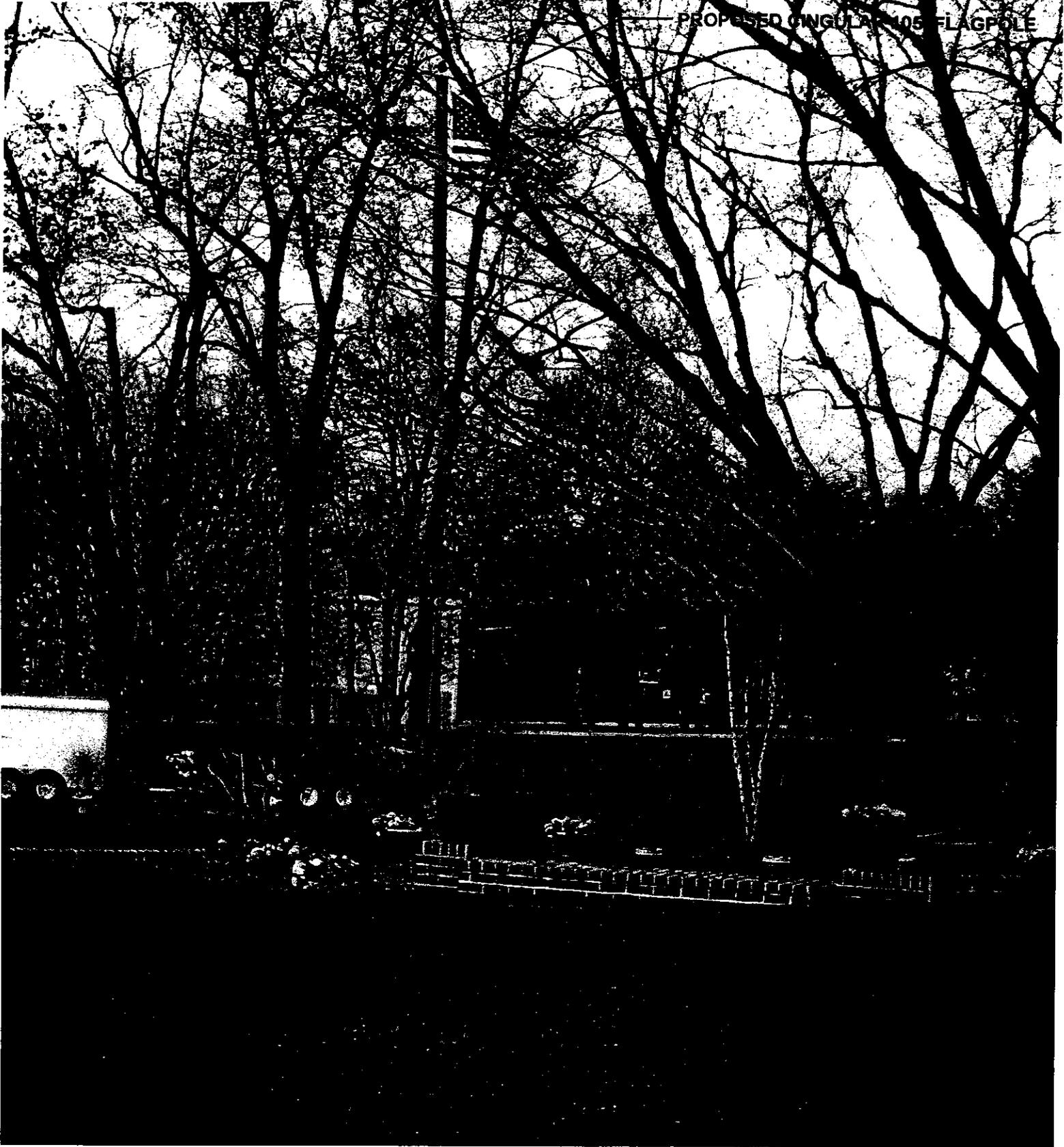
1599

8717 Fort Hunt Road

Alexandria, VA 22308

**P2-View Looking West From
Rear of 8728 Plymouth Road**

PROPOSED CINGULAR 105' FLAGPOLE





FORT HUNT

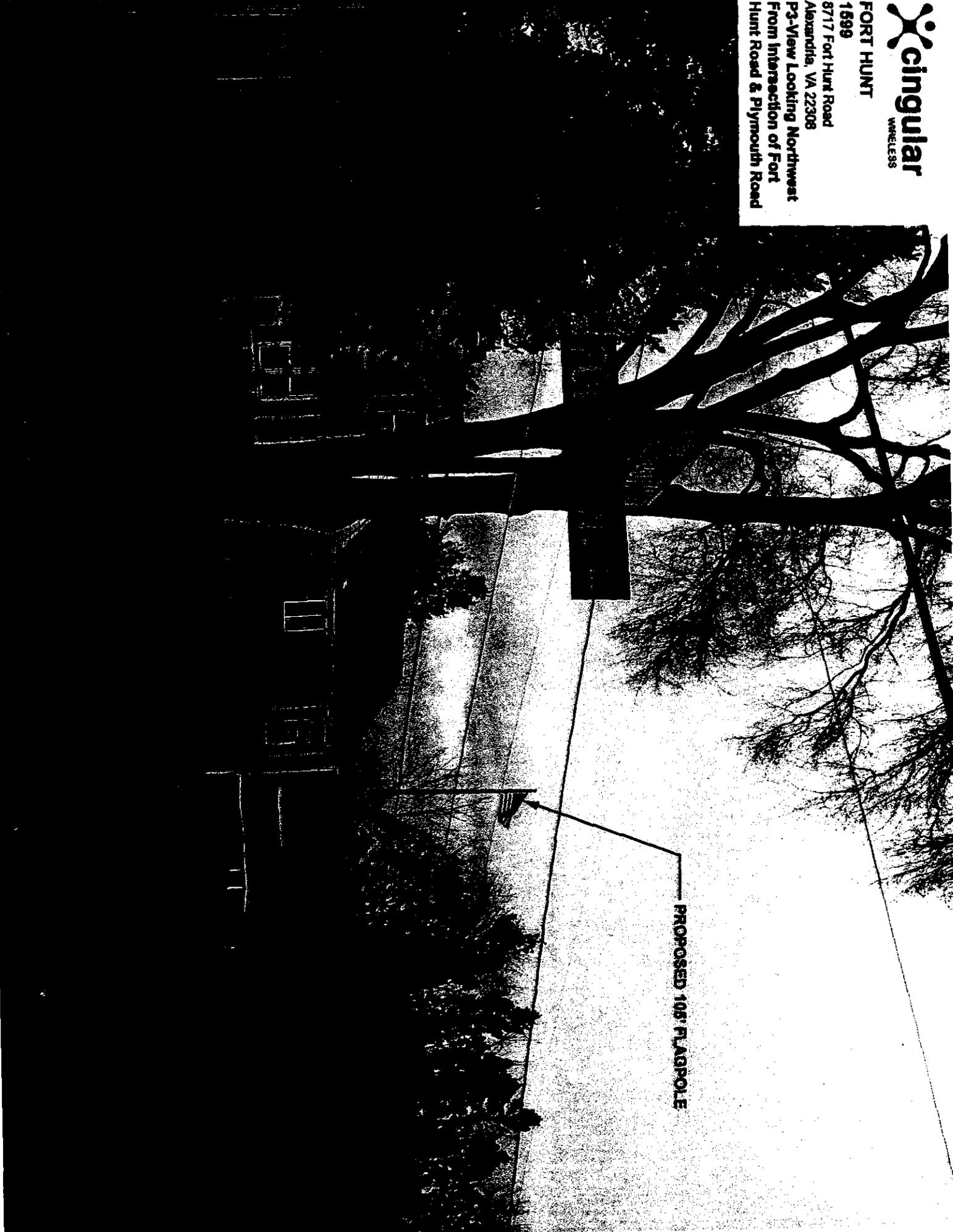
1599

8717 Fort Hunt Road

Alexandria, VA 22308

**P3-View Looking Northwest
From Intersection of Fort
Hunt Road & Plymouth Road**

PROPOSED 108' FLAGPOLE





FORT HUNT

1599

8717 Fort Hunt Road

Alexandria, VA 22308

P4-View Looking North From

8821 Fort Hunt Road

PROPOSED CINGULAR 105' FLAGPOLE





FORT HUNT

1599

8717 Fort Hunt Road

Alexandria, VA 22308

P5-View Looking East From

Property Frontage Along

Fort Hunt Road

PROPOSED CINGULAR 105' FLAGPOLE





FORT HUNT

1599

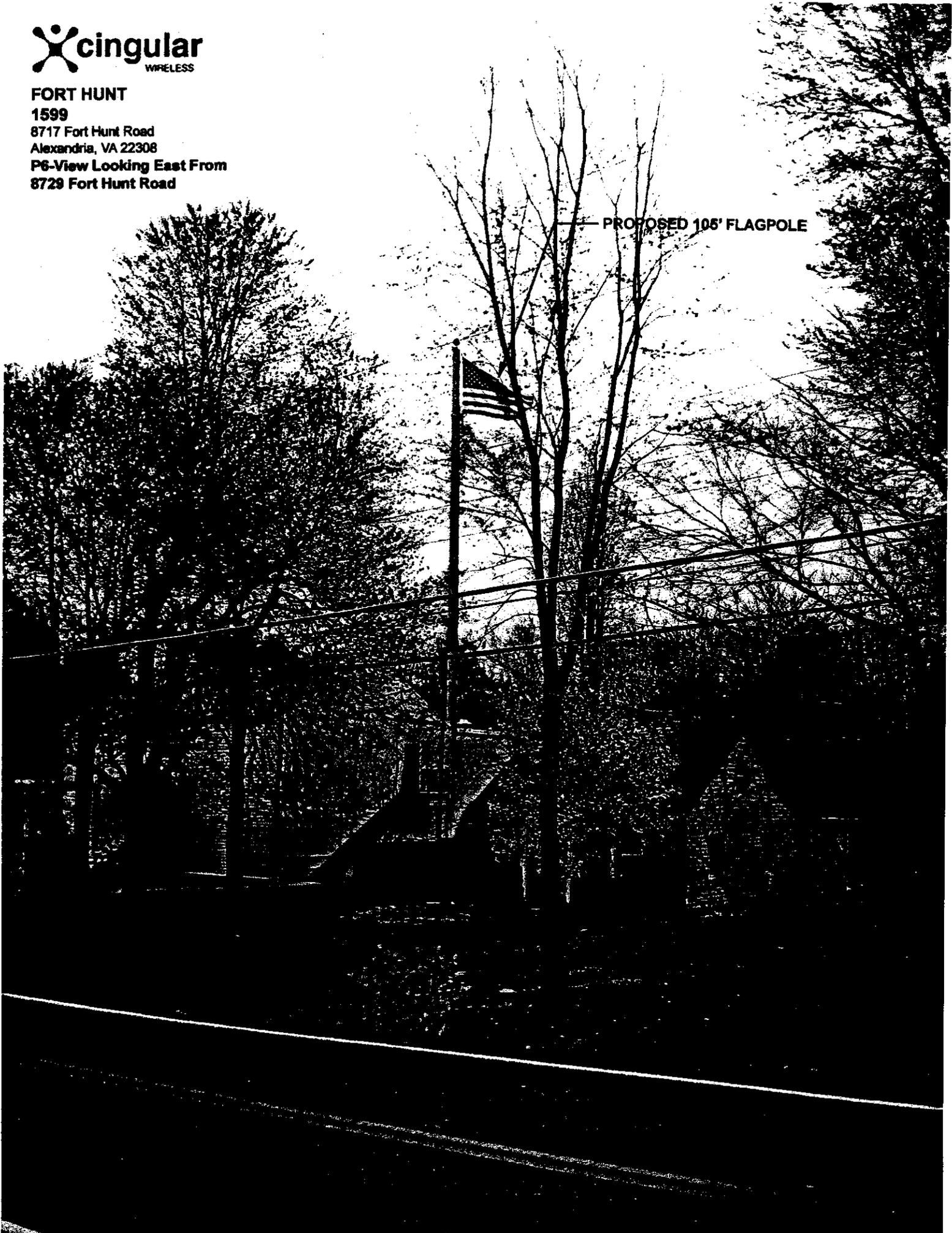
8717 Fort Hunt Road

