



County of Fairfax, Virginia

MEMORANDUM

DATE: May 20, 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 Verizon Telecommunications Facility at 12510 Yates Ford Road;
Tax Map 85-2 ((1)) 38; 2232 Application FSA-S07-4-1

This is in response to a request for a determination as to whether the telecommunications facility proposed by Verizon Wireless at 12510 Yates Ford Road is in substantial conformance with the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors with SEA 83-S-036 (to permit a reduction in land area for a previously approved microwave facility and tower). As described in the 2232 application dated April 20, 2010, from Charles Salamone, three (3) panel antennas (71 inches high x 11.2 inches wide x 4.5 inches deep) are proposed on existing mounts at a height of 130 feet on an existing 150-foot lattice tower. No equipment cabinets are proposed with this application. A copy of the 2232 telecommunications 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 application by the Fairfax County Planning Commission. This determination has been made in my capacity as the duly authorized 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\12510 Yates Ford Rd_lattice tower\12510 Yates Ford Rd_Verizon2.doc

Attachments: A/S

cc: Pat Herrity, Supervisor, Springfield District
Peter F. Murphy, Planning Commissioner, Springfield District
Regina C. Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Charles Salamone, Network Building & Consulting, 7380 Coca Cola Drive, Suite 106, Hanover, MD 21076
File: SEA 83-S-036, ANT 1005 039, Imaging, Reading File





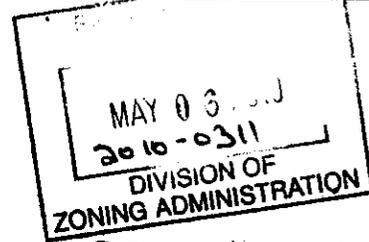
County of Fairfax, Virginia

MEMORANDUM

TO: Lorrie Kirst, Deputy Zoning Administrator, ZAD
Other: _____

DATE: 5-5-10

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



SUBJECT: Request for Review: 2232 Application

RE: Application Number: FSA-507-4-1 Tax Map: 85-2 (1) 38

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

RECEIVED FROM: Verizon Wireless
PROPOSED USE: Add three panel antennas
LOCATION OF USE: 12510 Yates Ford Rd
ADDITIONAL COMMENTS: _____

Please send your comments to David Marshall by: 5/14/10
Staff Coordinator: Sand. Smith Phone: _____ Email: _____

****ZAD COMMENTS:**

Property is zoned R-C.
____ Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.
____ Proposed use does not meet all Zoning requirements as follows:

N/A See Attached

Referred to ZED for the following: must be in substantial conformance with
ZAD comments prepared by: Bryan Parsons Date: 5/6/10 SEA 83-5-036

****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:** _____

RECEIVED
Department of Planning & Zoning
MAY 06 2010
Zoning Evaluation Division

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/



Kirst, Lorrie

From: Kirst, Lorrie
Sent: Thursday, May 06, 2010 3:34 PM
To: Smith, Sandi M.
Cc: Parsons, Brian S.
Subject: FW: FSA-S07-4-1, Verizon Wireless, 12510 Yates Ford Road

Verizon Wireless

Colocation of antennas on existing. lattice communications tower

12510 Yates Ford Road

Tax Map Ref.: 85-2 ((1)) 38

Zoning District: R-C

The proposed use meets Par. 1 of Sect. 2-514 of the Zoning Ordinance.

Refer to ZED: Must be in substantial conformance with Special Exception Amendment SEA 83-S-036

Prepared by: Brian Parsons 5/6/10

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

Application Number: FSA-507-4-1
(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 12510 Yates Ford Rd
City/Town Clifton, VA Zip Code 20124

APPLICANT(S)

Name of Applicant Verizon Wireless
Street Address 9000 Junction Drive
City/Town Annapolis Junction State MD Zip Code 20701
Telephone Number: Work (443) 617-5691 Fax (410) 712-4056
E-mail Address bsalamone@nbcllc.com
Name of Applicant's Agent/Contact (if applicable) Charles Salamone
Agent's Street Address 7380 Coca Cola Drive STE. 106
City/Town Hanover State MD Zip Code 21076
Telephone: Work (443) 617-5691 Fax () 410-712-4056

PROPOSED USE

Street Address 12510 Yates Ford Rd.

Fairfax Co. Tax Map and Parcel Number(s) 85-2((1)) 38

Brief Description of Proposed Use _____

Site is currently being used as a telecommunication facility. Verizon Wireless is proposing to add three antennas to the existing lattice tower. The new antennas will be:

BXA-70063/6cf

Height-71"

Width-11.2"

Depth-4.5"

Total Area of Subject Parcel(s) 15.87 acres (acres or square feet)

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

Fairfax County Supervisor District Springfield District

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

Zoning of Subject Property RC

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

FS-S07-4

PROPERTY OWNER(S) OF RECORD

Owner Russell Hall

Street Address 12510 Yates Ford Rd

City/Town Clifton State VA Zip Code 20124

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 Charles Salamone

Signature of Applicant or Agent Charles Salamone IV c/o Verizon Wireless

Date 4/20/10

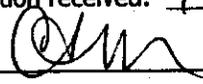
Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

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

FOR STAFF USE ONLY

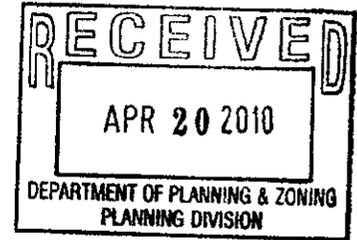
Date application received: 4/20/10

By: 

Additional information requested to complete application:

Date application accepted: / /

By: _____



Statement of Justification

FS-S07-4 (prior application)

12510 Yates Ford Road

"Verizon – Clifton Center"

Description of Proposed Changes:

- **Install 3 new antennas on existing lattice tower**
- **Antenna Area Calculation**
 - **Existing Antennas:**
 - **Antel LPA 80080/6cf (70.87"x5.51"x6)(2 per sector) = 16.27 sq. ft.**
 - **Antel LPA 185080/8cf (47.40"x4.1"x6)(2 per sector) = 8.09 sq. ft.**
 - **Proposed Antennas:**
 - **BXA-70063/6cf (71"x11.2"x3)(1 per sector) = 5.52 sq. ft.**

Net increase of 5.52 sq. ft.

Additional Justification

- **Antennas shall be mounted on an existing lattice tower.**
- **Site is unmanned; therefore, there are no daily visits or customer hours. Site visits are only made by maintenance staff on an as-needed basis.**
- **This is an existing telecommunication facility previously approved by the Planning Commission and the proposed amendment is for antenna equipment upgrade only. There is no proposed change to the equipment shelter/compound that supports the site. No ground disturbance.**
- **There are no anticipated impacts on adjoining properties as far as Traffic, Noise, Lights, or Environmental features. There is no anticipated visual impact since the antennas are being placed on the existing tower, and the new antennas are only slightly larger than the existing antennas.**
- **This site is surrounded by mature trees and is not visible from any road or dwelling.**

- **As an existing telecommunication facility, alternative sites were not considered as it is preferable to modify this site than to construct a new facility elsewhere in the County. Site is surrounded by mature trees and is not visible from any road ways**

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: FS-S07-4
Date of Planning Commission approval: April 26, 2007

PROJECT DETAILS

1. ANTENNA

Number and Type: Three panel antennas BXA-70063/6cf
Dimensions: height 71" width 11.2" depth 4.5" diameter _____
Location / Placement: lattice tower
Wattage: 500W
Material and Color: Smooth face Grey aluminum alloy
Material and Color of the Antenna Mounting: Grey steel
Height Above Ground: 130'

2. EQUIPMENT

Number and Type of Cabinets or Structures: N/A
Cabinet / Structure Dimensions: height N/A width _____ depth _____
Height of equipment platforms, if any: N/A
Material and Color: N/A
Location: N/A
Method of Screening: Site is surrounded by mature trees

3. STRUCTURE ON WHICH ANTENNAS WILL BE MOUNTED

Maximum Height: 154'
Material: steel lattice tower
Color: grey
If structure is within a utility right-of-way, state right-of-way width:

