



County of Fairfax, Virginia

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

June 9, 2010

Janice M. Manley
Wireless Facilities, Incorporated
6170 Cornerstone Court East, Suite 200
San Diego, CA 92121

Re: Special Exception Amendment Application SEA 80-S-103-03

Dear Ms. Manley:

At a regular meeting of the Board of Supervisors held on June 8, 2010, the Board approved Special Exception Amendment Application SEA 80-S-103-03 in the name of FLO TV Incorporated. The subject property is located at 6199 Old Arrington Lane on approximately 5.44 acres of land zoned R-C and WS in the Springfield District [Tax Map 77-3 ((1)) 1A]. The Board's action amends Special Exception Application SE 80-S-103 previously approved for a telecommunications facility to permit modifications to site design and development conditions pursuant to Section 3-0C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (*):

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 special exception amendment plat approved with the application, as qualified by these development conditions.
3. 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 Plat entitled "Fairfax Station WA-007," prepared by CMX and dated January 6, 2009, as revised through December 3, 2009, 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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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4. A copy of this Special Exception Amendment SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.*
5. The maximum height of the tower structure shall be 415 feet: the maximum height including all antennae shall be 495 feet.*
6. A 24 hour security monitoring system shall be implemented and maintained, including but not restricted to closed circuit monitoring of guy wire anchors.*
7. Subject to FAA approval, the approved tower shall be gray in color and have a non-reflective finish. Lighting of the tower shall be with FAA approved blinking lights. Nighttime strobe lights shall not be permitted on the approved tower.*
8. No signs shall be permitted for the advertisement of the users of the application property.*
9. To minimize the visual impact of the security fence on the adjacent residences, the security fence located around the tower guy wire anchors shall be of green vinyl coated chain link on all sides and shall be screened with vegetation on all sides except the side immediately facing the tower.*
10. The equipment compound housing ground mounted satellite dishes shall be enclosed by an eight foot high, board on board fence. The equipment compound located at the base of the guyed tower shall remain enclosed by an eight foot high, chain link fence. There shall be no outdoor storage of materials, equipment, or vehicles within the subject compounds.
11. All existing vegetation on the property is to be maintained in healthy condition and replaced as necessary, as determined by Urban Forest Management (UFM).
12. The telecommunication facility shall be operated as an unstaffed facility 24 hours a day, with the exception of periodic monthly maintenance inspections by each of the companies with installations.
13. Any component(s) of the telecommunication facility shall be removed within one hundred and twenty (120) days after such component(s) are no longer in use.
14. Prior to the issuance of a Non-Residential Use Permit (Non-Rup), all existing debris including unused equipment related to the telecommunications facility shall be removed from the application property.

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 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.

The Board also:

- Modified the transitional screening requirements and waived the barrier requirements along all property boundaries in favor of that shown on the SEA Plat.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation