



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

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V I R G I N I A

January 24, 2000

Stephanie M. Petway  
Nextel Communications  
4340 East-West Highway, Suite 800  
Bethesda, MD 20814

Re: Interpretation of RZ 85-D-127/ PCA 84-D-077-1, Proposed Telecommunications  
Facility at 7601 Lewinsville Road, Tax Map 30-1 ((23)) 2A

Dear Miss Petway:

This is in response to a request for a determination as to whether the telecommunications facility proposed by Nextel Communications is in substantial conformance with the proffers accepted by the Board of Supervisors pursuant to the approval RZ 85-D-127/PCA 84-D-077-1. As described in your letter dated November 22, 1999, twelve (12) panel antennas (each 48 inches tall, 12 inches wide and 5 inches deep) are proposed to be mounted on the roof of an existing office building. The antennas are proposed to match the building color. An equipment cabinet measuring 6 feet 6 inches x 15 feet x 5 feet 6 inches is proposed at the garage level of the building. A copy of the letter is attached for reference. A sketch attached to the letter depicts the proposed location of the telecommunications facilities.

The Zoning Administration Division has determined that a telecommunications facility, as described above, is a permitted use in the I-3 District pursuant to the provisions of Sect. 2-514 provided that it is determined to be in substantial conformance with any applicable rezoning and proffered condition amendment. Proffer Number 1 accepted pursuant the approval of RZ 85-D-127/PCA 84-D-077-1 states that "The subject property shall be developed in accordance with the GDP dated May 8, 1986, as amended, prepared by Burton & Hudgins, P.C. and will be used for office and accessory uses only. These proffers shall supercede all previous proffers on the subject property." The proposed telecommunication facilities are not an accessory use and therefore would not be permitted under the proffer. It is my determination that the telecommunications facility described above is not in substantial conformance with the proffers. Submission and approval of proffered condition amendments would be required to allow the requested use. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

You may have the right to appeal this determination within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2301 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, a notice of appeal must be filed with the Clerk to the Board of Supervisors and a notice of appeal and filing fee with the must be filed with the Zoning Administrator in accordance with Par. 10 of Sect. 18-204 of the Fairfax

Stephanie M. Petway  
Page 2

County Zoning Ordinance. Such notice shall be a written statement specifying the grounds on which aggrieved, the basis for the appeal and a \$210 filing fee. Once an appeal application is accepted, it is scheduled for consideration and decision by the Board of Supervisors.

If you have any questions regarding this memorandum, please call Kul Sandhu at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

BAB/KS/memos\nextel communLewinsvilleRd

Attachments: A/S

cc: Stuart Mendelsohn, Supervisor, Dranesville District  
Judith W. Downer, Planning Commissioner, Dranesville District  
Michael Congleton, Deputy Zoning Administrator for Zoning Permit Review, DPZ  
Michelle Brickner, Director, Office of Site Development Services, DPWES  
Bonds and Agreements Branch, DPWES  
File: RZ 85-D-127/PCA 84-D-077-1, ANT 9912 035

Nextel Communications  
4340 East West Highway, Suite 800  
Bethesda, MD 20814  
301 951-2800 FAX 301 951-9229



November 22, 1999

Mr. James P. Zook  
Director  
Office of Comprehensive Planning  
12055 Government Center Parkway  
Suite 755  
Fairfax, Virginia 22035

**RE: Request for determination of conformance with the Fairfax County Comprehensive Plan pursuant to Section 15.2-2232 of the Code of Virginia for a telecommunications facility (light public utility).**

30-1  
Nextel Site VA 682-Timberly  
Tax Map 30-1((23)) 2A  
Zoning District: I-3  
7601 Lewinsville Road  
McLean, VA 22102

Dear Mr. Zook:

Pursuant to Section 15.2-2232 of the Code of Virginia, Nextel Communications of the Mid-Atlantic, Inc. ("Nextel") hereby requests a determination that the proposed wireless telecommunications facility described herein is in substantial accord with the Fairfax County Comprehensive Plan ("Plan").

**Applicant**

Nextel Communication of the Mid-Atlantic, Inc.  
Stephanie M Petway (Zoning Consultant)  
4340 East-West Highway  
Suite 800  
Bethesda, MD 20814  
(301) 674-7784

**Project Location**

The subject property is located in an "I-3" zoning district. The subject property is presently improved with a four (4)-story office building.

