



County of Fairfax, Virginia

MEMORANDUM

DATE: November 6, 2009

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

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

SUBJECT: Proposed Clearwire Telecommunications Facility at 11000 Leesburg Pike;
Tax Map 12-1 ((1)) 36; 2232 Application FS-D09-119

This is in response to a request for a determination as to whether the telecommunications facility proposed by Clearwire at 11000 Leesburg Pike on an existing lattice tower would be in substantial conformance with the Special Exception Amendment Plat and the development conditions approved by the Board of Supervisors in conjunction with the approval of Special Exception Amendment SEA 91-D-025-3 (to permit site modifications for a previously approved telecommunications facility). As described in the 2232 application dated September 8, 2009, from Gordon Hubley, agent for the applicant, three (3) panel antennas (each 42 inches high x 11.81 inches wide x 4.56 inches deep) and four (4) dish antennas (each 26.1 inches in diameter) are proposed to be installed at heights of 149.6 feet and 153.6 feet on the existing 190-foot tall lattice tower. Also proposed is one (1) equipment cabinet (4.6 feet high x 3.9 feet wide x 2.3 feet deep) within the existing fenced compound at the base of the tower. 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 antennas and equipment cabinet described above are in substantial conformance with SEA 91-D-025-3. Please note that this proposal is also subject to 2232 review requirements and that Clearwire's ability to proceed with its proposal is dependent upon the pending 2232 approval 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\11000 Leesburg Pk\11000 Leesburg Pk_Clearwire_lattice tower.doc

Attachments: A/S

cc: John W. Foust, Supervisor, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, ZAD, DPZ
Gordon Hubley, Goodman Networks, 10451 Mill Run Circle, Suite 400, Owings Mills, MD 21117
File: SEA 91-D-025-3, ANT 0909 066, **Imaging**, Reading File

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





County of Fairfax, Virginia

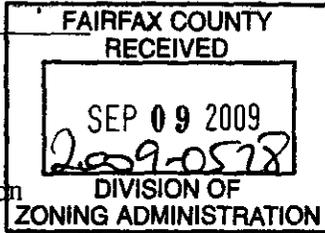
MEMORANDUM

TO: Lorrie Kirst, Deputy Zoning Administrator, ZAD DATE: 9-8-09
 Other: _____

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

SUBJECT: Request for Review: 2232 Application

RE: Application Number: FS-09-119 Tax Map: 12-1 (1) 36



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

RECEIVED FROM: Clearwire
 PROPOSED USE: Tower collocation
 LOCATION OF USE: 11000 Leesburg Pike
 ADDITIONAL COMMENTS: Set pending - scheduled 9/10

Please send your comments to David Marshall by: 9/24/09
 Staff Coordinator: Sandi Smith Phone: 703-324-1239 Email: sandi.smith@fairfaxcounty.gov

**ZAD COMMENTS:

Property is zoned R-E
 Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.
 Proposed use does not meet all Zoning requirements as follows:
pursuant to Par. 1 of Sect. 7-514 of the Zoning Ordinance

Site is currently subject to SEA 91-D-025-2. An application by Cricket (SEA 91-D-025-3) is currently pending and is scheduled for a Board public hearing on 10/19/09. The proposal must be in substantial conformance with whatever SE is applicable (SEA 91-D-025-2 currently and SEA 91-D-025-3 potentially in the near future.)

Referred to ZED for the following: see above
 ZAD comments prepared by: B. Starnas Date: 9/15/09

**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: _____

Department of Planning and Zoning
 Planning Division
 12055 Government Center Parkway, Suite 730
 Fairfax, Virginia 22035-5509
 Phone 703-324-1380
 Fax 703-324-3056
 www.fairfaxcounty.gov/dpz/



COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: FS-009-119
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and I 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 11000 Leesburg Pike

City/Town Reston Zip Code 20170

APPLICANT(S)

Name of Applicant Clear Wireless LLC ("Clearwire")

Street Address 5808 Lake Washington Boulevard, Suite 100

City/Town Kirkland State WA Zip Code 98033214

Telephone Number: Work (214) 478-5531 Fax (410) 356-8804

E-mail Address ghubley@goodmannetworks.com

Name of Applicant's Agent/Contact (if applicable) Gordon Hubley

Agent's Street Address 10451 Mill Run Circle, Suite 400

City/Town Owings Mills State MD Zip Code 21117

Telephone: Work (703) 478-5531 Fax (41) 356-8804

PROPOSED USE

Street Address 11000 Leesburg Pike

Fairfax Co. Tax Map and Parcel Number(s) 0121-01-0036

Brief Description of Proposed Use _____

Mounting of three panel antennas and four dish antennas on an existing 190' lattice tower at 149' 6" and 153' 6" AGL; an equipment cabinet would be placed within an existing fenced compand.

