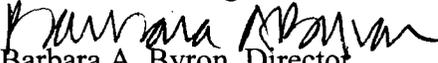


**FAIRFAX COUNTY, VIRGINIA
MEMORANDUM**

DATE: March 25, 2002

TO: David Marshall, Chief
Facilities Planning Branch, DPZ

FROM: 
Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

SUBJECT: Proposed Telecommunications Facility at 10700 Parkridge Boulevard
Tax Map 27-1 ((1)) 13: AT&T

This is in response to a request for a determination as to whether the telecommunications facility proposed by AT&T, on the roof of an office building at 10700 Parkridge Boulevard is in substantial conformance with the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 79-C-023. As described in the letter dated February 1, 2002, from Christopher W. Hembree of Cole, Raywid & Braverman, LLP, one (1) new equipment cabinet measuring 51.2x37x70 inches is proposed on the roof of the 6-story office building. A sketch attached to the letter depicts the proposed location of the telecommunications facilities.

The Zoning Administration Division has determined that a telecommunications facility, as described above, is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable rezoning. It is my determination that the proposed addition of one (1) equipment cabinet on the roof of the subject office building is in substantial conformance with the approved rezoning. Please note that this proposal also is subject to 2232 review requirements and that AT&T's ability to proceed with its proposal is dependent upon the pending 2232 being approved by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, call Kul Sandhu at (703) 324-1290.

BAB/KS/memos\AT&T\10700ParkridgeBlvd

Attachments: A/S

cc: Cathy M. Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Michael Congleton, Deputy Zoning Administrator for Zoning Permit Review
Michelle Brickner, Director, Office of Site Development Services, DPWES
Christopher W. Hembree, Cole, Raywid & Braverman LLP
1919 Pennsylvania Avenue, NW, Suite 200, Washington DC 20006-3458
File: RZ 79-C-023, ANT 0203 007

MAR 04 2002

MEMORANDUM
DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

FAIRFAX COUNTY
RECEIVED
FEB 12 2002
DIVISION OF
ZONING ADMINISTRATION

ZONING EVALUATION DIVISION

TO: Zoning Administration Division, DP&Z
Technology Infrastructure Division, DIT

DATE: 2/8/02

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

2002-0098

SUBJECT: Request for Review: AMENDMENT to approved 2232 Review

RE: Application Number: FSA-69-1 Tax Map: 27-1 (C1) 13

Attached for your review and comment is a 2232 Review application:

RECEIVED FROM: ATT
PROPOSED USE: Add a new cabinet to building rooftop: 51" L x 37" W x 70" H
LOCATION OF USE: 10700 Parkridge Blvd.
DATE OF ORIGINAL APPROVAL: 5/23/96

Please send your comments to David Marshall by: 2/22/02 ~~2/23/02~~. The original approved staff report and comments are attached. Additional comments: _____

ZAD Comments:

Property is zoned I-3

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements. Pursuant to Part 1 of Sect. 2-514 *

Proposed use does not meet all Zoning Ordinance requirements. The following changes are necessary: Cabinet and platform cannot exceed 12 ft in height. The area of the equipment structure and other equipment and structures shall not occupy more than 25% of the roof.

Referred to ZED for the following: Must be in substantial conformance with project conditions assoc. w/ RZ 79-C-023.

ZAD comments prepared by: Jack Reale Date 3/1/02

Case assigned to: <u>DM</u>	45 day review: <u>/ /</u>	90 day end: <u>5/5/02</u>	150 day end: <u>7/14/02</u>
Case extended by applicant to: 1) <u>/ /</u>	2) <u>/ /</u>	3) <u>/ /</u>	
Comments received from: PC Office	ZAD	ZED	DIT
Report sent to: PC	Date of final PC action: <u>/ /</u>		
LOGGED IN: <u>7/7</u>			

FSA-69-1

COLE, RAYWID & BRAVERMAN, L.L.P.

CHRISTOPHER W. HEMBREE
ADMITTED IN DC AND MD
DIRECT DIAL
202-659-9750
CHEMBREE@CRBLAW.COM

ATTORNEYS AT LAW
1919 PENNSYLVANIA AVENUE, N.W., SUITE 200
WASHINGTON, D.C. 20006-3458
TELEPHONE (202) 659-9750
FAX (202) 452-0067
WWW.CRBLAW.COM

LOS ANGELES OFFICE
2381 ROSECRANS AVENUE, SUITE 110
EL SEGUNDO, CALIFORNIA 90245-4290
TELEPHONE (310) 643-7999
FAX (310) 643-7997

February 1, 2002

FIRST CLASS MAIL

James P. Zook
Fairfax County, Virginia
Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, Virginia 22035

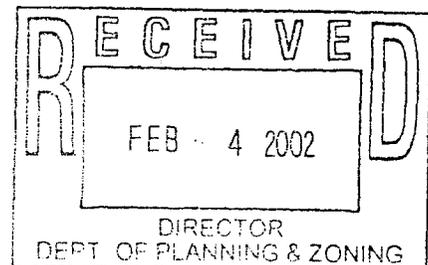
**Re: Modification to approved AT&T Wireless facility at 10700 Parkridge
Boulevard, Reston, Virginia**

Dear Mr. Zook:

AT&T Wireless respectfully requests that the Fairfax County Department of Planning and Zoning make a determination that the proposed upgrades to the telecommunications facility located on the rooftop of an office building at 10700 Parkridge Boulevard (Tax Map 27-1 ((1)) 13) are in conformance with the Fairfax County Comprehensive Plan pursuant to Section 15.2-2232 of the Code of Virginia.

