APPLICATION ACCEPTED: October 5, 2009
BOARD OF ZONING APPEALS: March 31, 2010
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 24, 2010

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SPA 2004-MV-025
(Concurrent with SEA 2004-MV-001)

MOUNT VERNON DISTRICT

APPLICANT:	Trustees of the Calvary Korean Baptist Church and New Cingular Wireless PCS, LLC d.b.a AT&T Mobility
ZONING:	R-1
TAX MAP:	98-1 ((1)) 21
LOT SIZE:	3.98 acres
FAR:	0.027
PLAN MAP:	Residential; 2-3 du/ac
SP PROPOSAL:	Amend SP 2004-MV-025, previously approved for a church and telecommunications facility, in order to allow site modifications and modifications of development conditions.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 2004-MV-025, subject to the proposed 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.

Christopher M. DeManche

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 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 Board of Zoning Appeal's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this special permit amendment 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 additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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**.

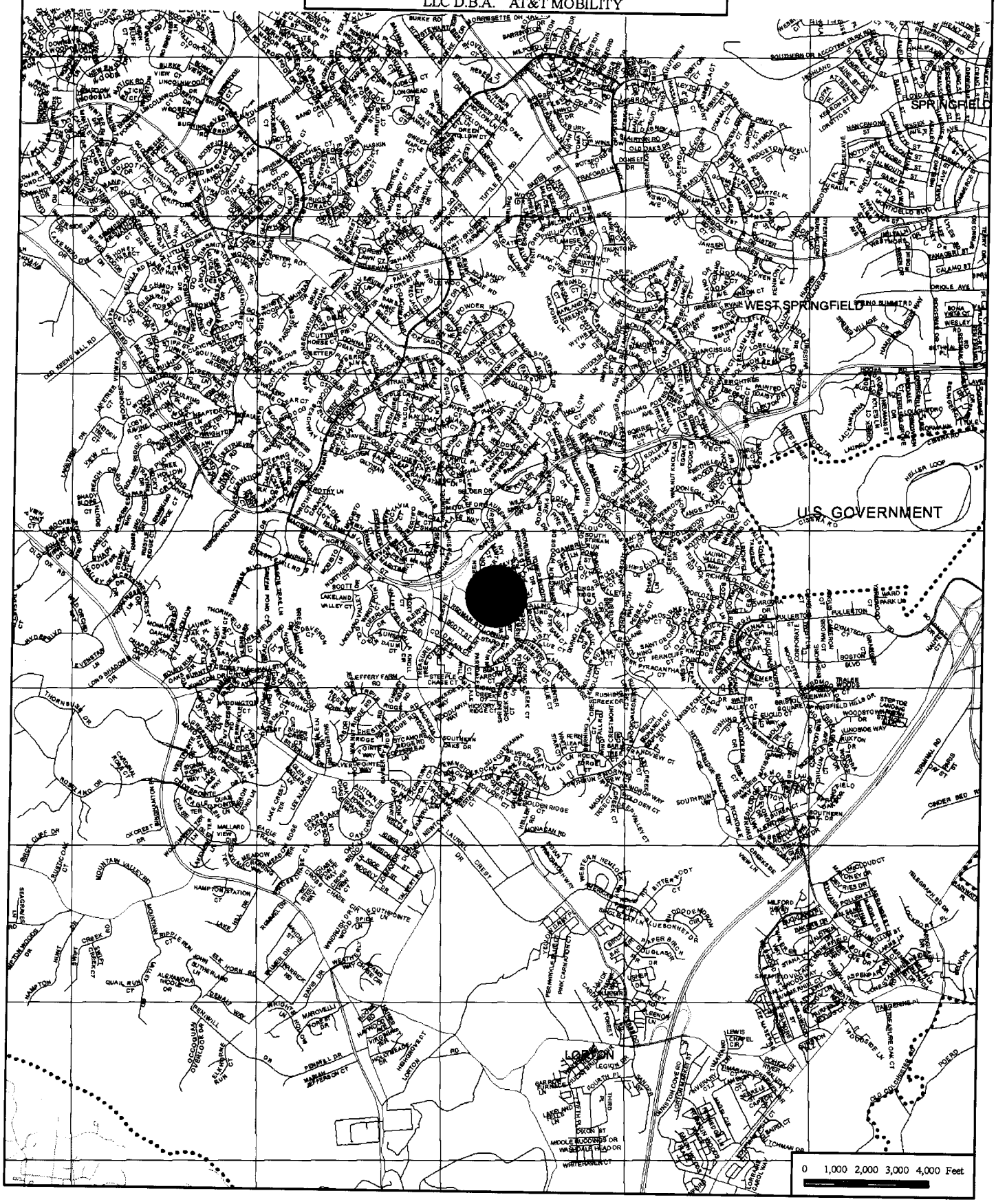
O:\cdeman\SE\SEA 2004-MV-001- SPA 2004-MV-025\Report\SPA 2004-MV-025 cover.doc

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

Special Permit Amendment

SPA 2004-MV-025

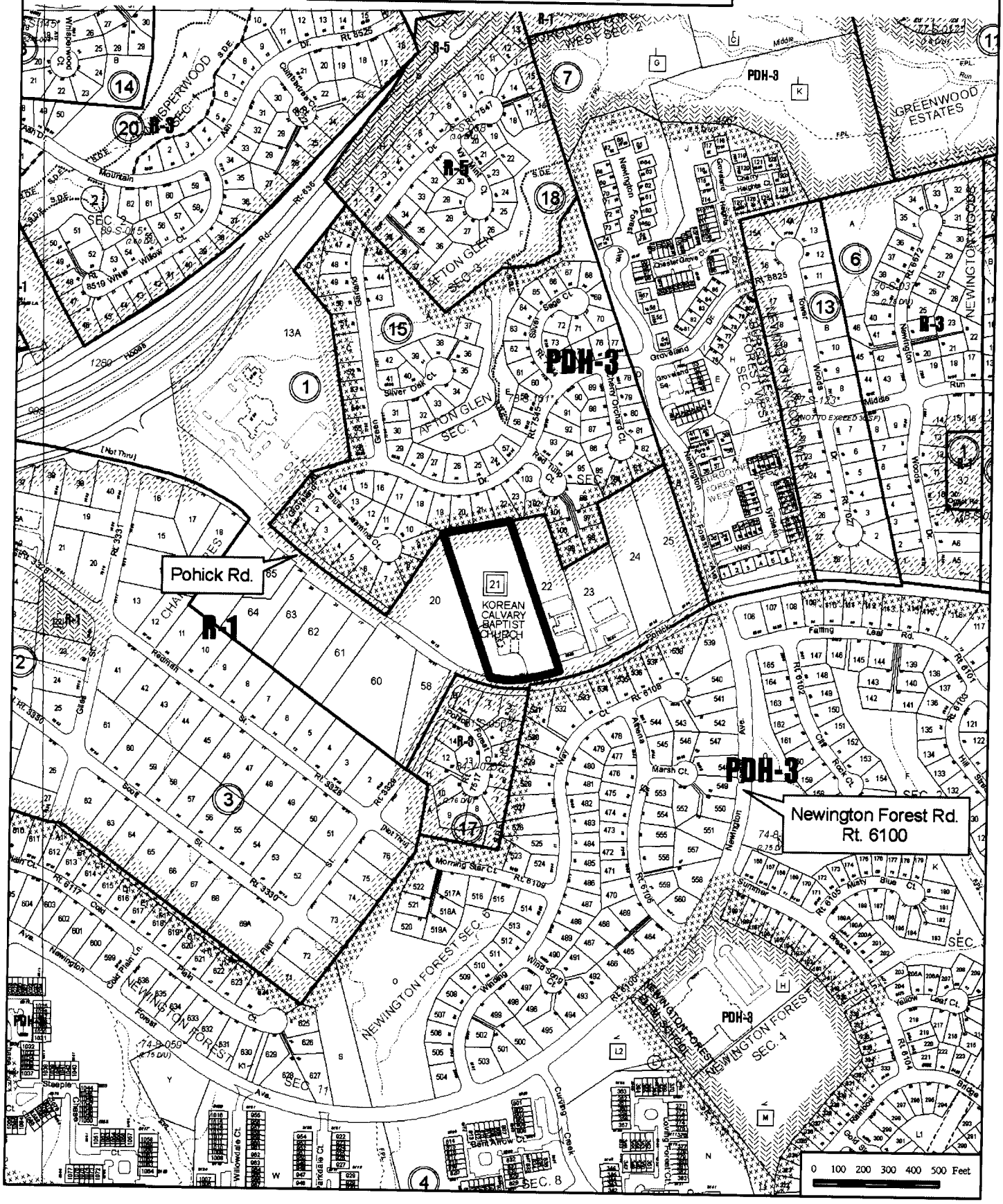
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, NEW CINGULAR WIRELESS PCS, LLC D.B.A. AT&T MOBILITY



Special Permit Amendment

SPA 2004-MV-025

TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, NEW CINGULAR WIRELESS PCS, LLC D.B.A. AT&T MOBILITY



APPLICATION ACCEPTED: October 5, 2009
PLANNING COMMISSION: March 18, 2010
BOARD OF SUPERVISORS: To be determined

County of Fairfax, Virginia

March 3, 2010

STAFF REPORT

APPLICATION SEA 2004-MV-001
(Concurrent with SPA 2004-MV-025)

MOUNT VERNON DISTRICT

APPLICANT:	Trustees of the Calvary Korean Baptist Church, New Cingular Wireless PCS, LLC d.b.a AT&T Mobility, and Washington, DC SMSA Limited Partnership d.b.a. Verizon Wireless
ZONING:	R-1
PARCEL(S):	98-1 ((1)) 21
ACREAGE:	3.98 acres
FAR:	0.027
PLAN MAP:	Residential; 2-3 du/ac
SE CATEGORY:	Category 1; Use 8: Mobile and land based telecommunication facilities.
PROPOSAL:	Special Exception Amendment (SEA) to amend SE 2004-MV-001, previously approved for a telecommunications facility and associated equipment, in order to permit additional antennas and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 2004-MV-001, subject to the proposed development conditions contained in Appendix 1.

Christopher M. DeManche

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

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirement in favor of that shown on the SEA/SPA plat.

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 amendment 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:\cdeman\SE\SEA 2004-MV-001- SPA 2004-MV-025\Report\SEA 2004-MV-001 Cover.doc

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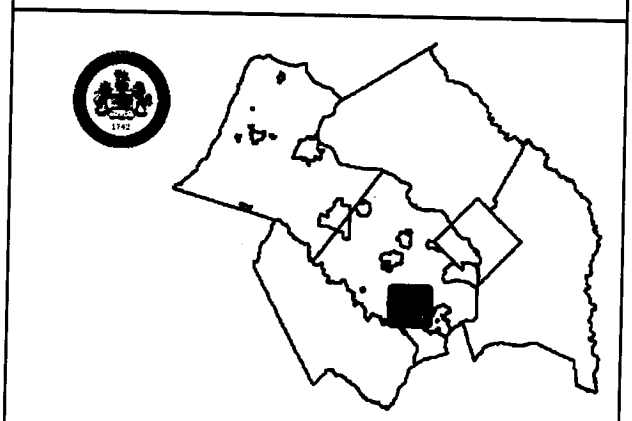
Special Exception Amendment

SEA 2004-MV-001



Applicant: TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH AND NEW CINGULAR WIRELESS PCS, LLC D.B.A AT&T MOBILITY, WASHINGTON, DC SMSA LIMITED PARTNERSHIP D.B.A. VERIZON WIRELESS

Accepted: 10/05/2009

Proposed: AMEND SE 2004-MV-001 PREVIOUSLY APPROVED FOR TELECOMMUNICATIONS FACILITY TO PERMIT SITE MODIFICATIONS

Area: 3.98 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0104

Art 9 Group and Use: 1-08

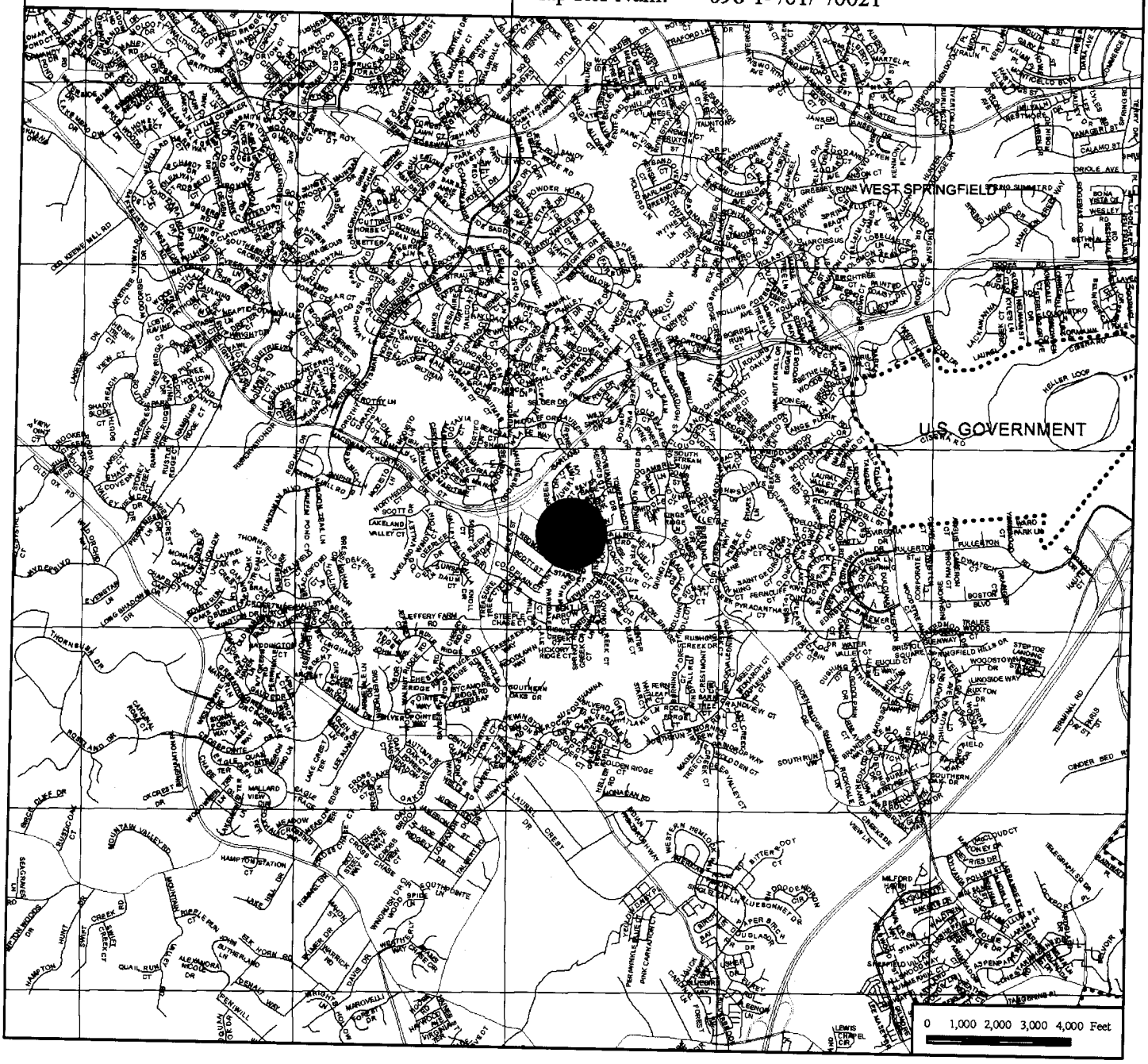
Located: 8616 POHICK ROAD

Zoning: R- 1

Plan Area: 3,

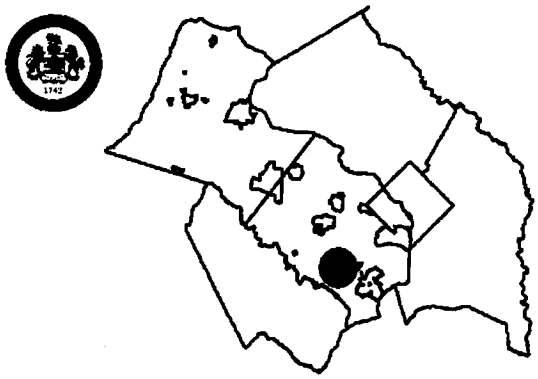
Overlay Dist:

Map Ref Num: 098-1- /01/ /0021



Special Exception Amendment

SEA 2004-MV-001



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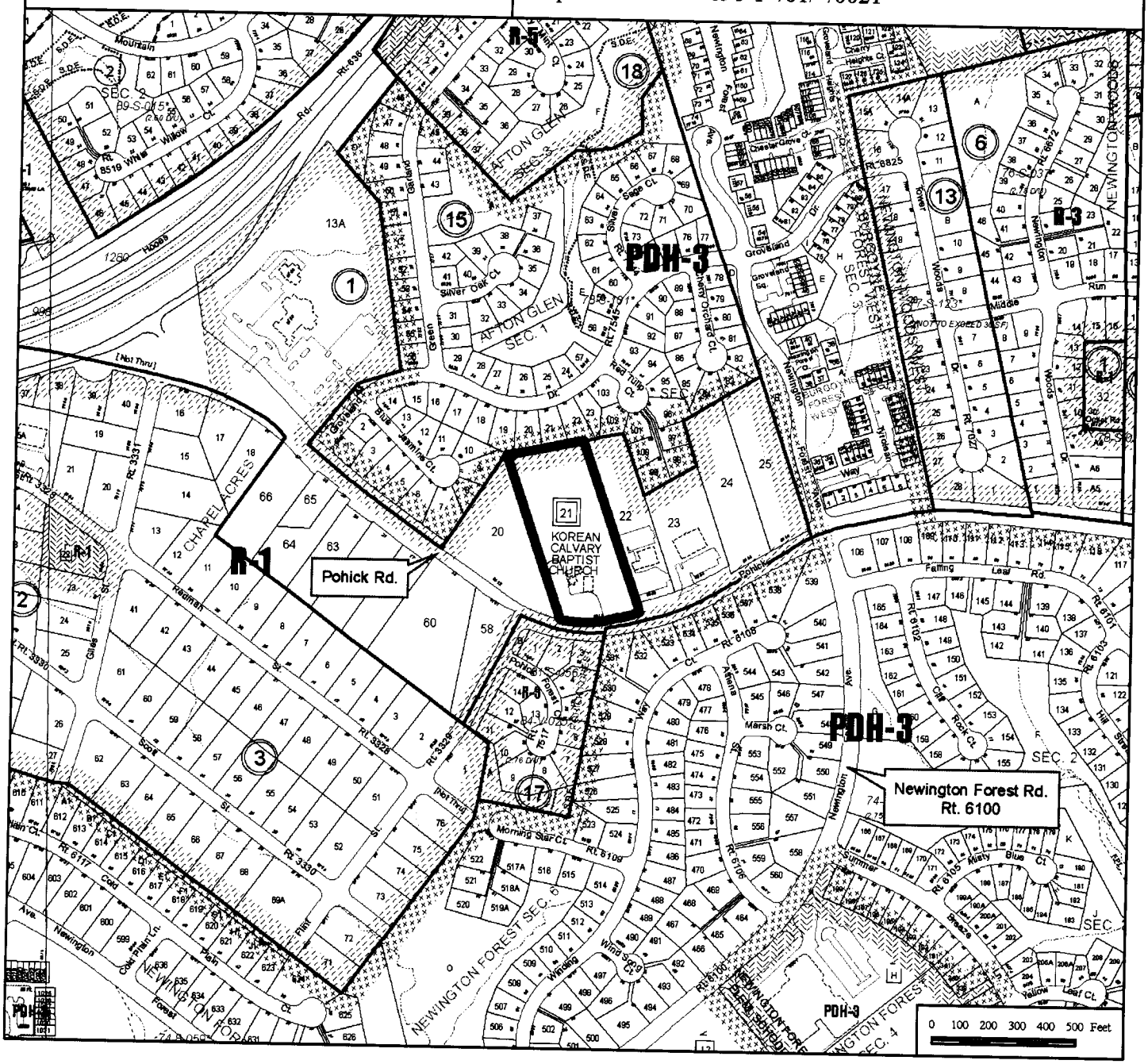
Located:	8616 POHICK ROAD
Zoning:	R- 1
Plan Area:	3,
Overlay Dist:	
Map Ref Num:	098-1- /01/ /0021



