APPLICATION ACCEPTED: October 10, 2014
BOARD OF ZONING APPEALS: April 15, 2015
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 10, 2015

STAFF REPORT

SPA 54-M-053-02
(in association with SEA 01-M-038-02)

MASON DISTRICT

APPLICANT:	Cellco Partnership d/b/a Verizon Wireless; Broyhill Crest Recreation Club Inc.
ZONING:	R-3
PARCEL:	60-3 ((24)) 9B
ACREAGE:	2.47 acres
ZONING ORDINANCE PROVISIONS:	8-401
PLAN MAP:	Private Recreation
PROPOSAL:	Amend SP 54-M-053 previously approved for a community swim club to permit site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of SPA 54-M-053-02, subject to the proposed development conditions contained in Appendix 2.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Sharon Williams

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505
Phone 703-324-1290; FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Zoning Appeals.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

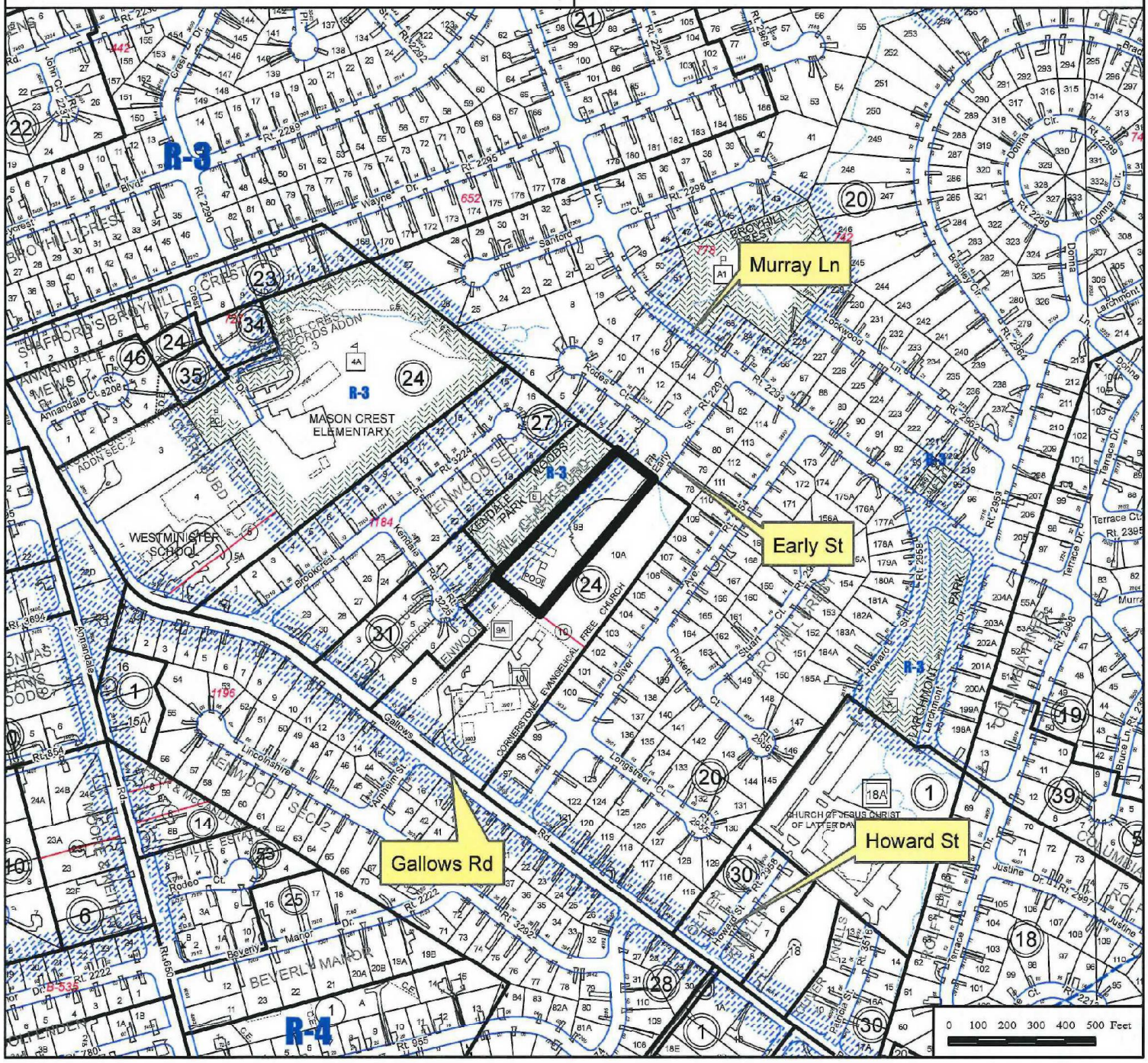
SEA 01-M -038-02

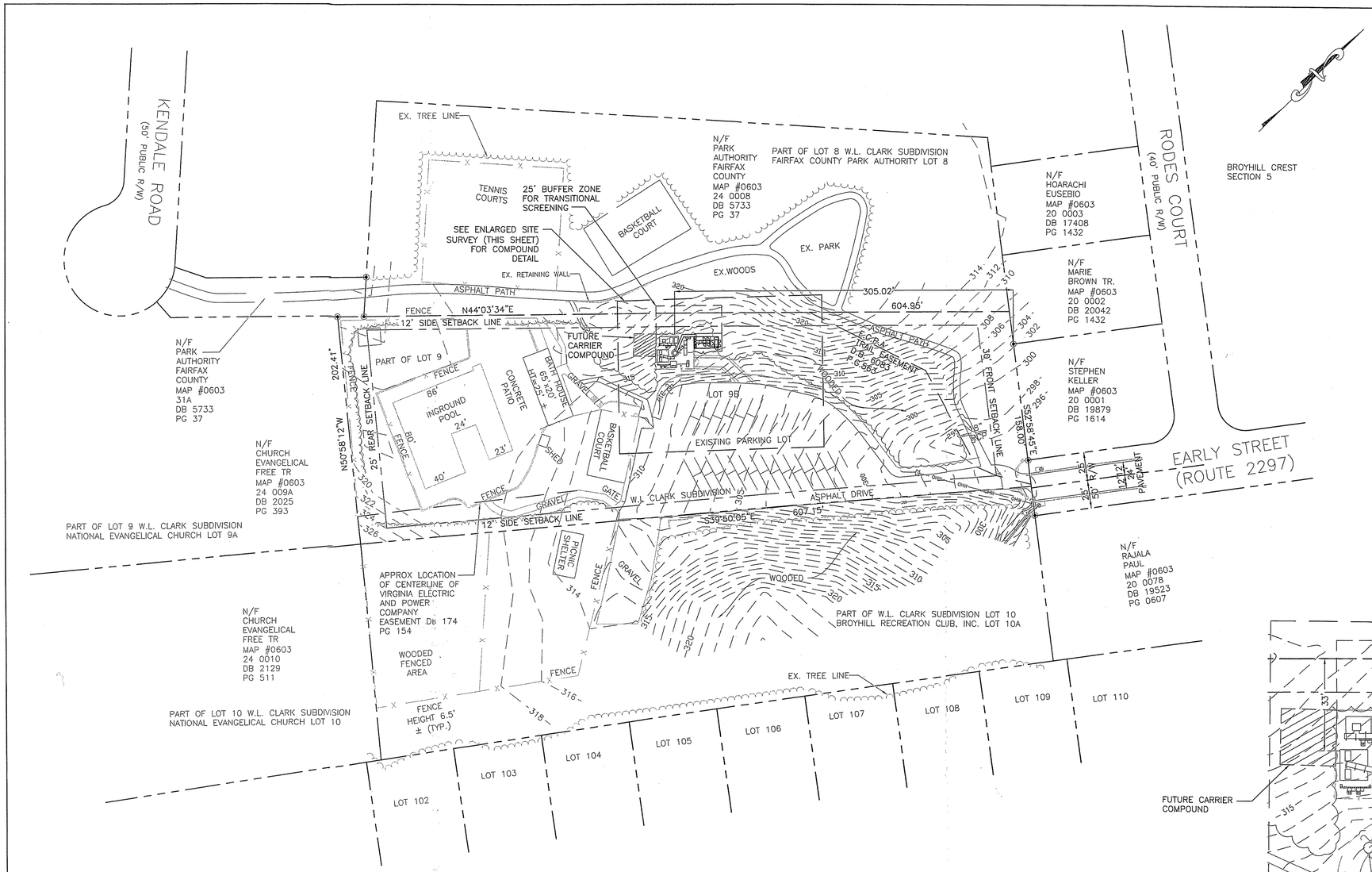
Applicant:	CELLCO PARTNERSHIP DBA VERIZON WIRELESS; BROYHILL CREST RECREATION INC.
Accepted:	10/10/2014
Proposed:	AMEND SEA 01-M-038 PREVIOUSLY APPROVED FOR A TELECOMMUNICATIONS FACILITY TO PERMIT SITE MODIFICATIONS
Area:	2.47 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	03-0304
Located:	7212 EARLY STREET, ANNANDALE, VA 22003
Zoning:	R- 3
Plan Area:	1,
Overlay Dist:	
Map Ref Num:	060-3- /24/ /0009B

Special Permit Amendment

SPA 54-M -053-02

Applicant:	CELLCO PARTNERSHIP DBA VERIZON WIRELESS; BROYHILL CREST RECREATION CLUB INC.
Accepted:	10/10/2014
Proposed:	TO AMEND SP 54-M-053 PREVIOUSLY APPROVED FOR A COMMUNITY SWIM CLUB AND TELECOMMUNICATIONS FACILITY TO PERMIT SITE MODIFICATIONS
Area:	2.47 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	03-0303
Located:	7212 EARLY STREET, ANNANDALE, VA 22003
Zoning:	R- 3
Overlay Dist:	
Map Ref Num:	060-3- /24/ /0009B





SITE SURVEY

SCALE: 1"=50'

PROPERTY OWNERS:

KELLER STEPHEN LOT 1 – 0.0002 ACRES
7208 EARLY STREET
ANNANDALE, VA 22009
TAX NO. 060–3–20–0001
ZONE: R–3, USE: SINGLE FAMILY

BROWN, JACK W. TR. – LOT 2 – 0.0002 ACRES
BROWN MARIE L. TR.
3722 RODES CT.
ANNANDALE, VA 22003
TAX NO. 060–3–20–0002
ZONE: R–3, USE: SINGLE FAMILY

HOARACHI EUSEBIO – LOT 3 – .0002 ACRES
3720 RODES CT.
ANNANDALE, VA 22003
TAX NO. 060–3–20–003
ZONE: R–3, USE: SINGLE FAMILY

PARK AUTHORITY–PT. – LOT 8 – 2.26 ACRES
FAIRFAX COUNTY
12055 GOV'T CENTER PW
FAIRFAX, VA 22035
TAX NO. 060–3–24–0008
ZONE: R–3, USE: RECREATION FACILITY

CHURCH NATIONAL – LOT 9A – 2.47 ACRES
EVANGELICAL FREE TRS.
3847 GALLOWS ROAD
ANNANDALE, VA 22003
TAX NO. 060–3–24–0009A
ZONE: R–3, USE: CHURCH

BROYHILL CREST – LOT 9B – 2.47 ACRES
EVANGELICAL FREE TRS.
3847 GALLOWS ROAD
ANNANDALE, VA 22003
TAX NO. 060–3–24–0010

BROYHILL CREST – LOT 10 – 2.78 ACRES
EVANGELICAL FREE TRS.
3901 GALLOWS ROAD
ANNANDALE, VA 22003
TAX NO. 060–3–24–0010
ZONE: R–3, USE: CHURCH

BROYHILL CREST – LOT 10A – 2.46 ACRES
RECREATIONAL CLUB, INC.
P.O. BOX 196
ANNANDALE, VA 22003
TAX NO. 060–3–24–0010A
ZONE: R–3, USE: PRIVATE OPEN SPACE

PARK AUTHORITY–PT. – LOT 31A – 0.0001 ACRES
FAIRFAX COUNTY
12055 GOV'T CENTER PW
FAIRFAX, VA 22035
TAX NO. 060–3–31–A
ZONE: R–3, USE: RECREATIONAL FACILITY

RAJALA PAUL LOT 78 – 0.0003 ACRES
7209 EARLY STREET
ANNANDALE, VA 22009
TAX NO. 060–3–20–0078
ZONE: R–3, USE: SINGLE FAMILY

KATCHUKY ANTHONY B LOT 102 – 0.0003 ACRES
3824 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0102
ZONE: R–3, USE: SINGLE FAMILY

HO CHINH V. LOT 103 – 0.0003 ACRES
3822 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0103
ZONE: R–3, USE: SINGLE FAMILY

STOCKHOFF DAVID LOT 104 – 0.0003 ACRES
3820 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0104
ZONE: R–3, USE: SINGLE FAMILY

ALAM LATIFAH LOT 105 – 0.0003 ACRES
3818 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0105
ZONE: R–3, USE: SINGLE FAMILY

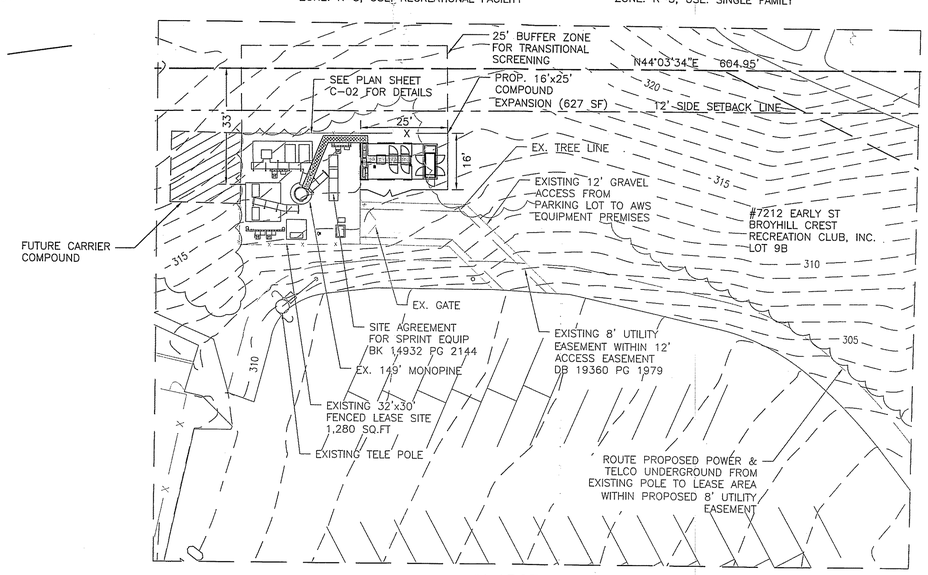
BEARD JAMES DANIEL LOT 106 – 0.0003 ACRES
3816 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0106
ZONE: R–3, USE: SINGLE FAMILY

CHARSKY PATRICIA ANN LOT 107 – 0.0003 ACRES
3814 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0107
ZONE: R–3, USE: SINGLE FAMILY

NOLAN JAMES J LOT 108 – 0.0003 ACRES
3812 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0108
ZONE: R–3, USE: SINGLE FAMILY

CHAVARRIA DELFIDO LOT 109 – 0.0003 ACRES
3810 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0109
ZONE: R–3, USE: SINGLE FAMILY

DURWACHTER WILLIAM E LOT 110 – 0.0003 ACRES
3808 OLIVER AVE
ANNANDALE, VA 22009
TAX NO. 060–3–20–0110
ZONE: R–3, USE: SINGLE FAMILY



ENLARGED SITE SURVEY

SCALE: 1"=20'

GRAPHIC SCALE

0 10 20 40

(IN FEET)

SCALE: 1"=20'

SURVEY PROVIDED BY:
KCI TECHNOLOGIES INC.
22560 GLENN DR #118
STERLING, VA 20164
(703)–444–3060

GRAPHIC SCALE

0 25 50 100

(IN FEET)

SCALE: 1"=50'

NOTE:

THIS PLAT DOES NOT REPRESENT AN OFFICIAL BOUNDARY SURVEY OF THE PARENT TRACT. PROPERTY LINES SHOWN HERON WERE ESTABLISHED FROM FIELD LOCATED MONUMENTATION AS WELL AS DEEDS AND PLATS RECORDED IN THE FAIRFAX COUNTY CLERK OF COURTS OFFICE.

NOTE:

TITLE INFORMATION PROVIDED BY CAMDEN TITLE & SETTLEMENT COMPANY INC WITH THE FOLLOWING EASEMENTS AND RIGHTS–OF–WAY:

1. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 174 PAGE 154. (NO WIDTH GIVEN – APPROXIMATE CENTERLINE SHOWN HEREON)
2. EASEMENT TO THE FAIRFAX COUNTY PARK AUTHORITY FOR TRAIL EASEMENT RECORDED IN DEED BOOK 6083 PAGE 563. (SHOWN HEREON)
3. EASEMENT TO VERIZON FOR COMMUNICATIONS LINE RECORDED IN DEED BOOK 13953 PAGE 1622. (NOT ENOUGH INFORMATION GIVEN TO ACCURATELY PLACE EASEMENT OF DRAWING)
4. EASEMENT TO COX COMMUNICATION RECORDED IN DEED BOOK 19360 PAGE 1979. (SHOWN HEREON)
5. AGREEMENT WITH APC REALTY AND EQUIPMENT COMPANY FOR SPRINT EQUIPMENT RECORDED IN DEED BOOK 14932 PAGE 2144. (SHOWN HEREON)

RECEIVED
Department of Planning & Zoning
FEB 11 2015
Zoning Evaluation Division

BROYHILL CREST
7212 EARLY ST.
ANNANDALE, VA 22003

verizon wireless

BROYHILL CREST RECREATION CLUB
SITE NO. W1196.1

7212 EARLY STREET
ANNANDALE, VIRGINIA 22003
FAIRFAX COUNTY

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

KCI TECHNOLOGIES

8161 MAPLE LAWN BOULEVARD
SUITE 150
FULTON, MD 20759
TELEPHONE: (410)792–8086
FAX: (410)792–7419

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK	APP'D
A	07/05/01	ISSUED FOR REVIEW AND COMMENT	SHR	JBK	SRR
0	07/08/01	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	LMP	JBK	SRR
1	09/06/01	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	JBK	SHR	SRR
2	09/10/01	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	SHR	JBK	SRR
3	01/03/02	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	LMP	SD	SRR
4	02/17/14	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	AKI	NAB	
5	01/29/15	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	JDM	GT	
6	02/06/15	ISSUED FOR SPECIAL EXCEPTION & SPECIAL PERMIT	JDM	GT	EK