Alexandria, VA 22308

P6-View Looking East From

8729 Fort Hunt Road

— PROPOSED 105' FLAGPOLE





FORT HUNT

1599

8717 Fort Hunt Road

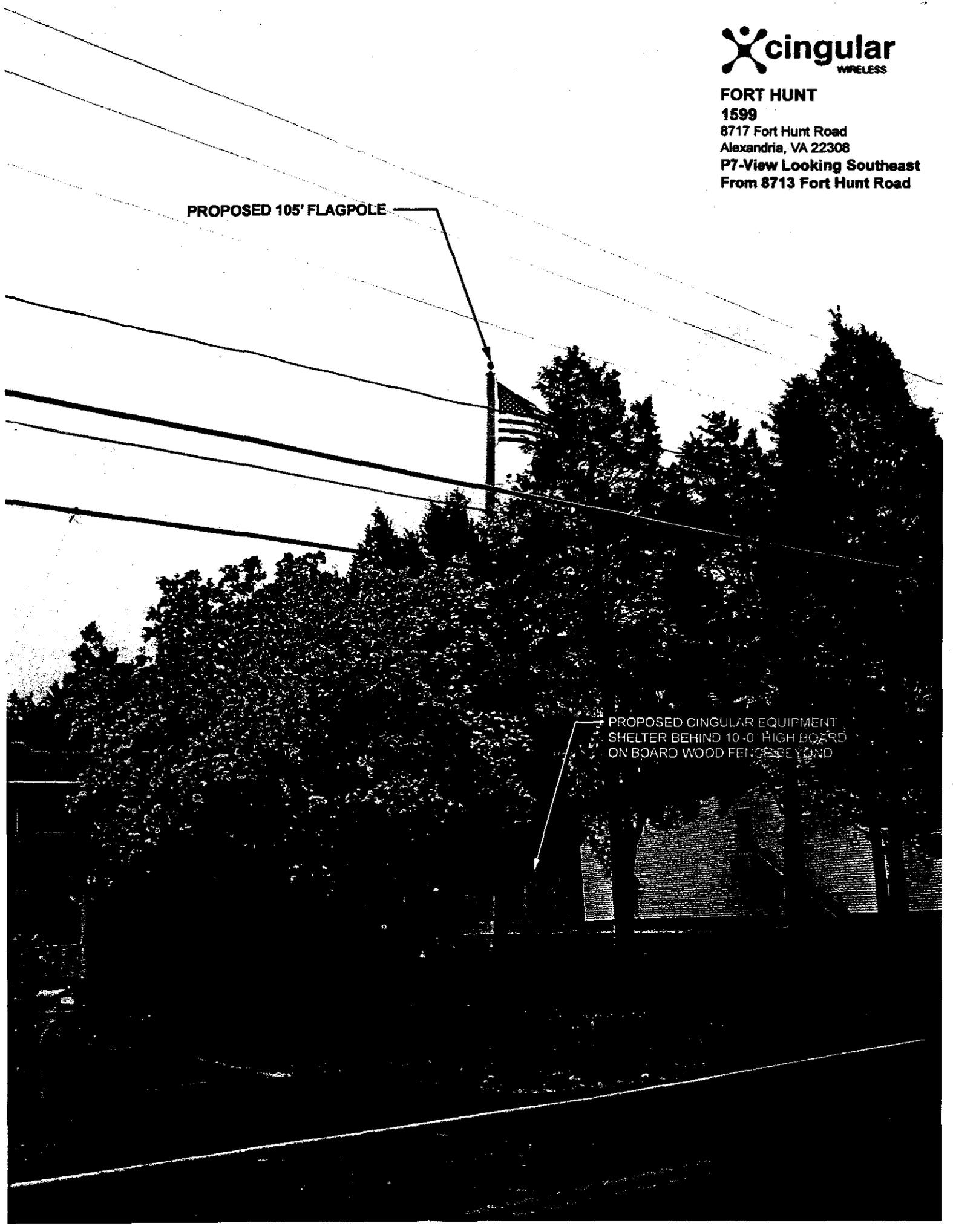
Alexandria, VA 22308

P7-View Looking Southeast

From 8713 Fort Hunt Road

PROPOSED 105' FLAGPOLE

**PROPOSED CINGULAR EQUIPMENT
SHELTER BEHIND 10'-0" HIGH BOARD
ON BOARD WOOD FENCE BEYOND**





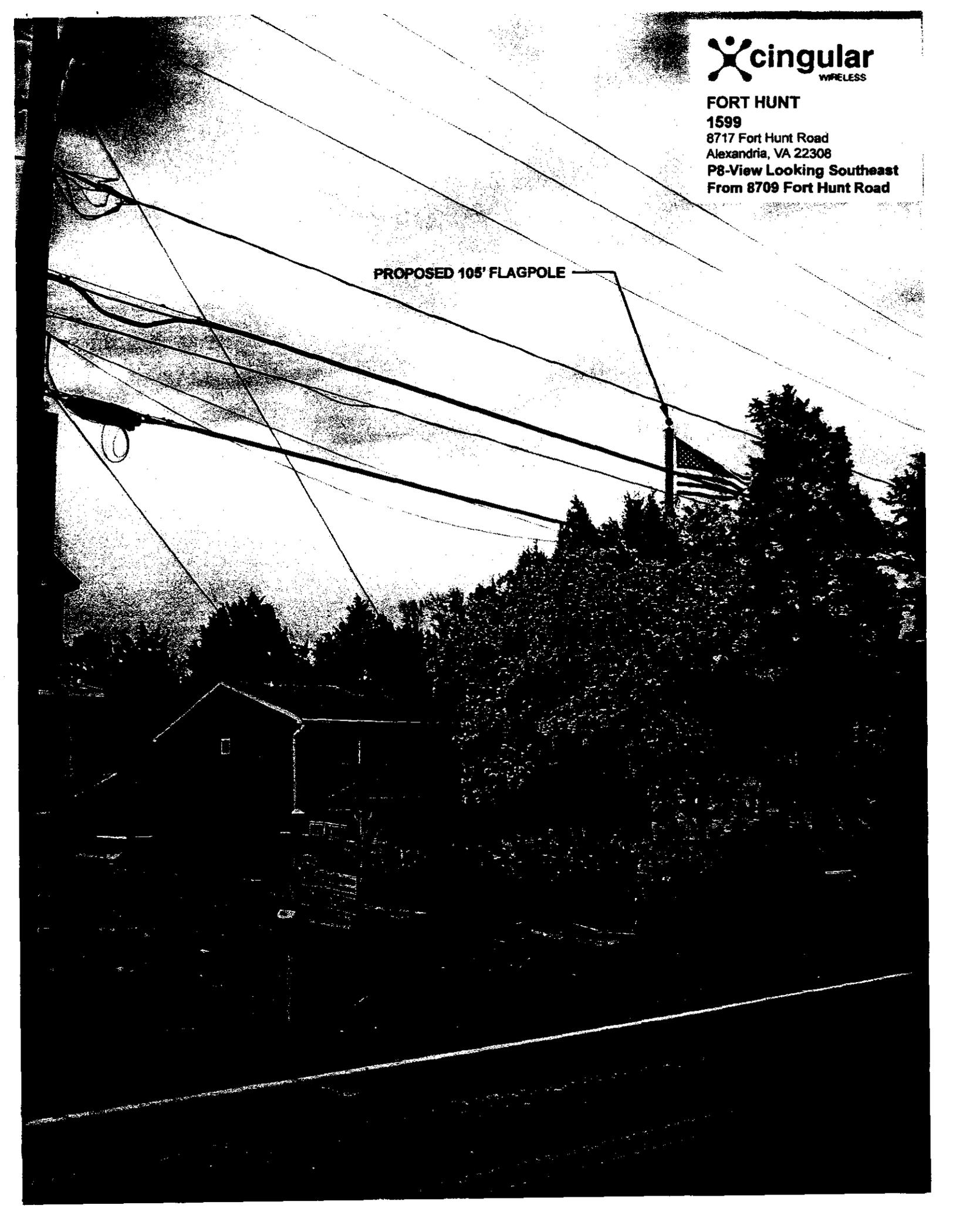
FORT HUNT

1599

**8717 Fort Hunt Road
Alexandria, VA 22308**

**P8-View Looking Southeast
From 8709 Fort Hunt Road**

PROPOSED 105' FLAGPOLE





FORT HUNT

1599

8717 Fort Hunt Road

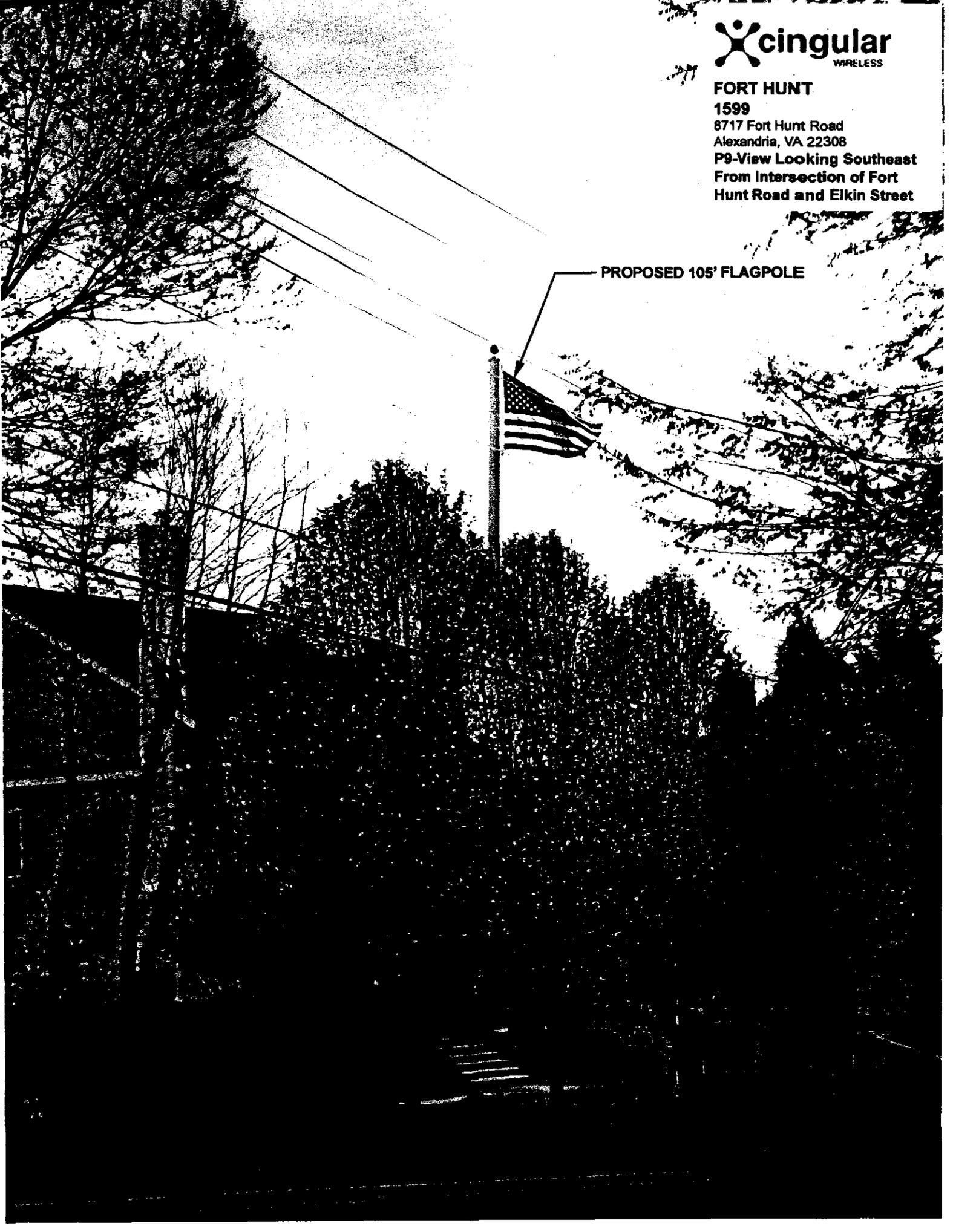
Alexandria, VA 22308

P9-View Looking Southeast

From Intersection of Fort

Hunt Road and Elkin Street

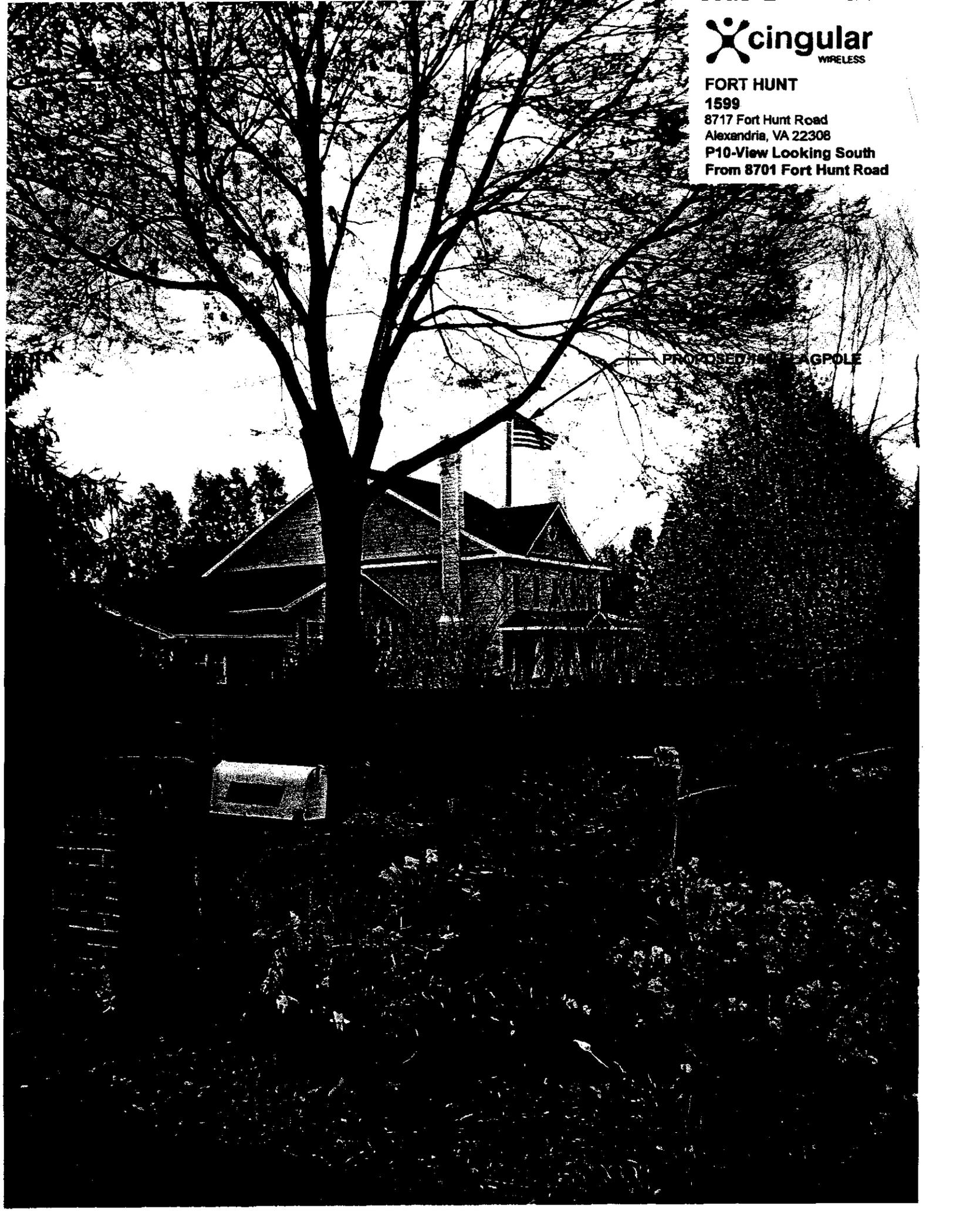
PROPOSED 105' FLAGPOLE





FORT HUNT
1599
8717 Fort Hunt Road
Alexandria, VA 22308
P10-View Looking South
From 8701 Fort Hunt Road

PROPOSED 70 FT FLAGPOLE

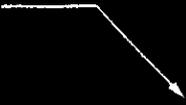




**FORT HUNT
1599
8717 Fort Hunt Road
Alexandria, VA 22308
P11-View Looking South From
Parking Lot**



PROPOSED CINGULAR EQUIPMENT
SHELTER BEHIND 10'-0" HIGH BOARD
ON BOARD WOOD FENCE





1793
CITY OF PRINCE GEORGES

GENERAL NOTES
1. This map is a preliminary map and is subject to change without notice.
2. The map is based on the latest available aerial photography.
3. The map is not to be used for legal purposes.
4. The map is not to be used for engineering purposes.
5. The map is not to be used for surveying purposes.
6. The map is not to be used for any other purpose.