SPA 2004 - MV - 025, SEA 2004 - MV -001, 2232 # FS-V09-191

at&t Mobility

MAVERICK - POHICK ROAD VERIZON MONOPINE
10127894_461G3768

PROJECT INFORMATION

SCOPE OF WORK:	COLLOCATION OF UNMANNED TELECOMMUNICATIONS FACILITY AT AN EXISTING TREE POLE WITH GROUND BASED EQUIPMENT PLACED INSIDE AN EXISTING FENCED COMPOUND.
SITE ADDRESS:	8616 POHICK RD. SPRINGFIELD, VA 22153
LATITUDE:	N 38° 44' 36.53"
LONGITUDE:	W 77° 14' 37.23"
JURISDICTION:	FAIRFAX COUNTY, VA
CURRENT USE:	CHURCH/TELECOMMUNICATIONS FACILITY
PROPOSED USE:	CHURCH/TELECOMMUNICATIONS FACILITY
HEIGHT:	125'-0"
ZONING:	R-1

DRAWING INDEX

		REV
Z01	TITLE SHEET	5
Z02	SITE PLAN	6
Z02A	BULK PLANE	5
Z03	COMPOUND PLAN AND TREE POLE ELEVATION	5
Z04	EQUIPMENT DETAILS	5
Z06	LANDSCAPING PLAN	6

OWNER APPROVAL

AT&T CONSTRUCTION: DATE: AT&T RF: DATE:

AT&T COMPLIANCE: DATE: AT&T REAL ESTATE: DATE:

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL
APPROX	APPROXIMATE	MFR	MANUFACTURER
CAB	CABINET	MGB	MAIN GROUND BAR
CLG	CEILING	MIN	MINIMUM
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE
DIA	DIAMETER	OC	ON CENTER
DWG	DRAWING	OPP	OPPOSITE
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT
EA	EACH	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
EL	ELEVATION	SS	STAINLESS STEEL
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE
EXT	EXTERIOR	TOM	TOP OF MASONRY
FF	FINISHED FLOOR	TOS	TOP OF STEEL
GA	GAGE	TYP	TYPICAL
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC
GRND	GROUND	W/	WITH
LG	LONG	&	AND
LLH	LONG LEG HORIZONTAL	@	AT
MAX	MAXIMUM		

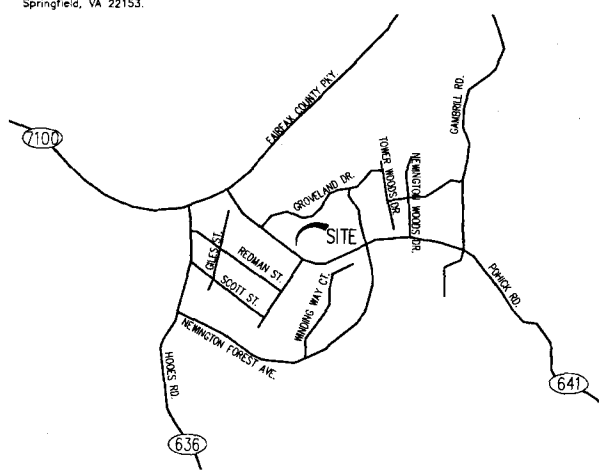
SPOT ELEVATION
℄ CENTERLINE
℘ PLATE
No. / SHT DETAIL NUMBER / SHEET NUMBER
—G— GROUND WIRE
COAXIAL CABLE
ANTENNA
FUTURE ANTENNA

TOTAL NET INCREASE TO IMPERVIOUS AREA: NONE

TOTAL DISTURBED AREA: 185 SF

VICINITY MAP

DIRECTION: "FROM 7150 STANDARD DR. HANOVER, MD 21076. Take MD-100 E towards Glen Burnie. Take right ramp onto SR-295 (Baltimore Washington Pkwy). Road name changes to Kenilworth Ave. (DC-295). Merge onto Anacostia Fwy. Take exit 1B onto I-495. Take right ramp onto I-95 S. Take exit 169 onto Brandon Ave. Turn left onto Bland St. Turn left onto SR-617 (Armherst Ave.). Merge onto SR-617 (Backlick Rd.). Take right ramp onto SR-7100 Fairfax county Pky. Take right ramp and make left onto SR-641 (Pohick Rd.). Arrive at 8616 Pohick Rd., Springfield, VA 22153.



SITE PLAN
SCALE: 1"=2000'-0"
TRUE NORTH

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
VIRGINIA STATEWIDE UNIFORM BUILDING CODE 2006 EDITION, 90 MPH BASIC WIND SPEED

ELECTRICAL CODE:
[NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – 1999, NATIONAL ELECTRICAL CODE]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

entrex communication services, inc.
1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0960
FAX: (202)408-0961

PROJECT NUMBER: 1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768
8616 POHICK RD.
SPRINGFIELD, VA 22153

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

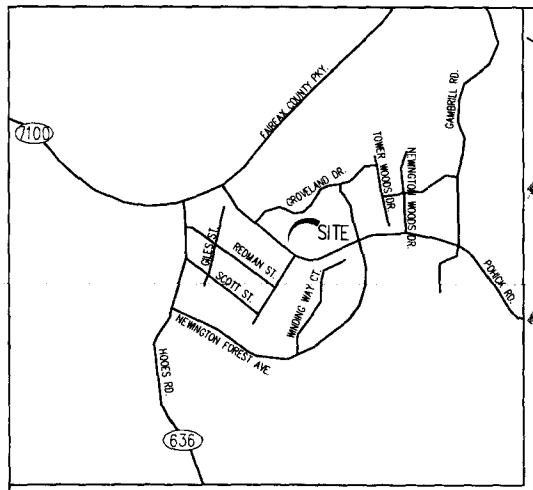
NO.	DATE	REVISIONS	BY	CHK	APPD
6	02/18/10	ADDED LANDSCAPING	W.A.	C.G.	C.G.
5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.

SCALE: AS SHOWN DESIGNED: C.G. DRAWN: W.A.

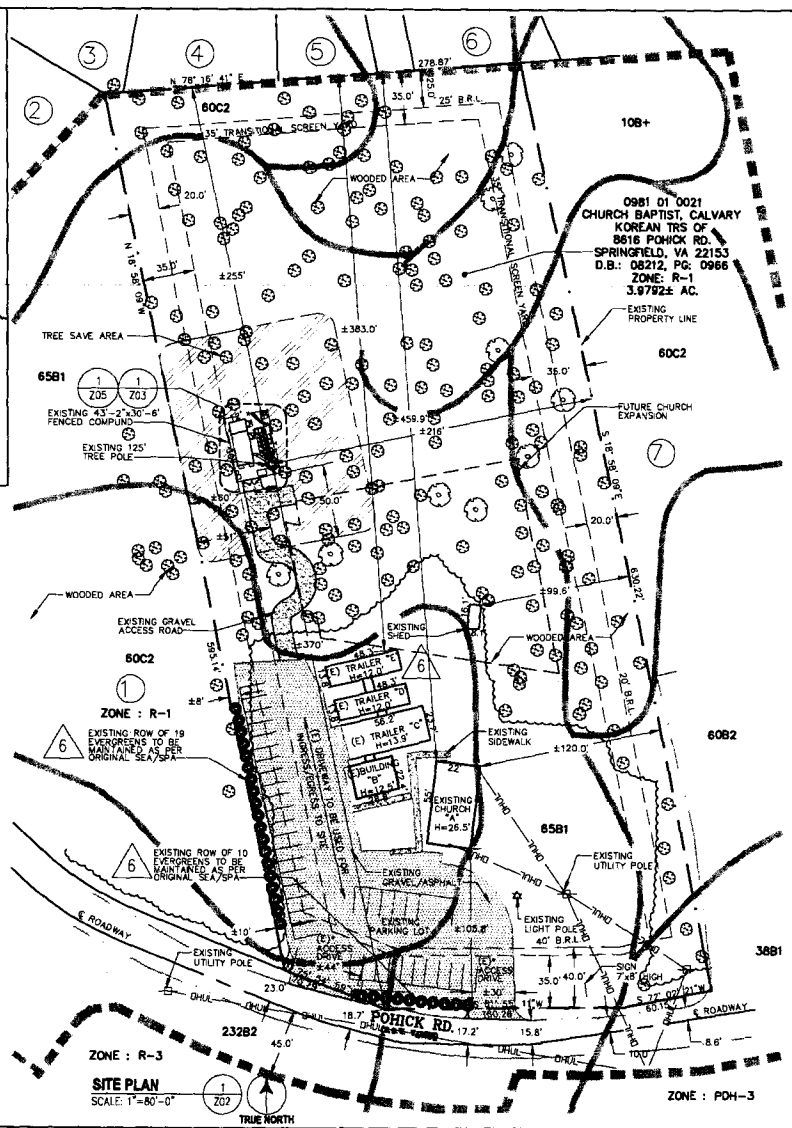
COMMONWEALTH OF VIRGINIA
JOHN CABOT GOUDY
LIC. No. 016180
PROFESSIONAL ENGINEER

TITLE SHEET

JOB NO.	DRAWING NUMBER
24782-432	Z01



VICINITY MAP
SCALE: 1"=2000'-0"
TRUE NORTH



SITE PLAN
SCALE: 1"=80'-0"
TRUE NORTH

LEGEND:

- PROPERTY LINE
- ZONING
- SOILS
- EXISTING TREE LINE
- OVERHEAD UTILITY LINE

SOILS LEGEND:

SYMBOL	SOIL TYPE
10B+	GLENVILLE SILT LOAM
38B1	BELTSVILLE LOAM, UNDULATING PHASE
60B2	APPLING GRITTY LOAM, UNDULATION PHASE
60C2	APPLING GRITTY LOAM, ROLLING PHASE
60D2	APPLING GRITTY LOAM, HILLY PHASE
65B1	COLFAX LOAM, UNDULATING PHASE
232B2	FAIRFAX LOAM, UNDULATING PHASE

*NOTE: EXISTING ACCESS DRIVE TO BE USED FOR INGRESS/EGRESS TO THE PROPERTY.

1. 0981 01 0020
HUNTER, SHIRLEY M TR
DOWDY T WILLIAM TR
5417 E BACKLICK RD.
SPRINGFIELD, VA 22151
D.B.: 10220, PG: 0147
ZONE: R-1

2. 0981 15 0009
MCDANIEL, JAMES P
MCDANIEL, KRISTIN L
7811 BLUE JASMINE CT.
SPRINGFIELD, VA 22153
D.B.: 14874, PG: 1632
ZONE: PDH-3

3. 0981 15 0019
LAZAROAE, SUSAN E H
8623 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 15351, PG: 0035
ZONE: PDH-3

4. 0981 15 0020
NGUYEN, TUAN M
8621 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 18111, PG: 1255
ZONE: PDH-3

5. 0981 15 0021
KHANNA, SUNIL K.
KHANNA, NISHI
8619 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 11095, PG: 1761
ZONE: PDH-3

6. 0981 15 0022
ROBERTSON, JAMES B
ROBERTSON, MARY D
8617 GROVELAND DR.
SPRINGFIELD, VA 22153
D.B.: 09172, PG: 1465
ZONE: PDH-3

7. 0981 01 0022
ANJUMANE ISLAHUL,
MUSLEMEEN OF NORTHERN
VIRGINIA INC.
8608 POHICK RD.
SPRINGFIELD, VA 22153
D.B.: 09653, PG: 1126
ZONE: R-1

FLOOD PLANE NOTES

THE FLOOD ZONE OF THE PROPOSED TREEPOLE IS AS FOLLOWS; FLOOD ZONE X, AREAS TO BE OUTSIDE 500-YEAR FLOODPLAIN.
SOURCE, FEMA FLOOD MAP FOR FAIRFAX, COUNTY, VA.
COMMUNITY PANEL NUMBER 515525 0075 D.
REVISED, MARCH 5, 1990.

SITE PLAN NOTES

1.) SITE: MAVERICK - POHICK ROAD VERIZON MONOPINE
LATITUDE: 38°44' 36.53" N
LONGTITUDE: 77°14' 37.23" W

2.) THESE DRAWINGS WERE PREPARED FROM COMPILED INFORMATION TAKEN FROM DRAWINGS PREPARED FOR VERIZON WIRELESS BY CLARK NEXSEN DATED OCTOBER 8, 2004

3.) OWNER: CHURCH BAPTIST, CALVARY KOREAN TRS OF
ADDRESS: 8616 POHICK RD.
SPRINGFIELD, VA 22153
DEED: BOOK: 08212 PAGE: 0966
ZONE: R-1

NOTES

1.) APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC d/b/a AT&T MOBILITY
7150 STANDARD DRIVE
HANOVER, MD 21075
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
WASHINGTON, DC SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS

2.) PROPERTY OWNER:
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
8616 POHICK ROAD
SPRINGFIELD, VA 22153
SITE ADDRESS:
8616 POHICK ROAD
SPRINGFIELD, VA 22153

3.) CURRENT ZONING: R-1

4.) TOTAL DISTURBED AREA:
PROPOSED PAD: 185 SF
TOTAL: 185 SF

5.) TOTAL INCREASE TO IMPERVIOUS AREA: NONE

6.) SITE DATA:
PIN: 0981 01 0021
MAGESTERIAL DISTRICT: 06-00-00 (MOUNT VERNON)
DEED BOOK: 0812 PAGE: 0966
CURRENT ZONE: R-1
PROPERTY TYPE: CHURCH
LAND AREA: 3.9792 ACRES (173,334 SF)

7.) EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.

8.) HEIGHTS:

CHURCH BUILDING "A"	26.5'
CHURCH BUILDING "B"	12.5'
TRAILER "C"	13.9'
TRAILER "D"	12.0'
TRAILER "E"	12.0'
SHED	8.4'
SIGN	8'
EXISTING TREEPOLE	125'
EXISTING VERIZON WIRELESS SHELTER "E"	10'

9.) ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.

10.) MINIMUM YARD REQUIREMENTS
A. SINGLE FAMILY DWELLINGS
FRONT 40'
SIDE 20'
REAR 25'
B. ALL OTHER STRUCTURES
FRONT: CONTROLLED BY A 50'ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45'ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR: CONTROLLED BY A 45'ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

11.) PARKING TABULATION
REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
70 SEATS PROVIDED
PROVIDED: 35 SPACES
PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP. VAN ACCESSIBLE SPACE IS 16' WIDE AND HANDICAP SPACE IS 8 FEET WIDE. ALL TRAVEL LANES ARE 24 FEET WIDE. BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.

12.) PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.

13.) GROSS FLOOR AREAS:

BUILDING "A"	1,546 SF
BUILDING "B"	641 SF
TRAILER "C"	1,334 SF
TRAILER "D"	666 SF
TRAILER "E"	666 SF
VERIZON WIRELESS SHELTER	360 SF
TOTAL	5,213 SF

14.) FLOOR AREA RATIO: 0.0266

15.) EXISTING OPEN SPACE = 139,972 SF OF 81% OF PROPERTY.
PROPOSED OPEN SPACE = 139,972 SF OF 81% OF PROPERTY.

16.) THERE ARE NO GRAVE SITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.

17.) EXISTING TREE LOCATIONS AS SHOWN ON SITE PLAN WERE TAKEN FROM DRAWING PREPARED BY CLARK NEXSEN DATED 06/04/04.

entrex
communication services, inc.
1575 Eye Street, N.W. Suite 350
WASHINGTON, D.C. 20005
PHONE: (202)408-0980
FAX: (202)408-0981

PROJECT NUMBER: 1072.052

MAVERICK - POHICK ROAD
VERIZON MONOPINE
10127894_461G3768
8616 POHICK RD.
SPRINGFIELD, VA 22153

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APPD
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5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
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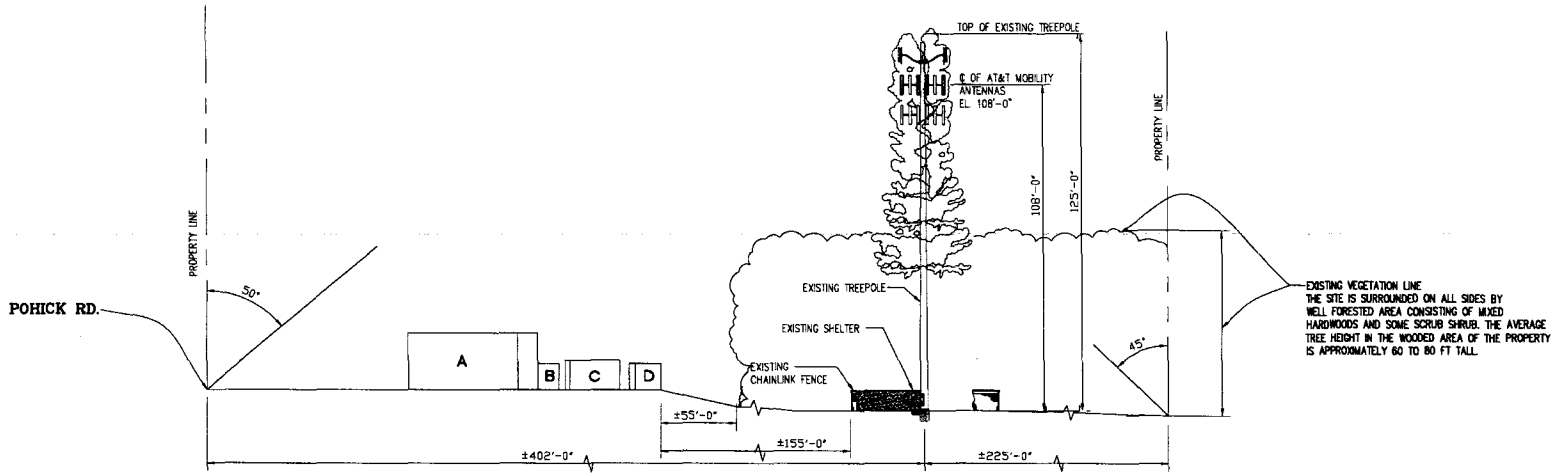
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.

