



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 13, 2010**

**DATE:** March 3, 2010

**SUBJECT:** U-3245-10-1 USE PERMIT for public utility/telecommunications facility located at 1200 S. Arlington Ridge Road (RPC # 35-007-003 through -200).

**Applicant:**

Clearwire Wireless Broadband

**By:**

Adam Knubel  
Clearwire Wireless Broadband  
7380 Coca Cola Drive, Suite 106  
Hanover, Maryland 21076

**C.M. RECOMMENDATION:**

Approve the use permit for addition of one (1) dish antenna to an existing telecommunications facility subject to the conditions of the staff report.

**ISSUES:** The applicant is requesting a use permit to install one (1) dish antenna at an existing telecommunications facility on the roof of a multifamily building, and no issues have been identified.

**SUMMARY:** The applicant, Clearwire Wireless Broadband, is requesting a use permit for the addition of one (1) microwave dish antenna to an existing telecommunications facility on the roof of the Cavendish Condominiums. The one (1) dish antenna is proposed to be mounted lower than the height of the penthouse on the building, and will not create additional visual impact. The proposal is consistent with the *Interim Guidelines for Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines)*, which is also applied to private properties and encourages the placement of antennas on existing structures. Therefore, staff recommends that the use permit be approved subject to the conditions of the staff report.

**BACKGROUND:** The applicant is proposing to mount one (1) additional dish antenna to an existing telecommunications facility on the roof of the Cavendish Condominiums. The site is located at 1200 S. Arlington Ridge Road, and is described as follows:

County Manager: BMD/GA

Staff: Peter Schulz, DCPHD, Planning Division

PLA-5522

Site: The approximately 200,000 square foot site consists of a high-rise residential multifamily condominium building. The site is bound on the east by South Arlington Ridge Road, on the north by I-395 right of way, on the west by South Nash Street, and on the south by a VDOT exit ramp from I-395 and the Parliament House Apartments.

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

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Medium” Residential (36-72 units/acre).

Neighborhood: The site is located within the Arlington Ridge Civic Association. The civic association has been contacted. At the date of this report, staff has not received any comments about the use permit request.

**DISCUSSION:** The applicant, Clearwire Wireless Broadband, is requesting a use permit for the placement of one (1) dish antenna on the roof of the Cavendish Condominiums. The roof of the subject multifamily building contains an existing telecommunications facility consisting of a number of panel, microwave dish, and GPS antennas. The applicant proposes to mount one (1) dish antenna that is approximately one (1) foot in diameter on the side of the existing penthouse, below the penthouse roof.

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 dish antenna meets these criteria. Attached are plans depicting the location and appearance for the proposed dish antenna.

The proposal will not have a visual impact on the surrounding residences. The building is 76 feet above grade, and the antenna will be at the 74-foot height level. The existing telecommunications facility will continue to be unmanned, and no ground space will be used in association with this proposal.

**CONCLUSION:** Staff supports the applicant’s proposal because it is consistent with the Telecommunications Guidelines and it will not create an additional visual impact. Therefore, staff recommends that the use permit for Clearwire Wireless Broadband for the placement of one (1) dish antenna to an existing telecommunications facility at 1200 S. Arlington Ridge Road be approved subject to the following conditions:

Conditions:

1. The applicant agrees that the one (1) Clearwire dish antenna on the existing building at

1200 South Arlington Ridge Road will be installed as shown on plans dated July 22, 2009 and labeled "DC-WSH5136-A (VA0939 HOST)". Any additional antennas on the site will require a use permit amendment.

2. The applicant shall identify a community liaison that shall be available to address any concerns regarding the facility's operation. The name and telephone number of the liaison shall be provided to the Cavendish Condominiums, the Arlington Ridge Civic Association and the Zoning Administrator.
3. The applicant agrees that any Clearwire antennas on the site shall be removed within ninety (90) days after any cessation of use.

PREVIOUS COUNTY BOARD ACTIONS:

There are no previous County Board actions on this property.





