



APPLICATION ACCEPTED: July 6, 2007
PLANNING COMMISSION: July 9, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

June 24, 2009

STAFF REPORT

APPLICATIONS SE 2007-SP-022 & 2232-S07-3

SPRINGFIELD DISTRICT

APPLICANT: Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast LLC

ZONING: R-1

PARCELS: 89-3 ((1)) 14 and 15

ACREAGE: 4.98 acres

FAR: 0.08

PLAN MAP: Residential use at 2-3 dwelling units per acre

SE CATEGORY: Category 3; Church with a child care center/ nursery school
Category 1: Mobile & land based telecommunication facilities

PROPOSAL: Approval of a special exception to permit a church with 300 seats with a child care center/nursery school with 99 students and a 100 foot tall telecommunications facility (flagpole-style monopole). *Replaces a special permit approved for the church and child care center/nursery school, no changes proposed to those facilities.*

Concurrent 2232 review of a 100 foot tall flagpole-style monopole

REQUESTED WAIVERS & MODIFICATIONS: Modification of transitional screening requirements to that shown on the SE Plat

Waiver of barrier requirements

Tracy Strunk

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



Modification of fence height to allow a total height of 8.5 feet,
as shown on the SE Plat

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that Application 2232-S07-3, as amended, is **not** substantially in accord with the provisions of the adopted Comprehensive Plan.

Staff recommends denial of SE 2007-SP-022 as proposed. If it is the Board's intent to approve SE 2007-SP-022, staff recommends that such approval be subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

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 TTY 711 (Virginia Relay Center).

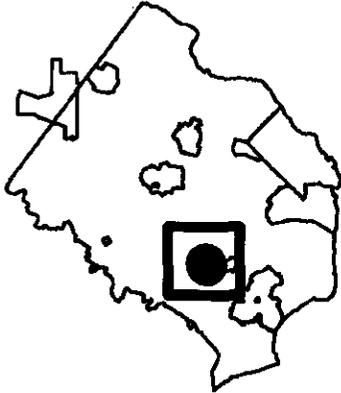
N:\Sydenstricker T Mobile SE 2007-SP-022\SE 2007-SP-022.doc



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 2007-SP-022



Applicant: TRUSTEES OF THE SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE NORTHEAST LLC

Accepted: 07/06/2007
Proposed: CHURCH WITH NURSERY SCHOOL, CHILD CARE CENTER AND TELECOMMUNICATION FACILITY

Area: 4.98 AC OF LAND; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0104

Art 9 Group and Use: 1-08 3-15

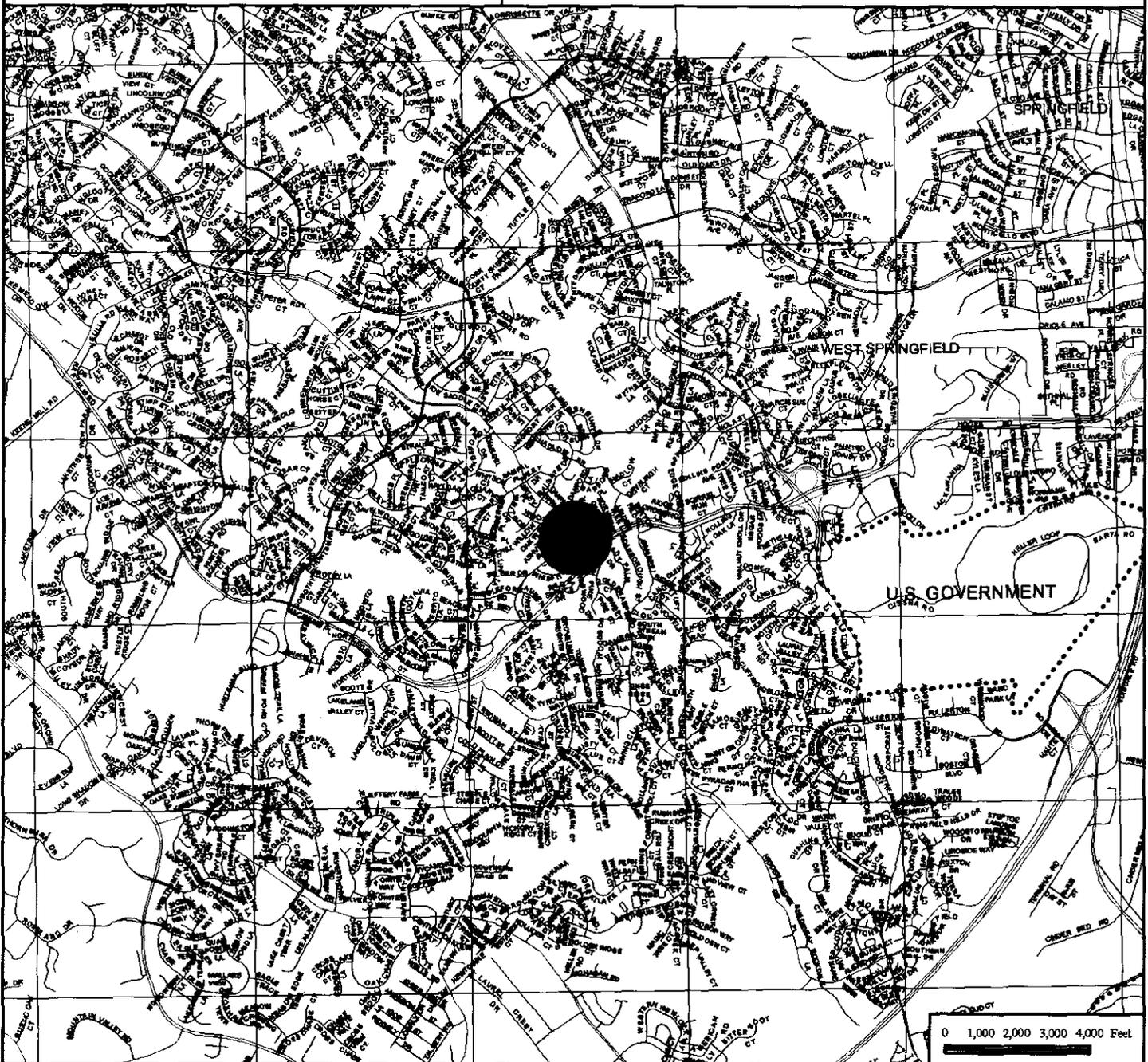
Located: 7230 SYDENSTRICKER ROAD AND 8500 HOES ROAD

Zoning: R-1

Plan Area: 3,

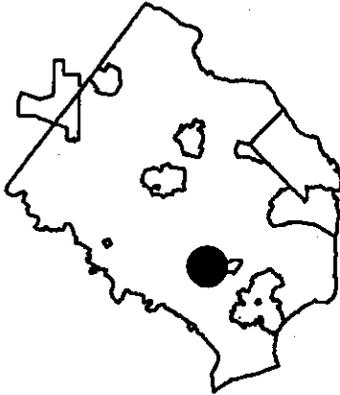
Overlay Dist:

Map Ref Num: 089-3- /01/ /0014 /01/ /0015



Special Exception

SE 2007-SP-022



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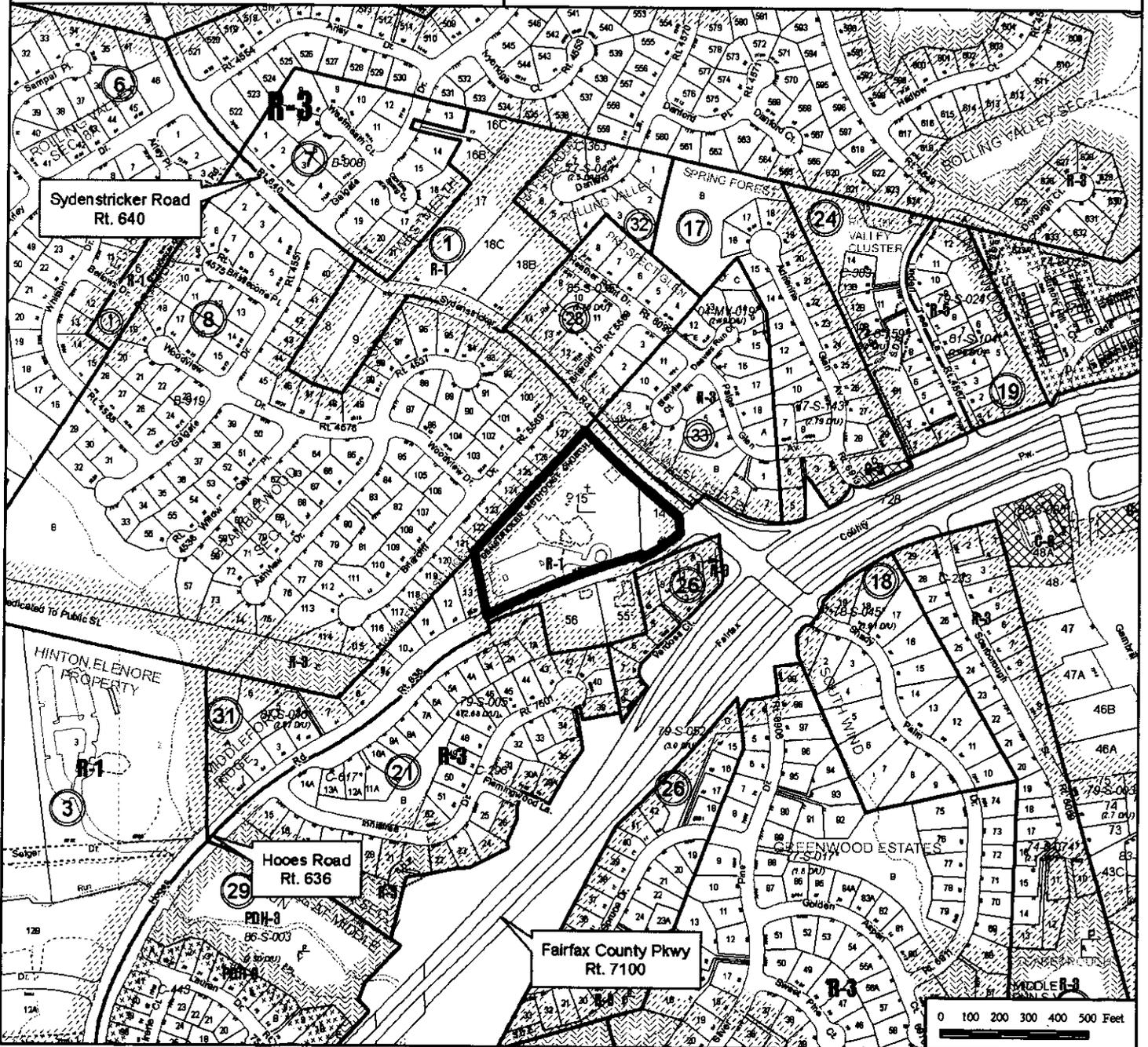
Located: 7230 SYDENSTRICKER ROAD AND 8500 HOES ROAD

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Plan Area: 3,

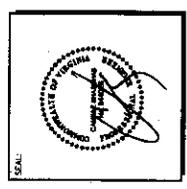
Overlay Dist:

Map Ref Num: 089-3- /01/ /0014 /01/ /0015



entrex
 communication services, inc.
 1512 Sky Street, N.W., Suite 300
 Washington, D.C. 20004
 FAX: (202) 462-8881

DATE	DESCRIPTION	BY
02-28-88	FINAL PLAN	1



T-MOBILE NORTHEAST LLC
 1500 BELL BLVD. SUITE 100
 FALLS CHURCH, VA 22044
 PHONE: (703) 244-8800

PROJECT NO. 1842.21
 DESIGNER: F.Y.
 ENGINEER: R.C.
 SCALE: 1/8" = 1' - 0"
 GRAPHIC SCALE: 1" = 40' - 0"

WAC188
STENSTRICKER -
SPRINGFIELD
690 HOGES ROAD
SPRINGFIELD, VA 22153

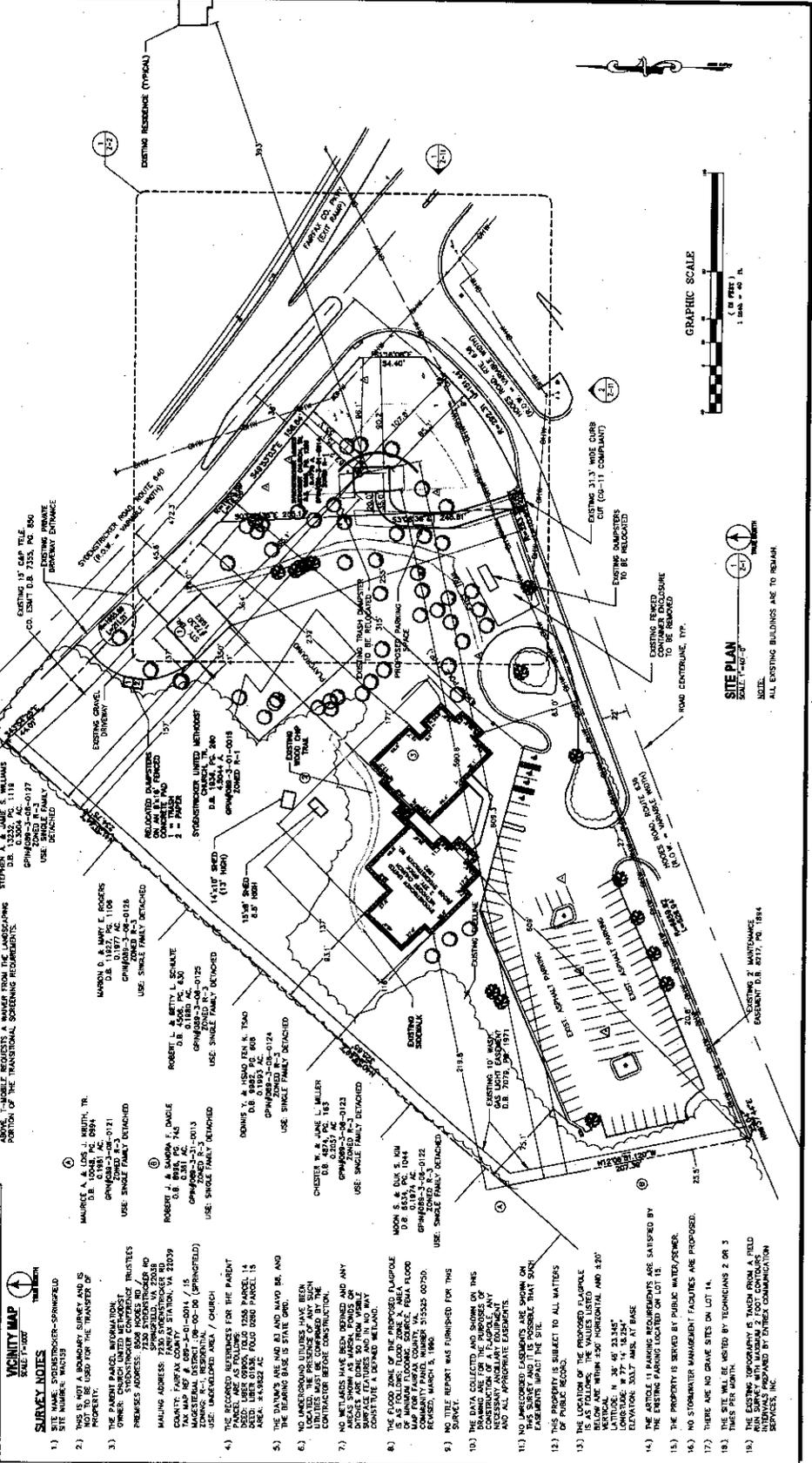
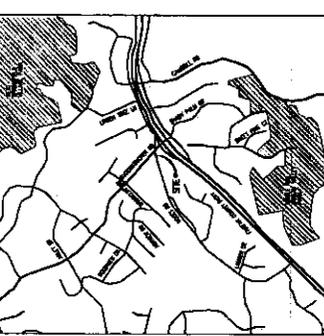
SITE PLAN
 TITLE:
 SHEET NUMBER: **Z-1**

KEY	BUILDING	BUILDING HEIGHT
1	7230 STENSTRICKER RD. (1 STY. BR.)	16.77' ±
2	FR. 5405 (2)	14.44' ±
3	690 HOGES RD. (1 STY. BR.)	37.34' ±

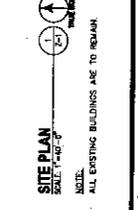
STRUCTURE SETBACKS	MIN. BUILDING FOOTPRINT REQUIRED
FRONT YARD (NE)	233.0'
FRONT YARD (SE)	83.0'
FRONT YARD (SW)	83.3'
FRONT YARD (NW)	85.1'
REAR YARD	219.8'

FLORPIDE SETBACKS	MIN. PROPOSED REQUIRED
FRONT YARD (NE)	62.2'
FRONT YARD (SE)	107.8'
FRONT YARD (SW)	384.0'
FRONT YARD (NW)	600.3'
REAR YARD	993.0'

EXISTING FOREST CONDITIONS
 THE AREA IN THE VICINITY OF THE PROPOSED CELL TOWER IS A MATURE MIXED HARDWOOD FOREST. THE FOREST IS COMPOSED OF AMERICAN BIRCH, FRAXINUS GRANIFOLIA, LIRIODENDRON BICOLOR, SWEET GUM, AND OTHER SPECIES. THE FOREST IS WELL DEVELOPED AND CONTAINS SEVERAL LARGE TREES. THE FOREST IS LOCATED TO THE WEST AND NORTHWEST OF THE PROPOSED CELL TOWER. THE FOREST IS TO BE PRESERVED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE PROPOSED CELL TOWER AND ASSOCIATED STRUCTURES ARE TO BE LOCATED TO THE EAST AND SOUTHWEST OF THE FOREST. THE FOREST IS TO BE MAINTAINED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE PROPOSED CELL TOWER AND ASSOCIATED STRUCTURES ARE TO BE LOCATED TO THE EAST AND SOUTHWEST OF THE FOREST. THE FOREST IS TO BE MAINTAINED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.



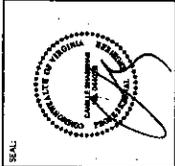
- SURVEY NOTES**
- 1) THE SURVEY WAS CONDUCTED BY ENTREX COMMUNICATION SERVICES, INC. ON 02/28/88.
 - 2) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
 - 3) THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1954 AND THE SURVEYING REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE COMMONWEALTH OF VIRGINIA.
 - 4) THE RECORD SURVEY FOR THE PARENT TRACT IS THE SURVEY OF THE FOLIO 1080 PARCEL, 14 ASSESSOR'S MAP NO. 100-10 (SPRINGFIELD).
 - 5) THE SURVEY WAS CONDUCTED BY ENTREX COMMUNICATION SERVICES, INC. ON 02/28/88.
 - 6) NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE PRESENCE OF ANY SUCH UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR BEFORE CONSTRUCTION.
 - 7) NO METEOROLOGICAL RECORDS OR ANY RECORDS SHOWING WIND DIRECTION OR WIND VELOCITY HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY SUCH RECORDS.
 - 8) THE LOT 1080 ZONE OF THE PROPOSED FLORPIDE IS A MATURE MIXED HARDWOOD FOREST. THE FOREST IS COMPOSED OF AMERICAN BIRCH, FRAXINUS GRANIFOLIA, LIRIODENDRON BICOLOR, SWEET GUM, AND OTHER SPECIES. THE FOREST IS WELL DEVELOPED AND CONTAINS SEVERAL LARGE TREES. THE FOREST IS LOCATED TO THE WEST AND NORTHWEST OF THE PROPOSED CELL TOWER. THE FOREST IS TO BE PRESERVED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE PROPOSED CELL TOWER AND ASSOCIATED STRUCTURES ARE TO BE LOCATED TO THE EAST AND SOUTHWEST OF THE FOREST. THE FOREST IS TO BE MAINTAINED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.
 - 9) NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT.
 - 10) ALL UTILITIES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION.
 - 11) NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS MAY EXIST.
 - 12) THIS PROJECT IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
 - 13) THE LOCATION OF THE PROPOSED FLORPIDE IS AS FOLLOWS: THE VALUES LISTED METRICALLY ARE WITHIN 200 HORIZONTAL AND 420' VERTICAL. THE ELEVATION IS WITHIN 0.3' OF THE ELEVATION LISTED METRICALLY.
 - 14) THE ARTICLE 11 PARKING REQUIREMENTS ARE SATISFIED BY THE EXISTING PARKING LOCATED ON LOT 15.
 - 15) THE PROPERTY IS SERVED BY PUBLIC WATER/SEWER.
 - 16) NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.
 - 17) THERE ARE NO DRIVE SITES ON LOT 14.
 - 18) THE SITE WILL BE VISITED BY TECHNICIANS 2 OR 3 THIS WEEK FOR THE PURPOSE OF VERIFYING THE FIELD SURVEY WITH A MAXIMUM 5 FOOT CONTIGUOUS DISTANCE PREPARED BY ENTREX COMMUNICATION SERVICES, INC.





1175 Eye Street, N.W. Suite 300
 Washington, D.C. 20004
 Telephone: (202) 462-1000
 Fax: (202) 462-0001

DATE	DESCRIPTION	BY
02-20-04	FINAL DESIGN	...
02-25-04	ISSUE SURVEY	...
03-13-04	USE COUNTY COMMENTS	...
03-13-04	USE COUNTY COMMENTS	...
03-13-04	REWORK & COMMENTS	...
03-13-04	REWORK & COMMENTS	...
03-13-04	OTHER COMMENTS	...
03-13-04	OTHER COMMENTS	...
03-13-04	OTHER COMMENTS	...
03-13-04	OTHER COMMENTS	...

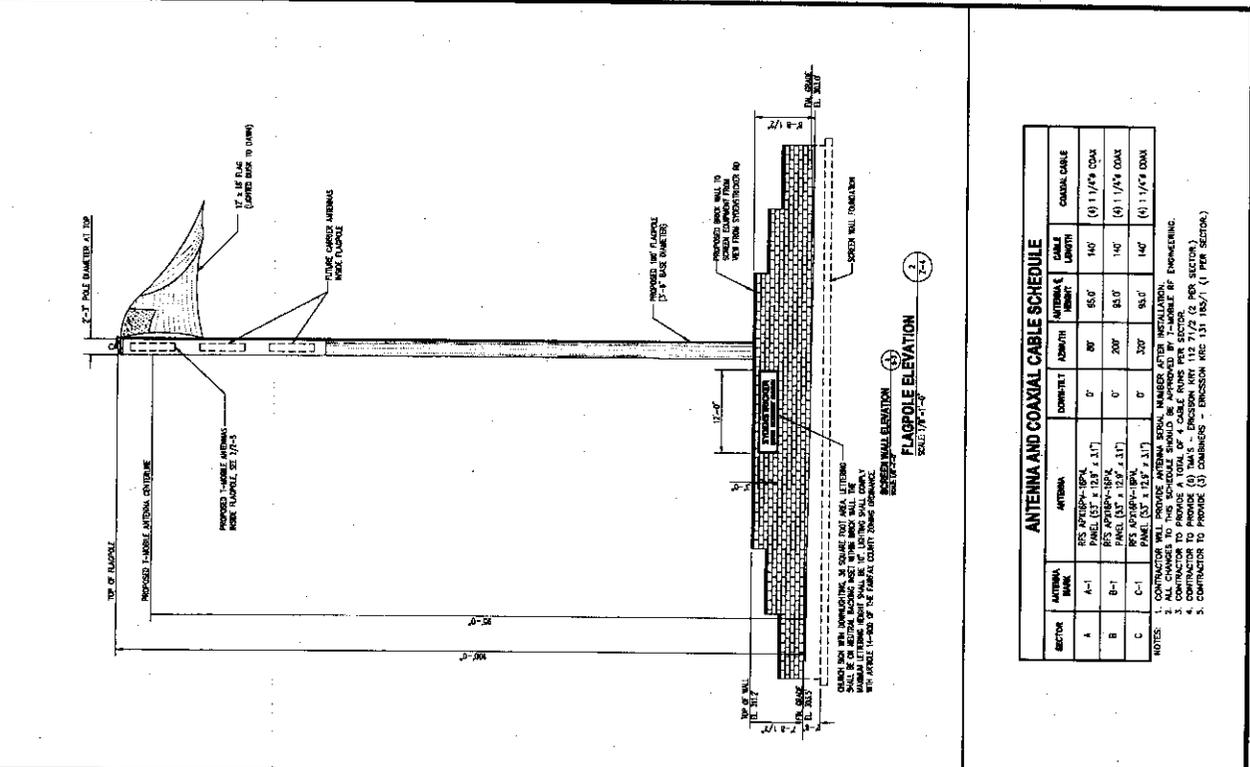


T-MOBILE NORTHEAST LLC
 7800 BALTIMORE AVENUE
 SPRINGFIELD, VA 22153
 PHONE: (240) 264-8900

PROJECT NO. 1042-211
 DESIGNED: T.M.F.
 ENGINEER: P.C.
 SCALE: 1" = 10'-0"
 GRAPHIC SCALE IN INCHES

WAC-188
 SYDENSTRICKER -
 SPRINGFIELD
 690 HOES ROAD
 SPRINGFIELD, VA 22143

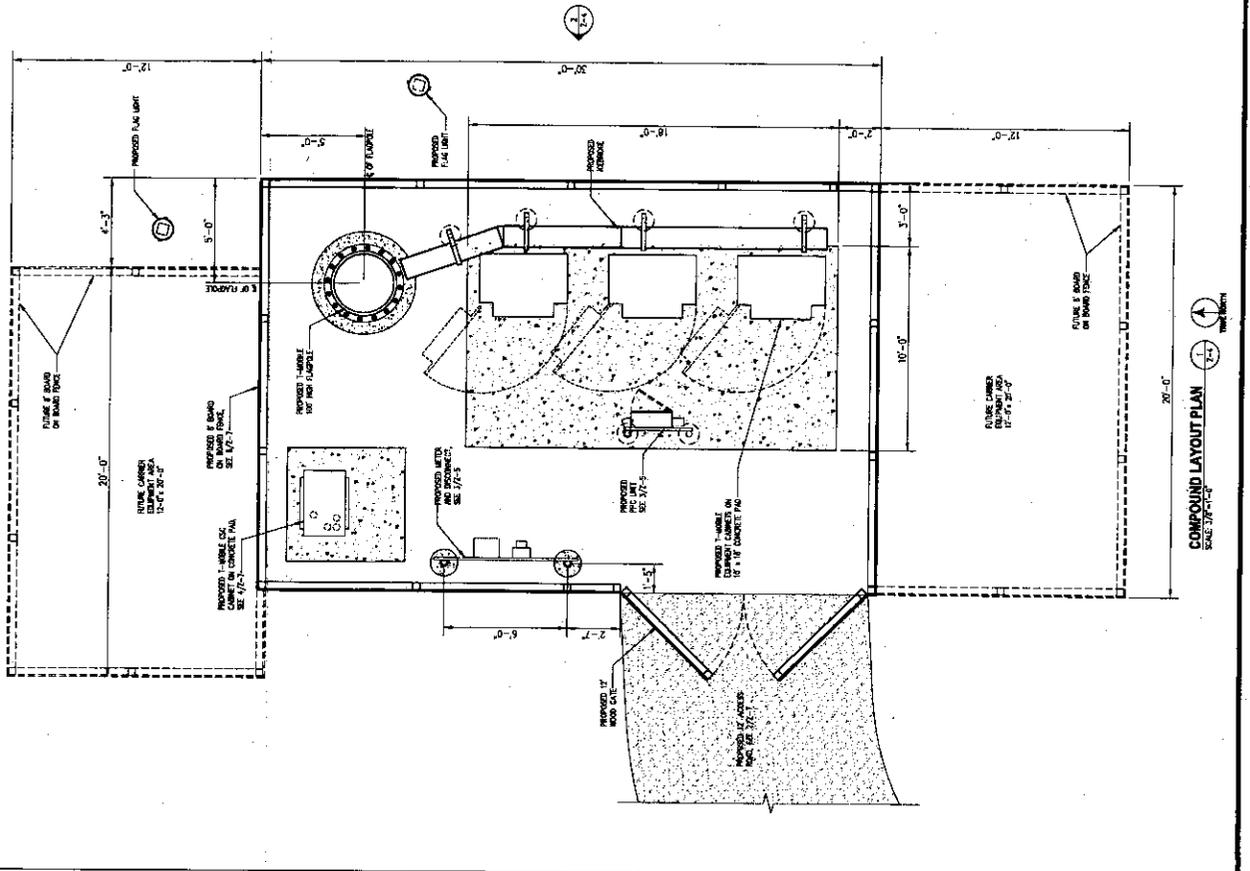
TITLE: **COMPOUND LAYOUT PLAN AND FLAGPOLE ELEVATION**
 SHEET NUMBER: **Z-4**



ANTENNA AND COAXIAL CABLE SCHEDULE

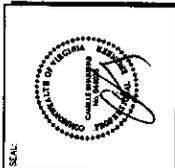
SECTOR	ANTENNA MAKE	ANTENNA MODEL	ANTENNA HEIGHT	ANTENNA LENGTH	COAXIAL CABLE LENGTH
A
B
C

- NOTES:
1. CONTRACTOR SHALL VERIFY ALL ANTENNA MANUFACTURER'S (MFR) SPECIFICATIONS.
 2. ALL CHANGES TO THIS SCHEDULE SHOULD BE APPROVED BY T-MOBILE RF ENGINEERING.
 3. CONTRACTOR TO PROVIDE A TOTAL OF 4 CABLE RUNS PER SECTOR.
 4. CONTRACTOR TO PROVIDE 1/2" DIA. COAXIAL CABLE (1 PER SECTOR).
 5. CONTRACTOR TO PROVIDE (3) COMBINERS - BRONSON INC. 131 185/1 (1 PER SECTOR).