Mechanical specifications

Length	1804 mm	71.0 in
Width	285 mm	11.2 in
Depth	114 mm	4.5 in
Depth with z-bracket	154 mm	6.1 in
Weight ⁴⁾	7.9 kg	17.0 lbs
Wind Area Fore/Aft	0.51 m ²	5.5 ft ²
Wind Area Side	0.21 m ²	2.2 ft ²
Max Wind Survivability	>201 km/hr	>125 mph
Wind Load @ 100 mph (161 km/hr)		
Fore/Aft	753 N	169 lbf
Side	351 N	79 lbf

Antenna consisting of aluminum alloy with brass feedlines covered by a UV safe fiber-glass radome.

Mounting & Downtilting

Mounting hardware attaches to pipe diameter $\varnothing 50$ -160 mm; $\varnothing 2.0$ -6.3 in

Mounting Bracket Kit	36210002
Downtilt Bracket Kit	36114003

Electrical specifications

Frequency Range	696-900 MHz
Impedance	50 Ω
Connector ³⁾	NE or E-DIN Female 2 ports / Center
VSWR ¹⁾	$\leq 1.35:1$
Polarization	Slant $\pm 45^\circ$
Isolation Between Ports ¹⁾	< -25 dB
Gain ¹⁾	14.5 dBd 16.5 dBi
Power Rating ²⁾	500 W
Half Power Angle ¹⁾	
Horizontal Beamwidth	63 $^\circ$
Vertical Beamwidth	11 $^\circ$
Electrical downtilt ⁵⁾	0 $^\circ$
Null fill ¹⁾	5%
Lightning protection	Direct ground

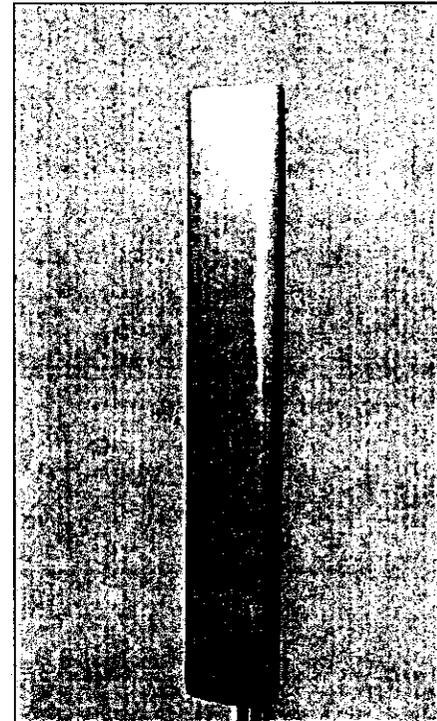
Patented Dipole Design: U.S. Patent No. 6,608,600 B2

- 1) Typical values.
- 2) Power rating limited by connector only.
- 3) NE indicates an elongated N connector.
E-DIN indicates an elongated DIN connector.
- 4) Antenna weight does not include brackets.
- 5) Add'l downtilts may be available. Check website for details.

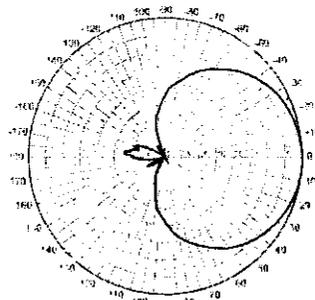
Improvements to mechanical and/or electrical performance of the antenna may be made without notice.

BXA-70063/6CF

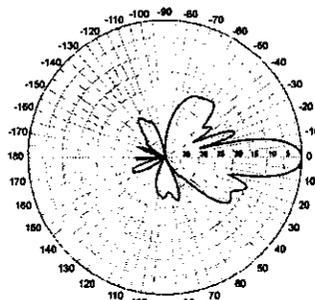
When ordering replace "___" with connector type.