DATE 02–26–2014
SCALE AS SHOWN
DESIGNED BY NAB
DRAWN BY AKI

SPECIAL EXCEPTION & SPECIAL PERMIT

SITE SURVEY

COMPOUND EXPANSION AND NEW RAD CENTER

SEA–01–M–038
SPA–54–M–053

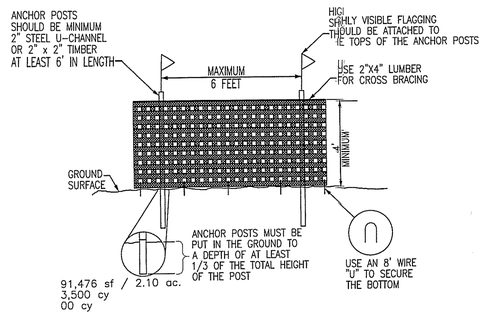
COMMONWEALTH OF VIRGINIA
FEB 09 2015
ERIC SCOTT KOHL
Lic. No. 025675
PROFESSIONAL ENGINEER

DRAWING NO. C–01

SHEET 1 OF 2

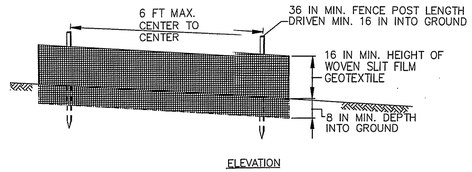
KCI JOB NUMBER 02133254AB

REV 4



CONSTRUCTION FENCE DETAIL

SCALE: NOT TO SCALE



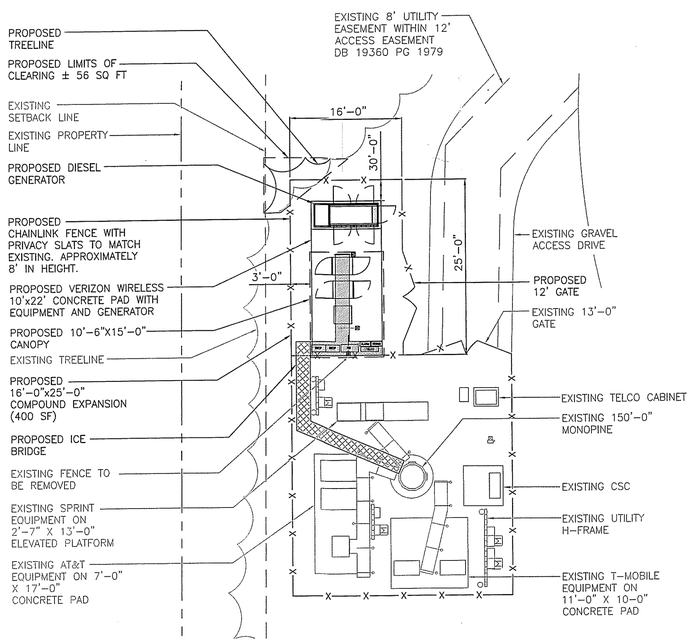
ELEVATION

SILT FENCE DETAIL

SCALE: NOT TO SCALE

NOTES:

1. PROPERTY IS ZONED R-3 AND TOTAL AREA OF THE PROPERTY IS 2.47 ACRES.
2. PROPERTY SETBACKS ARE: FRONT-30', SIDE-12', REAR-25'
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
4. THERE ARE NO PROPOSED STORMWATER FACILITIES
5. THE PROPOSED COMPOUND EXPANSION IS 16'x25' (400 SQUARE FEET OR 0.009 AC.)
6. THE EXISTING TOPOGRAPHY WAS A FIELD RUN PERFORMED BY KCI TECHNOLOGIES INC. ON FEBRUARY 2014 FOR KCI TECHNOLOGIES.
7. THIS SITE DOES NOT FALL WITHIN A FLOODPLAIN. THE SITE DOES NOT FALL WITHIN ANY RESOURCE PROTECTION AREA OR A RESOURCE MANAGEMENT AREA
8. THERE IS A PROPOSED 8' FENCE SURROUNDING THE PROPOSED LEASE AREA.
9. THE PERMANENT ACCESS WILL USE AN EXISTING PARKING LOT THAT ACCESSES EARLY STREET.
10. THE PROPOSED TOWER WILL NOT BE LIGHTED EXCEPT IN ACCORDANCE WITH FAA REQUIREMENTS OR FAIRFAX COUNTY REQUIREMENTS
11. PANEL ANTENNAS ARE NOT TO EXCEED 9" IN WIDTH, 60" IN HEIGHT AND 6" IN DEPTH.
12. THERE ARE NO COMMERCIAL OR INDUSTRIAL DISTRICTS WITHIN 500'.
13. THERE ARE NO EXISTING 25' OR GREATER UTILITY EASEMENTS OR MAJOR UNDERGROUND UTILITY EASEMENTS ON THE PROPERTY.
14. THE SOIL MAP RECORD IS NOT AVAILABLE FOR THIS SITE
15. THERE ARE NO KNOWN GRAVES, OR OBJECT OR STRUCTURE MARKING A PLACE BURIAL
16. THIS PROJECT WILL NOT HAVE A NEGATIVE IMPACT UPON THE HEALTH, SAFETY AND WELFARE OF THE ADJOINING PROPERTIES AND COMMUNITIES
17. THIS PROJECT WILL NOT IMPACT HISTORICAL SITES, THE ENVIRONMENT, OR WILDLIFE HABITAT.
18. THIS PROJECT WILL NOT BE NOISY
19. THIS PROJECT WILL NOT EMIT ODORS
20. THIS PROJECT WILL NOT IMPACT TRAFFIC
21. THIS IS A UNMANNED FACILITY
22. PURSUANT TO THE PROVISIONS OF SECTION 13-304, REQUEST WAIVER OF TRANSITIONAL SCREENING TO NORTH, SOUTH AND WEST SIDES OF EQUIPMENT PREMISES, AND MODIFICATION TO EVERGREEN TREES PLANTED AS SCREENING TO THE EAST SIDE OF EQUIPMENT PREMISES AS SHOWN. REQUEST MODIFICATION OF BARRIER REQUIREMENT TO 8' CHAIN LINK FENCE SURROUNDING EQUIPMENT PREMISES AS SHOWN
23. PRIOR TO EARTHWORK ACTIVITIES AND AFTER SURVEYOR HAS STAKED OUT THE SITE, ONLY THE TREES WITHIN THE LIMIT OF DISTURBANCE SHALL BE MARKED/TAPED FOR REMOVAL TO AVOID UNNECESSARY TREE REMOVAL.
24. THIS PLAT DOES NOT REPRESENT AN OFFICIAL BOUNDARY SURVEY OF THE PARENT TRACT. PROPERTY LINES SHOWN HEREON WERE ESTABLISHED FROM FIELD LOCATED MONUMENTATION AS WELL AS DEEDS AND PLATS RECORDED IN THE FAIRFAX COUNTY CLERK OF COURTS OFFICE.



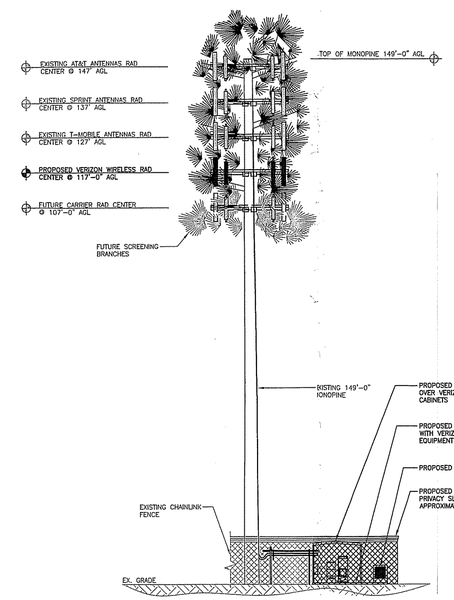
GRAPHIC SCALE

0 2.5 5 10

(IN FEET)

COMPOUND PLAN

SCALE: 1'=5'



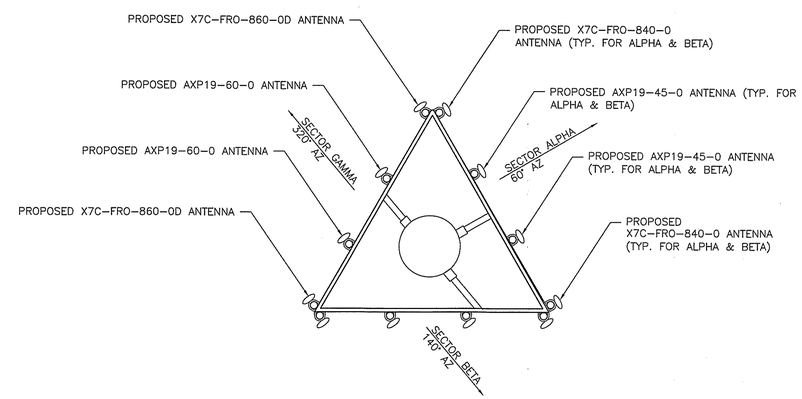
GRAPHIC SCALE

0 10 20 40

(IN FEET)

TOWER FENCE ELEVATION

SCALE: 1'=20'



ANTENNA PLAN

(AT ARM LEVEL)

BROYHILL CREST
7212 EARLY ST.
ANNANDALE, VA 22003

verizonwireless

BROYHILL CREST RECREATION CLUB
SITE NO. W1196.1

7212 EARLY STREET
ANNANDALE, VIRGINIA 22003
FAIRFAX COUNTY

ENGINEERS
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8161 MAPLE LAWN BOULEVARD
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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK	APP'D
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DATE 02-26-2014

SCALE AS SHOWN

DESIGNED BY NAB

DRAWN BY AKI

SPECIAL EXCEPTION & SPECIAL PERMIT
SITE SURVEY

COMPOUND EXPANSION AND NEW RAD CENTER

SEA-01-M-038
SPA-54-M-053

COMMONWEALTH OF VIRGINIA
FEB 09 2015
ERIC SCOTT KOHL
Lic. No. 035675
PROFESSIONAL ENGINEER

DRAWING NO. C-02

SHEET 2 OF 2

KCI JOB NUMBER 02133254AB

REV 4

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The applicants, Cellco Partnership d/b/a Verizon Wireless and Broyhill Crest Recreation Club Inc., request an amendment of SEA 01-M-038 and SPA 54-M-053, previously approved for a telecommunications facility consisting of a 150 foot tall tree monopole with three carrier locations and a community pool club, respectively, to permit an additional carrier to be co-located on the existing pole. The SEA is needed because the applicant is proposing to co-locate antennae on the existing monopole; governed by SEA 01-M-038. Twelve (12) antennae would be added at the 117 foot level, with no increase in height to the monopole. The SPA is needed because the applicant is also proposing a site modification to expand the existing equipment compound; governed by SPA 54-M-053. The applicants have requested to expand the existing compound by 400 square feet to install new equipment cabinets and a backup generator. In addition, the applicants have requested that a future, unspecified co-locator be permitted to locate antennae at the 107 foot level. Although, the applicants have not specified the number of additional antennae nor provided specific dimensions for the equipment, the applicant has indicated that the equipment can be contained within the existing compound; the height of the monopole will not exceed 150 feet and the height of the ground equipment will not exceed 12 feet.

In addition to the requested SEA and SPA, the applicant has filed for concurrent review pursuant to Sect. 12.2-2232 of the Code of Virginia. The review is subject to Feature Shown approval; application FS M14-35 is being delivered to the Planning Commission for review on under separate cover.

The existing 150 foot tall tree monopole is located toward the center of the property, between the northern property line and the parking lot. The tree monopole currently has three panel antennae at the 147 foot level; nine antennae at the 137 foot level; and six antennae at the 127 foot level. The applicants propose to co-locate a fourth carrier, Verizon Wireless, with 12 antennae at the 117 foot level on the pole and reserve the right to locate a fifth carrier at the 107 foot level.

No changes are proposed to the pool facilities.

The applicant’s statements of justification can be found in Appendix 4.

SEA 01-M-038-02/SPA 54-M-053-02

LOCATION AND CHARACTER

Figure 1: Project location and surrounding uses

The application property is located at 7212 Early Street, which is at the southwestern terminus of Early Street, approximately 370 feet southwest of Murray Lane. A 5,110 square foot swimming pool, a 399 square foot children's wading pool and a one-story, 1,300 square foot bathhouse are located on the southwestern third of the site. As mentioned previously, there is a telecommunications facility located near the middle of the northwestern property line, which consists of a 150 foot tall tree monopole and a 960 square foot equipment compound. Additionally, a 58 space parking lot is shown toward the center of the south side of the site, and vegetation is shown around the perimeter of the north side of the parking lot, including three trees near the telecommunications facility that are in excess of 100 feet in height.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
Northeast	Single-family dwelling	R-3	Residential, 2-3 du/ac
Northwest	County Park	R-3	Public parks
South/ Southwest	Church	R-3	Institutional
Southeast	Open space and additional neighborhood recreational facilities	R-3	Private recreation

BACKGROUND

On March 16, 1954, the Board of Zoning Appeals (BZA) approved special permit application SP 54-M-053, to permit the construction and operation of a community pool and recreational facilities.

Construction of the swim club was completed in 1959.

On March 18, 2002, the Board of Supervisors approved SE 01-M-038 to permit a telecommunications facility with a 150 foot tall tree monopole on the site. The Board of Zoning Appeals approved SPA 54-M-053 on February 26, 2002, to permit the addition of a telecommunications facility to the existing community swim club use.

On January 26, 2004, the Board of Supervisors approved SEA 01-M-038 to permit additional antennae and equipment cabinets.

On December 9, 2005, pursuant to FS-M05-39 T-Mobile added nine antennae by-right.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area I
Planning District:	Annandale Planning District
Planning Sector:	A1, Masonville Community Planning Sector
Plan Map:	Private recreation

There is no site-specific language for the application property.

ANALYSIS

Special Exception Amendment Plat/ Special Permit Amendment Plat (Copy at front of staff report)

Title:	Broyhill Crest Recreation Club, Site Number W1196.1
Prepared By:	KCI Technologies, Inc.
Original and Revision Dates:	October 6, 2014

The SEA/ SPA Plat consists of two sheets. The first sheet shows the site survey and contains title information of all the property owners. The second sheet contains the compound plan; the tower fence elevation; and the antenna plan as well as the construction fence and silt fence detail. The following features are depicted on the SEA/SPA Plat.

SEA 01-M-038-02/SPA 54-M-053-02

Proposed:

- 12 antennae (9” wide, 6” deep, and 60” tall) at the 117 foot level of the existing tree monopole
- Compound expansion measuring 16’ wide and 25’ deep, including associated equipment in the existing telecommunications compound
- Additional antennae at the 107 foot through 117 foot levels of the tree monopole and associated ground equipment; provided that the equipment does not exceed 12 feet in height and is fully contained within the existing compound.

Existing:

- An existing 150-foot tall telecommunications tower with two accessory equipment cabinets measuring 51” wide, 37” deep, and 64” tall; two equipment cabinets measuring 2’ 7” wide, 2’ 6” deep, and 5’ in height; and two equipment cabinets 2’ 11 3/8” wide, 3’ 2 1/2 “ deep, and 6’ in height, enclosed by an 8 foot tall fence. There are six antennae at the 147 foot level, nine antennae at the 137 foot level, and 12 antennae at the 127 foot level.
- An existing 5,110 square foot swimming pool, an existing 399 square foot children’s wading pool and an existing one-story, 1,300 square foot bathhouse
- Vehicular access to the site is from Early Street, along the northeast property line of the site.
- 58 existing parking spaces shown in the center of the site in the southeastern portion of the property.
- Open space constitutes 36% of the site.
- The site proposes a maximum floor area ratio (FAR) of 0.01.
- An existing trail on the north side of the subject property connects this site’s driveway with the adjacent park on the northwest side of the site.

There are currently coverage gaps in Verizon Wireless’ existing wireless network within the Annandale area. Figure 2, below, shows the projected additional service coverage that would be expected with the addition of the proposed antennae.

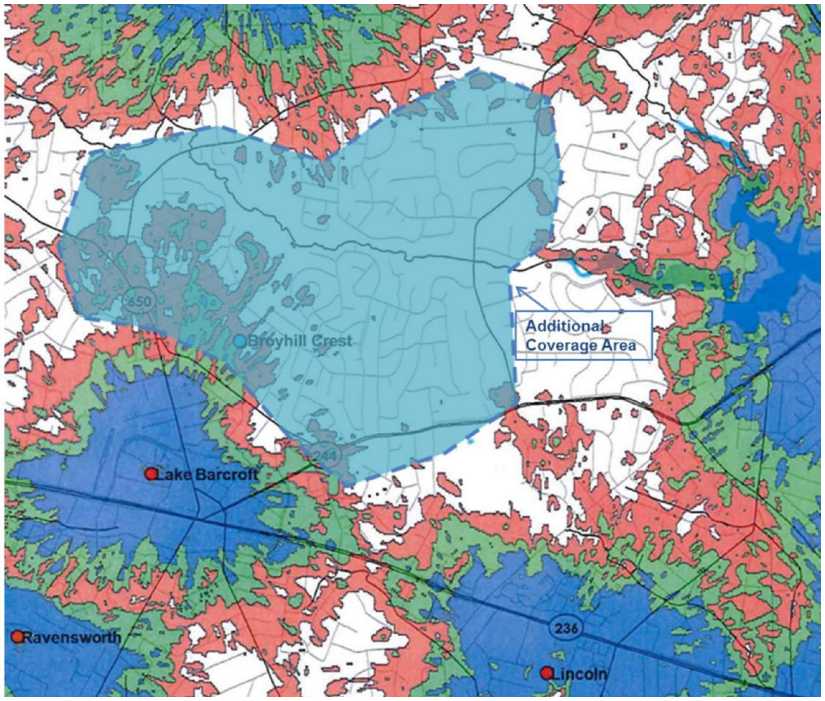

Figure 2: Projected additional service coverage

The applicant has requested to add 12 antennae to an existing tree monopole and to expand the existing compound by 400 square feet to accommodate new equipment cabinets and a backup generator. The applicant has also requested that one additional telecommunications provider be permitted to co-locate additional antennae and equipment within the existing telecommunications facility in the future. The maximum height for the tree monopole is 150 feet; the maximum height for equipment cabinets is 12 feet; and the additional antennae (to be limited to panel and directional antennae) will be located between 107 feet and 117 feet and shall not exceed 96 inches in height, 12 inches in width and 8 inches in depth. The antenna size has been adjusted to accommodate new technology.

