



# County of Fairfax, Virginia

## MEMORANDUM

DATE: March 9, 2010

**TO:** David Marshall, Chief  
Facilities Planning Branch, Planning Division, DPZ

**FROM:** Kevin Guinaw, Chief *K. Guinaw*  
Special Projects/Applications Management Branch, Zoning Evaluation Division, DPZ

**SUBJECT:** Proposed Clearwire Telecommunications Facility at 14510 Mount Olive Road;  
Tax Map 65-1 ((1)) 21A; 2232 Application FS-Y09-124

This is in response to a request for a determination as to whether the telecommunications facility proposed by Clearwire at 14510 Mount Olive Road is in substantial conformance with the development conditions approved by the Board of Supervisors in conjunction with Special Exception Amendment SEA 94-Y-050 (to amend land area for a light public utility). As described in the 2232 application dated August 26, 2009, revised February 1, 2010, from Delisa Coleman, agent for the applicant, two (2) dish antennas (26.1 inches in diameter) are proposed to be mounted at a height of 135 feet on the existing 140-foot tall radio tower. No equipment cabinets are proposed with this application. A copy of the 2232 application with illustrations of the proposed locations of the telecommunications equipment is attached.

The Zoning Administration Division has determined that a telecommunications facility as described above is a permitted use pursuant to the provisions of Sect. 2-514 of the Zoning Ordinance provided that it is determined to be in substantial conformance with any applicable special exception. It is my determination that the proposed telecommunications facility described above is in substantial conformance with the above-referenced application. Please note that this proposal is subject to 2232 review requirements and that the applicant's ability to proceed is dependent upon approval of the pending 2232 feature shown application by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this memorandum, please call Carrie Lee at (703) 324-1290.

KG/CDL/O:\clee01\ActionAssignments\Antennas\14510 Mount Olive Rd\_lattice tower\14510 Mount Olive Rd\_Clearwire.doc

Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District  
John L. Litzenberger, Jr., Planning Commissioner, Sully District  
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ  
Delisa Coleman, Site Link Wireless, 7130 Minstrel Way, Suite 215, Columbia, MD 21045  
File: SEA 94-Y-050, ANT 0909 075, Imaging, Reading File



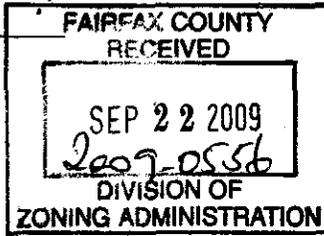
# County of Fairfax, Virginia

## MEMORANDUM

TO: Lorrie Kirst, Deputy Zoning Administrator, ZAD  
Other: \_\_\_\_\_

DATE: 9-18-09

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



RECEIVED  
Department of Planning & Zoning  
SEP 30 2009  
Zoning Evaluation Division

SUBJECT: Request for Review: 2232 Application

RE: Application Number: FS-109-124 Tax Map: 65-1 (11) 21A

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

RECEIVED FROM: Clearwire  
PROPOSED USE: tower collocation  
LOCATION OF USE: 14510 Mount Olive Rd  
ADDITIONAL COMMENTS: \_\_\_\_\_

Please send your comments to David Marshall by: 10/2/09  
Staff Coordinator: Sandi Smith Phone: 703-324-1239 Email: sandi.smith@fairfaxcounty.gov

**\*\*ZAD COMMENTS:**

Property is zoned RC  
 Proposed use is permitted by Zoning Ordinance and meets all zoning requirements, pursuant to Par. 1  
 Proposed use does not meet all Zoning requirements as follows:  
of Sect. 2-514 of the Zoning Ordinance

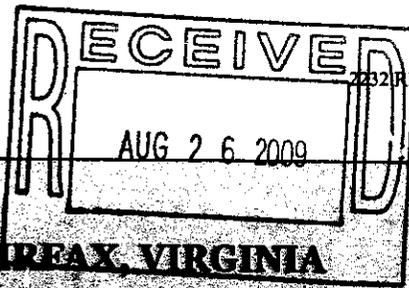
Referred to ZED for the following: must be in substantial conformance with Special  
ZAD comments prepared by: Bryan Parsons Date: \_\_\_\_\_  
(Exception SE: 94-Y-050)

**\*\*ZED COMMENTS:**

Proposed use is in substantial conformance with all development conditions and/or proffers.  
 Proposed use is not in substantial accord with all development conditions and proffers.