Total Area of Subject Parcel(s) 8.38 acres. (acres or square feet)

Portion of Site Occupied by Proposed Use 49 sq ft (acres or square feet)

Fairfax County Supervisor District Dranesville

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Single Family Residential

Zoning of Subject Property R-E

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

Single Family Residential

PROPERTY OWNER(S) OF RECORD

Owner Washington Gas Light Company

Street Address 101 Constitution Avenue, NW

City/Town Washington State DC Zip Code _____

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 Gordon Hubley, Goodman Networks, Clearwire Agent

Signature of Applicant or Agent 

Date May 24, 2009 (Revised August 17, 2009)

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**



<p>FOR STAFF USE ONLY</p> <p>Date application received: <u>8/10/09</u></p> <p>By: <u></u></p> <p>Additional information requested to complete application:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Date application accepted: <u> / / </u></p> <p>By: _____</p>
--

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

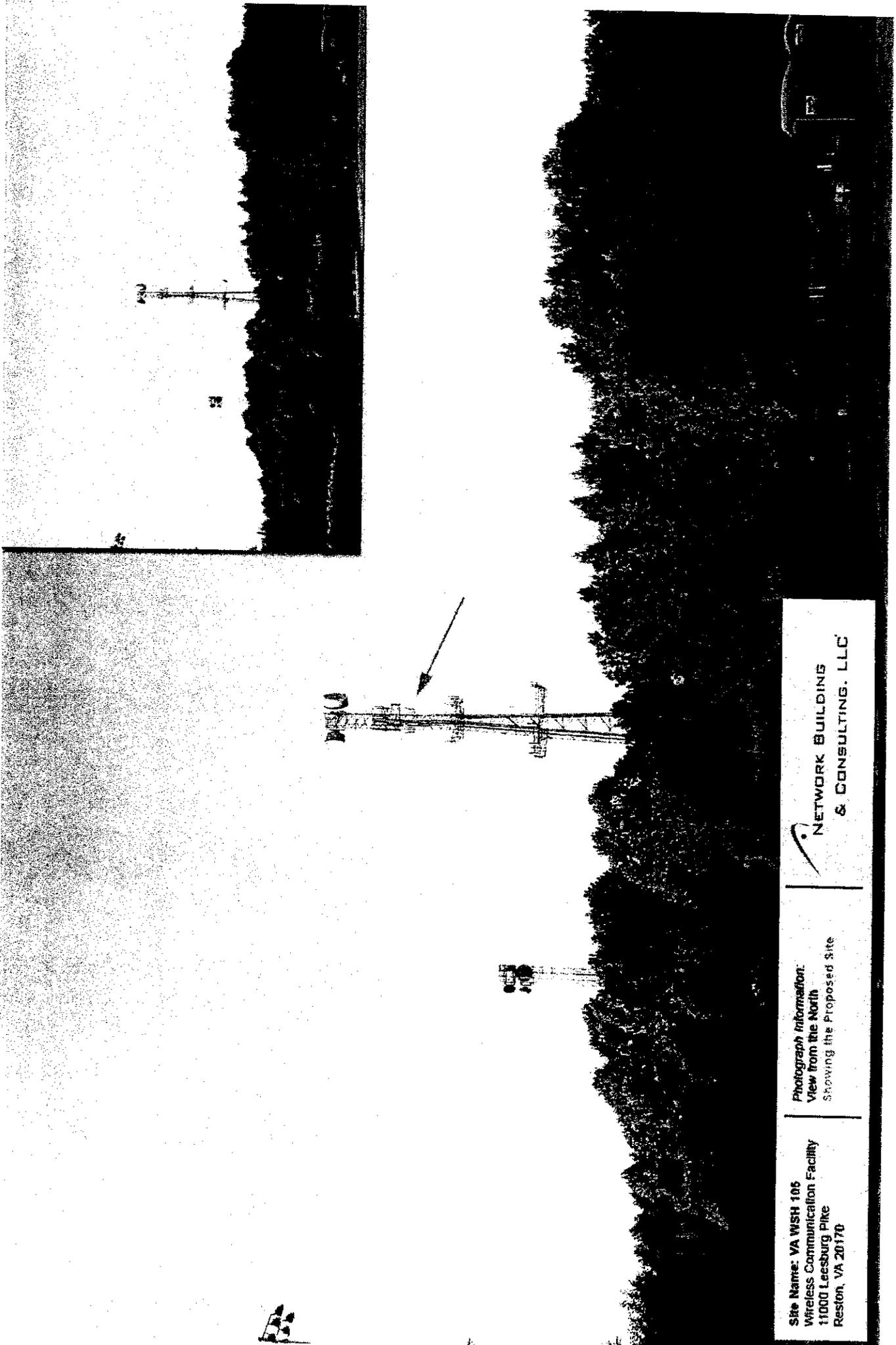
Number and Type: 3 Panel Antennas & 4 Dish Antennas
Dimensions: height 42" width 11.81" depth 4.53" diameter 26.10"
Location / Placement: Antennas mounted on existing 190' Lattice Tower
Wattage: 25 (panels); 100 dish
Material and Color: metal
Material and Color of the Antenna Mounting: steel, mettalic
Height Above Ground: Approximately Top of Dish 154 6"

2. EQUIPMENT

Number and Type of Cabinets or Structures: One
Cabinet / Structure Dimensions: height 4' 6" width 3' 9" depth 2' 3"
Height of equipment platforms, if any: 18"
Material and Color: Metal, metallic
Location: Mounted within fenced compound
Method of Screening: N/A

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 190'
Material: Steel
Color: Metallic
If structure is within a utility right-of-way, state right-of-way width:
N/A



Site Name: VA WSH 105
Wireless Communication Facility
11000 Leesburg Pike
Reston, VA 20170

Photograph Information:
View from the North
Showing the Proposed Site



NETWORK BUILDING
& CONSULTING, LLC

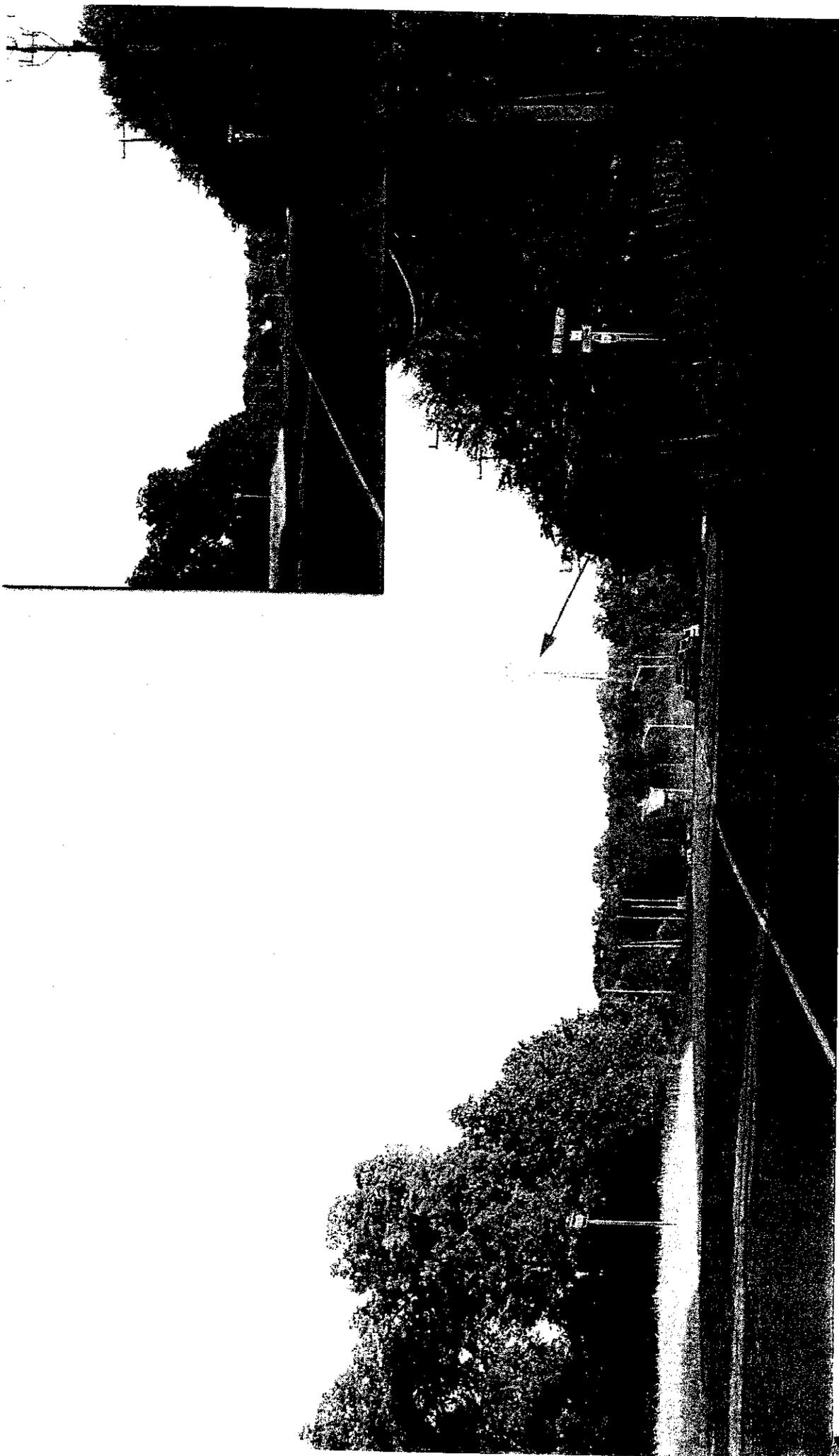


Site Name: VA WSH 106
Wireless Communication Facility
11000 Leesburg Pike
Reston, VA 20170

Photograph Information:
View from the East
Showing the Proposed Site



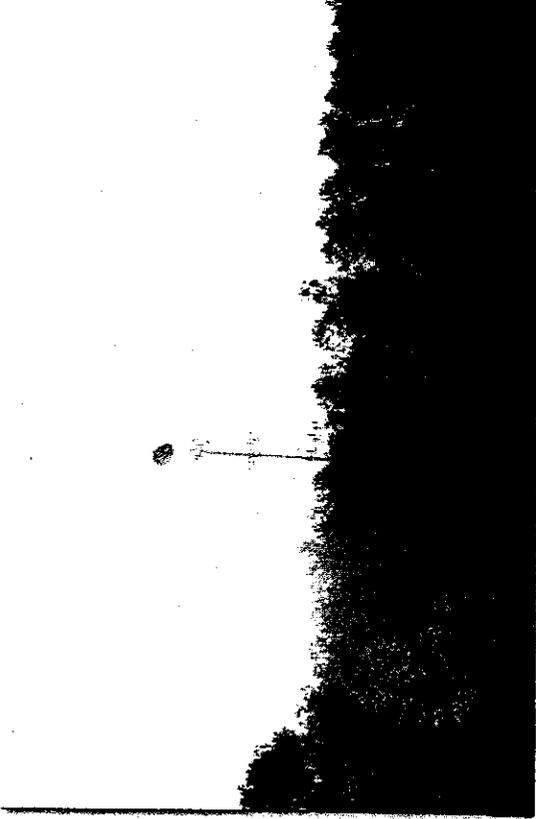
NETWORK BUILDING
& CONSULTING, LLC



Site Name: VA WSH 106
Wireless Communication Facility
11000 Leesburg Pike
Reston, VA 20170

Photograph Information:
View from the South
Showing the Proposed Site


NETWORK BUILDING
& CONSULTING, LLC

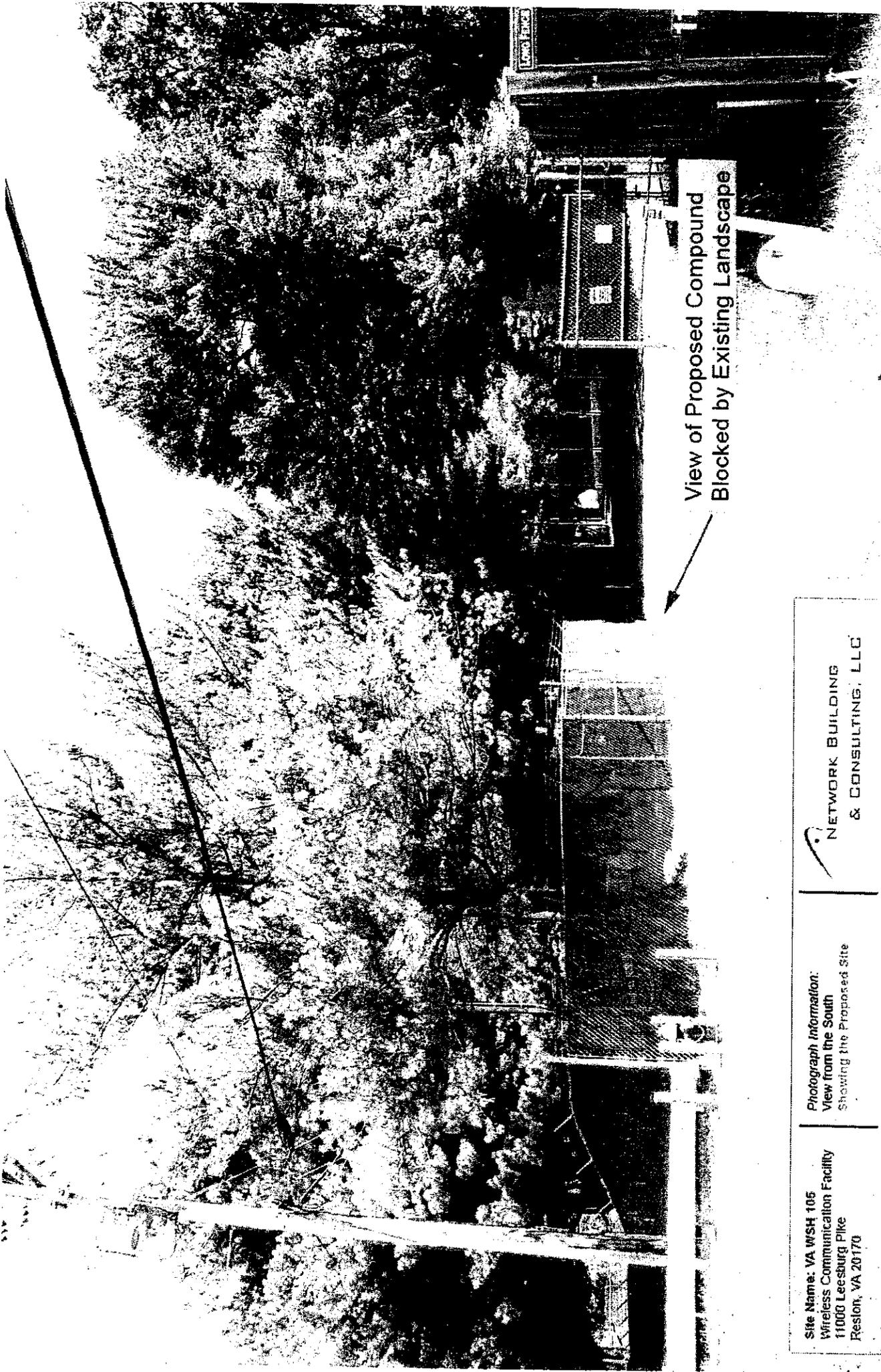


Site Name: VA WSH 105
Wireless Communication Facility
11000 Leesburg Pike
Reston, VA 20170

Photograph Information:
View from the West
Showing the Proposed Site



NETWORK BUILDING
& CONSULTING, LLC



View of Proposed Compound
Blocked by Existing Landscape

Site Name: VA WSH 105
Wireless Communication Facility
11000 Leesburg Pike
Reston, VA 20170

Photograph Information:
View from the South
Showing the Proposed Site



NETWORK BUILDING
& CONSULTING, LLC

clearwire
 wireless broadband
 845 LEEBORG PIKE
 HERRICK VA 22710
 FAX: (703) 541-3460

Pullerton
Engineering
Consultants, Inc.
 5700 E. HERRICK RD. SUITE 800
 HERRICK VA 22710
 TEL: (703) 541-3460
 FAX: (703) 541-3460

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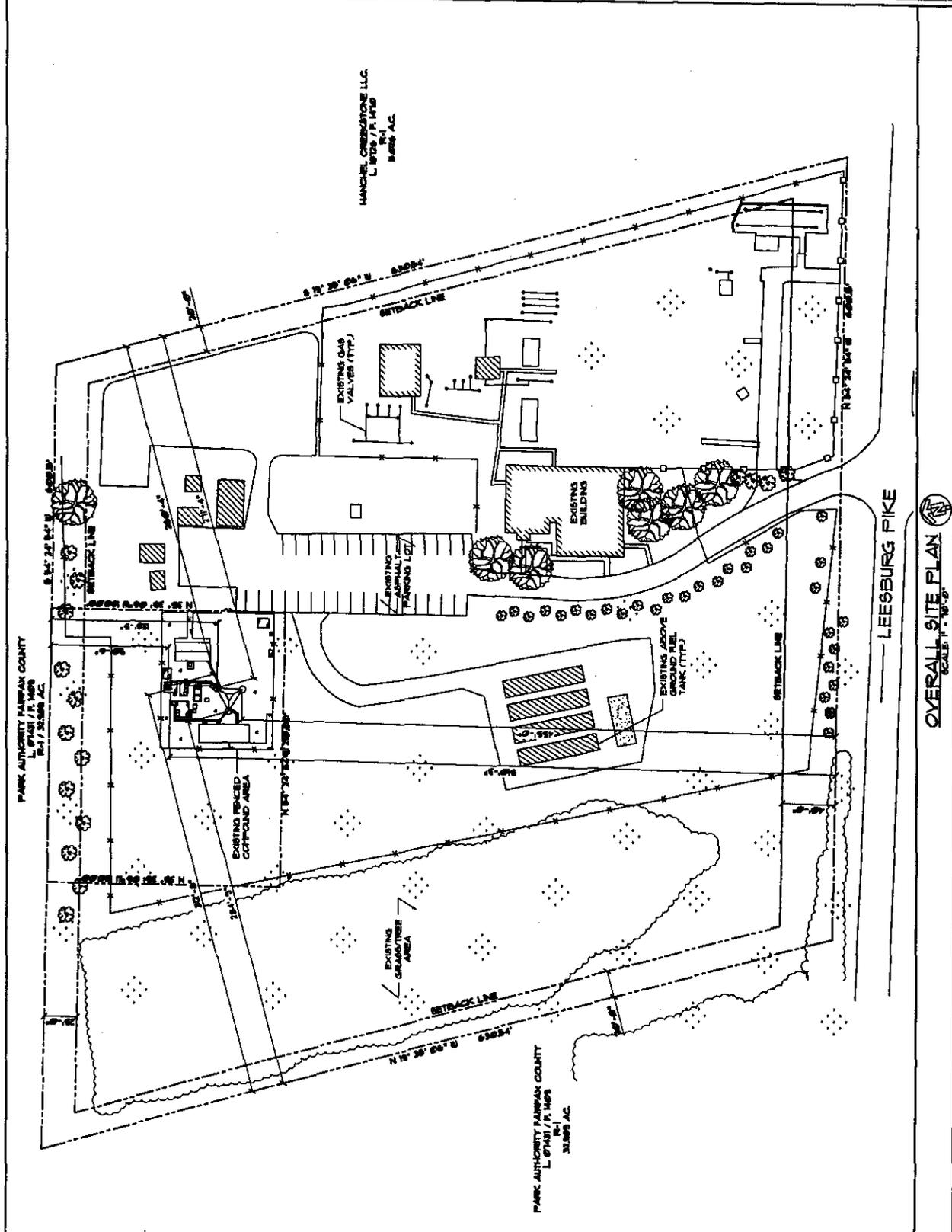
DATE SUBMITTED: _____
 SITE NAME:
LEEBOURG PIKE

SITE NUMBER:
VA-U5H105-A

SITE ADDRESS:
**845 LEEBOURG PIKE
 HERRICK VA 22710**

SHEET NAME:
**OVERALL
 SITE PLAN**

SHEET NUMBER:
Z-1



OVERALL SITE PLAN
 SCALE: 1" = 10'-0"

clearwire
wireless broadband
183 AMERSON PIKE
REBTON, VA 20185
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100

Fullerton Engineering Consultants, Inc.
1000 LEEBURG PIKE
REBTON, VA 20185
TEL: 847-782-8288
FAX: 847-782-8289

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DATE ISSUED: _____
SITE NAME: _____

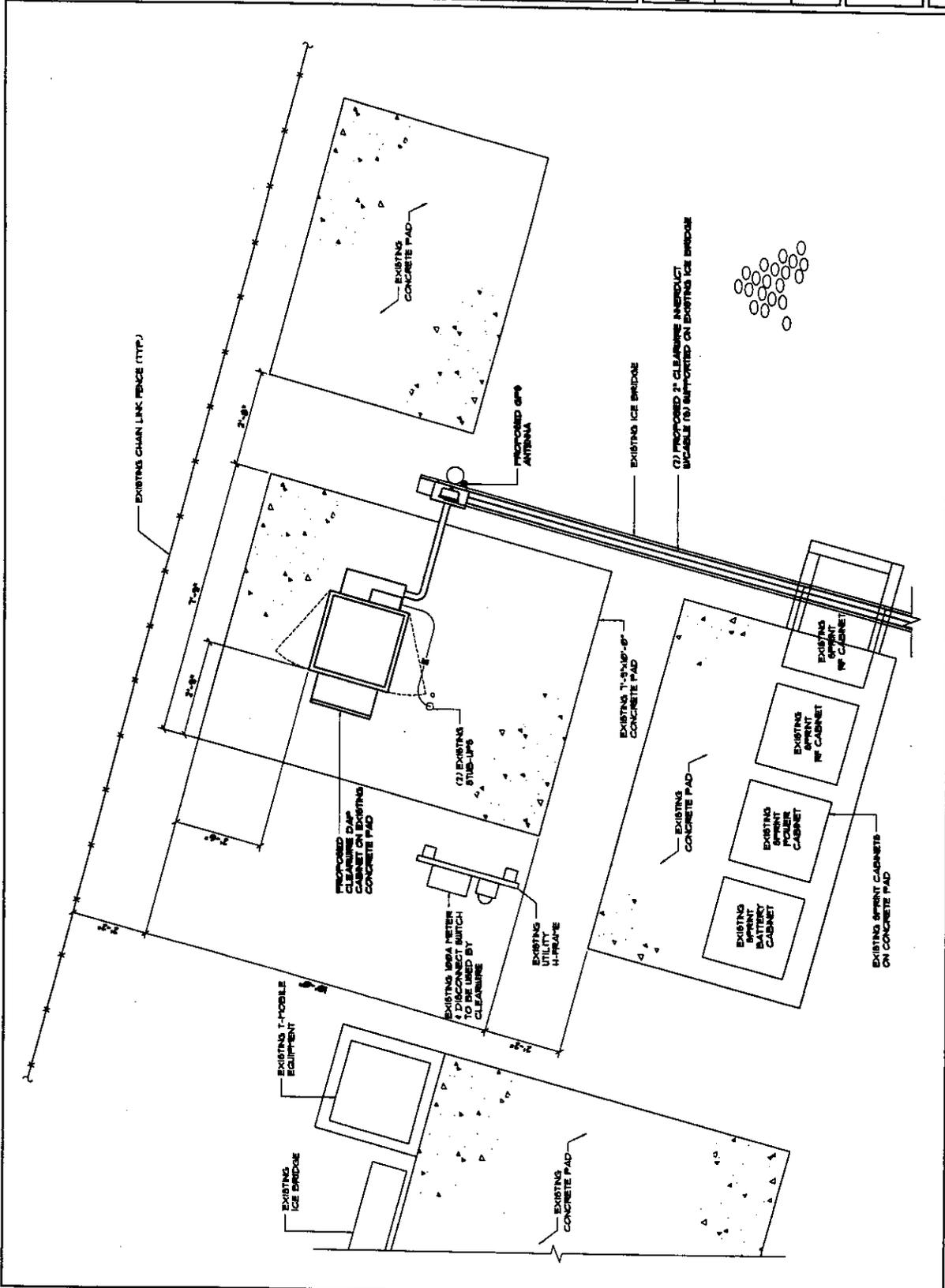
LEESBURG PIKE

VA-WSH1025-A

1833 LEESBURG PIKE
REBTON, VA 20185

ENLARGED SITE PLAN

Z-2



ENLARGED SITE PLAN

clearwire
wireless broadband
1833 AMERICAN PIKE
RESTON, VA 20190
FAX: (703) 847-8400

Fullerton
Engineering
Consultants, Inc.
5700 N. LINCOLN RD. SUITE 400
ROCKFORD, ILLINOIS 61109
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FAX: 847-782-6955

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NO.	DATE	DESCRIPTION	BY	CHK
1		ISSUES	ZONING	JA
2		REVISED	REV. ZONING	JA