Land Use/2232 Review Analysis (Appendix 6)

The proposed antennae are subject to the provisions of Section 15.2-2232 of the Code of Virginia. As previously stated, the new proposed carrier is subject to Feature Shown approval.

ZONING ORDINANCE PROVISIONS

Special Exception Requirements (Appendix 8)

General Special Exception Standards (Sect. 9-006)
Standards for All Category 1 Uses (Sect. 9-104)
Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

Special Permit Requirements (Appendix 8)

Special Permit General Standards (Sect. 8-006)
Group 4 Standards (Sect. 8-403)

Summary of Zoning Ordinance Provisions

All applicable standards will continue to be satisfied with imposition of the proposed development conditions contained in Appendix 1 and 2.

Waivers and Modifications

Transitional Screening Barriers

Transitional Screening 3 (50 feet in depth) and a barrier are required along the northeast property boundary of the subject site because of the proposed monopole. The applicant has requested a modification of the screening requirement in favor of existing vegetation and a waiver of the barrier requirement along this boundary because the telecommunications facility is more than 250 feet from the northeast property boundary, and there is a heavy vegetative buffer in this area. Transitional Screening 1 (25 feet in depth) and a barrier are required along the southwest property boundary of the subject site also because of the proposed monopole. Verizon Wireless additionally requests that the screening requirement along the southwest side of the property be modified and the barrier waived because the monopole is more than 250 feet from this boundary and this buffer area is also substantially vegetated (Sect. 13-104).

In addition, the applicant is requesting reaffirmation of the previously approved waiver of the interior parking lot landscaping pursuant to the provisions of Par. 6 of Sect. 13-201.

Staff believes that these requested waivers and modifications are appropriate and does not object to their approval and reaffirmation.

Summary of Zoning Ordinance Provisions

All applicable standards will continue to be satisfied with imposition of the proposed development conditions contained in Appendix 1 and 2.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a Special Exception Amendment and Special Permit Amendment to permit the co-location of additional antennae and equipment and to expand the existing compound of a previously approved and existing telecommunication facility with a total of FAR 0.01 on the subject property. In staff's analysis, with incorporation of the proposed development conditions, the application is in harmony

with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Board of Supervisors approve SEA 01-M-038-02, subject to the proposed development conditions in Appendix 1.

Staff recommends that the Board of Zoning Appeals approve SPA 54-M-053-02, subject to the proposed development conditions in Appendix 2.

Staff recommends approval of the modification of the screening requirement along the northeastern and southwestern property boundaries.

Staff recommends approval of the waiver of the barrier requirements along the northeastern and southwestern property boundaries.

Staff recommends the reaffirmation of the previous waiver of the interior parking lot landscaping pursuant to the provisions of Par. 6 of Sect. 13-201.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the positions of the Board of Supervisors or Board of Zoning appeals.

APPENDICES

1. Proposed Development Conditions: SEA 01-M-038-02
2. Proposed Development Conditions: SPA 54-M-053-02
3. Affidavit
4. Statement of Justification
5. Previously Approved Development Conditions for SEA 01-M-038
6. Land Use Analysis
7. Urban Forestry Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 01-M-038-02

March 20, 2015

If it is the intent of the Board of Supervisors to approve SEA 01-M-038-02 located at Tax Map 60-3 ((24)) 9B (7212 Early Street) previously approved for a land based telecommunications facility (monopole) to permit additional antennae and equipment cabinets pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions or those with minor modifications 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. The owner or a designee may apply for a Special Exception Amendment (SEA) without applying for a Special Permit Amendment (SPA) provided that the SEA is not deemed to impact the SPA.*

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Amendment plat entitled “Broyhill Crest Recreation Club, Site Number W1196.1”, prepared by KCI Technologies, Inc. dated October 6, 2014. Minor modifications to the approved Special Exception plat may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

4. The monopole shall be limited to a maximum height of one hundred and fifty (150) feet. The maximum number of telecommunication carriers who may co-locate shall be five (5). The number of antennae shall be limited to a maximum of fifteen (15) at the 137 foot through the 147 foot levels of the monopole, twenty four (24) antennae which may be installed between the 117 foot and 127 foot levels of the monopole, plus an additional twenty four (24) antennae which may be installed between the 107 foot and 117 foot levels of the monopole, provided that all antennae are directional or panel no larger than 96 inches in height, 12 inches in width and 8 inches in depth and are subject to all required reviews. In addition, the compound may include equipment cabinets, electric panels,

telephone panels and other improvements. Proposed equipment cabinets shall have a maximum height of 12 feet and shall be located within the existing telecommunications compound as shown on the SEA plat. The monopole and all associated equipment cabinets, panels and equipment shall be enclosed by an eight (8) foot tall chain link fence with wood siding and shall be planted on all sides with evergreen trees with minimum 6 to 8 feet in planting height as reviewed and approved by UFM to help screen the compound area.

5. Vehicle and utility access to the telecommunication facility shall be co-located to avoid additional tree removal, as determined by UFM.

6. The monopole shall be constructed to resemble an evergreen tree as shown on Sheet C-02 of the Special Exception Amendment plat, as determined by the Department of Public Works and Environmental Services (DPWES).*

7. The monopole shall not be lighted, illuminated nor have signal lights unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County.*

8. In order to ensure conformance with applicable safety standards, the Fairfax County Department of Information technology (DIT) shall have the option to conduct monitoring of radiation emissions as deemed necessary by the DIT. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to meet with the applicable standards.*

9. The monopole and accessory facilities shall be subject to periodic inspections by DPWES. In any additions, changes or modifications are made to the monopole or to related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code (VUSBC). In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action shall be taken, as deemed necessary and approved by DPWES and DIT, to comply with the applicable codes and agreements.*

10. Available space on the monopole and for equipment structures shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.*

11. The monopole, related equipment structures and, to the extent reasonably practical, the subterranean support structures for the monopole shall be dismantled upon the discontinuation of the telecommunications facility on the subject property.*

12. The parking lot shall be required and re-striped subject to the approval of DPWES.*

13. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

    The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for individual trees located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ - feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture), and 35 feet outside of the proposed limits of clearing and grading.
    The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special permit amendment and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, and others as necessary, shall be included in the plan.

14. Tree Preservation Walk-Through: The applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the

Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to clearing and grading can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

15. Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein.

16. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

    All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree preservation fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no

grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

17. Tree Appraisal: The applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan (s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

    At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees as its expense. The replacement trees shall be of equivalent size, species and/ or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this condition shall be returned/released to the Applicant.

18. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that

protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

a. Prior to root pruning the applicant shall utilize a supersonic air tool to remove the soil within the LOD to expose the critical root zone.
b. Any root greater than 1” in diameter shall be cleanly but by hand tools only.
c. Root pruning shall be conducted with the supervision of a certified arborist.
d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

19. Site Monitoring: During any clearing or tree/ vegetation/ structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

20. Equipment Support: The proposed compound equipment shall be supported by posts and/ or piers as needed for cabinet/ generator. Each post shall be located to avoid the loss of major tree roots to the greatest extent possible.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 Amendment 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 at least one of the uses 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 amendment. 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.

PROPOSED DEVELOPMENT CONDITIONS

SPA 54-M-053-02

March 10, 2015

If it is the intent of the Board of Zoning Appeals to approve SPA 54-M-053-02 located at Tax Map 60-3 ((24)) 9B (7212 Early Street) to amend SPA 54-M-053 previously approved for site modifications on a swim club to permit the addition of a co-located telecommunications carrier on an existing pole pursuant to Section 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the BZA condition the approval by requiring conformance with the following development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*):

1. The approval is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Permit plat prepared by KCI Technologies, Inc., dated October 6, 2014 and approved with the application, as qualified by these development conditions. The owner or a designee may apply for a Special Permit Amendment (SPA) without applying for a Special Exception Amendment (SEA) provided that the SPA is not deemed to impact the SEA.

3. A copy of this Special Permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*

4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Permit shall be in conformance with the approved Special Permit plat and these development conditions.*

5. The maximum number of swim club employees on site at any one time shall be three (3).*

6. The maximum number of family memberships shall be 250.*

7. Parking shall be provided on site as shown on the Special Permit plat; all parking shall be on site.*

8. The regular hours of operation for the swimming pool shall be limited to 9:00 a.m. to 9:00 p.m. Swim team practices shall not begin before 8:00 a.m. There shall be no more than four (4) league swim meets conducted at this facility per year. The hours of operation for the offices shall be limited to 7:30 a.m. to 9:30 p.m.*

9. During discharge of swimming pool waters, the following operational procedures shall be implemented to the satisfaction of the Fairfax County Health Department:*

   - Sufficient amount of lime or soda ash shall be added to the acid cleaning solution in order to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the Class II and III waters found in Fairfax County range in pH from 6.0 to 9.0. In addition, the standards for dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.

   - If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

10. All lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Parking lot lights shall not exceed twelve (12) feet in height.*

11. The parking lot shall be repaired and re-striped in accordance with the Public Facilities Manual, subject to the approval of DPWES.*

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. A Non-Residential Use permit (Non-RUP) shall be required to implement this special permit amendment approval for the existing use. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit 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 Zoning appeals 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 permit. 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.

Application No.(s): SPA 54-M-053-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

127280

I, Benjamin Pelletier, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner,** etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cellco Partnership d/b/a Verizon Wireless	9000 Junction Dr, Annapolis Junction, MD 20701	Applicant/Lessee to Broyhill Crest & Crown Castle Int'l
T-Mobile Northeast LLC	12050 Baltimore Ave, Beltsville, MD 20705	Lessee to Broyhill Crest & Crown Castle Int'l
Sprint Corporation	6391 Sprint Parkway, Overland Park, KS 66251	Lessee to Broyhill Crest & Crown Castle Int'l
AT&T Mobility LLC	7150 Standard Drive, Hanover, MD 21076	Lessee to Broyhill Crest & Crown Castle Int'l
Crown Castle International Corp.	1220 Augusta Dr, Ste 600, Houston, TX 77057	Lessee to Broyhill Crest/Lessor
Broyhill Crest Recreation Club Inc.	POM Box 196, Annandale, VA 22003	Title Owner/Lessor
Network Building & Consulting, LLC Agent - Benjamin Pelletier	6095 Marshalee Drive, Suite 300, Elkridge, MD 21075	Agent for Applicant/Lessee Cellco Partnership d/b/a Verizon Wireless

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

FORM SP/VC-1 Updated (7/1/06)

Application No.(s): SPA 54-M-053-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

127280

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Broyhill Crest Recreation Club Inc.

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

A not-for-profit entity with no shareholders

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SPA 54-M-053-02

(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: FEB 09 2015

(enter date affidavit is notarized)

127280

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Bell Atlantic Mobile Systems, LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Services Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Communications Services Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Broadband Solutions, Inc

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127280

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Broadband Solutions, Inc.
901 International Parkway, Lake Mary, FL 32746

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Terremark Worldwide, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Terremark Worldwide, Inc.
2 South Biscayne Blvd, Ste 2800, Miama, FL 33131

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Business Network Services Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127280

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Business Network Services Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Communications Corporation
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Business Global LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: FEB 09 2015

(enter date affidavit is notarized)

127280

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Business Global LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Communications Inc.
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02
(county-assigned application number(s), to be entered by County Staff)

Special Permit/Variance Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127280

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GTE Wireless Incorporated
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

GTE Corporation
MFS Globenet Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GTE Corporation
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc
Nynex LLC
Verizon Ventures LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

(county-assigned application number(s), to be entered by County Staff)

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DATE: FEB 09 2015

(enter date affidavit is notarized)

127280

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MFS Globenet Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI International Services, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

NYNEX LLC
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Ventures LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI International Services, Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI International, Inc.
Verizon Business Network Services Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02
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(enter date affidavit is notarized)

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI International Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JV PartnerCo, LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02
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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Holdings Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Holdings Inc.
901 International Parkway, Lake Mary, FL 32746

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Finance 2 Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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DATE: FEB 09 2015

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 2 Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Finance 1 Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 1 Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

PCS Nucleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Holdings LLC
JV Partner Co, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Holdings LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile Norhteast, LLC
12050 Baltimore Ave, Beltsville, MD 20705

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile USA, Inc
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile Northeast LLC
T-Mobile West LLC
T-Mobile South LLC
T-Mobile Central LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile West LLC
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile South LLC
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile Central LLC
5235 N Hamilton Road, Columbus, OH 43230

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Network Building & Consulting LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Network Building & Consulting Newco, LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Network Building & Consulting Newco, LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Thomas Kane	Bill Welber
Michael Leisher	Amy Mahoney
Greg Tully	Mikel Budde
Conlon McCarthy	Michael Dean
Steve Weber	Jan Shulse

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Sprint Corporation
6391 Sprint Parkway, Overland Park, KS 66251

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

SoftBank Corporation

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

SoftBank Corporation
1-9-1 Higashi-shimbashi, Minato-ku
Tokyo, 105-7303

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Masayoshi Son

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

AT&T Mobility, LLC
7150 Standard Drive, Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

AT&T Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): _____

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

AT&T Inc.
208 S Akard St, Dallas, TX 75202

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Crown Castle International Corp.
1220 Augusta Dr, Ste 600, Houston, TX 77057

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SPA 54-M-053-02
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

127280

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED,** in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

Cellco Partnership d/b/a Verizon Wireless
One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner)**

Bell Atlantic Mobile Systems, LLC	General Partner
GTE Wireless Incorporated	General Partner
JV PartnerCo, LLC	General Partner
PCS Nucleus, L.P.	General Partner

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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DATE: FEB 09 2015
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127280

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)

PCS Necleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Verizon Holdings LLC
JV PartnerCo, LLC

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Permit/Variance Attachment to Par. 1(c)" form.

Application No.(s): _____
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127280

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[X] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 54-M-053-02
(county-assigned application number(s), to be entered by County Staff)

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(enter date affidavit is notarized)

127280

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "**NONE**" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Benjamin J. Pelletier, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of February 2015, in the State/Comm. of Maryland, County/City of ANNE ARUNDEL.

Notary Public

My commission expires: 6/19/2017

JOHN VINCENT FELICCIA
Notary Public-Maryland
Anne Arundel County
My Commission Expires
June 19, 2017

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

I, Benjamin Pelletier, do hereby state that I am an
(enter name of applicant or authorized agent)

127281

(check one) [ ] applicant
[X] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA -01-M-038-02
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Cellco Partnership d/b/a Verizon Wireless	9000 Junction Dr, Annapolis Junction, MD 20701	Applicant/Lessee to Broyhill Crest & Crown Castle Int'l
T-Mobile Northeast LLC	12050 Baltimore Ave, Beltsville, MD 20705	Lessee to Broyhill Crest & Crown Castle Int'l
Sprint Corporation	6391 Sprint Parkway, Overland Park, KS 66251	Lessee to Broyhill Crest & Crown Castle Int'l
AT&T Mobility LLC	7150 Standard Drive, Hanover, MD 21076	Lessee to Broyhill Crest & Crown Castle Int'l
Crown Castle International Corp.	1220 Augusta Dr, Ste 600, Houston, TX 77057	Lessee to Broyhill Crest/Lessor
Broyhill Crest Recreation Club Inc.	POM Box 196, Annandale, VA 22003	Title Owner/Lessor
Network Building & Consulting, LLC Agent - Benjamin Pelletier	6095 Marshalee Drive, Suite 300, Elkridge, MD 21075	Agent for Applicant/Lessee Cellco Partnership d/b/a Verizon Wireless

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

Broyhill Crest Recreation Club, Inc.

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

A not-for-profit entity with no shareholders

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Bell Atlantic Mobile Systems, LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Services Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Communications Services Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Broadband Solutions, Inc

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Broadband Solutions, Inc.
901 International Parkway, Lake Mary, FL 32746

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Terremark Worldwide, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Terremark Worldwide, Inc.
2 South Biscayne Blvd, Ste 2800, Miama, FL 33131

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Business Network Services Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Business Network Services Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI Communications Corporation
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Business Global LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Business Global LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Communications Inc.
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

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for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GTE Wireless Incorporated
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

GTE Corporation
MFS Globenet Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GTE Corporation
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc
Nynex LLC
Verizon Ventures LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

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for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MFS Globenet Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI International Services, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

NYNEX LLC
140 West Street, New York, NY 10007

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

127281

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Ventures LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI International Services, Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI International, Inc.
Verizon Business Network Services Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
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for Application No. (s): SEA -01-M-038-02
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127281

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

MCI International Inc
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

MCI Communications Corporation

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JV PartnerCo, LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Holdings Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Holdings Inc.
901 International Parkway, Lake Mary, FL 32746

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Finance 2 Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 2 Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Finance 1 Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 1 Inc.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Communications Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

PCS Nucleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Holdings LLC
JV Partner Co, LLC

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Verizon Holdings LLC
One Verizon Way, Basking Ridge, NJ 07920

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile Norhteast, LLC
12050 Baltimore Ave, Beltsville, MD 20705

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile USA, Inc
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile Northeast LLC
T-Mobile West LLC
T-Mobile South LLC
T-Mobile Central LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
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127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile West LLC
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile South LLC
13920 SE 38th Street, Bellevue, WA 98006

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

T-Mobile Central LLC
5235 N Hamilton Road, Columbus, OH 43230

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

T-Mobile USA, Inc

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Network Building & Consulting LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Network Building & Consulting Newco, LLC

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Network Building & Consulting Newco, LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Thomas Kane	Bill Welber
Michael Leisher	Amy Mahoney
Greg Tully	Mikel Budde
Conlon McCarthy	Michael Dean
Steve Weber	Jan Shulse

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Sprint Corporation
6391 Sprint Parkway, Overland Park, KS 66251

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

SoftBank Corporation

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

FEB 09 2015

DATE: _____
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

SoftBank Corporation
1-9-1 Higashi-shimbashi, Minato-ku
Tokyo, 105-7303

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[X] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Masayoshi Son

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

AT&T Mobility, LLC
7150 Standard Drive, Hanover, MD 21076

DESCRIPTION OF CORPORATION: (check one statement)

[X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

AT&T Inc.

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: FEB 09 2015
(enter date affidavit is notarized)

127281

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

AT&T Inc.
208 S Akard St, Dallas, TX 75202

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Crown Castle International Corp.
1220 Augusta Dr, Ste 600, Houston, TX 77057

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[X] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED,** in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Cellco Partnership d/b/a Verizon Wireless
One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) [X] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

Bell Atlantic Mobile Systems, LLC	General Partner
GTE Wireless Incorporated	General Partner
JV PartnerCo, LLC	General Partner
PCS Nucleus, L.P.	General Partner

(check if applicable) [X] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: FEB 09 2015
(enter date affidavit is notarized)

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

PCS Necleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Verizon Holdings LLC
JV PartnerCo, LLC

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

for Application No. (s): SEA -01-M-038-02
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[X] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: FEB 09 2015
(enter date affidavit is notarized)

Application No.(s): SEA -01-M-038-02
(county-assigned application number(s), to be entered by County Staff)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Benjamin J. Pelletier, Applicant for Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 9th day of February 2015, in the State/Comm. of Maryland, County/City of ANNE ARUNDEL.

Notary Public

My commission expires: 6/19/2017

JOHN VINCENT FELICCIA
Notary Public-Maryland
Anne Arundel County
My Commission Expires
June 19, 2017

December 11, 2014

Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Ste 801
Fairfax, VA 22035

RE: Justification Statement
"Broyhill Crest"
7121 Early Street
Annandale, Virginia 22003

To Whom It May Concern:

Cellco Partnership (known hereafter as "Verizon Wireless") is an FCC licensed provider of wireless services that proposes to collocate new antennas on an existing structure. The collocation will also involve the installation of new equipment cabinets and a backup generator through means of expanding the existing compound. Due to existing conditions on the aforementioned property, Verizon Wireless is therefore required to apply for the following Special Exception Amendment.

Prior Approval:
SEA 01-M-038

Applicant:
Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

Applicant's Agent:
Benjamin Pelletier
7380 Coca Cola Dr, Ste 106
Hanover, MD 21076
757-784-3671
bpelletier@nbcllc.com

Site Location:
Tax Map: 0603-24-0009B
Address: 7212 Early Street
Zoning District: R-3
Use: Recreation Club/Private Open Space
Supervisor District: Mason Dist. #2

Type of Operations

The proposed location is currently being used a telecommunications facility. The same type of operations will continue with no interrupted service.

Hours of Operation

Verizon Wireless' proposed facility will operate automatically 24 hours a day, 365 days a year, identical to other carrier's on the existing telecommunications facility on the subject property.

Estimated number of patrons/clients/patients/pupils/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned, identical to T-Mobile Northeast's existing telecommunications facility on the subject property.

Proposed number of employees/attendants/teachers/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned, identical to T-Mobile Northeast's existing telecommunications facility on the subject property. It is anticipated 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.

Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day

The proposed facility will have no impact, adverse or otherwise, on traffic in and around the subject property. As mentioned, the telecommunications facility shall be unmanned.

Vicinity or general area to be served by the use

Verizon Wireless is aiming to improve its wireless coverage for customers in the Fairfax County, specifically in and around the Annandale communities.

Description of building façade and architecture of proposed new building or additions

Verizon Wireless' (12) panel antennas will be screened with faux pine branches, per the requirements set forth in SE-01-M-038 and SP-54-M-053. The following application will also add a new RAD center at the 117' level of the existing 150' Mono-Pine structure. Verizon Wireless is proposing to expand the existing 900 SF compound by 400 square feet to accommodate new equipments cabinets and a backup generator. All ground equipment will be secured by an 8' chain-link fence, designed to match the existing chain-link fence.

A listing all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations

The backup generator proposed for the site will utilize an aboveground storage tank to hold Diesel fuel. No hazardous materials will be stored or utilized, and no fuel to be held in Underground Storage Tanks (UST).

How the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and any applicable conditions

Per Objective 42, Policies (a), (e), (h), (j), of the Fairfax County Comprehensive Plan, the proposed telecommunications facility is being designed as to utilize an existing and previously approved structure to collocate antennas. Furthermore, all antennas and equipment shall be screened as to blend in with the existing structures and nature of the property. The proposed facility is in further compliance with Objective 43 Policy (a), due to the use of camouflaging the facility as to resemble a natural feature. Verizon Wireless finds their proposed telecommunications facility to be in substantial conformance.

Verizon Wireless is pleased to submit the following Special Permit Amendment application, in conformance with the Fairfax County Comprehensive Plan and Zoning Ordinance. If you have any questions, or need further information, please feel free to contact me at 757-784-3671 or bpelletier@nbcllc.com

Sincerely,

Benjamin Pelletier

Benjamin Pelletier
Land Use Associate
Consultant for Verizon Wireless

December 11, 2014

Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Ste 801
Fairfax, VA 22035

RE: Justification Statement
"Broyhill Crest"
7121 Early Street
Annandale, Virginia 22003

To Whom It May Concern:

Cellco Partnership (known hereafter as "Verizon Wireless") is an FCC licensed provider of wireless services that proposes to collocate new antennas on an existing structure. The collocation will also involve the installation of new equipment cabinets and a backup generator through means of expanding the existing compound. Due to existing conditions on the aforementioned property, Verizon Wireless is therefore required to apply for the following Special Permit Amendment.

Prior Approval:
SPA 54-M-053

Applicant:
Verizon Wireless
9000 Junction Drive
Annapolis Junction, MD 20701

Applicant's Agent:
Benjamin Pelletier
7380 Coca Cola Dr, Ste 106
Hanover, MD 21076
757-784-3671
bpelletier@nbcllc.com

Site Location:
Tax Map: 0603-24-0009B
Address: 7212 Early Street
Zoning District: R-3
Use: Recreation Club/Private Open Space
Supervisor District: Mason Dist. #2

Type of Operations

The proposed location is currently being used a telecommunications facility. The same type of operations will continue with no interrupted service.

Hours of Operation

Verizon Wireless' proposed facility will operate automatically 24 hours a day, 365 days a year, identical to other carrier's on the existing telecommunications facility on the subject property.

Estimated number of patrons/clients/patients/pupils/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned, identical to T-Mobile Northeast's existing telecommunications facility on the subject property.

Proposed number of employees/attendants/teachers/etc

The estimated number for the above-mentioned items will be zero (0). Verizon Wireless' proposed facility will be unmanned, identical to T-Mobile Northeast's existing telecommunications facility on the subject property. It is anticipated 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.

Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day

The proposed facility will have no impact, adverse or otherwise, on traffic in and around the subject property. As mentioned, the telecommunications facility shall be unmanned.

Vicinity or general area to be served by the use

Verizon Wireless is aiming to improve its wireless coverage for customers in the Fairfax County, specifically in and around the Annandale communities.

Description of building façade and architecture of proposed new building or additions

Verizon Wireless' (12) panel antennas will be screened with faux pine branches, per the requirements set forth in SE-01-M-038 and SP-54-M-053. The following application will also add a new RAD center at the 117' level of the existing 150' Mono-Pine structure. Verizon Wireless is proposing to expand the existing 900 SF compound by 400 square feet to accommodate new equipments cabinets and a backup generator. All ground equipment will be secured by an 8' chain-link fence, designed to match the existing chain-link fence.

A listing all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations

The backup generator proposed for the site will utilize an aboveground storage tank to hold Diesel. No hazardous materials will be stored or utilized, and no fuel to be held in Underground Storage Tanks (UST).

How the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and any applicable conditions

Per Objective 42, Policies (a), (e), (h), (j), of the Fairfax County Comprehensive Plan, the proposed telecommunications facility is being designed as to utilize an existing and previously approved structure to collocate antennas. Furthermore, all antennas and equipment shall be screened as to blend in with the existing structures and nature of the property. The proposed facility is in further compliance with Objective 43 Policy (a), due to the use of camouflaging the facility as to resemble a natural feature. Verizon Wireless finds their proposed telecommunications facility to be in substantial conformance.

Verizon Wireless is pleased to submit the following Special Permit Amendment application, in conformance with the Fairfax County Comprehensive Plan and Zoning Ordinance. If you have any questions, or need further information, please feel free to contact me at 757-784-3671 or bpelletier@nbcllc.com

Sincerely,

Benjamin Pelletier

Benjamin Pelletier
Land Use Associate
Consultant for Verizon Wireless

APPENDIX 5

2ED

FAIRFAX COUNTY

V I R G I N I A

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfax county.gov

January 30, 2004

Janet A. Brown
Jackson & Campbell
1120 Twentieth Street, NW
Washington, D.C. 20036-3437

RE: Special Exception Amendment Application
Number SEA 01-M-038

Dear Ms. Brown:

At a regular meeting of the Board of Supervisors held on January 26, 2004, the Board approved Special Exception Amendment Application Number SEA 01-M-038 in the name of Sprint PCS/APC Realty and Equipment Company, LLC, located at 7212 Early Street, Tax Map 60-3 ((24)) 9B, previously approved for a land based telecommunications facility (monopole) to permit additional antennae and equipment cabinets pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede the previously approved conditions. Previously approved conditions or those with minor modifications 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. The owner or a designee may apply for a Special Exception Amendment (SEA) without applying for a Special Permit Amendment (SPA) provided that the SEA is not deemed to impact the SPA.*

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Broyhill AT&T Co-locate, Site No. WA54XC414D",

prepared by Clark Nexson and Scientech, Inc. in which Sheets T-1, T-2, C-1 and C-3 are dated March 25, 2003, as revised through August 4, 2003; Sheet C-2 is dated March 25, 2003, as revised through October 10, 2003; Sheets C-4 and C-5 are dated July 5, 2001, as revised through January 3, 2002, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph. 4 of Section 9-004 of the Zoning Ordinance.

4. The monopole shall be limited to a maximum height of one hundred and fifty (150) feet. The maximum number of telecommunication carriers who may co-locate shall be four (4). The number of antennae shall be limited to a maximum of fifteen (15) at the 137 foot through the 147 foot levels of the monopole, and an additional twenty four (24) antennae which may be installed between the 117 foot and 127 foot levels of the monopole, provided that all antennae are directional or panel antennae no larger than 72 inches in height, 12 inches in width and 6 inches in depth and are subject to all required reviews. With the exception of the six (6) existing antennae at the 147 foot level, all additional or replacement antennae shall be painted the same or similar color as the foliage on the tree monopole. In addition, the compound may include equipment cabinets, electric panels, telephone panels and other improvements. Proposed equipment cabinets shall have a maximum height of 12 feet and shall be located within the 960 square foot telecommunications compound as shown on the SEA plat. With the exception of the existing equipment cabinets shown on Sheet C-2, all additional or replacement equipment cabinets shall be painted the same or similar color as the tree monopole (tree trunk). The monopole and all associated equipment cabinets, panels and equipment shall be enclosed by an eight (8) foot tall chain link fence with wood siding and shall be planted on all sides with evergreen trees as determined by Urban Forestry.

5. Vehicle and utility access to the telecommunication facility shall be co-located to avoid additional tree removal, as determined by Urban Forestry Division.

6. The monopole shall be constructed to resemble an evergreen tree as shown on Sheet C-3 of the Special Exception Amendment Plat, as determined by the Department of Public Works and Environmental Services (DPWES).*

7. The monopole shall not be lighted, illuminated nor have signal lights unless required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County.*

8. In order to ensure conformance with applicable safety standards, the Fairfax County Department of Information Technology (DIT) shall have the option to conduct monitoring of radiation emissions as deemed necessary by the DIT. In the event that the monitoring indicates that the radiation levels exceed the amounts deemed appropriate by the applicable standards, any and all necessary actions determined necessary and approved by DIT shall be taken immediately to comply with accepted standards and agreements and to reduce radiation emissions to meet the applicable standards.*

9. The monopole and accessory facilities shall be subject to periodic inspections by DPWES. If any additions, changes or modifications are to be made to the monopole or to related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code (VUSBC). In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action shall be taken, as deemed necessary and approved by DPWES and DIT, to comply with the applicable codes and agreements.*

10. Available space on the monopole and for equipment structures shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.*

11. The monopole, related equipment structures and, to the extent reasonably practical, the subterranean support structures for the monopole shall be dismantled upon the discontinuation of the telecommunications facility on the subject property.*

12. The parking lot shall be repaired and re-striped subject to the approval of DPWES.*

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 Amendment 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 at least one of the uses 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 Amendment. 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:

- **Waived the interior parking lot landscaping pursuant to the provisions of Paragraph 6 of Section 13.201 of the Zoning Ordinance.**

- **Modified the screening requirement along the northeastern and southwestern property boundaries and waived the barrier requirement along the northeastern and southwestern property boundaries.**

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Patricia Harris
for

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Penelope Gross, Mason District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
Audrey Clark, Director, BPRD, DPWES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES – Bonds & Agreements
Department of Highways, VDOT
Irish Grandfield, Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
FEB 04 2004
Zoning Evaluation Division

County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Chris Caperton, Chief
Public Facilities Planning Branch, DPZ

SUBJECT: **FS-M14-35** (concurrent with **SEA 01-M-038-02**)
Verizon Wireless
7212 Early Street
Annandale, VA 22003
0603 24 0009B
Mason District

PURPOSE

This memorandum conveys my determination that the telecommunications facility installation proposed by Verizon Wireless and located at 7212 Early Street, Annandale, VA 22003, is substantially in accord with recommendations of the adopted Comprehensive Plan, and should be considered a "feature shown" pursuant to Va. Code Section 15.2-2232, as amended.

RECOMMENDATION

I recommend that the Planning Commission concur with my determination and find the proposed telecommunications facility a "feature shown" of the Comprehensive Plan.

SUMMARY OF PROJECT

Type/size of Structure Antennas Mounted On: Collocation on existing stealth treepole
Antenna Type and Number: Twelve (12) panel antennas
Antenna Dimensions: Six (6) panel antennas at 96" (height) x 18.5" (width)
and six (6) panel antennas at 48" (height) x 10" (width)
Antenna Placement: Mounted to pipe platform attached to tree pole
Equipment: Two (2) cabinets measuring 89" (height) x 32" (width) x 32" (depth), one (1) cabinet measuring 69" (height) x 31" (width) x 31" (depth), and one generator measuring 50.3" (height) x 40" (width) x 80" (depth)

Equipment Placement: New 10' (width) x 22' (length) concrete pad within new 16' (width) x 25' (length) fenced compound
Type of Screening: Faux branches/needles for antennas, and new chain-link fence and vegetation for equipment compound

ZONING COMMENT

The subject property is zoned to the R-3 District. The Zoning Administration Division (ZAD) of the Department of Planning and Zoning reviewed the application and listed errors found in the application. The applicant addressed the comments and the proposal is now in substantial conformance with Par.1 of Section 2-514 of the Zoning Ordinance.

COMPREHENSIVE PLAN PROVISIONS

The proposed telecommunications facility is located in the Masonville Planning Sector of the Annandale Planning District in Planning Area I. The subject proposal meets the Comprehensive Plan Feature Shown Guidelines for telecommunications uses found under Objective 44 on pages 40-43 of the Public Facilities Section of the Policy Plan.

CONCLUSION

The proposed telecommunications facility is consistent with Comprehensive Plan provisions. Therefore, I have concluded that the proposed Verizon Wireless facility collocation, located at 7212 Early Street, Annandale, VA 22003, should be considered a "feature shown" pursuant to Section 15.2-2232 of the Code of Virginia.

CBC: HDC

County of Fairfax, Virginia

MEMORANDUM

DATE: February 25, 2015

TO: Sharon Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Broyhill Crest Recreation Club, SEA 01-M-038-02, SPA 54-M-053-02

The comments below are based on the review of a Special Exception and Special Permit Site Survey and Tree Protection Plan stamped "Received, Department of Planning and Zoning, February 11, 2015". Several of the December 17, 2014 UFMD comments have not been adequately addressed and are repeated here in italics for the applicants review.

1. ***Comment**: It is unclear how the proposed 10' x 22' concrete pad, for outdoor equipment and generator, will be constructed within the critical root zone of the existing 30" diameter oak located immediately to the west of the proposed compound.*

   ***Recommendation**: The applicant should provide a detail and narrative describing the alternative construction measures that will be used to avoid impacting the critical root zone of the existing oak and other trees in the immediate area.* The statement provided states that the "slab should not adversely affect the health of the nearby trees". This does not provide the level of detail on how the pad will be constructed to avoid impacting the critical root zone of trees T-9, T-13, T-14. A slab may not be the most suitable method for supporting the proposed equipment while avoiding impacts to the existing critical roots.

2. ***Comment**: It is not clear how the existing trees along the 8' utility easement will be protected from construction impacts.*

   ***Recommendation**: The applicant should provide the true extent of the limits of disturbance and provide tree protection along those limits.*

3. ***Comment**: Under Notes, Page C-02, Item 22, the applicant is requesting a modification/wavier of Transitional Screening and Barrier requirements along all property boundaries. The referenced section of the County's Zoning Ordinance is incorrect. The correct sections for Transitional Screening and Barrier Waivers and Modifications should be 13-305. Additionally, the applicant has not provided a Request*

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

For Waiver/Modification worksheet or a Letter of Justification detailing the requested modifications to the Transitional Screening and Barriers. Further, it is not clear which evergreen trees are to be considered along the eastern property boundary. If evergreen trees are proposed to be planted than a full landscape plan with planting details, narrative, plant schedule, plant labels and locations accurately shown shall be provided.

Recommendation*: At a minimum the applicant should provide the following:*

a. *A plat that illustrates the location and dimensions of each Transitional Screening Buffer yard.*
b. *The zoning and use for each of the adjoining properties.*
c. *A letter of justification detailing the required Transitional Screening requirements for each Buffer Yard and how they will be modified given the specific circumstances as listed in section 13-305 of the County's Zoning Ordinance.*
d. *A completed Request for Waiver/Modification Worksheet.*

The Comment/Response letter dated February 2, 2015 and stamped "Received, Department of Planning and Zoning, February 11, 2105 states that a completed Waiver Worksheet and associated justification statement are attached for review. There were no attachments neither listed on the letter nor attached for review.

4. **Comment**: A bilingual tree preservation sign detail has not been provided on the Tree Protection Plan sheet.

   Recommendation: Provide a bilingual tree preservation sign detail.

5. **Comment**: On sheet C-01 the only Transitional Screening yard that has been illustrated is along the northwest side of the compound area. Transitional Screening buffer yards are to be located at the property line for the lot.

   Recommendation: As stated above a complete and accurate representation of all required Transitional Screening yards, waiver/modification worksheets, and matrices for the required plant materials and listing what will be provided.

JSB/

UFMDID #: 197960

cc: DPZ File

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specific location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Sign shall be regulated by the provisions of Article 12; however, the Board may impose strict requirements for a given use than those set forth in this Ordinance.

9-104 Standards for all Category 1 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

3. If the proposed location of a Category 1 uses is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

5. All antennas and related equipment cabinets of structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-403 Standards for all Group 4 Uses

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.

2. All uses shall comply with the bulk regulations of the zoning district in which located.

3. All uses shall comply with the performance standards specified for the zoning district in which located.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions or Article 17, Site Plans.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan,
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch