



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 22, 2008

Edward L. Donohue
Donohue & Blue, PLC
801 N. Fairfax Street, Suite 209
Alexandria, Virginia 22314

Re: Special Exception Amendment Application SEA 80-L-127-03

Dear Mr. Donohue:

At a regular meeting of the Board of Supervisors held on October 20, 2008, the Board approved Special Exception Amendment Application SEA 80-L-127-03 in the name of Nextel Communications of the Mid-Atlantic, Inc./Franconia Volunteer Fire Department Incorporated. The subject property is located at 6304 Beulah Street on approximately 2.76 acres of land zoned R-3 and HC in the Lee District [Tax Map 81-3 ((5)) 20 and 20A]. The Board's action amends Special Exception Application SE 80-L-127, previously approved for a public benefit association to permit a telecommunications facility and associated modifications to site design pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with Special Exception Amendment (SEA) Plat entitled "Sprint Together with Nextel; Frontier; VA2957-C/WA73XC173"; prepared by BC Architects, Engineers, dated May 28, 2008, and the approved Special Exception Plat entitled "Franconia Volunteer Fire Department, Lot 21 and A Portion of Lot 20 & 20A, Section 2, Franconia Hills" and prepared by Springfield Engineering Corporation, P.C. which is dated April 1994, 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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. Significant trees on Lot 20A shall be retained, and incorporated into the landscape plan for the site, as practical, subject to the review and approval of the Urban Forest Management Division, Department of Public Works & Environmental Services (UFMD, DPWES).*
5. On-site testing of noise generating equipment shall not be permitted.*
6. In conjunction with the Virginia Department of Transportation (VDOT) Project #0613-029-309, C501, dedication of right-of-way, up to a maximum of fifteen (15) feet along the site's Beulah street frontage, shall be provided upon demand by VDOT or Fairfax County, whichever first occurs. Ancillary easements shall also be provided. *
7. If the existing four (4) foot wide sidewalk along the site's Beulah street frontage is not placed within the right-of-way after dedication, a public access easement shall be provided. *
8. The project shall conform to National Electric and Safety Code Standards and the regulations of the Federal Communications Commission with respect to electromagnetic radiation.
9. The telecommunications tower shall be designed as a tree-pole in substantial conformance with the elevation shown on Sheet 5 (A-2) of the SEA Plat. The maximum height of the telecommunications tower shall not exceed 107 feet in height inclusive of all antennas and other appurtenances.
10. The total number of antennae panels shall be limited to a maximum of forty (40). The size, location and configuration of the antennas shall be in substantial conformance with the elevation depicted on the SEA Plat. Minor modifications to the antennas may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. Additional antennae may be installed or the types of antennas may be substituted provided that any additional or substitute antenna does not exceed the maximum height and maximum number limitations of these conditions.
11. The equipment compound area may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary and/or required for the operation of the telecommunications facility. Equipment shelters/cabinets shall have a maximum height of ten (10) feet and shall be located within a 1,750 SF telecommunications compound area as shown on the SEA Plat.
12. The equipment compound for the telecommunications facility shall be enclosed by an 8-foot high board-on-board wood fence.

13. The tree monopole shall not be lighted or illuminated unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County. A steady marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for the flight safety of police and emergency helicopters.
14. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.
15. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
16. Should the need arise to alter the telecommunication tree-pole from that shown on the SEA Plat, the applicant shall submit engineering and structural data to DPWES and the Department of Planning and Zoning (DPZ) affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code and are in substantial conformance with the SEA Plat.
17. Any component(s) of the telecommunications facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.
18. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Department (UFMD), DPWES. The existing trees and landscaping shall be provided and maintained along all lots lines as shown on the SEA Plat, subject to the review and approval of UFMD, DPWES. Any dead or dying plantings shall be replaced as approved by UFMD, DPWES.
19. Available space on the telecommunications tree-pole and within the equipment compound area shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.
20. In order to ensure conformance with applicable safety standards, the Fairfax County Department of Information Technology (DIT) shall have the option to conduct monitoring of radiation emissions as deemed necessary. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted

standards and agreements and to reduce radiation emissions to the applicable standards.

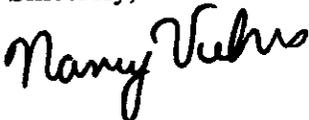
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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

The Board also:

- Waived the transitional screening requirements along the northern and eastern property lines.
- Waived the barrier requirement along the eastern property line.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Gerald E. Connolly
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
José Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Mooreland, Chief Capital Projects Sections, Dept. of Transportation

NOV 05 2008



COUNTY OF FAIRFAX Zoning Evaluation Division
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 80-1-127-03
 RECEIVED
 Department of Planning & Zoning
 MAY 03 2007
 Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Nextel Communications of the Mid-Atlantic, Inc./Franconia Volunteer Fire Dept Inc.	
	MAILING ADDRESS 7085 Samuel Morse Dr. Suite 100, Columbia, MD 21046	
	PHONE HOME ()	WORK (410) 953-7400
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 6304 Beulah Street, Alexandria, VA 22310	
	TAX MAP NO. 0813-05-0020, 20A	SIZE (ACRES/SQ FT) .32 acres 2.76 acres <i>cc/</i> <i>5-16-07</i>
	ZONING DISTRICT R-3/HC Overlay	MAGISTERIAL DISTRICT Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-101	
	PROPOSED USE 120 ft monopole communication facility with 11' 8 1/2" x 20' 21/2" equipment shelter enclosed in a 50' x 22' compound	
AGENT/CONTACT INFORMATION	NAME Edward Donohue/Catherine Blue-Donohue & Blue	
	MAILING ADDRESS 801 N. Fairfax Street, Suite 209, Alexandria, VA 22314	
	PHONE HOME ()	WORK (703) 649-1123x104
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p><u>Catherine Blue</u> TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p><u>Edward Donohue & Catherine Blue</u> SIGNATURE OF APPLICANT/AGENT</p> <p>SEA 2007-0045</p>		

DO NOT WRITE IN THIS SPACE

Date Application accepted: 5-16-07 *Virginia Ruffner*
 Application Fee Paid: \$5,295.00