



APPLICATION ACCEPTED: January 8, 2015
BOARD OF ZONING APPEALS: April 1, 2015 @ 9:00 a.m.
*Rescheduled to May 20, 2015 at the applicant's request

County of Fairfax, Virginia

May 13, 2015

STAFF REPORT

SPECIAL PERMIT NO. SPA 80-V-089-02

MOUNT VERNON DISTRICT

OWNER/APPLICANT: Mt. Vernon Methodist Church (Corp.)

APPLICANTS: Cellco Partnership d/b/a Verizon Wireless
New Cingular d/b/a AT&T Mobility LLC

SUBDIVISION: Belle Haven Estates

STREET ADDRESS: 2006 Belle View Boulevard, Alexandria, 22307

TAX MAP REFERENCE: 93-1 ((25)) (4) 14

LOT SIZE: 2.80 acres

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISIONS: 3-403, 2-514

SPECIAL PERMIT PROPOSAL: To amend SPA 80-V-089, previously approved for a church with child care center and telecommunication facility to permit site modifications and modification of development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 80-V-089-02 subject to the proposed development conditions contained in Appendix 1.

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

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

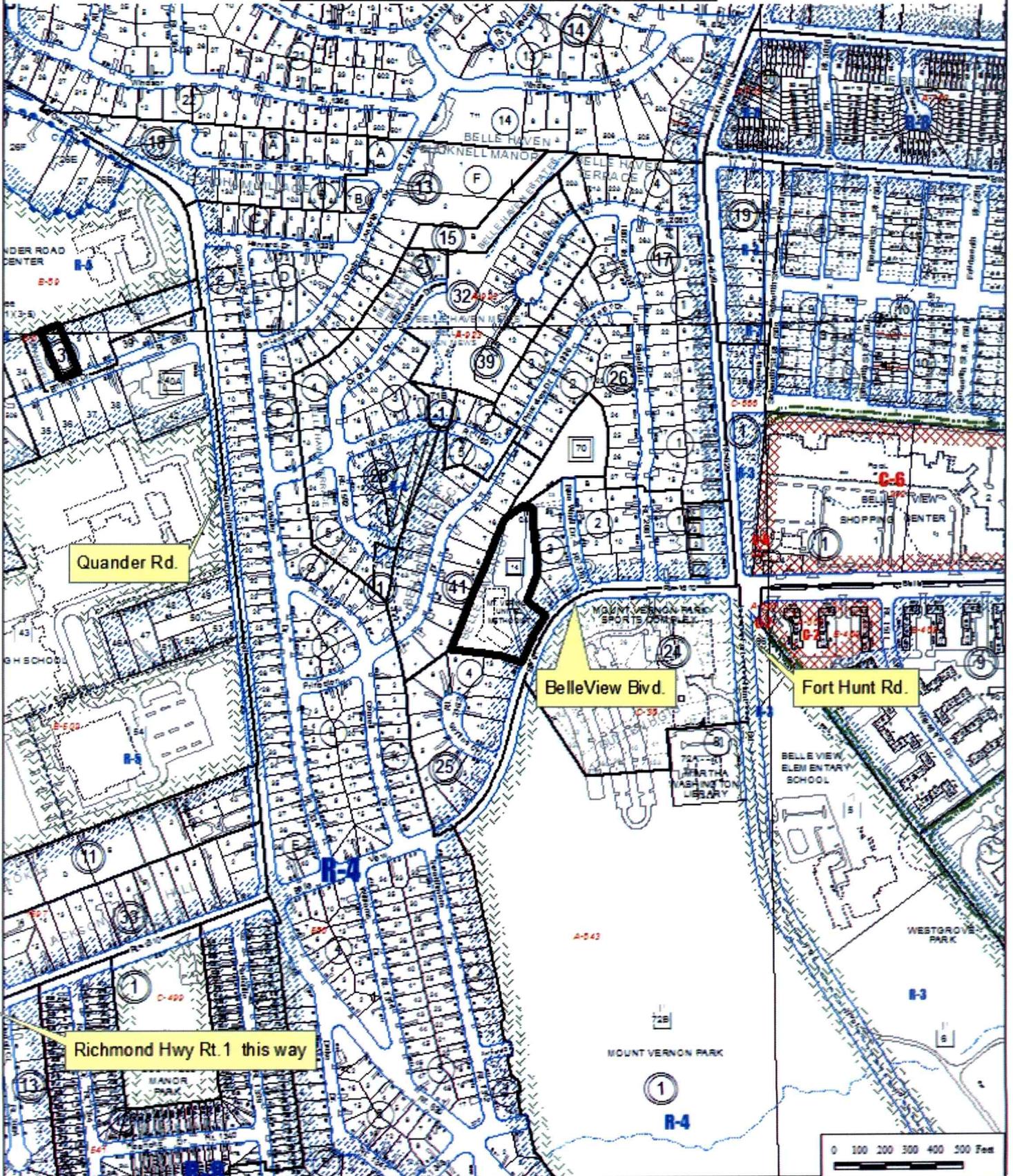
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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 Permit Amendment

SPA 80-V-089-02
MT. VERNON UNITED METHODIST CHURCH;
NEW CINGULAR WIRELESS D/B/A AT&T
MOBILITY LLC, CELLCO



SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit amendment to SPA 80-V-089 to modify the governing development conditions so that an additional wireless provider may collocate antennas on an existing telecommunications facility within an existing church steeple, as delineated on their proposed special permit plat. A copy of the special permit plat titled, "Verizon Wireless – Belle View, Special Permit," prepared by Jon K. Erickson, PE, dated October 21, 2014, as revised through January 5, 2015 is included at the front of the staff report. A detailed description of the request begins on Page 2.

CHARACTER OF THE SITE AND SURROUNDING AREA

The application site is located on the western side of Belle View Boulevard, northwest of Mount Vernon Park Sports Complex at Belle View Road and Fort Hunt Road and is currently zoned R-4. The 2.80 acre site is developed with the Mt. Vernon Methodist Church. The church's entrance is accessed from Belle View Road and parking is provided via 84 surface parking spaces located north of the church building. The southern and western sides of the lot are steeply sloped. The tops of these embankments are situated approximately 100 to 120 feet above the church and are densely vegetated.

The subject property abuts single family detached dwellings which are also zoned R-4 to the north, east, south and west. Mount Vernon Park and the Mount Vernon Park Sports Complex are east of this site across Belle View Boulevard. Mature vegetation surrounds the northern and western lot lines and a portion of the eastern and southern lot lines. An existing shed that is located along the southeastern portion of the property encroaches into the southern transitional screening yard and is proposed to remain in this area as was approved with the previous special permit amendment.



SURROUNDING AREA DESCRIPTION		
Direction	Use	Zoning
North	Single Family Detached Dwellings	R-4
South	Single Family Detached Dwellings	R-4
East	Single Family Detached Dwellings; Mount Vernon Park and Sports Complex	R-4
West	Single Family Detached Dwellings	R-4

BACKGROUND

On September 10, 1968, the Board of Zoning Appeals (BZA) approved Special Permit S-939-68 to permit a church and the operation of a kindergarten in the church building for a maximum of 60 children, ages 4 and 5 years old from 9:00 a.m. to 12:00 p.m., five days a week. The church had been in operation since 1955, prior to the site plan ordinance.

On October 28, 1980, the BZA approved S-80-V-089 to amend S-939-68 to permit an increase in the number of students from 60 to 90; change in age of students to four months through five years and change the hours of operation to 9:00 a.m. to 3:00 p.m.

On October 6, 2006, the Planning Commission voted to approve Feature Shown FS-V06-52 for T-Mobile Northeast, LLC to install three panel antennas within the 91-foot church steeple on the subject property. On September 28, 2006, the installation of an equipment compound containing three associated equipment cabinets was permitted on the church site in substantial conformance with S 80-V-089 after an interpretation by the Zoning Administrator.

On June 2, 2010, the Planning Commission voted to approve Feature Shown FS-V10-13 for New Cingular Wireless PCS, LLC to install nine panel antennas in the existing steeple, along with four new equipment cabinets. On April 20, 2011, the BZA approved SPA 80-V-089 to construct an additional unmanned ground equipment compound for a telecommunications facility on the church site measuring approximately 324 square feet in area and for the installation of the additional antennas in the steeple.

The latter approval is the basis for this special permit amendment. Copies of the Resolutions and verbatim excerpts from the Commission's action on the Feature Shown determinations are included as Appendix 4 to this staff report.

Since the adoption of the Zoning Ordinance, no other applications for the addition of telecommunications facilities have been heard by the Board of Zoning Appeals for properties in the surrounding area.

DESCRIPTION OF THE REQUEST

The applicant requests a special permit to permit site modifications and modification of development conditions to collocate six new telecommunications antennas within an existing 91-foot high church steeple. The applicant also requests installation of a 260-square foot concrete pad for two equipment cabinets. The equipment cabinets would be screened and enclosed by a board on board fence 8 feet in height. An emergency backup generator powered by natural gas is also proposed on the concrete pad. These items are proposed to be located to the rear of the church building. A portion of the existing steeple will be removed and replaced with radio frequency (RF) friendly material that matches the existing façade. The cross atop the steeple will be reused or replaced with a matching structure. A technician will perform routine monthly maintenance, or on an "as needed" basis for cases of emergency repair.

ZONING ORDINANCE PROVISIONS

R-4 DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	8,400 sf.	2.80 acres
Lot Width	Interior: 70 feet	> 70 feet
Building Height	60 feet	60 feet, excluding steeple
Front Yard	30 degree Angle of Bulk Plane, Min. 30 feet	> 30 feet
Side Yard	30 degree Angle of Bulk Plane, Min. 10 feet	> 20 feet (south) > 20 feet (north)
Rear Yard	30 degree Angle of Bulk Plane, Min. 25 feet	> 25 feet
Parking Spaces	76	84

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Mount Vernon Planning District; Area IV
Planning Sector: Belle Haven Community Planning Sector (MV3)
Plan Map: Residential 3-4 d.u. per acre

ANALYSIS

Land Use Analysis

The applicant's proposal to collocate additional antennas within an existing church steeple would expand telecommunications uses, however they would be hidden from the surrounding neighborhood. In addition, the ground level compound would also be screened from view by an 8 foot tall fence. The compound itself would be located adjacent to the rear façade of the church building.

The subject proposal meets the Comprehensive Plan Guidelines for telecommunications uses found under Objective 42 on pages 37-40 of the Public Facilities Section of the Policy Plan. The proposed facility specifically meets the objective of collocation of telecommunications facilities and satisfies the spirit and intent of Plan guidelines to minimize the visual impact on nearby stable residential neighborhoods.

The installation of additional telecommunications antennas on an existing facility is subject to the 2232 review process by the Fairfax County Planning Commission, as required by Section 15.2-2232 of the Code of Virginia, to determine if the proposed expansion and location, character and extent are in substantial accord with the Fairfax County Comprehensive Plan. The original telecommunications facility request by T-Mobile Northeast LLC was approved as a Feature Shown under FS-V06-52 by the Planning Commission on October 6, 2006. An additional Feature Shown application, FS-V14-38 has been filed and is under review, pending action by the BZA on SPA 80-V-089-02.

Urban Forestry Analysis (Appendix 5)

The Urban Forestry Management Division (UFMD) recommended additional vegetative screening in the form of an evergreen hedge in addition to the proposed fence. However, due to the topography around the equipment cabinets, planting additional vegetation is not feasible. Since the applicant is providing an 8-foot fence as the Zoning Ordinance requires, and the facility is located to the rear of the church building, staff believes screening of the equipment cabinets is adequate to shield the view of the compound from surrounding properties.

Transitional Screening and Barriers

No changes are proposed to the existing transitional screening or barriers. As required by the Zoning Ordinance, an 8 foot high fence will be installed around the area containing the equipment cabinets and generator. The fence itself would be located behind the existing church building and further screened by mature landscaping which buffer the equipment compound.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Standards for All Group 3 Uses (Sect. 8-303)
- Limitations on Mobile and Land Based Telecommunications Facilities (Sect. 2-514)

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.*

The Comprehensive Plan recommends low density residential uses in the vicinity of the proposed use. The proposed telecommunication facility would be located on a lot 2.80 acres in size with the compound area only visible to surrounding dwellings that are located above a densely vegetated steep slope. Staff believes that the scale of the proposed use is in harmony with comprehensive plan. The proposed co-location of antennas within an existing steeple also meets the Comprehensive Plan Guidelines for telecommunications facilities.

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

The purpose and intent of the R-4 Zoning District is to promote low density residential uses and to allow other selected uses that are compatible with the character of the district. Staff believes that the proposed stealth collocation of a telecommunication facility within an existing structure is a visually low impact proposal compatible with the character of the district and is therefore in harmony with the general purpose and intent of the zoning district.

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.*

The facility will be located to the rear of the existing church building. The proposed equipment cabinets and generator are small in size and will be screened by an 8 foot fence. Therefore, staff believes that General Standard 3 will be met.

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.*

No increase in traffic is anticipated from the proposed use.

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.*

No trees are proposed to be removed as part of the proposed use. An 8-foot tall fence will be provided to screen the equipment cabinets behind existing mature landscaping, as required by the Zoning Ordinance. The application will also be in accordance with the provisions of Article 13 of the Zoning Ordinance.

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

The proposed use will occupy approximately 260 square feet located adjacent to the church building, which will not impact the existing open space on the property. Therefore General Standard 6 has been met.

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.*

No drainage or parking is required for this proposed use. All required utilities will be provided as shown on the special permit plat.

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.*

No signs are proposed with this application.

Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. *Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.*

The only proposed structures are equipment cabinets and a fence, all of which comply with the bulk regulations for the R-4 District.

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

The use complies with the performance standards for a R-4 district, as demonstrated above.

3. *Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.*

With the approval and adoption of the proposed development conditions, the standards for all Group 3 uses have been met.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as discussed previously in the report with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SPA 80-V-089-02 subject to the Proposed Development Conditions in Appendix 1.

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Subject Property Permit History
5. Urban Forestry Analysis
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**March 25, 2015****SPA 80-V-089-02**

If it is the intent of the Board of Zoning Appeals to approve SPA 80-V-089-02 located at Tax Maps 93-1 ((25)) (4) 14 to permit site modifications and modification of development conditions (telecommunications facility), pursuant to Section 3-403 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit approvals are marked with an asterisk (*). Edits have been underlined.

1. This approval is granted to the applicant only, Mount Vernon Methodist Church, New Cingular Wireless PCS, LLC, d.b.a. AT&T Mobility, Cellco Partnership d/b/a Verizon Wireless, and is not transferable without further action of this Board, and is for the location indicated on the application 2006 Belle View Boulevard, and is not transferable to other land.*
2. This special permit amendment is granted only for the purpose(s), structure(s), and/or use(s) as indicated on the Special Permit Amendment (SPA) Plat titled, "Verizon Wireless – Belle View, Special Permit," prepared by Jon K. Erickson, PE, dated October 21, 2014, as revised through January 5, 2015, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit amendment and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted uses.*
4. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. Landscaping and screening may be required in accordance with Article 13 of the Zoning Ordinance as determined by the Urban Forest Management Division (UFMD), Department of Public Works and Environmental Services (DPWES).*
6. The maximum number of seats in the sanctuary shall be 276.*

7. The maximum number of students shall be 90; ages 4 months through 5 years.*
8. The hours of operation for the child care center shall be 9:00 a.m. through 3:00 p.m., Monday through Friday.*
9. Parking shall be provided as shown on the special permit amendment plat. All parking for the uses shall be on site.*
10. The barrier requirement shall be waived along all property lines.*
11. Transitional screening shall be modified along the northern, eastern and western lot lines to permit existing vegetation to meet screening requirements. Plant material shall be provided along the southern lot line as depicted on sheet L-1 of the special permit amendment plat. Additional vegetation shall be provided along the southern lot line as determined necessary by the Urban Forest Management Division to meet the requirements of the transitional screening ordinance.*
12. Interior parking lot landscaping shall be provided and maintained as shown on the SPA Plat.*
13. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as determined necessary by DPWES.*
14. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.*

These development conditions incorporate and supersede all previous development conditions. 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 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 as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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.



October 23, 2014

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

RECEIVED
Department of Planning & Zoning

OCT 28 2014

Zoning Evaluation Division

RE: Justification Statement
"Belle View"
2006 Belle View Blvd
Alexandria, VA 22307

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 located at grade level. Due to existing conditions on the aforementioned property, Verizon Wireless is therefore required to apply for the following Special Permit Amendment.

Prior Approval:
SPA-2009-0171

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

Applicant's Agent:
Benjamin Pelletier
6095 Marshalee Drive, Suite 300
Elkridge, MD 21075
757-784-3671
bpelletier@nbcllc.com

Site Location:
Tax Map: 0931 25040014
Address: 2006 Belle View Blvd
Zoning District: R-4
Use: Church/Synagogue
Supervisor District: Mt. Vernon Dist. #1

6095 Marshalee Drive, Suite 300
Elkridge, MD 21075



TOTALLY COMMITTED

RECEIVED
Department of Planning & Zoning

OCT 28 2014

Zoning Evaluation Division

Type of Operations

The proposed location is currently being used as 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 T-Mobile Northeast's 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.

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. 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 area, specifically the communities located between Richmond Hwy and George Washington Memorial Pkwy.

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

Verizon Wireless' antennas will be concealed inside the existing church steeple, screened from the view of all passersby. Additionally, all ground equipment shall be screened by existing vegetation to the North and West, and by the existing church to the South and East.

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 Natural Gas. 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 man-made structure. 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
Land Use Associate
Consultant for Verizon Wireless



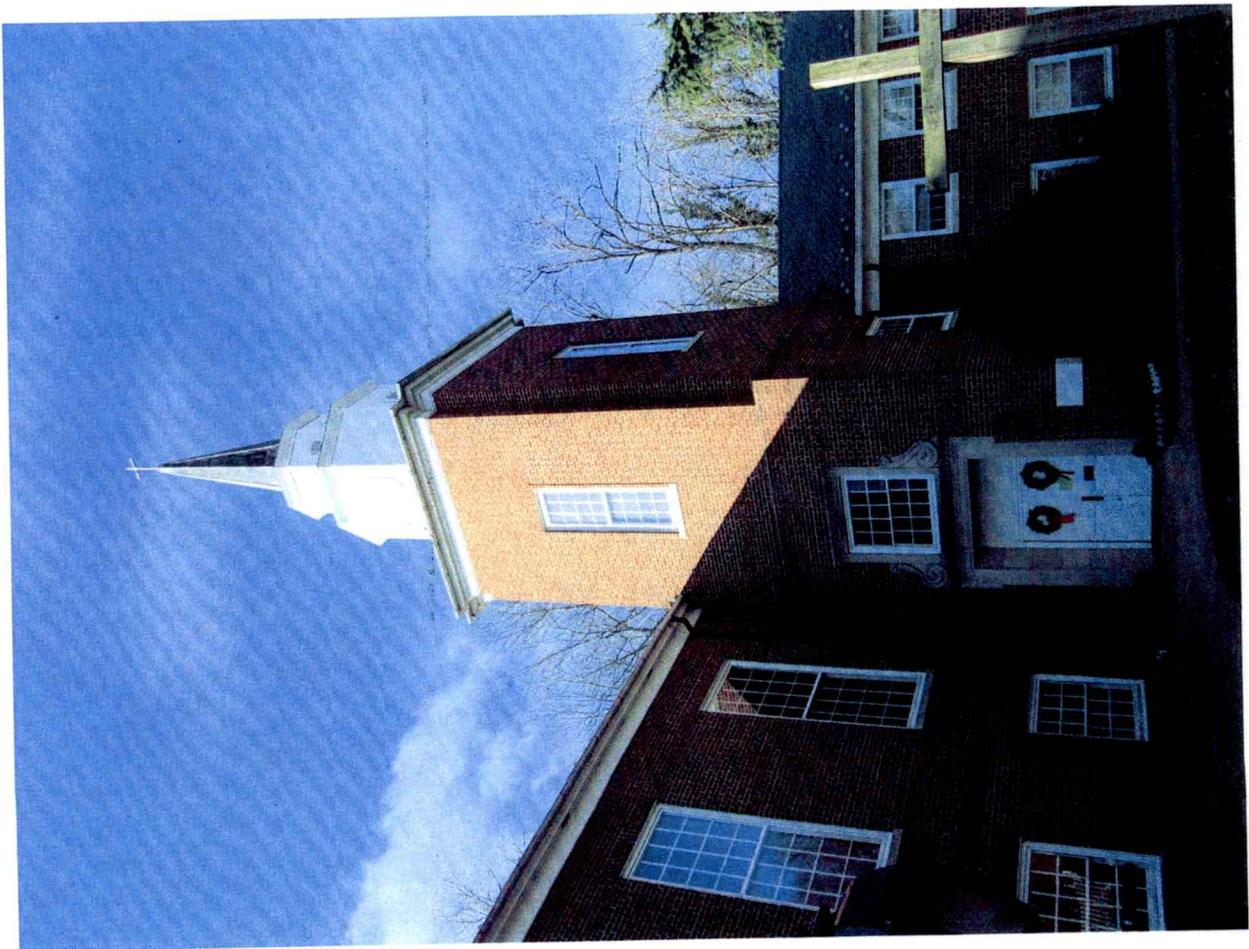




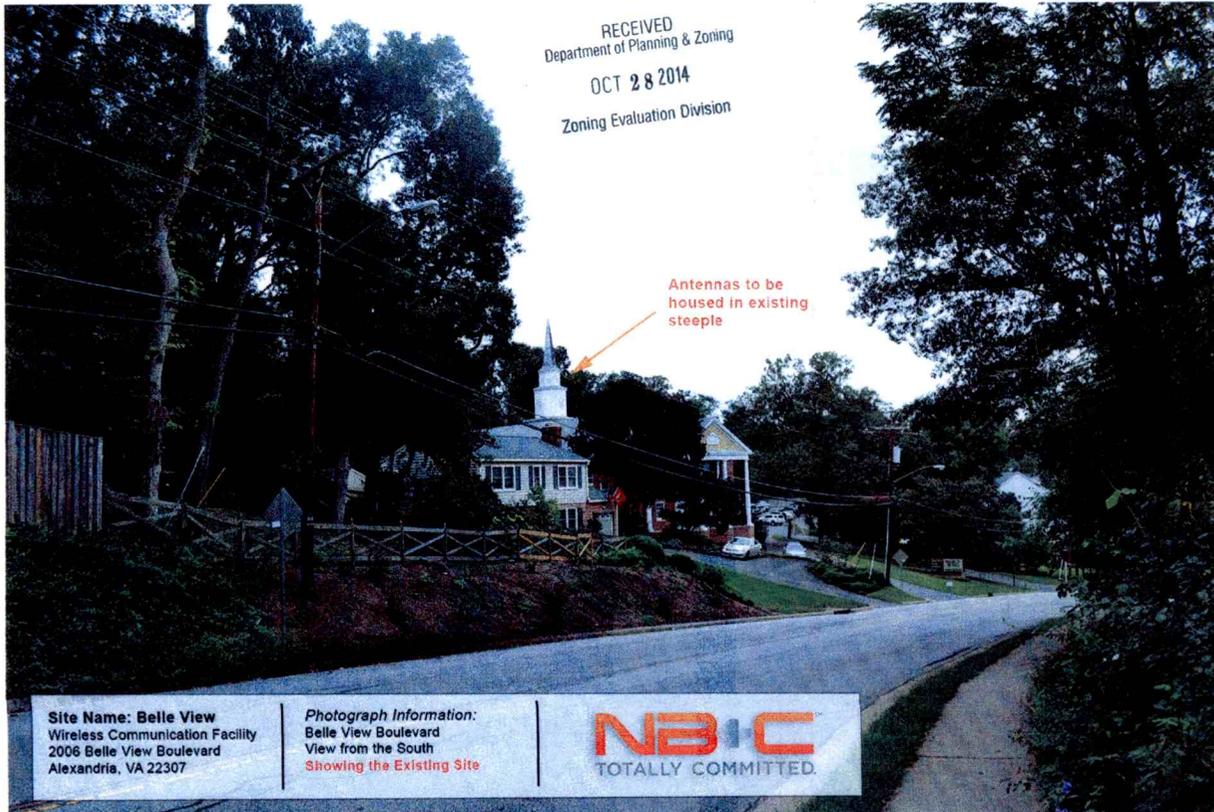
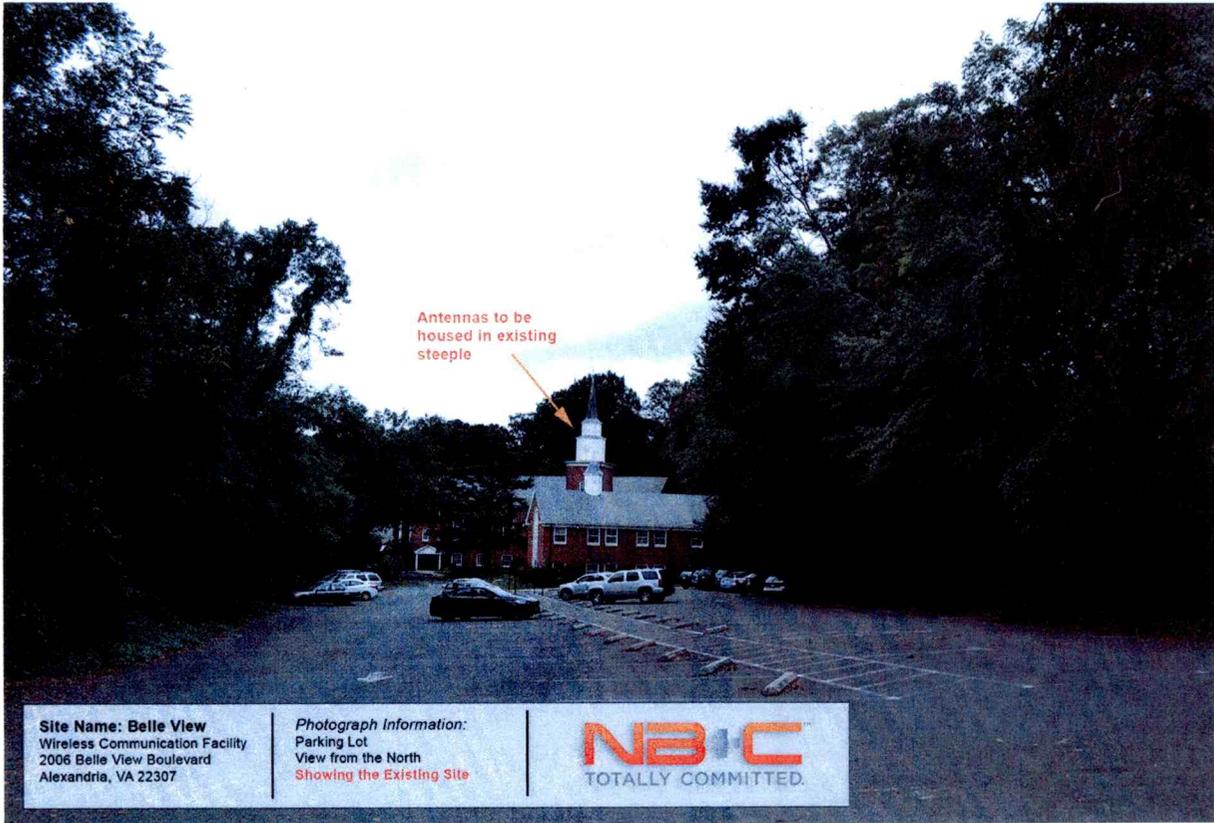


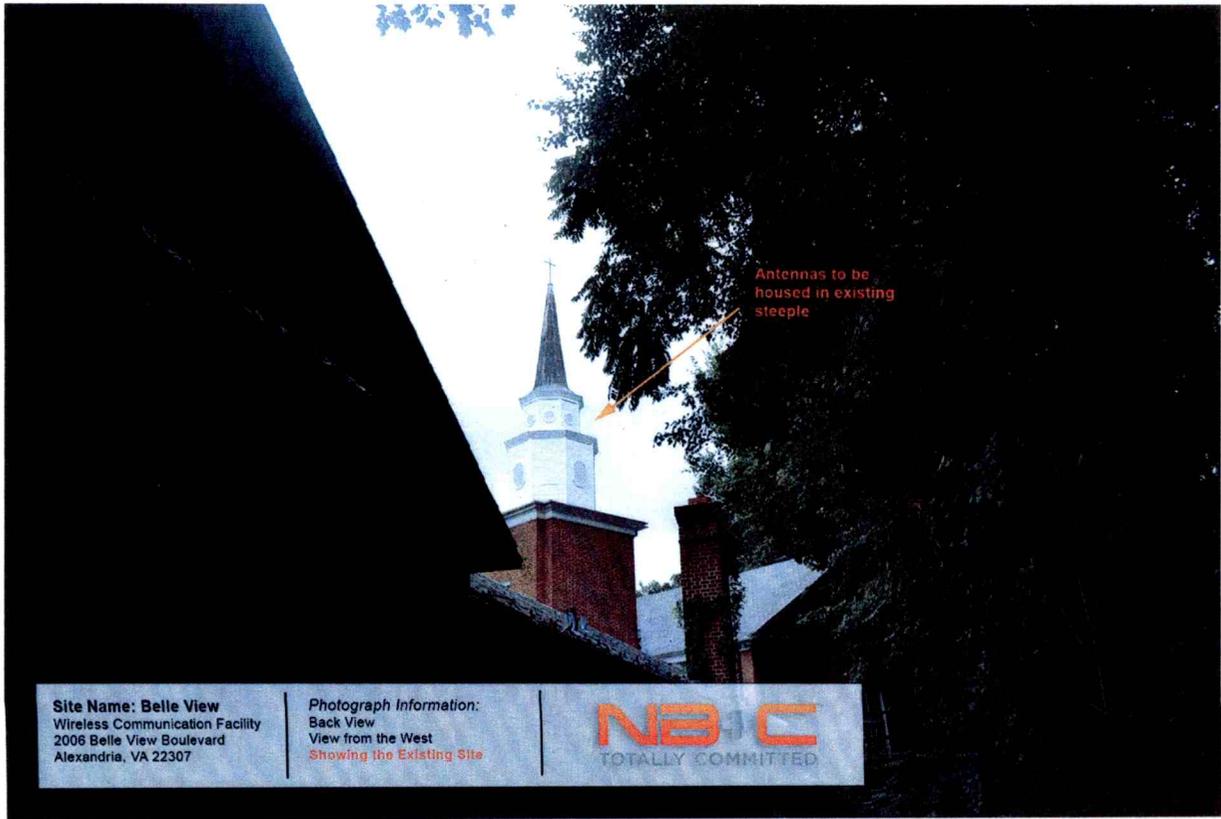












Antennas to be housed in existing steeple

Site Name: Belle View
Wireless Communication Facility
2006 Belle View Boulevard
Alexandria, VA 22307

Photograph Information:
Back View
View from the West
Showing the Existing Site

NBC
TOTALLY COMMITTED

**AN AFFIDAVIT FOR THIS CASE
HAS NOT BEEN APPROVED BY THE
OFFICE OF THE COUNTY ATTORNEY
AT THE TIME OF PUBLISHING**

To Joellen

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: DEC 19 2014
(enter date affidavit is notarized)

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

(check one) applicant
 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 Church
New Cingular Wireless d/b/a AT&T Mobility LLC	7150 Standard Drive, Hanover, MD 21076	Co-Applicant/Lessee to Church
Mt. Vernon Methodist Church (Corp.)	2006 Belle View Blvd, Alexandria, VA 22307	Co-Applicant/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).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 13

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

DEC 19 2014

DATE: _____
(enter date affidavit is notarized)

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)

- 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)

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

Page 3 of 13

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

DATE: DEC 19 2014
(enter date affidavit is notarized)

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)

- 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)

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

Page 5 of 13

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

DATE: DEC 19 2014
(enter date affidavit is notarized)

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)

- 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)

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

Page 7 of 13

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

DATE: DEC 19 2014
(enter date affidavit is notarized)

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)

- 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)

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

Page 9 of 13

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

DATE: DEC 19 2014
(enter date affidavit is notarized)

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)

- 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)

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

Page 11 of 13

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

DATE: DEC 19 2014
(enter date affidavit is notarized)

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)

- 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)

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

Special Exception Attachment to Par. 1(b)

DATE: DEC 19 2014
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

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)

- 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.

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.
- 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.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: DEC 19 2014
(enter date affidavit is notarized)

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

PCS Nucleus, 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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: DEC 19 2014
(enter date affidavit is notarized)

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)

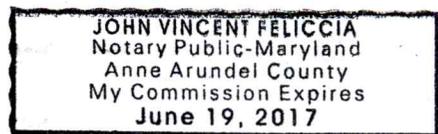
[Signature]
[] Applicant [X] Applicant's Authorized Agent

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 19th day of December 2014, in the State/Comm. of Maryland, County/City of Howard.

My commission expires: 6/19/2017

[Signature]
Notary Public



would have to remain an open screened porch.

In the application of Louise Walsh, application under Section 30-6.6 of the Ordinance to permit erection of open porch 20.7 ft. from rear property line, Lot 2, Sec. 4, Piney Run, 6068 Piney Run Drive, Lee District, Mr. Smith moved that the application be approved as applied for. It has been brought out that the septic field is in the front of the house and this was the reason for placing the house so far back on the lot. There is an existing 6 ft. porch which the applicant proposes to enlarge to a 12' x 17' porch and this appears to be a reasonable request. All other provisions of the Ordinance pertaining to this application shall be met. Seconded, Mr. Barnes. Carried unanimously.

//

DONALD A. VAN MATRE, application under Section 30-6.6 of the Ordinance, to permit erection of carport 2.6 ft. from side property line, Lot 37, Sec. 1, Canterbury Woods, 5117 Southampton Drive, Annandale District, (R-12.5), Map No. 70-3 ((5)) 37, V-936-68

Mr. Van Matre stated that he wished to extend his driveway and place a carport on the side of his house. The neighbors immediately adjacent to him have carports and four other houses on this portion of Southampton also have carports. He is the second owner of the house which was built in 1963. He purchased it in 1968 (January).

Mr. Van Matre's house was built without a carport because obviously there was not enough room for one, Mrs. Henderson said. Perhaps it would be advisable to see how many carports are existing in Section I of Canterbury Woods and see if this would be a special privilege to the applicant to grant this one.

This lot is restricted by an easement along the side and in the rear, Mr. Van Matre added.

No opposition.

Mr. Smith moved to defer to September 24 for decision only and ask the Zoning Office to make a field survey to acquire additional information with relation to carports in Section I of this subdivision and to see how many other houses are affected by the flood plain and sewer easements. Also, have any variances been granted for carports in Canterbury Woods? Seconded, Mr. Barnes. Carried unanimously.

//

HARRY L. BURKA AND ALBERT KAPLAN, application under Section 30-6.6 of the Ordinance, to permit erection of auto body shop to be built up to rear property line, Lot A, John B. O'Shaughnessy Est. on Seminary Road, Mason District, (C-G), Map No. 61-2 ((1)) pt. 99, V-937-68

Mr. N. David Daumit, architect, and Mr. Kaplan were present but could not present the Board with proof that two adjacent property owners were notified, therefore the application was deferred to September 24 for additional information (new plats) and proof that two adjoining property owners were notified, and showing parking spaces in relation to the operation; all of the parking spaces that have been allotted to Gill.

//

MT. VERNON UNITED METHODIST CHURCH, application under Section 30-7.2.6.1.3 of the Ordinance, to permit operation of kindergarten in church building, maximum 60 children, ages 4 and 5 years old, hrs. of operation 9 a.m. to 12 noon, 5 days a week, 2006 Belle View Blvd., Mt. Vernon District, (R-10), Map No. 93-1 ((25)) (4) 14, S-939-68

Mrs. Minix stated that she has just taken over the operation. The school has been operating for 13 years unaware that they needed a use permit. They have had five year olds only and would like to add four year olds. They would operate from 9 a.m.

September 10, 1968

MT. VERNON UNITED METHODIST CHURCH - Ctd.

to 12 noon, five days a week. No meals will be served. This is not limited to church members but it would be under church sponsorship. She is a salaried teacher in charge of weekday kindergarten. This is a non-profit organization. The property has been inspected by the Fire Marshal and they will comply with all Health and Fire requirements. No transportation will be furnished by the school. The Health Department has approved them for sixty children.

No opposition.

If the church has been operating for 13 years, Mr. Knowlton said, he would amend the staff report as that would put it prior to site plan ordinance.

In the application of Mt. Vernon United Methodist Church, application under Section 30-7.2.6.1.3 of the Ordinance, 2006 Belle View Boulevard, Mt. Vernon District, Mr. Smith moved that the application be approved for a maximum number of 60 students at any one time, ages 4 and 5 years old, hours of operation 9 a.m. to 12 noon, five days a week. The school has been in operation for thirteen years and they were unaware that they needed a use permit. Since this was in existence prior to the Ordinance, he would hope that they would not be processed under site plan requirements. 1955
Seconded, Mr. Barnes. Carried unanimously.

//

ZINN, INC., application under Section 30-7.2.6.1.1 of the Ordinance, to permit erection and operation of community swimming pool, bath house and other recreational facilities: Strathmeade Square, Providence District, (R-T), Map No. 59-1 ((13)) 21B-34C, S-941-68

Mr. Griffin Garnett did not have his letters of notification as he had not been notified that this was necessary, he said.

(The letter was sent to Mr. DeLuca, maker of the application, since Mr. Garnett's name did not appear.)

The Board deferred the application to October 8 for proper notification.

//

DEFERRED CASES:

JAMES E. HOOPER, application under Section 30-6.6 of the Ordinance, to permit erection of an office building 31 ft. from Chestnut St., 7121 Leesburg Pike, Providence District, (CDM), Map No. 40-3 ((1)) 103, V-896-68

Mr. Hooper showed a rendering of the proposed building containing office space. The present office building contains 25,000 sq. ft. and is completely leased at the present time. They have had many requests for more office space in the same area, mostly from tenants who wish to expand their office space. They have met with the Falls Hill Citizens Association concerning development of the area and they were concerned about two things -- storm water and traffic flow. The engineer has prepared a study of the site and has determined that they will need a storm sewer drainage picking up the water from the site, piping it down to a low point on Chestnut Street, then requiring an easement on Jones' or Reed's property, discharging it through an open tract of ground in the direction of Shreve Road. Not only would this take care of the water from this site but would solve the drainage problem which they have at the present time. As to traffic flow, their site presently calls for an exit to Chestnut Street. They have a service drive in front of the property along Leesburg Pike that can handle the traffic both on the property and exiting. Since they own the property on the opposite side, they plan to always maintain an access from this site over to Shreve Road. This directs traffic onto Route 7.

Belle Loney

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Mr. DiGiulian made the following motion:

WHEREAS, Application No. S-80-V-089 by WEEKDAY SCHOOL, RT. VERNON UNITED METHODIST CHURCH under Section 3-403 of the Fairfax County Zoning Ordinance to amend for school and child care center to permit increase in number of students from 60 to 90; change ages to four months through five years and change hours of operation to 9:00 A.M. to 3:00 P.M. on property located at 2001 ... tax map reference 93-1(25)(4)14, County of Fairfax, Virginia has been properly filed in accordance with all applicable requirements; and

WHEREAS, following proper notice to the public and a public hearing by the Board of Zoning Appeals held on October 28, 1980; and

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the subject property is the applicant.
2. That the present zoning is R-4.
3. That the area of the lot is 2.799 acres.
4. That compliance with the Site Plan Ordinance is required.

AND, WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with Standards for Special Permit Uses in R Districts as contained in Section 8-006 of the Zoning Ordinance, and

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This special permit shall expire eighteen months from this date unless operation has started and is diligently pursued or unless renewed by action of this Board prior to any expiration. A request for an extension shall be filed in writing thirty (30) days before the expiration date and the permit shall remain valid until the request for extension is acted upon by the BZA.
3. This approval is granted for the buildings and uses indicated on the plans submitted with this application. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board (other than minor engineering details) whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes (other than minor engineering details) without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
4. This granting does not constitute an exemption from the legal and procedural requirements of this County and State. THIS SPECIAL PERMIT IS NOT VALID UNTIL A NON-RESIDENTIAL USE PERMIT IS OBTAINED.
5. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place of the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
6. Landscaping and screening may be required in accordance with Article 13 of the Zoning Ordinance at the discretion of the Director of Environmental Management.
7. The maximum number of students shall be 90; ages 4 months through 5 years.
8. The hours of operation shall be 9 A.M. through 3 P.M., five days a week.

Mr. Yaremchuk seconded the motion.

The motion passed by a vote of 5 to 0.

A COPY TESTED *Andrew R. Hink*
Clerk, Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

June 3, 2010

TO: David Marshall, Assistant Director
 Planning Division
 Department of Planning and Zoning

FROM: Barbara J. Lippe, Executive Director *BJL*
 Planning Commission Office

SUBJECT: Planning Commission Action Pursuant to Sect. 15.2-2232, *Code of Virginia*,
 FS-V10-13 – “Feature Shown” Consent Item for New Cingular Wireless PCS,
 LLC, 2006 Belle View Blvd., Mount Vernon District

For your records, on Wednesday, June 2, 2010, the Planning Commission voted unanimously (Commissioner Murphy absent from the meeting) to approve consent agenda item FS-V10-13 for New Cingular Wireless PCS, LLC to install nine panel antennas in an existing steeple at Mt. Vernon Methodist Church, along with four new cabinets, located at 2006 Belle View Blvd., (Tax Map 93-1 ((25)) (4) 14), as meeting all administrative review guidelines for a telecommunications application.

Attached is a copy of the verbatim excerpts from the Commission’s action on this consent agenda item. Please let me know if you need anything else.

Attachment (a/s)

- cc: Gorry Hyland, Supervisor, Mount Vernon District
- Eari Flanagan, Commissioner, Mount Vernon District
- Connie Maier, Planner, Planning Division, DPZ
- Diane Johnson-Quinn, Chief, Zoning Permit Branch, ZAD, DPZ
- Jim Michael, Esq., Agent for New Cingular Wireless PCS, LLC
- June 2, 2010 Date File
- O-3 (h) file



Planning Commission Meeting
June 2, 2010
Verbatim Excerpt

FS-P09-189 - CLEARWIRE, 7900 WESTVIEW DRIVE, WOODBURY, NJ 08992
232A-D04-7-1 - VERIZON WIRELESS, Route 193 at Colonial Farm Road

During Commission Matters

Vice Chairman Alcorn: WITHOUT OBJECTION, THE CONSENT AGENDA ITEMS ARE APPROVED.

//

(The motion carried unanimously with Commissioner Murphy absent from the meeting.)

KAD

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF THE MOUNT VERNON METHODIST CHURCH AND NEW CINGULAR WIRELESS PCS, LLC, D.B.A. AT&T MOBILITY, SPA 80-V-089 Appl. Under Sect(s). 3-403 of the Zoning Ordinance to amend SP 80-V-089 previously approved for a church with child care and telecommunications facility to permit additions to telecommunications facility. Located at 2006 Belle View Blvd. on approx. 4.46 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 70 and 93-1 ((25)) (4) 14. (Admin. moved from 3/23/11 at appl. req.) Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on April 20, 2011; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant, Trustees of the Mount Vernon Methodist Church, is the owner of the land; New Cingular Wireless, PCS LLC, D.B.A. AT&T Mobility is the lessee of the land.
2. The zoning is R-4.
3. The area of the lot is 4.46 acres.
4. Initially when reading the staff report, the initial inclination would have been to deny this just from the standpoint of the impact on the environmental factors, but during the course of the testimony, the Board changed its mind.
5. It is understood that staff recommended denial; however, the basic concerns were whether optional places for this to actually be placed on the property itself; after reviewing Doug Peterson's email dated April 19, 2011, there are many mitigating factors with regard to this.
6. Another mitigating factor is the fact that there is a concern in communities and the Board is receiving that more and more from the standpoint of actually seeing this type of equipment, whether it is a monopole or whether it is equipment racks, or whatever, that is a consideration in this as well.
7. It is interesting for any for-profit company or corporation in the United States, the reasonable thing for a company to do if it could go anyplace else, would be to put it there because it is less expensive than where it is going to go in.
8. There has been an adequate explanation from the standpoint of using bores and decreasing the land disturbance as much as possible; that is a positive.
9. The Best Management Practices (BMP) issues are actually going to be adjudicated at site plan; that essentially is taken care of.
10. This is a reasonable request.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Trustees of the Mount Vernon Methodist Church and New Cingular Wireless PCS, LLC, d.b.a. AT&T Mobility, and is not transferable without further action of this Board, and is for the location indicated on the application 2006 Belle View Boulevard, and is not transferable to other land.
2. This special permit amendment is granted only for the purpose(s), structure(s), and/or use(s) as indicated on the Special Permit Amendment (SPA) Plat titled Special Permit Belle Haven Mount Vernon Methodist Church, prepared by BC Architects Engineers, dated June 24, 2010, as revised through February 24, 2011, signed by Christopher D. Morin, P.E. on February 25, 2011 and approved with this application, as qualified by these development conditions.
3. A copy of this special permit amendment and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted uses.
4. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. Landscaping and screening may be required in accordance with Article 13 of the Zoning Ordinance as determined by the Urban Forest Management Division (UFMD), Department of Public Works and Environmental Services (DPWES).
6. The maximum number of seats in the sanctuary shall be 276.
7. The maximum number of students shall be 90; ages 4 months through 5 years.
8. The hours of operation for the child care center shall be 9:00 a.m. through 3:00 p.m., Monday through Friday.
9. Parking shall be provided as shown on the special permit amendment plat. All parking for the uses shall be on site.
10. The barrier requirement shall be waived along all property lines.
11. Transitional screening shall be modified along the northern, eastern and western lot lines to permit existing vegetation to meet screening requirements. Plant material shall be provided along the southern lot line as depicted on sheet L-1 of the special permit amendment plat. Additional vegetation shall be provided along the southern lot line as determined necessary by the Urban Forest Management Division to meet the requirements of the transitional screening ordinance.

12. Interior parking lot landscaping shall be provided and maintained as shown on the SPA Plat.
13. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as determined necessary by DPWES.
14. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

These development conditions incorporate and supersede all previous development conditions. 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 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 as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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.

Mr. Beard seconded the motion, which carried by a vote of 5-0-1. Mr. Hammack recused himself. Mr. Smith was absent from the meeting.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 16, 2015

TO: Erin M. Haley, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Belle Haven Estates, Section 1, Block 4, Lot 14, SPA 80-V-089-2

I have reviewed the above referenced Special Permit Application stamped "Received, Department of Planning and Zoning, December 22, 2014"; a Written Statement stamped "Received, Department of Planning and Zoning, October 28, 2014"; and a Plat stamped "Received, Department of Planning and Zoning, January 8, 2015. A site visit was conducted on March 9, 2015. The following comments and recommendations are based on this review.

1. **Comment:** The proposed equipment compound is not adequately screened from the adjoining residential properties.

Recommendation: In addition to the board on board fence and pursuant to section 2-514.1.L of the County's Zoning Ordinance an evergreen hedge with an ultimate height of a least eight (8) feet and a planted height of at least forty-eight (48) inches shall be used to screen the equipment compound along the southern, western and northern sides.

JSB/

UFMDID #: 199123

cc: DPZ File



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.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.