**Proposed Use**

The proposed facility will function as a base transmission station for Nextel's Enhanced Specialized Mobile Radio (ESMR) network. This digital wireless telecommunications network operates with a transmitting frequency between 851 and 865 megahertz and a receiving frequency between 806-821 megahertz.

The proposed facility will include twelve (12) panel antennas connected with co-axial cable to one equipment cabinet. Each panel antenna measures approximately twelve (12") inches wide, forty-eight inches (48") tall and five inches (5") deep. The equipment cabinet measures approximately six feet by six inches (6'6") by fifteen (15') feet long by five feet six inches (5'6") tall. The antennas will be mounted



on the roof of the existing building with the equipment shelter located in the garage level of the existing building .

The facility will be unmanned. A technician will visit the site approximately once per month for regular maintenance. The facility will be in operation twenty-four hours per day, three hundred sixty-five days per year.

**Site Selection Criteria**

This site was chosen because it provides an inconspicuous location for Nextel's antennas and equipment while meeting our network engineering requirements. By utilizing an existing monopole, the antennas are placed out of the line of site of the typical onlooker and the need for a new monopole is avoided.

**Anticipated Impact on Adjoining Properties**

The proposed facility will not affect air or water quality, nor generate any traffic, noise or light. All radio wave emissions will be within FCC guidelines. Moreover, as outlined above, there will not be any significant aesthetic impact. Therefore, no impact on adjoining properties is foreseen.

**Compliance with Comprehensive Plan**

This proposed facility will conform with all applicable sections of the County's Comprehensive plan. Specifically, "Objective 40, Policy b" of the Policy Plan states that service providers should collocate facilities whenever possible. This proposal is also compatible with existing and planned land use patterns in the vicinity of the project location.

**Compliance with the Zoning Ordinance**

Section 2-514.1.A (2) of the Fairfax County Zoning Ordinance states that structure mounted antennas shall be permitted in the I-3 zoning district.

**Conclusion**

Given that this proposed facility complies with all applicable sections of the Fairfax County Comprehensive Plan, we respectfully request a determination that this proposed facility is a "feature shown" on the Plan.

Thank you for your consideration of this proposal.

Sincerely,

Stephanie M. Petway  
Zoning Consultant

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE AND FEDERAL GOVERNMENT.
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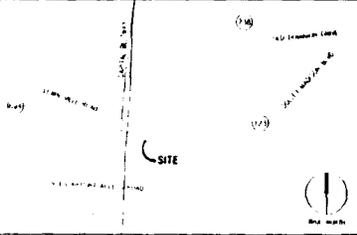
**VA-682  
TIMBERLY  
ESMR ROOFTOP SITE**

