APPLICATION ACCEPTED: March 27, 2009
BOARD OF ZONING APPEALS: July 28, 2009
(Moved at Applicant's Request)
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 8, 2009

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 67-S-519-3
(In association with SEA 2005-SP-033)

SPRINGFIELD DISTRICT

APPLICANT/OWNER:	Village West, Inc. / Washington D.C. SMSA Limited Partnership d/b/a Verizon Wireless
STREET ADDRESS:	7008 Elkton Drive
TAX MAP REFERENCE:	89-4 ((5)) A
LOT SIZE:	2.59 acres
F.A.R.:	0.023
ZONING DISTRICT:	R-2
ZONING ORDINANCE PROVISIONS:	3-203
PLAN MAP:	Residential, 1-2 du/ac
SPECIAL PERMIT PROPOSAL:	Amend previously approved Special Permit for a community pool to permit additions to an existing telecommunications facility, with no increase in height

STAFF RECOMMENDATION:

Staff recommends approval of SPA 67-S-519-3, subject to the development conditions contained in Appendix 2.

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

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**

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

APPLICATION ACCEPTED: March 27, 2009
PLANNING COMMISSION: July 23, 2009
BOARD OF SUPERVISORS: August 3, 2009 @ 3:30 pm

County of Fairfax, Virginia

July 8, 2009

STAFF REPORT

APPLICATION SEA 2005-SP-033
(In association with SPA 67-S-519-3)

SPRINGFIELD DISTRICT

APPLICANT:	Washington DC SMSA Ltd. Partnership d/b/a Verizon Wireless
PRESENT ZONING:	R-2
PARCEL(S):	89-4 ((5)) A
ACREAGE:	2.59 acres
FAR/DENSITY:	0.023
PLAN MAP:	Residential, 1-2 du/ac
PROPOSAL:	Amend SE 2005-SP-033, previously approved for a telecommunications facility consisting of a 120 foot tall, candelabra-style monopole with three carriers, to permit an additional carrier with no increase in height.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2005-SP-033, subject to development conditions consistent with those found in Appendix 1 of this report.

Staff recommends approval of a reaffirmation of the previously approved modification of transitional screening, in favor of existing screening, as shown on the SE Plat.

Tracy Strunk

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

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

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

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

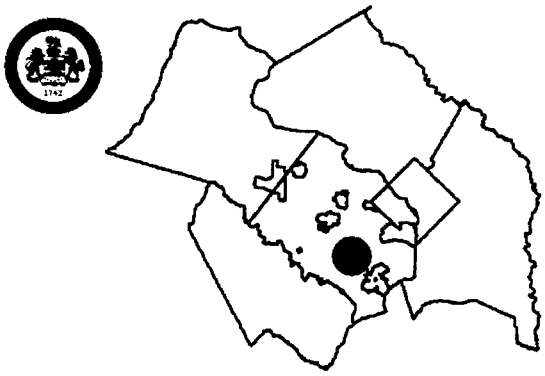
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\tswagl\Village West SEA 2005-SP-033 SPA 519\Staff Report_SE Cover SEA 2005-SP-033.doc

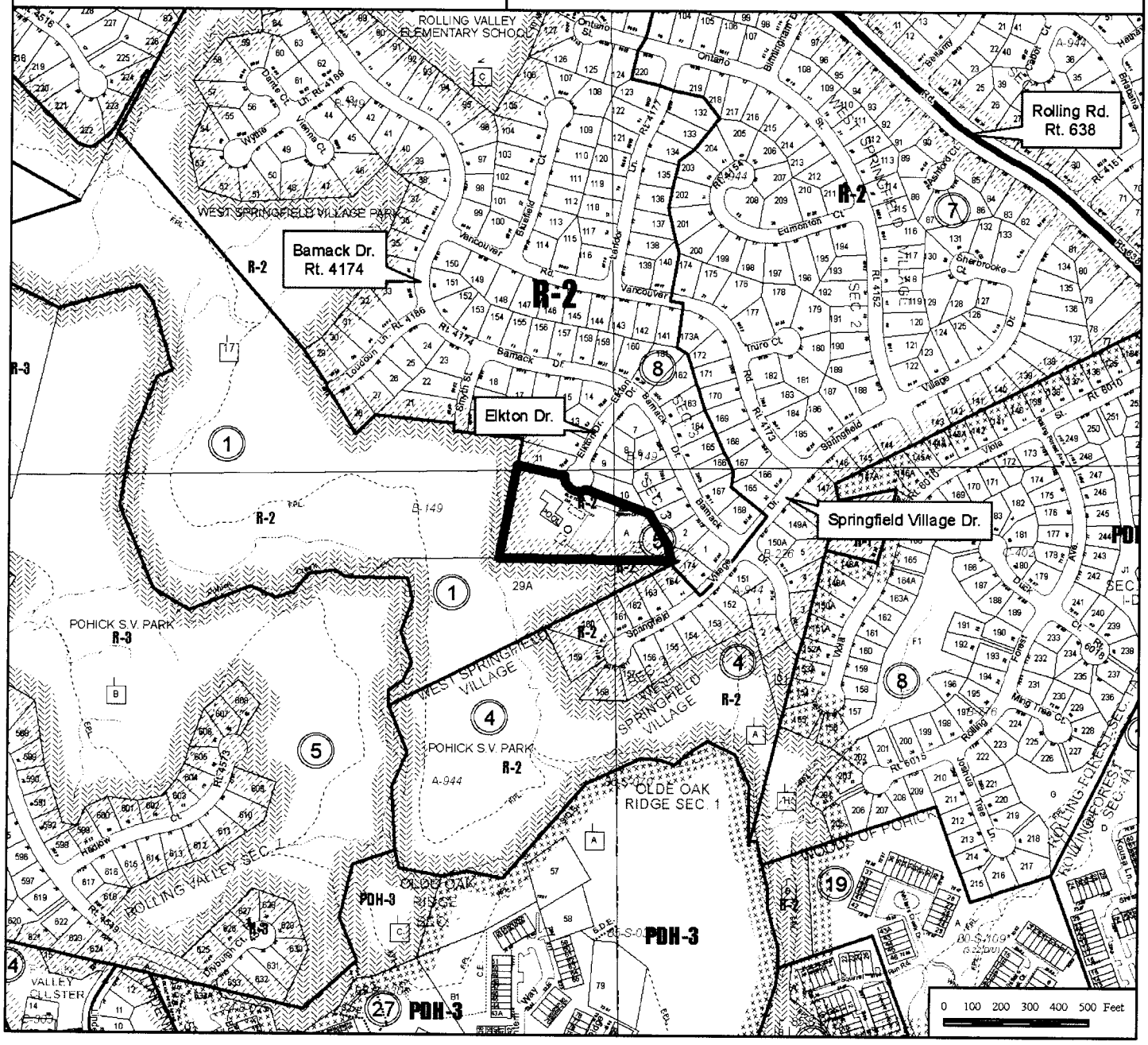
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 67-S -519-03

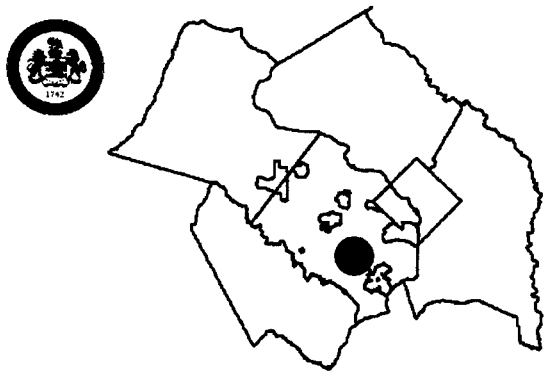


Applicant:	VILLAGE WEST, INC. / WASHINGTON D. C. SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
Accepted:	03/27/2009
Proposed:	AMEND SP 67-5-519 PREVIOUSLY APPROVED FOR COMMUNITY SWIMMING POOL TO PERMIT SITE MODIFICATIONS
Area:	2.59 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:	03-0203
Art 8 Group and Use:	4-02
Located:	7008 ELKTON DRIVE
Zoning:	R- 2
Overlay Dist:	
Map Ref Num:	089-4- /05/ / A