COMPOUND LAYOUT PLAN
 SCALE: 1/8" = 1'-0"

DATE	DESCRIPTION	BY
02-02-04	FINAL DESIGN	1
04-22-04	REVISION	1
05-29-07	ADD COUNTY COMMENTS	5
08-15-07	ADD COUNTY COMMENTS	5
08-15-07	ADD COUNTY COMMENTS	5
08-15-07	ADD COUNTY COMMENTS	5
12-18-08	OWNER COMMENTS	5
03-19-09	COUNTY COMMENTS	5
02-19-09	COUNTY COMMENTS	11

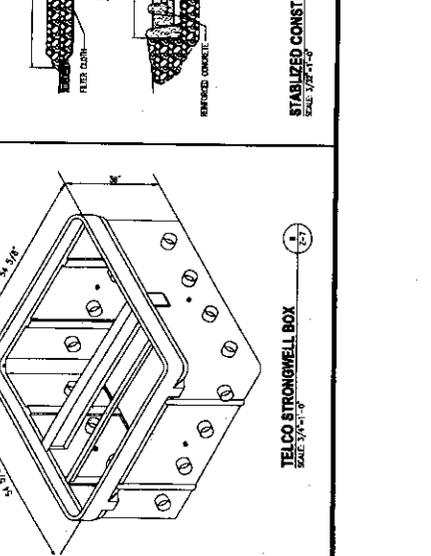
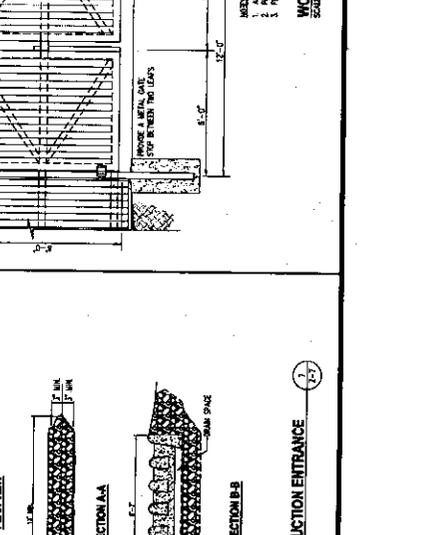
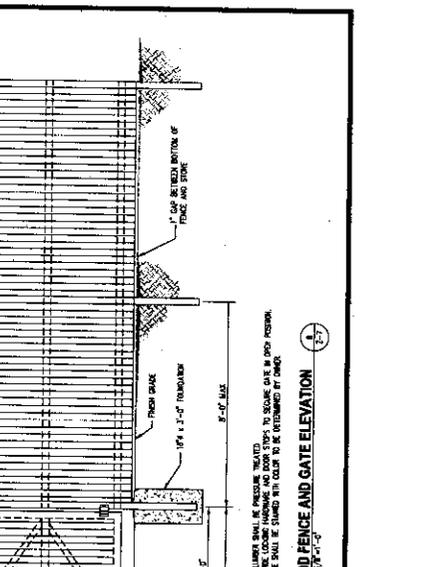
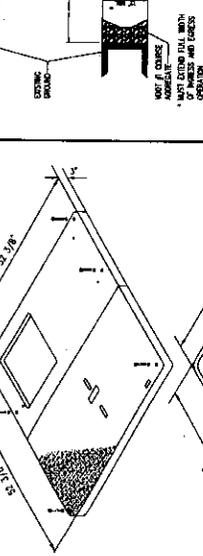
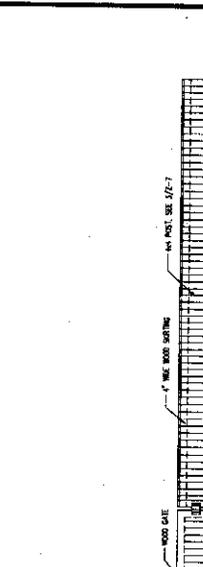
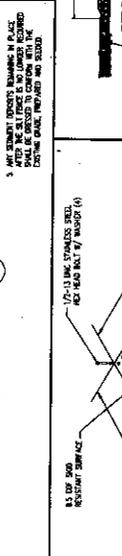
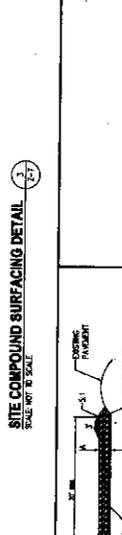
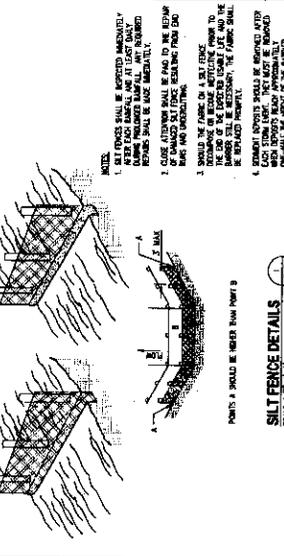
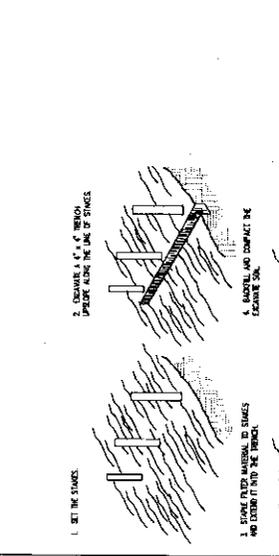
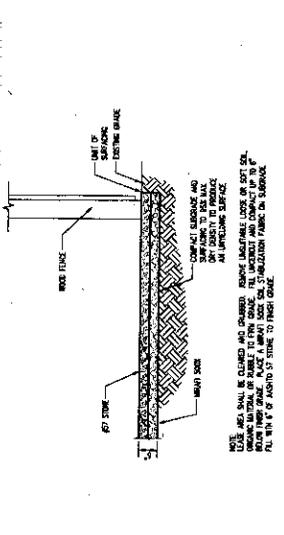
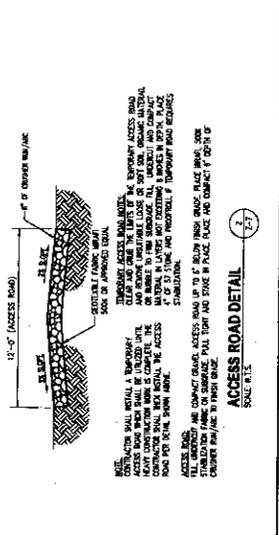
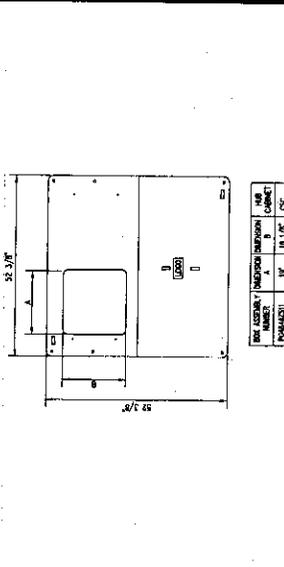
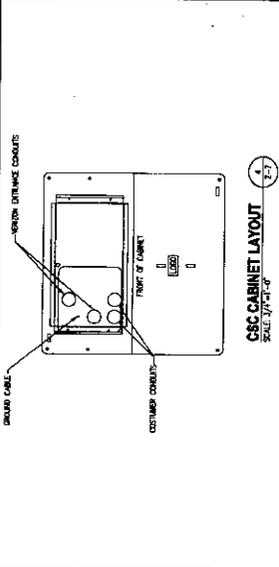


T-MOBILE NORTHEAST LLC
 6200 BALTIMORE AVENUE
 BELLEVILLE, MD 20741
 PHONE: (301) 264-0800

PROJECT NO. 10492-211
 DESIGNER: TMF
 ENGINEER: C.C.
 SCALE:
 GRAPHIC SCALE IN INCHES

WAC156
 SYDENSTRICKER-
 SPRINGFIELD
 8501 HOOES ROAD
 SPRINGFIELD, VA 22153

TITLE: **CIVIL DETAILS**
 SHEET NUMBER: **Z-7**

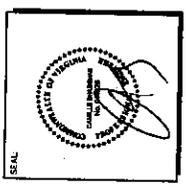


NOTES:
 1. ALL LUMBER SHALL BE PRESERVE TREATED.
 2. ALL LUMBER SHALL BE STAINED IN COLOR AS IN SHOP SPECIFICATIONS.
 3. FINISH SHALL BE STAINED IN COLOR TO BE DETERMINED BY OWNER.

NOTES:
 1. ALL LUMBER SHALL BE PRESERVE TREATED.
 2. ALL LUMBER SHALL BE STAINED IN COLOR AS IN SHOP SPECIFICATIONS.
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NOTES:
 1. ALL LUMBER SHALL BE PRESERVE TREATED.
 2. ALL LUMBER SHALL BE STAINED IN COLOR AS IN SHOP SPECIFICATIONS.
 3. FINISH SHALL BE STAINED IN COLOR TO BE DETERMINED BY OWNER.

DATE	DESCRIPTION	BY
02-22-04	FINAL PLAN	1
01-21-04	REV. QUANTITY COMMENTS	2
09-15-03	REV. QUANTITY COMMENTS	3
04-29-03	REV. QUANTITY COMMENTS	4
04-29-03	REV. QUANTITY COMMENTS	5
03-25-03	REV. QUANTITY COMMENTS	6
02-18-03	REV. QUANTITY COMMENTS	7
02-18-03	REV. QUANTITY COMMENTS	8
02-18-03	REV. QUANTITY COMMENTS	9
02-18-03	REV. QUANTITY COMMENTS	10
02-18-03	REV. QUANTITY COMMENTS	11



T-MOBILE NORTH EAST LLC
 1700 BELL TOWER AVENUE
 FREDERICKSBURG, VA 22405
 PHONE: (541) 244-0000

PROJECT NO. 1042211
 DESIGNER: TMB
 ENGINEER: R.C.
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN FEET

WACISS
SYSTEMS/STROCKER
SPRINGFIELD
8500 HOOES ROAD
SPRINGFIELD, VA 22153

LANDSCAPE PLAN
 SHEET NUMBER: Z-10

GENERAL PLANTING NOTES:

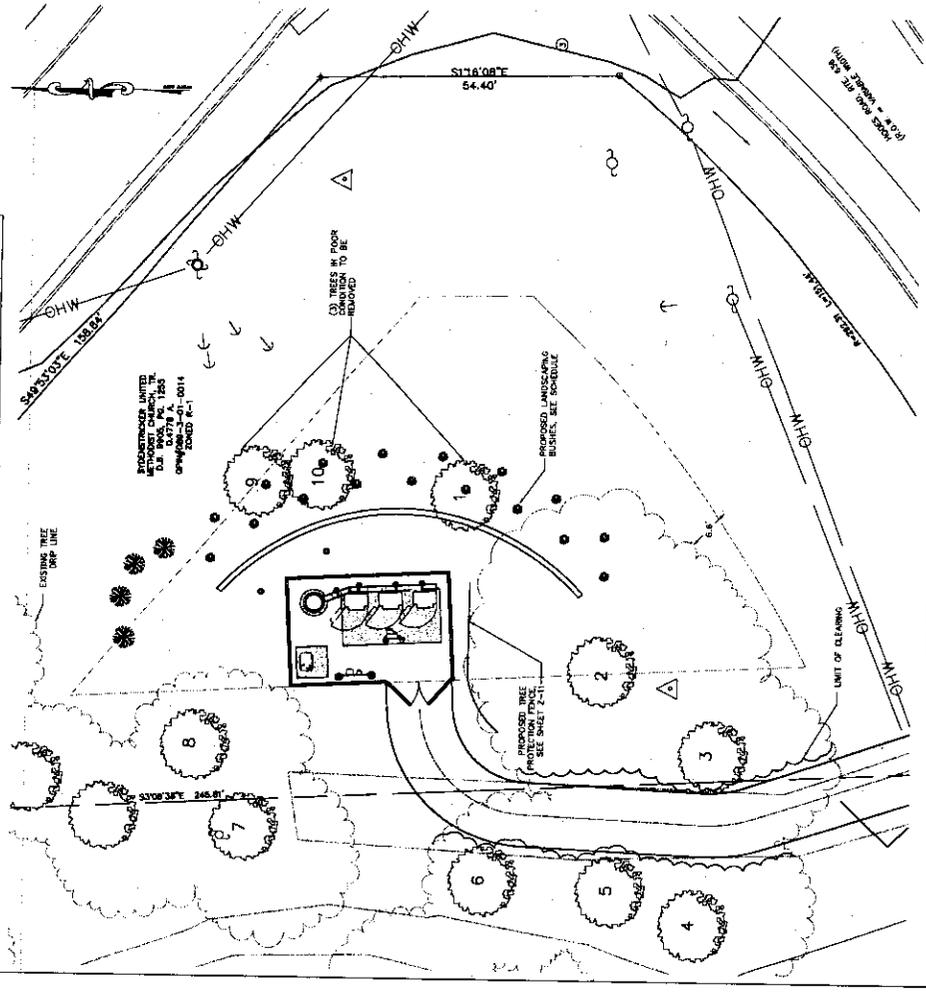
1. ALL PLANTS SHALL BE HEALTHY, MATURE NATURAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
3. ALL PLANTS SHALL BE PLANTED TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE.
5. ALL TREES SHALL BE PLANTED TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE.
6. ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY WEEDED.
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13. STANDARDS SET FORTH IN "NATIONAL STANDARDS FOR MATURE STOCK" LATEST EDITION, EXCEPT WHERE SPECIFIED OTHERWISE, SHALL APPLY TO ALL PLANTS AND PLANTING AREAS.
14. CONSTRUCTION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE NATIONAL STANDARDS FOR PLANT MATERIAL.

PROPOSED PLANT LIST

QTY	COMMON NAME	SIZE/STANDARD	REMARKS
17	RED GLADIOLUS	18" HIGHER	REPLACE EXISTING TREES, WITH BRANCHED BRUSHES FOR PLANTING SHOULD BE 18 INCHES IN HEIGHT.
4	LEUCODENDRON	6" HIGHER	REPLACE EXISTING TREES, WITH BRANCHED BRUSHES FOR PLANTING SHOULD BE 6 INCHES IN HEIGHT.

TREES IN VICINITY OF PROPOSED EQUIPMENT

COMMON NAME	SCIENTIFIC NAME	TRUNK Girth	CONDITION	HEIGHT	NOTE
TREE-1	AMERICAN BEECH	36"	POOR	20'	REMOVE
TREE-2	WHITE OAK	24"	FAIR	55'	
TREE-3	AMERICAN BEECH	27"	FAIR	65'	
TREE-4	WHITE OAK	17"	FAIR	54'	
TREE-5	WHITE OAK	17"	GOOD	54'	
TREE-6	WHITE OAK	20"	FAIR	82'	
TREE-7	WHITE OAK	15"	GOOD	82'	
TREE-8	TULIP POPLAR	8"	POOR	20'	REMOVE
TREE-9	BLACK CHERRY	8"	POOR	20'	REMOVE



LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 02/22/04

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

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special exception to replace an existing special permit (approved for a church with a child care center/nursery school) to continue the church and child care center/nursery school use with no changes, and add a telecommunications facility consisting of a 100 foot tall flagpole-style monopole (with a flag, to be illuminated at night) with three internal antenna at 95 feet, and locations for two additional carriers at lower heights.

Concurrent 2232 review for the telecommunications facility is also requested.

Requested Waivers and Modifications:

- Modification of transitional screening to that shown on the SE Plat
- Waiver of barrier requirements
- Modification of fence height to allow an eight and a half foot tall brick screening wall for the telecompound, where a seven foot tall would be allowed

LOCATION AND CHARACTER

Site Description:

The 4.98 acre, two parcel site is located on the south side of Sydenstricker Road and north side of Hooes Road, just to the northwest of the Fairfax County Parkway. The site is developed with a church with a child care center/nursery school operating under special permit approvals, most recently amended in 1992. The site is developed with a main church building (really two connected buildings), two sheds, and a parsonage, located on the larger of the two parcels of the site. The main church building has access from Hooes Road; the parsonage has access from Sydenstricker. Additionally, a gravel road near the intersection gives access to an open space recreational area in the eastern portion of the site, closer to the intersection of Hooes and Sydenstricker.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North, East, West	Single Family Detached Residential	R-3	Residential; 2-3 du/ac
South	Park and Ride lot Church and Community Hall SFD Residential	R-3 R-1 R-3	Residential; 2-3 du/ac

BACKGROUND

- ❑ December 12, 1978: Board of Zoning Appeals (BZA) granted a special permit SP 78-S-264 on 4.91 acres (Parcel 15) to allow construction of a new church sanctuary and educational building.
- ❑ October 30, 1985: BZA granted SPA 78-S-264 to permit construction of a new parsonage; the special permit subsequently expired.
- ❑ April 15, 1986: BZA granted SPA 78-S-264-2 to permit the addition of a classroom module unit to the site; the special permit subsequently expired.
- ❑ October 7, 1987: BZA granted SPA 78-S-264-3 to permit building and parking additions, and a nursery school and child care center.
- ❑ March 1, 1989: BZA granted SPA 78-S-264-4 to permit a covered walkway addition.
- ❑ August 12, 1992: BZA granted SPA 78-S-264-5 to amend the hours, maximum enrollment, and number of employees for the nursery school / child care center. The current approval permits 300 seats in the church and 99 children in the nursery school / child care center. As with the previous application, this amendment was on Parcel 15 only. See Appendix 4 for current conditions.
- ❑ August 12, 1992: BZA granted variance application VC 92-S-079 to permit an existing house to remain 25 feet from the front lot line (due to right of way dedications). See Appendix 4 for current conditions

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area III
Planning District:	Pohick Planning District
Planning Sector:	Middle Run Community Planning Sector (P6)
Plan Map:	Residential, 2 – 3 du/ac

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Pohick Planning District as amended through January 26, 2009, P6-Middle Run Community Planning Sector, RECOMMENDATIONS, page 72:

“Land Use

The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. . . .”

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Pohick Planning District, as amended through January 26, 2009; OVERVIEW, Heritage Resources, page 10:

“The Pohick Planning District contains both known and potential heritage resources. . . .”

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Pohick Planning District, as amended through January 26, 2009; OVERVIEW, Heritage Resources, page 13:

In table entitled **FIGURE 4 – INVENTORY OF HISTORIC SITES – POHICK PLANNING DISTRICT – (Inventory as of 2008)**, “Sydenstricker Methodist Chapel” and “Upper Pohick Community Hall” are listed as two of the historic sites in Pohick Planning District.

There is no site specific Plan text for this property; see Appendix 5 for further text.

ANALYSIS

Special Exception Plan (Copy at front of staff report)

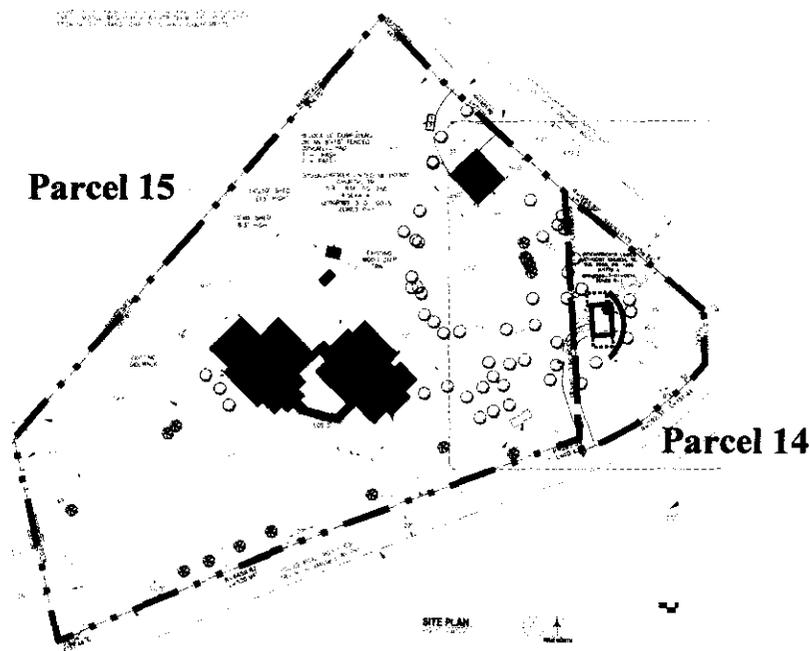
Title of SE Plat: Sydenstricker - Springfield
Prepared By: Entrex Communications Services, Inc.
Original and Revision Dates: May 5, 2004 as revised through May 19, 2009

The SE Plat consists of twelve sheets.

- **Sheet 1** (labeled T-1) is a title sheet, and includes a vicinity map, sheet index, project description (of the telecommunications portion only), and general notes.
- **Sheet 2** (labeled Z-1) shows the layout of the entire site (as discussed further below) at a scale of 1" = 40', and includes additional survey notes, a description of the existing vegetation, and tables providing setback information for the telecommunications facility, the main church building (not labeled) and parking. (Setbacks are not provided for the other structures on the site.)
- **Sheet 3** (labeled Z-2) shows the layout of the telecommunications portion of the site at a scale of 1" = 20', and another vicinity map.
- **Sheet 4** (labeled Z-3) shows the layout of the telecompound itself at a scale of 1" = 10', and provides a key to the driveway surfaces
- **Sheet 5** (labeled Z-4) shows the layout of the telecompound with equipment details, and provides an elevation of the proposed flagpole-style monopole and screening wall, with a sign for the church on it.
- **Sheet 6** (labeled Z-5) shows additional equipment details.
- **Sheet 7** (labeled Z-6) shows additional maps (EQC, trails, soils, RPA, floodplain and zoning), and provides additional special exception notes, including a table calculating floor area ratio for the site. A short stormwater management narrative is also provided.
- **Sheet 8** (labeled Z-7) provides additional telecommunications equipment details, as well as fence details and road surface details.

- **Sheet 9** (labeled Z-8) provides site work and timeline details, excavation and grading notes, and seeding details.
- **Sheets 10** (labeled Z-9) provides the stormwater management details for the site, in more detail than that provided on Sheet 7.
- **Sheet 11** (labeled Z-10) is a landscape plan for the telecompound area only.
- **Sheet 12** (labeled Z-11) shows site elevations from the east (the intersection of Hooes and Sydenstricker) and the south (Hooes). Another vicinity map is also provided.

The graphic below shows the layout of the proposed use, showing the church facilities on Parcel 15 (to which no changes are proposed) and the telecommunications facilities on Parcel 14 (which are newly proposed with this application).



Parcel 15: Proposed Use (no change from previous SP approval)

- Church with 300 seats
- Nursery school / child care with a maximum daily enrollment of 99 children
- Hours of nursery school / child care operation: 8:30 am to 4 pm, Mon - Fri

Parcel 15: Buildings, all existing, no changes proposed

- Main Church
 - 13,838 square feet
 - Two stories; 37.34' in height
 - located in the center of the site

- Two sheds
 - 124 square feet and 144 square feet
 - 8.5' and 13' in height (*note, chart shows both sheds at 12.44'*)
 - located to the north of the main church building
- Parsonage
 - 1,512 square feet
 - One story; 16.77' in height
 - located on Sydenstricker Road
 - the parsonage is the subject of VC 92- S-079, allowing the building to be located 25 feet from the front lot line
- Total gross floor area on Parcel 15 = 15,618 square feet

Parcel 15: Access and Parking

- Main access to driveway and church from Hooes Road
- Parking lot with 92 parking spaces provided in the southwest portion of the site, adjacent to Hooes Road
(*note that existing SP requires 99 parking spaces to be provided*)
- Driveway access to the parsonage only from Sydenstricker

Parcel 15: Landscaping and Screening

- Existing vegetation, minimum of 15 ft in width along southwest and minimum of 20 feet along northwest
- Scattered mature trees in eastern portion of the site
- No barrier (waived with previous church/child care-nursery school application)

Parcel 14: Telecommunications Facility, all new construction

- 100 foot high flagpole-style monopole; with flag (12' x 18')
- Two ground-mounted lights to comply with night lighting protocol
- Three internal antenna, to be located at 95 feet within the pole
- Two additional locations for future carriers (also interior) at approximately 85 and 75 feet (specific heights not provided)
- Equipment compound measuring 20' x 30', consisting of eight foot high, solid wooden fence surrounding the proposed equipment
- Additional future equipment compounds shown on the northern and southern end of the proposed compound, to accommodate future carriers
- Stepped brick screening wall, 8.5 feet at its highest point in front of (eastern side) of the telecompound (not attached to the wooden fence around the telecompound)

- Church sign, 12' by 3' (36 square feet) mounted on the brick screening wall
- Access to be provided via existing gravel drive at eastern end of site from Hooes (opposite driveway to park and ride lot) – gravel drive to be “improved” with new entrance and slight widening
- Three mature trees in poor condition are noted to be removed in front of the proposed telecompound
- Low shrubs are shown to be planted in front of the brick screening wall (and sign)
- Four Leyland cypress are shown to be planted north of the screening wall and telecompound, to further screen the base of the facility
- Limits of clearing and grading around the telecompound and access road are depicted, but do not encompass the future equipment compounds

Stormwater Management

- The SE Plat does not provide any details about stormwater management on the church portion of the site
- Stormwater management waivers are noted to be requested for the telecompound because of the minimal increase in impervious surface and flow

Land Use / 2232 Analysis (Appendix 5)

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

Visual Impact

Attachments 2 and 2a – 2d of Appendix 5

Height Test – DPZ staff attended an on-site height test conducted by the applicant on January 23, 2009, during which two helium balloons tethered to the same line were raised to heights of 100' above the ground to simulate the proposed 100' height of the flagpole, and an 80' height for comparison purposes. By noting the extent of the full height of the tethered balloons and their visibility from the area, staff could assess the flagpole's potential visual impact on surrounding properties. DPZ staff observed the balloons from the following areas; all approximate heights, distances, and directions are in reference to the simulated flagpole (see photographs in **Attachments 2a – 2d**):

- Bienville Court / Deavers Run Court / Paige Glen Avenue – from residential properties 200' – 600' to the north and northeast, both balloons were visible to full height well above existing background trees on the subject property (**2a**).
- Sydenstricker Methodist Chapel – from the chapel 300' to the southwest, both balloons were screened behind existing trees on the subject property (**2b**).
- Upper Pohick Community Hall – from the rear yard 400' to the southwest, the top portion of the 100' balloon was visible above existing trees on the subject property; the 80' balloon was not visible (**2c**).

- Hooes Road – from a point 700' to the southwest, the top portion of the 100' balloon was visible above existing trees on the subject property; the 80' balloon was not visible (2d).

Historic Preservation Analysis, Planning Division DPZ Attachment 4 of Appendix 5

Based on the original application proposal, the following findings were made:

- Sydenstricker Methodist Chapel (8507 Hooes Road, Tax Map 89-3 ((1)) 55) and Upper Pohick Community Hall (8511 Hooes Road, Tax Map 89-3 ((1)) 56), listed on the Fairfax County Inventory of Historic Sites, are in the immediate vicinity of the subject property and would be impacted by the proposed facility.
- Applicant should comply with Sec. 106 of the National Historic Preservation Act of 1966; applicant should contact Virginia Department of Historic Resources for guidance at once.
- Applicant should provide to DPZ Planning Division documentation regarding need for Sec. 106 review prior to Planning Commission 2232 public hearing; if Sec. 106 review is required, applicant should provide DPZ Planning Division a copy of completed Sec. 106 study prior to the Planning Commission 2232 public hearing.
- Applicant should mitigate adverse visual effects of proposed facility on historic properties in order to conform with Policy Plan Objective 42/Policy k, cited above.
- To mitigate the adverse visual effects of the proposal, the monopole should be reduced in height, be designed as a tree pole, and be located in wooded area northwest of its proposed location in order to be less prominent.

With the revised location now shown on the application, the majority of these issues have been addressed. The applicant has recently provided a copy of the Sec. 106 review for the site, which had a finding of no impact. It should be noted that this review was done based on the original location, however, staff believes that the revised location for the proposed pole is less obtrusive with respect to the historic properties, and that the revised Sec. 106 review is not likely to raise additional issues.

Conformance with the Comprehensive Plan

Attachment 5 of Appendix 5

Location

The proposed facility will be located on the eastern portion of the subject church site at the edge of a park-like area of mature 50'-70' tall oak, hickory, and beech trees. The Plan recommends that new telecommunications structures be located on property that provides the greatest opportunity to conceal them and minimize their visual impact on residential properties and historic sites in the surrounding areas. Staff believes that the location proposed for this facility *could* conform with this Plan recommendation, if an appropriate height and design were combined with effective screening and other mitigating measures. As observed by staff during the height test, existing trees on the subject property near the flagpole location will help to screen it from residential properties to the northwest, west, southwest, and south. Those existing trees also should mitigate the visual impact of the flagpole on the two historic sites to the south across Hooes Road. In addition, the existing

trees on the eastern portion of the subject property form a backdrop behind the flagpole when viewed from the residential neighborhood to the northeast and east across Sydenstricker Road. However, although the existing trees on the subject property provide an effective screen for some surrounding properties, staff believes they are not tall enough to screen or effectively mitigate the adverse visual impact that the flagpole at 100 feet as proposed will have on the residential neighborhood across Sydenstricker Road, as discussed below.

Character

Based on its observations during the height test, staff believes that views of and vistas from the historically significant Sydenstricker Methodist Chapel and the Upper Pohick Community Hall will not be impaired or diminished by the proposed 100' flagpole because of the screening provided by existing trees on the subject property, in support of Plan guidelines under Objective 42 / Policy k. As demonstrated during the height test, the proposed facility will be well screened from residential areas to the northwest, west, southwest, and south. On the other hand, as observed by staff during the height test, the proposed 100' flagpole will be very solitary and prominent when viewed from the residential neighborhood across Sydenstricker Road. Silhouetted well above the existing background trees, it will appear to be almost twice as tall as those trees—staff believes that a flagpole just 20' lower would bear a closer visual relationship with the existing backdrop trees, and thus would be less prominent and have less visual impact. Because of this, staff believes that the flagpole at 100 feet as proposed will have a significant adverse visual impact on the residential area to the north and northeast, and does not support Plan Objective 42 / Policy i.

Extent

The applicant states that the flagpole was designed to provide coverage along Fairfax County Parkway, as well as to meet Plan guidelines to provide colocation opportunities for other service providers. Staff's evaluation of the subject proposal must balance those factors against Plan recommendations to minimize the facility's visual impact on surrounding properties. Based on staff's observations during the height test and on drawings submitted with the application, staff believes that the flagpole at its proposed height of 100 feet will be significantly taller than any other object (such as existing trees in the adjacent wooded area, nearby existing utility poles, nearby houses in the neighborhood across Sydenstricker Road, and existing buildings on the subject property and across Hoes Road) in the nearby surrounding area, and thus does not conform with Plan Objective 42 / Policy h. Due to the proposed flagpole's resulting visual impact on nearby properties, staff believes that the colocation potential of the 100' tall flagpole is not visually appropriate and thus the proposal does not support Objective 42 / Policy f. Furthermore, although the facility is designed to resemble a flagpole, staff believes that its height is not typical of either a standard flagpole or consistent with other flagpole monopoles that have been approved and constructed in Fairfax County, and thus does not conform with Objective 43/Policies a & b. Finally, staff believes that the 100' height of the flagpole is too tall for the existing backdrop trees to mitigate its presence and prominence with respect to the residential neighborhood across Sydenstricker Road, and thus does not support Objective 42/Policy j. Therefore, it is the opinion of staff that the extent of the proposed facility is not substantially in accord with the Plan.

2232 Conclusion and Recommendations

Staff concludes that the subject proposal, as amended, by T-Mobile Northeast LLC / Trustees of Sydenstricker United Methodist Church, to construct a telecommunications facility at Sydenstricker United Methodist Church located at 7230 Sydenstricker Road / 8500 Hooes Road, fails to satisfy the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-S07-3, as amended, **not** substantially in accord with provisions of the adopted Comprehensive Plan.

Transportation Analysis (Appendix 8)

Staff's original analysis noted that the parking space for the telecommunications facility needed to be relocated to avoid maintenance trucks backing out into the road. Since that time, the entire telecommunications facility has been relocated, alleviating this issue.

As noted in the transportation analysis, the entrance drive to the telecompound will require a commercial, CG-11. entrance. Staff has included a development condition to address this issue.

There are two existing bus stops along the Hooes Road frontage of the site, one towards the eastern end of the frontage and one towards the western end. Staff's initial analysis focused on the western stop, and requested a concrete loading pad be constructed at that stop, and easements to allow a shelter be provided. In lieu of the improvements to the western stop, staff would accept a bench at the eastern stop. A development condition to that effect has been included.

With the imposition of the proposed development conditions, the transportation issues raised by the application have been addressed.

Environmental Analysis

The majority of the site (Parcel 15) is not proposed to change with this application. Staff was concerned about the removal of tree cover associated with the facility, as originally proposed, however, the revised layout allays those concerns. On the whole, the application property is well vegetated and meets the County's tree cover requirements. It would be beneficial if additional trees were planted to provide ground level screening of the telecompound. While the applicant intends to use the screening wall as a sign, and is concerned about hiding the sign, such trees could be located to the north and south of the facility where they would not hide the sign. Four Leyland cypress trees have been provided on the most recent revision of the plan, which will assist in ground level screening from the north.

No additional stormwater management facilities are shown on the SE Plat. While the majority of the site will not be changed (the church site), staff is concerned that there are no alternative facilities shown for the telecommunications facilities. The SE Plat indicates that the applicant intends to request waivers; however, such waivers are not automatically granted. While staff is not adverse the waiver request, it would be appropriate for the SE Plat

to be amended to show where stormwater facilities would be placed, if no waivers are received. Barring that, staff has proposed a development condition that states that, if the waivers are not received, the applicant will be required to apply for a special exception amendment to add the stormwater facilities.

ZONING ORDINANCE PROVISIONS

The proposed telecommunication facility is a Category 1 Special Exception within the R-1 Zoning District. Under the provisions of Section 9-104, Category 1 Special Exception uses are not required to comply with the lot size requirements or the bulk regulations. The church and nursery school / child care use, however, is not exempt from the bulk regulations, which are addressed in the following table.

Bulk Standards (R-1)		
Standard	Required	Provided
Lot Size	36,000 square feet	4.98 acres
Lot Width	175 feet (corner lot)	approximately 470 feet
Building Height	60 feet	40 feet
Front Yard	50° ABP, not less than 40 feet (48 feet)	Sydenstricker: 25 ft* Hooes: 83 ft
Side Yard	45° ABP, not less than 20 feet (40 feet, church)	93 ft
Rear Yard	45° ABP, not less than 25 feet (40 feet)	220 feet
FAR	0.15	0.08
Open Space	No requirement	not provided
Parking Spaces	95 spaces (church: 75; child care: 19; telecom: 1)	93 **
Transitional Screening & Barrier		
All sides (R-1, R-3)	25 feet Screening Barrier D, E, or F	Existing vegetation, minimum of 15 feet; No barrier ***

* VC 92-S-079, granted on August 12, 1992, permits the parsonage to remain at 25 feet
 ** Staff has proposed a development condition requiring that a shared parking agreement be approved for the church and child care uses.
 *** Modification of transitional screening and waiver of barrier requested

Waivers/Modifications

Transitional Screening Modification: The applicant has requested a modification of the transitional screening to allow existing vegetation to be utilized, as shown on the SE Plat. The borders of the site are characterized by mature vegetation, and this

modification was previously approved with the existing special permit. No changes are proposed to those portions of the site directly adjacent to residential uses. Staff does not object to the requested modification.

Barrier Waiver: The Zoning Ordinance requires the transitional screening to be supplemented by chain-link or wood fencing or masonry walls. The applicant has requested a waiver of the barrier requirements. This waiver was previously approved with the existing special permit. No changes are proposed to those portions of the site directly adjacent to residential uses. Staff does not object to the requested waiver.

Modification of Fence Height: The Zoning Ordinance would permit, by-right, a seven foot high fence or wall on this site. The SE Plat shows an 8.5 foot high brick screening wall facing Sydenstricker Road. Paragraph 3H of Section 10-104 of the Zoning Ordinance allows the Board to approve, as part of the SE, an increase in fence and/or wall height, within certain parameters. Sub-paragraph (1) requires that the applicant shown the "height, location, color and materials of the proposed fence [or] wall..." The SE Plat shows the location of the proposed wall, and also includes elevations showing that the wall material will be brick. Sub-paragraph (2) requires the Board to find that "the proposed fence [or] wall ... is in character with the existing development on the site, is harmonious with the surrounding development, and will not adversely impact the use and/or enjoyment of any nearby property." The brick wall is set 48 feet from the property line, and will not, in staff's opinion, negatively impact surrounding development. If it is the intent of the Board to approve this application, it is staff's opinion that the proposed fence and wall meet the standards of this paragraph.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

Standards for all Category 1 Uses (Sect. 9-104)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in conformance with the Comprehensive Plan and Zoning Ordinance, and that safe and adequate vehicular and pedestrian access be provided. As noted in the 2232 analysis, staff does not believe that the proposal is in harmony with the Comprehensive Plan. In particular, staff is concerned about the visual impact of the pole at a height of 100 feet on the residential neighborhood across Sydenstricker Road. In staff's opinion, a slightly shorter pole would be able to be integrated into the environment more effectively, and would be more appropriate for the site. Staff does not have a concern with the pedestrian and vehicular access to the site, with the imposition of the

proposed development conditions. Because staff does not believe that the proposal is in harmony with the Comprehensive Plan, or that there are no significant negative impacts on surrounding properties, staff believes that the proposal does not satisfy the General Special Exception Standards.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

The additional standards recommend the provision of outdoor recreation areas, sufficient vehicular and pedestrian access, and provision of the pick-up and delivery of all persons on the site. No changes are proposed to the child care and nursery school use on the site, which was deemed appropriate at the time the special permit was approved. Staff believes that the child care center and nursery school use continue to meet the standards.

Standards for all Category 1 Uses (Sect. 9-104)

The Category 1 standards state that such uses do not have to comply with the lot size or the bulk regulations of the district. Thus the bulk regulations chart included in this staff report addresses the church and child care/nursery school use, not the telecommunications use. The standards additionally require that, in an R District, there be a finding that no alternative sites are available for the use in a C or I District within 500 feet of the proposed location. No land within 500 feet is zoned to the C or I District. Finally, the standards require that the use be subject to site plan review, which this site is. The Category 1 Standards have therefore been addressed.

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

The additional standards, as they apply to this application, require that no lights be placed on the antenna, unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, and 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. Staff has proposed development conditions addressing these standards.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval to replace an existing special permit for a church and child care / nursery school with a special exception to add a telecommunication facility to the site. No changes are proposed to the church and child care /nursery school uses or facilities. As noted, while the site might be appropriate for a shorter facility, staff does not support the request for a 100 foot tall flagpole. The site does not have enough tall vegetation to mitigate the visual impact of a 100 foot tall flagpole (with a large flag – 12 feet by 18 feet). From the residential neighborhood across Sydenstricker Road, the proposed pole would be extremely visible as a solitary object, which will be lit all night. Staff therefore finds that the proposed use is not in conformance with the Comprehensive Plan.

Recommendations

Staff recommends that the Planning Commission find that Application 2232-S07-3, as amended, is **not** substantially in accord with the provisions of the adopted Comprehensive Plan.

Staff recommends denial of SE 2007-SP-022 as proposed. If it is the Board's intent to approve SE 2007-SP-022, staff recommends that such approval be subject to the proposed development conditions in Appendix 1.

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 recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Previous special permit and variance approvals
5. 2232 Report (including Plan Citations and Land Use analysis)
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions Checklist
8. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2007-SP-022

June 24, 2009

If it is the intent of the Board of Supervisors to approve SE 2007-SP-022, located at 7230 Sydenstricker Road and 8500 Hooes Road, Tax Map 89-3 ((1)) 14 and 15, for a church with a nursery school and child care center and a telecommunications facility (100 ft tall flagpole), pursuant to Sect. 3-104 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 previously approved conditions (conditions carried forward from SPA 78-S-264-5 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, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat, consisting of 12 sheets, entitled "Sydenstricker - Springfield" prepared by Entrex Communications Services, Inc., and dated May 5, 2004, as revised through May 19, 2009, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The maximum seating capacity for the main place of worship shall be limited to 300 seats. *
5. The hours of operation for the nursery school/child care program shall be limited to 8:30 a.m. to 4:00 p.m., Monday through Friday. *
6. The combined maximum daily enrollment of the nursery school and child care program shall be ninety-nine (99). *
7. Parking shall be provided as shown on the SE Plat. Prior to approval of a Non-residential Use Permit for more than 89 children in the child care center / nursery school (combined) a shared parking agreement shall be approved between the church and the child care center / nursery school.

8. There shall be no church parking in the driveway adjacent to the structures used for the Sunday school rooms. The driveway shall be for the use of the parsonage only. *
9. All signs on the property shall conform with Article 12 of the Zoning Ordinance. *
10. The applicant shall take all necessary actions to correct any drainage deficiencies on site, as determined by the Director of the Department of Public Works and Environmental Services (DPWES). There shall be no exacerbation of off-site runoff of stormwater associated with the use on the site. *
11. Routine maintenance shall be performed on the existing drainage and detention facilities as follows: Sediment and debris shall be cleared from the six foot swale behind Lot 122 leading to the detention pond and; weeds shall be cut (and cuttings removed) from the pond between Lots 123 and 124. This maintenance function shall be performed as often as required in order to minimize the off site drainage impact, and at least annually. *
12. Prior to the issuance of a Non-RUP, a concrete loading pad and any easements necessary to allow public access and construction of a shelter by others shall be provided at the western bus stop on Hooes Road, or a bench shall be provided at the eastern bus stop on Hooes Road.
13. A CG-11 entrance shall be constructed for the gravel entrance to the telecommunications facility compound, to VDOT standards.
14. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed.
15. If waivers for stormwater management and best management practices are not granted, a special exception amendment shall be required to provide such facilities on the site.
16. The telecommunications facility shall be a maximum of 100 feet in height, as shown on the SE Plat.
17. No signals, lights or illumination shall be permitted on the flagpole unless required by the Federal Communications Commission, the Federal Aviation Administration or the County. This shall not prohibit the lighting of the flag at night, in accordance with protocol, as provided for on the SE Plat.

18. 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.
19. Prior to the issuance of any land disturbing permits for the telecommunications facility, the Virginia Department of Historic Resources (VDHR) shall be contacted to revise the Sec.106 of the National Historic Preservation Act of 1966, as amended, review. If, due to the revision, any findings of adverse effect are made, those effects shall be mitigated to the satisfaction of VDHR, which may require a special exception amendment.

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 6, 2009 (enter date affidavit is notarized)

I, Marjorie K. Conner, do hereby state that I am an (enter name of applicant or authorized agent)

(check one) [] applicant [x] applicant's authorized agent listed in Par. 1(a) below 966512

in Application No.(s): SE 2007-SP-022 (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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for T-Mobile Northeast LLC and Trustees of Sydenstricker United Methodist Church.

(check if applicable) [x] 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 Attachment to Par. 1(a)

DATE: April 6, 2009
(enter date affidavit is notarized)

96651d

for Application No. (s): SE 2007-SP-022
(enter County-assigned application number (s))

(NOTE: All relationships to the application 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)
Joel W. Campbell	8413 Gambrell Lane Springfield, VA 22153-2208	Trustee of Sydenstricker United Methodist Church
Victor R. Donovan	9004 Octavia Court Springfield, VA 22153	Trustee of Sydenstricker United Methodist Church
Carol E. Hyslip	7200 Danford Lane Springfield, VA 22152	Trustee of Sydenstricker United Methodist Church
Doug Jones	4136 Widebranch Lane Woodbridge, VA 22193	Trustee of Sydenstricker United Methodist Church
Cynthia Kadin	7604 Woodstown Drive Springfield, VA 22153	Trustee of Sydenstricker United Methodist Church
Dana Magusiak	6803 Sue Paige Court Springfield, VA 22152	Trustee of Sydenstricker United Methodist Church
Eugene Powell	7407 Scarborough Lane Springfield, VA 22153	Trustee of Sydenstricker United Methodist Church
Richard G. Riordan	8817 Aquary Court Springfield, VA 22153	Trustee of Sydenstricker United Methodist Church
Regina G. Sloniker	8220 Walnut Ridge Road Fairfax Station, VA 22039	Trustee of Sydenstricker United Methodist Church
Donohue & Blue, PLC Edward L. Donohue Marjorie K. Conner	801 North Fairfax Street Suite 209 Alexandria, VA 22314	Agent/Attorney Agent/Attorney Agent/Attorney

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 6, 2009
(enter date affidavit is notarized)

966512

for Application No. (s): SE 2007-SP-022
(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)

T-Mobile Northeast LLC
12050 Baltimore Avenue
Beltsville, Maryland 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 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 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: April 6, 2009
(enter date affidavit is notarized)

96651d

for Application No. (s): SE 2007-SP-022
(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 S.E. 38th Street
Bellevue Washington, 98066

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
Kennedyalle 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

(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: April 6, 2009
(enter date affidavit is notarized)

96651d

for Application No. (s): SE-2007-SP-022
(enter County-assigned application number (s))

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

T-Mobile International Holding GmbH
Kennedyalle 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 Telecom AG

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

Deutsche Telecom AG
Friedrick - Ebert - Alee 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 (a national governmental entity)

Kreditanstalt fuer Wiederaufbau (a bank controlled by the German government)

(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: April 6, 2009
(enter date affidavit is notarized)

96651d

for Application No. (s): SE 2007-SP-022
(enter County-assigned application number (s))

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

Kreditanstalt fuer Wiederaufbau
Palmengartenstrasse 5-9
60325 Frankfurt am main, 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

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Edward L. Donohue

(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: April 6, 2009
(enter date affidavit is notarized)

96651d

for Application No. (s): SE 2007-SP-022
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 6, 2008
(enter date affidavit is notarized)

96651d

for Application No. (s): SE 2007-SP-022
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 6, 2009
(enter date affidavit is notarized)

96651d

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.

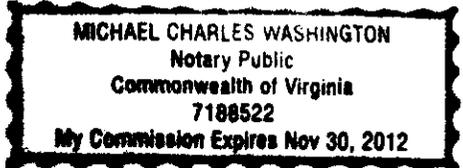
WITNESS the following signature: Marjorie K. Conner
(check one) [] Applicant [x] Applicant's Authorized Agent

Marjorie K. Conner, Counsel, Donohue & Blue
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 6th day of April, 2009, in the State/Comm. of Virginia, County/City of Alexandria

M. W. St.
Notary Public

My commission expires: Nov 30, 2012



DONO
& BLUE PLC

RECEIVED
Department of Planning & Zoning

APR 25 2007

Zoning Evaluation Division

April 25, 2007

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

Re: Special Exception Request
Trustees of Sydenstricker United Methodist Church
T-Mobile Northeast LLC
Tax Maps Nos. 89-3((1))-14 and 89-3((1))-15

Dear Ms. McLane:

The Trustees of Sydenstricker United Methodist Church (the "Church") and T-Mobile Northeast, LLC, ("Applicant"), hereby files this Special Exception Application for a 100 ft flagpole communications facility to be located on the property of the Sydenstricker United Methodist Church (the "Property"). The Property is currently operating under a Special Permit for a Church and Educational Unit, SP-78-S-264-5. Staff has recommended that rather than file an amendment to the Special Permit to allow the placement of the communications facility on the Property and a Special Exception Application for the construction of the communications facility, the Applicant may file a Special Exception Application covering the existing use as well as the addition of the communications facility. In essence, the existing Special Permit for the Property, as it has been amended, will be replaced with a new Special Exception for the underlying use, a Place of Worship with Child Care Center, in its current as built condition, as well as for the proposed communications facility proposed for the Property.

1. The Property

The Property is located at 7230 Sydenstricker Road and 8500 Hooes Road, Springfield and consists of two parcels with a total area of 4.9822 acres. The Property is located in the Springfield magisterial district, on the district boundary line between the Springfield and Mount Vernon Magisterial Districts and is zoned R-1.

The Property is currently developed with a church and occupied by the Sydenstricker United Methodist Church. The Church is a place of worship and also a nursery school/child care center. The Church is equipped to seat a maximum capacity in the main place of worship of three hundred (300) seats. There are ninety-two (92) existing parking spaces dedicated to the Church use. The hours of operation for the nursery school/child care center are from 8:30 am to 4:00 pm, Monday through Friday. The number of employees is twenty-one (21). Since there are two nursery school/child care sessions each day, there will be adequate circulation within the parking lot.

2. Proposed Use

Applicant is submitting this application to construct a 100 ft flagpole type communications facility on the Property. The description of the communications facility is described on the Special Exception Plat entitled "Sydenstricker-Springfield, WAC 158 B" prepared by Entrex Communications Services, Inc. dated January 22, 2007 and as further revised as requested by staff. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the main church buildings or additions to the enrollment for the nursery school/child care center are proposed.

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

The use proposed—Place of Worship with Child Care Center—is the current use established on the Property. No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

Type of Operation: Place of Worship/Nursery School and Child Care Center (existing) and Mobile and Land Based Telecommunications Facility (proposed)

Hours of Operation: Place of Worship: 7:00 am to 4:00 pm on Sundays. The Church has various other activities that occur in the early evening various times during the week consistent with the provisions of the current Special Permit in place for this use.

Nursery School/Child Care Center: 8:30 am to 4:00 pm, Monday-Friday, which is consistent with the provisions of the current Special Permit in place for this use.

Mobile and Land Based Telecommunications Facility: continuous unmanned operation, 24/7.

Estimated Number of Patrons/Clients/ Pupils, etc:

Place of Worship: maximum of 300 seats, consistent with the provisions of the current Special Permit in place for this use.

Nursery School/Child Care Center: combined maximum daily 99 students, consistent with the provisions of the Special Permit in place for this use.

Mobile and Land Based Telecommunications Facility: no personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance. Applicant will create one (1) parking space next to the flagpole communications facility for its use.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine

maintenance. Traffic patterns of the existing church and nursery school/child care center will not change as no change is proposed in the current use and conditions of that use. The Nursery School/Child Care Center use has a maximum daily enrollment of 99 students, but there are two sessions per day, which ameliorates the traffic and parking impact of the use.

Vicinity of General Area to be Served:

Place of Worship: Springfield District and surrounding area generally.

Nursery School/Child Care Center: Springfield District and surrounding area generally

Mobile and Land Based Telecommunications Facility: Fairfax County Parkway (Route 7100) and the general area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction as to the Place of Worship/Nursery School/Child Care Center is proposed. The proposed communications facility will consist of a 100 ft flagpole with equipment compound as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application.

Other Submission Requirements: This application is consistent with all existing Special Permit conditions. It is intended to convert those conditions to a new Special Exception with the addition of a communications facility as permitted by Special Exception. Applicant is requesting a waiver of the vegetation portion of the transitional screening requirement. Applicant will screen the flagpole communications facility with an 8 ft high wooden fence. The fence will be surrounded on three (3) sides by a graduated brick wall. No other waivers or modifications of any ordinances, regulations or standards are requested at this time except for those, if any, which may have previously been approved for this Property.

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

3. Compliance with the Zoning Ordinance

Section 9-314 of the Zoning Ordinance permits an applicant to obtain approval of a Place of Worship/Nursery School/Child Care Center through either the Special Exception or Special Permit process. The applicable provision states:

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set for the in Sections 309 and 310, above.

(Ordinance section 9-314)

Because this application does not contemplate a change to the enrollment of the school, nor will it affect the number of persons using the Church and contemplates a minor site addition, the concerns raised by the specific requirements of section 9-309 of the Ordinance are not implicated by this application. The existing enrollment, number of employees and hours of operation have previously been approved by an amendment to the existing Special Permit in SPA-78-S-264-5.

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

The existing church use, combined with the proposed communications facility, is consistent with and furthers the goals of the Comprehensive Plan.

The Property is located in the Planning Area III in the P2 Main Branch Community Planning Sector of the Pohick Planning District. The area within the vicinity of the existing Church and proposed communications facility is stated to be one of the most intensively developed sectors within the Pohick Planning District. Sydenstricker Road, which borders the Property, is a 4 lane arterial. Fairfax County Parkway (Virginia Route 7100) is an 8 lane arterial. The instant proposal is consistent with and furthers the recommendations and goals of the Plan.

T-Mobile's analysis of its network indicates that there are significant coverage problems in the Sydenstricker area of Fairfax County. There is little to no coverage along the Fairfax County Parkway in the Sydenstricker area.

A flagpole communications facility is appropriate when located on residentially zoned property developed with an institutional structure, such as a church. The location of the communications facility on the Property is consistent with other types of properties which have erected flagpoles.

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

The Property is zoned R-1. Section 3-101 of the Ordinance states that the purpose and intent of the R-1 district is to provide single family detached dwellings and to allow other selected uses which are compatible with the low density residential character of the district. The existing church use, as previously approved by special permit, is entirely consistent with this standard. Applicant's proposal achieves this objective by proposing a structure, i.e. a flagpole communications facility, which is commonly located on church property, a use that is permitted by Special Exception in the R-1 district.