SUBMITTALS



**URS Greiner**  
2020 K Street, NW Suite 310  
WASHINGTON, DC 20004  
PHONE: (202) 883-4281  
FAX: (202) 783-3174

**VICINITY MAP**



**DIRECTIONS TO SITE**

**SYMBOLS AND ABBREVIATIONS**

ADJ	ADJACENT	AW	AWARD	EM	EQUIPMENT
AN	ANCHOR	BL	BLOCK	EA	EARTH
AP	APPLICABLE	BR	BROWNS	EL	ELEVATION
AS	ASBESTOS	BU	BURIED	EN	ENCLOSURE
AT	ATMOSPHERE	CA	CABLE	EP	EQUIPMENT
AV	AVIATION	CB	CABLE	ES	EARTH
AW	AWARD	CC	CONCRETE	EX	EXCAVATION
AX	AXIS	CD	CORNER	FA	FOUNDATION
AY	AYER	CE	CEMENT	FB	FOUNDATION
AZ	AZURE	CF	CORNER	FC	FOUNDATION
BA	BALANCE	CG	CORNER	FD	FOUNDATION
BB	BALANCE	CH	CHIMNEY	FE	FOUNDATION
BC	BALANCE	CI	CORNER	FF	FOUNDATION
BD	BALANCE	CJ	CORNER	FG	FOUNDATION
BE	BALANCE	CK	CORNER	FH	FOUNDATION
BF	BALANCE	CL	CORNER	FI	FOUNDATION
BG	BALANCE	CM	CORNER	FJ	FOUNDATION
BH	BALANCE	CN	CORNER	FK	FOUNDATION
BI	BALANCE	CO	CORNER	FL	FOUNDATION
BJ	BALANCE	CP	CORNER	FM	FOUNDATION
BK	BALANCE	CQ	CORNER	FN	FOUNDATION
BL	BALANCE	CR	CORNER	FO	FOUNDATION
BM	BALANCE	CS	CORNER	FP	FOUNDATION
BN	BALANCE	CT	CORNER	FQ	FOUNDATION
BO	BALANCE	CU	CORNER	FR	FOUNDATION
BP	BALANCE	CV	CORNER	FS	FOUNDATION
BQ	BALANCE	CW	CORNER	FT	FOUNDATION
BR	BALANCE	CX	CORNER	FU	FOUNDATION
BS	BALANCE	CY	CORNER	FV	FOUNDATION
BT	BALANCE	CZ	CORNER	FW	FOUNDATION
BU	BALANCE	DA	CORNER	FX	FOUNDATION
BV	BALANCE	DB	CORNER	FY	FOUNDATION
BW	BALANCE	DC	CORNER	FZ	FOUNDATION
BX	BALANCE	DD	CORNER	GA	FOUNDATION
BY	BALANCE	DE	CORNER	GB	FOUNDATION
BZ	BALANCE	DF	CORNER	GC	FOUNDATION
CA	CABLE	DG	CORNER	GD	FOUNDATION
CB	CABLE	DH	CORNER	GE	FOUNDATION
CC	CABLE	DI	CORNER	GF	FOUNDATION
CD	CABLE	DJ	CORNER	GG	FOUNDATION
CE	CABLE	DK	CORNER	GH	FOUNDATION
CF	CABLE	DL	CORNER	GI	FOUNDATION
CG	CABLE	DM	CORNER	GO	FOUNDATION
CH	CABLE	DN	CORNER	GP	FOUNDATION
CI	CABLE	DO	CORNER	GQ	FOUNDATION
CJ	CABLE	DP	CORNER	GR	FOUNDATION
CK	CABLE	DQ	CORNER	GS	FOUNDATION
CL	CABLE	DR	CORNER	GT	FOUNDATION
CM	CABLE	DS	CORNER	GU	FOUNDATION
CN	CABLE	DT	CORNER	GV	FOUNDATION
CO	CABLE	DU	CORNER	GW	FOUNDATION
CP	CABLE	DV	CORNER	GX	FOUNDATION
CQ	CABLE	DW	CORNER	GY	FOUNDATION
CR	CABLE	DX	CORNER	GZ	FOUNDATION
CS	CABLE	DY	CORNER	HA	FOUNDATION
CT	CABLE	DA	CORNER	HB	FOUNDATION
CU	CABLE	DB	CORNER	HC	FOUNDATION
CV	CABLE	DC	CORNER	HD	FOUNDATION
CW	CABLE	DD	CORNER	HE	FOUNDATION
CX	CABLE	DE	CORNER	HF	FOUNDATION
CY	CABLE	DF	CORNER	HG	FOUNDATION
CZ	CABLE	DG	CORNER	HH	FOUNDATION
DA	CABLE	DH	CORNER	HI	FOUNDATION
DB	CABLE	DI	CORNER	HJ	FOUNDATION
DC	CABLE	DJ	CORNER	HK	FOUNDATION
DD	CABLE	DK	CORNER	HL	FOUNDATION
DE	CABLE	DL	CORNER	HM	FOUNDATION
DF	CABLE	DM	CORNER	HN	FOUNDATION
DG	CABLE	DN	CORNER	HO	FOUNDATION
DH	CABLE	DO	CORNER	HP	FOUNDATION
DI	CABLE	DP	CORNER	HQ	FOUNDATION
DJ	CABLE	DQ	CORNER	HR	FOUNDATION
DK	CABLE	DR	CORNER	HS	FOUNDATION
DL	CABLE	DS	CORNER	HT	FOUNDATION
DM	CABLE	DT	CORNER	HU	FOUNDATION
DN	CABLE	DU	CORNER	HV	FOUNDATION
DO	CABLE	DV	CORNER	HW	FOUNDATION
DP	CABLE	DW	CORNER	HX	FOUNDATION
DQ	CABLE	DX	CORNER	HY	FOUNDATION
DR	CABLE	DY	CORNER	HZ	FOUNDATION
DS	CABLE	DA	CORNER	IA	FOUNDATION
DT	CABLE	DB	CORNER	IB	FOUNDATION
DU	CABLE	DC	CORNER	IC	FOUNDATION
DV	CABLE	DD	CORNER	ID	FOUNDATION
DW	CABLE	DE	CORNER	IE	FOUNDATION
DX	CABLE	DF	CORNER	IF	FOUNDATION
DY	CABLE	DG	CORNER	IG	FOUNDATION
DA	CABLE	DH	CORNER	IH	FOUNDATION
DB	CABLE	DI	CORNER	II	FOUNDATION
DC	CABLE	DJ	CORNER	IJ	FOUNDATION
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DG	CABLE	DN	CORNER	IN	FOUNDATION
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DM	CABLE	DT	CORNER	IT	FOUNDATION
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DP	CABLE	DW	CORNER	IY	FOUNDATION
DQ	CABLE	DX	CORNER	IZ	FOUNDATION
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DT	CABLE	DB	CORNER	JC	FOUNDATION
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DW	CABLE	DE	CORNER	JF	FOUNDATION
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DB	CABLE	DI	CORNER	JJ	FOUNDATION
DC	CABLE	DJ	CORNER	JK	FOUNDATION
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DT	CABLE	DB	CORNER	KB	FOUNDATION
DU	CABLE	DC	CORNER	KC	FOUNDATION
DV	CABLE	DD	CORNER	KD	FOUNDATION
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DY	CABLE	DG	CORNER	KG	FOUNDATION
DA	CABLE	DH	CORNER	KH	FOUNDATION
DB	CABLE	DI	CORNER	KI	FOUNDATION
DC	CABLE	DJ	CORNER	KJ	FOUNDATION
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DX	CABLE	DF	CORNER	LV	FOUNDATION
DY	CABLE	DG	CORNER	LV	FOUNDATION
DA	CABLE				



SUBMITTALS

DATE	BY	REVISION



**URS Greiner**

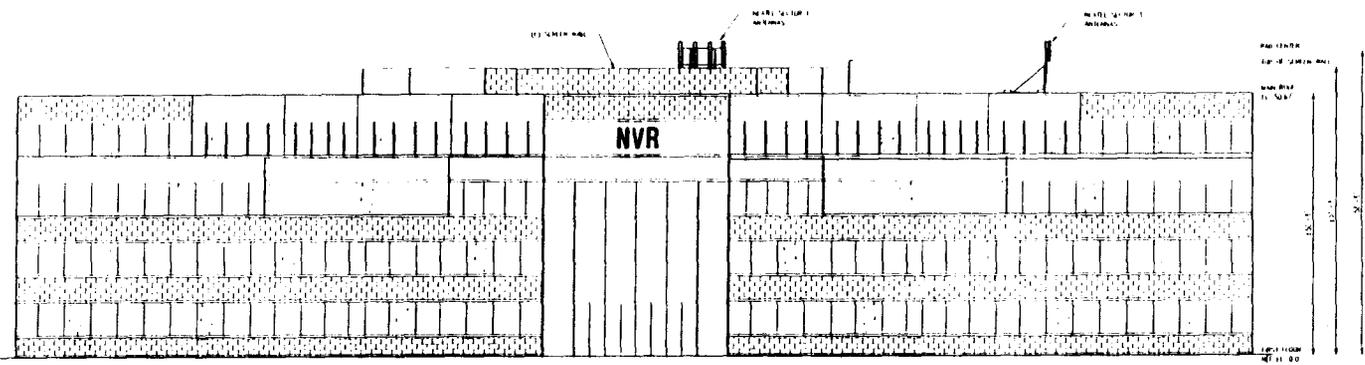
2000 K Street, N.W. Suite 300  
 WASHINGTON, D.C. 20008  
 PHONE: (800) 881-4181  
 FAX: (202) 745-3174

NO. 100  
 DRAWN: M.C.  
 CHECKED: M.M.  
 DATE: 11/11/00

**NORTH EAST ELEVATION**

VA-682  
 TIMBERLY  
 7601 LEWINSVILLE ROAD  
 MCLEAN, VA 22102

Z-2



**NORTH EAST ELEVATION**  
DATE: 11/11/00



NOT FOR CONSTRUCTION





COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



July 9, 1986

Martin D. Walsh, Esquire  
Walsh, Colucci, Malinchak,  
Emrich, and Lubeley, P.C.  
950 North Glebe Road - Suite 300  
Arlington, Virginia 22203

Re: Rezoning Application  
Number RZ 85-D-127  
(Concurrent with PCA 84-D-077-1)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 23, 1986, granting, as proffered, Rezoning Application RZ 85-D-127 in the name of NV Commercial, Incorporated, to rezone certain property in the Dranesville District from the R-1 District to the I-3 District on subject parcels 30-1 ((23)) 2A, 3A, 4A, 5A, 6A, 7A, and 8A, consisting of approximately 2.64 acres.

The Board also waived the barrier requirement and modification of the transitional screening requirements along the north and southwest sides in favor of the landscaping plan dated May 19, 1986, and waived the 75-foot minimum setback from Interstate 495.

Very truly yours,

Ethel Wilcox Register, CMC  
Clerk to the Board of Supervisors

EWR:ns

cc: Lurty C. Houff Jr., Director  
Real Estate Division  
✓ Gilbert R. Knowlton, Deputy  
Zoning Administrator  
Richard D. Faubion, Director  
Zoning Evaluation Division  
Fred R. Beales, Supervisor  
Base Property Mapping/Overlay

NVCOMMERCIAL PROFFERS

PROFFERED CONDITION AMENDMENT 84-D-077-1  
REZONING APPLICATION 85-D-127

June 2, 1986

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the applicant proffers contingent upon approval of the Generalized Development Plan (GDP) at an FAR of 0.38 and rezoning the subject property to "I-3" as follows:

1. The subject property shall be developed in accordance with the GDP dated May 8, 1986, as amended, prepared by Burton & Hudgins, P.C. and will be used for office and accessory uses only. These proffers shall supercede all previous proffers on the subject property. \*

2. Applicant commits to preserve the existing vegetation in conformance with the Landscaping Plan dated May 8, 1986, prepared by Donovan, Feola, Balderson & Associates subject to the approval of the County arborist.

3. Applicant will dedicate forty-five (45) feet of right of way measured from the existing center line of Lewinsville Road along the subject property's frontage and will construct right and left turn lanes into the site as shown on the GDP and attached exhibit dated May 14, 1986 prepared by Bellomo-McGee, Inc., in accordance with the Virginia Department of Highways and Transportation standards.

4. Applicant agrees to provide a buffer area, a minimum of 40 feet wide from the dedicated right of way line stated in Proffer No. 3 above along Lewinsville Road to the closest point of the proposed office building and parking. Supplemental landscaping will be provided for any areas disturbed by construction in conformance with the landscaping plan dated April 21, 1986 as amended and prepared by Donovan, Feola, Balderson & Associates. *A conservation easement for this area shall be provided and recorded upon completion of construction of the project.*

5. In lieu of a sidewalk, Applicant will provide a six foot (6') wide asphalt trail along the subject property's Lewinsville Road frontage within the dedicated right of way, subject to VDH&T approval.

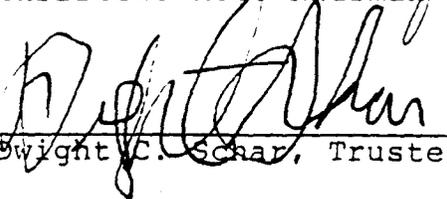
6. Applicant agrees to fund the installation of a traffic signal at the intersection of Lewinsville Road and Scotts Run Road upon demand from VDH&T. Applicant's responsibility to fund said signal shall expire on June 1, 1996.

7. Applicant agrees to relocate the current bus stop to a location selected by VDH&T.

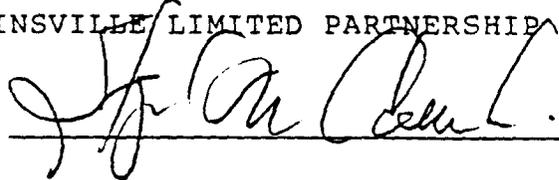
NVCommercial Proffers:  
PCA 84-D-077-1, RZ 85-D-127

NVCommercial, Incorporated

BY:   
Christine McE. Kaufman

, TRUSTEE  
Dwight C. Schar, Trustee

LEWINSVILLE LIMITED PARTNERSHIP

BY: 

BOYCE PROFFERS: DFTKCM

6/28/85  
Rev. 7/11/85  
" 7/19/85  
" 7/22/85  
" 4/23/86  
" 5/12/86  
" 5/15/86  
" 5/19/86  
" 6/02/86