SCALE: AS SHOWN | DESIGNED: C.G. | DRAWN: W.A.

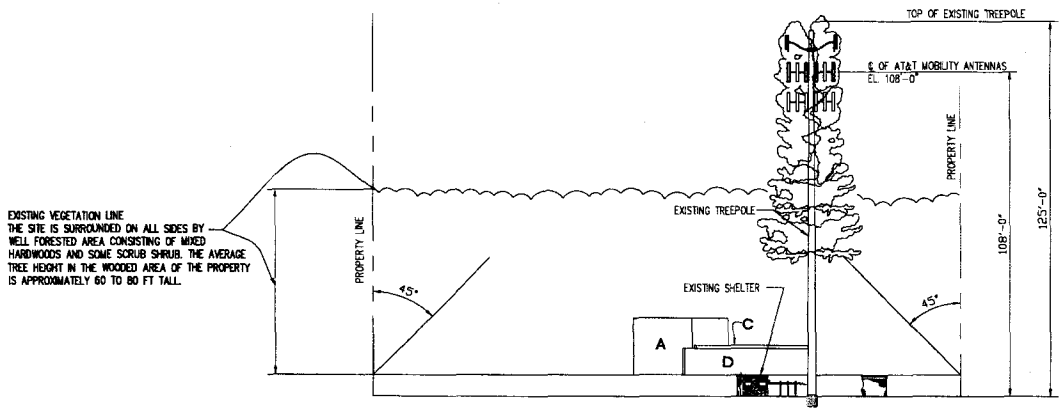
COMMONWEALTH OF VIRGINIA
JOHN CARGIL DOLOV
Lic. No. 016139
PROFESSIONAL ENGINEER

SITE PLAN

JOB NO.	DRAWING NUMBER
24782-432	Z02



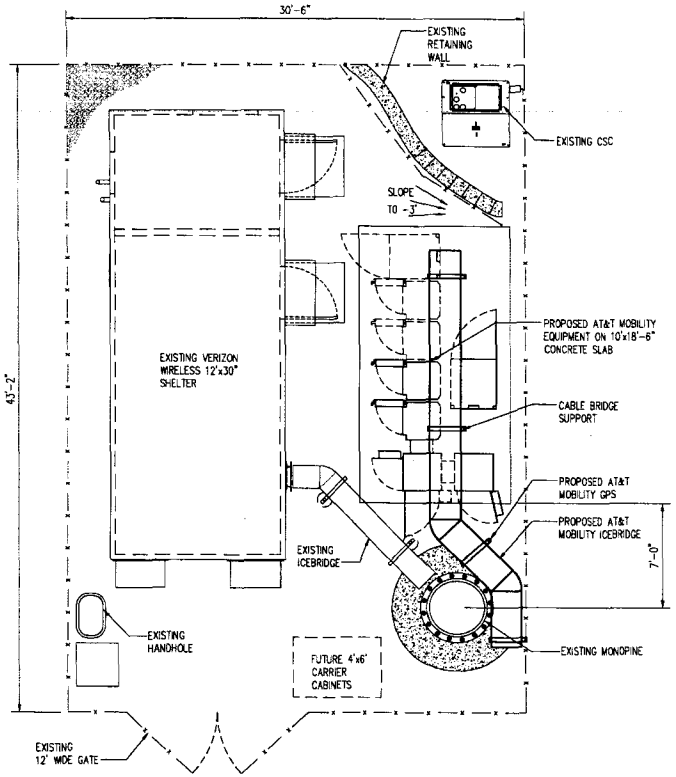
FRONT ANGLE OF BULK PLANE



SIDE ANGLE OF BULK PLANE

BULK PLANE 1 Z02A
SCALE: 1"=40'-0"
TRUE NORTH

entrex communication services, inc. 1575 Eye Street, N.W. Suite 350 WASHINGTON, D.C. 20005 PHONE: (202)408-0960 FAX: (202)408-0961	PROJECT NUMBER: 1072.052	MAVERICK - POHICK ROAD VERIZON MONOPINE 10127894_461G3768 8616 POHICK RD. SPRINGFIELD, VA 22153	at&t Mobility 7150 STANDARD DRIVE HANOVER, MD 21076	6 02/18/10 ADDED LANDSCAPING W.A. C.G. C.G. 5 12/17/09 REVISED DISTURBED AREA W.A. C.G. C.G. 4 12/11/09 COUNTY COMMENTS W.A. C.G. C.G. 3 08/26/09 COUNTY COMMENTS W.A. C.G. C.G. 2 06/05/09 COMMENTS W.A. C.G. C.G. NO. DATE REVISIONS BY CHK APPD SCALE: AS SHOWN DESIGNED: C.G. DRAWN: W.A.	COMMONWEALTH OF VIRGINIA JOHN CABOT GOLDY Lic. No. 018188 PROFESSIONAL ENGINEER	BULK PLANE JOB NO. 24782-432 DRAWING NUMBER Z02A



COMPOUND LAYOUT
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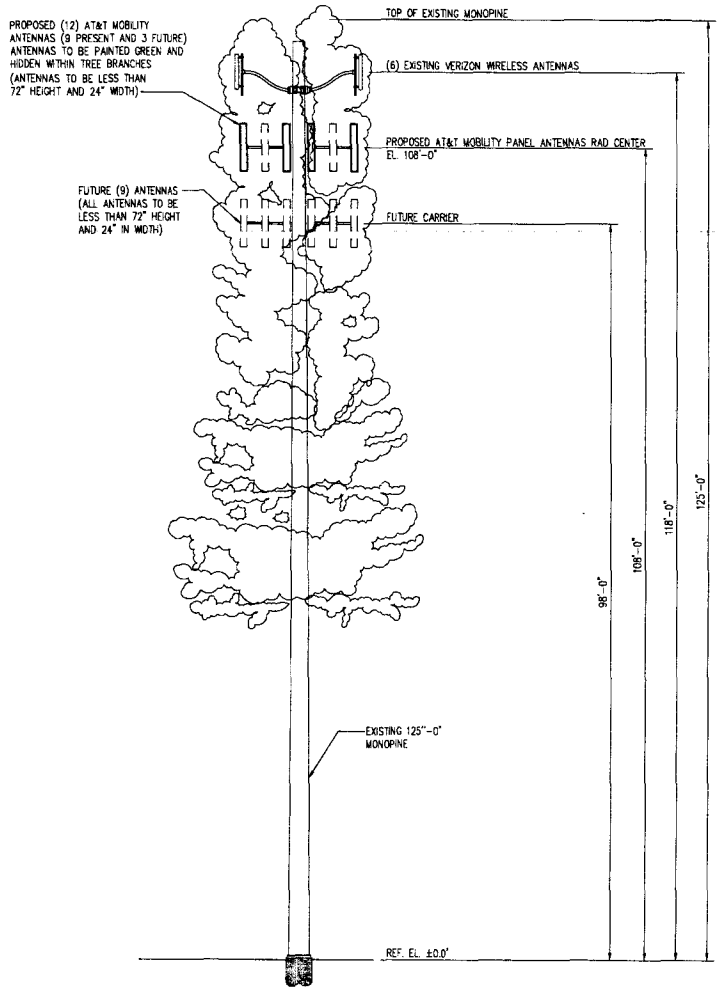
1 / Z03
TRUE NORTH



MONOPINE ELEVATION
SCALE: 1/16"=1'-0"
E1 / Z03

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MAVERICK - POHICK ROAD
VERIZON MONOPINE
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8616 POHICK RD.
SPRINGFIELD, VA 22153

at&t Mobility
7150 STANDARD DRIVE
HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APPD
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5	12/17/09	REVISED DISTURBED AREA	W.A.	C.G.	C.G.
4	12/11/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
3	08/26/09	COUNTY COMMENTS	W.A.	C.G.	C.G.
2	06/05/09	COMMENTS	W.A.	C.G.	C.G.

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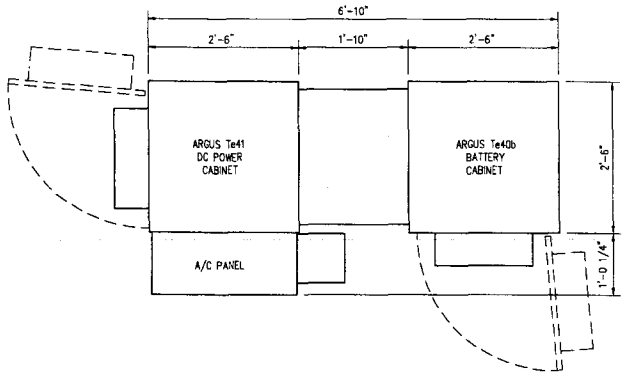
COMMONWEALTH OF VIRGINIA
JOHN CABOT GOLDY
LIC. No. 015128
PROFESSIONAL ENGINEER

COMPOUND PLAN AND UTILITY POLE ELEVATION

JOB NO.	DRAWING NUMBER
24782-432	Z03



ARGUS EQUIPMENT LAYOUT (1 / Z04)
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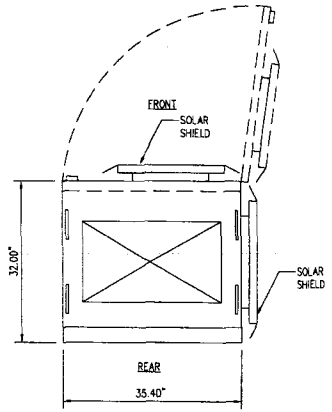

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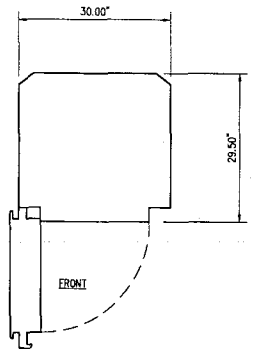
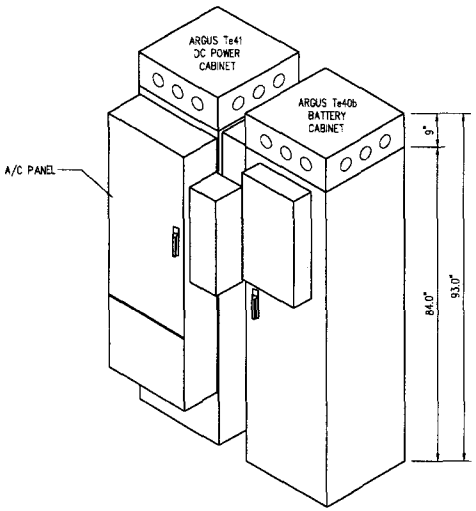


NOKIA ULTRA EDGE
BTS OUTDOOR CABINET LAYOUT (5 / Z04)
SCALE: 1/2"=1'-0"



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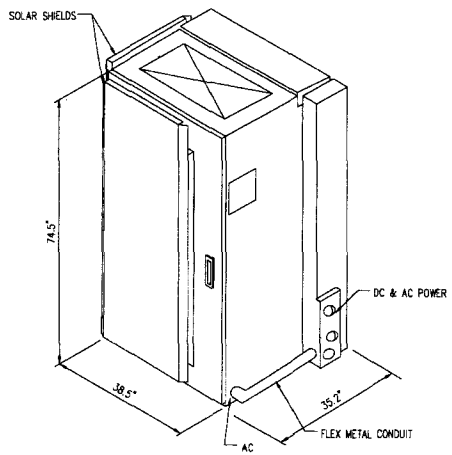
SCALE: N.T.S.



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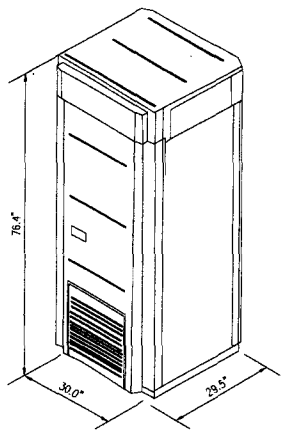

NOKIA ULTRA EDGE
BTS OUTDOOR CABINET DETAIL (6 / Z04)
SCALE: N.T.S.

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communication services, inc.
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PROJECT NUMBER: 1072.052

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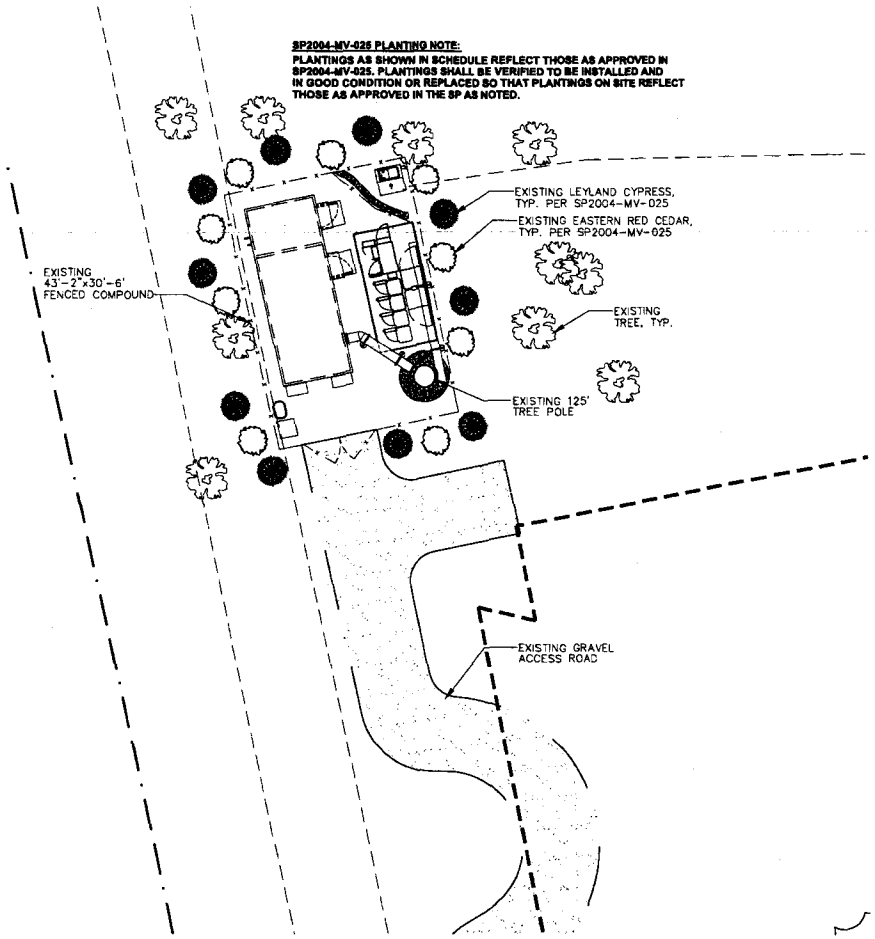
SCALE: AS SHOWN | DESIGNED: W.A. | DRAWN: C.G.

COMMONWEALTH OF VIRGINIA
JOHN CABOT DOLEY
Lic. No. 010108
PROFESSIONAL ENGINEER

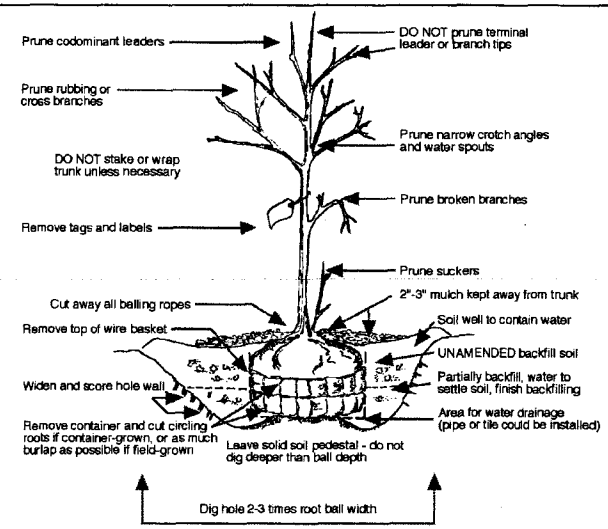
EQUIPMENT DETAILS

JOB NO.	DRAWING NUMBER
24782-432	Z04



SP2004-MV-025 PLANTING NOTE:
PLANTINGS AS SHOWN IN SCHEDULE REFLECT THOSE AS APPROVED IN SP2004-MV-025. PLANTINGS SHALL BE VERIFIED TO BE INSTALLED AND IN GOOD CONDITION OR REPLACED SO THAT PLANTINGS ON SITE REFLECT THOSE AS APPROVED IN THE SP AS NOTED.

LANDSCAPING PLAN (1 / C01)
SCALE: 1"=20'-0"
TRUE NORTH



TREE PLANTING DETAIL (2 / Z06)
SCALE: N.T.S.

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED.
3. ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED.
4. ALL PLANTS INCLUDED IN THE PLANT LIST AND NOTED ON THE LANDSCAPE PLAN ARE SUBJECT TO THE APPROVAL OF THE OWNERS'S REPRESENTATIVE AND FAIRFAX COUNTY URBAN FOREST MANAGEMENT DIVISION STAFF BEFORE, DURING AND AFTER CONTSRUCTION.
5. ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER'S REPRESENTATIVE.
9. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
10. ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF THE "TREE AND SHRUB PLANTING GUIDELINES" PREPARED BY VIRGINIA COOPERATIVE EXTENSION, VPI&SU.
11. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
13. CONTRACTOR TO WATER AND WARRANTY TREES FOR 1 YEAR.
14. TO MITIGATE SOIL COMPACTION PRIOR TO PLANTING, THE PLANTING AREA SHALL BE TILLED TO A DEPTH OF ONE FOOT (1') TO LOOSEN SOIL AND AMENDED OVER THE ENTIRE AREA AS NEED BASTED ON SOIL SAMPLES. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED.

PLANT LIST

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
○	15	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6' - 8' HT.
●	16	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDI	5' - 6' HT.

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2	06/05/09	COMMENTS	W.A.	C.G.	C.G.

SCALE: AS SHOWN | DESIGNED: C.G. | DRAWN: W.A.