The original site plan was approved by the Fairfax County Planning Commission on May 24, 1996 (no feature shown # available) and was determined to be in conformance with the Comprehensive Plan pursuant to Section 15.1-456 of the Code of Virginia, as amended.

The need for this equipment upgrade is based on the technological advances in the telecommunications industry as well as the need to more adequately serve the AT&T Wireless users in this area. The following proposed addition of equipment cabinet(s) will accommodate this increase in number of, and also provide a higher quality of service to, AT&T Wireless users in this area.



James P. Zook
February 1, 2002
Page 2

Summary of Prior Approvals

Date of Approvals: May 23, 1996

Type of Structure: 6-story office building

Antenna Number and Type: 12 panel antennas (48-60" tall x 6-10" wide)

Equipment Building: one (1) equipment cabinet (6' 11" H x 5' 9" L x 3.5' W)

Equipment Building Placement: on a 10' x 12' platform on the rooftop next to the penthouse

Summary of Proposed Modifications

Type of Structure: NO CHANGE

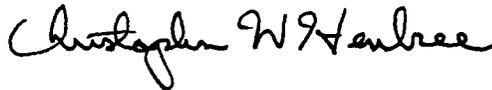
Antenna Number and Type: NO CHANGE

Equipment Building: add a RBS 2106 cabinet (measuring 51.2" long x 37" wide x 70" high).

Equipment Building Placement: NO CHANGE

If you have any questions or require additional information, please contact Cheryle Wilson at 301-937-4684. Thank you for your assistance with this application.

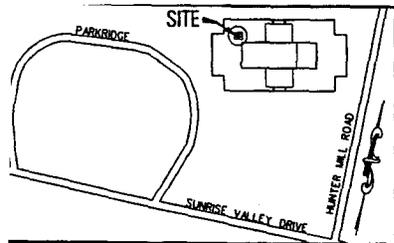
Respectfully Submitted,



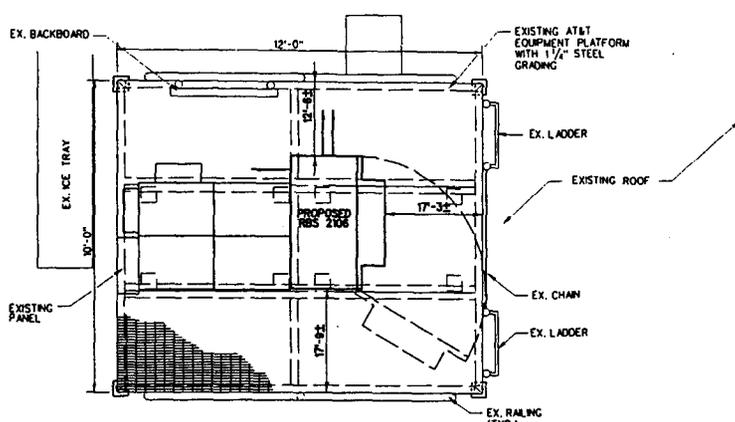
Christopher W. Hembree
Zoning Agent for AT&T Wireless

Enclosures

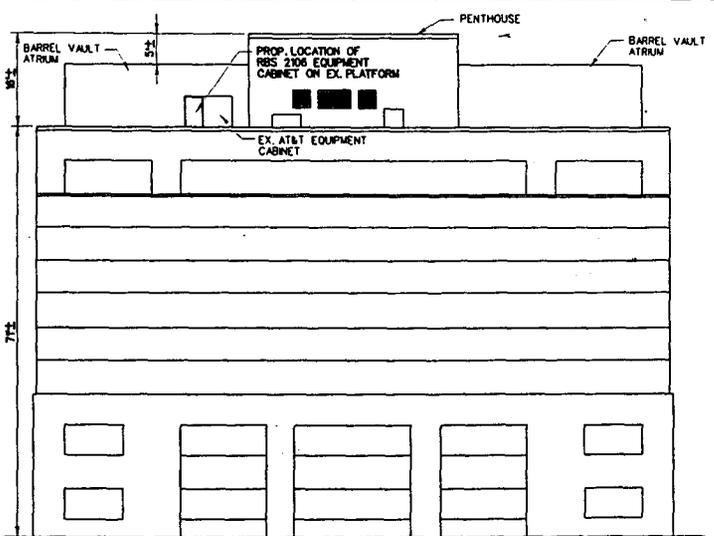
cc: Cheryle Wilson, Wireless Construction Services, Inc.
Danny Gregory, Bechtel Telecommunications
Jim Goughenour, AT&T Wireless