The proposed flagpole communications facility will not increase the density of or conflict with the low density character of the R-1 zoning district. The application at its proposed location meets or exceeds all yard requirements for the R-1 zone. No structure, including the flagpole communications facility, will be located closer than 37 ft to the front lot line, 45 ft from any side lot line or 69 ft from any rear lot line.

The flagpole communications facility does not conflict with and is a natural accessory structure of the Church with Day Care, a category 3 Special Exception Use in the R-1 district, and is permitted in the R-1 District by Special Exception. The minor site modification proposed by the addition of the flagpole communications facility is consistent with the intent of the Ordinance.

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

The existing Church is an established use and a well placed and appropriate development of land in the R-1 district. Adding the proposed flagpole communications facility is consistent with both the current use and context of the site.

Although the flagpole communications facility will be visible from properties located across Sydenstricker Rd., it is compatible with the church use and will not create an adverse visual impact. The proposed location of the flagpole communications facility will be visible by 4 to 5 residences located diagonally across Sydenstricker Rd. The property across Hoes Rd. from the Property is a VDOT parking lot; the property immediately across Sydenstricker Rd. is a proposed housing development. Existing tall trees on the Property will screen the flagpole communications facility from the closest residences toward the rear and opposite side of the Property. The proposed flagpole communications facility is set back at least 225 ft from the closest residence and will be screened by tall trees and the Church. An 8 ft high wooden fence, screened by a graduated height brick retaining wall on 3 sides, will enclose the ancillary equipment structures.

A flagpole is a natural addition to a property developed with an institutional structure. Current and future owners of adjoining properties will be viewing a structure that is often found on institutional property. The ancillary equipment will not be visible and will not be accessible by the public.

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

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

The traffic associated with the established church use will not change. The flagpole communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance. These visits will occur during non peak traffic periods for the Church.

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

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

The Applicant submits that the screening and landscaping currently on the Property are appropriate and effective and that the addition of the flagpole communications facility is fully consistent with this level of buffer. Because the adjacent properties are either screened by existing tree cover, commercially used, or located across a 4 lane arterial road (Sydenstricker Rd.), the Transitional Screening and Barrier requirements of Section 13-300 of the Ordinance do not require additional screening. Furthermore, the design of the flagpole communications facility is consistent with the development of an institutional use in an R-1 district.

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

The current used established on the Property, as modified by the addition of the flagpole communications facility, satisfies the open space requirement for the R-1 zoning district.

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

The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed flagpole communications facility does not burden the existing facilities. Applicant will be adding one parking space to support its use and more than adequate parking exists to support the established church use.

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

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

4. Specific Requirements for Category 3 Special Exception

As explained above, the proposed flagpole communications facility also satisfies the specific requirements of Category 3 Special Exception Uses in 9-309 of the Ordinance. The number of children attending the child care center will not change thus the current ratios as permitted under the Special Permit, as amended, will not be changed and will continue to comply with the ordinance requirements. Furthermore, the proposed flagpole communications facility meets the requirements of the Ordinance and is consistent with the objectives and over arching goals of the Comprehensive Plan. As stated above, the proposed flagpole communications facility is a common use associated with an institutional structure and will not negatively impact or change the character of the Church or surrounding properties. This proposal will not affect the application of the existing approved conditions to the Special Permit.

5. Compliance with the Comprehensive Plan

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

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

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

The Applicant looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. Applicant further looked for tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is residential in nature and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

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

Applicant is proposing to locate the communications facility on a 4.9822 acre parcel that currently contains a church and child care center. This parcel is significantly larger than the abutting parcels. The flagpole communications facility will be located at the front of the parcel, fronting on Sydenstricker Road, in a location that is customary for the placement of a flagpole. The location of the flagpole communications facility will meet all required set backs in the R-1 zone and will be more than 225 ft from existing homes to the rear of the Property. The location of the flagpole communications facility will not impact or impede the Property's current use as a church/nursery school/child care center.

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

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

<u>Site</u>	<u>Address</u>	<u>Zoning</u>
1. Hunt Valley ES The property at this location is too small to accommodate a communications facility. Fairfax County Public Schools policy disfavors leasing space for telecommunications facilities at elementary schools.	7107 Sydenstricker Rd	R-3
2. Pohick Stream Valley Park This park has very limited access and is mostly wooded floodplain.	none	R-2/R-3
3. Huntsman Park This property is outside of Applicant's targeted coverage area and is too close to Applicant's existing sites.	none	R-3/R-5
4. Middle Run Stream Valley Park This park has very limited access and is mostly wooded floodplain. It is also out of Applicant's targeted coverage area.		
5. Hunt Valley Swim Club This property did not have sufficient area to locate a monopole and accompanying equipment compound. The property is surrounded by residential lots and any proposed structure located on the property would create a greater visual impact on adjacent residences.	7100 Sydenstricker	R-1

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

Applicant designed the flagpole communications facility to accommodate two additional carriers. Since this is a camouflage design, the addition of other carriers will not create any additional visual impact nor will it impact or impede the current use of the Property as a church/nursery school/child care center.

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

Applicant has designed the flagpole communications facility to be at the lowest height possible in order to provide coverage along Fairfax County Parkway in the area of Sydenstricker Road, as well as to provide collocation opportunities for other carriers. The antennas are placed inside of the flagpole so as not to be visible and any collocating carrier's antennas will also be placed inside of the flagpole. The flagpole communications facility will not create undue visual impact and will allow multiple carriers to use the communications facility.

Policy h. Design, site and/or landscape mobile and land based telecommunications facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the

type, location, height and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

The attached Special Exception Plat shows the design of the flagpole communications facility and its relation to the existing structures on the Property. The communications facility is designed to look like a flagpole, a structure that is common on properties with institutional uses. The flagpole communications facility will be 100 ft in height. It is placed on the front of the Property, a common placement for a flagpole. The rear of the flagpole communications facility is screened by large trees, which will remain in place. Applicant proposes an 18 ft by 30 ft equipment compound placed next to the flagpole communications facility. The equipment compound will be surrounded by an 8 ft high wooden fence with metal posts. Applicant will place 3 equipment cabinets on an 18 ft by 12 ft concrete pad within the compound. Each cabinet will measure 51 ¼" wide by 28" deep by 63 ½" tall. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the flagpole communications facility.

The flagpole facility will be surrounded on 3 sides by a brick wall of graduated height, starting at 4 ft and going as high as 8 ft which will further screen the equipment compound from view.

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

Photographs of the Property as well as photographs showing a simulation of the flagpole communications facility are included as part of the Special Exception application. The flagpole will be minimally visible from the properties to the rear and side of the Property because of the heavy tree cover between the flagpole communications facility and Church and around the sides of the Property. The Church itself also blocks the view of the flagpole facility by the properties to the rear. The flagpole is visible on Sydenstricker Road and from the properties across Sydenstricker Road and directly across Hooes Rd. Those properties consist of a VDOT commuter parking lot(across Hooes Rd from the Property), 4-5 existing houses diagonally across Sydenstricker Rd and a yet to be built development of single family homes. The flagpole communications facility will have minimal to no impact on those properties.

Applicant requests permission to supplement its application post filing so that Applicant can do a balloon test which can be observed by interested neighbors, community groups, staff, Planning Commission and Board of Supervisors.

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

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

Blending facilities with an existing pattern of tall structures;

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

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

The flagpole communications facility is a camouflage facility. Flagpoles are common structures on properties with institutional uses. The flagpole communications facility will be screened to the rear and side of the Property by heavy existing tree coverage, which will remain in place and by the existing Church. The base of the flagpole communications structure will be screened by a graduated height brick wall, which will mitigate any visual impact that the facility will have to properties located across Sydenstricker Road.

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

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

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

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

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

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

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

Applicant has designed the communications facility to look like a flagpole, a common structure on a property with an existing institutional which will not look out of place. The flagpole will not impact or impede the existing church/nursery school/child care use.

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

Applicant's flagpole is at the lowest height required to provide coverage to the Fairfax County Parkway in the area of Sydenstricker Road. The height of the flagpole is not unusual for a flagpole located on property with existing institutional uses. The equipment compound will be of normal size for a communications facility and will be screened by both a wooden fence and a brick wall

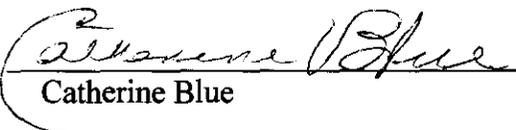
Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunications facility and supports its design, location and appearance.

The flagpole communications facility will be screened to the rear and side of the Property by heavy tree cover and by the Church. The front of the flagpole communications facility will be screened by the brick wall surrounding the equipment compound.

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

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

Very truly yours,
Donohue & Blue

By: 
Catherine Blue

Attachments: Tax Map



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

V I R G I N I A

(703) 324-1280

Fax 324-3924

August 12, 1992

Gene Cole
9207 Paloma Lane
Springfield, Virginia 22152

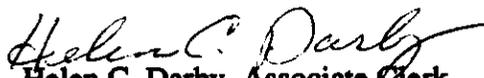
Re: Special Permit Amendment Application SPA 78-S-264-5
Variance Application VC 92-S-079
Sydenstricker United Methodist Church

Dear Mr. Cole:

At its August 4, 1992 meeting, the Board of Zoning Appeals (BZA) took action to **GRANT** the above-referenced application. The final approval date is August 12, 1992. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 324-1550.

Sincerely,


Helen C. Darby, Associate Clerk
Board of Zoning Appeals

Enclosure: As Stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 78-S-264-5 by SYDENSTRICKER UNITED METHODIST CHURCH, under Section 3-102 of the Zoning Ordinance to amend S-264-78 for church and related facilities, nursery school and child care center to amend hours, maximum enrollment, and number of employees, on property located at 8508 Hooes Road, Tax Map Reference 89-3((1))15, Mrs. Harris moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 4, 1992; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-1.
3. The area of the lot is 4.90 acres.
4. The applicant has presented testimony that demonstrates the need for the nursery school to increase to two sessions.
5. The nursery school hours, 8:30 a.m. to 4:00 p.m., Monday through Friday, fall outside the peak rush hour period.
6. There will be no building addition to the church.
7. Because there will be two sessions, there would be adequate circulation within the parking lot.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-303 and 8-305 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **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 on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Harold A. Logan Associates, P.C. which is dated 5/19/92, as qualified by these development conditions.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum seating capacity for the main place of worship shall be limited to 300 seats.
5. The number of parking spaces shall be 99. All parking spaces shall be on site as shown on the SP Plat.
6. There shall be no church parking in the driveway adjacent to the structure used for the Sunday school rooms. The driveway shall be for the use of the parsonage only.
7. The existing vegetation shall be retained and used to satisfy the Transitional Screening and Barrier as defined by the County Urban Forester.
8. The barrier requirement shall be waived.
9. All signs on the property shall conform with Article 12 of the Zoning Ordinance.
10. Right-of-way to 30 feet from existing centerline of Hooes Road and to 45 feet from existing Sydenstricker Road along the entire property frontage necessary for public street purposes shall be dedicated and shall convey to the Board of Supervisors in fee simple upon thirty days notice from Fairfax County or the Virginia Department of Transportation. Ancillary temporary easements shall be provided to facilitate these improvements.
11. Temporary slope easements shall be provided along the Hooes Road frontage to facilitate road improvements. Temporary slope easements shall be provided along Sydenstricker Road consistent with the VDOT plans for the Springfield Bypass.
12. The applicant shall take all necessary actions to correct any drainage deficiencies as determined by the Director, DEM. There shall be no exacerbation of off-site runoff of stormwater associated with the use on the site.
13. The applicant shall perform routine maintenance on the existing drainage and detention facilities as follows: that it shall clean out sediment and debris from the six (6) foot detention to pond and swale behind Lot 122 and that it should cut weeds and remove cuttings from the pond between Lots 123 and 124 and that this maintenance function shall be performed annually or as often as required in order to minimize the off site drainage impact.

14. The combined maximum daily enrollment of the nursery school and child care program shall be ninety-nine (99) children.
15. The hours of operation for the nursery school/child care program shall be limited to 8:30 a.m. to 4:00 p.m., Monday through Friday.
16. A six foot wide Type I trail within a ten foot wide public access easement shall be provided along the southwest side of Sydenstricker Road and along the frontage of Hooes Road for the entire frontage of the property. Construction may be deferred at the discretion of the Department of Environmental management (DEM).
17. Approval of a variance to the front yard requirement on the Sydenstricker Road frontage of the property shall be obtained from the Board of Zoning within six months of the approval of this application to allow the existing dwelling located on the property on the Sydenstricker Road frontage to remain within the required front yard of the property. If such approval is not granted within this period the dwelling shall be removed.

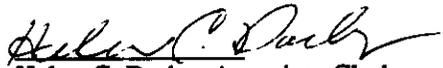
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been legally established and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mrs. Thonen seconded the motion which carried by a vote of 5-0 with Chairman DiGiulian and Mr. Kelley absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 12, 1992. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:


Helen C. Darby, Associate Clerk
Board of Zoning Appeals

COUNTY OF FAIRFAX, VIRGINIA

VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS

In Variance Application VC 92-S-079 by SYDENSTRICKER UNITED METHODIST CHURCH, under Section 18-401 of the Zoning Ordinance to allow dwelling to remain 25 feet from a front lot line, on property located at 7230 Sydenstricker Road and 8508 Hooes Road, Tax Map Reference 89-3((1))15, Mrs. Harris moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 4, 1992; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-1.
3. The area of the lot is 4.90 acres.
4. The extraordinary situation is that this house has come into the need for a variance not due to the location of the house but due to the location of various dedications by the property owners.
5. The granting of the variance will not have a detrimental impact on the Zoning Ordinance.
The granting of the variance will clearly alleviate a hardship.
The authorization of the variance will not be of substantial detriment to any adjacent properties or the Zoning District.

This application meets all of the following Required Standards for Variances in Section 18-404 of the Zoning Ordinance:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
 - A. Exceptional narrowness at the time of the effective date of the Ordinance;
 - B. Exceptional shallowness at the time of the effective date of the Ordinance;
 - C. Exceptional size at the time of the effective date of the Ordinance;
 - D. Exceptional shape at the time of the effective date of the Ordinance;
 - E. Exceptional topographic conditions;
 - F. An extraordinary situation or condition of the subject property, or
 - G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.

3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.

4. That the strict application of this Ordinance would produce undue hardship.

5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.

6. That:

A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or

B. The granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant.

7. That authorization of the variance will not be of substantial detriment to adjacent property.

8. That the character of the zoning district will not be changed by the granting of the variance.

9. That the variance will be in harmony with the intended spirit and purpose of this Ordinance and will not be contrary to the public interest.

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

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of all reasonable use of the land and/or buildings involved.

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

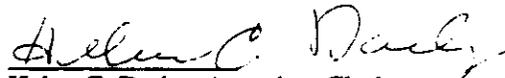
1. This variance is approved for the location of the specific addition shown on the plat (prepared by Harold A. Logan, Assoc., dated April 11, 1991) submitted with this application and is not transferable to other land.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals 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 variance. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion which carried by a vote of 5-0 with Chairman DiGiulian and Mr. Kelley absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 12, 1992. This date shall be deemed to be the final approval date of this variance.

A Copy Teste:


Helen C. Darby, Associate Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

DATE: June 15, 2009

TO: Regina C. Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Section 15.2-2232 Review
Application 2232-S07-3 (concurrent with SE 2007-SP-022)
Applicant: T-Mobile Northeast LLC/Trustees of Sydenstricker UM Church
Subject Property: Tax Map 89-3 ((1)) 14, 15

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 facility projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed new telecommunications facility.

APPLICANT PROPOSAL

Attachment 1

PROJECT SUMMARY DESCRIPTION

The applicant ("T-Mobile") proposes to construct on the subject property a telecommunications facility described in Application 2232-S07-3 (received February 16, 2007; revised through May 11, 2009), shown on drawings entitled "WAC158, Sydenstricker-Springfield, 8500 Hooes Road, Springfield, VA 22153" (dated May 5, 2004; revised May 19, 2009), and summarized below (all dimensions and areas are approximate):

Location: Sydenstricker United Methodist Church at 7230 Sydenstricker Road / 8500 Hooes Road; proposed facility to be located on eastern portion of subject property (mostly on parcel 14) adjacent to Sydenstricker Road and Hooes Road intersection.

Structure: 100' tall x 3'-6" base diameter x 2'-3" top diameter white metal monopole designed to resemble a flagpole ("flagpole"); 12' x 18' American flag flown continuously and illuminated dusk to dawn by two ground-mounted lights.

Antennas: three antennas (53" tall x 12.9" wide x 3.1" deep) mounted inside flagpole (concealed from view) at 95' above grade at antenna centerline; space available inside flagpole below T-Mobile's antennas for antennas of two unnamed future colocated telecommunications service providers.

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/



Equipment: 3 gray equipment cabinets (each 63.5" tall x 51.25" wide x 37" deep) on 18' x 12' concrete pad and ancillary power equipment, within equipment compound.

Compound: equipment compound (30' x 20'), surrounded by 8' tall board-on-board wood fence with 12' wide access gate; adjacent space to accommodate two future service providers.

Screen wall: 8.7' tall brick wall on east side of equipment compound, to screen equipment from view from Sydenstricker Road; church sign mounted on front face of wall; supplemental evergreen shrubs in front of wall.

Access: gravel access drive (12' wide) from Hooes Road to proposed compound (via existing commercial entrance); one gravel parking space adjacent to facility for maintenance vehicle.

Operations: 24 hours/day, 7 days/week, unmanned; routine maintenance visit 2 times/month.

Service Area: Fairfax County Parkway and general area surrounding subject property.

Alternative Sites Considered: no nearby existing structures tall enough for colocation use.

- Hunt Valley Elementary School (7107 Sydenstricker Road) – property is too small for proposed facility; significant visual impact on surrounding residential properties.
- Pohick Stream Valley Park – very limited access; mostly wooded floodplain.
- Huntsman Park - outside applicant's target coverage area; too close to existing sites.
- Middle Run Stream Valley Park – very limited access; mostly wooded floodplain; outside applicant's target coverage area.
- Hunt Valley Swim Club (7100 Sydenstricker Road) – insufficient area for proposed facility; significant visual impact on surrounding residential properties.

STAFF PLANNING ANALYSIS

Subject property is in the P6-Middle Run Community Planning Sector of the Pohick Planning District in Area III, and is zoned R-1. The Comprehensive Plan map shows that the subject property and surrounding properties within a ¼ mile radius are planned for residential use at 2 to 3 dwelling units per acre. An assessment of the proposal for substantial conformance with the Comprehensive Plan ("the Plan") has been guided by the following citations from the Plan:

AREA PLAN:

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Pohick Planning District, as amended through January 26, 2009; P6-Middle Run Community Planning Sector, RECOMMENDATIONS, page 72:

"Land Use

The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. . . "

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Pohick Planning District, as amended through January 26, 2009; OVERVIEW, Heritage Resources, page 10:

"The Pohick Planning District contains both known and potential heritage resources. . .

Fairfax County Comprehensive Plan, Area III, 2007 Edition; Pohick Planning District, as amended through January 26, 2009; OVERVIEW, Heritage Resources, page 13: in table entitled **FIGURE 4 – INVENTORY OF HISTORIC SITES – POHICK PLANNING DISTRICT – (Inventory as of 2008)**, “Sydenstricker Methodist Chapel” and “Upper Pohick Community Hall” are listed as two of the historic sites in Pohick Planning District.

POLICY PLAN:

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES**, pages 37 – 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. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.
- Policy i. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site provides the best opportunity to minimize the visual impact of the proposed facility.
- Policy j. Mitigate the visual impact of proposed telecommunication structures, and their antennas and ancillary equipment, using effective design options appropriate to the site such as:

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

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. . .

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.”

STAFF ANALYSIS:

Visual Impact

Attachments 2 and 2a – 2d

- Height Test – DPZ staff attended an on-site height test conducted by the applicant on January 23, 2009, during which two helium balloons tethered to the same line were raised to heights of 100’ above the ground to simulate the proposed 100’ height of the flagpole, and an 80’ height for comparison purposes. By noting the extent of the full height of the tethered balloons and their visibility from the area, staff could assess the flagpole’s potential visual impact on surrounding properties. DPZ staff observed the balloons from the following areas; all approximate heights, distances, and directions are in reference to the simulated flagpole (see photographs in **Attachments 2a – 2d**):
 - Bienville Court / Deavers Run Court / Paige Glen Avenue – from residential properties 200’ – 600’ to the north and northeast, both balloons were visible to full height well above existing background trees on the subject property (**2a**).
 - Sydenstricker Methodist Chapel – from the chapel 300’ to the southwest, both balloons were screened behind existing trees on the subject property (**2b**).
 - Upper Pohick Community Hall – from the rear yard 400’ to the southwest, the top portion of the 100’ balloon was visible above existing trees on the subject property; the 80’ balloon was not visible (**2c**).
 - Hooes Road – from a point 700’ to the southwest, the top portion of the 100’ balloon was visible above existing trees on the subject property; the 80’ balloon was not visible (**2d**).

Department of Planning and Zoning

Attachments 3 and 4

- Findings – Zoning Administration Division / Ordinance Administration
 - Zoned R-1; Special Exception approval is required to construct proposed monopole.
- Findings – Planning Division / Historic Preservation
 - Sydenstricker Methodist Chapel (8507 Hooes Road, tax map 89-3 ((1)) 55) and Upper Pohick Community Hall (8511 Hooes Road, tax map 89-3 ((1)) 56), listed on the Fairfax County Inventory of Historic Sites, are in the immediate vicinity of the subject property and would be impacted by the proposed facility.
 - Applicant should comply with Sec.106 of the National Historic Preservation Act of 1966; applicant should contact Virginia Department of Historic Resources for guidance at once.
 - Applicant should provide to DPZ Planning Division documentation regarding need for Sec. 106 review prior to Planning Commission 2232 public hearing; if Sec. 106 review is required, applicant should provide DPZ Planning Division a copy of completed Sec. 106 study prior to the Planning Commission 2232 public hearing.
 - Applicant should mitigate adverse visual effects of proposed facility on historic properties in order to conform with Policy Plan Objective 42/Policy k, cited above.
 - To mitigate the adverse visual effects of the proposal, the monopole should be reduced in height, be designed as a tree pole, and be located in wooded area northwest of its proposed location in order to be less prominent.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment 5

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine 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 facility will be located on the eastern portion of the subject church site at the edge of a park-like area of mature 50'-70' tall oak, hickory, and beech trees. Staff believes that the proposed location, combined with an appropriate monopole height, effective screening, and other mitigating measures, *could* conform with the Plan recommendation to locate a new telecommunications structure on property that provides the greatest opportunity to conceal it and minimize its visual impact on residential properties and historic sites in the surrounding areas. As observed by staff during the height test, existing trees on the subject property near the flagpole location will help to screen it from residential properties to the northwest, west, southwest, and south. Those existing trees also should mitigate the visual impact of the flagpole on the two historic sites to the south across Hooes Road. In addition, the existing trees on the eastern portion of the subject property form a backdrop behind the flagpole when viewed from the residential neighborhood to the northeast and east across Sydenstricker Road. Although the existing trees on the subject property provide an effective screen for some surrounding properties, staff believes they are not tall enough to screen or effectively mitigate the adverse visual impact that the flagpole at 100 feet as proposed will have on the residential neighborhood across Sydenstricker Road, as discussed below.

Character

Based on its observations during the height test, staff believes that views of and vistas from the historically significant Sydenstricker Methodist Chapel and the Upper Pohick Community Hall will not be impaired or diminished by the proposed 100' flagpole because of the effective screening provided by existing trees on the subject property, in support of guidelines under Policy Plan Objective 42 / Policy k. As demonstrated during the height test, the proposed facility will be well screened from residential areas to the northwest, west, southwest, and south. On the other hand, as observed by staff during the height test, the proposed 100' flagpole will be very solitary and prominent when viewed from the residential neighborhood across Sydenstricker Road. Silhouetted well above the existing background trees, it will appear to be almost twice as tall as those trees—staff believes that a flagpole just 20' lower would bear a closer visual relationship with the existing backdrop trees, and thus would be less prominent and have less visual impact. However, staff believes that the proposed flagpole will have a significant adverse visual impact on the residential area to the north and northeast, and therefore does not support either Plan Objective 42 / Policy h to minimize impacts on the character of surrounding areas, or Objective 42 / Policy i to provide the least visual impact on residential areas.

Extent

T-Mobile states that the flagpole was designed to provide coverage along Fairfax County Parkway, as well as to meet Plan guidelines to provide colocation opportunities for other service providers. However, staff's evaluation of the subject proposal also must balance those factors against Plan recommendations to minimize the proposed facility's visual impact on surrounding properties. Based on staff's observations during the height test and on the application drawings, staff believes that the flagpole's designed height of 100 feet will be significantly taller than any other object (such as existing trees in the adjacent wooded area, nearby existing utility poles, nearby houses in the neighborhood across Sydenstricker Road, and existing buildings on the subject property and across Hooes Road) in the nearby surrounding area, and thus also does not conform with Plan Objective 42 / Policy h. Due to the proposed flagpole's resulting visual impact on nearby properties, staff believes that the colocation potential of the 100' tall flagpole is not visually appropriate and thus the proposal does not support Objective 42 / Policy f. Furthermore, although the proposed structure is designed to resemble a flagpole, staff believes that its height is not typical of either a standard flagpole or consistent with other flagpole monopoles that have been approved and constructed in Fairfax County, and thus does not conform with Objective 43 / Policies a & b. Finally, staff believes that the 100' height of the flagpole is too tall for the existing backdrop trees to mitigate its presence and prominence with respect to the residential neighborhood across Sydenstricker Road, and thus does not support Objective 42 / Policy j. Therefore, it is the opinion of staff that the extent of the proposed facility is not substantially in accord with the Plan.

CONCLUSION AND RECOMMENDATIONS

Staff concludes that the subject proposal, as amended, by T-Mobile Northeast LLC / Trustees of Sydenstricker United Methodist Church, to construct a telecommunications facility at Sydenstricker United Methodist Church located at 7230 Sydenstricker Road / 8500 Hooes Road, fails to satisfy the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-S07-3, as amended, **not** substantially in accord with provisions of the adopted Comprehensive Plan.