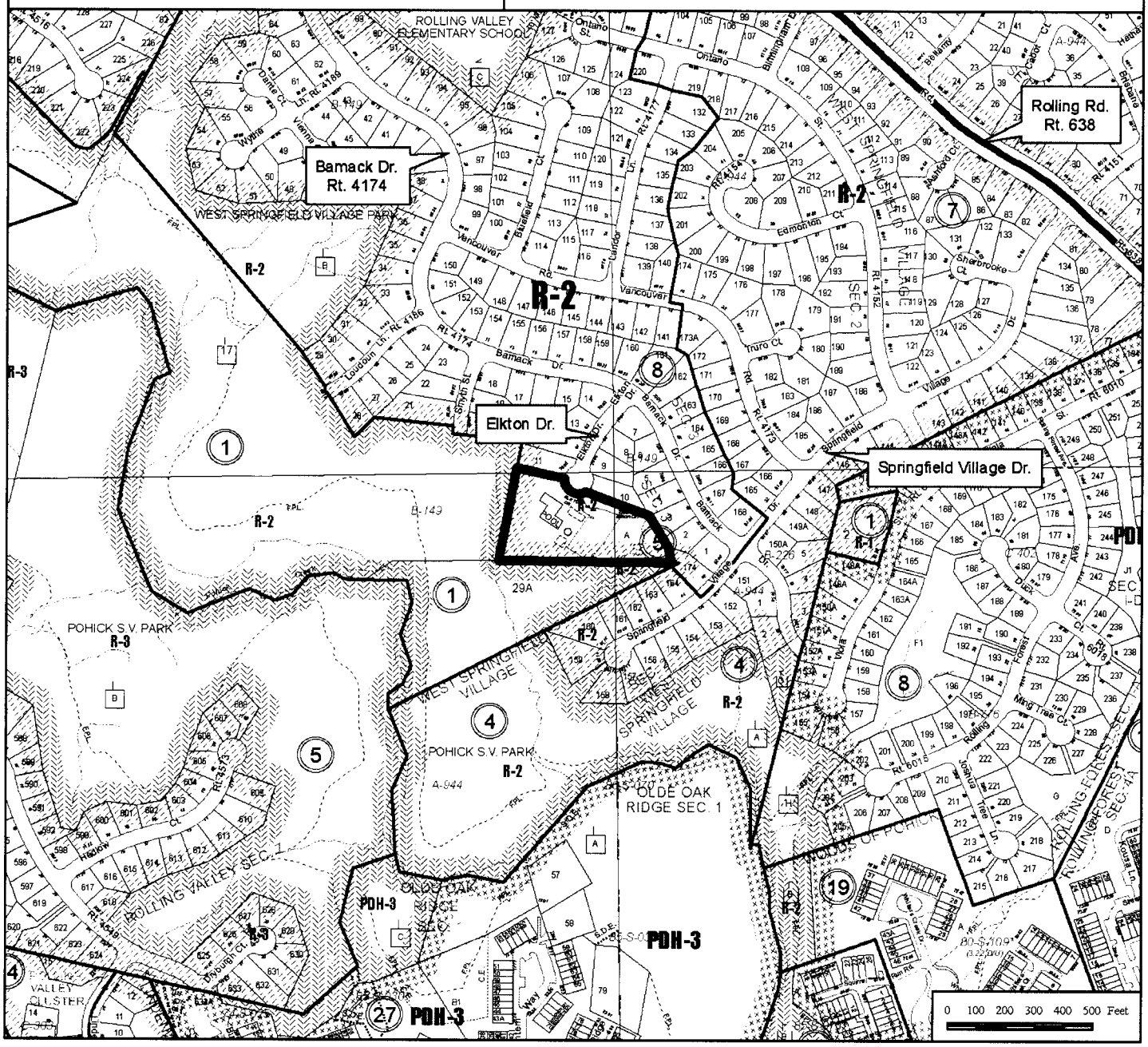


Special Exception Amendment

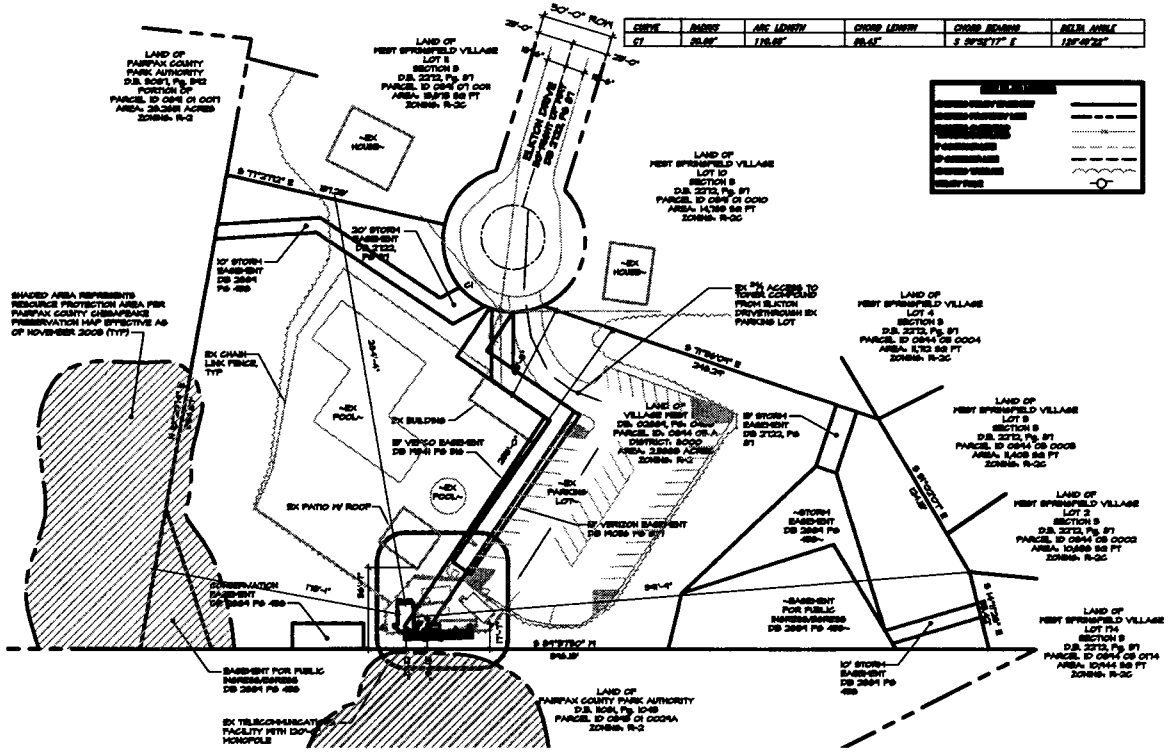
SEA 2005-SP-033



Applicant:	WASHINGTON DC SMSA LTD PARTNERSHIP D/B/A VERIZON WIRELESS
Accepted:	03/27/2009
Proposed:	AMEND SE 2005-SP-033 PREVIOUSLY APPROVED FOR TELECOMMUNICATIONS FACILITY TO PERMIT SITE MODIFICATIONS
Area:	2.59 AC OF LAND; DISTRICT - SPRINGFIELD
Zoning Dist Sect:	03-0204
Art 9 Group and Use:	1-08
Located:	7008 ELKTON DRIVE
Zoning:	R- 2
Plan Area:	3,
Overlay Dist:	
Map Ref Num:	089-4- /05/ / A



COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023938
PROFESSIONAL ENGINEER
11/2/07



SITE PLAN
SCALE: 1" = 40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	116.65'	89.43'	S 29°36'17" E	133°42'24"

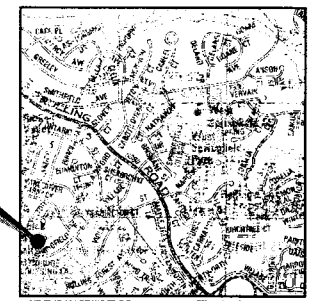
EXISTING TOWER SETBACKS	
FRONT	250'±
SIDE (LEFT)	150'±
SIDE (RIGHT)	150'±
REAR	250'±
PROPERTY BOUNDARY	250'±

PROPOSED SHELTER SETBACKS	
FRONT	250'±
SIDE (LEFT)	150'±
SIDE (RIGHT)	150'±
REAR	250'±
PROPERTY BOUNDARY	250'±

LEASE AREA LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 77°37'01" E	10.00'
L2	S 12°22'59" W	10.00'
L3	N 77°37'01" W	10.00'
L4	N 12°22'59" E	10.00'
L5	S 77°37'01" E	10.00'
L6	S 12°22'59" W	10.00'
L7	N 77°37'01" W	10.00'
L8	N 12°22'59" E	10.00'

OFF-STREET PARKING TABULATION				
USES	FUNCTION	FAIRFAX CODE OFF-STREET PARKING REQUIREMENTS	REQUIRED NUMBER	NUMBER EXISTING
TELECOMMUNICATIONS FACILITY	1 TRIP PER MONTH	N/A	2	2
CLUBHOUSE	EMPLOYEES	1 PER	4	4
COMMUNITY POOL			6	6
COMMUNITY POOL (MAX USE 297 PERSONS)	0.02 X 0.02	1 PER 7 POOL MAX	84	84
TOTAL NUMBER			92	92

Know what's below. Call before you dig.



VICINITY MAP
SCALE: 1" = 1000'

1. APPLICANT:
APPLICANT'S ATTORNEY:
2. PROPERTY OWNER:
3. SITE DATA:
4. ZONING: R-2
5. TOPOGRAPHIC AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A SITE SURVEY BY DEN DESIGN GROUP, DEL REPUBLIC DATE.
6. TOTAL DISTURBED AREA = 2000 SF
7. THE PROPOSED FACILITY WILL CONSIST OF ONE (1) MONOPOLE OF LESS THAN 200' AND A 12'x30' (360 SF) EQUIPMENT SHELTER WITHIN A FENCED COMPOUND. THERE ARE NO ANTENNAS PROPOSED AT THIS TIME. THE FACILITY SHALL BE DESIGNED AS AN ENGINEERED SELF-SUPPORTING MONOPOLE WITH A FALL ZONE AT THE ELEVATION OF TOP OF THE FOUNDATION OF VERIZON WIRELESS' TELECOMMUNICATIONS.
8. THE STRUCTURES WILL NOT OBSTRUCT LIGHTS OR OTHER DEVICES REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY REASONS.
9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A STRUCTURAL ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE WIND LOAD REQUIREMENTS OF THE VIRGINIA USBC AT THE TIME OF BUILDING PERMIT SUBMISSION.
10. IF THE ANTENNA ARE NO LONGER NEED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE APPLICANT OR OWNER OF RECORD OF SUCH ANTENNAS.
11. NO POWER OR SANITARY SEWERS ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
12. THE STORMWATER MANAGEMENT REQUIREMENT IS IN ACCORDANCE WITH LETTER TO THE SUBMITTED 03-0 PUR 0005 FROM THE DEPARTMENT OF STORMWATER MANAGEMENT AND INCREASE IN IMPERVIOUS AREAS.
13. THE CHESAPEAKE BAY PRESERVATION ORDINANCE IS NOT FOR CENTER OR POINT. SHEET FOR LESS THAN 2500 SF OF LAND DISTURBANCE.
14. THE EXTERIOR OF THE SHELTER SHALL BE A PAINTED STONE FINISH.
15. TOPOGRAPHIC SURVEY FOR ASSET PURPOSES. CONTOUR SITE PERFORMED SHOWN FOR FIELD SURVEY BY DEN DESIGN GROUP, DEL REPUBLIC DATE.
16. THIS PLAN PREPARED SUBJECT TO THE SUBMITTAL OF A FINAL SURVEY. PLAN IS SUBJECT TO SUBDIVISION AND DEDICATION OF EASEMENTS.
17. ALL DETAILS SHOWN ARE TYPICAL AND FOR REFERENCE ONLY. FOR ACTUAL DETAILS SEE CONSTRUCTION DRAWINGS.
18. GENERAL ARCHITECTURE TO BE PERFORMED BY OTHERS AT CLIENT ARRIVAL ANDERS PROMOTION PRIOR TO COMMENCEMENT OF ANY WORK.
19. THE ADVANCED FOUNDATION SHALL BE DESIGNED FOR DIFFERENT SOILS OVER 40 YEARS FOR STATE OF VIRGINIA CONDITIONS. THE FINAL FOUNDATION DESIGN SHALL BE PERFORMED BY A STRUCTURAL ENGINEER. THE PROPOSED FACILITY IS NOT FOR HUMAN OCCUPANCY AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
20. THE PROPOSED IMPROVEMENTS ON LESS, ANDERS AND RELATED HOSTING SERVICES DO NOT INCLUDE THERE IS TOTAL HOSTING.
21. FOR SITE:
A PAVED ACCESS SHALL EXIST AT GRADE AT TIME AND AT DEPTH
THE FINAL SURFACE SHALL BE PAVED WITH ASPHALT OR CONCRETE.
22. THERE ARE NO SIGNS OTHER THAN SIGNAL ANDERS VISIBLE ON THE PROPERTY.
23. PROPOSED SITE AREA LIES WITHIN THE AREA DESIGNATED "RESOURCE PROTECTION AREA." THIS SITE SHALL NOT LIE WITHIN THE RESOURCE PROTECTION AREA AS SHOWN ON THE OVERLAY DISTRICT.
24. PARKING IS ADEQUATE. SEE OFF-STREET PARKING TABULATION ABOVE
25. THERE ARE NO WELLS OR SEPTIC FIELDS ON THIS PARCEL.
26. THERE ARE NO LICENSED PERSONNEL ASSIGNED TO THIS FACILITY. ANY PERSONNEL FROM VERIZON WIRELESS LEASING AREA WILL HAVE PROPER SAFETY TRAINING.
27. NO SEWER/WATER SERVICE ON THE SITE. THE PROPERTY IS CONNECTED TO THE FAIRFAX COUNTY WATER AND SEWER LINES.
28. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THE PROPOSED INSTALLATION DO NOT REQUIRE WATER OR SEWER SERVICE.
29. THE EXISTING EMPOWERED FENCE AS SHOWN WILL ADEQUATELY SECURE THIS FOR PUBLIC SAFETY.

