



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of January 23, 2010**

**DATE:** January 14, 2010

**SUBJECT:** U-3237-09-1 USE PERMIT for public utility/telecommunications for a microwave/dish antenna; located at 4401 Lee Highway (RPC #07-001-022).

**Applicant:**

Clearwire Wireless Broadband

**By:**

Adam Knubel  
Network Building and Consulting, LLC  
7380 Coca Cola Drive, Suite 106  
Hanover, Maryland 21076

**C.M. RECOMMENDATION:**

Approve the use permit for addition of a dish antenna to an existing telecommunications facility subject to the conditions of the staff report and no further scheduled County Board review.

**ISSUES:** The applicant is requesting a use permit to place one (1) dish antenna at an existing telecommunications facility located on the roof of the Lorcom House condominium. The president of the Waverly Hills Civic Association has expressed concerns about the proposed antenna.

**SUMMARY:** The applicant, Clearwire Wireless Broadband, is requesting a use permit for the placement of a new antenna on the roof of the Lorcom House condominium building. The antenna will not cause a visual impact, and is consistent with County policy that encourages the placement of antennas on existing structures. The president of the Waverly Hills Civic Association has expressed concerns regarding screening, color, access, and maintenance of the proposed antenna. However, staff believes that the applicant's proposal will not generate any adverse impacts. Therefore, it is recommended that the use permit be approved subject to the conditions of the staff report.

**BACKGROUND:** The applicant is proposing to mount one (1) microwave dish antenna on the

County Manager: BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5424

roof of the Lorcom House Condominiums. The site is located at 4401 Lee Highway, and is described as follows:

Site: The triangular-shaped site is bound on the west by Lorcom Lane, to the south by Lee Highway, and to the north by Old Dominion Drive. The site consists of a multifamily residential building.

Zoning: The site is zoned "RA6-15" Apartment Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as Residential Low-Medium Density (16-36 units/acre).

Neighborhood: The site is located within the Waverly Hills Civic Association. The civic association president has expressed concerns regarding screening, color, access, and maintenance for the proposed new antenna. The president also mentioned a desire for the applicant to be involved in the Waverly Hills community.

**DISCUSSION:** The applicant, Clearwire Wireless Broadband, is requesting a use permit for the placement of one (1) dish antenna on a the roof of the Lorcom House Condominiums, located at 4401 Lee Highway. The roof contains an existing telecommunications facility consisting of both Nextel and AT&T antennas and equipment shelters. The applicant's proposal includes installing one (1) dish antenna on the roof at a height of 67 feet, additional radio equipment to the existing Nextel equipment shelter, and a coaxial cable connection. The subject microwave dish antenna measures approximately 1.5 feet in diameter.

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 as well as County-owned property. The Telecommunications Guidelines encourage the location of new antennas on existing structures, as opposed to constructing a new pole. The proposed antenna meets this criterion. Attached are plans depicting the location and appearance the proposed dish antenna.

The president of the Waverly Hills Civic Association has expressed concerns about the screening, color, access to and maintenance of the proposed antenna. None of these issues are anticipated to cause an adverse impact to the surrounding area. The proposal will not result in a visual impact to surrounding residences given that the antenna would be mounted lower (67 feet) than existing antennas (70 feet). In addition, due to the small size of the antenna, it should not be visible from ground level. The proposed antenna will be painted an unobtrusive gray color, generally matching existing antenna on the building and all cables will follow existing paths. Since the antennas will be mounted on the roof of a private condominium building, access will be limited. The facility will continue to be unmanned, and no ground space will be used as a result of this proposal. Maintenance of the facility has been worked out in the lease agreement between the applicant and the Lorcom House Condominium Association.

**CONCLUSION:** The applicant is requesting a use permit for the installation of a microwave dish antenna on the roof of the Lorcom House Condominiums. The proposed antenna would be mounted lower than the height of the penthouse roof and of existing antennas. Staff supports the applicant's proposal because it is consistent with County policy and it will not create an additional visual impact. The president of the Waverly Hills Civic Association has expressed concerns about the applicant's proposal; however staff does not anticipate impacts as a result of the applicant's request. Therefore, staff recommends that the use permit for Clearwire Wireless Broadband for the installation of one (1) microwave dish antenna be approved subject to the following conditions and with no further scheduled County Board review.

Conditions:

1. The applicant agrees that the Clearwire dish antenna on the existing building at 4401 Lee Highway will be installed as shown on plans dated July 13, 2009.
2. The applicant shall identify a community liaison that shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the Waverly Hills Civic Association 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:

May, 2003

Approval of a use permit (U-3059-03-1) for  
installation of a rooftop telecommunications facility





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**U-3237-09-1**  
**4401 Lee Highway**  
**RPC #07-001-022**

**\* Location of Antenna**

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



Not To Scale