Radiation-pattern¹⁾
750 MHz

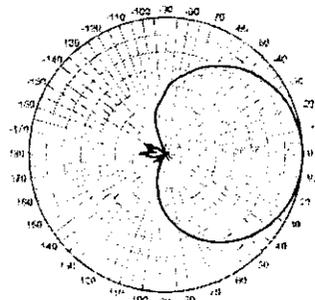


Horizontal

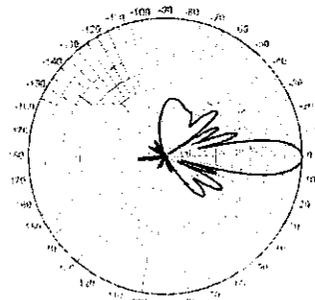


Vertical

850 MHz



Horizontal



Vertical



Featuring our Exclusive
3T Technology™
Antenna Design:

- Watercut brass feedline assembly for consistent performance.
- Unique feedline design eliminates the need for conventional solder joints in the signal path.
- A non-collinear system with access to every radiating element for broad bandwidth and superior performance.
- Air as insulation for virtually no internal signal loss.

Warranty:

This antenna is under a five-year limited warranty for repair or replacement.

Revision Date: 01/08/09



Main Property Search

Address Map Number

- ▶ Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

**MAP #: 0852 01
0038**

HALL RUSSELL G

**12510 YATES FORD
RD**

CURRENT RECORD

« 1 of 2 »

[Return to Search Results](#)

Neighborhood Sales

Owner

Name	HALL RUSSELL G,
Mailing Address	12510 YATES FORD RD CLIFTON VA 20124
Book	09945
Page	1031

Printable Summary

Parcel

Property Location	12510 YATES FORD RD
Map #	0852 01 0038
Tax District	8T000
District Name	SPRINGFIELD TRANSPORTATION
Land Use Code	Single-family, Detached

Land Area (acreage)	
Land Area (SQFT)	
Zoning Description	RC(Res Conservation 1DU/SAC)
Utilities	WATER NOT AVAILABLE SEWER NOT AVAILABLE GAS NOT AVAILABLE

County Historic Overlay District

NO

For further information about Historic Overlay Districts, [Click here](#)

Street/Road

PAVED

Site Description

Legal Description

Legal Description	NEAR CLIFTON WB553-1549
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Last Refresh Date

Data last refreshed: 05-NOV-09

General Information

Need Help?

For questions and requests for information about the Real Estate site, call 703-222-8234 or [CLICK HERE](#)

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Main Property Search

Address Map Number

- Profile
- Sales
- Values
- Residential
- Commercial
- ▶ Map
- Structure Size

**MAP #: 0852 01
0038Z**

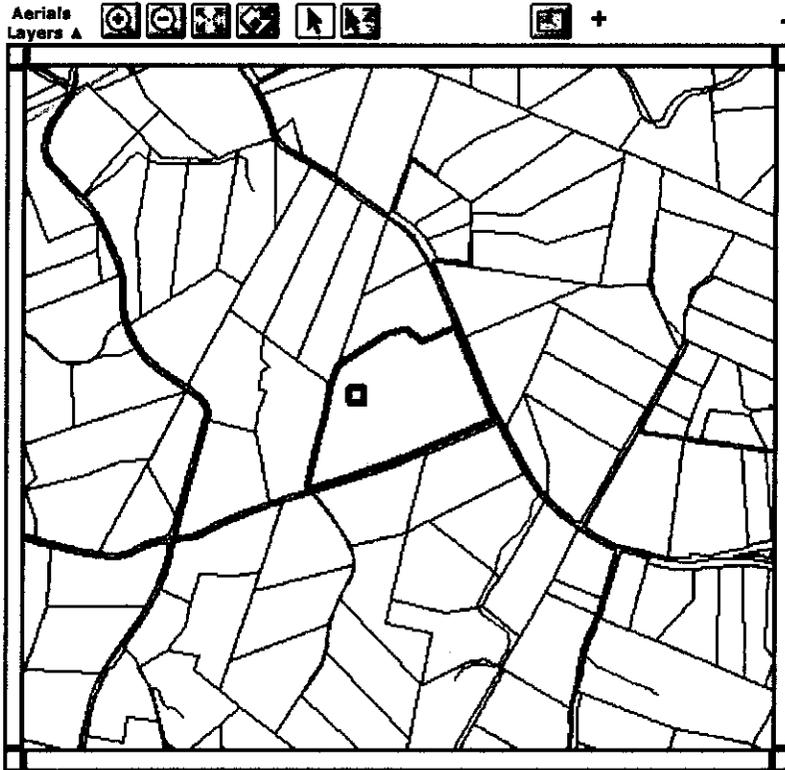
HALL RUSSELL G

**12510 YATES FORD
RD**

CURRENT RECORD

◀ 1 of 1 ▶

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Aerial Imagery © 2007 Commonwealth of Virginia