COMMONWEALTH OF VIRGINIA — JOHN CARDOT GOLDOY Lic. No. 016139 — PROFESSIONAL ENGINEER

6 **LANDSCAPING PLAN**

JOB NO.	DRAWING NUMBER
24782-432	Z05

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

DESCRIPTION OF THE APPLICATION

These two applications seek to amend SE 2004-MV-001 and SP 2004-MV-025, previously approved for a telecommunications facility consisting of a 125 foot treepole with one carrier and a place of worship, respectively, in order to permit the collocation of additional antennas, site modifications and modifications of development conditions. The approved treepole has an existing carrier located at 118 feet above grade. The applicants propose the collocation of two additional carriers at 108 feet and 98 feet above grade, and future improvements for equipment cabinets within the existing equipment compound located at the base of the treepole. The applicants also request approval for an extension of time for two previously approved trailers. The trailers were previously approved for five years, which expired on March 1, 2010. The applicants have requested an extension until July 1, 2013. Additionally, the applicants installed a third trailer (trailer "E") without special permit approval. The applicants would like to keep the third trailer for a similar time period. The additional trailer, like the two previously approved trailers, serves as additional space for church operations and activities.

The proposed collocation of additional antennas on the existing telecommunication facility would not result in a height increase or expansion of the existing facility. The applicants request to allow for an existing unapproved trailer to remain on-site does result in a site disturbance.

The applicants also request reaffirmation of a previously approved modification of the transitional screening requirements, and a waiver of the barrier requirement.

LOCATION AND CHARACTER

Site Description:

The subject property is located 8616 Pohick Road, on the north side of Pohick Road, south of Fairfax County Parkway. The property operates as the Calvary Korean Baptist Church on 3.98 acres. The site is improved with two buildings, three trailers, a telecommunications facility and a shed. Access to the site is gained by two driveways along the southern portion of the property on Pohick Road. The site is heavily forested and surrounded predominantly by single family dwellings.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Single Family Detached Dwellings	PDH-3	Residential; 2-3 du/ac
South	Single Family Detached Dwellings	R-3; PDH-3	Residential; 2-3 du/ac
East	Mosque	R-1	Residential; 1-2 du/ac
West	Undeveloped Parcel	R-1	Residential; 1-2 du/ac

BACKGROUND

On February 16, 2000, the Board of Zoning Appeals (BZA) approved special permit application SP 99-S-070, to permit the establishment of a church. Approval officially expired because the applicant never obtained a Non Residential Use Permit (Non-Rup).

On September 13, 2004, the Board of Supervisors approved special exception application SE 2004-MV-001, to permit a telecommunications facility (treepole) and related facilities on the site of the Calvary Korean Baptist Church. A copy of the development conditions and plat approved in conjunction with SE 2004-MV-001 is included in Appendix 7.

On March 9, 2005, the Board of Zoning Appeals approved special permit application SP 2004-MV-025, for an existing church and site modifications. A copy of the development conditions and plat approved in conjunction with SP 2004-MV-025 is included in Appendix 7.

Based on Senate Bill 1533, in a letter dated January 29, 2010, staff from the Zoning Administration Division (ZAD) granted an extension for the continued use of two trailers (trailers "C" and "D"), previously approved under SP 2004-MV-025. The Virginia General Assembly adopted Senate Bill 1533, which added a new section numbered 15.2-2288.4 to the Code of Virginia, allowing for any special permit and special exception uses that were valid and outstanding as of January 1, 2009 to be extended to July 1, 2011, regardless of whether such expiration or schedule exists by operation of statute, proffer, permit, local ordinance, or local custom. A copy of this letter is included in Appendix 5.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area: Area III

Planning District: Pohick

Planning Sector: Main Branch Community Planning Sector (P2)

Plan Map: Residential; 1-2 du/ac

There is no site specific Plan text for this site; relevant Plan text can be found in Appendix 6.

ANALYSIS

Special Exception Amendment/ Special Permit Amendment Plat (SEA/SPA Plat) Copy at front of staff report

Title of SE Plat: Maverick- Pohick Road, Verizon Monopine

Prepared By: Entrex Communication Services, Inc.

Original and Revision Dates: June 5, 2009 as revised through February 18, 2010.

The Special Exception Amendment/Special Permit Amendment plat consists of five (5) sheets showing the following information:

Special Exception Amendment/ Special Permit Amendment Plat		
Sheet #	**Title**	**Description of Sheet**
Z01	Title Sheet	Title sheet providing sheet index, vicinity map, project information and compliance notes.
Z02	Site Plan	Details of site layout, on-site vegetation, access points, and surrounding properties.
Z02A	Bulk Plane	Bulk plane elevation details for existing telecommunications facility and church.
Z03	Compound Plan/Utility Pole Elevation	Details of proposed equipment compound, and elevation of existing treepole.
Z04	Equipment Details	Details of proposed equipment cabinets.
Z05	Landscaping Plan	Details of on-site landscaping.

Land Use Analysis

Staff believes that the applicant's proposal for the collocation of additional antennas on the existing telecommunications facility and the addition of a third trailer for the existing church is in harmony with the Comprehensive Plan and is in keeping with the residential character of the neighborhood. (Staff also reviewed the subject application as a Feature Shown, FS V09-191, due to be acted on or before May 10, 2010)

Environmental/Transportation Analysis

No transportation or environmental issues are associated with this application.

Site Review Analysis (Appendix 8)

Trailer "E" and the gravel area it sits upon have not been reviewed through the site plan process. The total disturbed area will require either a site plan or minor site plan to be submitted. Additionally, stormwater detention or an approved waiver will be required before site plan approval. A development condition has been proposed requiring a site plan to be pursued for trailer "E," and for the gravel area located to the north and east of all trailers depicted on the SEA/SPA plat to be re-vegetated in coordination with Urban Forestry Management (UFM).

ZONING ORDINANCE PROVISIONS

Waivers/Modifications

• *Modification of the transitional screening requirements*

The applicant seeks reaffirmation of a modification of the transitional screening requirements along all property boundaries. The modification was previously approved as part of applications SE 2004-MV-001 and SP 2004-MV-025. The subject property abuts residential uses and a place of worship (mosque). The application property is heavily vegetated and includes an existing tree save area around the existing telecommunications facility. Staff believes the reaffirmation of the requested modification is appropriate. No site disturbance proposed.

• *Waiver of the barrier requirement*

The applicant seeks reaffirmation of a waiver of the barrier requirement along all property boundaries. The waiver was previously approved as part of applications SE 2004-MV-001 and SP 2004-MV-025. The presence of mature landscaping on the subject property provides sufficient buffering to continue minimizing the impact of the telecommunications facility on adjoining properties. Staff believes the reaffirmation of the requested waiver is appropriate. No site disturbance proposed.

Special Exception Requirements (Appendix 9)

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

Special Permit Requirements (Appendix 9)

General Special Permit Standards (Sect. 8-006)
Group 3 Standards (Sect. 8-303)

The Special Exception and Special Permit standards listed above, as well as the zoning regulations such as lot size and bulk regulations were reviewed with SE 2004-MV-001 and SP 2004-MV-025. With the exception of the proposed trailer for church operations requested under the special permit amendment application, no changes to site layout or treepole height are associated with the telecommunications facility requested under the special exception amendment application. Staff has reviewed the current applications and believes that these standards and regulations continue to be met with the proposed collocation of additional antennas and for the allowance of an additional trailer for church operations to remain on-site.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As previously noted, the applicants propose under the special exception amendment application to collocate additional carriers on an existing 125 foot treepole. The applicants propose under the special permit amendment application to allow for an additional trailer to remain, and to permit both site modifications and modifications of development conditions. Based upon the above analysis and 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 all applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve SEA 2004-MV-001, subject to the proposed development conditions in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements and a waiver of the barrier requirement in favor of that shown on the SEA/SPA plat.

Staff recommends that the Board of Zoning Appeals approve SPA 2004-MV-025, 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 amendment or special permit amendment 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 2004-MV-001
2. Proposed Development Conditions: SPA 2004-MV-025
3. Affidavits
4. Statement of Justification
5. DPZ Letter
6. Plan Citations
7. Approved Conditions & Plats (SE 2004-MV-001 & SP 2004-MV-025)
8. Environmental and Site Review Division Analysis
9. Applicable Zoning Ordinance Provisions Checklist
10. Glossary

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 2004-MV-001

March 3, 2010

If it is the intent of the Board of Supervisors to approve SEA 2004-MV-001 located at 8616 Pohick Road, Tax Map 98-1 ((1)) 21, previously approved for a telecommunication facility, to permit site modifications pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede those approved with SE 2004-MV-001, and all previous cases pertinent to this site; conditions carried over from previous approval are marked with an asterix (*). Minor edits have been made to these conditions to conform to current terminology.

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 SEA plat approved with the application, as qualified by these development conditions.*

3. A copy of this Special Exception 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 use.*

4. 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 amendment shall be in substantial conformance with the approved Special Exception Amendment/ Special Permit Amendment (SEA/SPA) plat entitled "Maverick –Pohick Road Verizon Monopine," prepared by Entrex Communication Services, Inc., and dated June 5, 2009 as revised through February 18, 2010, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

5. Unless waived by the Zoning Administrator, a steady red market light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.*

6. The existing eight foot tall chain link fence shall be maintained around the perimeter of the telecommunications compound as shown on the SEA/SPA plat.

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

8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).

9. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES).*

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

11. Should the need arise to alter the treepole, the Applicants shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.*

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

13. The maximum height of the telecommunications tower (treepole) shall not exceed 125 feet.*

14. The appearance of the treepole shall be maintained by the Applicants in substantial conformance with the elevations shown on the SEA/SPA plat.*

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of 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.

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SPA 2004-MV-025

March 24, 2010

If it is the intent of the Board of Zoning Appeals to approve SPA 2004-MV-025 located at 8616 Pohick Road, Tax Map 98-1 ((1)) 21, previously approved for an existing church and telecommunication facility, to permit site modifications pursuant to Sect. 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the BZA condition the approval by requiring conformance with the following development conditions. All conditions are carried forward from the previously approved special permit application. Minor edits have been made to these conditions to conform to current terminology.

1. This approval is granted to the applicants, Trustees of the Calvary Korean Baptist Church and New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility, and is not transferable without further action of this Board, and is for the location indicated on the application, 8616 Pohick Road (3.98 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 amendment plat prepared by approved with the application, as qualified by these development conditions.*

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 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 exception shall be in substantial conformance with the approved Special Exception Amendment/ Special Permit Amendment (SEA/SPA) plat entitled "Maverick –Pohick Road Verizon Monopine," prepared by Entrex Communication Services, Inc., and dated June 5, 2009 as revised through February 18, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. There shall be a maximum of 70 seats in the sanctuary of the church.*

6. Parking shall be provided as shown on the SEA/SPA plat. All parking shall be on-site.*

7. All signs, existing and proposed, shall be in conformance with Article 12 of the Zoning Ordinance.*

8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).

9. Prior to issuance of the Non-Rup, the applicant shall install a single row of evergreen plantings along the southern and western boundaries of the parking area to shield automobile headlight glare from impacting Pohick Road and the property identified as Tax Map 98-1 ((1)) 20. These evergreen plantings shall be installed subject to approval by Urban Forest Management (UFM).

10. Transitional screening shall be modified as shown on the SEA/SPA plat and as described in Condition # 8.*

11. Barriers shall be waived in favor of that shown on the SEA/SPA plat.*

12. Any new lighting, or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.*

13. The trailers (C, D and E) depicted on the SEA/SPA plat shall be approved until July 1, 2013.

14. A site plan shall be submitted within six months from the final approval date of this special permit for trailer "E" and the gravel area located to the north and east of all trailers (C, D and E) depicted on the SEA/SPA plat. If the site plan has not been submitted as required above, the approval for trailer "E" shall be null and void, and the trailer shall be removed.

15. Prior to the issuance of a Non-Rup, a site plan shall be submitted for trailer "E" and the impervious gravel area located to the north and east of all trailers (C,D and E) depicted on the SEA/SPA plat. A re-vegetation plan shall be submitted concurrently with the site plan, depicting the re-vegetation of the gravel area with mixed native seedlings. All re-vegetation plantings shall meet Public Facility Manual (PFM) standards, as determined by UFM. The re-vegetation plan shall include, but not be limited to, the following:

    - Plant list detailing species, sizes, quantities and stock type of trees
    - Soil treatments and amendments, if necessary.
    - Methods of installation
    - Maintenance
    - Monitoring

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 Permit Amendment shall not be valid until this has been accomplished.

Pursuant to Section 8-015 of the Zoning Ordinance, this Special Permit Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit amendment. 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: JAN 1 1 2010
(enter date affidavit is notarized)

I, Nelson Figueroa-Velez, 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

1061926

in Application No.(s): SEA 2004-MV-001
(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)
New Cingular Wireless PCS, LLC, d.b.a. AT&T Mobility	7150 Standard Dr., Hanover, MD, 21076	Co-Applicant/Lessee
Trustees of the Calvary Korean Baptist Church	8616 Pohick Rd., Springfield, VA 22153	Co-Applicant/ Title Owner/Lessor Land
Choo Boo Shong	8616 Pohick Rd., Springfield, VA 22153	Trustee/Agent
Ohsang Yoon	8616 Pohick Rd., Springfield, VA 22153	Trustee/Agent
Jun Hee Lee	8616 Pohick Rd., Springfield, VA 22153	Trustee/Agent
Soo Man Kim	8616 Pohick Rd., Springfield, VA 22153	Trustee/Agent
Rev. Edward Jey Kim	8616 Pohick Rd., Springfield, VA 22153	Trustee/Agent
Washington, DC SMSA Limited Partner d.b.a. Verizon Wireless	180 Washington Valley Rd, Bedminster, NJ 07921	Co-Applicant/Tower Owner/Lessor of Tower space
James R. Michal	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee
Nelson Figueroa-Vélez	1120 20th St., NW Suite 300, Washington, DC 20036	Agent for Lessee
Jackson & Campbell, PC	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number(s))

==========

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) New Cingular Wireless PCS, LLC, d.b.a. AT&T Mobility
7150 Standard Dr.
Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
Cingular Wireless II, LLC

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

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192 b

for Application No. (s): SEA 2004-MU-C01
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cingular Wireless II, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Cingular Wireless, LLC
New Cingular Wireless Services, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
New Cingular Wireless Services, Inc.
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-6

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cingular Wireless, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Long Distance, Inc.
SBC Alloy Holdings, Inc.
Cingular Wireless Corporation
BLS Cingular Holdings, LLC
Bell South Mobile Data, Inc.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Long Distance, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Telecom, Inc.

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Telecom, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Teleholdings, Inc.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Teleholdings, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-6

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Communications, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Alloy Holdings, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

(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: JAN 1 1 2010
(enter date affidavit is notarized)

106192b

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
New Southwestern Bell Mobile Systems, Inc.
175 East Houston St.,
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Mobile Data, Inc.
115 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Systems, Inc.

(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: JAN 1 1 2010
(enter date affidavit is notarized)

106192-6

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AWACS, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Southern New England Telecommunications Corporation
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192

for Application No. (s): SEA 2004-MW-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
New SBC Wireless, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Pacific Telesis Group, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Services, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cingular Wireless Corporation
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.
Bell South Corporation

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-6

for Application No. (s): SEA 2004-MV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Corporation
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BLS Cingular Holdings, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
AB Cellular Holding, LLC
Wireless Telecommunications Investment
Company, LLC

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AB Cellular Holding, LLC
5565 Glenridge Connector
Atlanta, GA 30432

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Data, Inc.
RAM Broadcasting Corporation

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wireless Telecommunications Investment Company, LLC
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Data, Inc.

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-b

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Mobile Systems, Inc.
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RAM Broadcasting Corporation
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Data, Inc.

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-

for Application No. (s): SEA 2004-INV-001
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC-MSI, LLC
175 East Houston Street
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Southwestern Bell Texas Holdings, Inc.

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-6

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Southwestern Bell Texas Holdings, Inc.
175 East Houston Street
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jackson & Campbell, P.C.
1120 20th Street, N.W. Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MW-001
(enter County-assigned application number (s))

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Cellco Partnership

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-

for Application No. (s): SEA 2004-MU-001
(enter County-assigned application number (s))

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, New York 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, New York 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: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MU-001
(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, New York 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, New York 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: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MW-001
(enter County-assigned application number (s))

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, New York 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, New York 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: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MW-001
(enter County-assigned application number (s))

==========

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, New York 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, New York 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: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-NW-001
(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 Rd.
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 Rd.
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: JAN 1 1 2010
(enter date affidavit is notarized)

106192-b

for Application No. (s): SEA 2004-MW-001
(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 Rd.
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.

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: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MW-001
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
SBC Management Services, L.P.
175 East Houston St.,
San Antonio, TX

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

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

Southwestern Bell Texas Holdings, Inc.
Limited Partner

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

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

Special Exception Attachment to Par. 1(c)

DATE: JAN 1 1 2010 106192b

(enter date affidavit is notarized)

for Application No. (s): SEA 2004-MW-001

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & 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 TITLES 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, LLC	General Partner
AT Delaware II, LLC (Owns 1% of Washington, D.C. SMSA Limited Partnership d.b.a. Verizon Wireless)	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.

106192-

Special Exception Attachment to Par. 1(c)

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

for Application No. (s): SEA 2004-MV-001
(enter County-assigned application number (s))

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

Cellco Partnership
180 Washington Valley Road
Bedminster, 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: JAN 1 1 2010 106192b
(enter date affidavit is notarized)

for Application No. (s): SEA 2004-MW-001
(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, New York 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: JAN 1 1 2010
(enter date affidavit is notarized)

106192-6

for Application No. (s): SE17 2004-MN-001
(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, New York 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 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: JAN 1 1 2010
(enter date affidavit is notarized)

1061926

for Application No. (s): SEA 2004-MV-001
(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 AFFIDAVIT

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

106192-

for Application No. (s): SEA 2004-MW-001
(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 2004-MW-001
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

106192b

DATE: JAN 1 1 2010
(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 Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
NONE

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

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

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

WITNESS the following signature:

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

Nelson Figueroa-Velez, Authorized Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 11 day of January 20 10 in the State/Comm. of District of Columbia, County/City of Washington.

Notary Public

My commission expires: March 14, 2014

Application No.(s): SPA 2004-MV-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

I, Nelson Figueroa-Velez, 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 1050826

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)
New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility	7150 Standard Dr., Hanover, MD, 21076	Co-Applicant/Lessee
Trustees of the Calvary Korean Baptist Church	8616 Pohick Rd., Springfield, VA 22153	Co-Applicant/Title Owner/Lessor
Choo Boo Shong	8616 Pohick Rd., Springfield, VA 22153	Agent/Trustee
Oshang Yoon	8616 Pohick Rd., Springfield, VA 22153	Agent/Trustee
Jun Hee Lee	8616 Pohick Rd., Springfield, VA 22153	Agent/Trustee
Soo Man Kim	8616 Pohick Rd., Springfield, VA 22153	Agent/Trustee
Rev. Edward Jey Kim	8616 Pohick Rd., Springfield, VA 22153	Agent/Trustee
Washington, DC SMSA Limited Partner d.b.a. Verizon Wireless	180 Washington Valley Rd, Bedminster, NJ 07921	Tower Owner/Lessor of Tower Space
James R. Michal	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee
Nelson Figueroa-Vélez	1120 20th St., NW Suite 300, Washington, DC 20036	Agent for Lessee
Jackson & Campbell, PC	1120 20th St., NW Suite 300, Washington, DC 20036	Attorney/Agent for Lessee

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special 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 2004-MV-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

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)
New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility
7150 Standard Dr., Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Cingular Wireless II, LLC

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Special 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): SPH 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cingular Wireless II, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Cingular Wireless, LLC
New Cingular Wireless Services, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
New Cingular Wireless Services, Inc.
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Application No.(s): SEA 2004-MW-C25
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010 1050824
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cingular Wireless, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Long Distance, Inc.
SBC Alloy Holdings, Inc.
Cingular Wireless Corporation
BLS Cingular Holdings, LLC
Bell South Mobile Data, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Long Distance, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Telecom, Inc.

