



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of June 12, 2010**

**DATE:** May 26, 2010

**SUBJECT:** U-3221-09-1 USE PERMIT REVIEW of a telecommunications facility on the roof of an existing condominium building; site is located at 4343 Lee Highway (RPC# 06-001-036 – 06-001-077).

**Applicant:**

Cricket Communications  
5887 Copely Drive  
San Diego, California 92111

**C. M. RECOMMENDATION:**

Renew the use permit subject to all previously approved conditions, with an administrative review prior to installation of the remaining antennas.

**ISSUES:** This is a review of an existing use permit for a telecommunications facility on an existing condominium building, and no issues have been identified.

**SUMMARY:** This is a one (1) year review of a use permit for a Cricket telecommunications facility on the roof of the Yorktown Condominium building at 4343 Lee Highway. The applicant is compliant with all conditions and no issues have been identified. Three (3) of the six (6) approved antennas have been installed, and staff will conduct an administrative review prior to building permits being issued for the remaining antennae. The Waverly Hills Civic Association has been contacted, but has not provided comments. Therefore, staff recommends renewal of the use permit subject to all previously approved conditions, with an administrative review prior to the installation of more than three (3) antennas.

**BACKGROUND:** In June 2009, the County Board approved a use permit for Cricket Communications to install six (6) antennas and two (2) equipment cabinets on the roof of the condominium building at 4343 Lee Highway. The applicant proposed to install three (3) of the antennas immediately and the remaining three (3) at an undetermined date in the future pending need. The applicant agreed to conditions requiring appropriate screening and color matching of approved telecommunications equipment. Condition #3 also required the applicant to notify the Zoning Administrator before obtaining building permits for the remaining three (3) antennas so

County Manager: MB/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

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that staff can conduct an administrative review and allow community comment on the remaining antennas. Since approval, the applicant has installed three (3) of the six (6) approved antennas.

**DISCUSSION:** Since County Board approval (June, 2009):

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

Community Code Enforcement: Code Enforcement has reported that there are no issues at the site.

Civic Association: Staff contacted the Waverly Hills Civic Association. As of the time of this writing, no comment has been provided.

**CONCLUSION:** Since approval, the applicant has installed three (3) of the approved antennas at the site in compliance with all use permit conditions. No issues have been reported. Staff will conduct an administrative review prior to the installation of the remaining antennas, as provided for in Condition #3. The Waverly Hills Civic Association has not provided comments regarding the renewal of the use permit. Therefore, staff recommends renewal of the use permit subject to all previously approved conditions, with an administrative review prior to the installation of more than three (3) antennas.

PREVIOUS COUNTY BOARD ACTIONS:

June 2009

Approved use permit (U-3221-09-1) for installation of six (6) antennas and two (2) associated equipment cabinets on the roof of the building at 4343 Lee Highway.

Approved conditions:

1. The applicant agrees that the telecommunications facility on the existing Yorktown Condominium building at 4343 Lee Highway will be limited to a maximum of six (6) antennas and a maximum of two (2) equipment cabinets.
2. The applicant agrees that the antennas and equipment cabinets will be designed and placed on the structure as shown on plans dated December 18, 2008 and revised January 19, 2009, and that all exposed cables, mounting hardware, and equipment cabinets on the rooftop will be painted to match the existing penthouse wall exterior, and that the utility conduits attached to the exterior wall down to ground level will be painted to match the existing brick exterior.
3. The applicant agrees that upon approval of the use permit and issuance of a Building Permit, only three (3) of six (6) antennas approved by the County Board shall be installed consistent with conditions #1 and #2. The applicant shall notify the Zoning Administrator prior to obtaining a Building Permit for the installation of more than the first three (3) of six (6) antennas approved, which shall prompt an Administrative Review. As part of the Administrative Review, the applicant shall provide to the Zoning Administrator documentation that the Waverly Hills Civic Association has been contacted and provided an opportunity to comment on the proposed installation of additional antennas. Any adverse impacts cited with the existing antennas as a result of the Administrative Review shall prompt a County Board Review of the use permit.
4. The equipment cabinets shall be designed similar to those shown in the submitted "representative Cricket equipment cabinets" photograph, and shall be designed and painted to match the existing white brick penthouse wall.
5. The applicant agrees to limit the height of the antennas to no more than 88 feet above ground level.
6. 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 Waverly Hills Civic Association, the Yorktown Condominium Building, and the Zoning Administrator.
7. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.



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**U-3221-09-1 USE PERMIT**

**4343 Lee Hwy**

**RPC #06-001-036 – #06-001-077**

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

Department of Community Planning, and Housing Development

Planning Division