\*\*ZED comments prepared by: \_\_\_\_\_ Date: \_\_\_\_\_





**COUNTY OF FAIRFAX, VIRGINIA**

**APPLICATION FOR DETERMINATION  
PURSUANT TO  
SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

**Application Number:** FS-009-124  
(assigned by staff)

*The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

*(Please Type or Print All Requested Information)*

**PART I: APPLICATION SUMMARY**

**ADDRESS OF PROPOSED USE**

Street Address 14510 Mount Olive Road  
City/Town Centreville Zip Code 20121

**APPLICANT(S)**

Name of Applicant Clearwire  
Street Address 4400 Carillon Point  
City/Town Kirkland State WA Zip Code 98033  
Telephone Number: Work (410) 309-4949 Fax (410) 309-4995  
E-mail Address dcoleman@sitelinkwireless.com

Name of Applicant's Agent/Contact (if applicable) Delisa Coleman  
Agent's Street Address 7130 Minstrel Way, Ste. 215  
City/Town Columbia State MD Zip Code 21045  
Telephone: Work (410) 309-4949 Fax (410) 309-4995

**PROPOSED USE**

Street Address 14510 Mount Olive Road, Centreville, VA 20121

Fairfax Co. Tax Map and Parcel Number(s) 0651 01 0021A

Brief Description of Proposed Use \_\_\_\_\_

Applicant proposes to modify an existing site currently occupied by Sprint/Nextel. The Applicant proposes to add two (2) microwave dishes at a RAD of up to 135'. Each microwave dish has a diameter of up to 26.1". In addition, the applicant will install up to three coaxial cables which will follow the existing track into the existing Sprint/Nextel equipment shelter which will also house the Clearwire equipment.

Total Area of Subject Parcel(s) 208770 sq. ft. \_\_\_\_\_ (acres or square feet)

Portion of Site Occupied by Proposed Use N/A \_\_\_\_\_ (acres or square feet)

Fairfax County Supervisor District Sully District #2

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)  
Gas

Zoning of Subject Property RE

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

**PROPERTY OWNER(S) OF RECORD**

Owner Washington Gas Light Co

Street Address 1100 H Street NW

City/Town Washington State DC Zip Code 20080

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

Name of Applicant or Agent Delfsa Coleman

Signature of Applicant or Agent 

Date 8/24/07

\*\*\*\*\*

*Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

**Submit completed application to:**

**Fairfax County  
Department of Planning and Zoning, Planning Division  
Herrity Building  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035**

\*\*\*\*\*

<b>FOR STAFF USE ONLY</b>
Date application received: <u>8/26/07</u>
By: <u></u>
Additional information requested to complete application: _____ _____ _____
Date application accepted: <u>  /  /  </u>
By: _____

### **PART III: TELECOMMUNICATION PROPOSAL DETAILS**

*Please complete and provide all requested information. If question is not applicable to the proposed use, please indicate with N/A.*

#### **PROPOSED TELECOMMUNICATION USE**

Use is (check one):

- New structure (monopole, tower or camouflaged facility)
- Replacement of existing pole or tower at same location with another pole or tower
- Antenna placement on building or penthouse facade
- Antenna placement on building or penthouse rooftop
- Collocation on other existing telecommunications structure (monopole or tower)
- Collocation on other non-telecommunications structure (such as an electric transmission tower/pole, utility pole, water tower, etc.)
- Modification to telecommunications facility previously approved for same applicant:  
Prior 2232 Review application number: \_\_\_\_\_  
Date of Planning Commission approval: \_\_\_\_\_

#### **PROJECT DETAILS**

##### **1. ANTENNA**

Number and Type: (2)VHLP2-23  
Dimensions: height \_\_\_\_\_ width \_\_\_\_\_ depth \_\_\_\_\_ diameter 26.1"  
Location / Placement: lattice tower  
Wattage: 100  
Material and Color: steel grey  
Material and Color of the Antenna Mounting: steel grey  
Height Above Ground: up to 135'

##### **2. EQUIPMENT**

Number and Type of Cabinets or Structures: N/A  
Cabinet / Structure Dimensions: height \_\_\_\_\_ width \_\_\_\_\_ depth \_\_\_\_\_  
Height of equipment platforms, if any: \_\_\_\_\_  
Material and Color: \_\_\_\_\_  
Location: \_\_\_\_\_  
Method of Screening: \_\_\_\_\_

##### **3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED**

Maximum Height: 140'  
Material: steel  
Color: grey  
If structure is within a utility right-of-way, state right-of-way width:  
N/A

Statement of Justification  
(14510 Mount Olive Road, Centreville, VA)

**Proposed Use Of The Property**

The applicant, ("Clearwire") proposes to use this location as an unmanned wireless telecommunications facility. Currently, Sprint/Nextel possesses twelve (12) antennae on a tower 14510 Mount Olive Road, Centreville, VA.

Clearwire proposes to add up to three (3) microwave dishes to the existing site. Each microwave dish has a Diameter up to 36". (Clearwire plans to install two 26.1" microwave dishes at this time.) Each microwave (one per sector) will be installed below the existing antenna mounting via additional piping. Clearwire will run coax lines from the microwave dishes to an existing Sprint/Nextel equipment shelter located on the roof of the existing building. Clearwire does not intend on making any other changes.

The wireless telecommunications facility will be in operation twenty four (24) hours per day, three hundred and sixty five (365) days of the year. As stated previously, however, the facility will be unmanned. As such, the proposed use will not have a daily number of employees and/or facility users. Clearwire anticipates that a technician will need to perform routine maintenance on the facility at a rate of once per month or on an "as needed" basis for cases of emergency repair.

**Requirement For Proposed Use**

As the desire for broadband usage increases, so does the need to install new equipment to satisfy this demand. The new equipment will allow Clearwire to provide its subscribers with the latest technology and reliable service. Moreover allowing Clearwire to collocate its equipment at an existing telecommunications facility where Sprint/Nextel is located will allow Clearwire to accomplish its goals with a much smaller installation than if Clearwire would be required to find a site on its own, thereby reducing disturbance and visibility.

As a result, this proposal complies with the spirit and intent of the County Board approval as it does not change the existing use of the property. Furthermore the modification of the existing site will allow Clearwire to provide more service to its subscribers while preventing the need for a new site to be constructed.

**Anticipated Impacts On The Surrounding Property And On And Offsite Environmental Features**

Clearwire anticipates that the proposed use will have little to no impact on the adjoining properties. There is adequate space for the modifications required to do the instant collocation in the existing compound. Furthermore, as stated previously, this is an unmanned facility. Therefore, there will be no significant impact on traffic. Moreover, Clearwire's facilities do not emit odors or fumes, nor do they emit light or noise. As a

result, air and water quality will not be affected nor will the adjoining properties sustain any noise or light impact.

### **Alternative Sites Considered For The Proposal**

Clearwire feels that the best policy is to modify the existing sites whenever possible. As the instant application proposes to modify an existing site, Clearwire believes that this is the best location. The proposed modifications will limit the need to construct new facilities and limits any potential disturbance.

For the foregoing reasons, Clearwire requests approval of the proposed modifications for the existing site located at 14510 Mount Olive Road, Centreville, VA complete with the proposed modifications.

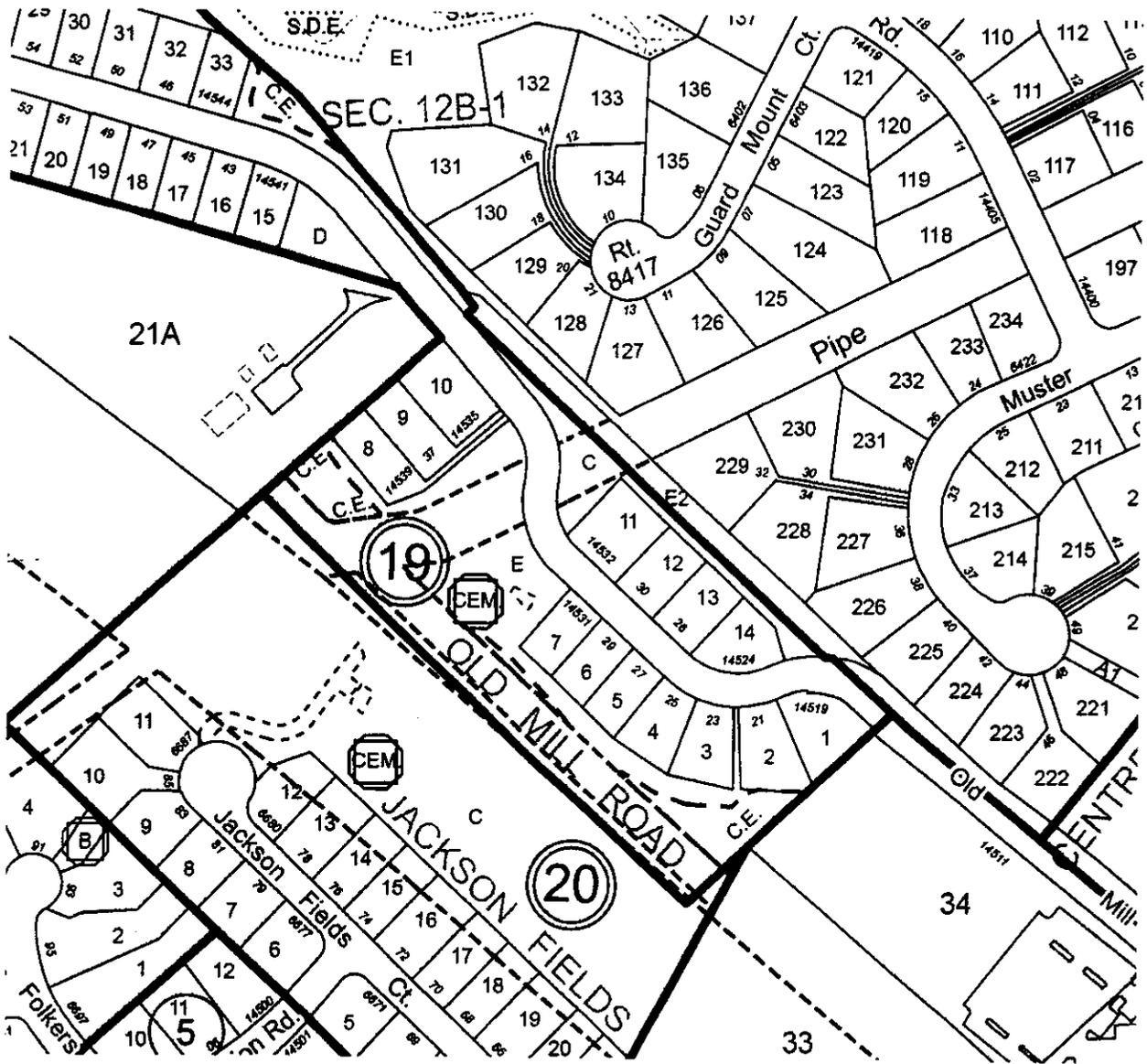
Respectfully submitted,



Delisa Coleman  
Clearwire Wireless Broadband  
c/o Site Link Wireless, LLC  
7130 Minstrel Way, Ste. 215  
Columbia, MD 21045  
301)356-5606  
dcoleman@sitelinkwireless.com



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**Site Name: DC-WSH 5511**  
Wireless Communication Facility  
14510 Mount Olive Road  
Centreville, VA 20121

*Photograph Information:*  
View of the Tower  
Showing the Proposed Site

**NETWORK BUILDING  
& CONSULTING, LLC**



MAGNETIC DECLINATION

# clearwire®

wireless broadband  
4400 Carillon Point, Kirkland, Washington 98033

**SITE NAME:**

**VA0466**

**SITE NUMBER:**

**DC-WSH5811-A**

**TWO NEW MICROWAVE DISHES TO BE INSTALLED  
AND NEW COAX RUN FROM EACH DISH TO  
EXISTING SPRINT EQUIPMENT SHELTER**

SITE INFORMATION	
SITE NAME	DC-WSH5811-A
SITE NUMBER	VA0466
SITE ADDRESS	14815 ROUTE 264E RD, #11
JURISDICTION	FAIRFAX COUNTY, VIRGINIA
ZONING	RE
TAX ACCOUNT ID	0014-1-0071A
ROOF TYPE	17051-182
SITE ELEVATION	96.17600 N.E. / 45. N.E. 20.0 E.F.
GRID COORDINATES	14815 OF 264E / 14815
STRUCTURE TYPE	1700 (400 IN)
STRUCTURE HEIGHT	LATTICE TOWER
MICROWAVE FAC CENTER	187.0 AN
GROUND LANDLORD NAME	187.0 AN (TOP OF LATTICE TOWER)
GROUND LANDLORD ADDRESS	0411 LIBERTY COMPANY WASHINGTON
LANDLORD PHONE	187.0 AN
LANDLORD ADDRESS	0411 LIBERTY COMPANY WASHINGTON
APPLICANT	0411 LIBERTY COMPANY WASHINGTON
APPLICANT PHONE	WASHINGTON, DC 20000
APPLICANT FAX	0411 LIBERTY COMPANY WASHINGTON
CONSTRUCTION MANAGER CONTACT	0411 LIBERTY COMPANY WASHINGTON

CODE ANALYSIS	
BUILDING CODE	IRC 2003
ELECTRICAL CODE	NEC 2003
FIRE SAFETY CODE	NFPA 901
WIND GROUP	U (15 MPH)
CONSTRUCTION TYPE	08

PROJECT DESCRIPTION	
1.	INSTALL MICROWAVE TOWER AND ALL ASSOCIATED PARTS TO BE INSTALLED.
2.	INSTALL COAX CABLE TO BE INSTALLED FROM EACH MICROWAVE DISH TO EXISTING SPRINT EQUIPMENT SHELTER.



AREA MAP	
DIRECTIONS: FOR DIRECTIONAL INFORMATION, CONTACT CLEARWIRE LOCAL OFFICE. LOCAL OFFICE CANNOT PROVIDE DIRECTIONAL INFORMATION. PLEASE CONTACT CLEARWIRE LOCAL OFFICE FOR DIRECTIONAL INFORMATION. PLEASE CONTACT CLEARWIRE LOCAL OFFICE FOR DIRECTIONAL INFORMATION.	

SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
01	TITLE SHEET
02	SITE PLAN & CONSTRUCTION PLAN
03	CONSTRUCTION DETAILS

CLEARWIRE REVIEW	
CLEARWIRE P.	DATE
CLEARWIRE ZONING	DATE
CLEARWIRE E.A.	DATE
CLEARWIRE P.M.T.	DATE
CLEARWIRE COURT	DATE
CLEARWIRE A.E. NO.	DATE
PROPERTY OWNER	DATE

**clearwire®**  
wireless broadband  
4400 Carillon Point, Kirkland, Washington 98033  
TEL: (800) 451-1999  
FAX: (425) 254-7000

**CMX**  
COMMERCIAL MEDIA EXCHANGE  
1000 LITTLE PATTERSON PARKWAY  
SUITE 100  
KIRKLAND, WASHINGTON 98033  
TEL: (425) 254-7000  
FAX: (425) 254-7000

**DC-WSH5811-A**  
14815 ROUTE 264E ROAD  
FAIRFAX COUNTY, VIRGINIA  
22031

**T-1**

**clearwire**  
wireless broadband  
4400 Carillon Point, Kirkland, Washington 98033  
TEL: (800) 451-1999  
FAX: (425) 254-7000

**clearwire®**  
wireless broadband  
4000 Clearwire Point, Redwood, Washington 98073  
TEL: (206) 244-2400

**CMX**  
COMMERCIAL MEDIA EXCHANGE  
PROPERTY DEVELOPMENT & MANAGEMENT  
10000 W. CENTRAL EXPRESSWAY, SUITE 100  
DENVER, COLORADO 80231  
TEL: (303) 750-1000

PROPERTY INFORMATION	
1. PROJECT NAME	
2. PROJECT ADDRESS	
3. PROJECT CITY	
4. PROJECT STATE	
5. PROJECT ZIP	
6. PROJECT COUNTY	
7. PROJECT PARCEL ID	
8. PROJECT ZONING	
9. PROJECT OWNER	
10. PROJECT CONTACT	
11. PROJECT PHONE	
12. PROJECT FAX	
13. PROJECT EMAIL	
14. PROJECT WEBSITE	
15. PROJECT URL	
16. PROJECT DATE	
17. PROJECT STATUS	
18. PROJECT PHASE	
19. PROJECT TYPE	
20. PROJECT DESCRIPTION	

ISSUED BY: CMX  
DATE: 08/12/2009  
SCALE: 1/8" = 1'-0"  
JOB NO.: 08072009  
DESIGNER: J. W. BROWN

**SITE PLAN & COMPOUND PLAN**

**C-1**

SITE NUMBER: V/A0468  
SITE ADDRESS: 14810 MOUNT OLIVE ROAD  
CENTREVILLE, VIRGINIA 20121

SHEET NO. 2 OF 3  
DATE: 08/12/2009  
DRAWN BY: J. W. BROWN  
CHECKED BY: J. W. BROWN  
APPROVED BY: J. W. BROWN  
SCALE: 1/8" = 1'-0"  
JOB NO.: 08072009

- GENERAL NOTES**
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND ORDERS OF ALL JURISDICTIONS, LOCAL, STATE AND FEDERAL.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS FROM ALL ADJACENT PROPERTY OWNERS AND NEIGHBORS IN CONNECTION WITH THE PROPOSED PROJECT.
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