ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of January 23, 2010

DATE: January 7, 2010

SUBJECT: U-2918-97-1 USE PERMIT RENEWAL for a telecommunications facility at the Army Navy Country Club; located at 2400 18th St S (RPC #32-001-006).

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

By:
David Lasso, Attorney
Venable LLP
8010 Towers Crescent Dr.
Suite 310
Vienna, Virginia 22182

C. M. RECOMMENDATION:

Renew, subject to all previous conditions and no further scheduled County Board review.

ISSUES: This is a five-year review of a telecommunications facility, and no issues have been identified.

SUMMARY: This is a use permit review for a telecommunications facility that was originally approved in 1997 and it was last reviewed and continued by the County Board in 2005. The facility has operated in compliance with the conditions of the use permit.

BACKGROUND: The use permit was amended in 2001 for upgrades to the telecommunications facility, including six panel antennas and one Global Positioning System (GPS), along with continuance of the original use. Conditions #1 and #8 were amended in 2005 omitting the words "Bell Atlantic Nynex Mobile" from the condition language. The facility is located within the Army-Navy Country Club property and is well screened from the surrounding residential neighborhoods.

County Manager: BMD/GA

Staff: Marco Antonio Rivero, DCPHD, Planning Division

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PLA-5437

DISCUSSION: The use permit was last reviewed by the County Board in January 2005. Verizon Wireless has been the sole user of the monopole. During the review period, the applicant has operated the telecommunications facility in compliance with the conditions of the use permit, and no changes have been made to the site. Since the last review (January 29, 2005):

Use Permit Conditions: The applicant is in compliance with the conditions of the use permit.

Community Code Enforcement: Community Code Enforcement staff has no objection to the continuance of this use permit.

Fire Marshal's Office: The Fire Marshal's Office has no objection to the continuance of this use permit.

Civic Associations: The Arlington Ridge, Arlington View, Columbia Heights, and Nauck Civic Associations were notified of the use permit review. At the date of this report, staff has not received any responses.

CONCLUSION: Staff has not received any complaints, and the telecommunications facility is operating in compliance with the conditions of the use permit. Therefore, staff recommends renewing the use permit subject to all previous conditions and no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTIONS:

June 7, 1997	Deferred use permit (U-2910-97-1) for a mobile telecommunications facility to the July 19, 1997, County Board meeting to study other sites, including the Army-Navy Country Club.
September 6, 1997	Took no action on U-2910-97-1.
September 6, 1997	Approved use permit (U-2918-971-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and associated equipment shelter for the parcel of real property known as 2400 18th St S (Army-Navy Country Club) with conditions and a review in three (3) years.
July 11, 1998	Extension of U-2918-97-1, subject to all previous conditions, and with a review in three (3) years.
July 28, 2001	Deferred use permit (U-2918-97-1) for a mobile telecommunications facility to the October 13, 2001, County Board meeting.
October 13, 2001	Deferred use permit (U-2918-97-1) for a mobile telecommunications facility to the December 8, 2001, County Board meeting.
December 8, 2001	Renewal use permit (U-2918-97-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and associated equipment shelter for the parcel of real property known as 2400 18th St S (Army-Navy Country Club), subject to all previous conditions, with an administrative review in one year (December 2002) and a County Board review in three years (December 2004).
January 29, 2005	Renewal use permit (U-2918-97-1) for a mobile telecommunications facility including nine directional antennae on a 60-foot pole and associated equipment shelter for the parcel of real property known as 2400 18th St S (Army-Navy Country Club), subject to all previous conditions and revised conditions #1 and #8, with a County Board review in five (5) years (January 2010).

Approved Conditions:

1. The applicant agrees to submit a final landscaping plan to be approved by the County Manager or his designee prior to issuance of any permits. The applicant agrees to retain, to the extent possible, any mature trees on the site. The pole and any support structure shall be enclosed with a black vinyl coated 8-foot tall fence. The landscape plan shall specify materials to be used for the equipment structure.

2. Prior to the installation of the antennae, the applicant agrees to provide staff with a map indicating the proposed cell site's coverage/service area and identify any known or probable gray areas.

3. The applicant agrees to provide documentation to the Zoning Administrator that the proposed antennae are in compliance with the Federal Communications Commission regulations relating to radio frequency emissions. The applicant also agrees to be in compliance with all American National Standards Institute (ANSI) and Occupational Safety and Health Administration (OSHA) safety standards. Compliance information will be made available to the Arlington Ridge Civic Association, Nauck Civic Association, Arlington View Civic Association, and to residents on Army Navy Drive.

4. The applicant agrees to route all coaxial cables for the facility within the monopole to a point approximately 10 feet above ground, where they will exit the monopole and be routed to the equipment shelter. All telephone and electrical lines coming to the site will be placed underground by the applicant at its expense.

5. The applicant agrees to establish and maintain a community liaison with the Arlington Ridge Civic Association, Nauck Civic Association, and Arlington View Civic Association upon approval of the use permit. The name and phone number of the liaison shall be provided to the Zoning Administrator and to the Arlington Ridge Civic Association, Nauck Civic Association, Arlington View Civic Association, and to residents on Army Navy Drive, prior to any permits being issued for the antennae installation.

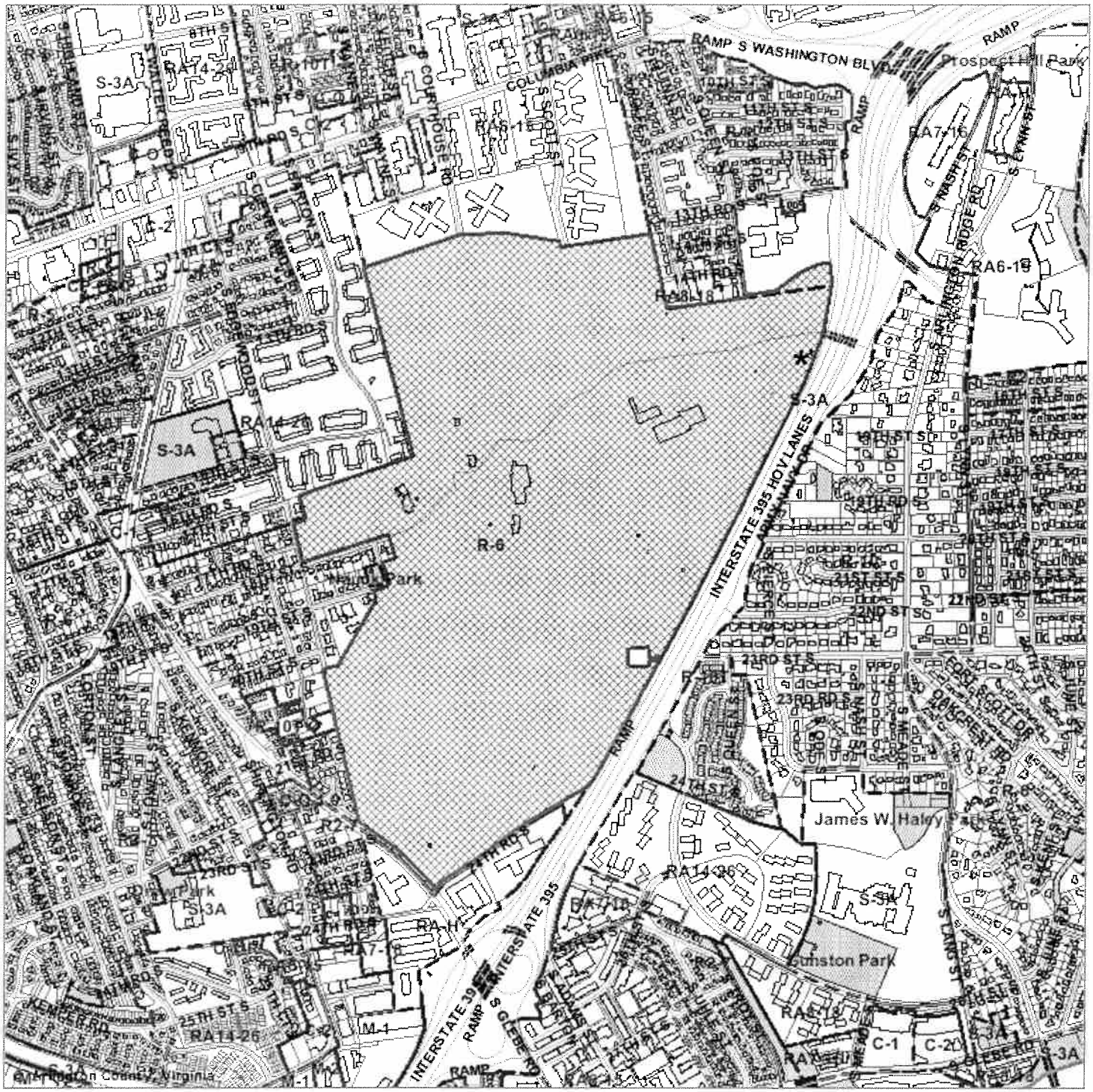
6. The applicant agrees that the monopole will be constructed to accommodate an additional wireless user. Any future wireless user will require a use permit amendment.

7. The applicant agrees to install only one light, consistent with Section 2.H. of the Zoning Ordinance, at the entrance to the equipment shelter. The light will be installed so as to cast downward onto the entrance path to the facility.

8. The applicant agrees to remove promptly all equipment upon cessation of its operation.

9. Following adoption by the Arlington County Board of a general policy concerning siting of telecommunications facilities on non-County-owned property, this permit will be

reviewed for consistency with that policy, and the County Board may impose additional conditions in order to bring this use into conformity with that policy.



U-2918-97-1
2400 18th St S
RPC # 32-001-006

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

Not To Scale

Case Location(s)

Department of Community Planning, Housing and Development

Planning Division