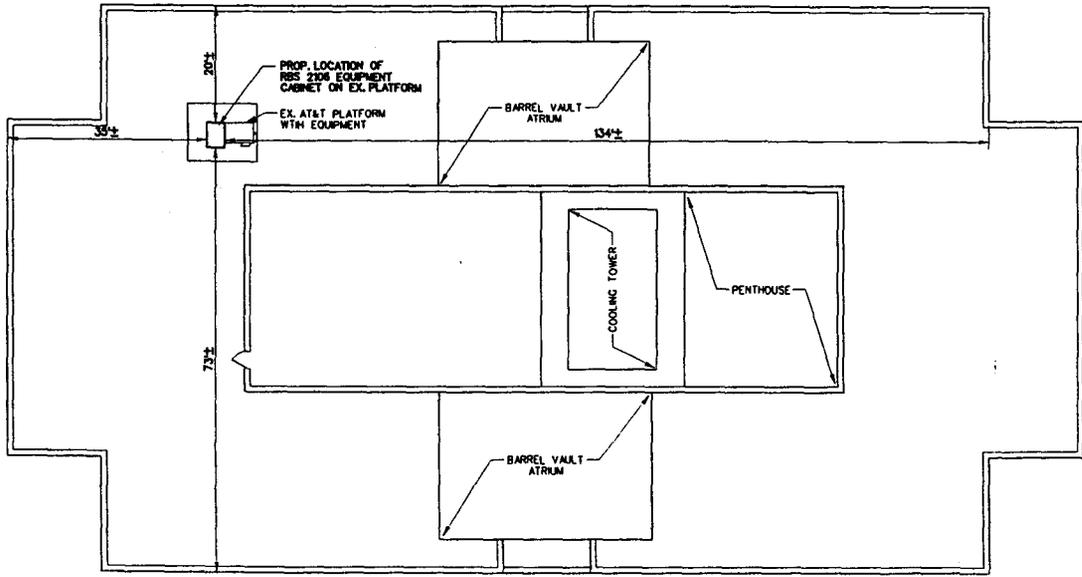
LOCATION MAP
SCALE: NONE



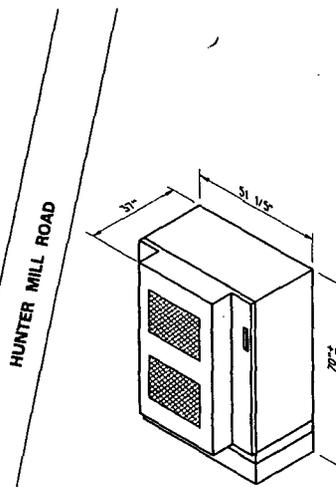
PARTIAL ROOF PLAN
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"



SITE MAP
SCALE: 3/32" = 1'-0"



RBS 2106 CABINET DETAIL
NOT TO SCALE

SITE NOTES

1. APPLICANT: AT&T WIRELESS SERVICES c/o BECTEL
1170 BELTSVILLE DRIVE
BELTSVILLE, MD 20705
LOCAL CONTACT: DANNY GREGORY
PHONE: 301-902-2427
2. PROPERTY OWNER: PARKRIDGE FOUR ASSOCIATES LP
3. SITE DATA: TAX MAP REFERENCE NUMBER: 027-1-01-0013
TRACT AREA: 6.783 AC
10700 PARKRIDGE BLVD
RESTON, VA 20191
4. CURRENT ZONING: I-3, INDUSTRIAL (LIGHT INTENSITY)
5. THE EXISTING FACILITY CONSISTS OF A SCCS EQUIPMENT CABINET MOUNTED ON A STEEL PLATFORM ON THE ROOFTOP. THE PROPOSED FACILITY WILL INCLUDE A NEW RBS 2106 EQUIPMENT CABINET ON THE EXISTING STEEL PLATFORM.
6. NO WATER OR SANITARY SEWER UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
7. THE INFORMATION FOR THIS PLAN WAS TAKEN FROM A CONSTRUCTION ISSUE SITE PLAN BY BUCHART HORN, INC., DATED 07/11/98.

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
14183 Greenway Drive, Suite 424
Lanham, Maryland 20706
(301) 933-1831 (410) 792-8864
Fax: (410) 792-7419
www.kci.com

PARKRIDGE 4
SITE DCB-0105
10700 PARKRIDGE BLVD
RESTON, VA 20191

AT&T
AT&T WIRELESS SERVICES, INC.
1170 BELTSVILLE DRIVE
BELTSVILLE, MD 20705

3					
2					
1					
0					
A	01-24-02	ZONING SUBMISSION	ANL	JJR	CEO
No.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: JJR	DRAWN: ANL	SEAL:	

ZONING PLAN	
DRAWING NUMBER	
24623-201-EFEU-105-01-000	
KCI CADD FILE: 1601060/23/23-201.DGN	

105 - Parkridge

EXISTING EQUIPMENT CABINET ON EQUIPMENT PLATFORM