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

Application No.(s): SPA 2004-NW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050824

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Telecom, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Teleholdings, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Teleholdings, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

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

Application No.(s): SPA 2004-MW-C25
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050825

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Communications, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Alloy Holdings, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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(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 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
New Southwestern Bell Mobile Systems, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Mobile Data, Inc.
115 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Systems, Inc.

(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 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010 1050826
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AWACS, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Southern New England Telecommunications Corporation
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

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

Application No.(s): SPA 2004-MW-C 25
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010 1050826
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
New SBC Wireless, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Pacific Telesis Group, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

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

Application No.(s): SPA 2004-WW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC Services, Inc.
175 East Houston St.
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

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

SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cingular Wireless Corporation
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.
Bell South Corporation

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

Application No.(s): SPA 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010 1050826
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Corporation
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BLS Cingular Holdings, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
AB Cellular Holding, LLC
Wireless Telecommunications Investment Company, LLC

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

Application No.(s): SPA 2004-MN-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
AB Cellular Holding, LLC
5565 Glenridge Connector
Atlanta, GA 30342

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Data, Inc.
RAM Broadcasting Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wireless Telecommunications Investment Company, LLC
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Data, Inc.

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

Application No.(s): SP 2024-MM-075
(county-assigned application number(s), to be entered by County Staff)

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

1050826

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bell South Mobile Systems, Inc.
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RAM Broadcasting Corporation
1155 Peachtree Street, NE
Atlanta, GA 30309

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Bell South Mobile Data, Inc.

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

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

1050826

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SBC-MSI, LLC
175 East Houston Street
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Southwestern Bell Texas Holdings, Inc.

==========

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 2004-NW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010

1050824

(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Southwestern Bell Texas Holding, Inc.
175 East Houston Street
San Antonio, TX 78205

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
SBC Communications, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jackson & Campbell, P.C.
1120 20th Street, N.W., Suite 300
Washington, DC 20036

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Application No.(s): SPA 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

105082b

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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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Cellco Partnership

==========

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, New York, 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 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010 1050826
(enter date affidavit is notarized)

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, New York, 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 Personal Communications, Inc.
1095 Avenue of the Americas
New York, New York, 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 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
NYNEX PCS, Inc.
1095 Avenue of the Americas
New York, New York, 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)
Metro Mobile CTS of Charlotte, Inc.
1095 Avenue of the Americas
New York, New York, 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 2004-NW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010

105082

(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
GTE Wireless, Inc.
1095 Avenue of the Americas
New York, New York, 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 of Ohio, Inc.
1095 Avenue of the Americas
New York, New York, 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 2004-MV-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010

1050824

(enter date affidavit is notarized)

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, New York, 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)
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)

(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 2004-WW-025

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

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

DATE: JAN 1 1 2010

(enter date affidavit is notarized)

1050826

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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)

==========

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.

==========

(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 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JAN 1 1 2010 1050826
(enter date affidavit is notarized)

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

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

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

SBC-MSI, LLC
General Partner ✓

Southwestern Bell Texas Holdings, Inc.
Limited Partner ✓

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special 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 2010-MN-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

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

Washington, DC SMSA Limited Partnership d.b.a. Verizon Wireless
180 Washington Valley Rd.
Bedminster, 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**)

Cellco Partnership	General Partner
AT Delaware II, LLC (Owns 1% of Washington, DC SMSA Limited Partnership d.b.a. Verizon Wireless)	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 2004-IWW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

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

Cellco Partnership
180 Washington Valley Rd.
Bedminster, 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 2004-MW-C25

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

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

DATE: JAN 1 1 2010

(enter date affidavit is notarized)

1050826

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, New York 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): SPH 2004-WW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

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

PCSCO Partnership
1095 Avenue of the Americas
New York, New York 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 2004-MW-025
(county-assigned application number(s), to be entered by County Staff)

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

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

1050826

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

PCS Nucleus, L.P.
2999 Oak Rd
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 2004-MV-025
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JAN 1 1 2010
(enter date affidavit is notarized)

105082C

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 2004-MV-075
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

1050826

DATE: JAN 1 1 2010
(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

Nelson Figueroa-Velez, Authorized Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of January 2010, in the State/Comm. of District of Columbia, County/City of Washington

Notary Public

My commission expires: March 14, 2014

EXHIBIT A1

STATEMENT OF JUSTIFICATION IN SUPPORT OF APPLICATION FOR SPECIAL EXCEPTION

Applicant(s):	**New Cingular Wireless PCS, LLC, Trustees of the Calvary Korean Baptist Church & Washington, DC SMSA Limited Partner d.b.a. Verizon Wireless**
Site Name:	**Maverick**
Property Address:	**8616 Pohick Rd., Springfield VA, 22153 (Fairfax County)**
District:	**Mt Vernon**
Parcel Id No.:	**0981-01-0021**
Zoning Classification:	**R-1 (Residential 1 DU/AC)**
Property Owner:	**Trustees of the Calvary Korean Baptist Church**
County Temporary ID:	**SEA 2009-0022**

SPECIAL EXCEPTION AMENDMENT REQUESTS

Applicants, Trustees of the Calvary Korean Baptist Church, ("Property Owner"), New Cingular Wireless PCS, LLC ("New Cingular") seek a Special Exception Amendment to allow the collocation of additional antennas within the existing branches of the 125′ structure designed as a monopole located on the Property Owner's land on 8616 Pohick Rd., Springfield VA 22153.

Applicant New Cingular proposes to install up to 12 panel antennas (4 per sector, 3 sectors in total) at a RAD center of 108′ and related ground equipment cabinets located near the base of the structure. A future carrier will be able to install up to 9 panel antennas (4 per sector, 3 sectors in total) at a RAD Center of 98′ and related ground equipment cabinets located near the base of the structure.

Applicant, Property owner was granted SP 2004-MV-025 on March 1, 2005 which states: "to permit an existing church and allow trailers to remain." This condition expires on March 1, 2010 but, has been extended until July 1, 2011, see letter dated January 29, 2010 sent to Property Owner by Diane Johnson Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch. Property owner seeks to allow a 3rd trailer to remain on the property until July 1, 2013.

The proposed development conforms to all applicable ordinances, regulations and adopted standards, or if any waiver, exception or variance is sought by Applicants, such shall be specifically noted with the justification for

such. There are no known hazardous or toxic substances as set forth in Title 40 Code of Federal Regulations parts 116.4, 304.4 and 355.

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

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

The subject property is owned by the Trustees of the Calvary Korean Baptist Church and holds regular religious services on Sunday and Wednesday, commencing at 11:00am and 7:00pm respectively. The religious services do not extend beyond two hours. There are no more than 70 seats in the church, as stipulated by SP 2004-MV-025. The land area measures approximately 3.9792 acres and is zoned R-1. The subject property is improved with 2 buildings, two trailers and 35 parking spaces ("Property"). The church has no full time employees and only 2 part time employees.

DESCRIPTION OF THE PROPOSED COLLOCATION & STATEMENT OF OWNERSHIP

The existing 125' structure, designed as a tree which is owned and operated by Verizon. It is surrounded by mature trees creating a dense tree buffer. New Cingular and Verizon entered into an agreement which would allow New Cingular to place up to 12 antennas and a future carrier to place up to 9 antennas, per carrier, on the existing monopole and related ground equipment within the existing 30' x 43' compound owned by Verizon. The unmanned facility operates 24 hours a day, 7 days a week.

New Cingular requests a Special Exception Amendment for the installation of a up to 12 panel antennas, painted green, at a RAD center of 108' located within the existing branches of the existing monopole, and a future carrier will be able to install up to 9 panel antennas, painted green, at a RAD Center of 98' ("Site"). On September 9, 2004 Verizon was granted a Special Exception (**SE 2004-MV-001**) in order to install a 125' monopole with a maximum of 12 antennas.

New Cingular's antennae measure approximately 6'x2'x1' or less. New Cingular will also install equipment cabinets measuring approximately 81.1"(h) x 60.06"(w) x 31.05"(d) or less, within the enclosed lease area. See *Site Plans*, attached hereto. A future carrier will also be able to install up to 12 antennas and related ground equipment near the base of the existing monopole structure.

The Property counts with two access roads approximately 30′ wide each leading to and from Pohick Rd., a copy of site drawings/plat is attached hereto. Photographs of the Property, attached hereto provide further information about the Property. Finally, a copy of a recent County Zoning Map is enclosed herein and depicts the location of the subject property and neighborhood.

The addition proposed by New Cingular and/or the future carrier will not interfere with radio, television or telephone reception and the emissions will comply with all applicable EPA and FCC emission requirements. Furthermore, neither the antennae nor the related equipment will produce any noise, fumes, dust, odors, lights, glare or vibrations. The additional antennas and equipment to be installed on the existing structure by New Cingular and the future carrier will operate 24 hours a day, 7 days a week and will require, on average, one monthly maintenance visit per carrier during working hours hence, the Facility will have no impact on existing traffic.

The existing 125′ structure which is designed as a tree currently accommodates only Verizon at a RAD center of 118′. New Cingular proposes the following installations:

a. New Cingular's Installation at RAD Center of 108″
Applicant, New Cingular has expressed an interest in locating its antennae and equipment at the Site. New Cingular will install 12 wireless telecommunications antennae, measuring 6′x2′x1′ or less, at a RAD center of 108′ on the monopole and install up to 7 equipment cabinets on a 10′ x 20′ concrete pad.

b. Future Wireless Telecommunication Carrier Installation at RAD Center of 98′
Applicants seek to include in their application for special exception, installation of up to 9 wireless telecommunications antennae measuring 6′x2′x1′ or less by a future carrier, anticipated to occupy a RAD center of 98′ on the Tree Pole. Related equipment will be placed in the compound near the base of the Tree pole.

NEED FOR THE WIRELESS TELECOMMUNICATIONS FACILITY

As FCC licensee, New Cingular is committed to providing seamless telecommunications service to their users. The proposed collocation on the existing site will assist in the creation of a seamless, state-of-the-art all-digital wireless network. This requires the installation of a network of telecommunications antenna and equipment facilities so as to allow each facility to transmit and receive radio signals within a strictly limited radio frequency range to each wireless user in the vicinity of the facility. Moreover, each facility

must be able to pass the user's signal to an adjacent facility as each user travels out of the coverage area and into an adjacent coverage area. Each facility is capable of covering only a limited area, generally determined by the height of the antennas, the local topography and terrain, as well as obstructions.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility. Because of the low power required by the system, the antennae are effective only within a limited geographic area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to New Cingular's coverage objectives in the area.

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

Transmitting (TX) Frequencies of:

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

Receiving (RX) Frequencies of:

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

Radio frequency coverage maps depicting New Cingular's coverage in the area presently and the improvement anticipated after installation of the proposed monopole are attached hereto. As demonstrated by these maps, New Cingular's coverage objective is to provide coverage along Fairfax County Parkway, to the east of SR-636, along SR-641 and to nearby neighborhoods where existing coverage is substantially deficient.

Since one of the primary benefits of the wireless communication system is the ability to communicate to and from any location, a network of facilities that provide seamless coverage is essential. The location and design of each facility in the network is therefore critical to the overall functioning of the entire

network. Without a facility at or near this location, New Cingular will be unable to provide reliable coverage to its users in the area.

APPLICABLE LEGAL STANDARDS

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

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

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

COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE REGULATIONS

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

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

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

Applicants' Response: The Board of Supervisors granted SE 2004-MV-001 on September 9, 2004 which approved the construction of the existing telecommunication wireless facility including a 125' high structure built to simulate a tree and related ground equipment for Verizon . Objective 42, Policy e, of the Fairfax Comprehensive Plan requires to "Locate mobile

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

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001

for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure. In addition, the collocation of antennas and the ground equipment will require few maintenance visits per year, approximately 1 or 2 visits per month. There is no need, therefore, for parking and loading provisions.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

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

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

Applicants' Response: No response required.

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

Applicants' Response: Not applicable.

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

Applicants' Response: This General Standard was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

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

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

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

Applicants' Response: New Cingular proposes to conceal the 12 antennas within the branches of the monopole

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

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

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

Applicants' Response: Applicant will continue to comply.

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

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

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

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

IV. SECTION 9-304 STANDARDS FOR ALL CATEGORY 3 USES

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

Applicants' Response: Not Applicable.

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

Applicants' Response: The proposed installation of up to 21 additional antennas and related ground equipment within the existing compound will not affect existing and approved SE conditions on the property.

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

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

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

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

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

Applicants' Response: There will be no changes to the existing Special Exception or Special Permit except for the number of antennas and the installation of the related ground equipment.

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

According to this Section, the Zoning Ordinance is intended to promote the health, safety and general welfare of the public and to implement the adopted Comprehensive Plan for the orderly and controlled development of the County. To accomplish these ends, the Zoning Ordinance is designed to give reasonable consideration to each of the following purposes, where applicable:

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: The proposed additional 24 antennas by New Cingular promotes the expansion of land use equipped with adequate wireless telecommunication services. It is, therefore, in furtherance of the County's above-referenced purpose to approve the proposed facility.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

9. to promote the conservation of natural resources;

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

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

Applicants' Response: This General Purpose was evaluated and approved by the Board of Supervisors on September 9, 2004, see SE 2004-MV-001 for the construction of the wireless communication facility. This application involves a collocation on an existing structure.

CONCLUSION:

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

County of Fairfax, Virginia

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

January 29, 2010

Trustees of the Calvary Korean Baptist Church
8616 Pohick Road
Springfield, VA 22153

Re: Special Permit SP 2004-MV-025 – Trustees of the Calvary Korean Baptist Church
8616 Pohick Road
Tax Map Ref: 98-1 ((1)) 21
Zoning District: R-1

Dear Sir or Madam:

A review of the above-referenced special permit indicates that the Board of Zoning Appeals (BZA) adopted SP 2004-MV-025 on March 1, 2005 to permit an existing church with site modifications and allow trailers to remain. Further, it has been determined by this office that the use has been established for this special permit. That said, Condition #14 of SP 2004-MV-025 permits the continued use of aforementioned trailers for a period of five years from the final date of approval of the special permit or March 1, 2010.

Please be advised that on March 27, 2009 the Virginia General Assembly adopted Senate Bill 1533 which added a new § 15.2-2288.4 to the *Code of Virginia* which states, in pertinent part, the following:

> Notwithstanding any other provision of law, any special use permit that was valid and outstanding as of January 1, 2009, is extended to July 1, 2011, regardless of whether such expiration or schedule exists by operation of statue, proffer, permit, local ordinance, or local custom. Nothing in this section shall impair the ability of any person to apply for additional extensions of time beyond the period specified in this section where permitted by other law.

Given that the use identified under Condition #14 of SP 2004-MV-025 was valid and outstanding on January 1, 2009, § 15.2-2288.4 is applicable. As such, the five-year term for the continued use of the trailers is automatically extended from March 1, 2010 to July 1, 2011. Therefore, at this time, no additional action is required by the BZA.

Department of Planning and Zoning
Zoning Administration Division
Zoning Permit Review Branch
12055 Government Center Parkway, Suite 250
Fairfax, Virginia 22035-5508
Phone 703-324-1359 FAX 703-324-2301
www.fairfaxcounty.gov/dpz/

If you have any questions, please feel free to contact me or Winnie Williams at 703-324-1359.

Sincerely,

Diane Johnson-Quinn
Deputy Zoning Administrator for
Zoning Permit Review Branch

cc: Gerald W. Hyland, Supervisor, Mt. Vernon District
Eileen M. McLane, Zoning Administrator
Regina Coyle, Director, Zoning Evaluation Division
Mercedes Palencia, Administrative Assistant, Zoning Evaluation Division

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.

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.

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

Appendix 7

FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfax county.gov

September 22, 2004

Frank W. Stearns, Esquire
Venable, LLP
8010 Towers Crescent Drive, Suite 300
Vienna, Virginia 22182

Re: Special Exception Application Number SE 2004-MV-001

Dear Mr. Stearns:

At a regular meeting of the Board of Supervisors held on September 13, 2004, the Board approved Special Exception Application Number SE 2004-MV-001 in the name of Washington DC SMSA Limited Partnership D/B/A Verizon Wireless located at 8616 Pohick Road (Tax Map 98-1 ((1)) 21), to permit a telecommunications facility (tree pole and equipment shelter) on the location of a place of worship pursuant to Section 3-104 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 this application, as qualified by these development conditions.

3. A copy of this Special Exception 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 use.

4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial

conformance with the approved Special Exception Plat entitled "Chapel Acres Tree pole, 8616 Pohick Road, Springfield, VA 22153, Fairfax County, Mount Vernon Magisterial District," prepared by Clark Nexsen (Gary E. Dickinson), consisting of 3 sheets, dated June 4, 2004, as revised through July 20, 2004, with the Existing Vegetation Map prepared by American land Development and Engineering, Inc. dated November 6, 2003. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

5. Prior to the approval of any plans or the issuance of any permits for this Special Exception use, a Special Permit application shall be submitted and shall be approved by the Board of Zoning Appeals to permit the existing church use and proposed telecommunications facility on the subject property of the Calvary Korean Baptist Church. If such a Special Permit is not approved, this Special Exception shall be null and void.

6. Unless waived by the Zoning Administrator, a steady red marker light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.

7. An 8 foot tall fence shall be installed around the perimeter of the telecommunications compound as shown on the Special Exception Plat.

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

9. Landscaping shall be provided as shown on the Special Exception Plat. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forestry Division. Additional landscaping may be provided subject to approval of the Urban Forestry Division.

10. The limits of clearing and grading shall be in substantial conformance with that shown on the Special Exception Plat.

11. There shall be no land disturbance within the tree save area depicted on the Special Exception Plat. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the Special Exception Plat. All tree protection fencing shall be installed, as approved by the Urban Forester, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree fences, except super silt fence, shall be

performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

12. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES). If not in substantial conformance with this Special Exception Plat, then a Special Exception Amendment (SEA) may be necessary.