GENERAL NOTES
1. This map is a preliminary map and is subject to change without notice.
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GENERAL NOTES
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ADMINISTRATIVE INDEX

102-3102-2	111-1	111-2	111-3
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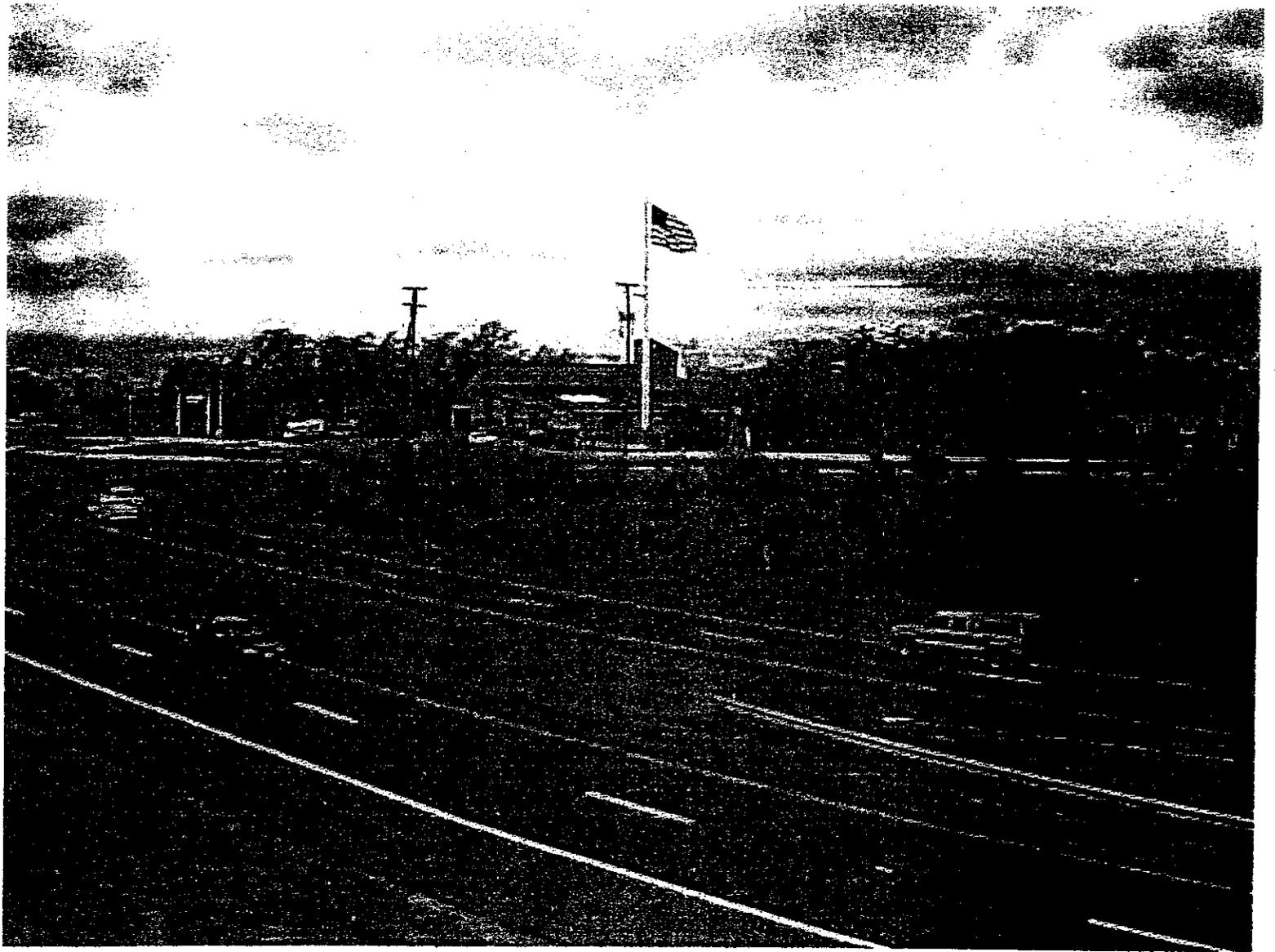
PROPERTY MAP ZONING 111-2

Revised to: 01-01-2007

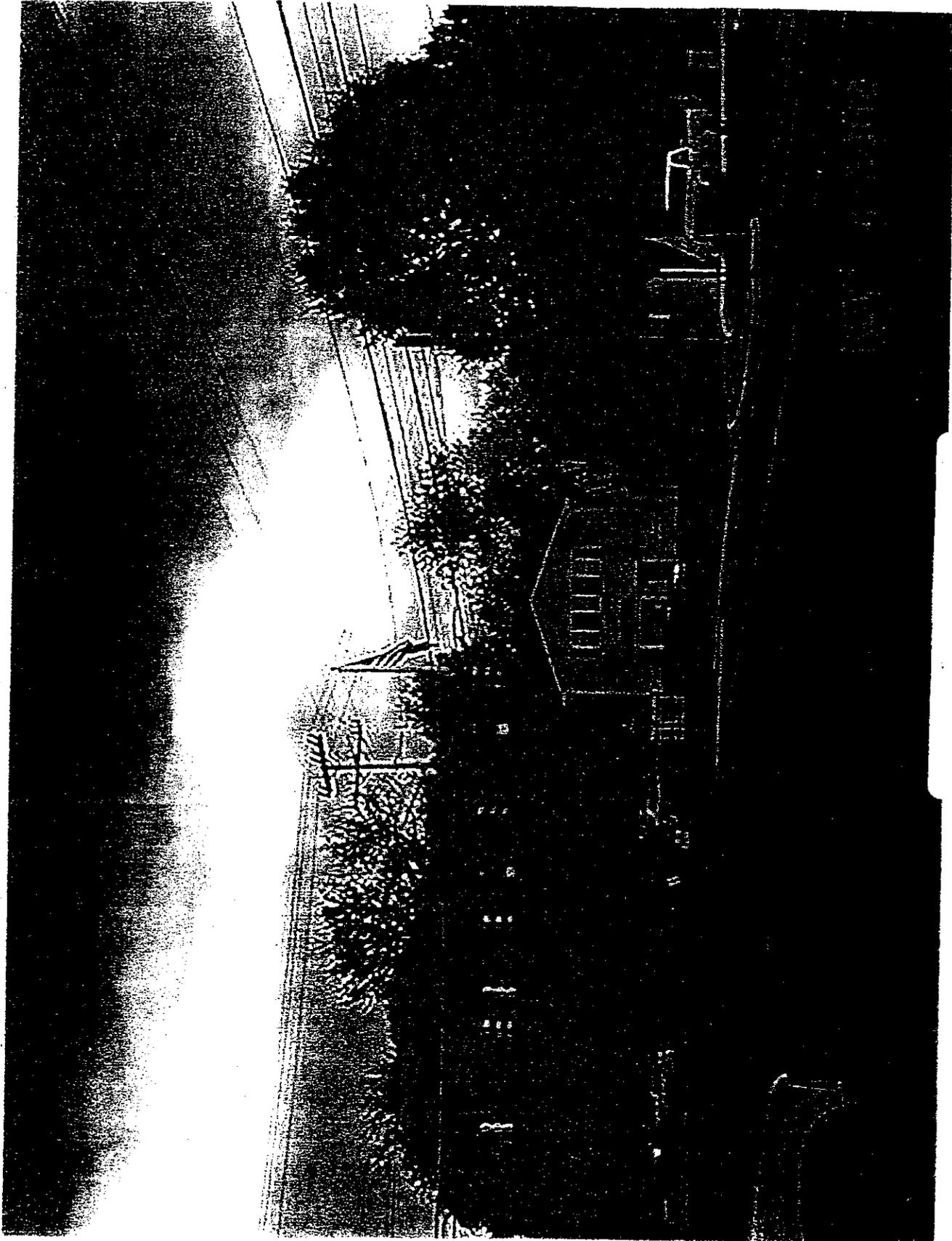
FOR STATE OF MARYLAND

FOR STATE OF MARYLAND
CITY OF PRINCE GEORGES
111-2
CITY OF PRINCE GEORGES
111-2

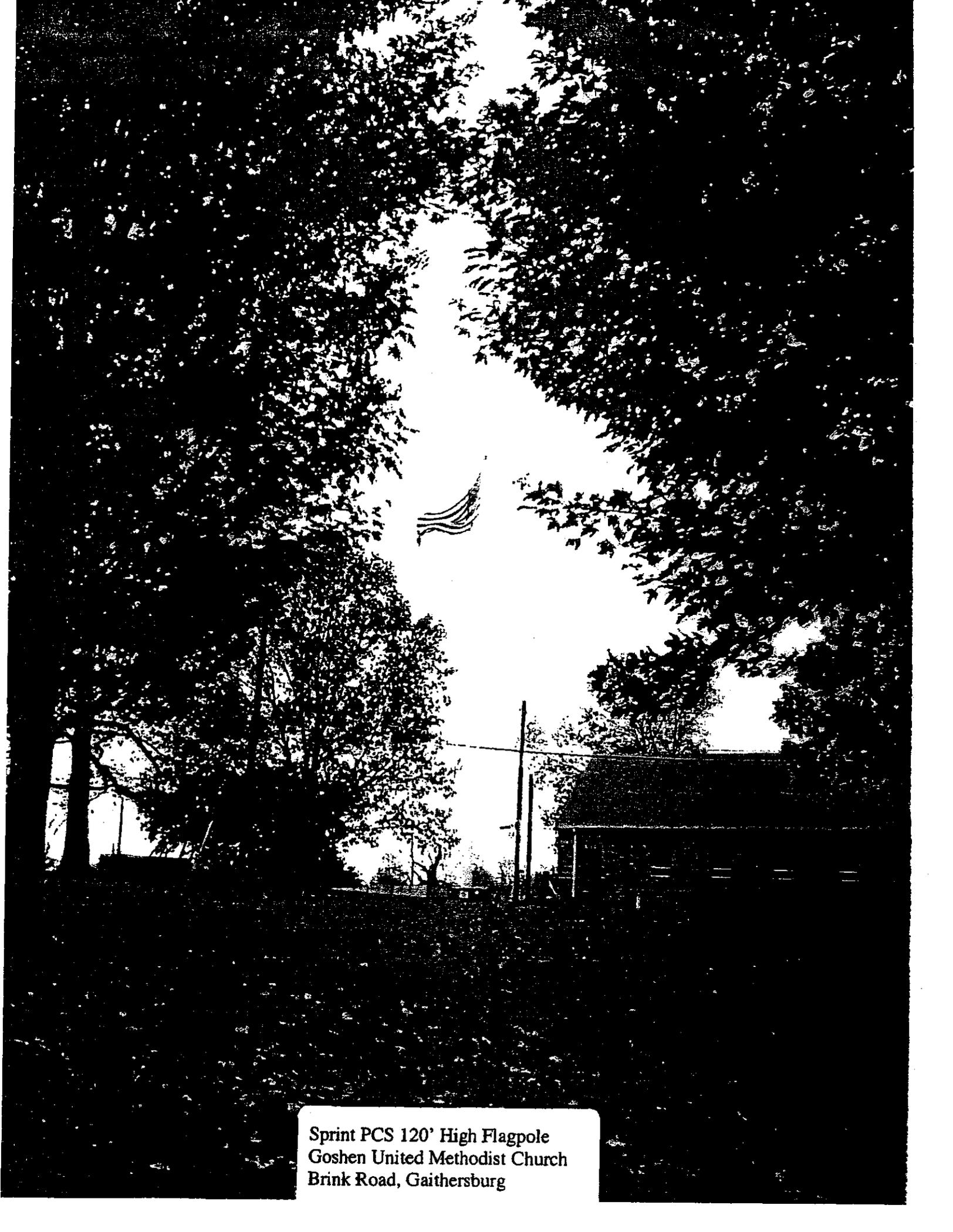




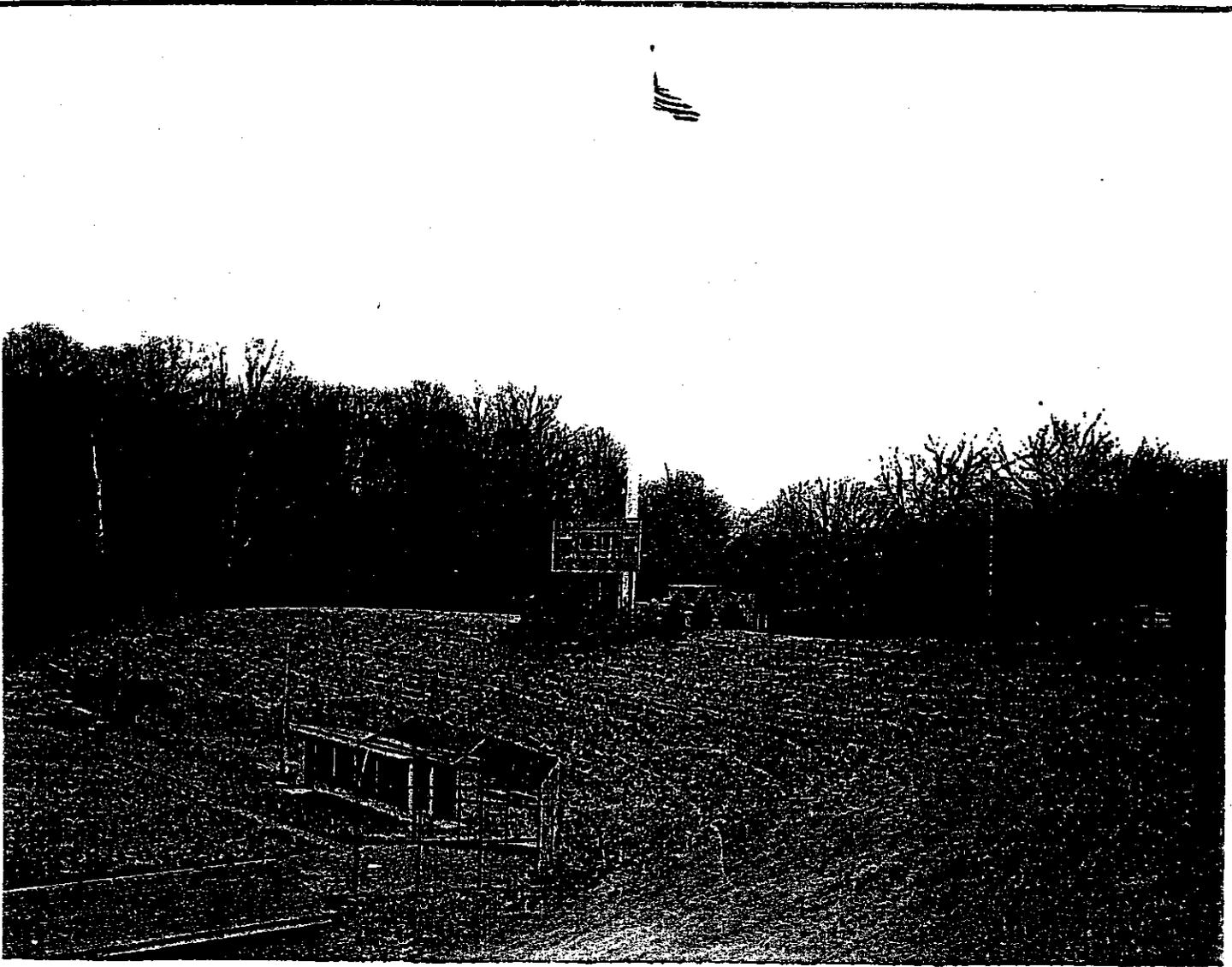
Sprint PCS 88' High Flagpole
Firestation 35, Fairfax County
Parkway and Hooes Road



75' High Sprint PCS Flagpole
McLean, Virginia



**Sprint PCS 120' High Flagpole
Goshen United Methodist Church
Brink Road, Gaithersburg**



AT&T 120' High Flagpole
St. John's High School
Washington, DC

Capps, Anita

From: Figueroa-Velez, Nelson [NVelez@JacksCamp.com]
Sent: Wednesday, April 08, 2009 3:33 PM
To: Capps, Anita; Michal, James R.
Cc: Goddard-Sobers, Kelli-Mae
Subject: RE: 2232 Application - Development Plan Discrepancies

Anita:

Correct information in blue below.

-----Original Message-----

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Wednesday, April 08, 2009 3:27 PM
To: Figueroa-Velez, Nelson; Michal, James R.
Cc: Goddard-Sobers, Kelli-Mae
Subject: 2232 Application - Development Plan Discrepancies

1. On the Part III: Telecom Proposal Details - Cingular Antennas - 54.5" h, 10.3" w, 5.9" d
On Sheet ZS-6 - Cingular Antennas - 55" h, 10.3 w, 6" d.
Which measurement is correct?
2. On Part III: Telecom Proposal Details - Cingular, 2. Equipment, Method of Screening: 10' board on board fence
On Sheet Z-5 Enclosed accessory building along with 110 foot linear 6-foot high board on board fence
Which is correct?
3. On Part III: Telecom Proposal Details - T-Mobile, 2. Equipment, Method of Screening: 10' board on board fence
On Sheet Z-5 Enclosed accessory building along with 110 foot linear 6-foot high board on board fence
Which is correct?

Please resond. Thanks.

Anita Capps
DPZ
703 324 1357

Capps, Anita

From: Cabot Goudy [cgoudy@entrex.com]
Sent: Monday, April 06, 2009 4:52 PM
To: Capps, Anita
Cc: Figueroa-Velez, Nelson; Michal, James R.; Weston, Bruce
Subject: RE: Fort Hunt Site Plans

Ms Capps,
Nelson requested that I itemize the latest changes made to the plans, dated 4/2/09.

The plans basically contain the following modifications:

- 1) Additions and changes as itemized in the below list from Kellie
- 2) The building footprint was changed from 32'4" x 46'4" to 27'4" x 46'4". This effectively moved the south wall of the building 5 ft. further away from the south property line.
- 3) The existing building roof top drainage is shown to be diverted to the front of the property and drainage calculations modified to reflect same. See Z-9 and new sheet Z-9A. This results in an effective decrease in StormWater runoff to the south of the property.
- 4) On Sheet Z-5, T-Mobile is added by name to the antennas on the elevation
- 5) On sheet Z-11, the Mature height of the trees has been added

Hope that helps
Cabot

From: Figueroa-Velez, Nelson [mailto:NVelez@JacksCamp.com]
Sent: Monday, March 30, 2009 6:50 PM
To: Cabot Goudy; Colleen Khan
Subject: Fort Hunt Site Plans

Cabot:

I spoke with Kellie below are her comments:

1. Need to specify if the shed will be made of block, shingles or a combination of both.
2. Site plans need to reflect that the we are requesting a Waiver and a Modification.
3. The Sheet Index and the title on Page Z5a need to have the same name.
4. She wants a breakdown on how do you come up with 2100 sq ft.
5. Also breakdown of how do you get to the numbers for the stormwater management "SWM" (what numbers did you input into the computer program which provided you the data for SWM).
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7. Title page: Current Use should be MASONIC LODGE
8. Title page: Proposed Used Public Benefit Association & Light Public Utility Use
9. Title page: correct name of applicant (New Cingular Wireless PCS, LLC)
10. Z10 misspelled "Canopy"

4/6/2009

11. Page Z 7 bring Civil notes to front same page of General Notes (call her for detailed information).
12. Page Z 7 Be specific about area for Shed and Flag pole (call her for detailed information).
13. Also, MY RECOMMENDATION: contact her and ask about the Best Practice Manual issue that if we create more pervious area we get a credit for disturbance area. She can provide you with the exact wording she is looking for. And go over the items in this email and see if she has any additional comments.

Nelson

Capps, Anita

From: Figueroa-Velez, Nelson [Nvelez@JacksCamp.com]
Sent: Monday, April 06, 2009 12:14 PM
To: Capps, Anita
Subject: FW: Fort Hunt Updates
Attachments: Fort Hunt ZD 4-2-09.pdf

Anita:

latest site plans

Nelson

Sent via AT&T PC-Mobile

Capps, Anita

From: Michal, James R. [JMichal@JacksCamp.com]
Sent: Monday, April 06, 2009 1:48 PM
To: Capps, Anita
Cc: Figueroa-Velez, Nelson
Subject: RE: Antenna info

24" or less in width.

James R. Michal, Esq.

Jackson & Campbell, P.C.
1120 20th Street, NW, Suite 300
South Tower
Washington, DC 20036
(202) 457-1652
(202) 457-1625 fax

-----Original Message-----

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Monday, April 06, 2009 9:48 AM
To: Michal, James R.
Subject: FW: Antenna info

Dear Jim,

Could you also get this handled. Thanks

Anita Capps
DPZ
703 324 1357

From: Capps, Anita
Sent: Monday, April 06, 2009 9:46 AM
To: 'Figueroa-Velez, Nelson'
Subject: Antenna info

Antennas: 1 wireless telecommunications carrier with up to six (6) panel antennas (54 inches high by 13 inches wide by 3.15 inch depth) enclosed within the flagpole at the 80-foot 6-inches and 71-foot 6-inches center line height above ground level (AGL) on the flagpole monopole. Three (3) additional telecommunication carriers may locate within the flagpole at the 62-foot 6-inches, 53-foot 6-inches and 44-foot 6-inches centerline heights above ground level (AGL). At each of these heights, three (3) antennas are proposed at 72 inches in height an ___ in width. The maximum number of allowed antennas is 15.

Is this correct. If so we only need the width of the internal antenna, see blank space above. It should also be shown on the development plans.

Thanks.

Anita Capps
DPZ
703 324 1357

Capps, Anita

From: Michal, James R. [JMichal@JacksCamp.com]
Sent: Monday, April 06, 2009 2:56 PM
To: Capps, Anita
Subject: RE: #717606, v1 <DC> - Fort HUNT Signed 2232 application 5-12-08 - WorkSite Acrobat Integration

Anita: Pleas revise 2232 Application First Page to reflect the reduced height of 85'. Thanks. I will come by tomorrow morning and initial the change if necessary.

James R. Michal, Esq.

Jackson & Campbell, P.C.

1120 20th Street, NW, Suite 300

South Tower

Washington, DC 20036

(202) 457-1652

(202) 457-1625 fax

-----Original Message-----

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Monday, April 06, 2009 2:41 PM
To: Michal, James R.
Subject: RE: #717606, v1 <DC> - Fort HUNT Signed 2232 application 5-12-08 - WorkSite Acrobat Integration

You need to change the proposed height of the flagpole monopole to 85 feet. Anita Capps, DPZ, 703 324 1357

From: Ramos, Lynnette M. [mailto:LRamos@JacksCamp.com] **On Behalf Of** Michal, James R.
Sent: Monday, April 06, 2009 2:32 PM
To: Capps, Anita
Cc: Michal, James R.
Subject: #717606, v1 <DC> - Fort HUNT Signed 2232 application 5-12-08 - WorkSite Acrobat Integration

Capps, Anita

From: Ramos, Lynnette M. [LRamos@JacksCamp.com] on behalf of Michal, James R. [JMichal@JacksCamp.com]
Sent: Monday, April 06, 2009 2:48 PM
To: Capps, Anita
Cc: Figueroa-Velez, Nelson; Ramos, Lynnette M.
Subject: 2232-V08-6 Mt. Vernon Lodge at Fort Hunt Rd. RE: Alternative Sites Considered
Importance: High

Anita: Please add the following information to the Alternative Site Evaluation Section of the 2232 Application.

1. Waynewood Recreation Association property would not meet the coverage objective as there would be significant areas not serviced as would be done by the Masonic Lodge site.
2. Riverside Garden Recreation Association was not interested.
3. Stratford on the Potomac open space. Same reason as Waynewod Recreation Association.

Lynnette M. Ramos
Jackson & Campbell
1120 20th Street, N.W.
South Tower, Suite 300
Washington, DC 20036
(202) 457-1615
lramos@jackscamp.com

Capps, Anita

From: Figueroa-Velez, Nelson [Nvelez@JacksCamp.com]
Sent: Monday, April 06, 2009 3:54 PM
To: Capps, Anita
Subject: RE: Applicants for 2232
Attachments: Fort Hunt 2232 Revised 4-6-09.pdf

Anita:

Revised 2232 Application.

Nelson

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Mon 4/6/2009 12:30 PM
To: Figueroa-Velez, Nelson
Subject: FW: Applicants for 2232

FYI

From: Capps, Anita
Sent: Monday, April 06, 2009 11:24 AM
To: Capps, Anita
Subject: RE: Applicants for 2232

Jim said that the Masonic Temple and T-Mobile should be added to Hammondville and New Cingular Wireless....AC

From: Capps, Anita
Sent: Monday, April 06, 2009 10:53 AM
To: 'Figueroa-Velez, Nelson'
Subject: RE: Applicants for 2232

Muchos Gracias....Anita Linda

From: Figueroa-Velez, Nelson [mailto:Nvelez@JacksCamp.com]
Sent: Monday, April 06, 2009 10:43 AM
To: Capps, Anita
Subject: RE: Applicants for 2232

Anita:

I am at a meeting will be able to answer emails and calls around 1:00pm will send then.

Nelson

Sent via AT&T PC-Mobile

4/8/2009

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Mon 4/6/2009 9:50 AM
To: Michal, James R.; Figueroa-Velez, Nelson
Subject: Applicants for 2232

Check your application applicants, you left off the Mt. Vernon Lodge which appears on the SE, so a corrected first page should be provided. Needed right away.

Anita
703 324 1357

Capps, Anita

From: Pinckney, Dorothy [DPinckney@JacksCamp.com]
Sent: Monday, April 06, 2009 3:10 PM
To: Capps, Anita
Cc: Michal, James R.
Subject: Cingular Telecommunication Proposal Details
Attachments: 0014_001.pdf

Dear Ms. Capps:

Mr. Michal asked that I forward you the attached document.

Should you have any questions, please do not hesitate to contact Mr. Michal directly.

Dorothy M. Pinckney
J&C Secretary

<<0014_001.pdf>>

GINGULAR

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: 6 panel antennas
Dimensions: height 54.5" width 10.3" depth 5.9" diameter _____
Location / Placement: 100' & 90' RAD Center
Wattage: 250 WATTS (CELLULAR), 500 W (PCS)
Material and Color: metal and plastic components muted gray
Material and Color of the Antenna Mounting: steel muted grey
Height Above Ground: 100' & 90' RAD Center

2. EQUIPMENT

Number and Type of Cabinets or Structures: 7 Cabinets
Cabinet / Structure Dimensions: height 81.1" width 60.06" depth 31.05"
Height of equipment platforms, if any: _____
Material and Color: metal and plastic components muted gray
Location: near base of the tower
Method of Screening: 10' Board on Board Fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 85'
Material: Galvanized Steel
Color: White. Housed antennas behind RF transparent enclosure.
If structure is within a utility right-of-way, state right-of-way width:
N/A

Capps, Anita

From: Figueroa-Velez, Nelson [NVelez@JacksCamp.com]
Sent: Monday, April 06, 2009 4:13 PM
To: Capps, Anita
Cc: Michal, James R.
Subject: RE: Antenna info
Attachments: AT&T Fort Hunt Compliance Letter.pdf

Anita:

Antennas will not be bigger than 72" (h) x 24" (w) x 12" . Also, attached is the compliance letter you requested.

Nelson

From: Ramos, Lynnette M. on behalf of Michal, James R.
Sent: Mon 4/6/2009 11:02 AM
To: Figueroa-Velez, Nelson
Subject: FW: Antenna info

-----Original Message-----

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Monday, April 06, 2009 9:48 AM
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Subject: FW: Antenna info

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Anita Capps
DPZ
703 324 1357

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Is this correct. If so we only need the width of the internal antenna, see blank space above. It should also be shown on the development plans.

4/8/2009

Thanks.

Anita Capps
DPZ
703 324 1357

Capps, Anita

From: Figueroa-Velez, Nelson [Nvelez@JacksCamp.com]
Sent: Monday, April 06, 2009 4:29 PM
To: Capps, Anita
Cc: Michal, James R.
Subject: RE: Applicants for 2232
Attachments: Fort Hunt Revised Justification Statement 4-6-09.doc

Anita:

Revised 2232 Justification Statement

Nelson

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]
Sent: Mon 4/6/2009 12:30 PM
To: Figueroa-Velez, Nelson
Subject: FW: Applicants for 2232

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Subject: RE: Applicants for 2232

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Sent: Monday, April 06, 2009 10:43 AM
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Anita:

I am at a meeting will be able to answer emails and calls around 1:00pm will send then.

Nelson

4/8/2009

Sent via AT&T PC-Mobile

From: Capps, Anita [mailto:Anita.Capps@fairfaxcounty.gov]

Sent: Mon 4/6/2009 9:50 AM

To: Michal, James R.; Figueroa-Velez, Nelson

Subject: Applicants for 2232

Check your application applicants, you left off the Mt. Vernon Lodge which appears on the SE, so a corrected first page should be provided. Needed right away.

Anita
703 324 1357

4/8/2009

Capps, Anita

From: Cabot Goudy [cgoudy@entrex.com]
Sent: Monday, April 06, 2009 4:52 PM
To: Capps, Anita
Cc: Figueroa-Velez, Nelson; Michal, James R.; Weston, Bruce
Subject: RE: Fort Hunt Site Plans

Ms Capps,

Nelson requested that I itemize the latest changes made to the plans, dated 4/2/09.

The plans basically contain the following modifications:

- 1) Additions and changes as itemized in the below list from Kellie
- 2) The building footprint was changed from 32'4" x 46'4" to 27'4" x 46'4". This effectively moved the south wall of the building 5 ft. further away from the south property line.
- 3) The existing building roof top drainage is shown to be diverted to the front of the property and drainage calculations modified to reflect same. See Z-9 and new sheet Z-9A This results in an effective decrease in StormWater runoff to the south of the property.
- 4) On Sheet Z-5, T-Mobile is added by name to the antennas on the elevation
- 5) On sheet Z-11, the Mature height of the trees has been added

Hope that helps
 Cabot

From: Figueroa-Velez, Nelson [mailto:NVelez@JacksCamp.com]
Sent: Monday, March 30, 2009 6:50 PM
To: Cabot Goudy; Colleen Khan
Subject: Fort Hunt Site Plans

Cabot:

I spoke with Kellie below are her comments:

1. Need to specify if the shed will be made of block, shingles or a combination of both.
2. Site plans need to reflect that the we are requesting a Waiver and a Modification.
3. The Sheet Index and the title on Page Z5a need to have the same name.
4. She wants a breakdown on how do you come up with 2100 sq ft.
5. Also breakdown of how do you get to the numbers for the stormwater management "SWM" (what numbers did you input into the computer program which provided you the data for SWM).
6. Change Title on Page Z9 from Stormwater Management Summary to "Outfall Narrative Summary".
7. Title page: Current Use should be MASONIC LODGE
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9. Title page: correct name of applicant (New Cingular Wireless PCS, LLC)
10. Z10 misspelled "Canopy"

4/8/2009

11. Page Z 7 bring Civil notes to front same page of General Notes (call her for detailed information).
12. Page Z 7 Be specific about area for Shed and Flag pole (call her for detailed information).
13. Also, **MY RECOMMENDATION:** contact her and ask about the Best Practice Manual issue that if we create more pervious area we get a credit for disturbance area. She can provide you with the exact wording she is looking for. And go over the items in this email and see if she has any additional comments.

Nelson

Capps, Anita

From: Figueroa-Velez, Nelson [Nvelez@JacksCamp.com]
Sent: Wednesday, April 08, 2009 10:10 AM
To: Capps, Anita
Subject: FW: Historic Information
Attachments: Fort Hunt 106.pdf

-----Original Message-----

From: Figueroa-Velez, Nelson
Sent: Tuesday, April 07, 2009 10:38 AM
To: Ms. Anita Capps (Anita.Capps@fairfaxcounty.gov)
Subject: Historic Information

Anita:

Attached is the document you were looking for.
<<Fort Hunt 106.pdf>>

Nelson Figueroa-Velez, Esq.
JACKSON & CAMPBELL, P.C.
1120 Twentieth Street, N.W.
South Tower, Suite 300
Washington, DC 20036-3437
(202) 457-4293 (direct)
(202) 457-1600 (main)
(202) 457-1678 (fax)
www.nvelez@jackscamp.com
www.jackscamp.com <<http://www.jackscamp.com>>

Privileged and Confidential Communication

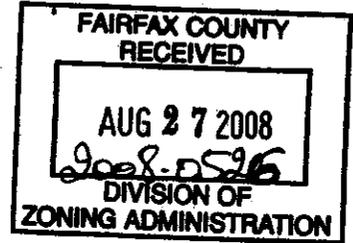
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Fairfax County Department of Planning and Zoning
Planning Division, Suite 730
12055 Government Center Parkway, Fairfax, Virginia 22035-5505

TO: Distribution Below

DATE: August 26, 2008

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



SUBJECT: 2232 Review Application
Application No.: 2232-V08-6 TAX MAP: 111-2 ((3)) 11

Attached for your Review and Comment is a 2232 Review Application submitted by Hammond Holdings Corporation, New Cingular Wireless PCS, LLC and T-Mobile Northeast LLC requesting that the Fairfax County Planning Commission make a determination, pursuant to Va. Code Section 15.2-2232, whether this proposal to install a 105-foot flagpole monopole for up to five sets of internal antennas for four telecommunications providers and related equipment cabinets/shelters at 8717 Fort Hunt Road, Alexandria is substantially in accord with provisions of the adopted Comprehensive Plan. To be considered in the staff analysis, send, fax (703-324-3056), or e-mail (anita.capps@fairfaxcounty.gov) your comments to Anita Capps (tel. 703-324-1357 by September 16, 2008. Thanks !!!!

Distribution:

- DIT / Technology Infrastructure Div.
- DOT / Transportation Planning Div.
- DPWES / Environment & Facilities Review Div.
- Urban Forestry Div.
- Wastewater Planning & Monitoring Div.
- DPZ / Planning Div. - Env. & Dev. Review Branch
- Planning Div. - Historic Preservation
- Zoning Administration Div.
- Zoning Evaluation Div.
- FCPA / Planning & Development Div.
- FCPS / Design and Construction Svcs.
- FCWA / Planning & Engineering Div.
- Fire & Rescue / Strategic Planning
- VDOT / Resident Engineer

ZAD (for proposed telecommunications facilities): Permitted in accordance with and subject to the provisions of Zoning Ordinance Section 2-514 Property is zoned

8-27-08 R-3 District and monopoles require special exception approval when not located in a utility easement or any property owned by a public use or Fairfax County governmental unit. As such the proposed monopole requires special exception approval. A special exception for a public benefit association and mobile and land based telecommunication facility was submitted to the Zoning Evaluation Division on 5-19-08.



County of Fairfax, Virginia

MEMORANDUM

DATE: November 25, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2008-MV-031
Hammond Holdings Corporation, New Cingular Wireless PCS, LLC and T-Mobile Northeast LLLC

This memorandum, prepared by Dawn Dhavale, includes citations from the Comprehensive Plan that list and explain environmental policies for this area. The citations are followed by a discussion of environmental concerns, including a description of environmentally sensitive areas that potentially will be impacted by the proposed development as shown on the maps included with the 2232 application dated May 12, 2008.

This application proposes to construct a 105 foot monopole, designed as a flag pole, with up to six antennae for Cingular and three for T-Mobile, with related group equipment. This monopole will have space for two additional future uses. The enclosure at the base of the monopole will measure 35-feet by 50-feet, surrounded by a 10-foot high fence.

COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on pages 12 through 16, the Plan states:

“Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.

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

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

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.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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.

Lighting

Issue:

Although the applicant’s documents state that the antennae and related equipment will not produce any light, the plans note a ground-mounted light for nighttime illumination of the flag.

Resolution:

Given that the project site is entirely surrounded by residential uses, staff recommends that nighttime illumination of the flag be designed so as to not impact residents of the surrounding homes.

Tree Cover

Issue:

Although the majority of the existing vegetation will be saved, and additional screening will be planted, two large trees are planned to be removed. These trees will provide screening for the monopole, and serve to minimize visual impact if they are left in place.

Resolution:

Staff recommends shifting the site of the monopole in such a location that the trees will not need to be removed or impacted during construction. As an alternative, staff recommends the applicant consider selective pruning that may allow the trees to remain in place and provide screening without hindering the function of the monopole and antennae.



County of Fairfax, Virginia

MEMORANDUM

DATE: 8 April 2009

TO: Anita Capps, Senior Planner
Kelli-Mae Goddard-Sobers, ZED Coordinator

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

SUBJECT: 2232-V08-6 Hammond Holdings Corporation, New Cingular Wireless PCS, LLC and T-Mobile Northeast LLC; proposal to install a 85' flagpole monopole for up to 5 sets of internal antennas for 4 telecommunications providers and related equipment cabinets at 8717 Fort Hunt Road, tax map 111-2 ((3)) 11.
SE 2008-MV-031 concurrent

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, Amended through 1-26-2009, Overview, Heritage Resources, page 12 & 17:

"Heritage Resources

The Mount Vernon Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites as of October 2008 is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. For information about these and other historic sites, consult the Fairfax County Department of Planning and Zoning. . . .

Some of the most important heritage resources in the County are located in the Mount Vernon Planning District. Locally significant sites are also abundant and include Grand View, Little Hollin Hall, Sherwood Farm and Wellington. The tidal shorelines of Dogue Creek and the Potomac River are particularly sensitive for prehistoric and historic resources. The historic Indian hamlet of Namassingakent may be located north of Dogue Creek. Although much of the District has been developed, there is potential for prehistoric and historic resources to exist in undeveloped areas, and it is possible that some historic resources may yet exist within older established developments.

Large portions of the Mount Vernon Planning District have not been surveyed to determine the presence or absence of heritage resources. It is important that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover the significant resources.

Other heritage resources including those protected by Historic Overlay Districts, or listed in the National or Virginia Landmarks Register are also shown on Figure 4, and may be identified in the text and recommendations section. . . ."

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



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

Background: This subject parcel is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. No heritage resources have been identified or documented as being adjacent to the property which is the subject of this application.

As stated in the Comprehensive Plan text cited above: “Some of the most important heritage resources in the County are located in the Mount Vernon Planning District”. Fort Hunt and Mount Vernon Memorial Parkway, listed on the Fairfax County Inventory of Historic Sites and the National Register of Historic Places, located at 8940 Fort Hunt Road, tax parcel 111-2 ((1)) 3, and from Alexandria border to Mount Vernon respectively are in the immediate vicinity of the property which is the subject of this application.

Findings:

1. Staff finds the proposal in-keeping with the Plan text cited above.
2. The applicant has provided sufficient evidence to determine that the views of and vistas from architecturally and/or historically significant structures will not be impaired or diminished by the placement of the telecommunication facility.
3. The applicant has complied with Section 106 of the National Historic Preservation Act of 1966, as amended. The Virginia Department of Historic Resources found that the project will have an effect on historic resources. However, based on the information provided the effect will not be adverse.
4. The applicant has provided a copy of the completed Section 106 study to the DPZ, Planning Division prior to the Planning Commission public hearing as requested by staff in a memo dated October 8, 2008.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 14, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-5 (RZ 2008-MV-031)

SUBJECT: SE 2008-MV-031; Mount Vernon Lodge #219
Land Identification Map: 111-2-((03))-11

This department has reviewed the special exception plat revised through September 22, 2008 and offers the following comments:

- The southernmost entrance flows directly into the parking area in front of the building. This entrance should be closed to prevent any conflicts between vehicles entering the site and vehicles leaving the parking area.
- The entrance to the north should be narrowed and constructed to VDOT standards.
- A concrete pad to accommodate a future advertising bus shelter and the appropriate easements for the bus shelter would be desirable along the site's Fort Hunt Road frontage.

AKR/MEC



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

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

DAVID S. EKERN, P.E.
COMMISSIONER

December 8, 2008

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

Re: SE 2008-MV-031, New Cingular Wireless PCS, LLC.
Tax Map No.: 111-2- /03/ /0011

Dear Ms. Coyle,

This office has reviewed the special exception plat relative to special exception application 2008-MV-031 and offers the following comments.

The application has been filed for a public benefit association and telecommunications facility.

The entrance along Fort Hunt Road should be designed and constructed in accordance with VDOT's *Minimum Standards of Entrances to State Highways* where sight distance can be achieved.

Sincerely,

A handwritten signature in black ink, appearing to read "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver



April 6, 2009.

**RE: 8717 Fort Hunt Road, Alexandria, VA 22308. Site: Fort Hunt /
AT&T Proposed New Installation of Unmanned Telecommunications Facility**

New Cingular Wireless PCS, LLC T.A. AT&T Mobility ("Cingular") is requesting approval of an antenna installation at 8717 Fort Hunt Rd, Alexandria, VA. In conjunction with that application, AT&T Mobility is hereby submitting the required Certification of FCC Compliance for Transmitting Antennas as a supplement to our Special Use Permit Application.

Please be advised that the maximum RF radiation to be generated by the proposed antennas is 250 Watts for Cellular Band and 500 Watts for PCS Band per channel.

The means used to determine the RF levels for this installation were generated thru the "link budget" i.e. computer model calculation. This formula determines the RF level by calculating the transmit power, antenna gain and equipment specifications of the base station components.

AT&T Mobility hereby certifies that the proposed transmitting antennas will comply with the RF radiation guidelines adopted by the FCC and the health and safety regulations adopted by the Occupational Safety and Health Administration.

G. Shashikanth Sena
Signature

4/6/2009
Date

Shashikanth Sena
RF Engineer
AT&T Mobility
ss0680@att.com
817-797-5452(M)



MEMORANDUM

November 21, 2008

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

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Fort Hunt, SE 2008-MV-031, Cingular Wireless PCS

RE: Your Request for Recommendations

This review is based on the Plat stamped as received by the Department of Planning and Zoning on September 29, 2008. A site visit was conducted in late October 2008.

Site Description: The subject property contains a large parking lot, some mature existing vegetation and the Masons meeting house and building.

1. **Comment:** This site contains a large and established maple in the vicinity of the proposed cell tower. A number of the sheets on the Plat indicate the location and existence of this tree, but do not include an accurate dripline. This tree is shown to be preserved and protected on some sheets, but not others.

Recommendation: The various sheets on the Plat should be revised to match, and they should be revised to also show the accurate dripline of this tree.

2. **Comment:** Transitional screening 3 (50' yard) and barriers are required on this site. The Applicant has not provided much screening material. Additionally, all the proposed trees are of the same species.

Recommendation: The Plat should be revised to show more screening plant material, at least 2-3 different plant species, and barriers where none are proposed.

3. **Comment:** The tree cover calculations have not been provided.

Recommendation: The Plat should be revised to show these calculations.



Fort Hunt SE 2008-MV-031
Recommendations

4. **Comment:** The tree protection details and information regarding protective devices are outdated and ineffective.

Recommendation: The Applicant should review the latest and most effective types of protective devices requirements in the Public Facilities Manual, Section 12.

JGS/
UFMID #: 141821

cc: RA File
DPZ File





FAIRFAX COUNTY PARK AUTHORITY
.....
M E M O R A N D U M



Attachment H

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

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

DATE: November 18, 2008

SUBJECT: SE 2008-MV-031, New Cingular Wireless – Ft Hunt
Tax Map Number: 111-2((3))11

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

FCPA Reviewer: AG
DPZ Coordinator: KMGS

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



County of Fairfax, Virginia

MEMORANDUM

DATE: March 30, 2009

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

FROM: Beth Forbes, Stormwater Engineer *BF*
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application SE 2008-MV-031, Mount Vernon Lodge #219,
Dated March 20, 2009, LDS Project 25121-ZONA-001-2, Tax Map #111-2-03-0011, Mount Vernon District

We have reviewed the subject application and offer the following comments:

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

The complaints on file at the following locations/properties seem to have been resolved:

Tax Map #111-2-03-0013 and

Tax Map #111-2-03-0014.

Stormwater Management

The applicant will be required to meet stormwater detention requirements or provide an approved waiver.

Site Outfall

Information on the outfall adequacy should be included in the stormwater management narrative.

BF/

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





County of Fairfax, Virginia

MEMORANDUM

FEB 27 2009

DATE:

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

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

SUBJECT: Special Exception Application SP 2008-MV-031, Mount Vernon Lodge #219, Dated February 6, 2009, LDS Project 25121-ZONA-001-2, Tax Map #111-2-03-0011, Mount Vernon District

REFERENCE:

We have reviewed the subject application and offer the following comments:

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

No complaints on file at the following locations/properties:

Tax Map #111-2-03-0013 and

Tax Map #111-2-03-0014

Stormwater Management

The applicant needs meet the stormwater detention requirements.

Site Outfall

A narrative needs to be provided to meet the outfall adequacy.

QMK/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
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





County of Fairfax, Virg -----

MEMORANDUM

DATE: October 28, 2008

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

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SE2008-MV-031
Tax Map No. 111-2-/03/ /0011

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Little Hunting Creek (K) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCPCP).
- Based upon current and committed flow, there is excess capacity in the (NMCPCP) at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezoning</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	---	<u>X</u>	---	<u>X</u>	---
Submain	<u>X</u>	---	<u>X</u>	---	<u>X</u>	---
Main/Trunk	<u>X</u>	---	<u>X</u>	---	<u>X</u>	---
Interceptor	---	---	---	---	---	---
Outfall	---	---	---	---	---	---

- Other pertinent information or comments:

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





County of Fairfax, Virginia

MEMORANDUM

DATE: November 25, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 2008-MV-031
Hammond Holdings Corporation, New Cingular Wireless PCS, LLC and T-Mobile Northeast LLLC

This memorandum, prepared by Dawn Dhavale, includes citations from the Comprehensive Plan that list and explain environmental policies for this area. The citations are followed by a discussion of environmental concerns, including a description of environmentally sensitive areas that potentially will be impacted by the proposed development as shown on the maps included with the 2232 application dated May 12, 2008.

This application proposes to construct a 105 foot monopole, designed as a flag pole, with up to six antennae for Cingular and three for T-Mobile, with related group equipment. This monopole will have space for two additional future uses. The enclosure at the base of the monopole will measure 35-feet by 50-feet, surrounded by a 10-foot high fence.

COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on pages 12 through 16, the Plan states:

“Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions.

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

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

- 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.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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.

Lighting

Issue:

Although the applicant’s documents state that the antennae and related equipment will not produce any light, the plans note a ground-mounted light for nighttime illumination of the flag.

Resolution:

Given that the project site is entirely surrounded by residential uses, staff recommends that nighttime illumination of the flag be designed so as to not impact residents of the surrounding homes.

Tree Cover

Issue:

Although the majority of the existing vegetation will be saved, and additional screening will be planted, two large trees are planned to be removed. These trees will provide screening for the monopole, and serve to minimize visual impact if they are left in place.

Resolution:

Staff recommends shifting the site of the monopole in such a location that the trees will not need to be removed or impacted during construction. As an alternative, staff recommends the applicant consider selective pruning that may allow the trees to remain in place and provide screening without hindering the function of the monopole and antennae.



County of Fairfax, Virginia

MEMORANDUM

November 21, 2008

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

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Fort Hunt, SE 2008-MV-031, Cingular Wireless PCS

RE: Your Request for Recommendations

This review is based on the Plat stamped as received by the Department of Planning and Zoning on September 29, 2008. A site visit was conducted in late October 2008.

Site Description: The subject property contains a large parking lot, some mature existing vegetation and the Masons meeting house and building.

1. **Comment:** This site contains a large and established maple in the vicinity of the proposed cell tower. A number of the sheets on the Plat indicate the location and existence of this tree, but do not include an accurate dripline. This tree is shown to be preserved and protected on some sheets, but not others.

Recommendation: The various sheets on the Plat should be revised to match, and they should be revised to also show the accurate dripline of this tree.

2. **Comment:** Transitional screening 3 (50' yard) and barriers are required on this site. The Applicant has not provided much screening material. Additionally, all the proposed trees are of the same species.

Recommendation: The Plat should be revised to show more screening plant material, at least 2-3 different plant species, and barriers where none are proposed.

3. **Comment:** The tree cover calculations have not been provided.

Recommendation: The Plat should be revised to show these calculations.

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



Fort Hunt SE 2008-MV-031
Recommendations

4. **Comment:** The tree protection details and information regarding protective devices are outdated and ineffective.

Recommendation: The Applicant should review the latest and most effective types of protective devices requirements in the Public Facilities Manual, Section 12.

JGS/
UFMID #: 141821

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
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Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: January 14, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-5 (RZ 2008-MV-031)

SUBJECT: SE 2008-MV-031; Mount Vernon Lodge #219
Land Identification Map: 111-2-((03))-11

This department has reviewed the special exception plat revised through September 22, 2008 and offers the following comments:

- The southernmost entrance flows directly into the parking area in front of the building. This entrance should be closed to prevent any conflicts between vehicles entering the site and vehicles leaving the parking area.
- The entrance to the north should be narrowed and constructed to VDOT standards.
- A concrete pad to accommodate a future advertising bus shelter and the appropriate easements for the bus shelter would be desirable along the site's Fort Hunt Road frontage.

AKR/MEC



County of Fairfax, Virginia

MEMORANDUM

DATE: MAR - 6 2009

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

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

SUBJECT: Special Exception Application SP 2008-MV-031, Mount Vernon Lodge #219,
Dated February 6, 2009, LDS Project 25121-ZONA-001-2, Tax Map #111-2-03-0011, Mount Vernon District

REFERENCE: Our memo of February 27, 2009, has been superseded by this memo,
because of a typographical error.

We have reviewed the subject application and offer the following comments:

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

Complaints on file at the following locations/properties:

Tax Map #111-2-03-0013 and

Tax Map #111-2-03-0014

Stormwater Management

The applicant needs meet the stormwater detention requirements.

Site Outfall

A narrative needs to be provided to meet the outfall adequacy.

QMK/mw

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

Department of Public Works and Environmental Services
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Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



3-305 Use Limitations

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

9-006 General Standards

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

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

9-104 Standards for all Category 1 Uses

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

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

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

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

helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. 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.
5. 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.

DONMENT: 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 the primary 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 provisions. 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 Section 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 '83-02-01, 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. 9-815 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.

LEQ (L)BA: 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 treated 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 also 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 a public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, at the 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.

PLANNED DEVELOPMENT: 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 provide 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 property. 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 a 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 form 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-way over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers 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. 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

BF	Agricultural & Forestal District	PDH	Planned Development Housing
DU	Affordable Dwelling Unit	PFM	Public Facilities Manual
RB	Architectural Review Board	PRC	Planned Residential-Community
MP	Best Management Practices	RC	Residential-Conservation
OS	Board of Supervisors	RE	Residential Estate
ZA	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
DUIAC	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		