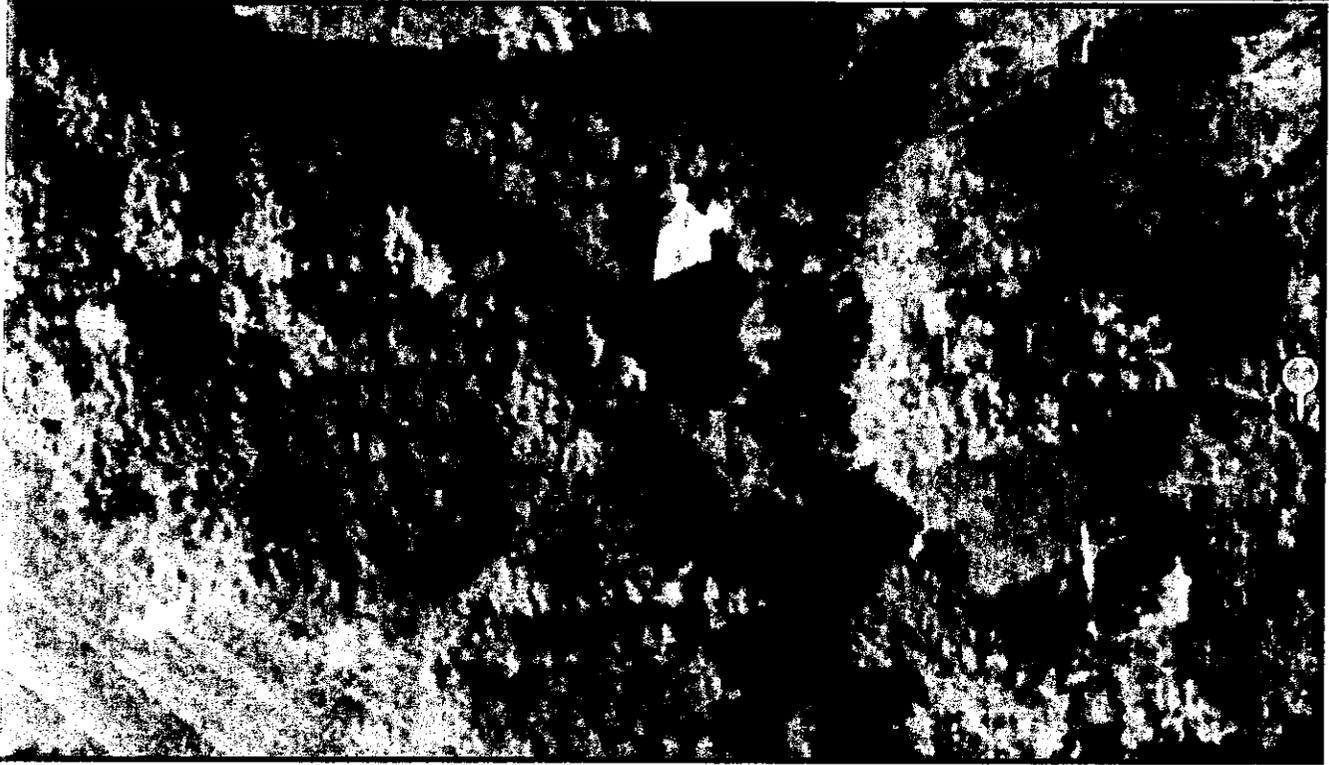
Neighborhood Sales

Printable Version

[Definition Of Terms](#)