DBM/DSJ
Attachments (5)

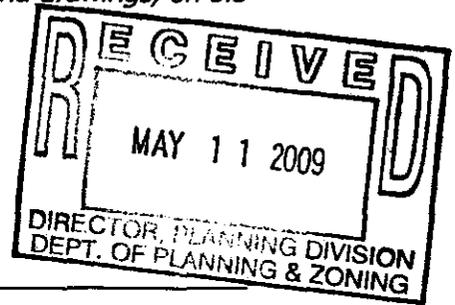
ATTACHMENT 1

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA
 Application Number: 2232-S07-3
 (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 7320 Sydenstricker Road and 8500 Hoes Road

City/Town Springfield Zip Code 22158 / 22153

APPLICANT(S)

Name of Applicant T-Mobile Northeast, LLC/Trustees of Sydenstricker UMC

Street Address 12050 Baltimore Avenue

City/Town Beltsville State MD Zip Code 20705

Telephone Number: Work (240) 264-8600 Fax ()

E-mail Address marjorie.conner@donohueblue.com

Name of Applicant's Agent/Contact (if applicable) Marjorie K. Conner

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

City/Town Alexandria State VA Zip Code 22314

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

PROPOSED USE

Street Address 7320 Sydenstricker Road and 8500 Hooes Road

Fairfax Co. Tax Map and Parcel Number(s) 89-3-1-14 and 89-3-1-15

Brief Description of Proposed Use _____

construction of 100' flagpole communications facility with an adjacent 600 square ft. communications equipment compound; includes space to accommodate two additional carriers

Total Area of Subject Parcel(s) 4.9822 acres (acres or square feet)

Portion of Site Occupied by Proposed Use 2,158 square feet (acres or square feet)

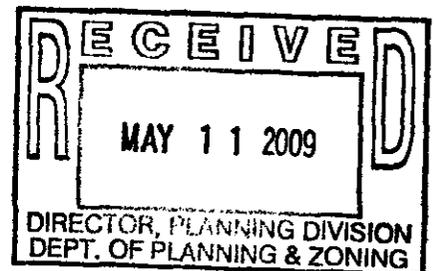
Fairfax County Supervisor District Springfield

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Church with Nursery School/Day Care with telecommunications facility

Zoning of Subject Property R-1

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

S-264-78



PROPERTY OWNER(S) OF RECORD

Owner Trustees of Sydenstricker United Methodist Church

Street Address 8500 Hooes Road

City/Town Springfield State VA Zip Code 22153

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

Name of Applicant or Agent Catherine Blue

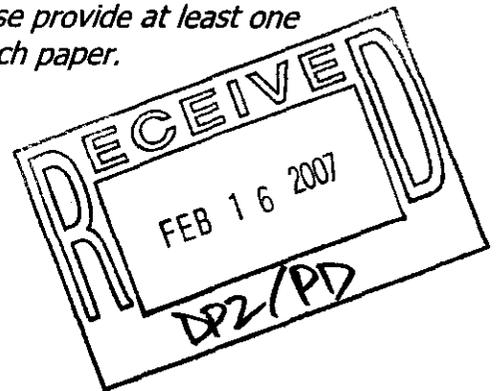
Signature of Applicant or Agent Catherine Blue

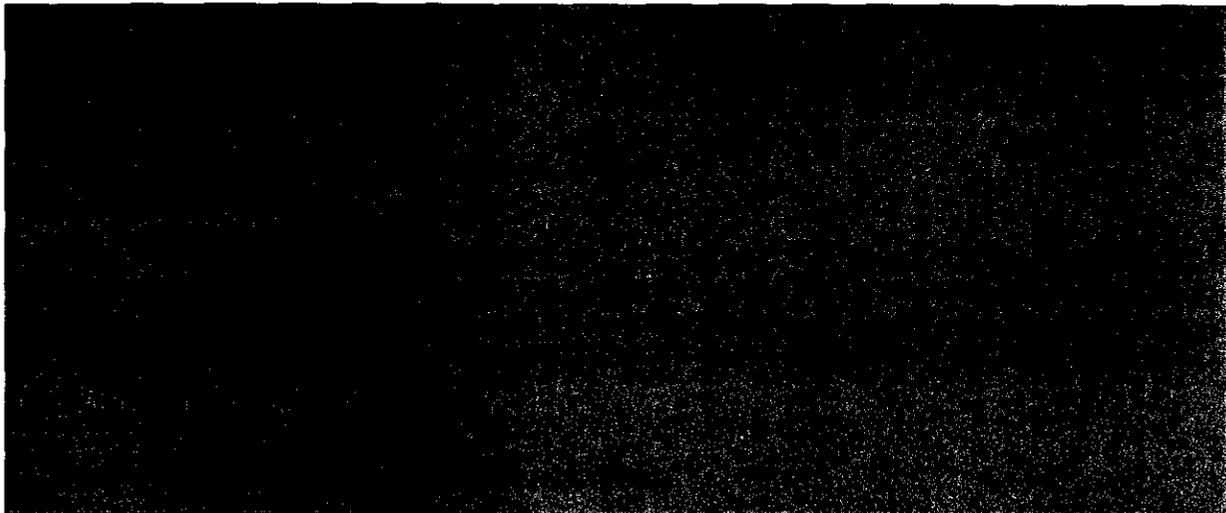
Date February 9, 2007

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**





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 Marjorie K. Conner

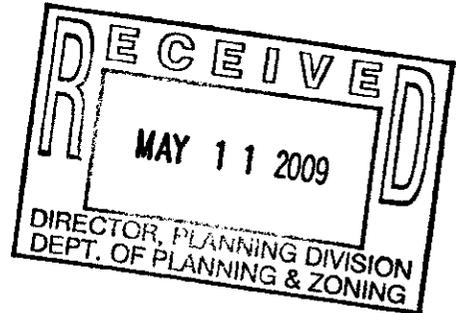
Signature of Applicant or Agent Marjorie K. Conner

Date May 5, 2009

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: 5/11/09

By: [Signature]

Additional information requested to complete application:

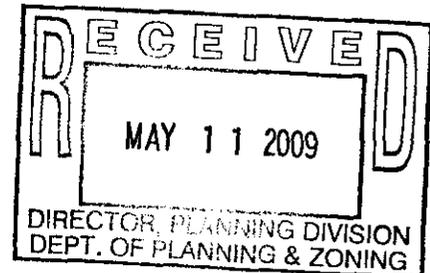
Date application completed: 5/21/09

By: [Signature]

May 8, 2009

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

Re: Special Exception Request
 Trustees of Sydenstricker United Methodist Church
 T-Mobile Northeast LLC
 Tax Maps Nos. 89-3((1))-14 and 89-3((1))-15



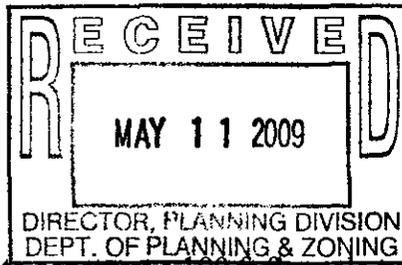
Dear Ms. McLane:

The Trustees of Sydenstricker United Methodist Church (the "Church") and T-Mobile Northeast, LLC, ("Applicant"), hereby files this Special Exception Application for a 100 ft flagpole communications facility to be located on the property of the Sydenstricker United Methodist Church (the "Property"). The Property is currently operating under a Special Permit for a Church and Educational Unit, SP-78-S-264-5. Staff has recommended that rather than file an amendment to the Special Permit to allow the placement of the communications facility on the Property and a Special Exception Application for the construction of the communications facility, the Applicant may file a Special Exception Application covering the existing use as well as the addition of the communications facility. In essence, the existing Special Permit for the Property, as it has been amended, will be replaced with a new Special Exception for the underlying use, a Place of Worship with Child Care Center, in its current as built condition, as well as for the proposed communications facility proposed for the Property.

1. The Property

The Property is located at 7230 Sydenstricker Road and 8500 Hooes Road, Springfield and consists of two parcels with a total area of 4.9822 acres. The Property is located in the Springfield magisterial district, on the district boundary line between the Springfield and Mount Vernon Magisterial Districts and is zoned R-1.

The Property is currently developed with a church and occupied by the Sydenstricker United Methodist Church. The Church is a place of worship and also a nursery school/child care center. The Church is equipped to seat a maximum capacity in the main place of worship of three hundred (300) seats. There are ninety-two (92) existing parking spaces dedicated to the Church use. The hours of operation for the nursery school/child care center are from 8:30 am to 4:00 pm, Monday through Friday. The number of employees is twenty-one (21). Since there are two nursery school/child care sessions each day, there will be adequate circulation within the parking lot.



2232-507-3

2. Proposed Use

Applicant is submitting this application to construct a 100 ft flagpole type communications facility on the Property. The description of the communications facility is described on the Special Exception Plat entitled "Sydenstricker-Springfield, WAC 158 B" prepared by Entrex Communications Services, Inc. dated January 22, 2007 and as further revised as requested by staff. The only site modifications proposed for the Property are those required for the construction of the communications facility. No alterations to the main church buildings or additions to the enrollment for the nursery school/child care center are proposed.

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

The use proposed—Place of Worship with Child Care Center—is the current use established on the Property. No changes in the as-built condition of the Property or the use requirements or conditions are proposed, except as are needed in conjunction with the communications facility and as shown on the Special Exception Plat.

Type of Operation: Place of Worship/Nursery School and Child Care Center (existing) and Mobile and Land Based Telecommunications Facility (proposed)

Hours of Operation: Place of Worship: 7:00 am to 4:00 pm on Sundays. The Church has various other activities that occur in the early evening various times during the week consistent with the provisions of the current Special Permit in place for this use.

Nursery School/Child Care Center: 8:30 am to 4:00 pm, Monday-Friday, which is consistent with the provisions of the current Special Permit in place for this use.

Mobile and Land Based Telecommunications Facility: continuous unmanned operation, 24/7.

Estimated Number of Patrons/Clients/ Pupils, etc:

Place of Worship: maximum of 300 seats, consistent with the provisions of the current Special Permit in place for this use.

Nursery School/Child Care Center: combined maximum daily 99 students, consistent with the provisions of the Special Permit in place for this use.

Mobile and Land Based Telecommunications Facility: no personnel on site; a technician will visit the communications facility once or twice per month to perform routine maintenance. Applicant will create one (1) parking space next to the flagpole communications facility for its use.

Estimate of Traffic Impact: The communications facility will add no significant traffic to the Property; it is estimated that a technician will visit the site once or twice per month, in an SUV type vehicle to perform routine

maintenance. Traffic patterns of the existing church and nursery school/child care center will not change as no change is proposed in the current use and conditions of that use. The Nursery School/Child Care Center use has a maximum daily enrollment of 99 students, but there are two sessions per day, which ameliorates the traffic and parking impact of the use.

Vicinity of General Area to be Served:

Place of Worship: Springfield District and surrounding area generally.

Nursery School/Child Care Center: Springfield District and surrounding area generally

Mobile and Land Based Telecommunications Facility: Fairfax County Parkway (Route 7100) and the general area surrounding the Property, as more specifically shown on the maps submitted with this Special Exception Application.

Description of Building Façade/Architecture of Proposed New Building/Additions: No new construction as to the Place of Worship/Nursery School/Child Care Center is proposed. The proposed communications facility will consist of a 100 ft flagpole with equipment compound as more specifically shown on the Special Exception Plat and photo simulations submitted with this Special Exception Application.

Other Submission Requirements: This application is consistent with all existing Special Permit conditions. It is intended to convert those conditions to a new Special Exception with the addition of a communications facility as permitted by Special Exception. Applicant is requesting a waiver of the vegetation portion of the transitional screening requirement. Applicant will screen the flagpole communications facility with an 8 ft high wooden fence. The fence will be surrounded on three (3) sides by a graduated brick wall. No other waivers or modifications of any ordinances, regulations or standards are requested at this time except for those, if any, which may have previously been approved for this Property.

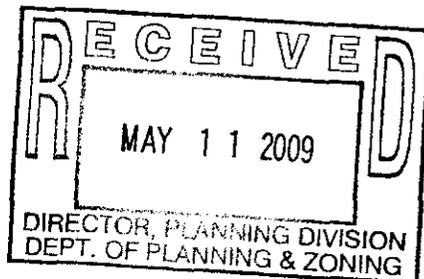
Hazardous or Toxic Substances: No hazardous or toxic substances are generated, utilized, stored, treated or disposed of at the Property except for commonly used cleaning and maintenance products typically used by a church and/or child care facility.

3. Compliance with the Zoning Ordinance

Section 9-314 of the Zoning Ordinance permits an applicant to obtain approval of a Place of Worship/Nursery School/Child Care Center through either the Special Exception or Special Permit process. The applicable provision states:

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set for the in Sections 309 and 310, above.

(Ordinance section 9-314)



Because this application does not contemplate a change to the enrollment of the school, nor will it affect the number of persons using the Church and contemplates a minor site addition, the concerns raised by the specific requirements of section 9-309 of the Ordinance are not implicated by this application. The existing enrollment, number of employees and hours of operation have previously been approved by an amendment to the existing Special Permit in SPA-78-S-264-5.

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

The existing church use, combined with the proposed communications facility, is consistent with and furthers the goals of the Comprehensive Plan.

The Property is located in the Planning Area III in the P2 Main Branch Community Planning Sector of the Pohick Planning District. The area within the vicinity of the existing Church and proposed communications facility is stated to be one of the most intensively developed sectors within the Pohick Planning District. Sydenstricker Road, which borders the Property, is a 4 lane arterial. Fairfax County Parkway (Virginia Route 7100) is an 8 lane arterial. The instant proposal is consistent with and furthers the recommendations and goals of the Plan.

T-Mobile's analysis of its network indicates that there are significant coverage problems in the Sydenstricker area of Fairfax County. There is little to no coverage along the Fairfax County Parkway in the Sydenstricker area.

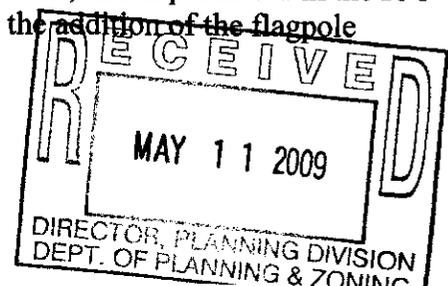
A flagpole communications facility is appropriate when located on residentially zoned property developed with an institutional structure, such as a church. The location of the communications facility on the Property is consistent with other types of properties which have erected flagpoles.

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

The Property is zoned R-1. Section 3-101 of the Ordinance states that the purpose and intent of the R-1 district is to provide single family detached dwellings and to allow other selected uses which are compatible with the low density residential character of the district. The existing church use, as previously approved by special permit, is entirely consistent with this standard. Applicant's proposal achieves this objective by proposing a structure, i.e. a flagpole communications facility, which is commonly located on church property, a use that is permitted by Special Exception in the R-1 district.

The proposed flagpole communications facility will not increase the density of or conflict with the low density character of the R-1 zoning district. The application at its proposed location meets or exceeds all yard requirements for the R-1 zone. No structure, including the flagpole communications facility, will be located closer than 37 ft to the front lot line, 45 ft from any side lot line or 69 ft from any rear lot line.

The flagpole communications facility does not conflict with and is a natural accessory structure of the Church with Day Care, a category 3 Special Exception Use in the R-1 district, and is permitted in the R-1 District by Special Exception. The minor site modification proposed by the addition of the flagpole communications facility is consistent with the intent of the Ordinance.



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

The existing Church is an established use and a well placed and appropriate development of land in the R-1 district. Adding the proposed flagpole communications facility is consistent with both the current use and context of the site.

Although the flagpole communications facility will be visible from properties located across Sydenstricker Rd., it is compatible with the church use and will not create an adverse visual impact. The proposed location of the flagpole communications facility will be visible by 4 to 5 residences located diagonally across Sydenstricker Rd. The property across Hooes Rd. from the Property is a VDOT parking lot; the property immediately across Sydenstricker Rd. is a proposed housing development. Existing tall trees on the Property will screen the flagpole communications facility from the closest residences toward the rear and opposite side of the Property. The proposed flagpole communications facility is set back at least 225 ft from the closest residence and will be screened by tall trees and the Church. An 8 ft high wooden fence, screened by a graduated height brick retaining wall on 3 sides, will enclose the ancillary equipment structures.

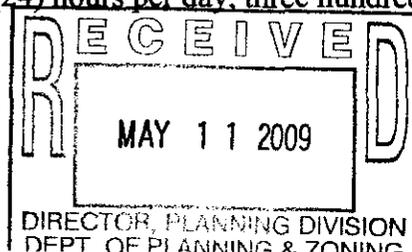
A flagpole is a natural addition to a property developed with an institutional structure. Current and future owners of adjoining properties will be viewing a structure that is often found on institutional property. The ancillary equipment will not be visible and will not be accessible by the public.

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

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

The traffic associated with the established church use will not change. The flagpole communications facility will not generate any regular pedestrian or vehicular traffic. A technician will visit the site once or twice per month for routine maintenance. These visits will occur during non peak traffic periods for the Church.

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



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

The Applicant submits that the screening and landscaping currently on the Property are appropriate and effective and that the addition of the flagpole communications facility is fully consistent with this level of buffer. Because the adjacent properties are either screened by existing tree cover, commercially used, or located across a 4 lane arterial road (Sydenstricker Rd.), the Transitional Screening and Barrier requirements of Section 13-300 of the Ordinance do not require additional screening. Furthermore, the design of the flagpole communications facility is consistent with the development of an institutional use in an R-1 district.

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

The current used established on the Property, as modified by the addition of the flagpole communications facility, satisfies the open space requirement for the R-1 zoning district.

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

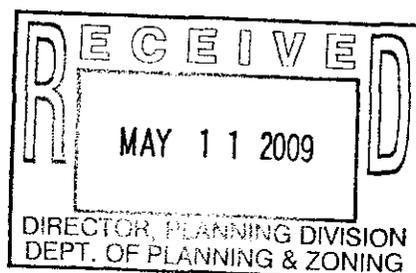
The facilities on site are sufficient to support the current use. There are adequate facilities serving the Property and the proposed flagpole communications facility does not burden the existing facilities. Applicant will be adding one parking space to support its use and more than adequate parking exists to support the established church use.

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

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

4. Specific Requirements for Category 3 Special Exception

As explained above, the proposed flagpole communications facility also satisfies the specific requirements of Category 3 Special Exception Uses in 9-309 of the Ordinance. The number of children attending the child care center will not change thus the current ratios as permitted under the Special Permit, as amended, will not be changed and will continue to comply with the ordinance requirements. Furthermore, the proposed flagpole communications facility meets the requirements of the Ordinance and is consistent with the objectives and over arching goals of the Comprehensive Plan. As stated above, the proposed flagpole communications facility is a common use associated with an institutional structure and will not negatively impact or change the character of the Church or surrounding properties. This proposal will not affect the application of the existing approved conditions to the Special Permit.



5. Compliance with the Comprehensive Plan

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

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

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

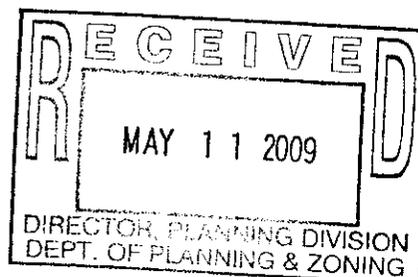
The Applicant looked for existing structures, such as existing monopoles, utility structures and water towers in the area as a first choice for the location of its communications facility. Applicant further looked for tall buildings, such as apartment buildings, or church steeples as a suitable support structure. The area is residential in nature and there are not existing structures that are tall enough to support the communications facility and provide coverage in the coverage gap.

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

Applicant is proposing to locate the communications facility on a 4.9822 acre parcel that currently contains a church and child care center. This parcel is significantly larger than the abutting parcels. The flagpole communications facility will be located at the front of the parcel, fronting on Sydenstricker Road, in a location that is customary for the placement of a flagpole. The location of the flagpole communications facility will meet all required set backs in the R-1 zone and will be more than 225 ft from existing homes to the rear of the Property. The location of the flagpole communications facility will not impact or impede the Property's current use as a church/nursery school/child care center.

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

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



- | <u>Site</u> | <u>Address</u> | <u>Zoning</u> |
|---|-----------------------|---------------|
| 1. Hunt Valley ES
The property at this location is too small to accommodate a communications facility. Fairfax County Public Schools policy disfavors leasing space for telecommunications facilities at elementary schools. | 7107 Sydenstricker Rd | R-3 |
| 2. Pohick Stream Valley Park
This park has very limited access and is mostly wooded floodplain. | none | R-2/R-3 |
| 3. Huntsman Park
This property is outside of Applicant's targeted coverage area and is too close to Applicant's existing sites. | none | R-3/R-5 |
| 4. Middle Run Stream Valley Park
This park has very limited access and is mostly wooded floodplain. It is also out of Applicant's targeted coverage area. | | |
| 5. Hunt Valley Swim Club
This property did not have sufficient area to locate a monopole and accompanying equipment compound. The property is surrounded by residential lots and any proposed structure located on the property would create a greater visual impact on adjacent residences. | 7100 Sydenstricker | R-1 |

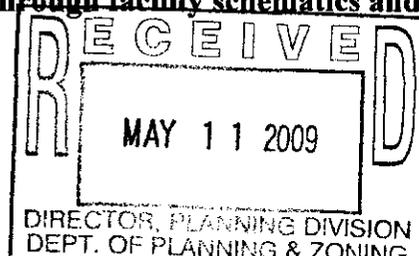
Policy e. Locate mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property when a collocation structure for multiple service providers is not desirable or feasible due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

Applicant designed the flagpole communications facility to accommodate two additional carriers. Since this is a camouflage design, the addition of other carriers will not create any additional visual impact nor will it impact or impede the current use of the Property as a church/nursery school/child care center.

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

Applicant has designed the flagpole communications facility to be at the lowest height possible in order to provide coverage along Fairfax County Parkway in the area of Sydenstricker Road, as well as to provide collocation opportunities for other carriers. The antennas are placed inside of the flagpole so as not to be visible and any collocating carrier's antennas will also be placed inside of the flagpole. The flagpole communications facility will not create undue visual impact and will allow multiple carriers to use the communications facility.

Policy h. Design, site and/or landscape mobile and land based telecommunications facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the



type, location, height and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

The attached Special Exception Plat shows the design of the flagpole communications facility and its relation to the existing structures on the Property. The communications facility is designed to look like a flagpole, a structure that is common on properties with institutional uses. The flagpole communications facility will be 100 ft in height. It is placed on the front of the Property, a common placement for a flagpole. The rear of the flagpole communications facility is screened by large trees, which will remain in place. Applicant proposes an 18 ft by 30 ft equipment compound placed next to the flagpole communications facility. The equipment compound will be surrounded by an 8 ft high wooden fence with metal posts. Applicant will place 3 equipment cabinets on an 18 ft by 12 ft concrete pad within the compound. Each cabinet will measure 51 ¼" wide by 28" deep by 63 ½" tall. There will be additional utility equipment placed within the compound to provide power and telecommunications services to the flagpole communications facility.

The flagpole facility will be surrounded on 3 sides by a brick wall of graduated height, starting at 4 ft and going as high as 8 ft which will further screen the equipment compound from view.

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

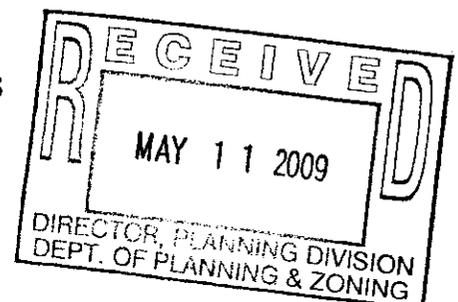
Photographs of the Property as well as photographs showing a simulation of the flagpole communications facility are included as part of the Special Exception application. The flagpole will be minimally visible from the properties to the rear and side of the Property because of the heavy tree cover between the flagpole communications facility and Church and around the sides of the Property. The Church itself also blocks the view of the flagpole facility by the properties to the rear. The flagpole is visible on Sydenstricker Road and from the properties across Sydenstricker Road and directly across Hooes Rd. Those properties consist of a VDOT commuter parking lot (across Hooes Rd from the Property), 4-5 existing houses diagonally across Sydenstricker Rd and a yet to be built development of single family homes. The flagpole communications facility will have minimal to no impact on those properties.

Applicant requests permission to supplement its application post filing so that Applicant can do a balloon test which can be observed by interested neighbors, community groups, staff, Planning Commission and Board of Supervisors.

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

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

Blending facilities with an existing pattern of tall structures;



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

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

The flagpole communications facility is a camouflage facility. Flagpoles are common structures on properties with institutional uses. The flagpole communications facility will be screened to the rear and side of the Property by heavy existing tree coverage, which will remain in place and by the existing Church. The base of the flagpole communications structure will be screened by a graduated height brick wall, which will mitigate any visual impact that the facility will have to properties located across Sydenstricker Road.

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

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

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

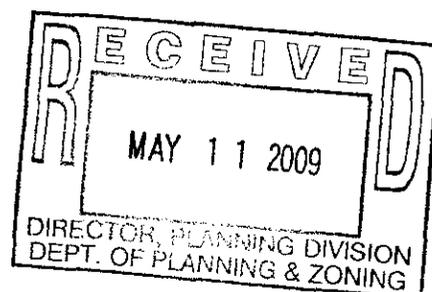
Policy l. Site proposed facilities to avoid areas of environmental sensitivity.

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

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

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

Applicant has designed the communications facility to look like a flagpole, a common structure on a property with an existing institutional which will not look out of place. The flagpole will not impact or impede the existing church/nursery school/child care use.



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

Applicant's flagpole is at the lowest height required to provide coverage to the Fairfax County Parkway in the area of Sydenstricker Road. The height of the flagpole is not unusual for a flagpole located on property with existing institutional uses. The equipment compound will be of normal size for a communications facility and will be screened by both a wooden fence and a brick wall

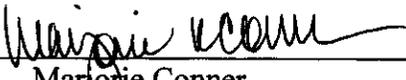
Policy c. Use appropriately other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunications facility and supports its design, location and appearance.

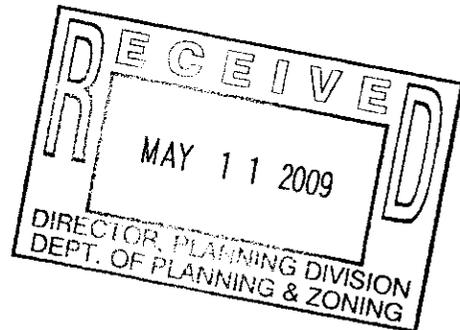
The flagpole communications facility will be screened to the rear and side of the Property by heavy tree cover and by the Church. The front of the flagpole communications facility will be screened by the brick wall surrounding the equipment compound.