GENERAL NOTES

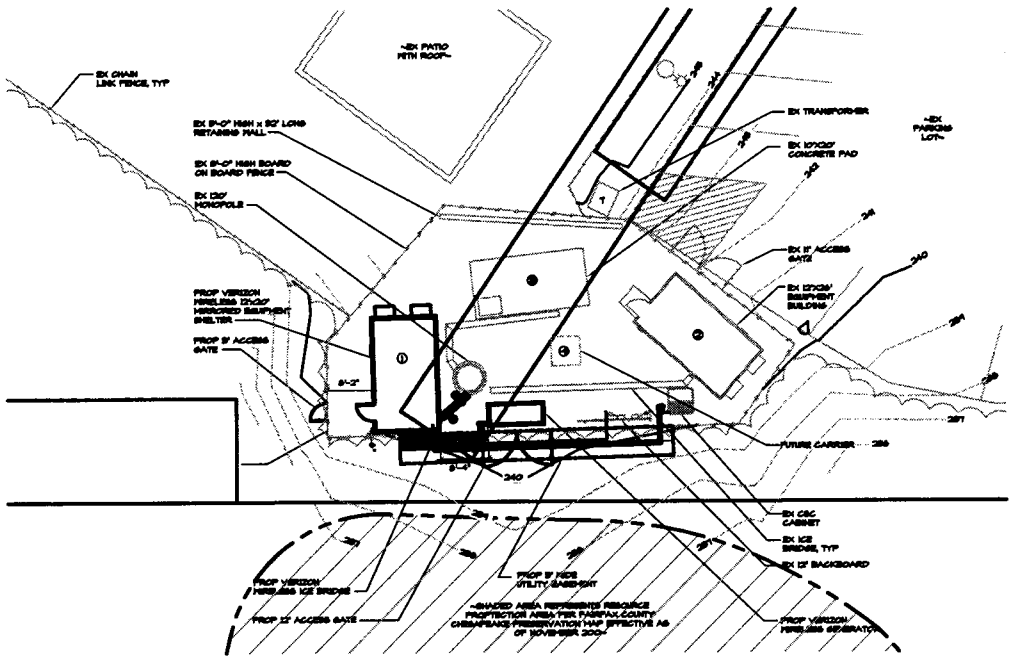
1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" ONE (1) WORK PRIOR TO DIGGING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL ASCERTAIN LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE AT NO ADDITIONAL COST TO THE OWNER. LOCATIONS OF UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY FOR THE EXACT LOCATION OF THEIR UTILITIES BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO UTILITIES RESULTING FROM THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT ARE AFFECTED BY THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTACT "MISS UTILITY" OF VIRGINIA AT 811 OR 1-800-552-7001 FOR UTILITY LOCATIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING OF ALL CHARGES AND FEES REQUIRED BY THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR CONSTRUCTION OR DEMOLITION.
6. EXISTING STRUCTURES AND OTHER SURFACES DESIGNED TO DEMOLITION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. PROVISIONS FOR DISPOSAL OF DEBRIS BY THE CONTRACTOR.

MRA
DENNIS A. RITCHIE ASSOCIATES, INC.

Verizon wireless
SPRINGFIELD, VIRGINIA 22152
FAIRE MOTTE ROAD
SPRINGFIELD COMMONS

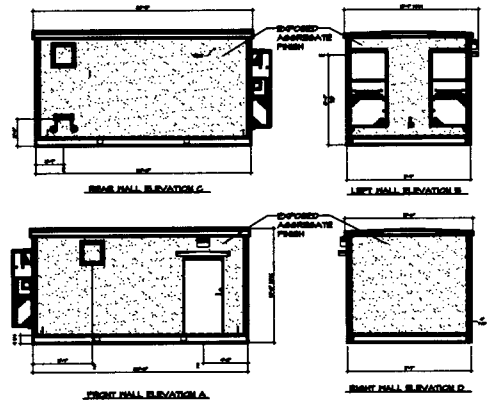
REVISIONS		

LEE DRL:
PROJECT NO: 0081.05
DATE: OCT 10, 2007
SCALE: AS NOTED
TITLE: Site Plan
SHEET: C-1



ENLARGED COMPOUND LAYOUT

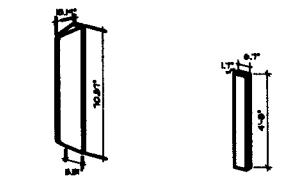
SCALE: 1" = 10'



TYP. VERIZON WIRELESS SHELTER ELEVATIONS

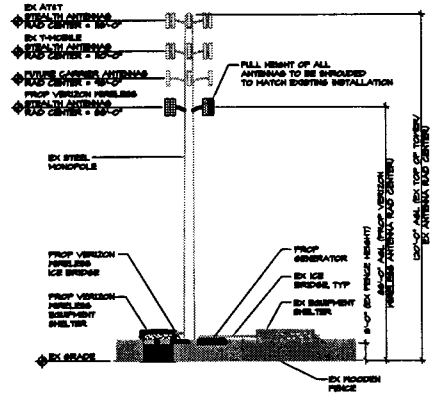
DIMENSIONS SHOWN ARE FOR REFERENCE ONLY.

PROVIDER	ANTENNA HEIGHT	ANTENNA RAD CENTER	STRUCTURE TYPE	LEASE AREA	STRUCTURE HEIGHT
1. VERIZON WIRELESS	120'-0" MAX	110'-0" AGL	MONOPOLE	300 SQ. FT.	120'-0"
2. AT&T	120'-0" MAX	110'-0" AGL	MONOPOLE	300 SQ. FT.	120'-0"
3. T-MOBILE	120'-0" MAX	110'-0" AGL	MONOPOLE	300 SQ. FT.	120'-0"
4. FUTURE CARRIER		110'-0" AGL	MONOPOLE	TBD	120'-0"



VERIZON WIRELESS ANTENNA DETAILS

NOT TO SCALE



TOWER ELEVATION

NOT TO SCALE

COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023938
5/12/06
PROFESSIONAL ENGINEER

811 Know what's below. Call before you dig.

MRA

MOBILE RADIO ASSOCIATES, INC.

verizon wireless

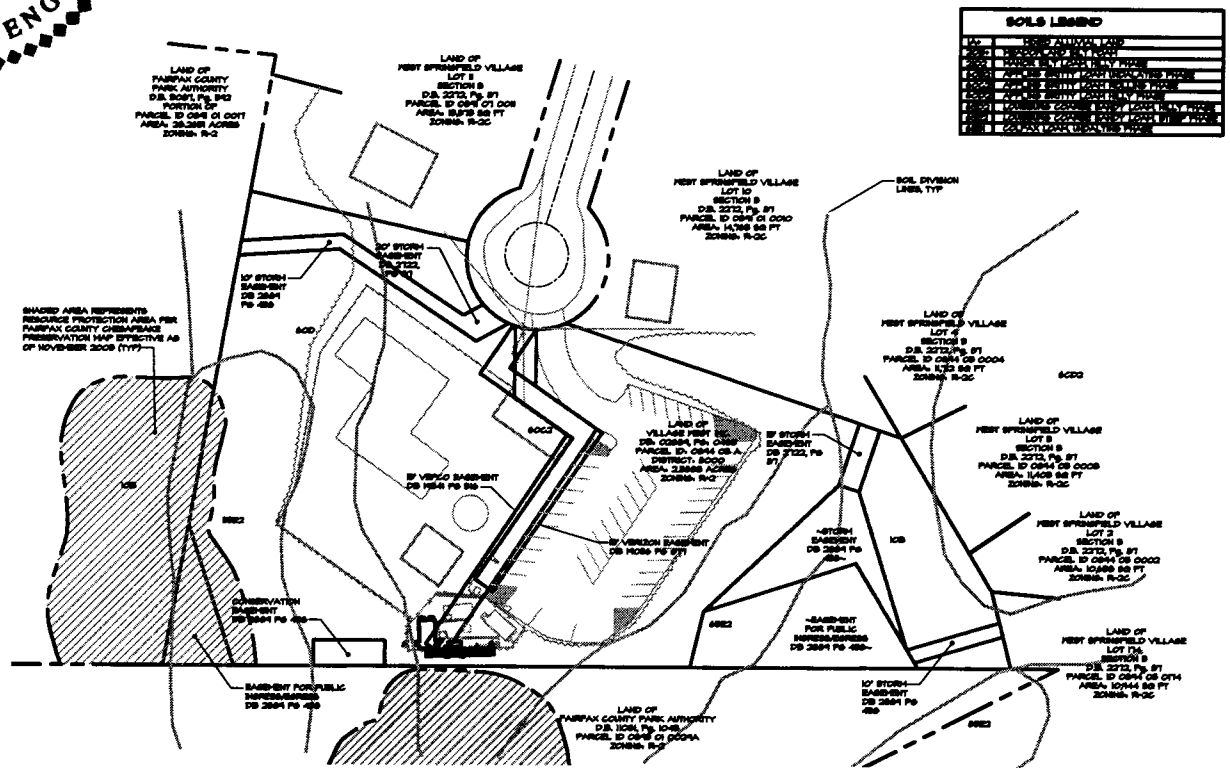
BANKING CROSSINGS
10701 BANKING CROSSINGS BLVD
SPRINGFIELD, VIRGINIA 22150

LAST REV:
PROJECT NO: VAS140
DATE: SEPT 19, 2007
SCALE: AS NOTED

TITLE:
Site Details

SHEET:
C-2

COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023938
4/12/09
PROFESSIONAL ENGINEER



SOILS MAP
SCALE: 1" = 40'

811
Know what's below.
Call before you dig.

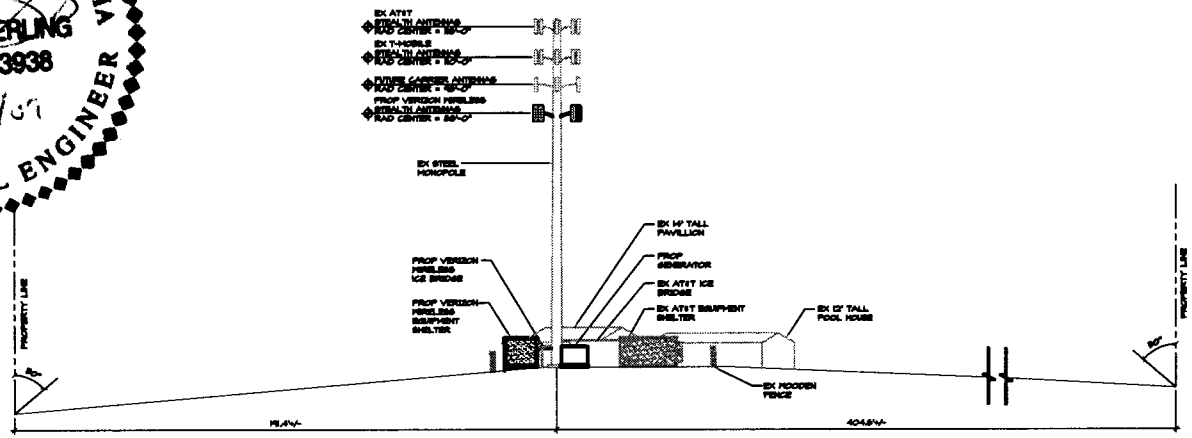
MRA
MORRIS & RITCHIE ASSOCIATES, INC.

verizon wireless
BARKERS CROSSROADS
1005 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22153