CHECKED BY: PD
APPROVED BY: PEB
DATE ISSUED: _____

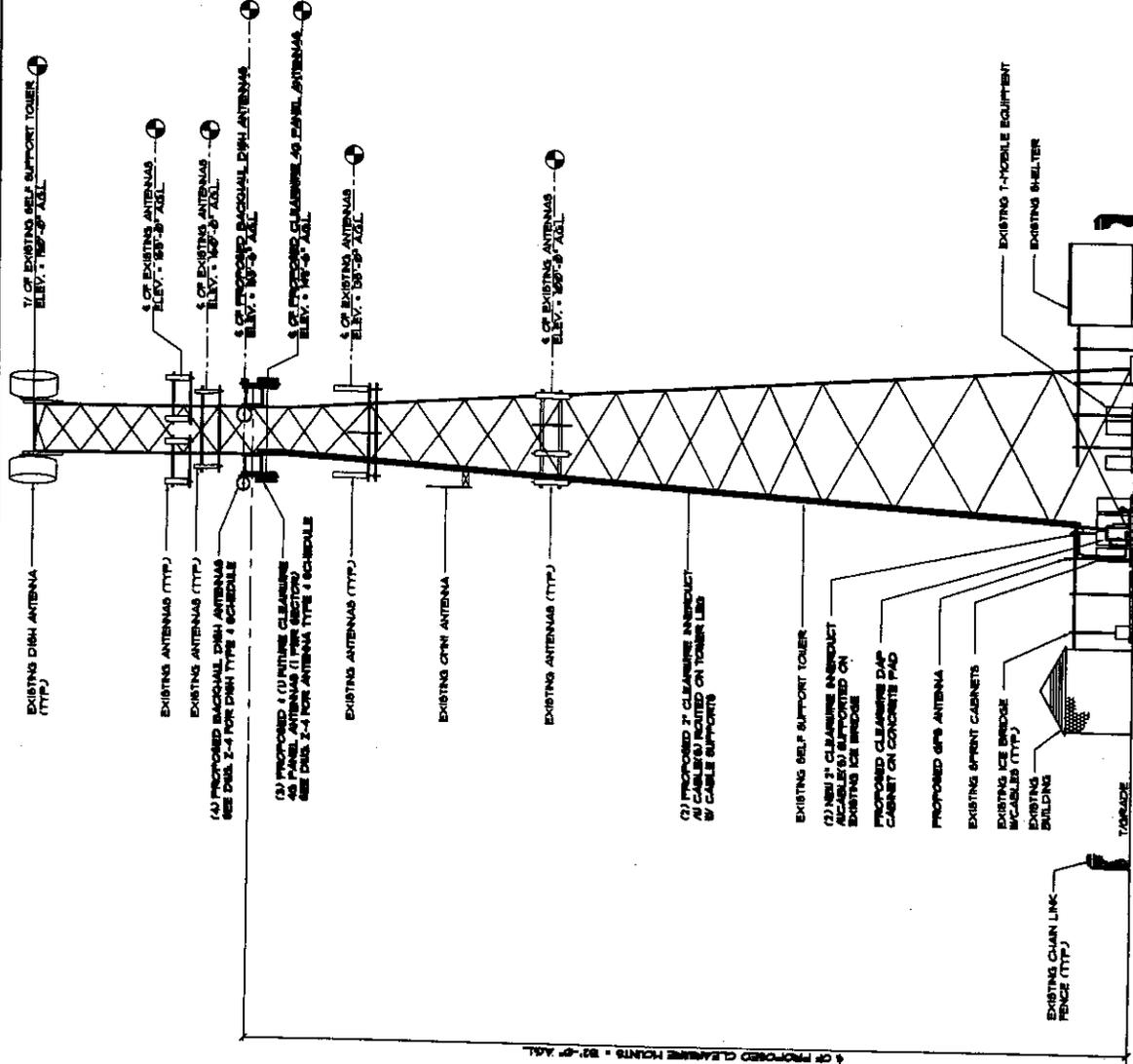
SITE NAME
LEESBURG PIKE

SITE NUMBER
VA-U5H105-A

SITE ADDRESS
**1800 LEESBURG PIKE
RESTON, VA 20190**

SHEET NAME
**SITE
ELEVATION**

SHEET NUMBER
Z-3



SITE ELEVATION
SCALE: NTS

clearwire
wireless broadband
185 LEBURG PIKE
LEESBURG, VA 20150
PAK: (703) 841-5400

Pullerton Engineering Consultants, Inc.
1700 HICKMAN RD, SUITE 600
ROCKFORD, ILLINOIS 60086
TEL: 847-701-0900
FAX: 847-701-0908

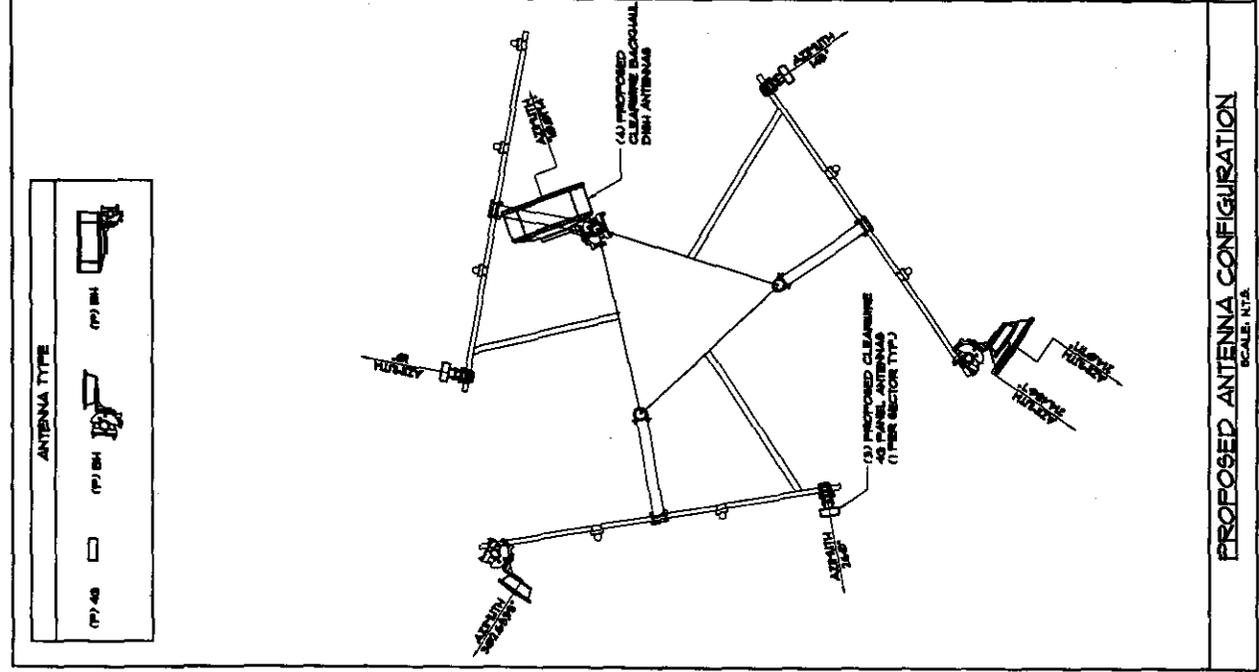
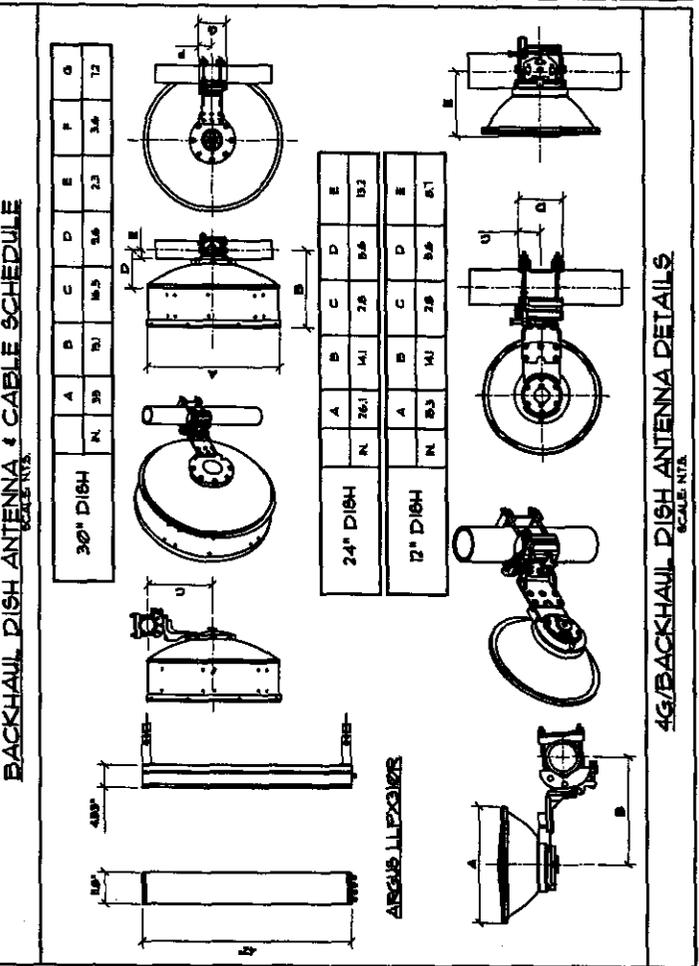
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DATE	DESCRIPTION
1	ISSUE
2	REVISED
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4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

DATE: _____
SITE NAME:
LEESBURG PIKE
SITE NUMBER:
VA-US-11025-A
SITE ADDRESS:
**1850 LEBURG PIKE
LEESBURG, VA 20150**
SHEET NAME:
**ANTENNA
DETAILS**
SHEET NUMBER:
Z-4

ANTENNA TYPE	ANTENNA MODEL	SLIP FEED	DIAMETER	HEIGHT														
1	ARGUS LLP201RS	-2	0	2	240	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
2	ARGUS LLP201RS	-3	0	2	240	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2
3	ARGUS LLP201RS	-2	0	2	240	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2	1/2

DISH ID	MODEL NO.	DISH TYPE	DISH DIA (FT)	ASPHALT (PERCENT)	PERCENT (GND)	DISH QTY	CABLE SIZE	CABLE LENGTH (FT)	RADIO TYPE	COLOR CODE	B. END SITE ID NUMBER
DISH 01	ARGUS LLP201RS	HIGH PERFORMANCE	24	24.00%	25	1	LVR-600	210	ND HP	1 GREY	DC-1848216
DISH 02	ARGUS LLP201RS	HIGH PERFORMANCE	24	24.00%	25	1	LVR-600	210	ND HP	2 GREY	DC-1848216
DISH 03	ARGUS LLP201RS	HIGH PERFORMANCE	24	24.00%	25	1	LVR-600	210	ND HP	3 GREY	VA-1848216
DISH 04	ARGUS LLP201RS	HIGH PERFORMANCE	24	24.00%	25	1	LVR-600	210	ND HP	4 GREY	DC-1848216



clearwire logo and contact information.