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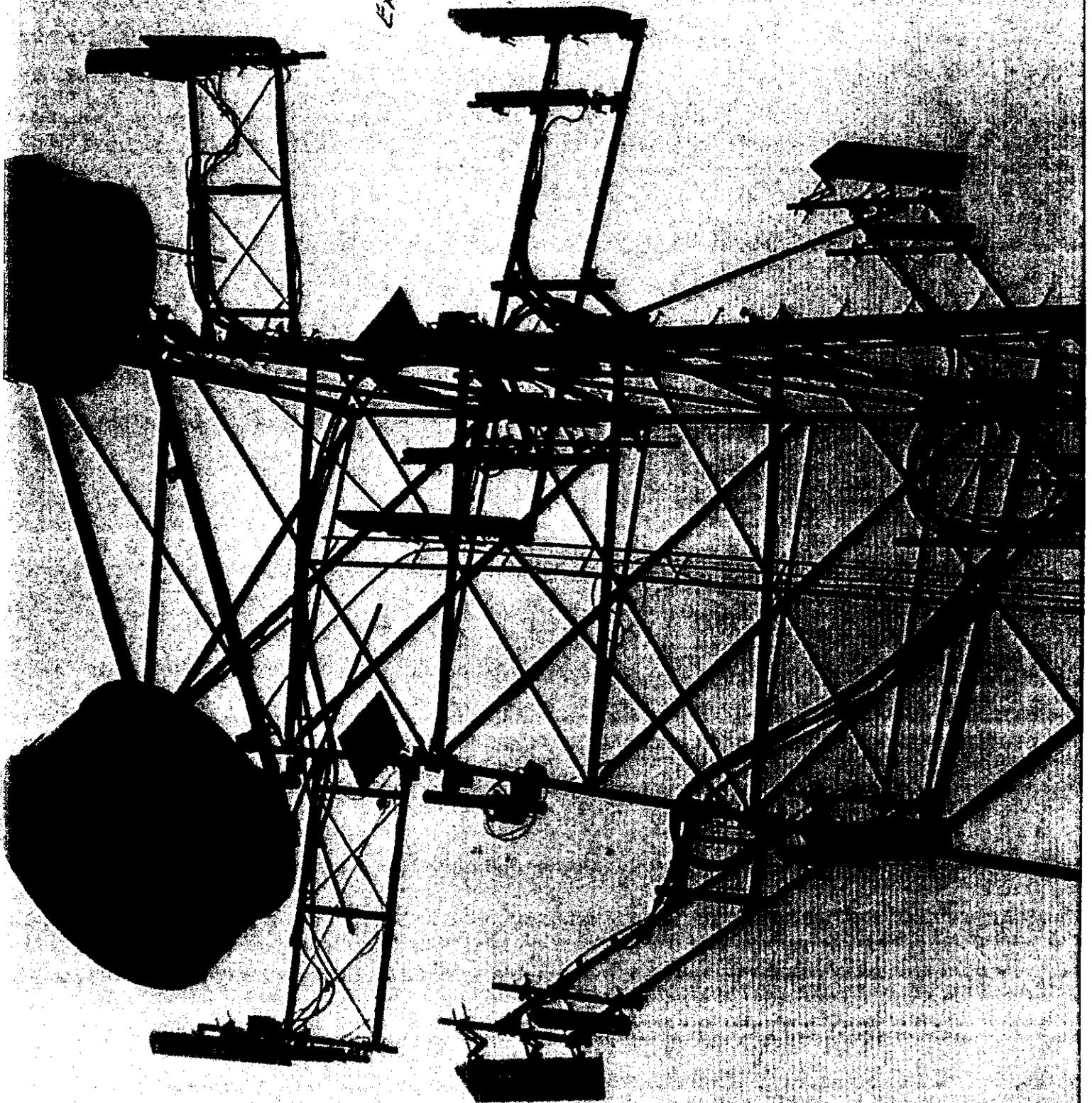
Print this page in a more readable format: Click **Print** next to the lower-left corner of the map.



12510 Yates Ford Rd, Clifton, VA 20124-1813



Existing



Proposed