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

14. Should the need arise to alter the telecommunications monopole, the Applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

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

16. The maximum number of antennas shall be 12.

17. The telecommunications tower shall be designed as a tree pole in substantial conformance with the elevation depicted on the Special Exception Plat.

18. The maximum height of the telecommunications tower (tree pole) shall not exceed 125 feet.

19. The appearance of the tree pole shall be maintained by the Applicant in substantial conformance with the elevations shown on the Special Exception Plat.

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

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

The Board also modified the transitional screening requirements along a portion of the western property boundary.

On July 21, 2004, the Planning Commission approved Public Facilities Review Application 2232-V04-2. The Commission noted that the proposal by Verizon Wireless to locate a telecommunications facility on the site of the Calvary Korean Baptist Church at 8616 Pohick Road satisfies the criteria of location, character, and extent, as specified in Section 15.2-2232 of the *Code of Virginia*, and is in substantial accord with the provisions of the comprehensive plan.

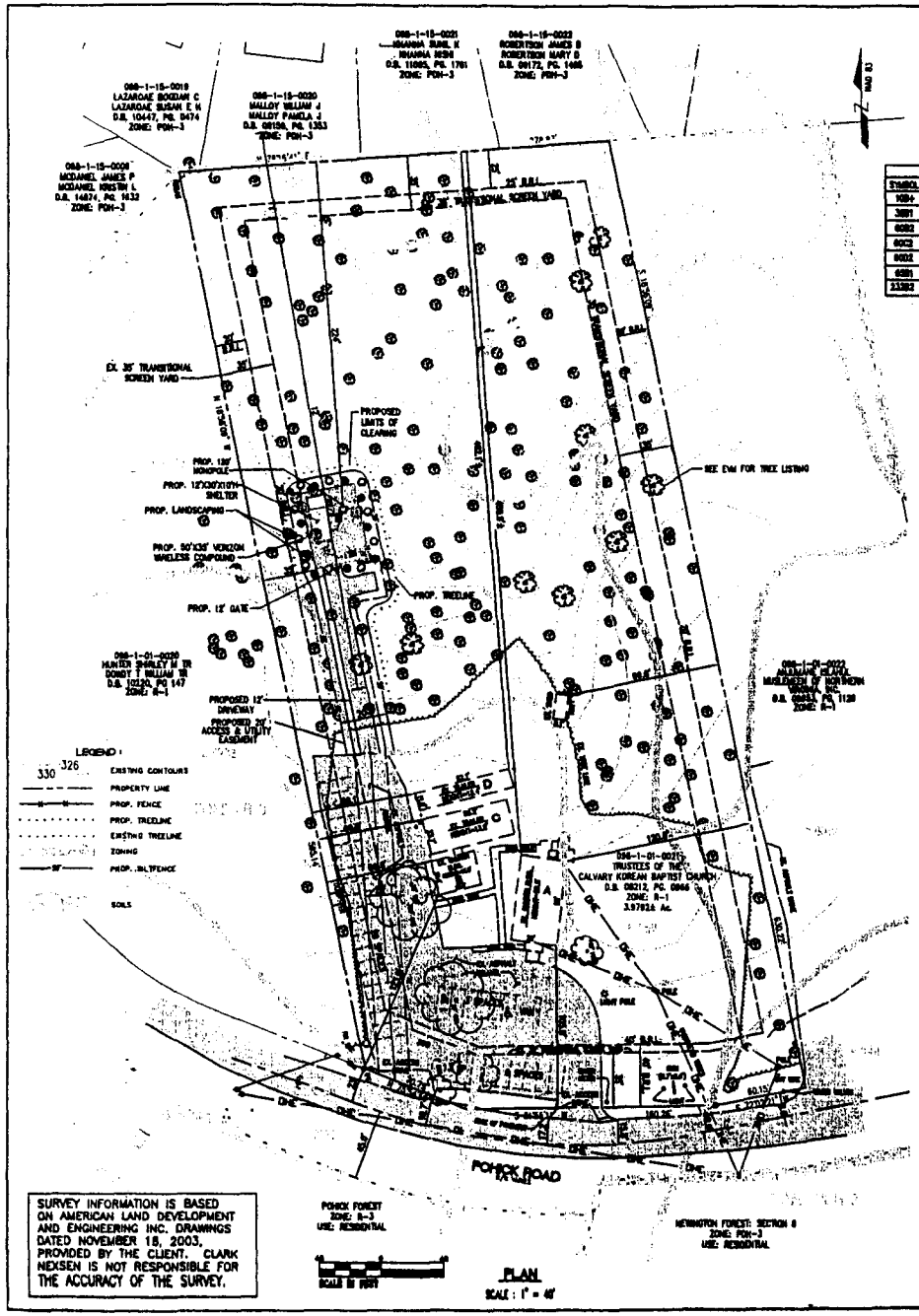
If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055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

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

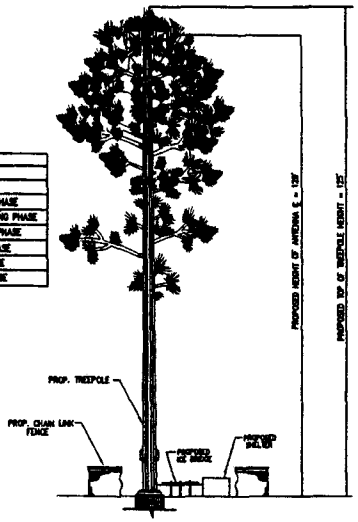
NV/ns



SURVEY INFORMATION IS BASED ON AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. DRAWINGS DATED NOVEMBER 18, 2003, PROVIDED BY THE CLIENT. CLARK NEXSEN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

PLAN
SCALE : 1" = 40'

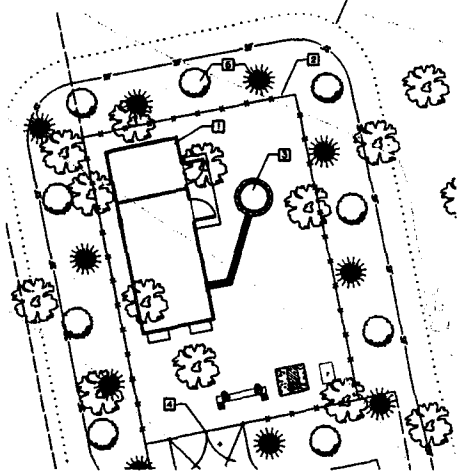
SOILS LEGEND	
SYMBOL	SOIL TYPE
10B+	GLENVILLE SILT LOAM
38B1	BELTSVILLE LOAM, UNDULATING PHASE
60B2	APPLING GRITTY LOAM, UNDULATING PHASE
60C2	APPLING GRITTY LOAM, ROLLING PHASE
60D2	APPLING GRITTY LOAM, HILLY PHASE
65B1	COLFAX LOAM, UNDULATING PHASE
233B2	FAIRFAX LOAM, UNDULATING PHASE



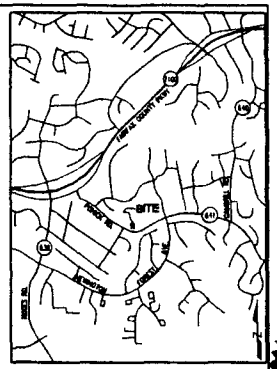
PROP. TREEPOLE
NOT TO SCALE

NOTES

1. PROPOSED 12' X 30' EQUIPMENT SHELTER
2. PROPOSED 50'x35' VERIZON WIRELESS COMPOUND
3. PROPOSED 126' TREEPOLE
4. PROPOSED 12' GATE
5. PROPOSED LIMITS OF CLEARING
6. PROPOSED LANDSCAPING



ENLARGED SITE
SCALE : 1" = 10'



VICINITY MAP
NTS

NOTES:

1. APPLICANT:
   VERIZON WIRELESS, INC.
   9000 JUNCTION DRIVE
   ANNAPOLIS JUNCTION, MD 20701
   (301) 512-2000
   (301) 512-2188
   APPLICANT ATTORNEY:
   VENABLE, LLP
   8010 TOWER CRESCENT, SUITE 300
   VIENNA, VA 22182
   CONTACT: FRANK STEARNS
   (703) 760-1688
2. PROPERTY OWNER:
   TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
   SITE ADDRESS:
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
3. CURRENT ZONING: R-1
4. TOTAL DISTURBED AREA:
   PROPOSED DRIVEWAY: 1208SF
   PROPOSED COMPOUND: 1,750SF
   TOTAL: 1,670SF
5. SITE DATA:
   PIN: 098-1-01-0021
   MAGISTERIAL DISTRICT: 09-00-00 (MOUNT VERNON)
   DEED BOOK: 0812 PAGE: 0866
   CURRENT ZONE: R-1
   PROPERTY TYPE: CHURCH
   LAND AREA: 3.9792 ACRES (173,334SF)
6. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
7. HEIGHTS:
   CHURCH BUILDING "A" 28.5'
   CHURCH BUILDING "B" 12.0'
   TRAILER "C" 13.8'
   TRAILER "D" 13.4'
   SHED 6.4'
   SIGN 7.7'
   PROP. TREEPOLE 126'
   PROP. V.N. SHELTER "E" 10'
8. ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.
9. MINIMUM YARD REQUIREMENTS
   A. SINGLE FAMILY DWELLINGS
      FRONT 40'
      SIDE 20'
      REAR 25'
   B. ALL OTHER STRUCTURES:
      FRONT: CONTROLLED BY A 30°ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
      SIDE: CONTROLLED BY A 45°ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
      REAR: CONTROLLED BY A 45°ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
10. PARKING TABULATION
    REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
    70 SEATS PROVIDED
    PROVIDED: 36 SPACES
    PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP.
    VAN ACCESSIBLE SPACE IS 16' WIDE AND
    HANDICAP SPACE IS 8 FEET WIDE.
    ALL TRAVEL LANES ARE 24 FEET WIDE.
    BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.
11. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
12. GROSS FLOOR AREAS:
    BUILDING "A" 1,546SF
    BUILDING "B" 641SF
    TRAILER "C" 1,334SF
    TRAILER "D" 736SF
    V.N. SHELTER 300SF (PROPOSED)
    TOTAL 4,557SF
13. FLOOR AREA RATIO: 0.0263
14. TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD RUN SURVEY, OCTOBER 2003.
15. SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REMAINING VEGETATION.
16. THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR FLOODPLAIN, HISTORIC, NATURAL RESOURCE, AIRPORT NOISE IMPACT, SIGN CONTROL, HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
17. EXISTING OPEN SPACE = 148,417SF OR 86% OF PROPERTY.
    PROPOSED OPEN SPACE = 136,672SF OR 81% OF PROPERTY.
18. THERE ARE NO GRAVESITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	JUNIPERUS VIRGINIANA	RED CEDAR	18	5'-6' HT
	CUPRESSOCYPARIS LUSITANIA	LUSITAN CYPRESS	18	5'-6' HT

CLARK•NEXSEN
Architecture & Engineering
5510 Cherokee Ave., Suite 230
Alexandria, Virginia 22312
703/256-3344
Fax 703/256-6622
http://www.clarknexsen.com

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
GARY E. DICKINSON
No. 017919
6/11/04
PROFESSIONAL ENGINEER

SITE INFO.:
CHAPEL ACRES TREEPOLE

8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON MAGISTERIAL DISTRICT

SITE NO.:
WAS V01CHAP

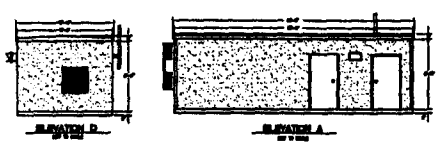
DESIGN:	JTY
DRAWN:	RTF
REVIEW:	GEC
TTV DATE:	
COMMISSION NUMBER:	1890.2(I)

SUBMITTALS

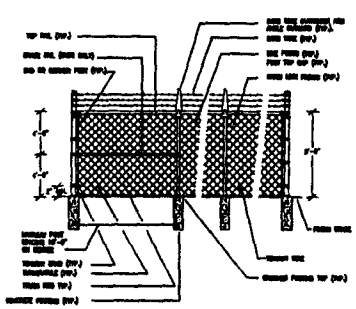
SYM.	DESCRIPTION	DATE
1	REVISED SITE PLAN	5/04/04
2	FINAL SITE PLAN	6/11/04

SHEET NAME:
SURVEY AND ELEVATIONS

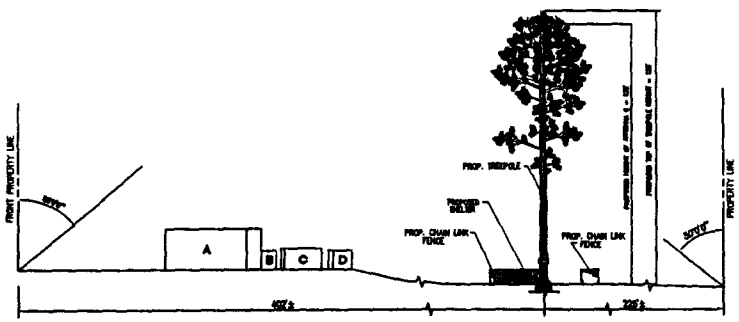
SHEET NO.:
C-1



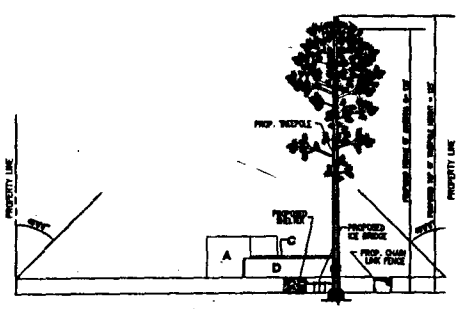
VERIZON EQUIP. SHELTER DETAIL
NOT TO SCALE



CHAIN LINK FENCE DETAIL



FRONT ANGLE OF BULK PLANE
SCALE: 1"=40'



SIDE ANGLE OF BULK PLANE
SCALE: 1"=40'

NOTES:

1. APPLICANT:
   VERIZON WIRELESS, INC.
   9000 JUNCTION DRIVE
   ANNAPOLIS JUNCTION, MD 20701
   (301) 512-2000
   (301) 512-2188
   APPLICANT ATTORNEY:
   VENABLE, LLP
   8010 TOWER CRESCENT, SUITE 300
   VIENNA, VA 22182
   CONTACT: FRANK STEARNS
   (703) 790-1188
2. PROPERTY OWNER:
   TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
   SITE ADDRESS:
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
3. CURRENT ZONING: R-1
4. TOTAL DISTURBED AREA:
   PROPOSED DRIVEWAY: 1205SF
   PROPOSED COMPOUND: 1,750SF
   TOTAL: 1,570SF
5. SITE DATA:
   PIN: 098-1-01-0021
   MAGISTERIAL DISTRICT: 08-00-00 (MOUNT VERNON)
   DEED BOOK: 0812 PAGE: 0966
   CURRENT ZONE: R-1
   PROPERTY TYPE: CHURCH
   LAND AREA: 3.9782 ACRES (173,334SF)
6. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
7. HEIGHTS:
   CHURCH BUILDING "A" 28.8'
   CHURCH BUILDING "B" 12.8'
   TRAILER "C" 13.8'
   TRAILER "D" 12.4'
   SHED 6.4'
   SIGN 7.7'
   PROP. TREEPOLE 128'
   PROP. V.W. SHELTER "E" 10'
8. ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.
9. MINIMUM YARD REQUIREMENTS:
   A. SINGLE FAMILY DWELLINGS
      FRONT 40'
      SIDE 20'
      REAR 25'
   B. ALL OTHER STRUCTURES:
      FRONT: CONTROLLED BY A 50°ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
      SIDE: CONTROLLED BY A 45°ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
      REAR: CONTROLLED BY A 45°ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
10. PARKING TABULATION
    REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
    70 SEATS PROVIDED
    PROVIDED: 36 SPACES
    PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP.
    VAN ACCESSIBLE SPACE IS 16' WIDE AND
    HANDICAP SPACE IS 8 FEET WIDE.
    ALL TRAVEL LANES ARE 24 FEET WIDE.
    BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.
11. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
12. GROSS FLOOR AREAS:
    BUILDING "A" 1,546SF
    BUILDING "B" 841SF
    TRAILER "C" 1,334SF
    TRAILER "D" 729SF
    V.W. SHELTER 360SF (PROPOSED)
    TOTAL 4,810SF
13. FLOOR AREA RATIO: 0.0278
14. TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD RUN SURVEY, OCTOBER 2003.
15. SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REMAINING VEGETATION.
16. THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR FLOODPLAIN, HISTORIC, NATURAL RESOURCE, AIRPORT NOISE IMPACT, SIGN CONTROL HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
17. EXISTING OPEN SPACE = 148,417SF OR 86% OF PROPERTY.
    PROPOSED OPEN SPACE = 139,972SF OR 81% OF PROPERTY.
18. THERE ARE NO GRAVESITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.

CLARK•NEXSEN
Architecture & Engineering
5510 Cherokee Ave., Suite 230
Alexandria, Virginia 22312
703/256-3344
Fax 703/256-6622
http://www.clarknexsen.com

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
GARY E. DICKINSON
No. 017919
6/11/04
PROFESSIONAL ENGINEER

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TREEPOLE

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2	FINAL SITE PLAN	6/11/04
3		
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5		
6		
7		

SHEET NAME:
ELEVATIONS

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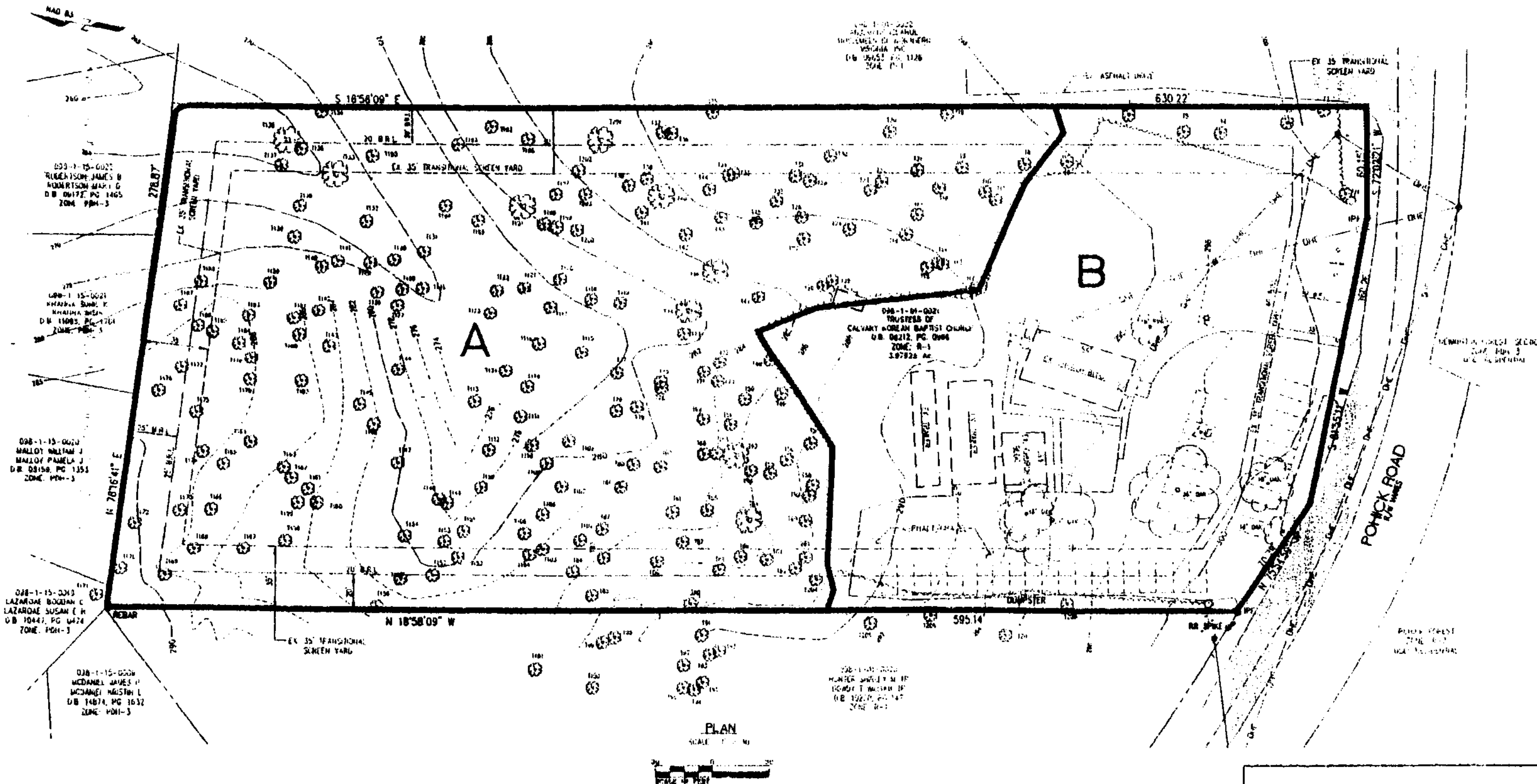
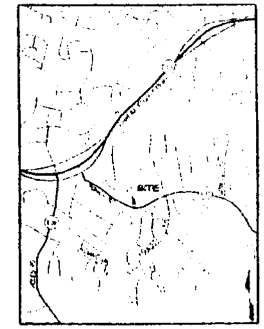
C-2





VICINITY MAP
NTS

GENERAL NOTES:

1. Applicant: VERIZON WIRELESS

2. Property Owner: TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH 8616 POHICK ROAD SPRINGFIELD, VA 22153

3. Current Zoning: R-1

Tree #	DBH	Species	Tree #	DBH	Species	Tree #	DBH	Species
T-1	18"	Virginia Pine	T-36	17"	Tulip (Yellow) Poplar	T-71	18"	Tulip (Yellow) Poplar
T-2	12"	White Pine	T-37	17"	Black Oak	T-72	14"	Tulip (Yellow) Poplar
T-3	16"	White Pine	T-38	16"	Black Oak	T-73	17"	Tulip (Yellow) Poplar
T-4	16"	Sweet Gum	T-39	17"	Black Oak	T-74	30"	Red Maple
T-5	14"	White Pine	T-40	16"	Chestnut Oak	T-75	18"	Tulip (Yellow) Poplar
T-6	12"	White Pine	T-41	18"	Triple Chestnut Oak	T-76	18"	Tulip (Yellow) Poplar
T-7	18"	Yellow Pine	T-42	17"	Tulip (Yellow) Poplar	T-77	16"	Tulip (Yellow) Poplar
T-8	14"	Tulip (Yellow) Poplar	T-43	17"	White Oak	T-78	18"	Tulip (Yellow) Poplar
T-9	16"	Black Oak	T-44	12"	White Oak	T-79	17"	Red Maple
T-10	12"	Tulip (Yellow) Poplar	T-45	12"	White Oak	T-80	14"	Tulip (Yellow) Poplar
T-11	12"	Tulip (Yellow) Poplar	T-46	16"	Tulip (Yellow) Poplar	T-81	28"	Tulip (Yellow) Poplar
T-12	14"	White Oak	T-47	18"	Tulip (Yellow) Poplar	T-82	14"	Beech
T-13	18"	Tulip (Yellow) Poplar	T-48	18"	Tulip (Yellow) Poplar	T-83	12"	Sweet Gum
T-14	18"	Tulip (Yellow) Poplar	T-49	17"	Tulip (Yellow) Poplar	T-84	18"	Double Tulip (Yellow) Poplar
T-15	17"	White Oak	T-50	14"	Tulip (Yellow) Poplar	T-85	14"	Red Maple
T-16	14"	Tulip (Yellow) Poplar	T-51	17"	Red Maple	T-86	18"	Red Maple
T-17	12"	Tulip (Yellow) Poplar	T-52	30"	Tulip (Yellow) Poplar	T-87	17"	Tulip (Yellow) Poplar
T-18	12"	Black Oak	T-53	18"	Tulip (Yellow) Poplar	T-88	12"	Tulip (Yellow) Poplar
T-19	14"/18"	Double Scarlet Oak	T-54	12"	Red Maple	T-89	13"	Tulip (Yellow) Poplar
T-20	13"	Scarlet Oak	T-55	12"	Virginia Pine	T-90	18"	Sweet Gum
T-21	12"	Triple Tulip (Yellow) Poplar	T-56	12"	Virginia Pine	T-91	18"	Red Maple
T-22	18"	Red Oak	T-57	27"/17"	Red Maples adjacent	T-92	17"	Virginia Pine
T-23	19"	Black Oak	T-58	17"	White Oak	T-93	18"	Virginia Pine
T-24	12"	Tulip (Yellow) Poplar	T-59	12"	White Oak	T-94	16"	Virginia Pine
T-25	18"	Tulip (Yellow) Poplar	T-60	17"	Tulip (Yellow) Poplar	T-95	17"	White Oak
T-26	14"	Double Tulip (Yellow) Poplar	T-61	17"	Tulip (Yellow) Poplar	T-96	17"	Tulip (Yellow) Poplar
T-27	17"	Red Maple	T-62	12"	Pignut Hickory	T-97	17"	White Oak
T-28	16"	Tulip (Yellow) Poplar	T-63	18"	Sweet Gum	T-98	16"	Tulip (Yellow) Poplar
T-29	12"	Red oak	T-64	30"	Tulip (Yellow) Poplar	T-99	17"	White Oak
T-30	12"	Tulip (Yellow) Poplar	T-65	18"	Red Maple	T-100	17"	Virginia Pine
T-31	30"	Double Tulip (Yellow) Poplar	T-66	12"	Red Maple	T-101	16"	Virginia Pine
T-32	12"	Black Oak	T-67	17"	White Oak	T-102	17"	Red Maple
T-33	18"	Red Oak	T-68	16"	White Oak	T-103	17"	Tulip (Yellow) Poplar
T-34	32"	Tulip (Yellow) Poplar	T-69	12"	White Oak	T-104	17"	Tulip (Yellow) Poplar
T-35	18"/17"	Double Black Oak	T-70	12"	Tulip (Yellow) Poplar	T-105	17"	Tulip (Yellow) Poplar

Tree #	DBH	Species	Tree #	DBH	Species	Tree #	DBH	Species
T-106	18"	White Oak	T-141	18"	Tulip (Yellow) Poplar	T-176	18"	Tulip (Yellow) Poplar
T-107	18"	Yellow Tulip (Yellow) Poplar	T-142	12"	Black Oak	T-177	16"	Virginia Pine
T-108	17"	Double Tulip (Yellow) Poplar	T-143	14"	Scarlet Oak	T-178	13"	Virginia Pine
T-109	18"	Black Oak	T-144	32"	Double Red Oak	T-179	14"	Black Oak
T-110	17"	Tulip (Yellow) Poplar	T-145	13"	Black Oak	T-180	12"	Virginia Pine
T-111	18"	Tulip (Yellow) Poplar	T-146	17"	Double Red Oak	T-181	16"	Tulip (Yellow) Poplar
T-112	20"	Red Maple	T-147	18"	White Oak	T-182	12"	Double Black Oak
T-113	16"	Red Maple	T-148	18"	White Oak	T-183	16"	Tulip (Yellow) Poplar
T-114	16"	Black Oak	T-149	14"	Red Maple	T-184	15"	Black Oak
T-115	16"	Tulip (Yellow) Poplar	T-150	16"	Red Maple	T-185	16"	Tulip (Yellow) Poplar
T-116	18"	Triple Tulip (Yellow) Poplar	T-151	15"	Tulip (Yellow) Poplar	T-186	13"	Virginia Pine
T-117	16"	Virginia Pine	T-152	14"	Red Maple	T-187	18"	Virginia Pine
T-118	18"	Tulip (Yellow) Poplar	T-153	16"	Black Gum	T-188	20"	Black Oak
T-119	12"	4 Stem Red Maple	T-154	14"	Double Tulip (Yellow) Poplar	T-189	18"	Black Oak
T-120	16"	Tulip (Yellow) Poplar	T-155	15"	Tulip (Yellow) Poplar	T-190	22"	Scarlet Oak
T-121	18"	Tulip (Yellow) Poplar	T-156	12"	White Oak	T-191	28"	Beech
T-122	18"	Tulip (Yellow) Poplar	T-157	13"	Black Gum	T-192	16"	Double White Oak
T-123	12"	Gum	T-158	17"	Post Oak	T-193	32"	White Oak
T-124	16"	Double Tulip (Yellow) Poplar	T-159	12"	Virginia Pine	T-194	18"	Tulip (Yellow) Poplar
T-125	18"	Tulip (Yellow) Poplar	T-160	15"	White Oak	T-195	17"	Red Maple
T-126	17"	Tulip (Yellow) Poplar	T-161	17"	White Oak	T-196	20"	Tulip (Yellow) Poplar
T-127	17"	Chestnut Oak	T-162	18"	Black Oak	T-197	17"	Chestnut
T-128	12"	Tulip (Yellow) Poplar	T-163	12"	White Oak	T-198	12"	Double Red Maple
T-129	17"	White Oak	T-164	18"	White Oak	T-199	15"	Tulip (Yellow) Poplar
T-130	14"	Tulip (Yellow) Poplar	T-165	12"	White Oak	T-200	18"	White Oak
T-131	17"	Red Maple	T-166	12"	Black Oak	T-201	28"	Double Tulip (Yellow) Poplar
T-132	17"	White Oak	T-167	12"	Virginia Pine	T-202	13"	Black Oak
T-133	30"	Chestnut Oak	T-168	12"	Black Gum	T-203	14"	Black Oak
T-134	30"	Tulip (Yellow) Poplar	T-169	14"	Virginia Pine	T-204	15"	Pignut Hickory
T-135	28"	Tulip (Yellow) Poplar	T-170	12"	Scarlet Oak	T-205	18"	Black Oak
T-136	24"	Tulip (Yellow) Poplar	T-171	16"	Tulip (Yellow) Poplar	T-206	16"	Scarlet Oak
T-137	18"	Beech	T-172	28"	Tulip (Yellow) Poplar	T-207	12"	Black Oak
T-138	16"	Black Oak	T-173	20"	Tulip (Yellow) Poplar	T-208	15"	Double Red Oak
T-139	17"	White Oak	T-174	17"	Black Oak			
T-140	17"	Black Oak	T-175	20"	Black Oak			

SITE TABULATION:

EXISTING ZONE: R-1
GROSS SITE AREA (G.S.A.) 3.9792 ± ACRES

EVM SUMMARY:

AREA A:

COVER TYPE: UPLAND FOREST, TULIP POPLAR ASSOCIATION
PRIMARY SPECIES: CANOPY: TULIP POPLAR, RED OAK, BLACK OAK, SCARLET OAK, WHITE OAK, CHESTNUT OAK, AMERICAN BEECH, INCLUSIONS OF VIRGINIA PINE, BLACK GUM AND PIGNUT HICKORY
UNDERSTORY: SEEDLINGS AND SAPLINGS OF CANOPY SPECIES, SEEDLINGS OF HICKORY, NORTHERN GREENBRIAR, BLACK GUM, MAPLE LEAF VIBURNUM, MOUNTAIN LAUREL, DEERBERRY
SUCCESSIONAL STAGE: LATE SUCCESSIONAL, OLD GROWTH SPECIES
CONDITION: GOOD
ACREAGE: 2.48344 AC
COMMENTS: FOREST IS HEALTHY WITH NO SIGNIFICANT SIGNS OF STRESS OR INSECT INFESTATION

AREA B:

COVER TYPE: DEVELOPED AREA, MAINTAINED LAWN
PRIMARY SPECIES: GRASSES AND MOWED LAWN SPECIES INCLUDING CLOVER, PLANTAIN, HENBIT, AND DANDELION WITH SCATTERED TREES AS SHOWN
SUCCESSIONAL STAGE: N/A
CONDITION: MOWED AND MAINTAINED
ACREAGE: 1.4958±AC
COMMENTS: AREA CONTAINS EXISTING STRUCTURES. LAWN AREA INCLUDES SCATTERED INDIVIDUAL TREES AROUND BUILDINGS AND NEAR PERIMETERS OF PROPERTY.

EX. VEGETATION SURVEY/ANALYSIS PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES
4717 BONNIE BRANCH RD.
ELLICOTT CITY, MD 21043
(410)-868-6989

American Land Development and Engineering, Inc.

verizon wireless
CHAPEL ACRES
8616 POHICK RD. SPRINGFIELD, FAIRFAX CO., VA 22153
MOUNT VERNON MAGISTERIAL DISTRICT

REVISIONS

NO	DESCRIPTION	DATE

LAST REV.:
PROJECT NO:
DATE: 11-06-03
SCALE: AS NOTED
DRWN: JNC'03
CHK: JML/DCW

TITLE:
EXISTING VEGETATION MAP

SHEET:
EVM 1 OF 1
SHEET 1 OF 1

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH, SP 2004-MV-025 Appl. under Sect(s). 3-103 of the Zoning Ordinance for an existing church to permit site modifications and trailers to remain. Located at 8616 Pohick Rd. on approx. 3.98 ac. of land zoned R-1. Mt. Vernon District. Tax Map 98-1 ((1)) 21. (in association with SE 2004-MV-001) (Admin. moved from 6/1/04 and 6/29/04 at appl. req.) (Deferred indefinitely from 10/26/04) Mr. Hart 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 March 1, 2005; and

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

1. The applicant is the owner of the land.
2. The applicant presented testimony showing compliance with the applicable standards.
3. But for the failure to get a Non-RUP, there would be no issue.
4. The Board of Supervisors has approved the telecommunications facility.
5. The Board has a staff recommendation of approval.

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). 3-103 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, Trustees of the Calvary Korean Baptist Church, only and is not transferable without further action of this Board, and is for the location indicated on the application, 8616 Pohick Road (3.98 acres) and is not transferable to other land.

2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the Special Permit Plat (SP Plat) prepared by Clark Nexsen June 4, 2004 with revisions through October 8, 2004, and approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit 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 use.

4. This Special Permit 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. 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 a maximum of 70 seats in the sanctuary of the church.

6. Parking shall be provided as shown on the SP Plat. All parking shall be on-site.

7. All signs, existing and proposed, shall be in conformance with Article 12 of the Zoning Ordinance.

8. Within 90 days of approval of this Special Permit, the applicant shall apply for and obtain approval of a Non-RUP for the use of the church and trailers on the subject property.

9. Prior to issuance of the Non-RUP, the applicant shall install a single row of evergreen plantings along the southern and western boundaries of the parking area to shield automobile headlight glare from impacting Pohick Road and the property identified as Tax Map 98-1 ((1)) 20. These evergreen plantings shall be installed subject to the approval by the Urban Forest Management Branch.

10. Transitional screening shall be modified as shown on the SP Plat and as described in Condition 8.

11. Barriers shall be waived in favor of that shown on the SP Plat.

12. Any new lighting, or replacement lighting installed on the subject property shall be provided in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

13. The limits of clearing and grading shall be no greater than shown on the Special Permit Plat.

14. The trailers shall be approved for a period of five (5) years from the final approval date of this special permit.

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 establishing the use as outlined above, 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 on the telecommunications facility. 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. Beard seconded the motion, which carried by a vote of 5-0-1. Mr. Pammel abstained from the vote. Mr. Hammack was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 9, 2005. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

K.A. Knoth

Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING OR WARNING THE VERIZON WIRELESS REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE IN WRITING.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO BECOME FAMILIAR WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENT, CURBING, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE VERIZON WIRELESS REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB

verizon wireless

CHAPEL ACRES
8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY

DIRECTIONS TO SITE:
FROM FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING, GO SOUTH ON GOVERNMENT CENTER PARKWAY, TURN (R) ONTO FOXHALL DRIVE, TURN (R) ONTO LEE HIGHWAY/US 29 & TAKE VA-7100 S RAMP; TURN (L) ONTO VA-7100 S RAMP (FAIRFAX COUNTY PARKWAY), JOHN F. (JACK) HERRITY PARKWAY/VA-7100 & TAKE THE VA-638 S/HOGES ROAD RAMP TOWARD POHICK ROAD & TURN RIGHT ONTO POHICK ROAD/VA-641. GO 1/2 MILE, SITE IS ON YOUR LEFT 8616 POHICK ROAD.

SHEET INDEX

T-1	TITLE SHEET
C-1	SITE PLAN AND ENLARGED SITE
C-2	ELEVATIONS

CODE ANALYSIS

APPLICABLE BUILDING CODE:	BOCA 2000
DESCRIPTION OF WORK:	PROPOSE UNMANNED COMMUNICATION EQUIPMENT SHELTER ON GRADE
CONSTRUCTION TYPE:	2B NONCOMBUSTIBLE/UNPROTECTED
NUMBER OF STORIES:	ONE
FIRE PROTECTION:	NONE
BUILDING AREA:	400 SQFT.

VICINITY MAP

NOT TO SCALE

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE INSTALLATION OF A VERIZON WIRELESS 12' X 20' X 10'H PREFABRICATED BUILDING ON GRADE WITH (1) PROPOSED AND (3) FUTURE ASSOCIATED ANTENNAS ON A PROPOSED 125' TREEPOLE.

AREA CONSIDERATIONS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. SITE WILL NOT BE SERVICED BY CITY SEWER OR WATER.

APPROVAL

OWNER:	DATE:
ENGINEER:	DATE:
OPERATIONS:	DATE:
CONSTRUCTION:	DATE:

CLARK•NEXSEN
Architecture & Engineering
5510 Cherokee Ave., Suite 230
Alexandria, Virginia 22312
703/256-3344
Fax 703/256-6622
http://www.clarknexsen.com

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
GARY E. DICKINSON
No. 017919
10/8/04
PROFESSIONAL ENGINEER

SITE INFO.:
CHAPEL ACRES TREEPOLE

8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON MAGISTERIAL DISTRICT

SITE NO.:
WAS V01CHAP

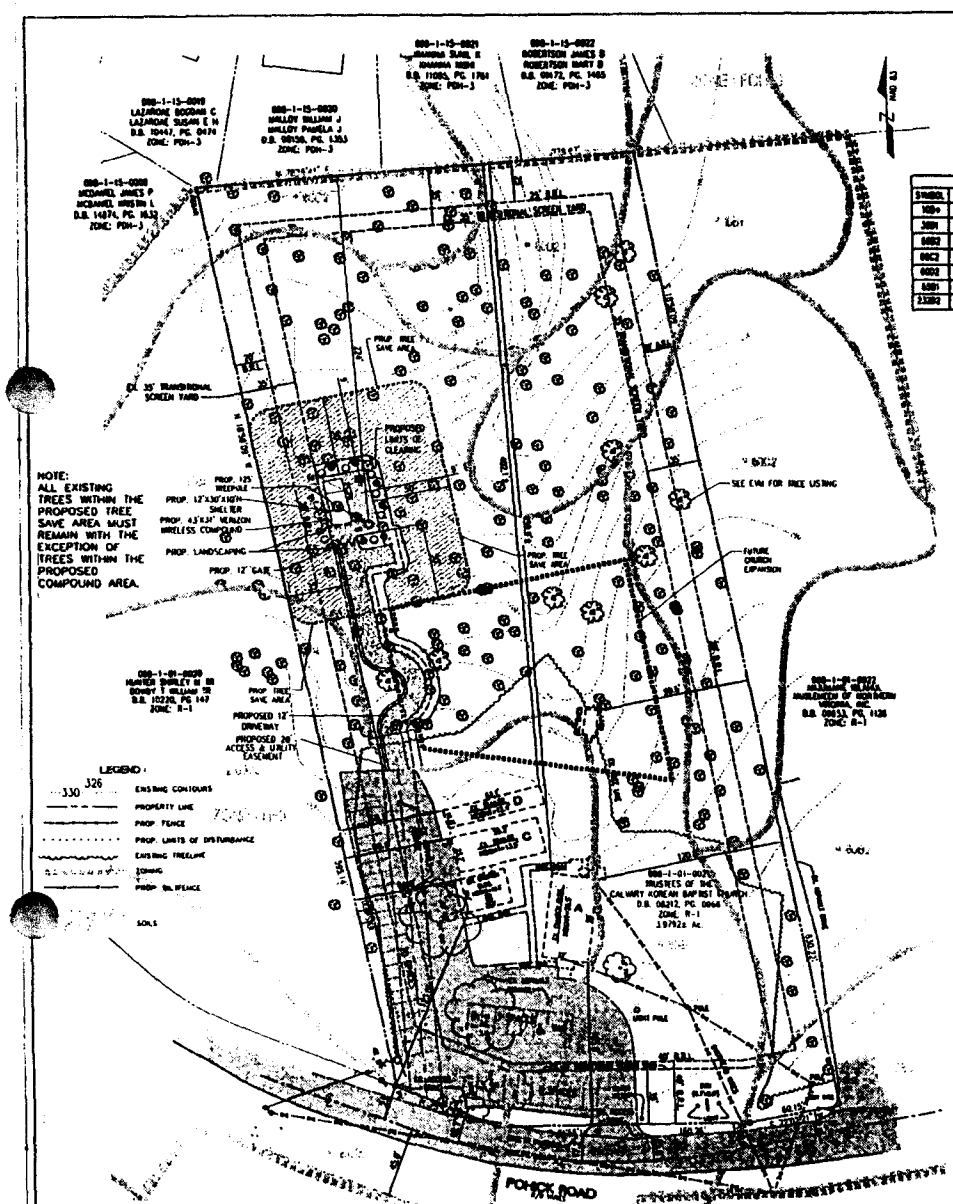
DESIGN:	JCV
DRAWN:	RTE
REVIEW:	GED
TTY SHEET:	
CONSULTANT PROJECT NUMBER:	3890.210

SUBMITTALS

SYM.	DESCRIPTION	DATE
A	REVISED SITE PLAN	5/04/04
A	FINAL SITE PLAN	6/11/04
A	FINAL SITE PLAN	7/26/04
A	FINAL SITE PLAN	10/08/04
A		
A		
A		

SHEET NAME:
TITLE SHEET

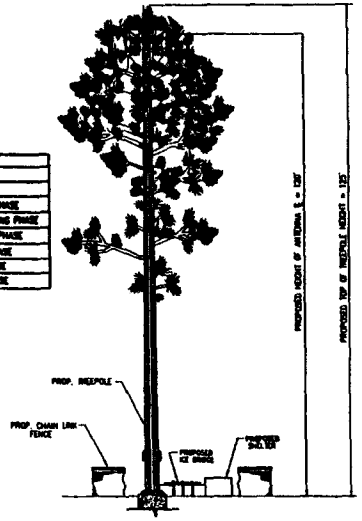
SHEET NO.:
T-1



SURVEY INFORMATION IS BASED ON AMERICAN LAND DEVELOPMENT AND ENGINEERING INC. DRAWINGS DATED NOVEMBER 18, 2003, PROVIDED BY THE CLIENT. CLARK NEXSEN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.

PLAN
SCALE : 1" = 40'

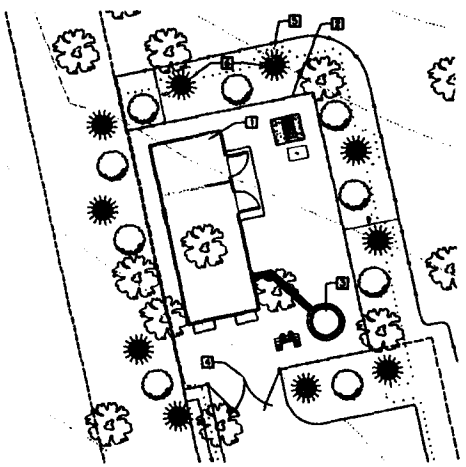
SYMBOL	SOIL TYPE
160+	GLENVILLE SILT LOAM
3BN	BELTSVILLE LOAM, UNDULATING PHASE
6B2	APPLING GRITTY LOAM, UNDULATING PHASE
6C2	APPLING GRITTY LOAM, ROLLING PHASE
6D2	APPLING GRITTY LOAM, HILLY PHASE
6B1	COLFAX LOAM, UNDULATING PHASE
33B2	FAIRFAX LOAM, UNDULATING PHASE



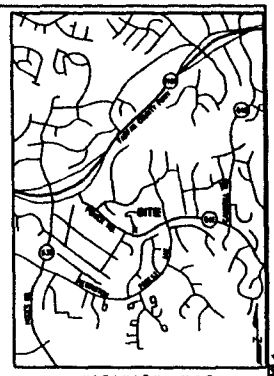
PROP. TREEPOLE
NOT TO SCALE

NOTES

1. PROPOSED 12' x 30' EQUIPMENT SHELTER
2. PROPOSED 43'x31' VERIZON WIRELESS COMPOUND
3. PROPOSED 125' TREEPOLE
4. PROPOSED 12' GATE
5. PROPOSED LIMITS OF CLEARING
6. PROPOSED LANDSCAPING



ENLARGED SITE
SCALE : 1" = 10'



VICINITY MAP
NTS

NOTES:

1. APPLICANT:
   VERIZON WIRELESS, INC.
   9000 JUNCTION DRIVE
   ANNAPOLIS JUNCTION, MD 20701
   (301) 512-2000
   (301) 512-2100
   APPLICANT ATTORNEY:
   VENABLE, LLP
   8010 TOWER CRESCENT, SUITE 300
   VIENNA, VA 22182
   CONTACT: FRANK STEARNS
   (703) 760-1900
2. PROPERTY OWNER:
   TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
   SITE ADDRESS:
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
3. CURRENT ZONING: R-1
4. TOTAL DISTURBED AREA:
   PROPOSED COMPOUND: 1,331SF
   TOTAL: 3,373SF
5. SITE DATA:
   PIN: 098-1-01-0021
   MAGISTERIAL DISTRICT: 09-09-00 (MOUNT VERNON)
   DEED BOOK: 8912 PAGE: 0006
   CURRENT ZONE: R-1
   PROPERTY TYPE: CHURCH
   LAND AREA: 3.9792 ACRES (173,3340SF)
6. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
7. HEIGHTS:
   CHURCH BUILDING "A" 26.0'
   CHURCH BUILDING "B" 12.5'
   TRAILER "C" 13.0'
   TRAILER "D" 12.4'
   SHED 8.4'
   SIGN 7.7'
   PROP. TREEPOLE 125'
   PROP. V.W. SHELTER "E" 10'
8. ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.
9. MINIMUM YARD REQUIREMENTS
   A. SINGLE FAMILY DWELLINGS
      FRONT 40'
      SIDE 20'
      REAR 25'
   B. ALL OTHER STRUCTURES:
      FRONT: CONTROLLED BY A 30°ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
      SIDE: CONTROLLED BY A 45°ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
      REAR: CONTROLLED BY A 45°ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
10. PARKING TABULATION
    REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
    70 SEATS PROVIDED
    PROVIDED: 36 SPACES
    PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP.
    VAN ACCESSIBLE SPACE IS 16' WIDE AND
    HANDICAP SPACE IS 8 FEET WIDE.
    ALL TRAVEL LANES ARE 24 FEET WIDE.
    BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.
11. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
12. GROSS FLOOR AREAS:
    BUILDING "A" 1,540SF
    BUILDING "B" 641SF
    TRAILER "C" 1,334SF
    TRAILER "D" 720SF
    V.W. SHELTER 300SF (PROPOSED)
    TOTAL 4,535SF
13. FLOOR AREA RATIO: 0.030A
14. TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD RUN SURVEY, OCTOBER 2003.
15. SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REMAINING VEGETATION.
16. THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR, FLOODPLAIN, HISTORIC, NATURAL RESOURCE, AIRPORT NOISE IMPACT, SIGN CONTROL, HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
17. EXISTING OPEN SPACE = 148,617SF OR 85% OF PROPERTY. PROPOSED OPEN SPACE = 138,572SF OF SITE OF PROPERTY.
18. THERE ARE NO GRAVESITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	[illegible]	RED CEDAR	16	6'-8' HT
	CHAMAECYPARIS LEYLANDII	LEYLAND CYPRESS	16	6'-8' HT

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ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
GARY E. DICKINSON
No. 017919
10/8/04
PROFESSIONAL ENGINEER

SITE INFO.:
CHAPEL ACRES TREEPOLE

8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON MAGISTERIAL DISTRICT

SITE NO.:
WAS V01CHAP

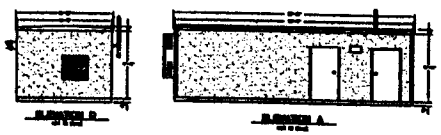
DESIGN:	JCY
DRAWN:	BJF
REVIEW:	GED
ITV DATE:	
COMMISSION NUMBER:	1890.2(1)

SUBMITTALS

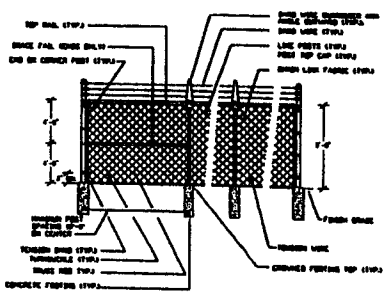
SYMB.	DESCRIPTION	DATE
1	REVISED SITE PLAN	6/04/04
2	FINAL SITE PLAN	6/11/04
3	FINAL SITE PLAN	7/28/04
4	FINAL SITE PLAN	10/08/04
5		
6		
7		

SHEET NAME:
SURVEY AND ELEVATIONS

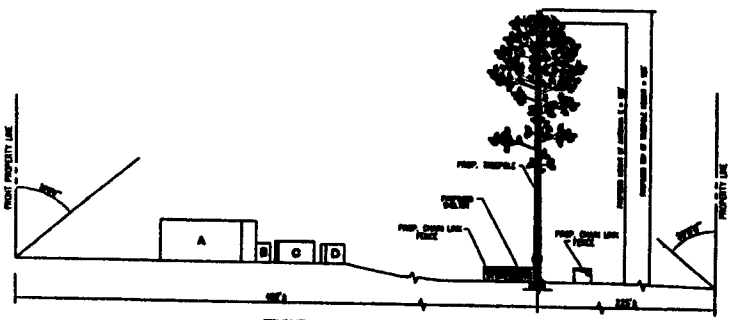
SHEET NO.:
C-1



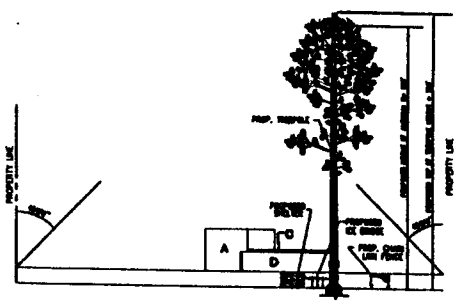
VERIZON EQUIP. SHELTER DETAIL
NOT TO SCALE



CHAIN LINK FENCE DETAIL



FRONT ANGLE OF BULK PLANE
SCALE: 1"=40'



SIDE ANGLE OF BULK PLANE
SCALE: 1"=40'

NOTES:

1. APPLICANT:
   VERIZON WIRELESS, INC.
   9000 JUNCTION DRIVE
   ANNAPOLIS JUNCTION, MD 20701
   (301) 512-2000
   (301) 512-2188
   APPLICANT ATTORNEY:
   VENABLE, LLP
   8010 TYSONS CRESCENT, SUITE 300
   VIENNA, VA 22182
   CONTACT: FRANK SEARING
   (703) 760-1600
2. PROPERTY OWNER:
   TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
   SITE ADDRESS:
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
3. CURRENT ZONING: R-1
4. TOTAL DISTURBED AREA:
   PROPOSED DRIVEWAY: 1200SF
   PROPOSED COMPOUND: 1,700SF
   TOTAL: 1,870SF
5. SITE DATA:
   PIN: 092-1-01-0021
   MAGISTERIAL DISTRICT: 09-02-03 (MOUNT VERNON)
   DEED BOOK: 9242 PAGE: 0866
   CURRENT ZONE: R-1
   PROPERTY TYPE: CHURCH
   LAND AREA: 3.0782 ACRES (133,334SF)
6. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
7. HEIGHTS:
   CHURCH BUILDING "A": 26.5'
   CHURCH BUILDING "B": 12.5'
   TRAILER "C": 13.6'
   TRAILER "D": 12.4'
   SHED: 9.4'
   SIGN: 7.1'
   PROP. TREEPOLE: 125'
   PROP. V.S. SHELTER "E": 10'
8. ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1974.
9. MINIMUM YARD REQUIREMENTS:
   A. SINGLE FAMILY DWELLINGS
      FRONT: 40'
      SIDE: 20'
      REAR: 30'
   B. ALL OTHER STRUCTURES:
      FRONT: CONTROLLED BY A 30°WEDGE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
      SIDE: CONTROLLED BY A 45°WEDGE OF BULK PLANE, BUT NOT LESS THAN 20'
      REAR: CONTROLLED BY A 45°WEDGE OF BULK PLANE, BUT NOT LESS THAN 20'
10. PARKING CALCULATION
    REQUIRED: 1 SPACE PER 4 SEATS = 10 SPACES
    70 SEATS PROVIDED
    PROVIDED: 35 SPACES
    PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP.
    VAN ACCESSIBLE SPACE IS 16' WIDE AND
    HANDICAP SPACE IS 8 FEET WIDE.
    ALL TRAVEL LANES ARE 24 FEET WIDE.
    BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.
11. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
12. GROSS FLOOR AREAS:
    BUILDING "A": 1,340SF
    BUILDING "B": 640SF
    TRAILER "C": 1,334SF
    TRAILER "D": 720SF
    V.S. SHELTER: 300SF (PROPOSED)
    TOTAL: 4,334SF
13. FLOOD AREA ZONE: X-2006
14. TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD RUN SURVEY, OCTOBER 2003.
15. SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REMOVED VEGETATION.
16. THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR FLOODPLAIN, HISTORIC, NATURAL RESOURCE, AIRPORT NOISE IMPACT, DRN CONTROL, HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
17. EXISTING OPEN SPACE = 145,417SF OR 80% OF PROPERTY.
    PROPOSED OPEN SPACE = 135,572SF OR 74% OF PROPERTY.
18. THERE ARE NO GRAVESITES OR BURIAL GROUNDS WITHIN THIS PROPERTY.

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COMMONWEALTH OF VIRGINIA
GARY E. DICKINSON
No. 017919
10/8/04
PROFESSIONAL ENGINEER

SITE INFO.:
CHAPEL ACRES
TREEPOLE

8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON MAGISTERIAL DISTRICT

SITE NO.:
WAS V01CHAP

DESIGN: GED
DRAWN: BTE
REVIEW: JTY
TTY DATE:
CONNECTION NUMBER: 1880.2(i)

SUBMITTALS

SYM.	DESCRIPTION	DATE
1	REVISED SITE PLAN	6/04/04
2	FINAL SITE PLAN	6/11/04
3	FINAL SITE PLAN	7/26/04
4	FINAL SITE PLAN	10/08/04
5		
6		
7		

SHEET NAME:
ELEVATIONS

SHEET NO.:
C-2

County of Fairfax, Virginia

MEMORANDUM

DATE: February 24, 2010

TO: Chris Demanche, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer BF
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Amendment Application #SPA 2004-MV-025 and Special Exception Amendment Application #SEA 2004-MV-001, AT&T at Calvary Korean Baptist Church, Plan dated February 18, 2010, LDS Project #7056-ZONAV-001-A- 1, Tax Map #98-1-01-0021, Mount Vernon District

We have reviewed the subject application and offer the following stormwater management comments.

The applicant has not provided a Stormwater Information Sheet (LTI 06-06).

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

Since Trailer E and the impervious gravel it sits upon have not been reviewed through the site plan process, the total new disturbed area requires a site plan or minor site plan to be submitted. Water quality controls or an approved waiver are required for this redevelopment (PFM 6-0401.2B). There are no controls shown on the plan.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
In 2009, there was an erosion complaint received from 8613 Groveland Drive.

Stormwater Detention
The statement on Sheet 1 that there is no new impervious area is incorrect. The new telecommunications equipment will increase the impervious area by 185 square feet. Trailer E and the gravel area it sits upon should also be considered new impervious area since they are not depicted on the most recent site plan for the property, #7056-MSP-001. A site plan or

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

minor site plan must be submitted for any work disturbing more than 250 square feet. Stormwater detention or an approved waiver will be required before site plan approval (PFM 6-0301.3). No detention is shown on the plan.

Site Outfall

A description of the outfall to 100 times the site's area has not been provided (Paragraph 2.J(2)(c) of ZO 8-011).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

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.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

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

2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, 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