Soils Map

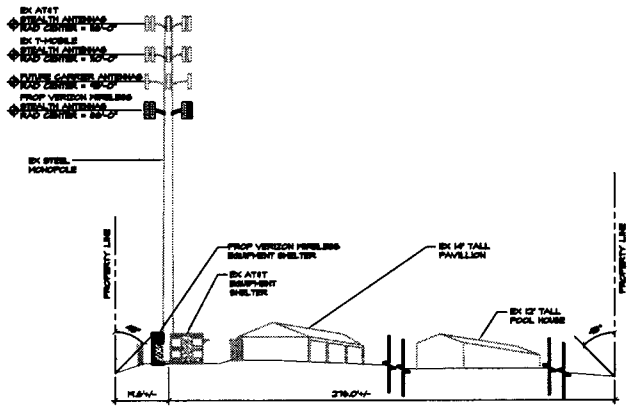
C-3

COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023938
5/12/07
PROFESSIONAL ENGINEER



FRONT ANGLE OF BULK PLANE

SCALE: 1" = 20'



SIDE ANGLE OF BULK PLANE

SCALE: 1" = 20'

811
Know what's below.
Call before you dig.

MRA

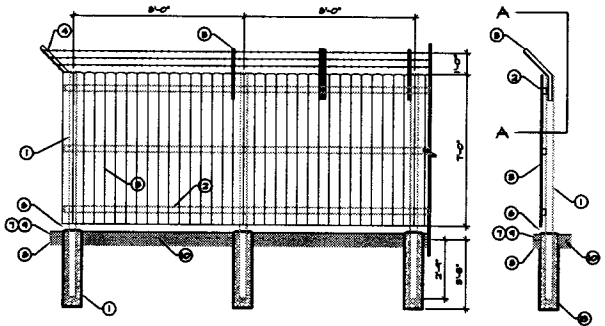
verizon wireless

BARKERS CROSSROADS
TOWER MODIFICATION
SPRINGFIELD, VIRGINIA 22153

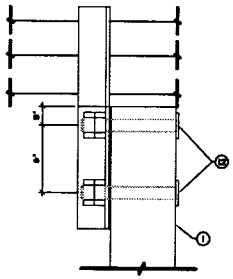
PROJECT ID: VW5.49
DATE: OCT 10, 2007
SCALE: AS NOTED

Bulk Plane Elevations

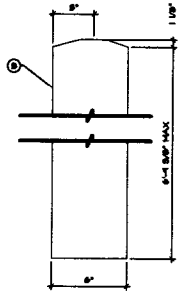
SHEET
C-4



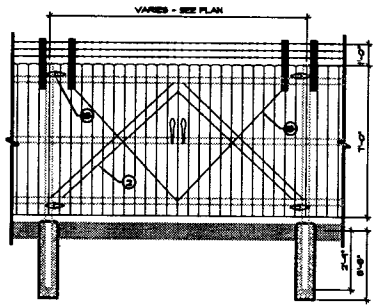
COMPOUND FENCE DETAIL
SCALE: NTS



SECTION A-A
SCALE: NTS



FENCE BOARD DETAIL
SCALE: NTS



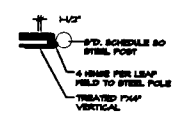
GATE DETAIL
SCALE: NTS

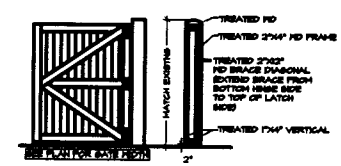
GENERAL NOTES

1. INSTALL FENCING PER ASTM F-567.
2. PRE-MANUFACTURED FENCE PANELS ARE UNACCEPTABLE.
3. USE GALVANIZED (OR BETTER) NUTS, BOLTS AND WASHERS TO MOUNT ALL SIGNS (SECURED THROUGH FENCE BOARDS)
4. ANY SIGNAGE SHALL BE INSTALLED INSIDE THE FENCE. SIGNAGE OUTSIDE THE FENCE IS PROHIBITED.
5. WHEN INSTALLING FENCING AROUND PROPOSED SERVICE STAND, MAINTAIN A MINIMUM CLEARANCE OF 5' FROM THE FACE OF ANY EQUIPMENT INSTALLED ON THE SERVICE STAND ON ALL SIDES.
6. WHEN INSTALLING FENCING AROUND PROPOSED CABINETS, MAINTAIN A MINIMUM CLEARANCE OF 5' FROM THE FACE OF ANY ELECTRICAL EQUIPMENT INSTALLED ON THE EXTERIOR OF THE PAD.

REFERENCE NOTES

1. CORNER, END OR LINE POST: 4"x4" TREATED LUMBER SPACING FOR LINE POSTS IS 8'-0" -C TO -C MAX.
2. TOP, BOTTOM, AND MIDDLE RAIL & BRACE RAIL, 2"x4" TREATED LUMBER (8 REQUIRED)
3. 1" (NORMAL) x6"x6'-4 ⅝" (MAX.) POINTED FENCE BOARDS. CEDAR PREFERRED. #1 TREATED ACCEPTABLE.
4. BARBED WIRE: DOUBLE STRAND 12-1/2"O.D. 4PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
5. BARBED WIRE OUTRIGGER EXTENSION ARM. SEE SECTION A-A, THIS SHEET.
6. ⅝" MAXIMUM CLEARANCE FROM GRADE.
7. 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
8. 4" COMPACTED #25 BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
9. FINISHED GRADE SHALL BE UNIFORM AND LEVEL.
10. GEOTEXTILE FABRIC.
11. POST: CONCRETE FOUNDATION (3000PSI)
12. ⅝" DIA BOLT W/ 2 NUTS AND WASHER.
13. GATE HARDWARE. MANUFACTURER NOT SPECIFIED AT THIS TIME.
14. HEAVY DUTY/ INDUSTRIAL GRADE DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION. TYPICAL BOTH.
15. HEAVY DUTY TENSION CABLES ON GATE.





BOARD ON BOARD GATE DETAIL
N.T.S.

COMMONWEALTH OF VIRGINIA
BRIAN E. SIVERLING
Lic. No. 023938
6/12/07
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811
Know what's below.
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MRA
MORRIS & RITCHIE ASSOCIATES, INC.

verizon wireless
BARKERS CROSSROADS
7008 ELKTON DRIVE
SPRINGFIELD, VIRGINIA 22150

LAST REV.:
PROJECT NO.: [illegible]
DATE: OCT 10, 2007
SCALE: AS NOTED
TITLE:
Fence Details
SHEET:
C-5

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

DESCRIPTION OF THE APPLICATION

These two associated applications seek to amend SE 2005-SP-033 and SP 67-S-519, previously approved for a telecommunications facility consisting of a 120 foot tall, candelabra-style monopole with three carrier locations and a community pool (respectively) to permit an additional carrier to be co-located on the existing pole, with no increase in height.

The approved pole has two existing carriers, with antenna located at 118 feet and 110 feet. A third carrier location is approved at 98 feet, and negotiations are underway to install a carrier at that height. These applications propose to co-locate a fourth carrier, Verizon Wireless, at a new location on the pole, 88 feet. No additional height is proposed for the pole, and the equipment for all four carriers can be accommodated in the existing fenced enclosure. The new proposed carrier is subject to Feature Shown approval; application FS S07-67 is being delivered to the Planning Commission for review under separate cover.

No changes are proposed to the pool facilities.

The applicant requests that previously approved modifications of the transitional screening requirements, to allow the existing vegetation, as shown on the SE/SP Plat, be reaffirmed.

The applicant's Statement of Justification can be found in Appendix 4.

LOCATION AND CHARACTER

The subject property is located at the west terminus of Elkton Drive, a cul-de-sac in the West Springfield Village Subdivision, to the south of Rolling Road. The property is roughly triangular in shape, and is surrounded by properties zoned R-1. This 2.59 acre site contains heavy and mature vegetation surrounding an existing community pool. The telecommunications facility is located at the southern edge of the site, and consists of a 120 foot tall, candelabra-style pole and a fenced equipment compound.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North / Northeast	Single Family Residential (West Springfield Village)	R-2, cluster	Residential, 1-2 du/ac
West and South	Stream Valley Park	R-2	Public Parks

BACKGROUND

On February 14, 1967, the Board of Zoning Appeals (BZA) approved special permit application S-519-67 to permit the establishment of a recreation facility.

On June 5, 1984, the BZA approved special permit amendment application SPA 67-S-519 to permit the construction of a picnic pavilion.

On June 5, 2006, the Board of Supervisors approved SE 2005-SP-033, to permit the addition of a 120 foot tall candelabra-style monopole with locations for three carriers. In an associated application, the BZA approved SPA 67-S-519-2 on May 23, 2006, to permit the installation of the monopole on the pool property. No changes were proposed to the pool facilities. See Appendix 4 for currently applicable plans and conditions.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning District: Pohick Planning District

Planning Sector: P2 Main Branch Community Planning Sector

Plan Map: Residential, 1-2 du/ac

Relevant Plan text can be found in Appendix 5; there is no site specific text for the subject property.

ANALYSIS

Special Exception Amendment Plat / Special Permit Amendment Plat (SEA/SPA Plat)
copy included at the front of this report

Title of SEA/SPA Plat:	Verizon Wireless – Barkers Crossroads
Prepared By:	Morris & Ritchie Associates, Inc.
Original and Revision Dates:	October 10, 2007 as revised through June 1, 2009

The SEA/SPA Plat consists of five sheets.

- **Sheet 1** includes a vicinity map and general notes, and the layout of the entire site, showing the following:

  The 2.59 acre site contains heavy and mature vegetation along its eastern and western edges; the pool facilities, consisting of a one-story, 2,640 square foot

building, a picnic pavilion (approximately 650 square feet in area) a pool and baby pool, and a parking lot, are located in the center of the site. The telecommunications facility is located at the southern edge of the site, and consists of a 120 foot tall, candelabra-style pole and a fenced equipment compound. No changes are proposed to the layout of the site, other than an additional equipment cabinet inside the existing fenced telecompound.

- **Sheet 2** shows an enlargement of the telecommunications compound, an elevation of the pole, and equipment shed details.
- **Sheet 3** shows the soils map of the site.
- **Sheet 4** shows cross-sections of the site, showing all buildings, and includes an angle of bulk plane illustrations.
- **Sheet 5** shows fence details for the telecompound.

Land Use/Environmental Analysis (Department of Planning and Zoning)
Transportation Analysis (Fairfax County Department of Transportation)
Urban Forestry and Stormwater Analyses (Department of Public Works and Environmental Services)

Due to the nature of this application, a review of this application by the agencies listed above raised no issues. Therefore, the aforementioned departments do not object to the approval of this application.

ZONING ORDINANCE PROVISIONS

Special Exception Requirements (Appendix 6)

General Special Exception Standards (Sect. 9-006)
Standards for All Category 1 Uses (Sect. 9-104)
Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

Special Permit Requirements (Appendix 6)

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

The SE and SP standards listed above, as well as the zoning regulations such as lot size and bulk regulations were reviewed with SE 2005-SP-033 and SPA 67-S-519-2. The previous evaluation of the criteria still applies to this application, as no changes to site layout, use, or pole height are proposed. Staff has reviewed the current application, and believes these standards continue to be met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As previously noted, the applicant proposes to co-locate a fourth carrier on an existing, 120 foot tall candelabra-style monopole. No changes are proposed to the existing pool facilities. The only changes proposed to the telecommunications facility are the addition of the fourth carrier on the existing pole (at a location below the three existing carriers) and an equipment cabinet in the existing fenced telecompound. In staff's opinion, with the adoption of the proposed development conditions, both the proposed Special Exception Amendment and Special Permit Amendment are in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve SEA 2005-SP-033, subject to the proposed development conditions in Appendix 1.

Staff recommends that the Board of Zoning Appeals approve SPA 67-S-519-3, subject to the proposed development conditions in Appendix 2.

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

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

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

APPENDICES

1. Proposed Development Conditions: SEA 2005-SP-033
2. Proposed Development Conditions: SPA 67-S-519-3
3. Affidavits
4. Statement of Justification
5. Previous approvals (SE 2005-SP-033 & SPA 67-S-519-2)
6. Comprehensive Plan Text
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 2005-SP-033

July 8, 2009

If it is the intent of the Board of Supervisors to approve SEA 2005-SP-033, located at 7008 Elkton Drive, Tax Map 89-4 ((5)) A, to permit a telecommunications facility, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions for the subject property. Previously approved conditions 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 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, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Verizon Wireless – Barkers Crossroads," prepared by Morris & Ritchie Associates, Inc., and dated October 10, 2007 as revised through June 1, 2009, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance. *

4. The monopole shall be in substantial conformance with the elevations in the SE Plat, and shall be limited to a maximum height of 120 feet. *

5. The monopole and all associated equipment shelters/cabinets shall be enclosed by and eight foot tall wood fence, as shown on the SEA Plat. The telecommunications compound may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary for the operation of the telecommunications facility. Equipment shelters/cabinets shall have a maximum height of ten feet and shall be located within the 2,250 square foot telecommunications compound as shown on the SEA Plat. *

6. The 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 maker 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. *

7. 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. *

8. The monopole and accessory facility shall be subject to periodic inspections by DPWES. If any additions, changes or modifications are to be made to the monopole or its related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code. In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action shall be taken as deemed necessary and as approved by DPWES and DIT, to comply with the applicable codes and agreements. *

9. Available space on the monopole and for equipment structures 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. *

10. The monopole and related equipment structures shall be dismantled upon the discontinuation of the telecommunications facility on the subject property. *

11. There shall be no outdoor storage of materials, equipment, or vehicles within the telecommunications facility compound. *

12. No signs shall be permitted on the subject property for the advertisement of the telecommunications facility. *

13. Should the need arise to alter the monopole for that shown on the SE Plat, prior to making such alterations, the applicant shall submit engineering and structural data to DPWES affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. *

14. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use. *

15. A copy of the development conditions shall be posted in a conspicuous place on the property of the use and shall be made available to all departments of Fairfax County during the hours of operation of the permitted use. *

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.

PROPOSED DEVELOPMENT CONDITIONS

July 21, 2009

If it is the intent of the Board of Zoning Appeals to approve SPA 67-S-519-3 located on property described as Tax Map 18-3 ((1)) 6 to amend SP 67-S-519 previously approved for a community pool to permit the addition of a co-located telecommunications carrier on an existing pole pursuant to Section 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the BZA condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (conditions carried forward from previous approval marked with an asterisk).

1. This approval is granted to the applicant only, Village West, Inc. / Washington D.C. SMSA Limited Partnership d/b/a Verizon Wireless, and is not transferable without further action of this Board, and is for the location indicated on the application, 7008 Elkton Drive (2.59 acres), and is not transferable to other land. *

2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Morris & Ritchie Associates, Inc., dated October 10, 2007 as revised through June 1, 2009.

3. A copy of this special permit amendment and the Non-Residential Use Permit (Non-RUP) 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 uses. *

4. This special permit amendment 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 permit amendment, shall be in substantial conformance with these conditions and the approved Special Permit Plat. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance. *

5. There shall be fifty-one parking spaces provided on-site. *

6. The barrier requirement shall be modified, provided the existing fences are retained. *

7. The transitional screening requirement may be modified provided that the existing vegetation is retained. *

8. All lighting shall be directed on-site. *

9. The maximum hours of operation shall be 11:30 am to 9:00 pm daily. *

10. After hours parties for the swimming pool shall be governed by the following:

    - Limited to six per season.
    - Limited to Friday, Saturday and pre-holiday evenings.
    - Shall not extend beyond 12:00 midnight.
    - Shall request at least ten days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
    - Request shall be approved for only one such party at a time, and such requests shall be approved only after the successful conclusion of a pervious after hours party. *

These conditions incorporate and supersede all previous conditions. 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 construction has commenced and been diligently prosecuted. Establishment of Phase I shall establish the use as approved pursuant to this special permit amendment. The Board of Zoning Appeals may grant additional time 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 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

I, Frank W. Stearns, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 10413b c

in Application No.(s): SEA 2005-SP-033
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Washington, D. C. SMSA Limited Partnership d/b/a Verizon Wireless Brian A. Stover - Agent	9000 Junction Drive Annapolis Junction, Maryland 20701	Applicant/Lessee for Tax Map No. 89-4 ((5)) A Agent for Applicant/Lessee
Village West Inc.	P. O. Box 2522 Springfield, Virginia 22152	Owner of Tax Map No. 89-4 ((5)) A
Eileen Gallagher John T. Cooley		Former Agent Agent for Owner
Venable LLP	8010 Towers Crescent Drive Suite 300 Vienna, Virginia 22182	Agents/Attorneys
Frank W. Stearns David R. Lasso Kwasi X. Bosompem		Agent/Attorney Agent/Attorney Agent/Urban Planner

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136C

for Application No. (s): SEA 2005-SP-033
(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)
AT Delaware II, LLC
180 Washington Valley Road
Bedminster, NJ 07921

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)
Cellco Partnership (sole member)

(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: JUN 1 8 2009
(enter date affidavit is notarized)

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

104136c

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Mobile Systems, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Mobile Systems of Northern New Jersey, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Personal Communications, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NYNEX PCS, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 18 2009
(enter date affidavit is notarized)

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

104136 c

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Metro Mobile CTS of Charlotte, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Wireless Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 18 2009
(enter date affidavit is notarized)

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

104136c

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Wireless of Ohio Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Consumer Services Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136C

for Application No. (s): SEA 2005 SP-033
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Air Touch PCS Holdings, Inc.
2999 Oak Road
MS-1025
Walnut Creek, CA 94596

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Vodafone Americas, Inc.
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 18 2009
(enter date affidavit is notarized)

104136e

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JV Partnerco, LLC
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

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)
Vodafone Americas, Inc. (sole member)

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136 C

for Application No. (s): SEA 2005-SP-033
(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)
Washington, D. C. SMSA Limited Partnership d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

(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**)
Cellco Partnership - General Partner

AT Delaware II, LLC - Limited Partner
(owns 1% of Washington, D. C. SMSA
Limited Partnership d/b/a Verizon Wireless)

(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 Attachment to Par. 1(c)

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

Cellco Partnership
180 Washington Valley Road
Bedminister, NJ 07921

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

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

NYNEX PCS, Inc.	General Partner
Bell Atlantic Cellular Holdings, L.P.	General Partner
PCSCO Partnership	General Partner
GTE Wireless, Inc.	General Partner
GTE Wireless of Ohio, Inc.	General Partner
GTE Consumer Services, Inc.	General Partner
PCS Nucleus, L.P.	General Partner
JV Partnerco, LLC	General Partner

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

Bell Atlantic Cellular Holdings, L.P.
1095 Avenue of the Americas
New York, NY 10036

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

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

Bell Atlantic Mobile Systems of Northern New Jersey, Inc.	General Partner
Bell Atlantic Personal Communications, Inc.	Limited Partner
Bell Atlantic Mobile Systems, Inc.	Limited Partner

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 18 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

PCSCO Partnership
1095 Avenue of the Americas
New York, NY 10036

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

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

Bell Atlantic Cellular Holdings, L.P.	General Partner
NYNEX PCS, Inc.	General Partner
Metro Mobile CTS of Charlotte, Inc.	General Partner
Bell Atlantic Personal Communications, Inc.	General Partner

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

PCS Nucleus, L.P.
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

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

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

Air Touch PCS Holdings, Inc.	General Partner
Vodafone Americas, Inc.	Limited Partner

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, Virginia 22182

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

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

Adams , David G.
Adducci , Steven A.
Albrecht , Ralph P.
Ames , Robert G.
Anderson , Lars E.
Aragon, Rebecca M.
Atlas , Harry I.
Auberger , Marcia A.
Ayres , Jeffrey P.
Baader , Michael J.
Babayi, Robert
Bailey , Claude E.
Baker , Constance N.
Baldridge , J. Douglas
Barnes, Jeffrey A.
Baskin , Maurice
Bayh , Birch E. Jr.
Beaty , John B.
Beeman , E. Ray
Bechamps, Anne-Therese
Blinken, Sally G.
Block , Joseph G.
Block , Sondra H.
Bolger , Robert J.
Borkowski, George M.
Boyle , Edward Patrick
Braker , Gregory S.
Brandenstein , Henry F. Jr.
Bronstein , John D.
Bruton , Jennifer
Bryan , Sally R.
Buckley , Richard D.
Burdett , James R.
Burnley , James H. IV
Burton, Robert A.
Bushnaq , Darek S.
Callari, Carollynn H.G.
Calvert , Walter R.
Capute , Courtney G.
Christner , Wallace E.
Ciatto , Frank A.
Cirulnick , Arthur E.
Cividanes , Emilio W.
Civiletti , Benjamin R.
Clancy , Patrick L.
Cohen, Rory M.
Colaizzi , Roger A.
Constantine, George E.
Cook , Bryson L.
Cooke , Lawrence H. II
Cooney , John F.
Coston , William D.
Craig, Ashley
Cross , Gregory A.
Cumbie , James E.
Currie, Andrew J.
Curtin , Peter J.
Daley , Henry J.
Davis , Michael C.
Deal , Jill B.
Debolt , Paul A.
Deeley , C. Carey Jr.
DeLong , Stephanie L.
Devaney , William H.
Dolan , William D. III
Donovan , William J.
Dunbar , James A.
Dunn , Jeffrey A.
Dvorak , James P. Jr.
Edlavitch , Susan T.
Elling , Terry L.
Emhoff , Douglas C.
Esty , JoAnna M.
Evans , Edward S. III
Fales , Lisa Jose
Faley , Kevin O.
Farnum, David
Ferrell , Michael J.
Flack, Brian L.
Flyer , Michael R.
Foley, Danielle R.
Foster, Michael D.
France , Thomas W.
Frerichs, Herbert D. Jr.
Frey, Richard J.
Gaarder , Christina L.
Gallagher , Stephen K.
Garfinkel, Michael
Garinther , Geoffrey R.
Garrote , Nora E.
Gately , Caroline Petro
Geis , Robert H. Jr.
Gendron , Andrew
Gesner , Lawrence H.
Gilden, Robin C.
Gill, Gregory M.
Glancz , Ronald R.
Glasgow , Paul T.
Glynn , Edward F. Jr.
Goewey , David W.
Gollin , Michael A.
Gonya , Jeffrey K.
Goodman , Leonard S.
Gottlieb , Robert G.
Gray , James E.
Green, Douglas H.
Grunberg , Nancy R.
Guben , Jan K.
Haddaway , Keith G.
Hailey , Gary D.
Hamel , W. Warren
Hanks , James J. Jr.
Hardway, Kathleen S.
Hardy, John D. Jr.
Harrison , Mark B.
Harrison , Todd A.
Harting, Marta D.
Hauptman , Gregory B.
Heard , C. Stephen Jr.
Hauptman , Gregory B.

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 18 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, Virginia 22182

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

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

Heard , C. Stephen Jr.
Heubeck , David J.
Heyward , Peter E.
Hill , Jon-Jamison
Hill , M. King III
Hobbs , Ann S.
Hoeg , A. Everett III
Hoffman , Kenneth R.
Hoffman , Robert A.
Hommer , J. Scott III
Horn , Todd J.
Horowitz , Philip M.
Howard , John B.
Hughes , Elizabeth R.
Ingis , Stuart P.
Jackson , Linda M.
Jacoby , Aaron
Johnson , Thora A.
Johnson , Treazure R.
Johnston , George W.
Jolly , Bruce O. Jr.
Joyce , Frederick M.
Kaminski , Jeffri A.
Kaplun , Paul T.
Karceski, David
Katz , Lawrence A.
Kaufman , Joshua J.
Kelly , Thomas J. Jr.
Kemp , Paul F.
Kettel, David
Killefer , Campbell
Kinberg , Robert
Kirchanski , Stefan J.
Knowles , Jeffrey D.
Kolkin , Mitchell
Kroupa , Sharon A.
Kurzweil , Jeffrey
Lalle , A. Wayne Jr.
Landry , Brock R.
Larkin, Edwin M.
Leber , Michael A.
Lee, Tony S.
LeMoult , Brendan J.
Lencz , Norman
Levy, David M.
Lewis-Eng , Claudia A.
Lingan , Thomas M.
Lombard , Rebecca Goldsmith
Luftman, Michael B.
Lynyak, Joseph T. III
MacWilliams , Michael B.
Madden , Michael K.
Madden , Thomas J.
Mallon, Colleen M.
Marshall , Stephen E.
McCann , Clifton E.
McCauley , John
McDonald , Douglas B.
McGowan , Patricia
McLaughlin , Matthew T.
Mellott , Christopher R.
Meyer , David C.
Meyer , Lindsay B.
Milliken , John G.
Mirviss , Mitchell Y.
Moore , Jerry A. III
Morton , Charles J. Jr.
Moylan , Daniel P.
Murnane , Matthew T.
Newlon , Jeanne L.
Nifosi , Dana C.
Nordwind , William R.
O'Brien , Andrea I.
O'Connor , Brian J.
O'Neill, John J. Jr.
Olchyk , Samuel
Ossi , Gregory J.
O'Toole , Edmund M.
Parker , Bruce R.
Parvis , Peter P.
Pass , Caryn G.
Pate, Christopher
Pavlick , John J.
Pearson , Rebecca E.
Petruzzelli , Julie A.
Powers , Richard E. Jr.
Price , Andrew D.
Prisbe , John T.
Quinn , Thomas H.
Racine , Karl A.
Radowich , Jeffrey J.
Ramirez , Ted L.
Reno , Russell R. Jr.
Rice , David E.
Richard, Julie
Ritchie, George F.
Roberts , Theodore F.
Robinson , Michael W.
Rodriguez , Maria E.
Rose, Jason
Rose, Jorian L.
Rosenthal , Seth A.
Rothschild , Lowell M.
Rudd , Christopher L.
Sangiamo , Dino S.
Sartori , Michael A.
Satterthwaite , Janet F.
Schatzow , Michael
Schlaff , Barbara E.
Schiffer, Michael D.
Schmelter , Joseph C.
Schwalb , Brian L.
Schwartz, David P.
Sega , A. Christopher
Sergent , Randolph S.
Shea , James L.
Sharpe , Ralph E.
Shelton , Robert A.
Shepherd , Kevin L.
Shepherd , Raymond V. III

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 18 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(enter County-assigned application number (s))

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

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, Virginia 22182

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

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

Smith , David S.
Smith , Edward A.
Smith , Herbert G. II
Smith , Robert G.
Spira, Samuel R.
Starr , Judson W.
Stearns , Frank W.
Steinman , Melissa L.
Strachan , Nell B.
Strain , Paul F.
Strand , Margaret
Stierhoff, John R.
Stuart III, Colbern C.
Sweeney, Mary Rosewin
Tancredi , Lisa B.
Tavares , Lisa A.
Taylor , Ronald W.
Tenenbaum , Jeffrey S.
Thompson , Craig A.
Treanor , Gerard
Troup, James U.
Tucker , Stefan F.
Vecchio , Mark S.
Volner , Ian D.
Volpe , Michael J.
Wagner , Martha Jo
Waldman , Robert L.
Walsh , William L. Jr.
Warner , David R.
Washburne , Thomas D. Jr.
Wasserman , Richard L.
Webb , G. Stewart Jr.
Weissman, William R.
Wender , Edward L.
Whitwell , Ben D.
Wilhelm , John A.
Wilkins , Robert L.
Williams , Samantha M.
Wilson , D. Edward Jr.
Wood, Sheryl Robinson
Wright , Damon W.D.
Wright , James D.
Yurow , M. Jay
Zemil , Brian A.
Zink , John H. III
Zinkham , W. Robert
Zottola, A.J.

Partner changes
since 04/24/2009

Former Partners
Eichen, Jeffrey L.
Gorry, Timothy J.
Miles, Ralph X.

New Partners
Foster, Michael D.
Frey, Richard J.
Gilden, Robin C.
Larkin, Edwin M.
Luftman, Michael B.
Rose, Jorian L.
Schwartz, David P.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 18 2009
(enter date affidavit is notarized)

104136c

for Application No. (s): SEA 2005-SP-033
(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.

Application No.(s): SEA 2005-SP-023
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104136c

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.)

Venable partners Frank Stearns, Tom France and Scott Hommer have made contributions to Friends of Pat Herrity; Venable partner Frank Stearns made a contribution to John Cook for Supervisor, Venable partners John Milliken, David Lasso, Henry Braandenstein, Bill Dolan, Bill Walsh and Doug McDonald made a contribution to Sharon Bulova for Chairman all in excess of $100.00 within the past twelve (12) month period.

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:

Frank W. Stearns

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Frank W. Stearns, Esq. Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of June 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Barbara Rae Tuthill
Notary Public

My commission expires: 3/31/12

BARBARA RAE TUTHILL
NOTARY PUBLIC
REGISTRATION # 294472
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
3/31/12

Application No.(s): SPA 61-S-519-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUN 18 2009
(enter date affidavit is notarized)

I, Frank W. Stearns, do hereby state that I am an
(enter name of applicant or authorized agent)

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

1041376

and that, to the best of my knowledge and belief, the following is true:

==========

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Washington, D. C. SMSA Limited Partnership d/b/a Verizon Wireless Brian A. Stover	9000 Junction Drive Annapolis Junction, Maryland 20701	Applicant/Lessee for Tax Map No. 89-4 ((5)) A Agent for Applicant/Lessee
Village West, Inc.	P. O. Box 2522 Springfield, VA 22152	Owner of Tax Map No. 89-4((5)) A
Eileen Gallagher John T. Cooley		Former Agent Agent for Owner
Venable, LLP	8010 Towers Crescent Drive Suite 300 Vienna, VA 22182	Agents/Attorneys
Frank W. Stearns David R. Lasso Kwasi X. Bosompem		Agent/Attorney Agent/Attorney Agent/Urban Planner

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

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

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUN 18 2009
(enter date affidavit is notarized)

1041376

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AT Delaware II, LLC
180 Washington Valley Road
Bedminster, NJ 07921

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)
Cellco Partnership (sole member)

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

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

1041376

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Mobile Systems, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Mobile Systems of Northern New Jersey, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009 104137-6
(enter date affidavit is notarized)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell Atlantic Personal Communications, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NYNEX PCS, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009 1041376
(enter date affidavit is notarized)

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Metro Mobile CTS of Charlotte, Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Wireless Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 1 8 2009 104137
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Wireless of Ohio Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Consumer Services Inc.
1095 Avenue of the Americas
New York, NY 10036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Application No.(s): SPA 67-S-519-03

(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009

(enter date affidavit is notarized)

104137b

==========

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

Air Touch PCS Holdings, Inc.
2999 Oak Road
MS-1025
Walnut Creek, CA 94596

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Vodafone Americas, Inc.
2999 Oak Road
MS-1025
Walnut Creek, CA 94596

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Application No.(s): SPA 67-S-519-03

(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009 1041376

(enter date affidavit is notarized)

==========

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

JV Partnerco, LLC
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

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)

Vodafone Amercas, Inc. (sole member)

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

==========

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUN 1 8 2009
(enter date affidavit is notarized)

104137b

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, number, street, city, state, and zip code)
Washington, D. C. SMSA Limited Partnership d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

(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**)

Cellco Partnership - General Partner

AT Delaware II, LLC - Limited Partner
(owns 1% of Washington, D. C. SMSA
Limited Partnership d/b/a Verizon Wireless)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

104137

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)
Cellco Partnership
180 Washington Valley Road
Bedminister, NJ 07921

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

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

NYNEX PCS, Inc.	General Partner
Bell Atlantic Cellular Holdings, L. P.	General Partner
PCSCO Partnership	General Partner
GTE Wireless, Inc.	General Partner
GTE Wireless of Ohio, Inc.	General Partner
GTE Consumer Services, Inc.	General Partner
PCS Nucleus, L.P.	General Partner
JV Partnerco, LLC	General Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 61-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

104137b

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)
Bell Atlantic Cellular Holdings, L.P.
1095 Avenue of the Americas
New York, NY 10036

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

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

Bell Atlantic Mobile Systems of Northern New Jersey, Inc.	General Partner
Bell Atlantic Personal Communications, Inc.	Limited Partner
Bell Atlantic Mobile Systems, Inc.	Limited Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

104137

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)
PSCO Partnership
1095 Avenue of the Americas
New York, NY 10036

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

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

Bell Atlantic Cellular Holdings, L.P.	General Partner
NYNEX PCS, Inc.	General Partner
Metro Mobile CTS of Charlotte, Inc.	General Partner
Bell Atlantic Personal Communications, Inc.	General Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

1041376

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

PCS Nucleus, L.P.
2999 Oak Road
MS - 1025
Walnut Creek, CA 94596

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

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

Air Touch PCS Holdings, Inc.	General Partner
Vodafone Americas, Inc.	Limited Partner

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

1041376

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

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, VA 22182

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

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

Adams , David G.
Adducci , Steven A.
Albrecht , Ralph P.
Ames , Robert G.
Anderson , Lars E.
Aragon, Rebecca M.
Atlas , Harry I.
Auberger , Marcia A.
Ayres , Jeffrey P.
Baader , Michael J.
Babayi, Robert
Bailey , Claude E.
Baker , Constance N.
Baldridge , J. Douglas
Barnes, Jeffrey A.
Baskin , Maurice
Bayh , Birch E. Jr.
Beaty , John B.
Beeman , E. Ray
Bechamps, Anne-Therese
Blinken, Sally G.
Block , Joseph G.
Block , Sondra H.
Bolger , Robert J.
Borkowski, George M.
Boyle , Edward Patrick
Braker , Gregory S.
Brandenstein , Henry F. Jr.
Bronstein , John D.
Bruton , Jennifer
Bryan , Sally R.
Buckley , Richard D.
Burdett , James R.
Burnley , James H. IV
Burton, Robert A.
Bushnaq , Darek S.
Callari, Carollynn H.G.
Calvert , Walter R.
Capute , Courtney G.
Christner , Wallace E.
Ciatto , Frank A.
Cirulnick , Arthur E.
Cividanes , Emilio W.
Civiletti , Benjamin R.
Clancy , Patrick L.
Cohen, Rory M.
Colaizzi , Roger A.
Constantine, George E.
Cook , Bryson L.
Cooke , Lawrence H. II
Cooney , John F.
Coston , William D.
Craig, Ashley
Cross , Gregory A.
Cumbie , James E.
Currie, Andrew J.
Curtin , Peter J.
Daley , Henry J.
Davis , Michael C.
Deal , Jill B.
Debolt , Paul A.
Deeley , C. Carey Jr.
DeLong , Stephanie L.
Devaney , William H.
Dolan , William D. III
Donovan , William J.
Dunbar , James A.
Dunn , Jeffrey A.
Dvorak , James P. Jr.
Edlavitch , Susan T.
Elling , Terry L.
Emhoff , Douglas C.
Esty , JoAnna M.
Evans , Edward S. III
Fales , Lisa Jose
Faley , Kevin O.
Farnum, David
Ferrell , Michael J.
Flack, Brian L.
Flyer , Michael R.
Foley, Danielle R.
Foster, Michael D.
France , Thomas W.
Frerichs, Herbert D. Jr.
Frey, Richard J.
Gaarder , Christina L.
Gallagher , Stephen K.
Garfinkel, Michael
Garinther , Geoffrey R.
Garrote , Nora E.
Gately , Caroline Petro
Geis , Robert H. Jr.
Gendron , Andrew
Gesner , Lawrence H.
Gilden, Robin C.
Gill, Gregory M.
Glancz , Ronald R.
Glasgow , Paul T.
Glynn , Edward F. Jr.
Goewey , David W.
Gollin , Michael A.
Gonya , Jeffrey K.
Goodman , Leonard S.
Gottlieb , Robert G.
Gray , James E.
Green, Douglas H.
Grunberg , Nancy R.
Guben , Jan K.
Haddaway , Keith G.
Hailey , Gary D.
Hamel , W. Warren
Hanks , James J. Jr.
Hardway, Kathleen S.
Hardy, John D. Jr.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 61-S-519-03

(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009

(enter date affidavit is notarized)

104137

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

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, VA 22182

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

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

Harrison , Mark B.
Harrison , Todd A.
Harting, Marta D.
Hauptman , Gregory B.
Heard , C. Stephen Jr.
Heubeck , David J.
Heyward , Peter E.
Hill , Jon-Jamison
Hill , M. King III
Hobbs , Ann S.
Hoeg , A. Everett III
Hoffman , Kenneth R.
Hoffman , Robert A.
Hommer , J. Scott III
Horn , Todd J.
Horowitz , Philip M.
Howard , John B.
Hughes , Elizabeth R.
Ingis , Stuart P.
Jackson , Linda M.
Jacoby , Aaron
Johnson , Thora A.
Johnson , Treazure R.
Johnston , George W.
Jolly , Bruce O. Jr.
Joyce , Frederick M.
Kaminski , Jeffri A.
Kaplun , Paul T.
Karceski, David
Katz , Lawrence A.
Kaufman , Joshua J.
Kelly , Thomas J. Jr.
Kemp , Paul F.
Kettel, David
Killefer , Campbell
Kinberg , Robert
Kirchanski , Stefan J.
Knowles , Jeffrey D.
Kolkin , Mitchell
Kroupa , Sharon A.
Kurzweil , Jeffrey
Lalle , A. Wayne Jr.
Landry , Brock R.
Larkin, Edwin M.
Leber , Michael A.
Lee, Tony S.
LeMoult , Brendan J.
Lencz , Norman
Levy, David M.
Lewis-Eng , Claudia A.
Lingan , Thomas M.
Lombard , Rebecca Goldsmith
Luftman, Michael B.
Lynyak, Joseph T. III
MacWilliams , Michael B.
Madden , Michael K.
Madden , Thomas J.
Mallon, Colleen M.
Marshall , Stephen E.
McCann , Clifton E.
McCauley , John
McDonald , Douglas B.
McGowan , Patricia
McLaughlin , Matthew T.
Mellott , Christopher R.
Meyer , David C.
Meyer , Lindsay B.
Milliken , John G.
Mirviss , Mitchell Y.
Moore , Jerry A. III
Morton , Charles J. Jr.
Moylan , Daniel P.
Murnane , Matthew T.
Newlon , Jeanne L.
Nifosi , Dana C.
Nordwind , William R.
O'Brien , Andrea I.
O'Connor , Brian J.
O'Neill, John J. Jr.
Olchyk , Samuel
Ossi , Gregory J.
O'Toole , Edmund M.
Parker , Bruce R.
Parvis , Peter P.
Pass , Caryn G.
Pate, Christopher
Pavlick , John J.
Pearson , Rebecca E.
Petruzzelli , Julie A.
Powers , Richard E. Jr.
Price , Andrew D.
Prisbe , John T.
Quinn , Thomas H.
Racine , Karl A.
Radowich , Jeffrey J.
Ramirez , Ted L.
Reno , Russell R. Jr.
Rice , David E.
Richard, Julie
Ritchie, George F.
Roberts , Theodore F.
Robinson , Michael W.
Rodriguez , Maria E.
Rose, Jason
Rose, Jorian L.
Rosenthal , Seth A.
Rothschild , Lowell M.
Rudd , Christopher L.
Sangiamo , Dino S.
Sartori , Michael A.
Satterthwaite , Janet F.
Schatzow , Michael
Schlaff , Barbara E.
Schiffer, Michael D.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JUN 18 2009
(enter date affidavit is notarized)

1041376

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

Venable LLP
8010 Towers Crescent Drive
Suite 300
Vienna, VA 22182

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

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

Schmelter , Joseph C.
Schwalb , Brian L.
Schwartz, David P.
Sega , A. Christopher
Sergent , Randolph S.
Shea , James L.
Sharpe , Ralph E.
Shelton , Robert A.
Shepherd , Kevin L.
Shepherd , Raymond V. III
Sherman , Davis V.R.
Sherman, Michael D.
Shull , Joe A.
Singh , Jagpreet
Slaughter , Kenneth S.
Smith , David S.
Smith , Edward A.
Smith , Herbert G. II
Smith , Robert G.
Spira, Samuel R.
Starr , Judson W.
Stearns , Frank W.
Steinman , Melissa L.
Strachan , Nell B.
Strain , Paul F.
Strand , Margaret
Stierhoff, John R.
Stuart III, Colbern C.
Sweeney, Mary Rosewin
Tancredi , Lisa B.
Tavares , Lisa A.
Taylor , Ronald W.
Tenenbaum , Jeffrey S.
Thompson , Craig A.
Treanor , Gerard
Troup, James U.
Tucker , Stefan F.
Vecchio , Mark S.
Volner , Ian D.
Volpe , Michael J.
Wagner , Martha Jo
Waldman , Robert L.
Walsh , William L. Jr.
Warner , David R.
Washburne , Thomas D. Jr.
Wasserman , Richard L.
Webb , G. Stewart Jr.
Weissman, William R.
Wender , Edward L.
Whitwell , Ben D.
Wilhelm , John A.
Wilkins , Robert L.
Williams , Samantha M.
Wilson , D. Edward Jr.
Wood, Sheryl Robinson
Wright , Damon W.D.
Wright , James D.
Yurow , M. Jay
Zemil , Brian A.
Zink , John H. III
Zinkham , W. Robert
Zottola, A.J.

Partner changes
since 04/24/2009

Former Partners
Eichen, Jeffrey L.
Gorry, Timothy J.
Miles, Ralph X.

New Partners
Foster, Michael D.
Frey, Richard J.
Gilden, Robin C.
Larkin, Edwin M.
Luftman, Michael B.
Rose, Jorian L.
Schwartz, David P.

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUN 18 2009
(enter date affidavit is notarized)

104136

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

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

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

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

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

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

Application No.(s): SPA 67-S-519-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUN 18 2009 1041376
(enter date affidavit is notarized)

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

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

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

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

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

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Frank W. Stearns, Esq. Agent for Applicant
(type or print first name, middle initial, last name,and title of signee)

Subscribed and sworn to before me this 18th day of June 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Barbara Rae Tuthill
Notary Public

My commission expires: 3/31/12

BARBARA RAE TUTHILL
NOTARY PUBLIC
REGISTRATION # 294472
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
3/31/12

APPENDIX 4

MAR 25 2009
Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

For Amendment to a Special Exception and a Special Permit for Verizon Wireless to Collocate on a Telecommunication Facility at
7008 Elkton Drive, Springfield, VA 22152
Tax Map 89 -4 ((5)) A

Introduction

Verizon Wireless ("Verizon") is applying for an amendment to a Special Exception and Special Permit to add its antenna and equipment building to a telecommunication facility at 7008 Elkton Rd, Fairfax County (Tax Map 89-4 ((5)) A). Verizon simultaneously has requested a determination that this proposal is substantially in accordance with the guidelines and regulations relating to siting of telecommunication facilities in the Fairfax County Comprehensive Plan. ("Comprehensive Plan")

Location

The site is 2.59 acres and accessed about one–half mile southwest of Rolling Road (Route 638) north of Fairfax County Parkway (Route 7100) from Elkton Drive which is a cul de sac. The subject property is zoned R-2 and currently developed with a community swimming pool, a smaller children's pool, a pool house and a surface parking lot for a community recreation facility. The pool is open Memorial Day to Labor Day from 9 a.m. to 9 p.m. The community pool was approved by the Board of Zoning Appeals in Special Permit S-519-67 on February 14, 1967.

Background

The Fairfax County Board of Supervisors approved a Special Exception (SE 2005-SP-033) to permit the installation of a 120 foot monopole with candelabra style antenna and an equipment compound at the base for three (3) wireless telecommunication providers on May 3, 2006.

The Fairfax County Board of Zoning Appeals ("BZA") approved a Special Permit (S-519-67) to permit the establishment of a recreational facility on February 14, 1967. On June 5, 1984 there was an Amendment (SPA 67-S-519-1) to permit the construction of a pavilion. On April 12, 2006, the BZA approved an Amendment (SPA 67-S-519-02) in conjunction with the Board's Special Exception approval to permit the construction of the telecommunication facility.

Existing Condition

Application SE 2005-SP-033 and SPA 67-S-519-02 were approved for three carriers at 118 ft., 108 ft. and 98 ft. The approval included three lease areas for equipment at the base of the monopole. Two antenna arrays are at the 118 ft. and at 108 ft. positions. The owner has agreed to accommodate a third carrier at 98 ft. Verizon is applying for a Special Exception Amendment and Special Permit Amendment to be a fourth carrier with

antenna at 88 ft. including additional lease area for its equipment at the base of the monopole within the compound.

Search for Alternative Sites

Verizon made a diligent search for other locations. Verizon reviewed sites within its search ring in the Springfield area and found the Springvale Community Pool site location to be the best site for the telecommunication facility. All of the other alternatives were rejected by Verizon because either they would necessitate a new monopole in a residential area or did not provide unobstructed coverage. This site is the best location within the search area to provide comprehensive, high quality coverage for the following reasons:

- The location has an existing telecommunication pole with two carriers on the pole and a third prepared to locate at the site.
- The existing facility has been found to meet the character, location and extent requirements of the Comprehensive Plan for wireless telecommunication facilities.
- The landscape plan screens the base of the proposed structure reducing impact on surrounding properties.
- The existing facility meets Verizon service area requirements.
- The proposal is for collocation which is encouraged by the Comprehensive Plan.

Site Development Proposal

Verizon is proposing to attach twelve (12) panel antenna at a height of 88 ft. to the existing pole with each antenna enclosed in a candelabra sheath. Six (6) of the antenna are Antel LPA 80080/6CF and six (6) are CSS MP 17-65. They measure 70.9" x 5.5" x 13.2" and 47.1" x 6.7" x 4.1" respectively. A standard 12' x 30' x 10' equipment structure will be installed at the base of the existing pole within the compound. Apart from technicians at the equipment shelter, there will be no employees or customers at the site. Technicians will visit the site periodically (once or twice every other month) to ensure proper operation. The shelter will be constructed according to the State of Virginia building codes to comply with the 1996 National Building Codes, International Mechanical Codes, the National Electrical Codes and the 1995 Model Energy Codes. All construction shall be inspected and approved by the Fairfax County Department of Permits and Inspections. The compound is already screened and fenced consistent with Fairfax County regulations.

Anticipated Impact on Adjoining Communities and Properties

Once the installation is completed, the only traffic to the site would be for routine maintenance, which by past experience has amounted to only one or two visits every other month, or for emergency repair. There will be no offensive odors emitted by the equipment or antenna. There will be no harmful emissions, nor electrical interference from the equipment or antenna. The facility will not have any lights except for a light above the door to the interior of the building which will be shielded. There will be no

adverse impacts to the use and development of the surrounding properties. The size, scale and density of the proposal will not impact the character of the area and the visual impact of the antenna and equipment shelter has been minimized by this proposal.

Justification of the Proposal

Verizon seeks to design and site telecommunication facilities in a manner compatible with the guidelines established by Fairfax County, so as to provide reliable, quality service to its subscribers. Verizon proposes this collocation site with design criteria that mitigates any negative impact on surrounding uses and the community. There is a need for enhanced wireless communication coverage in this area as there is a significant gap in service.

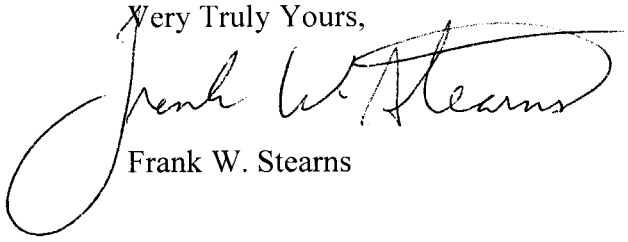
Conclusion

This proposal is in compliance with the applicable zoning and Comprehensive Plan standards for telecommunication facilities within Fairfax County. Verizon therefore requests approval of the proposed Amendments to SE 2005-SP-033 and SPA 67-S-519-02 and that the proposal be deemed a Feature Shown in accord with the directions of the Comprehensive Plan.

If you have any questions or need further information, please do not hesitate to contact the undersigned at (703) 760-1956 or fwstearns@venable.com.

Thank you for your assistance in this matter,

Very Truly Yours,



Frank W. Stearns

County of Fairfax, Virginia

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

June 9, 2006

James R. Michal, Esquire
1120 20th Street, NW - Suite 300
Washington, DC 20036

Re: Special Exception Application Number SE 2005-SP-033

Dear Mr. Michal:

At a regular meeting of the Board of Supervisors held on June 5, 2006, the Board approved Special Exception Application Number SE 2005-SP-033 in the name of West Village, Incorporated/New Cingular Wireless PCS, LLC located at 7008 Elkton Drive (Tax Map 89-4 ((5)) A) to permit a land-based telecommunications facility (monopole designed as a light pole and related shelter/cabinets) pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with the application, as qualified by these development conditions. The owner or designee may apply for a Special Exception Amendment (SEA) without applying for a Special Permit Application (SPA) provided that the SEA is not deemed to impact the SPA.

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 Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled, "Cingular Wireless Springdale/Village #1486 West Community Pool" prepared by Clark-Nexsen, consisting of eight (8) sheets, dated August 5, 2004 as revised through March 10, 2006. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

Office of 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. The monopole shall be designed to resemble a light pole in substantial conformance with the elevation depicted on Sheets C02 and C04 of the Special Exception Plat (SE) and may be referenced to as a "telecom light pole."

5. The monopole (telecom light pole) shall be limited to a maximum height of one hundred and twenty (120) feet. The number of antennae shall be limited to a maximum of forty-eight (48). In addition, the compound may include equipment shelters, cabinets, electrical panels, telephone panels and other improvements necessary 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 2,250 square-foot telecommunications compound as shown on the SE Plat. The monopole (telecom light pole) and all associated equipment shelters/cabinets shall be enclosed by an eight (8) foot tall wood fence as shown on the SE Plat.

6. The monopole (telecom light pole) 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.

7. 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.

8. The monopole (telecom light pole) and accessory facility shall be subject to periodic inspections by DPWES. If any additions, changes are modifications are to be made to the monopole or its related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code. In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action shall be taken as deemed necessary and as approved by DPWES and DIT, to comply with the applicable codes and agreements.

9. Available space on the monopole (telecom light pole) and for equipment structures 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.

10. The monopole (telecom light pole) and related equipment structures shall be dismantled upon the discontinuation of the telecommunications facility on the subject property.

11. There shall be no outdoor storage of materials, equipment, or vehicles within the telecommunications facility compound.

12. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.

13. Should the need arise to alter the monopole from that shown on the Special Exception (SE) Plat, prior to making alterations, the applicant shall submit engineering and structural data to DPWES affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

14. Any component(s) of the telecommunications facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, are adopted standards. The applicant shall be himself responsible for obtaining the required nonresidential use permit (non-RUP) 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, the Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless at least one of the uses 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 modified the transitional screening requirements along all site boundaries in favor of the existing vegetation.

On May 3, 2006, the Planning Commission approved Public Facilities Application 2232-S05-12, noting that the application satisfied the criteria of location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Elaine McConnell, Springfield District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Charles Strunk, Project Planning Section, 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
Gordon Goodlett, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
JUN 27 2006
Zoning Evaluation Division

County of Fairfax, Virginia

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

May 26, 2006

James R. Michal, Esq., agent
1120 20th Street, NW, Suite 300
Washington, DC 20036

Re: Special Permit Amendment Application SPA 67-S-519-02
West Village, Inc. / New Cingular Wireless PCS, LLC

Dear Mr. Michal:

At its May 23, 2006 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. 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 703-222-0801.

Sincerely,

K. A. Knoth

Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

Enclosure: As stated

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/

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

VILLAGE WEST, INC./NEW CINGULAR WIRELESS PCS, LLC, SPA 67-S-519-02 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 67-S-591 previously approved for a community swimming pool to permit site modifications (telecommunications tower). Located at 7008 Elkton Dr. on approx. 2.59 ac. of land zoned R-2. Springfield District. Tax Map 89-4 ((5)) A. (In association with SE 2005-SP-033). Mr. Byers 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 May 23, 2006; and

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

1. The applicant is the owner of the land.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-203 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only, West Village, Inc./New Cingular Wireless PCS, LLC, and is not transferable without further action of this Board, and is for the location indicated on the application, 7008 Elkton Dr. (2.59 acres), 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 Clark-Nexsen, dated August 4, 2005, as amended through March 10, 2006, approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Permit Amendment 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 permit shall be in substantial conformance with these conditions and the approved Special Permit Plat. Minor modifications to the approved Special Permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. There shall be fifty-one (51) parking spaces provided on-site.

6. The barrier requirement shall be modified, provided the existing fences are retained.

7. The transitional screening requirement may be modified provided that the existing vegetation is retained and supplemental plantings similar to existing plantings shall be maintained along the screen fence north of the swimming pool, as determined by Urban Forest Management of DPWES.

8. All lighting shall be directed on-site.

9. The hours of operation shall be 11:30 a.m. to 9 p.m., daily.

10. After hour parties for the swimming pool shall be governed by the following:

    - Limited to six (6) per season.
    - Limited to Friday, Saturday and pre-holiday evenings.
    - Shall not extend beyond 12:00 midnight.
    - Shall request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
    - Request shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after hours party.

These development conditions incorporate and supersede all previous development conditions. 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 the 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 construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time 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 Permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Ribble seconded the motion, which carried by a vote of 6-0. Mr. Hammack recused himself from the hearing.

A Copy Teste:

K. A. Knoth

Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

P2 MAIN BRANCH COMMUNITY PLANNING SECTOR

CHARACTER

This sector encompasses over 6,500 acres in the eastern portion of the Pohick Planning District. It is one of the more intensely developed sectors within Pohick. While most of the area has been developed since the mid-1960s, some older housing, typical of the area's rural history, remains. A number of neighborhood-serving commercial uses, as well as public facilities and institutional uses, are also located in this sector.

The sector includes the Sideburn and Rabbit Branches of the Pohick Creek watershed, portions of which are Environmental Quality Corridors and Resource Protection Areas with forested natural habitats. In addition, a remarkable amount of treed landscape remains in older neighborhoods which, when combined with the stream valleys, contributes to the rural character of the residential areas.

Although this sector has been heavily developed in upland areas, there are locally significant heritage resources present. These are located predominantly in the Burke area. Burke Methodist Church/Burke Station and Silas Burke House are two of these resources which are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Pohick Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory. Other potentially significant archaeological sites have been located in Pohick Creek and tributary floodplains, and adjacent uplands. These sites indicate a high potential for significant heritage resources in undeveloped portions of the sector.

Major roads in this sector are Braddock Road, Ox Road, Rolling Road, Burke Lake Road, Guinea Road, Zion Drive, Sideburn Road, Burke Road, Old Keene Mill Road and Pohick Road. Ox Road (Route 123), Braddock Road, and Rolling Road are major arterials bordering the sector.

CONCEPT FOR FUTURE DEVELOPMENT

This entire sector is classified as Suburban Neighborhood. Uses in the sector are generally consistent with the uses outlined for the Suburban Neighborhood category. Generally, retail uses are intended to be neighborhood-serving. However, the Rolling Valley Mall is of a size and scale that indicate that it might serve a wider community than a typical neighborhood-serving retail use.

RECOMMENDATIONS

Land Use

The Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Further infill development in the vicinity of the Pohick Creek tributaries should be compatible with adjacent residential development as well as provide a balance between the built and natural environments.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

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

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

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

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

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

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

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

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

☐ ☑

9-104 Standards for all Category 1 Uses

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

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

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

☑

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

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

2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

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

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

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

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

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

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

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

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-403 Standards for all Group 4 Uses

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.

2. All uses shall comply with the bulk regulations of the zoning district in which located.

3. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s 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 be 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch