



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 24, 2009**

DATE: October 14, 2009

SUBJECT: U-3227-09-4 USE PERMIT for AT&T to replace existing antennas and relocate an existing antenna on a building (Country Club Towers) at 2400 S. Glebe Road (RPC #31-025-001).

Applicant:
AT&T

By:
Site Link Wireless, LLC
7130 Minstrel Way, Suite 215
Columbia, Maryland 21045

C. M. RECOMMENDATION:

Approve the use permit request to replace and relocate existing antennas, subject to the proposed conditions, and with a County Board review in one (1) year (October 2010).

ISSUES: This is a new use permit request to replace six (6) existing antennas and relocate one (1) existing antenna on a building and no issues have been identified.

SUMMARY: This is a new use permit request to replace and relocate existing antennas on the Country Club Towers apartment building in Nauck. The nine (9) antennas, six (6) of which are existing and three (3) of which are reserved, leased spaces for future antennas, were approved administratively on March 22, 1996. As the Zoning Administrator has concluded that telecommunication antennas are not accessory uses incidental to the condominium building, any change to the existing antennas requires a use permit. Staff has shared the proposal with Columbia Telecommunications Corporation (CTC), a company contracted by the County to review proposed antennas for need and impact on the surrounding area, and CTC has responded that they have no comments on the proposal. The new antennas will remain at the same height as the current antennas, and will be painted to blend with the penthouse. One (1) antenna will be located to a side of the penthouse where other antennas are already located, thus creating no additional adverse visual impact. Therefore, staff recommends approval of the use permit to replace and relocate existing antennas, subject to proposed conditions, and with a County Board review in one (1) year (October 2010).

County Manager: RC/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5371

BACKGROUND: The following provides information about the site:

Site: The site is comprised of the Country Club Towers apartment building.

To the north:	Single-family detached homes, Glebe Road, and Army-Navy Country Club.
To the south	The Best Western Pentagon hotel.
To the east:	Army-Navy Country Club and the Alexan at South Glebe residential apartment building currently under construction.
To the west:	Townhomes and single-family detached homes.

Zoning: The site is zoned “RA-H” Hotel Districts.

Land Use: The subject site is designated “Medium” residential (37-72 units per acre).

Neighborhood: The site is located within the Nauck Civic Association. The Nauck Civic Association has been notified, but has not provided comments on the use permit request to date.

DISCUSSION: AT&T is requesting use permit approval to replace and relocate some antennas on the penthouse of the Country Club Towers apartment building in Nauck. Nine (9) total antennas were approved administratively on March 22, 1996, and six (6) of those nine (9) antennas are currently on the penthouse. There are three (3) additional leased spaces reserved for future antennas. The applicant wishes to replace the six (6) antennas with new, updated antennas, and also wishes to relocate one (1) antenna to a different wall, where existing antennas are already located. A use permit is needed to permit these changes.

The Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines) were used to evaluate the application. The Telecommunication Guidelines offer direction in the way of design, visual impact, and compliance with Federal Communications Commission (FCC) regulations, among other things. The Telecommunication Guidelines can be applied to telecommunication facilities on privately owned property as well as County-owned. Specifically, the Telecommunications Guidelines state that, “when a facility is proposed to be located on an existing structure, the applicant must demonstrate that the facility is physically and structurally compatible with the existing structure.” The proposed design of the antennas meets these criteria, as the antennas are, and will continue to be, painted to blend with the existing penthouse. Staff also shared the application with Columbia Telecommunications Corporation (CTC), a company contracted by the County to review proposed antennas for need and impact on the surrounding area, and they have responded that they have no comments on the proposed changes to the existing antennas. Attached is an image depicting what the antennas currently look like, and the appearance will not change with the replacement of some antennas. Also attached are plans showing approximately where the current antennas are located and which antennas will be replaced and/or relocated.

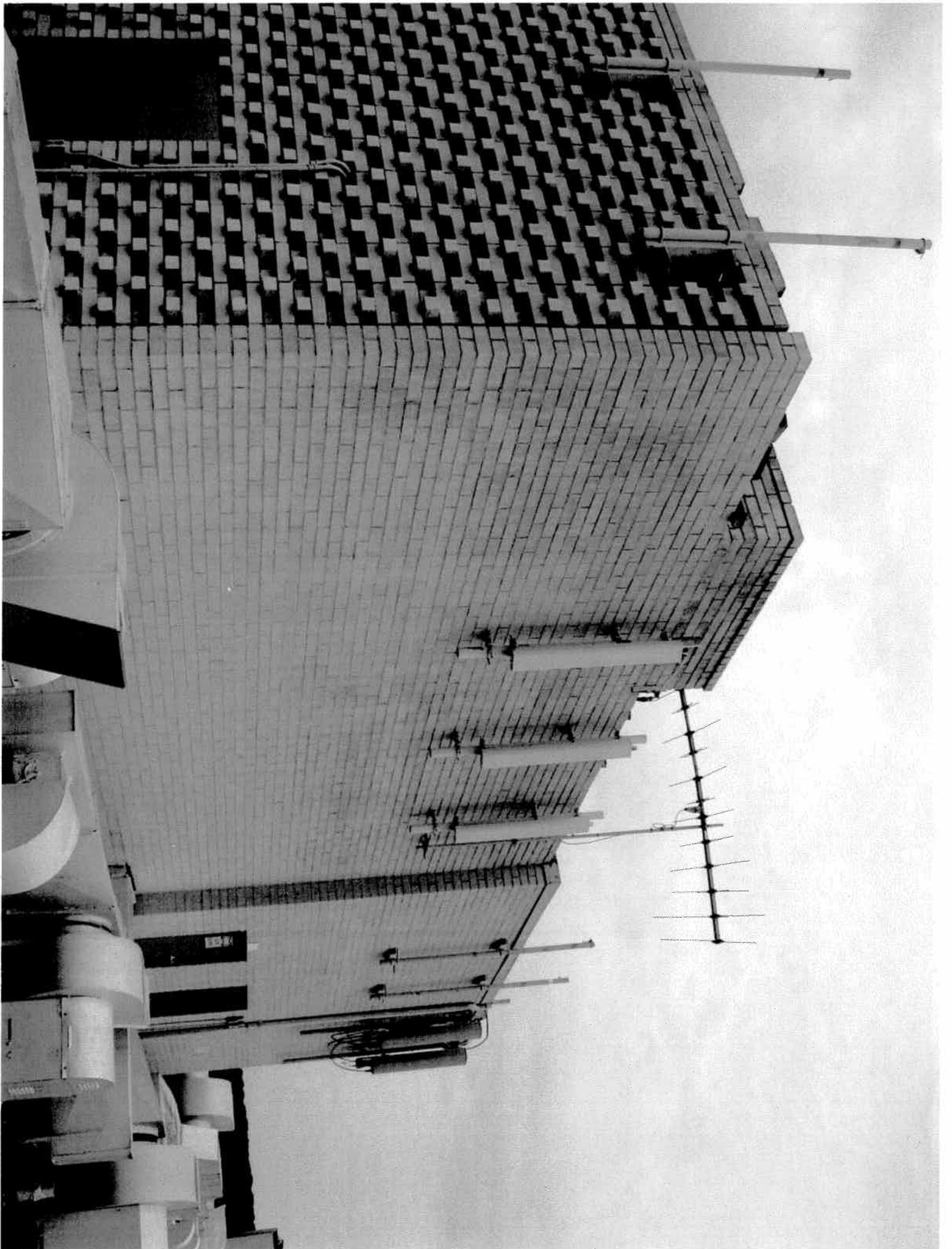
CONCLUSION: Staff concludes that the proposed design and location of the telecommunication facility will minimally impact the community, and the facility is in compliance with the County's Telecommunication Guidelines. The use of existing structures is preferable to introducing new monopoles in the area. Therefore, staff recommends approval of the use permit, subject to the proposed conditions, and with a County Board review in one (1) year (October 2010).

Proposed conditions:

1. The applicant agrees that the telecommunications facility on the existing Country Club Towers building at 2400 S. Glebe Road will be limited to a total of nine (9) antennas, including six (6) existing antennas that will be replaced and/or relocated, and three (3) future antennas that the applicant has leased space for, as placed on the building and shown on plans dated October 5, 2009. More than the approved nine (9) antennas on the building would require a use permit amendment. All exposed cables, mounting hardware, and equipment cabinets on the rooftop will be painted to match the existing penthouse wall exterior.
2. The applicant shall identify a community liaison who shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the Nauck Civic Association, the Country Club Towers Apartment Building, and the Zoning Administrator.
3. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.

PREVIOUS COUNTY BOARD ACTIONS:

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| July 22, 1964 | Approved use permit (U-1627-64-1) for a doctor's office in the form of a general practitioner or dentist, subject to annual reviews. |
| January 1, 1979 | Approved use permit (U-2208-79-3) for a men's hairstyling salon at 2400 S Glebe Road, subject to conditions and a review in one (1) year (January 1980) |
| June 10, 1980 | Discontinued use permit (U-2208-79-3) for a men's hairstyling salon at 2400 S. Glebe Rd. |





U-3227-09-4
2400 S. Glebe Rd
(RPC #31-025-001)

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