**clearwire**  
wireless broadband

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FAX: (703) 541-5400

**Fullerton Engineering Consultants, Inc.**  
5700 W. HUGHES RD. SUITE 8000  
ROANOKE, VA 24019  
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NO.	DATE	DESCRIPTION
1	8/14/09	CONSTRUCTION
2	10/29/09	REV. CONSTRUCTION
3	1/22/09	PERMIT

COMMONWEALTH OF VIRGINIA  
HENRY W. BELLAGAMBA  
PROFESSIONAL ENGINEER  
NO. 0409986  
DATE ISSUED: 1/22/09

SITE NAME  
**ARLINGTON RIDGE**

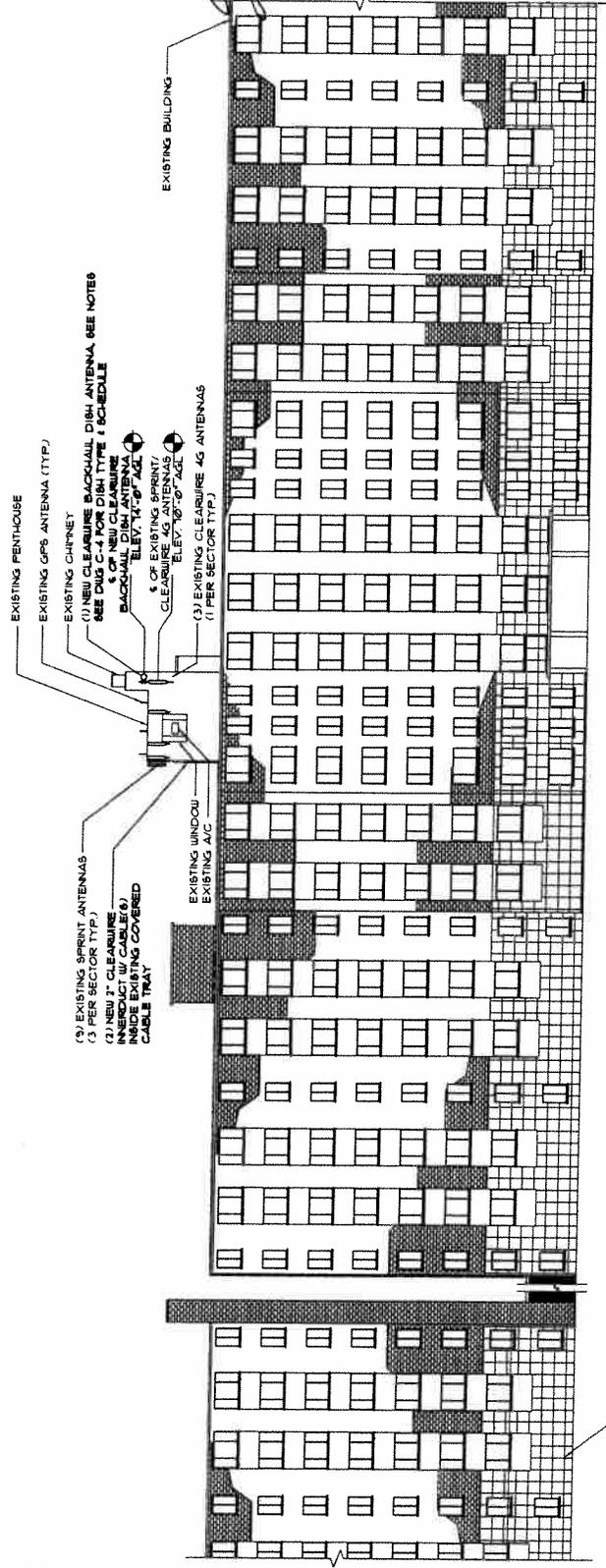
SITE NUMBER  
**DC-W5H5136-A  
(VA0939 HOST)**

SITE ADDRESS  
**1000 S. ARLINGTON RIDGE RD.  
ARLINGTON, VA 22202**

SHEET NAME  
**SITE ELEVATION**

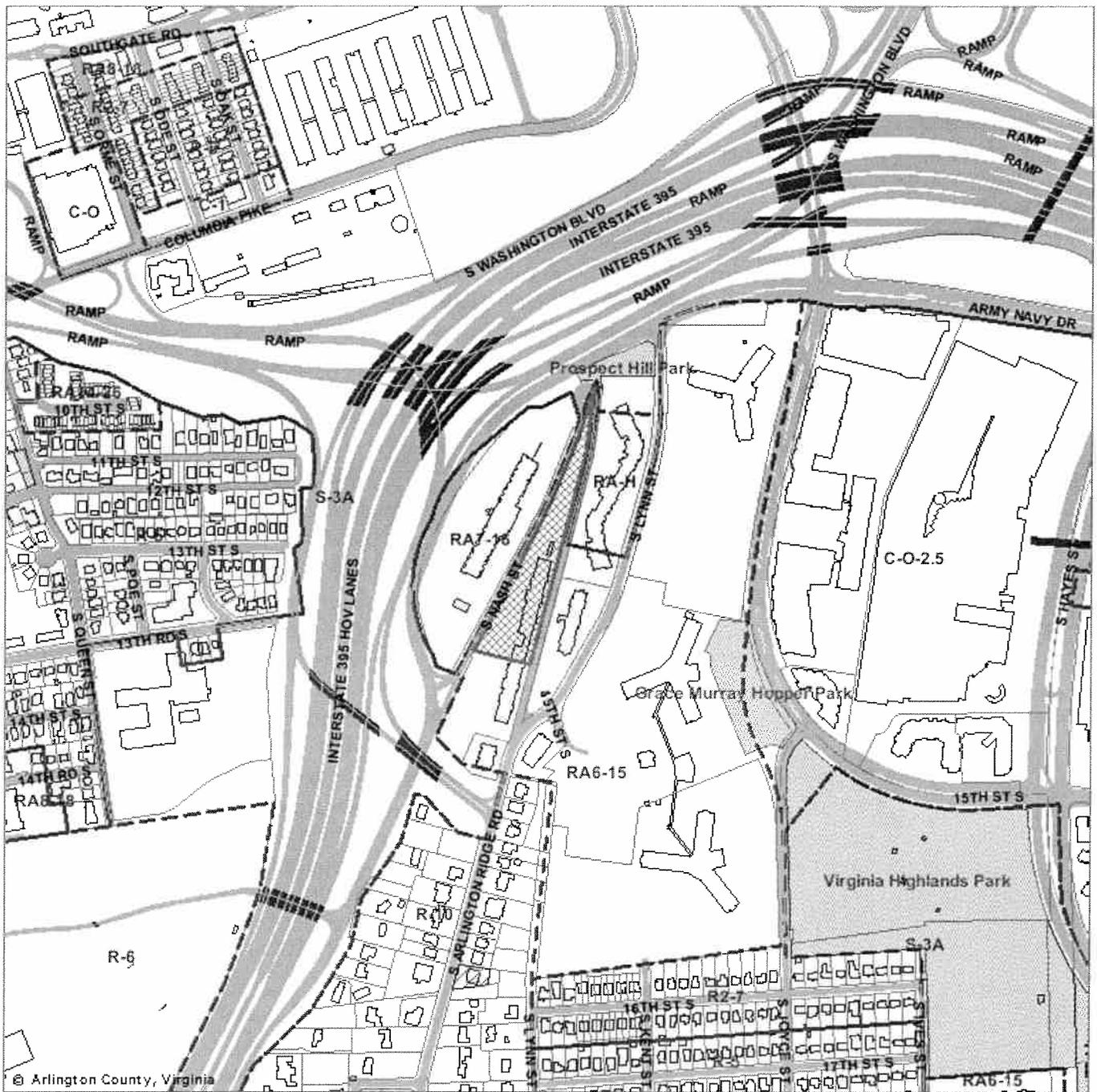
SHEET NUMBER  
**C-3**

**NOTES:**  
DISH ATTACHMENT SHALL BE ONE OF THE FOLLOWING PER CONSTRUCTION MANAGER:  
1- REPLACE EXISTING PIPE WITH NEW PIPE OF LONGER & LARGER DIAMETER  
2- INSTALL NEW PIPE AND USE PIPE CLAMP CONNECTION TO EXISTING PIPE  
3- EXISTING PIPE TO BE SHIFTED UP/DOWN TO ACCOMMODATE NEW DISH



**WEST ELEVATION**  
SCALE: NTS

EXISTING EQUIPMENT ROOM • BASEMENT



**U-3245-10-1**  
**1200 S Arlington Ridge Rd;**  
**RPC: 35-007-003 through -200**

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



Not To Scale