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

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

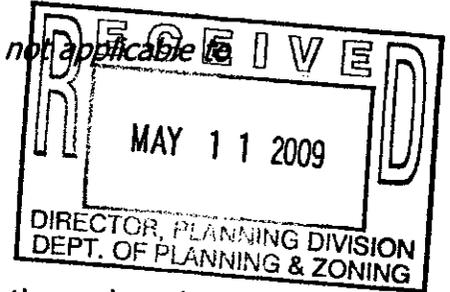
Very truly yours,
Donohue & Blue

By: 
Marjorie Conner
Counsel



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 RFS APX16PV -16PVL Panels
 Dimensions: height 53" width 12.9" depth 3.1" diameter _____
 Location / Placement: all antennae will be located inside the flagpole
 Wattage: _____
 Material and Color: gray
 Material and Color of the Antenna Mounting: inside the flagpole
 Height Above Ground: 95'

2. EQUIPMENT

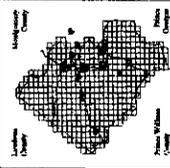
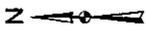
Number and Type of Cabinets or Structures: 3 equipment cabinets
 Cabinet / Structure Dimensions: height 63.5" width 51.25" depth 37"
 Height of equipment platforms, if any: Equipment will be on concrete pad
 Material and Color: Gray metal
 Location: cabinets will be located within the communications compound
 Method of Screening: 8' wooden fence

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 100'
 Material: metal flagpole
 Color: white
 If structure is within a utility right-of-way, state right-of-way width:

MAY 1 1 2009

GENERAL NOTES



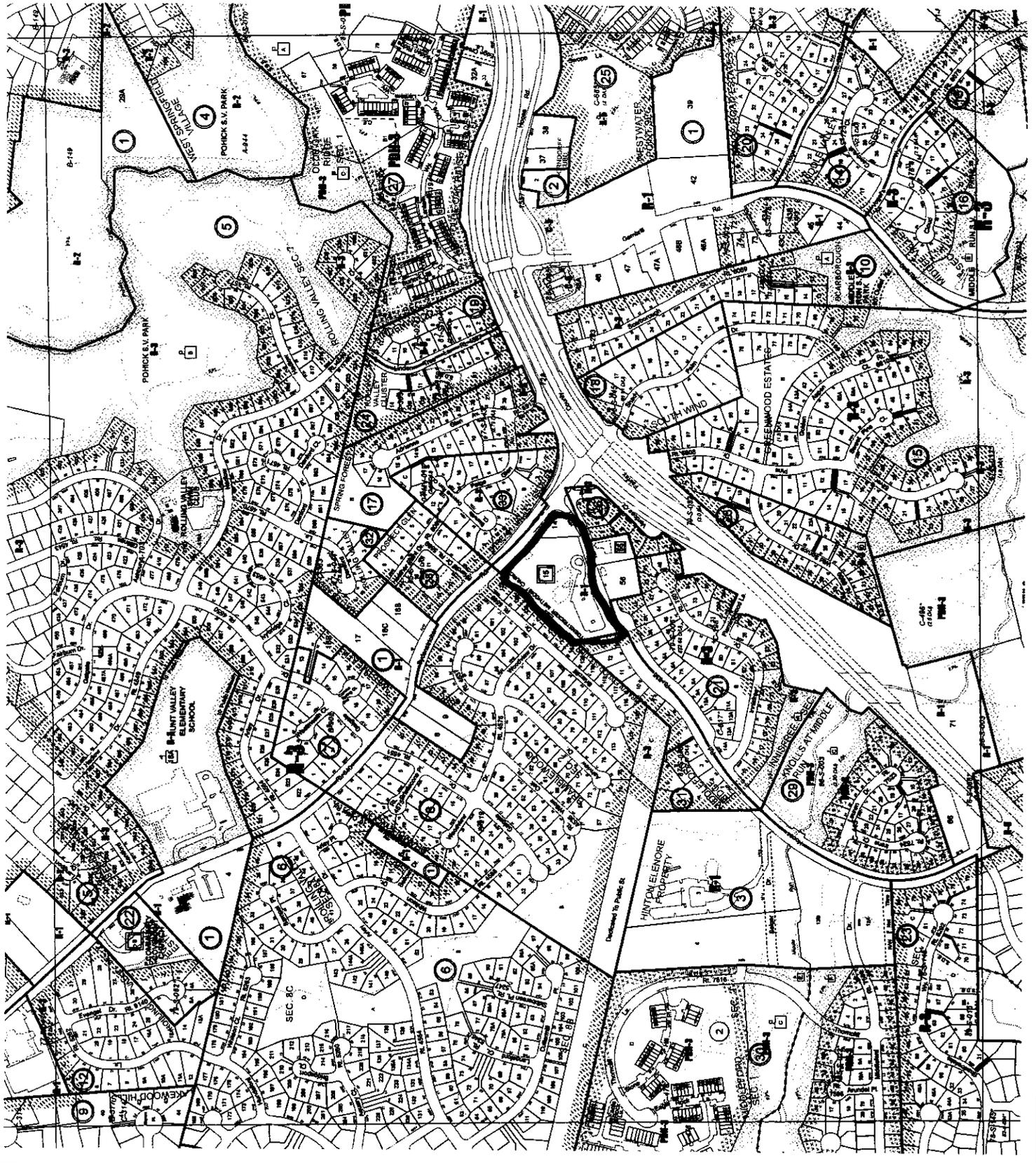
ADMINISTRATIVE INDEX

88-2 89-1 89-2	
88-4 89-3 89-4	
97-2 98-1 98-2	

PROPERTY MAP
ZONING
89-3

Revised to: 01-01-2007

Prepared by:
DEPT. OF PLANNING & ZONING
1000 COMMONWEALTH BLVD., SUITE 117
FAIRFAX, VIRGINIA 22033
PHONE: 703-246-1200
FAX: 703-246-1201



2232-S07-3

T-MOBILE NORTHEAST LLC

WAC158

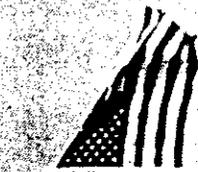
SYDENSTRICKER - SPRINGFIELD

8500 Hoopes Road

Springfield, VA 22153

P5-View Looking West From

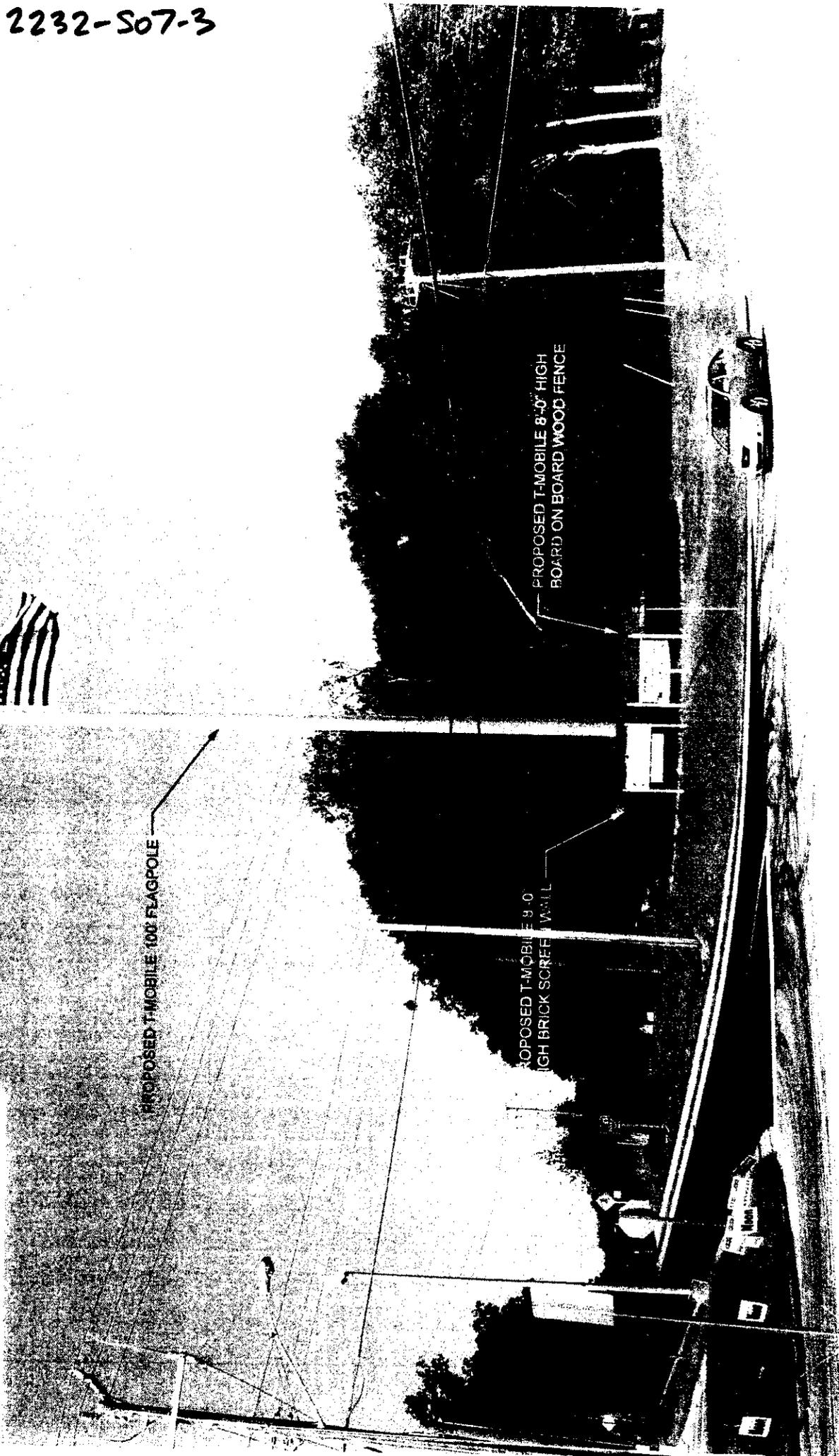
Sydenstricker Road



PROPOSED T-MOBILE 100' FLAGPOLE

PROPOSED T-MOBILE 9'-0"
HIGH BRICK SCREEN WALL

PROPOSED T-MOBILE 8'-0"
HIGH BOARD WOOD FENCE



T-MOBILE NORTHEAST LLC

WAC158

SYDENSTRICKER - SPRINGFIELD

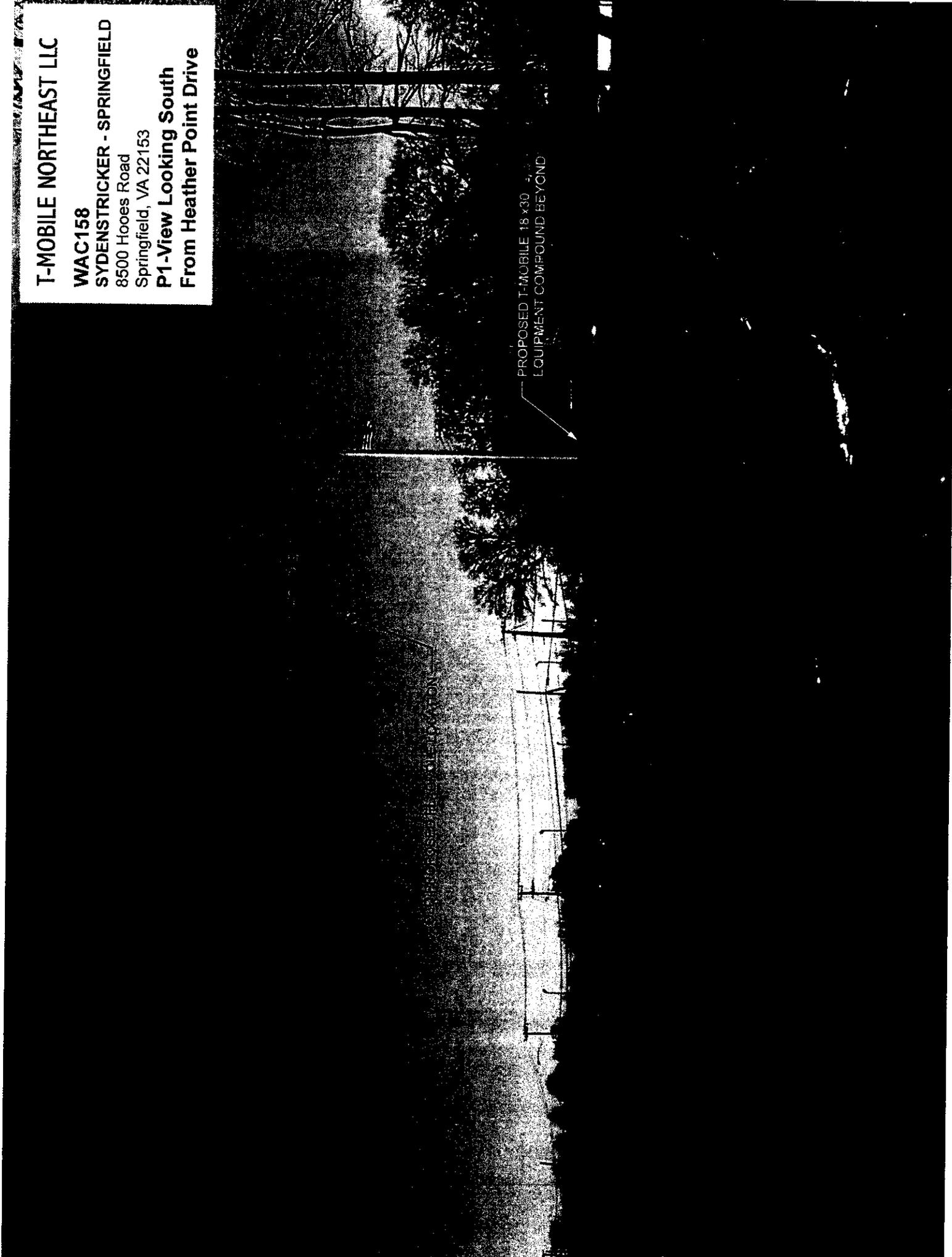
8500 Hoopes Road

Springfield, VA 22153

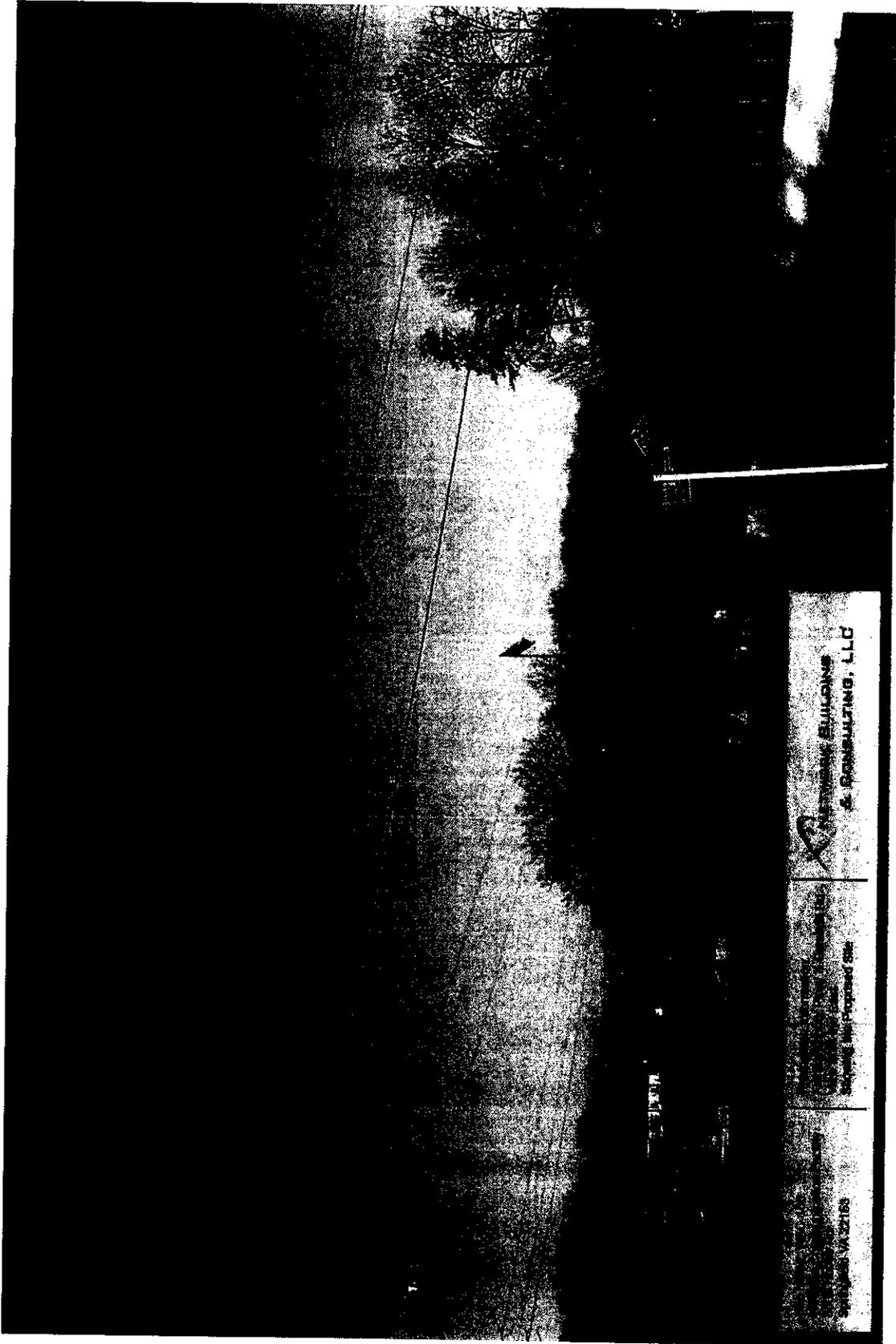
P1-View Looking South

From Heather Point Drive

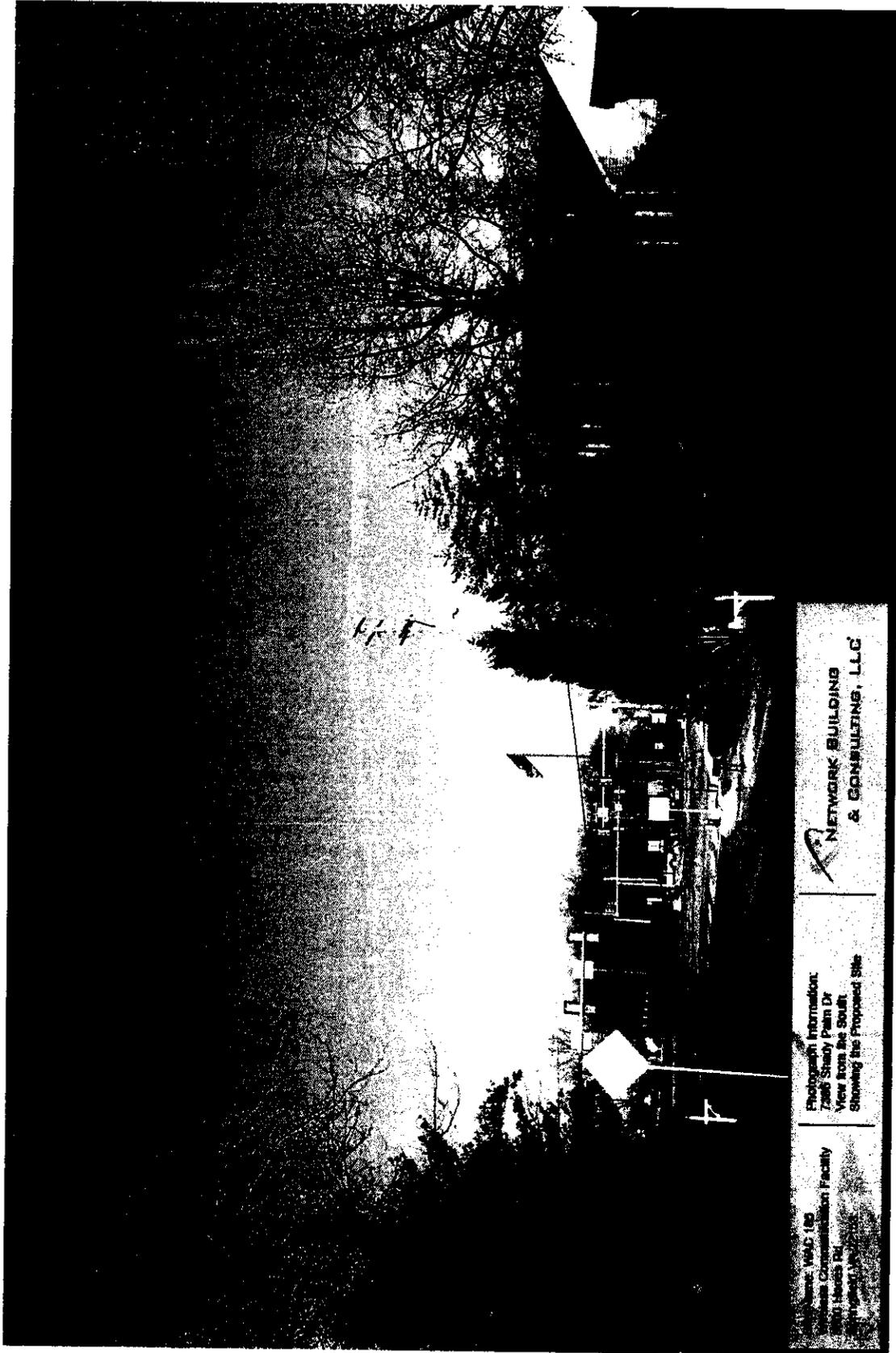
PROPOSED T-MOBILE 18 x30
EQUIPMENT COMPOUND BEYOND











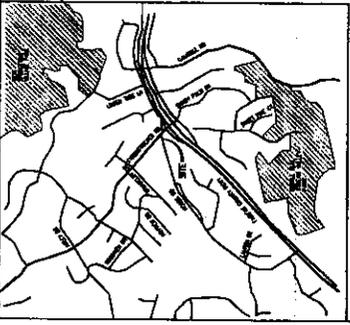
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JUN 16 2009

DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

TELECOMMUNICATIONS COMPILING AREA
= 800 SF (0.014 AC) (LEASE AREA)
= 2,158 SF (0.03 AC)
TOTAL PROJECT IMPROVED AREA
= 2,958 SF (0.02 AC)

EXISTING CONDITIONS
ALL EXISTING BUILDINGS AND STRUCTURES ON THE PROPERTY ARE TO REMAIN



ORDINANCE DATA
APPLICABLE ORDINANCE: METROPLAN 2008-01
COMPLIANCE: METROPLAN 2008-01
PARCEL ID: 081-3-21-001-1
EXISTING USE: UNDEVELOPED AREA/CHURCH
OPEN SPACE

BASELINE INFORMATION
BASELINE ELEVATION HEIGHT: 40'
CORNER ELEVATION: 40'
TOTAL IMPROVED AREA: 2,958 SF
TOTAL IMPROVED GROSS TELECOMMUNICATIONS AREA: 2,158 SF
TOTAL FLOOR AREA: 2,158 SF

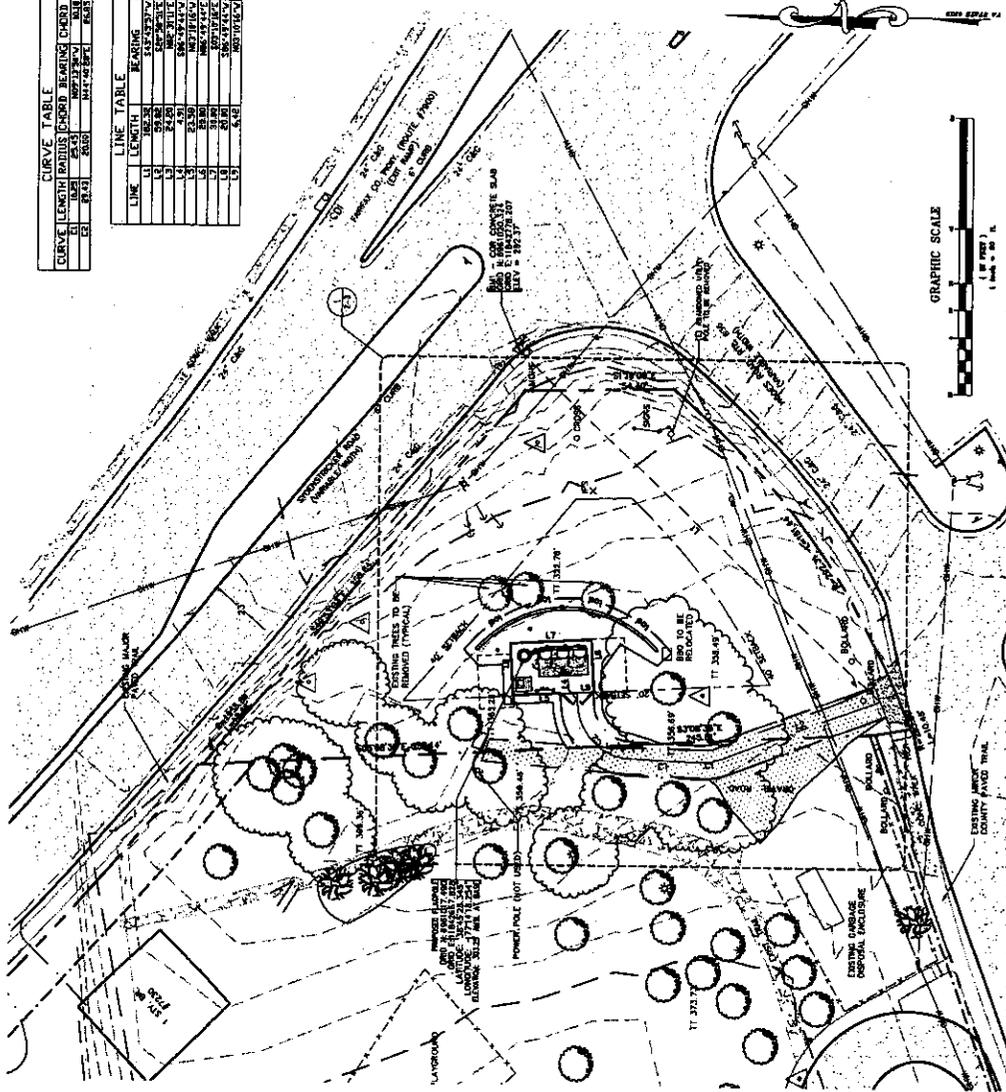
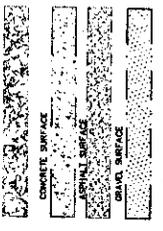
NOTES
1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY IS NOT LOCATED IN THE FEMA 100 YEAR FLOOD ZONE.
3. THERE ARE NO PROPOSED STORM WATER MANAGEMENT STRUCTURES OR COLLECTION SYSTEMS ON THE PROPERTY.
4. THERE ARE NO PROPOSED TRAILS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY FOR THE TAMPATA TRIBE.
5. THERE ARE NO TRAILS REMAIND BY THE FAMILAR COUNTY.
6. THERE ARE NO PROPOSED SITES FOR THE PROJECT.
7. FIELD SURVEY AND EXISTING CONDITIONS WERE OBTAINED FROM A FIELD SURVEY AND EXISTING CONDITIONS WERE OBTAINED FROM A FIELD SURVEY.
8. EXISTING VEGETATION MAPPING IS NOT REQUIRED SINCE THE DATA OBTAINED FROM IS LESS THAN 2,000 SF.

CURVE TABLE		BEARING	
CURVE LENGTH	RADIUS	CHORD	BEARING
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3.0	3.0	2.5981	30.0000
4.0	4.0	3.4641	0.0000
5.0	5.0	4.3301	300.0000
6.0	6.0	5.1961	270.0000
7.0	7.0	6.0621	240.0000
8.0	8.0	6.9281	210.0000
9.0	9.0	7.7941	180.0000
10.0	10.0	8.6601	150.0000

ABBREVIATIONS
C&G - CURB & GUTTER
C&S - CURB & SIDEWALK
H&S - HOUSING SET FOUND
H&W - HOUSING WELL
H&T - HOUSING TOWER
H&U - HOUSING UNIT
H&V - HOUSING VALVE

LEGEND
O - TANGENT PROPERTY CORNER
A - BEACH WALKWAY CORNER
A - UTILITY POLE
O - LIGHT POLE
O - WATER VALVE
O - WATER METER
O - LAMP POLE
O - SIGN
O - PERSONAL TREE - DECIDUOUS
O - PERSONAL TREE - CONIFER
O - BUSH
O - GRASS AREA
O - TRANSPORTER
O - COVERS OF PROPOSED TOWER

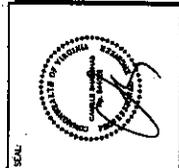
LINE TYPES
UNBARRIRED LINE - BOUNDARY OF ADJACENT
TE LINE FOR DIMENSIONS
ELEMENT BOUNDARY
RIGHT OF WAY BOUNDARY
CENTER LINE
BUILDING SET BACK
INTERIOR LOT LINES
EDGE OF GRAVEL
RETAINING WALL
FENCE LINE - CHAIN
1" CONTOUR LINE
5" CONTOUR LINE
EXISTING UTIL. LINE - P.C.A. - B&A
TREE OR VEGETATION LINE



entrex
communication services, inc.
1178 Elm Street, N.W., Suite 300
Atlanta, Georgia, LLC 30303
PHONE: (404) 525-1100
FAX: (404) 525-1101

SUBMITTALS

DATE	DESCRIPTION	BY
02-20-09	FINAL DESIGN	J. W. BERRY
07-21-08	PRELIMINARY DESIGN	J. W. BERRY
08-12-07	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY
08-09-06	PRELIMINARY DESIGN	J. W. BERRY



T-MOBILE NORTHEAST LLC
1700 BAYVIEW AVENUE
BETHESDA, MD 20814
PHONE: (202) 244-8888

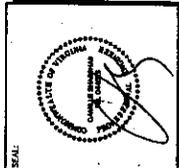
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DATE: 08-09-06
DRAWN BY: R.C.
SCALE: 1"=100'

WACIS
STONESTRICKER -
SPRINGFIELD
6500 HOOES ROAD
SPRINGFIELD, VA 21153

TITLE: PARTIAL SITE PLAN
SHEET NUMBER: Z-2



DATE	DESCRIPTION	BY
02-25-09	FINAL DESIGN	...
02-23-09	DESIGN START	...
02-12-09
02-11-09
02-10-09
02-09-09
02-08-09
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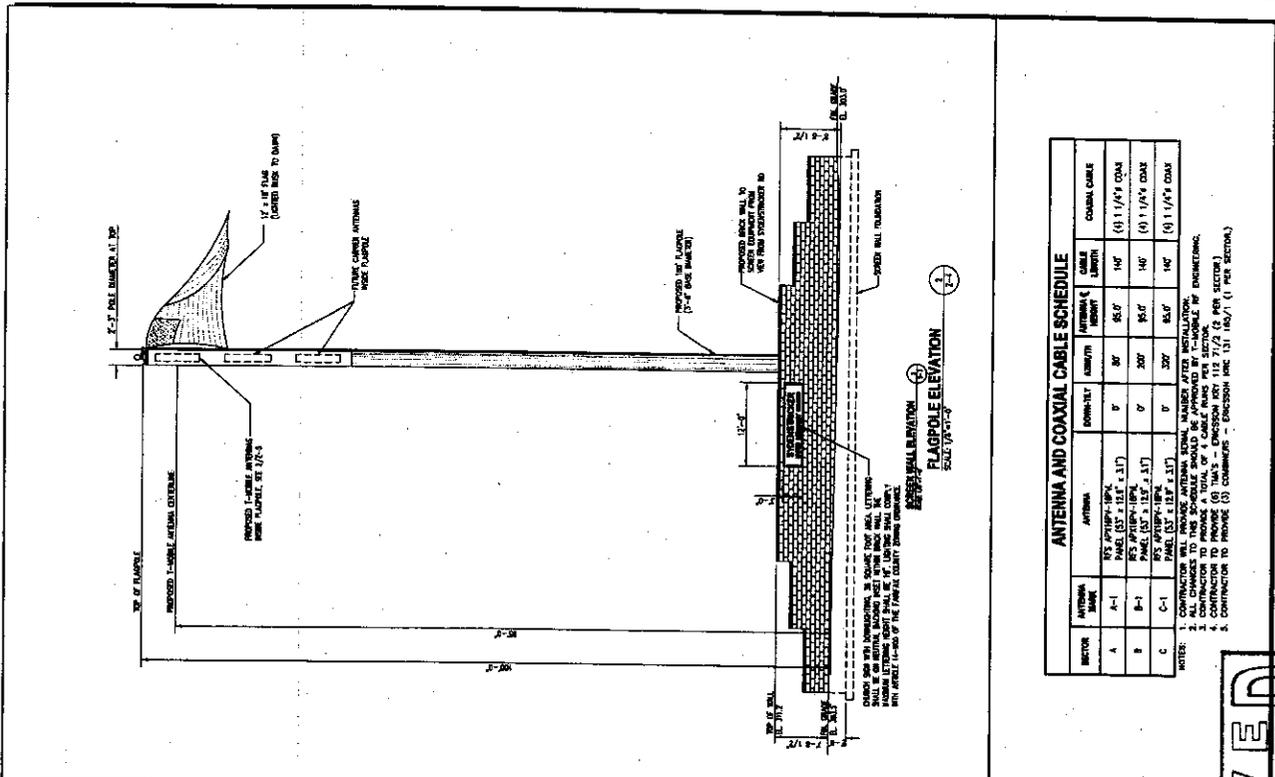


T-MOBILE NORTHEAST LLC
 12008 BALTIMORE AVENUE
 BALTIMORE, MD 21286
 PHONE: (410) 344-8800

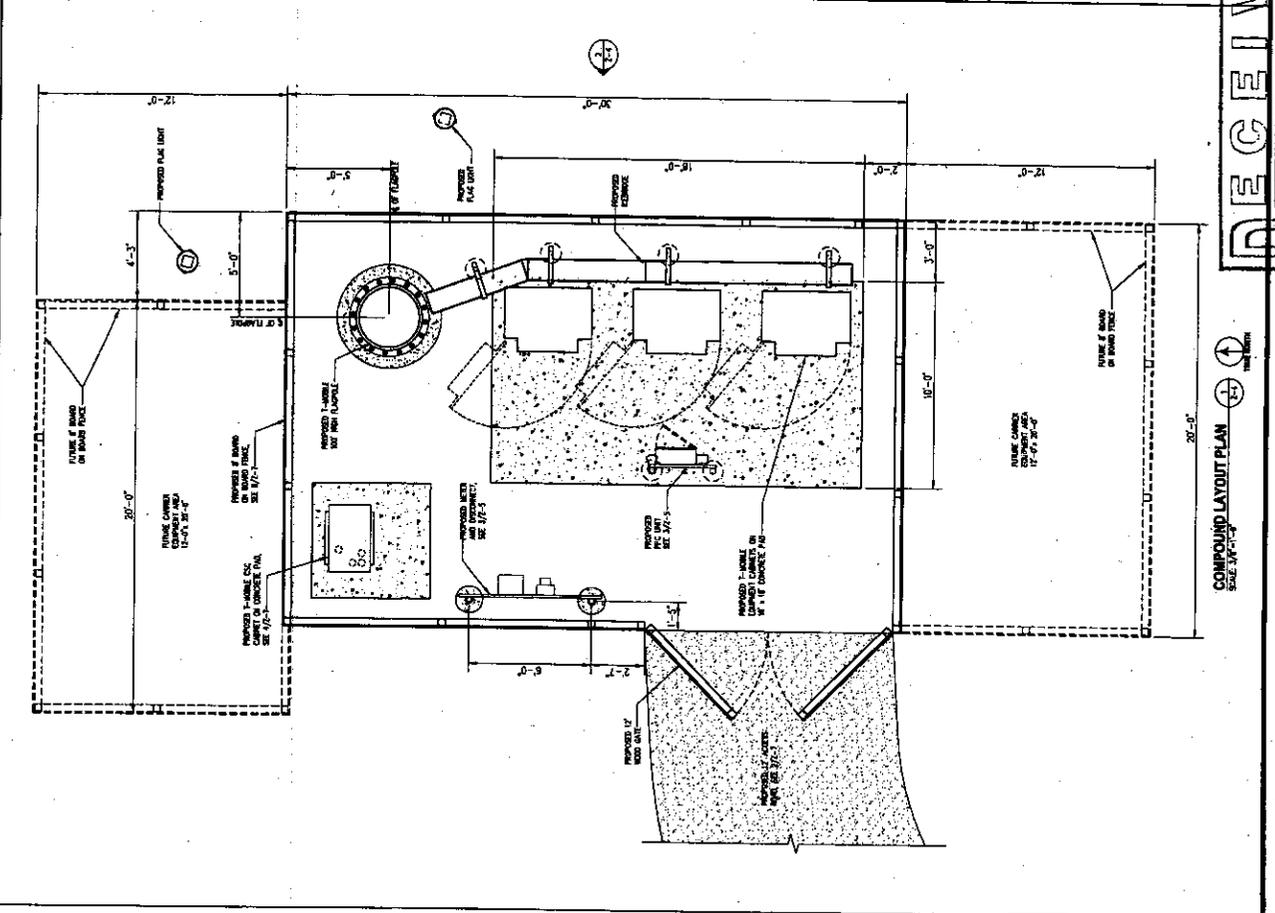
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 DESIGNER: TMF
 ENGINEER: R.C.
 SCALE: 1/8" = 1'-0"
 GRAPHIC SCALE IN INCHES

WACIS
 STDENSTRCKER •
 SPRINGFIELD
 6500 HOOES ROAD
 SPRINGFIELD, VA 22153

TITLE: **COMPOUND LAYOUT PLAN AND FLAGPOLE ELEVATION**
 SHEET NUMBER: **Z-4**



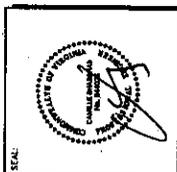
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A
B
C



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 DIRECTOR, PLANNING DIVISION
 DEPARTMENT OF PUBLIC SAFETY & SECURITY & COMMUNICATIONS



DATE	DESCRIPTION	BY
05-02-04	TRAC ZONING	1
06-23-04	PERMITS	2
04-09-07	USE COUNTY COMMENTS	3
04-19-07	USE COUNTY COMMENTS	4
04-19-07	PERMITS & CONDITIONS	5
04-19-07	PERMITS & CONDITIONS	6
05-21-08	COUNTY COMMENTS	7
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05-21-08	COUNTY COMMENTS	11

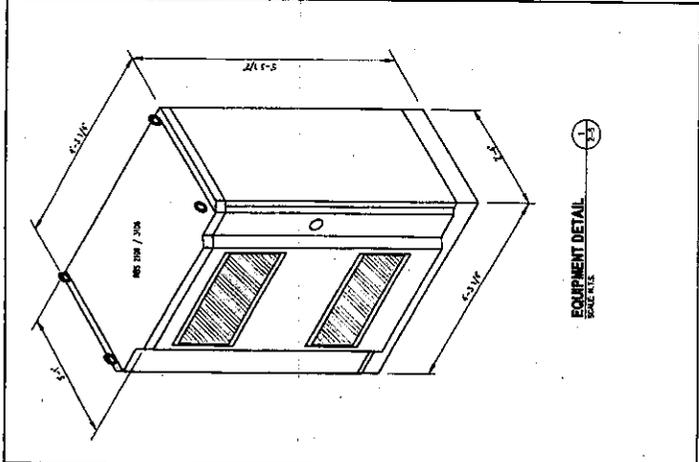
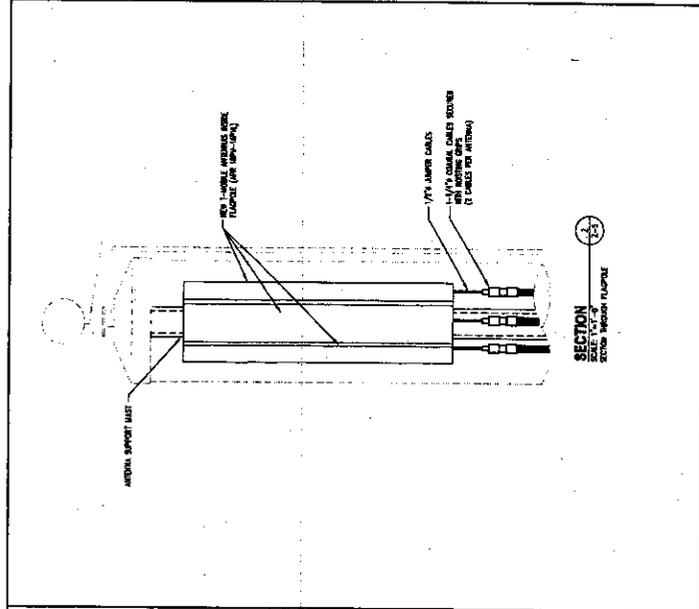
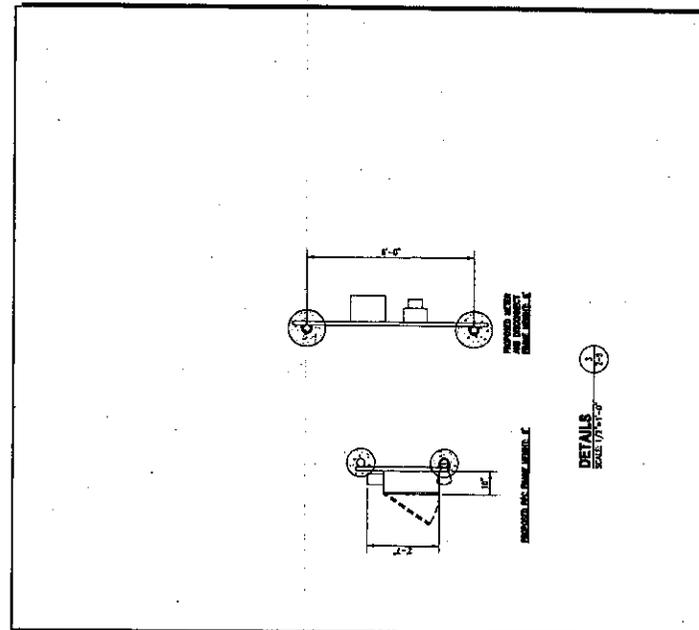


T-MOBILE NORTHEAST LLC
1580 BALTIMORE AVENUE
BALTIMORE, MD 21202
PHONE: (240) 384-4444

PROJECT NO: 1042.211
DESIGNER: TMF
ENGINEER: R.C.
SCALE: 1/4" = 1'-0"
GRAPHIC SCALE IN INCHES

WACISA
STYERSTRICKER
SPRINGFIELD
8300 HOOES ROAD
SPRINGFIELD, VA 22153

TITLE:
EQUIPMENT AND ANTENNA DETAILS
SHEET NUMBER: **Z-5**



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JUN 16 2009
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

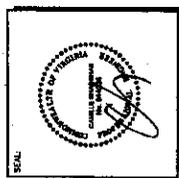
RECEIVED

RECEIVED



1475 Ego Street, N.W., Suite 300
Washington, D.C. 20004
Tel: 202-462-1100
Fax: 202-462-1101

DATE	DESCRIPTION	REV.
05-05-04	FINAL DESIGN	1
05-21-04	PERCE SERVICE	2
06-23-04	FINAL COUNTY COMMENTS	3
06-23-04	FINAL COUNTY COMMENTS	4
06-23-04	PERCE & CONRAD	5
06-23-04	PERCE & CONRAD	6
06-23-04	PERCE & CONRAD	7
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06-23-04	PERCE & CONRAD	11

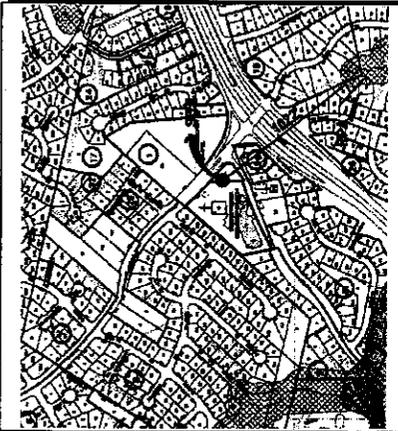


T-MOBILE NORTHEAST LLC
1948 BALTIMORE AVENUE
SPRINGFIELD VA 22153
PHONE: (540) 596-9000

PROJECT NO.: 1042-211
DESIGNER: F.T.
ENGINEER: R.C.
SCALE:
GRAPHIC SCALE IN INCHES

WAC198
STONESTRICKER-
SPRINGFIELD
8500 HOOES ROAD
SPRINGFIELD, VA 22153

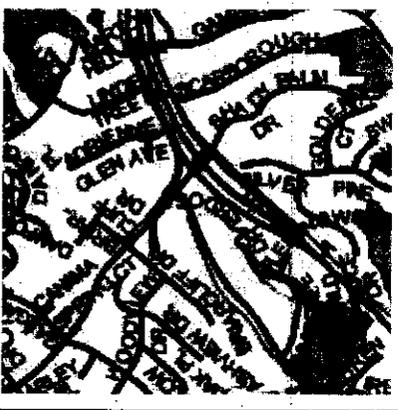
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CIVIL MAPS AND NOTES
SHEET NUMBER:
Z-6



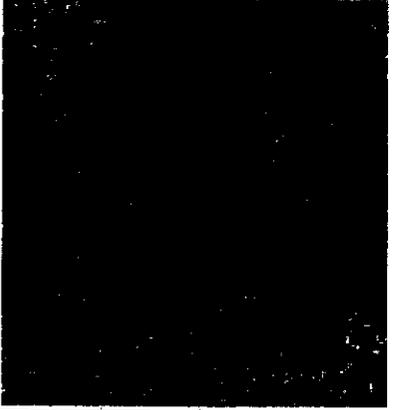
RESOURCE MANAGEMENT MAP
SCALE: 1"=100'
SOURCE: FARMIL COUNTY COMPREHENSIVE PLAN
NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 1027 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE. THE PROJECT SITE IS LOCATED 1500 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE. THE PROJECT SITE IS LOCATED 1500 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE.



SOIL'S MAP
SCALE: 1"=100'
SOURCE: FARMIL COUNTY COMPREHENSIVE PLAN
NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 1027 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE. THE PROJECT SITE IS LOCATED 1500 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE. THE PROJECT SITE IS LOCATED 1500 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE.



TRAIL MAP
SCALE: 1"=100'
SOURCE: FARMIL COUNTY COMPREHENSIVE PLAN
NOTES:
THE PROJECT SITE IS LOCATED APPROXIMATELY 1027 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE. THE PROJECT SITE IS LOCATED 1500 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE. THE PROJECT SITE IS LOCATED 1500 FT FROM THE WEST BOUNDARY OF THE PROJECT SITE.



ENVIRONMENTAL QUALITY MAP
SCALE: 1"=100'
SOURCE: FARMIL COUNTY COMPREHENSIVE PLAN
NOTES:
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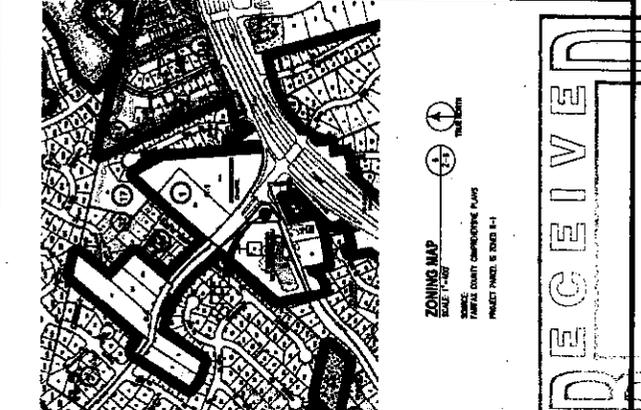
PROPOSED FLOOR AREA RATIO TABLES

FAR CALCULATION - PARCEL 15	
AREA OF PARCEL, AREA 3-31-01-01	198,209.808 S.F. (4.504 ACRES)
TOTAL AREA	
CHURCH	(18,838.495 S.F.) (0.317 ACRES)
FRAME SHED	(192,793.87 S.F.) (0.0089 ACRES)
1 STORY BUILDING	(14,491 S.F.) (0.0033 ACRES)
TOTAL AREA (STRUCTURES)	(197,323.365 S.F.) (0.0124 ACRES)
TOTAL AREA	-0.0798

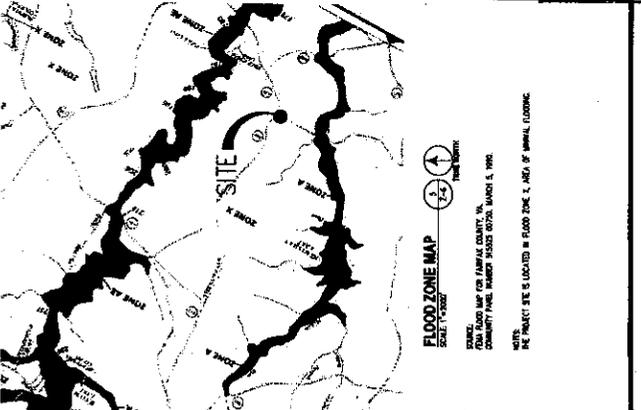
FAR CALCULATION - PARCEL 14	
AREA OF PARCEL, AREA 3-31-01-02	228,472.30 S.F. (0.48 ACRES)
TOTAL AREA	
CHURCH	(600 S.F.) (0.0136 ACRES)
STEALTH PLASMA (5% FOUNDATION)	(90 S.F.) (0.0005 ACRES)
TOTAL AREA (STRUCTURES)	(690 S.F.) (0.0141 ACRES)
TOTAL AREA	-0.0895

FAR CALCULATION - PARCELS 14 & 15	
TOTAL AREA (STRUCTURES)	1678,843.5 S.F.
TOTAL AREA	218,840.8 S.F.
	- 0.073

SPECIAL EXCEPTION NOTES:
SECTION 115. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
SECTION 116. PROPERTY IS SERVED BY FARMIL COUNTY COMPREHENSIVE PLAN.
SECTION 117. MAXIMUM FLOOR AREA RATIO.
SECTION 118. MAXIMUM DENSITY OF DWELLING UNITS.
SECTION 119. MAXIMUM DENSITY OF DWELLING UNITS.
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SECTION 200. MAXIMUM DENSITY OF DWELLING UNITS.



ZONING MAP
SCALE: 1"=100'
SOURCE: FARMIL COUNTY COMPREHENSIVE PLAN
PROJECT PARCEL IS ZONED R-1



FLOOD ZONE MAP
SCALE: 1"=100'
SOURCE: FARMIL COUNTY COMPREHENSIVE PLAN
NOTES:
THE PROJECT SITE IS LOCATED IN FLOOD ZONE 1, AREA 1 OF SPECIAL FLOODING.

RECEIVED
JUN 16 2009
DIRECTOR OF PLANNING DIVISION
DEPT. OF PLANNING & ZONING



1. View In of Existing Use from East Property Line

RECEIVED
FEB 16 2007
TRC/RS



2. View Out of Abutting Property from East Property Line



3. View In of Existing Use from South Property Line

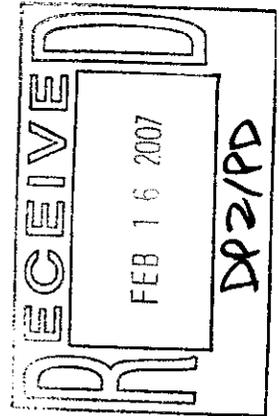
RECEIVED
FEB 16 2007
D&Z/PT



4. View Out of Abutting Property from South Property Line



5. View In of Existing Use from West Property Line



6. View Out of Abutting Property from West Property Line



7. View In of Existing Use from North Property Line

RECEIVED
FEB 16 2007
DPZ/PO



8. View Out of Abutting Property from North Property Line



Copyright © 2000-2005 AIRCOM International, Inc.

Coverage plot without
WAC15B(Methodist Church)@100ft

2006-10-02 16:59:06

Best Server

DoNotUse

UL

- 70.0 <=x dBm In-Building commercial
- 70.0 <=x <-70.0 dBm In-Building commercial
- 75.0 <=x <-70.0 dBm In-Building Residential
- 75.0 <=x <-76.0 dBm In-Building Residential
- 84.0 <=x <-76.0 dBm In Car
- 84.0 <=x <-84.0 dBm In Car
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— Interstates_VA

— Primary_Highways_VA

— Secondary_Highways_VA

Streets_VA

'System\Washington_DC\DC_Primary_Sites' filter

'System\Washington_DC\DC_Final_Build' filter

'System\Washington_DC\DC On Air' filter

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Cell Site



TD

Cell (GSM)

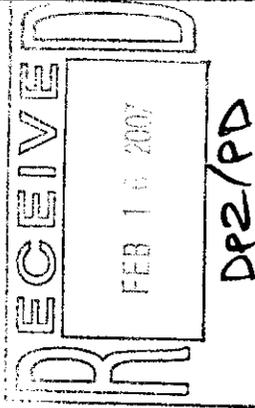
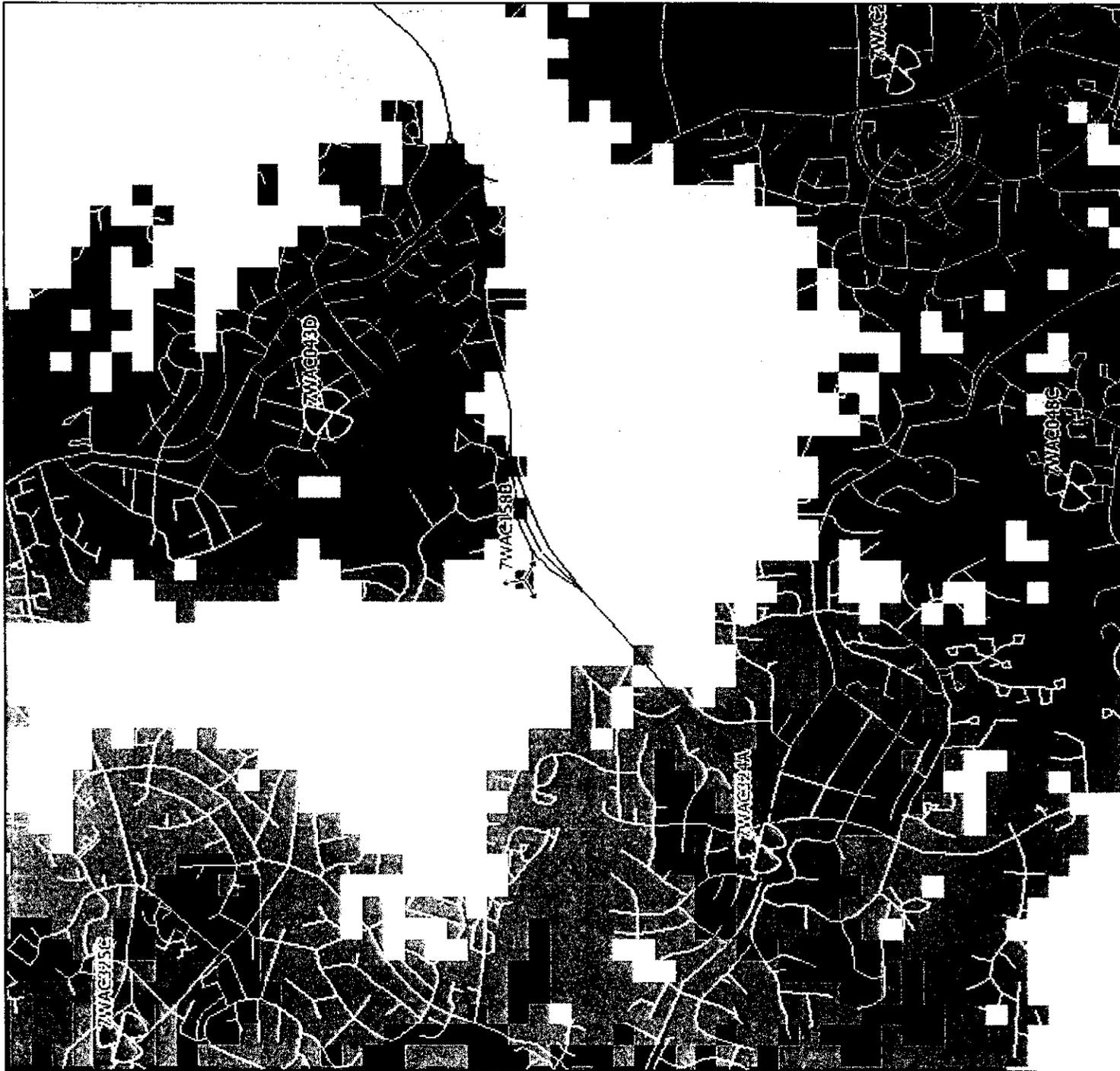


Table: -70,200,0, 16,70,777





Copyright © 2000-2006 AIRCOM International, Inc.

Coverage plot with
WAC158(Methodist Church)@100ft

2006-10-02 16:56:16

Best Server

DoNotUse

UL

- 70.0 ≤ x dBm In-Building commercial
- 70.0 ≤ x ≤ -70.0 dBm In-Building commercial
- 76.0 ≤ x ≤ -70.0 dBm In-Building Residential
- 76.0 ≤ x ≤ -76.0 dBm In-Building Residential
- 84.0 ≤ x ≤ -76.0 dBm In Car
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- 94.0 ≤ x ≤ -84.0 dBm On Street
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— Access_Roads_VA

— Interstates_VA

— Primary_Highways_VA

— Secondary_Highways_VA

Streets_VA

'System\Washington_DC\DC_Primary_Sites' filter

'System\Washington_DC\DC_Final_Build' filter

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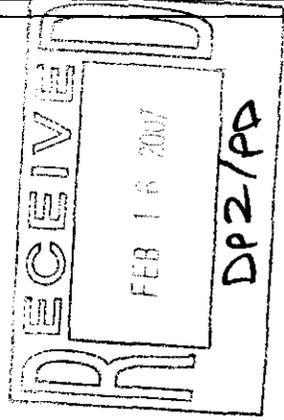
'Selection' filter

Cell Site



TP

Cell (GSM)



Top Map: 07-200511 24.75x777
Bottom Map: 07-200577 24.75x777
Scale Ratio: 1.00000

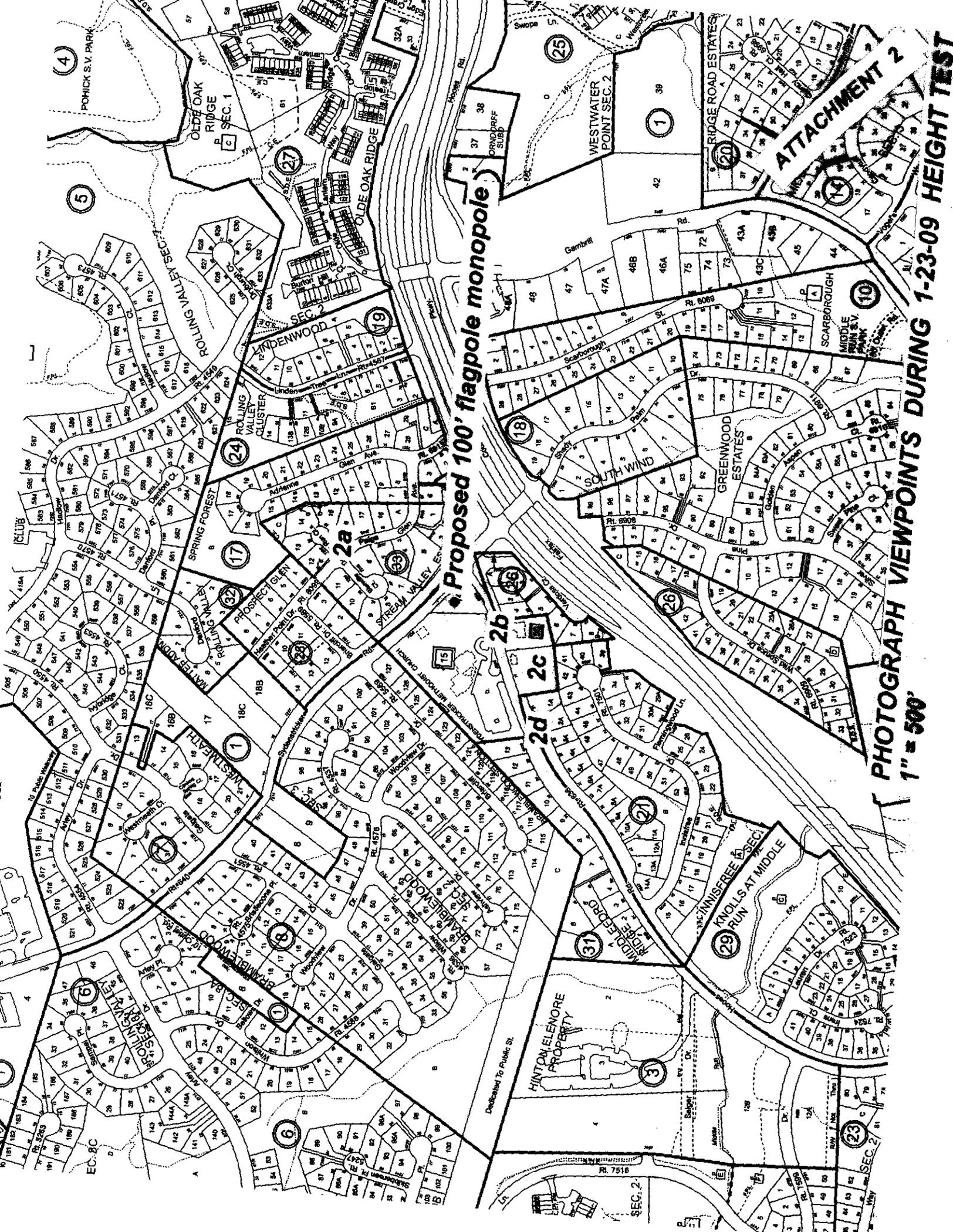
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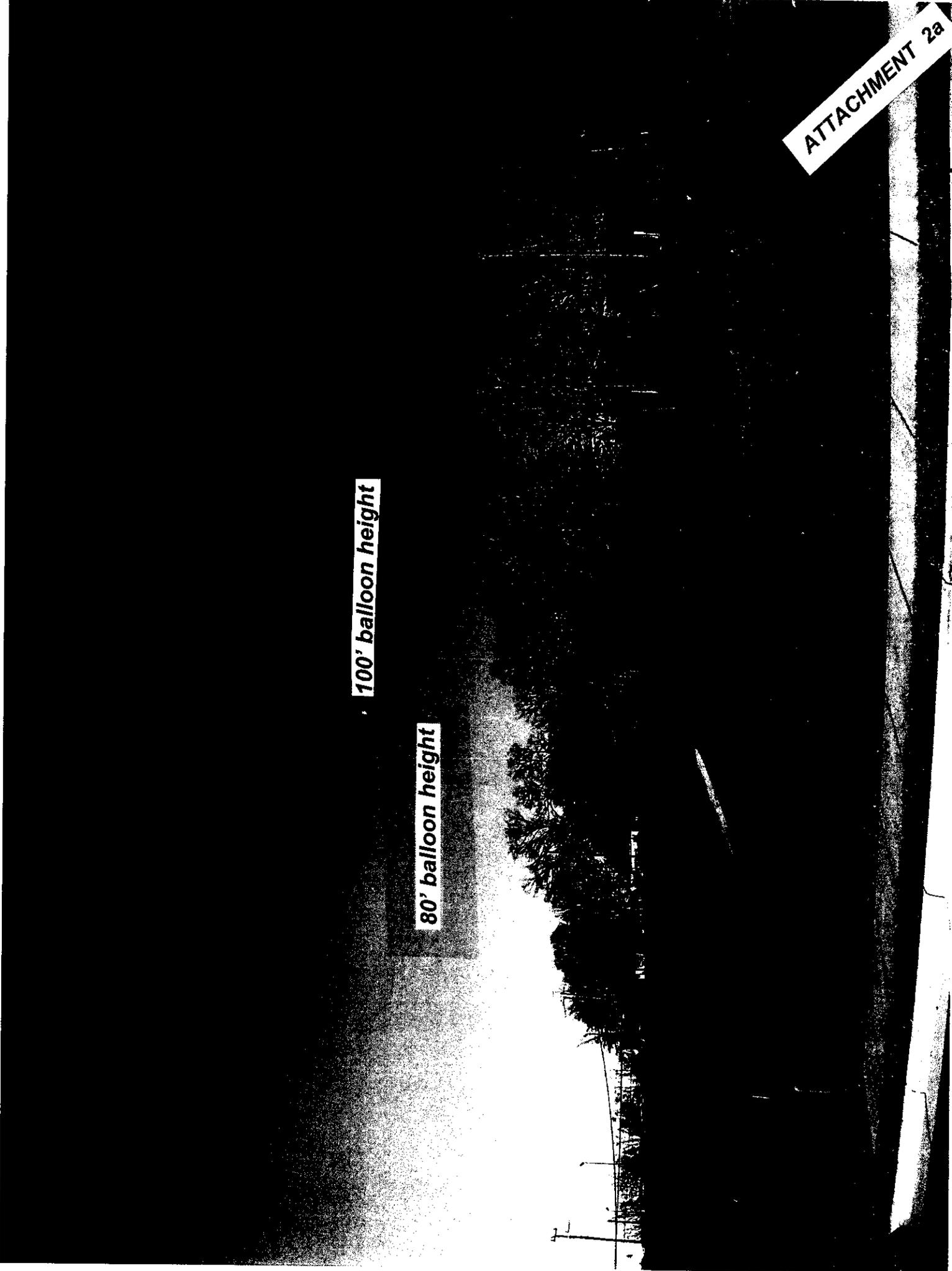
Proposed 100' flagpole monopole

ATTACHMENT 2

PHOTOGRAPH VIEWPOINTS DURING 1-23-09 HEIGHT TEST
1" = 500'

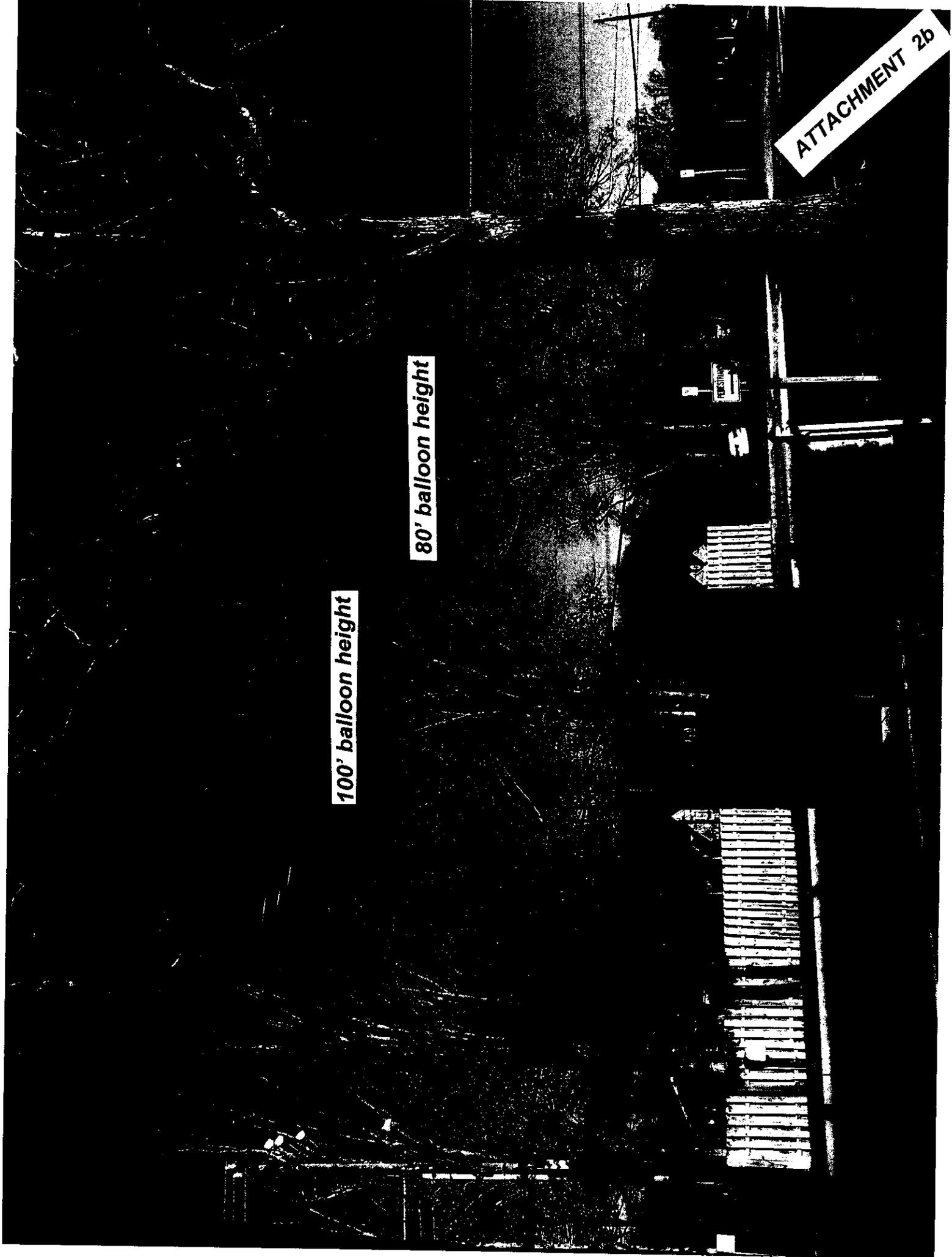
100' balloon height

80' balloon height



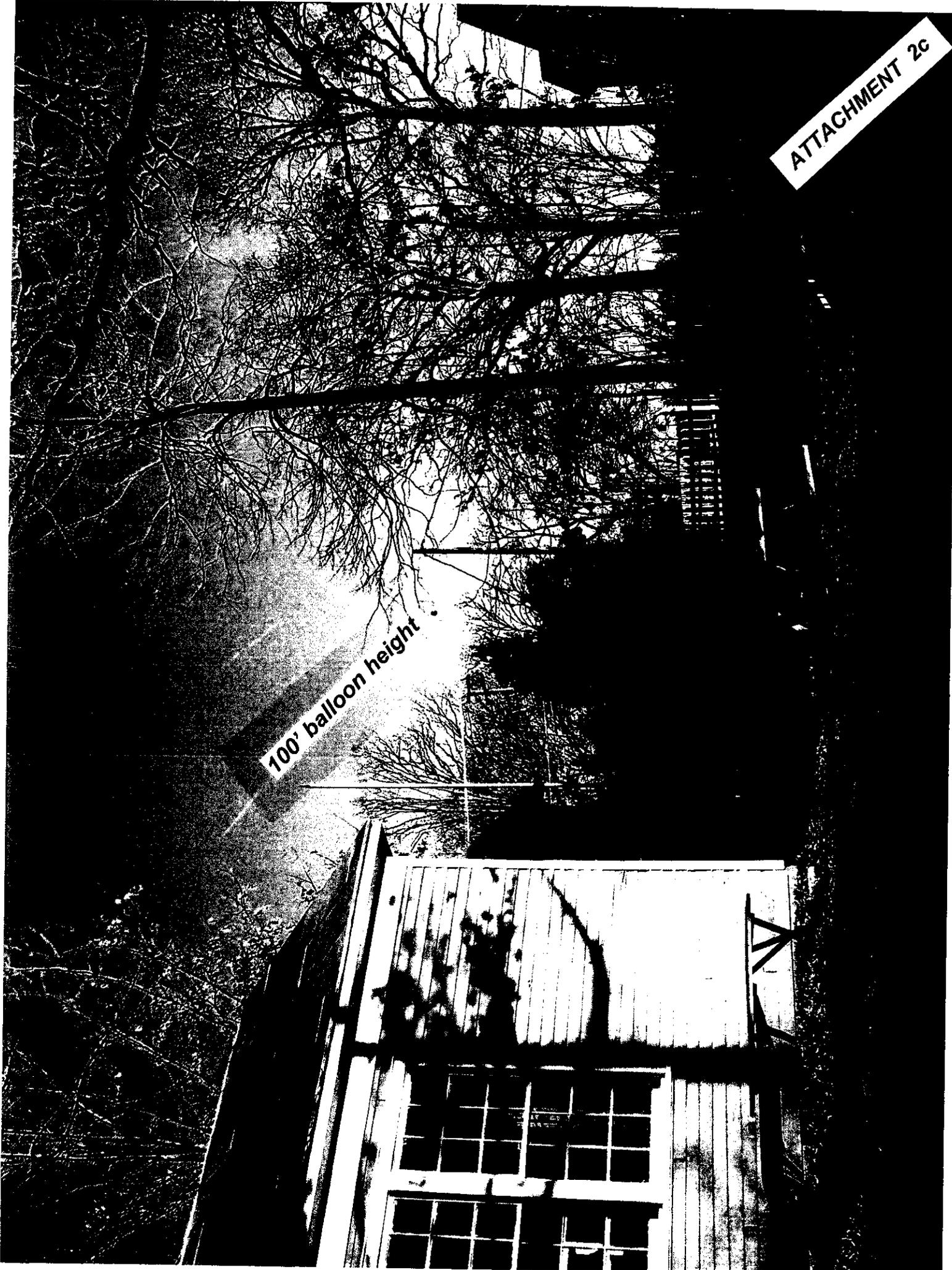
80' balloon height

100' balloon height

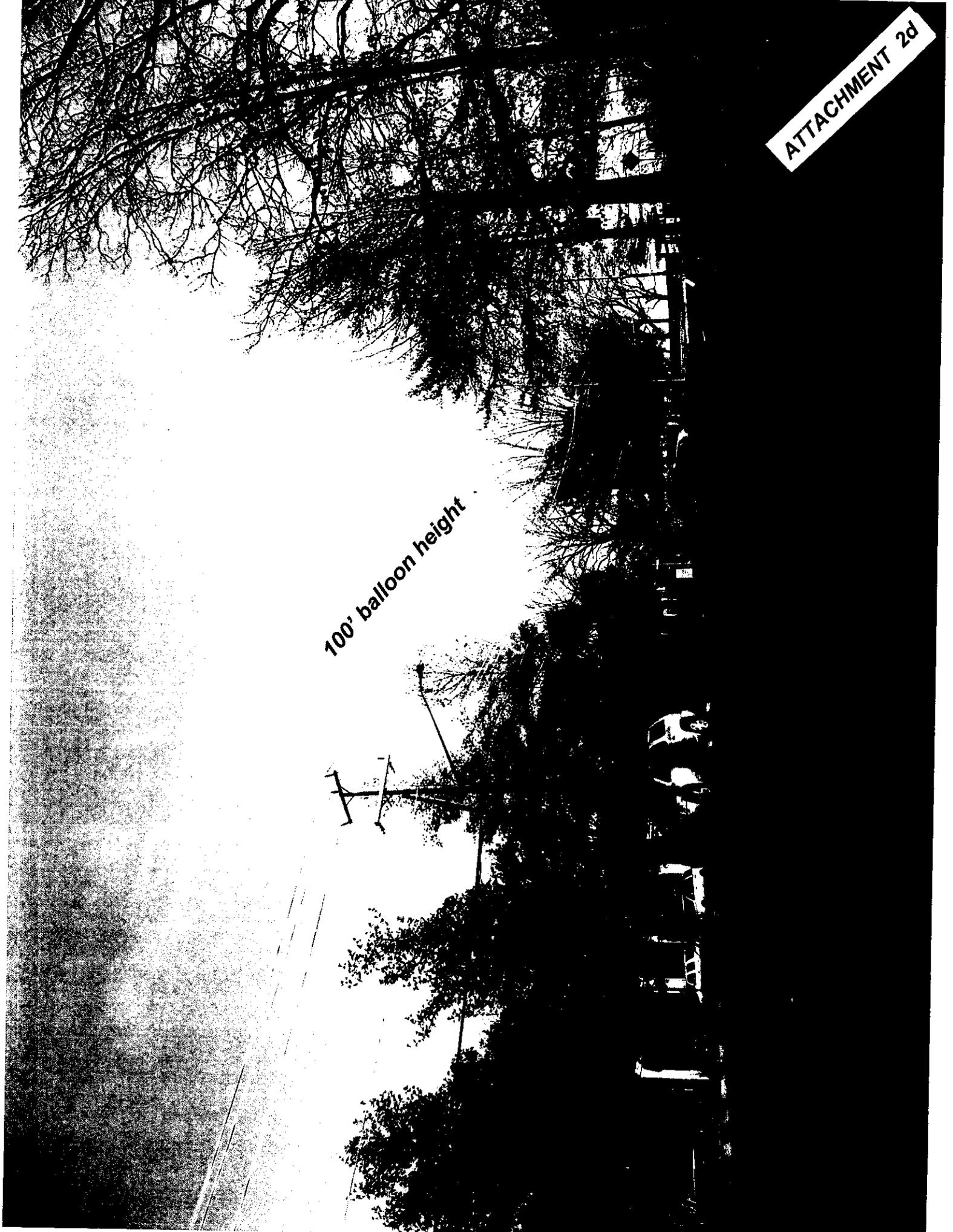


ATTACHMENT 2c

100' balloon height



100' balloon height



Fairfax County Department of Planning and Zoning
Planning Division, Suite 730
12055 Government Center Parkway, Fairfax, Virginia 22035-5505

ATTACHMENT 3
FAIRFAX COUNTY
RECEIVED
MAY 19 2008
2008-02-76
DIVISION OF
ZONING ADMINISTRATION

TO: Distribution Below
FROM: David S. Jillson, Planner
Facilities Planning Branch, Planning Division, DPZ
SUBJECT: 2232 Review Application
Application [REDACTED] TAX MAP: 89-3 ((1)) 14, 15

DATE: 5-15-08

(CONCURRENT W/ SE 2007-SP-022)

Attached for your Review and Comment is a 2232 Review Application submitted by

T-MOBILE NORTHEAST LLC / TRUSTEES OF SYDENSTRICKER UM CHURCH

requesting that the Fairfax County Planning Commission make a determination, pursuant to Va. Code Section 15.2-2232, whether this proposal to CONSTRUCT NEW TELECOMMUNICATIONS FACILITY, CONSISTING OF 100' TALL FLAGPOLE MONOPOLE (W/ INTERNALLY MOUNTED ANTENNAS) + 3 EQUIPMENT CABINETS (@ 63.5" T x 51.25" W x 37" D) IN 37'-7" x 19'-9" EQUIPMENT COMPOUND SURROUNDED BY 8' TALL MASONRY WALL ADJACENT TO MONOPOLE

at 7230 SYDENSTRICKER RD / 8500 HOOES RD (SITE OF CHURCH)

is substantially in accord with provisions of the adopted Comprehensive Plan. To be considered in the staff

[REDACTED]

Distribution:

- DPWES /
 - LDS - Environmental & Site Review Div.
 - LDS - Urban Forestry
 - SWM - Stormwater Planning Div.
 - WM - Wastewater Plan. & Monitoring Div.
- FCPS /
 - Property Management.
 - Facilities Planning
 - Fire & Rescue / Strategic Planning
 - DOT / Transportation Planning Div.
 - VDOT / District Land Development Mgr.
 -
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- DPZ /
 - Planning Div. - Env. & Dev. Review
 - Planning Div. - Historic Preservation
 -
 - Zoning Evaluation Div. - RZ & SE Eval.
 - FCPA / Planning & Development Div.
 - FW / Planning & Engineering Div.

 ZAD (for proposed telecommunications facilities): Permitted in accordance with, and subject to the provisions of, Zoning Ordinance Section 2-514 Special exception

approval is required to construct proposed monopole.
Special Exception Application SE-2007-SP-022 was
submitted for the monopole and this application is
currently scheduled for a July 16, 2008 Planning
Commission public hearing

03/08



County of Fairfax, Virginia

MEMORANDUM

ATTACHMENT 4

DATE: 28 May 2008

TO: David Jillson, Senior Planner
Shelby Johnson, ZED Coordinator

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

SUBJECT: 2232-S07-3 T-Mobile Northeast LLC/Trustees of Sydenstricker United Methodist Church; proposal to install a 100' tall flagpole monopole and 3 equipment cabinets in a 37' 7" X 19' 9" equipment compound surrounded by 8' tall masonry wall at 7230 Sydenstricker Road; tax map 89-3((1)) 14, 15.
Concurrent with SE 2007-SP-022

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Pohick Planning District, Amended through 8-6-2007, Overview, Heritage Resources, page 10:

"Heritage Resources

The Pohick Planning District contains both known and potential heritage resources. A list of those historic resources included on Fairfax County's Inventory of Historic Sites as of March 1994 is shown on Figure 4. The Inventory is open-ended and continues to grow. . . .

In those areas where significant heritage resources have been recorded, an effort should be made to preserve them for the benefit of present and future generations. If preservation is not feasible then the resources should be thoroughly recorded and, in the case of archaeological resources, the data should be recovered in accordance with countywide policies.

Large portions of the Pohick Planning District have not been surveyed to determine the presence or absence of heritage resources. It is desirable that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover significant heritage resources.

The Fairfax County Inventory of Historic Sites, the Virginia Landmarks Register, the National Register of Historic Places, and Historic Overlay Districts promote the recognition of architecturally or historically significant property. Designation confers public recognition and can offer incentives for preservation to the property owner.

The County Inventory of Historic Sites includes properties which meet certain eligibility criteria and are officially designated by the County's History Commission. In addition to architectural or historic significance, property that serves as a focus of community identity and pride may also be recognized. The benefits of designation include public recognition of the structure's significance and enhanced support for preservation. . . ."

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

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. Two properties listed on the Fairfax County Inventory of Historic Sites are in the immediate vicinity of the property which is the subject of this application and would be impacted by the construction of the monopole. The two properties are Syndenstricker Methodist Chapel at 8507 Hooes Road, tax map 89-3((1))55 and Upper Pohick Community Hall at 8511 Hooes Road, tax map 89-3((1)) 56.

As stated in the Policy Plan text cited above telecommunications facilities should be located: “. . . 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”.

Finding: The proposal does not appear to be in-keeping with the Policy Plan text cited above. From the materials provided by the applicant, a determination could not be made as to the extent of the impact of the telecommunications facilities on the two listed inventory sties. From the materials provided by DPZ staff , it appears that the views of and vistas from the architecturally and/or historically significant structures will be impaired or diminished by the proposal due to the location of the flagpole monopole and the distance between it and the significant sites.

Recommendations:

1. The applicant comply with Section 106 of the National Historic Preservation Act of 1966, as amended, as may be necessary. If federal licensing for the installation of the antenna is required, this may be considered an undertaking that requires Section 106 review. The applicant indicated in the Application for Determination, *Relationship of the Proposal to the Comprehensive Plan* that the applicant will submit prior to any construction, a full engineering study showing compliance with all NEPA regulations, including Section 106 which deals with impact on historic area. Staff advises that this is too late in the process and that the applicant contact the Virginia Department of Historic Resources for guidance at once.
2. The applicant provide to the Department of Planning and Zoning, Planning Division documentation as to whether or not Section 106 review is required prior to the Planning Commission public hearing. If Section 106 review is required, the applicant provide a copy of the completed Section 106 study to the Department of Planning and Zoning, Planning Division prior to the Planning Commission public hearing.
3. The applicant mitigate the visual adverse effects of the proposed monopole on historic properties in order to be in-keeping with policy k of the Policy Plan as cited above.
4. In order to mitigate the visual adverse effects of the proposal, the monopole be reduced in height, be a tree pole design and be located northwest from its current proposed location to a wooded area so the monopole would be less prominent.

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)



County of Fairfax, Virginia

MEMORANDUM

DATE: May 16, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT *AKR*

FILE: 3-5 (RZ 2007-SP-022)

SUBJECT: SE 2007-SP-022; Trustees of the Sydenstricker United Methodist Church & T-Mobile Northeast
Land Identification Map: 89-3-((1))-14, 15

This department has reviewed the special exception plat revised through April 8, 2008. We have the following comments.

- The parking/turnaround spot provided along the proposed gravel driveway should be moved closer to the telecommunications compound so as to preclude maintenance vehicles from reversing out onto Hooes Road.
- A loading pad should be installed at the existing bus stop location on the southwest corner of the site.
- VDOT has requested that a CG-11 entrance be installed at the driveway entrance. Such an improvement will need to be addressed by the applicant at site plan approval.

AKR/MEC

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

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.

9-304 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.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-104 Standards for all Category 1 Uses

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

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



SPECIAL EXCEPTIONS

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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