



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of July 10, 2010

DATE: June 25, 2010

SUBJECT: U-3236-09-1 USE PERMIT AMENDMENT to increase the height of antennas on an existing tower located within the VDOT right-of-way at North Sycamore Street (on-ramp to I-66 eastbound).

Applicant:

New Cingular Wireless PCS LLC d/b/a AT&T Mobility

By:

Paul Whitley, Zoning Manager
Network Building & Consulting
7380 Coca Cola Drive
Hanover, MD 21076

C. M. RECOMMENDATION:

Approve the use permit amendment to increase the height of antennas on an existing tower subject to all previous conditions and revised Condition #1, with an administrative review in one (1) year (July 2011) and no further scheduled County Board review.

ISSUES: This is a request to amend an approved condition regarding the height of new antennas on an existing tower and no issues have been identified.

SUMMARY: This is a request of New Cingular Wireless/AT&T to increase the approved height of antennas on an existing Dominion Virginia Power transmission tower from 115 feet to 130 feet. The existing tower is located within the Virginia Department of Transportation (VDOT) right-of-way between I-66 and the on-ramp to I-66 eastbound from Sycamore Street. On January 23, 2010, the County Board approved the use permit for nine (9) antennas at a height of 115 feet, which is what the applicant was requesting at that time and what was depicted on the applicant's proposed plans. The applicant has since realized the preferred height of the antennas is 130 feet, at the top of the tower. A use permit amendment is needed for this change. The increase in height is anticipated to create no additional visual impact. The Arlington-East Falls Church Civic Association has no concerns with the proposed request. The applicant has agreed to incorporate a seven (7) foot tall wooden, board-on-board fence to screen the ground equipment, which was a condition of the approved use permit. The proposal is consistent with

County Manager: MB/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5640

25.

the *Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines)*, which encourage location of antennas on existing structures. An administrative review is recommended in one (1) year to ensure the fence is installed per approved Condition #2. Therefore, staff recommends approval of the use permit amendment to increase the height of antennas on an existing tower subject to all previous conditions and revised Condition #1, with an administrative review in one (1) year (July 2011) and no further scheduled County Board review.

BACKGROUND: The following provides information about the site:

Site: The site is comprised of VDOT right-of-way between westbound I-66 and the on-ramp from Sycamore Street.

To the north:	I-66.
To the south:	On-ramp to from Sycamore St. to I-66 and East Falls Church Park.
To the east:	I-66.
To the west:	VDOT ROW, Sycamore Street, and the East Falls Church metro parking lot.

Zoning: The site is zoned “S-3A” Special Districts.

Land Use: The subject site is designated “Public” Parks (*local, regional, and federal*). Schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.

Neighborhood: The site is located within the Arlington-East Falls Church Civic Association. The Arlington-East Falls Church Civic Association has been notified of this use permit amendment request, and reports that there are no concerns with the proposed height change (letter attached). When the subject use permit was approved in January 2010, the Arlington-East Falls Church Civic Association submitted a letter stating that the civic association has no objections to the use permit so long as 1) the equipment pad installation includes permanent screening and 2) that the nearest property owners are notified. The applicant has agreed to install a permanent wooden fence. The nearest property owners did not provide comments on the original use permit request in January 2010. They were notified of this use permit amendment request and have not provided comments to date.

DISCUSSION: AT&T is approved for a total of nine (9) antennas at a height of 115 feet on an existing Dominion Virginia Power transmission tower within the Virginia Department of Transportation (VDOT) right-of-way of the Sycamore Street on-ramp to I-66 eastbound. The applicant proposes to increase the height of the antennas to 130 feet, at the top of the tower. Visual impact will be minimal, as the proposed antennas are to be located on an existing transmission pole. All ground equipment is proposed to be screened with a wooden, board-on-board fence, and there is existing landscaping below the tower that will provide additional screening. The facility is unmanned and only requires infrequent visits by maintenance personnel.

The Interim Guidelines for Placement of Telecommunications Facilities on County-Owned

U-3236-09-1 Use Permit Amendment
Increase antenna height
PLA-5640

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 approved subject antennas meet these criteria. Attached are plans depicting the location and appearance of the proposed antennas and ground equipment.

CONCLUSION: Staff concludes the proposed height increase of the antennas would minimally impact the community, and the facility is in compliance with the County's *Telecommunication Guidelines*. A one (1) year administrative review is recommended to ensure the fence at the base of the tower is installed and properly screens the ground equipment. Therefore, staff recommends approval of the use permit amendment to increase the height of antennas on an existing tower subject to all previous conditions and revised Condition #1, with an administrative review in one (1) year (July 2011) and no further scheduled County Board review.

Revised condition #1:

1. The applicant agrees that the telecommunications facility on the existing transmissions tower located within the VDOT right-of-way at North Sycamore Street (on-ramp to I-66 eastbound) will be installed ~~limited to a total of nine (9) antennas at a height of 115 feet,~~ as shown on plans dated ~~September 11, 2009~~ May 19, 2010 and approved by the County Board on ~~January 23, 2010~~ July 10, 2010.

PREVIOUS COUNTY BOARD ACTIONS:

January 23, 2010

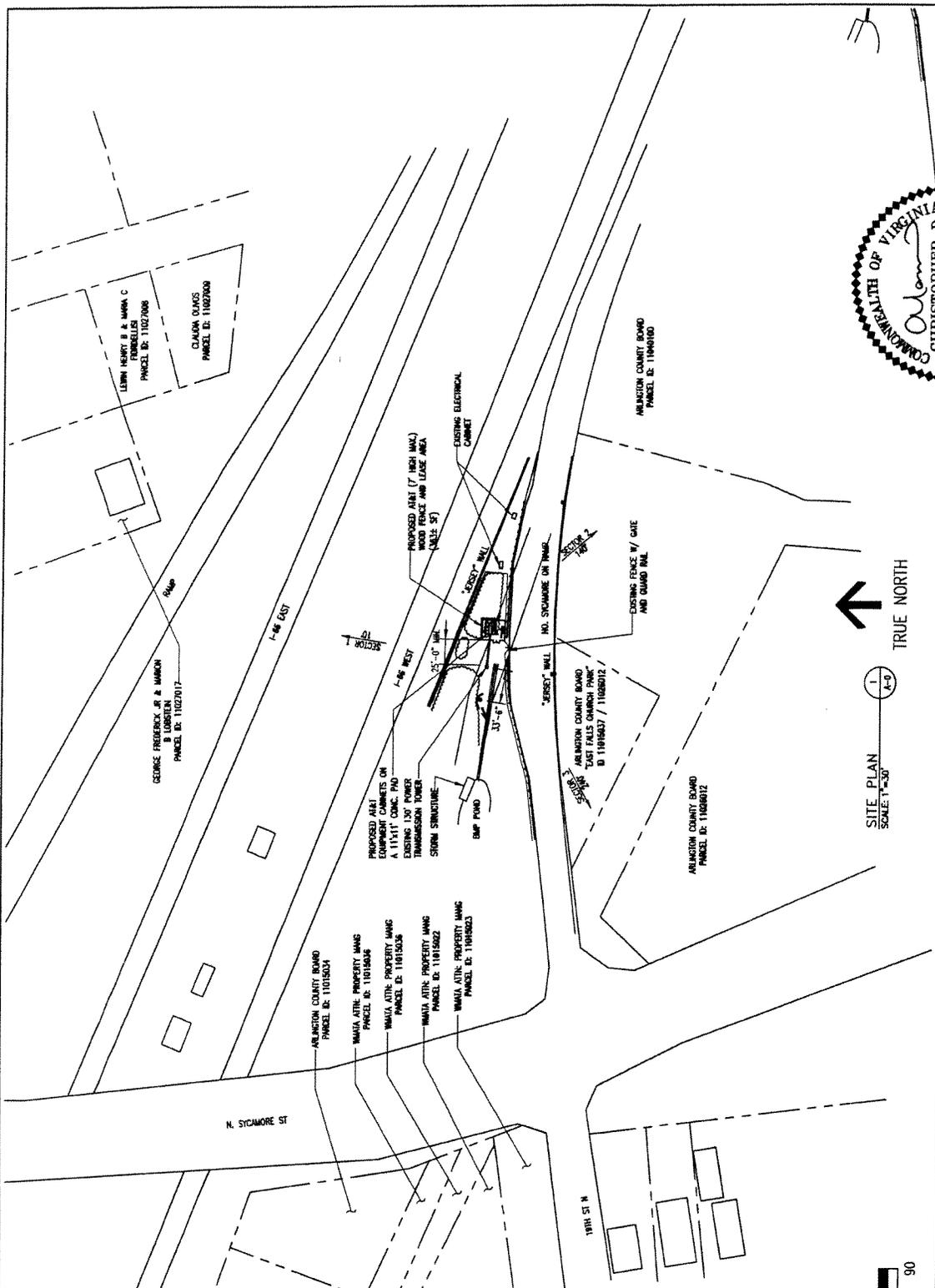
Approved a use permit request for antennas on an existing Virginia Power transmission tower, subject to the proposed conditions, with an administrative review in (1) year (January 2011), and no further scheduled County Board review.

Approved conditions:

1. The applicant agrees that the telecommunications facility on the existing transmissions tower located within the VDOT right-of-way at North Sycamore Street (on ramp to I-66 eastbound) will be limited to a total of nine (9) antennas at a height of 115 feet, as shown on plans dated September 11, 2009 and approved by the County Board on January 23, 2010.
2. The applicant agrees to screen the ground equipment with a seven (7) foot board-on-board wooden fence and agrees to maintain the fence in good condition.
3. 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 Arlington-East Falls Church Civic Association and the Zoning Administrator.
4. The applicant agrees that the antennas shall be removed within ninety (90) days after any cessation of use.

LEGEND

NEW FENCE	---
EXIST. FENCE	-X-X-
SETBACK	-X-X-
EASEMENT	---
LEASE	---
PROPERTY LINE	---
EXIST. CONTOUR	---
NEW CONTOUR	---
TYP. BUILDING	[Rectangle]
TYP. ROAD	---



SCALE IN FEET
0 15 30 60 90

SITE PLAN
SCALE: 1"=30'

TRUE NORTH



at&t
7100 SHAWNEE BLVD
MANASSAS, VA 20108

BC ARCHITECTS
en g i n e e r s

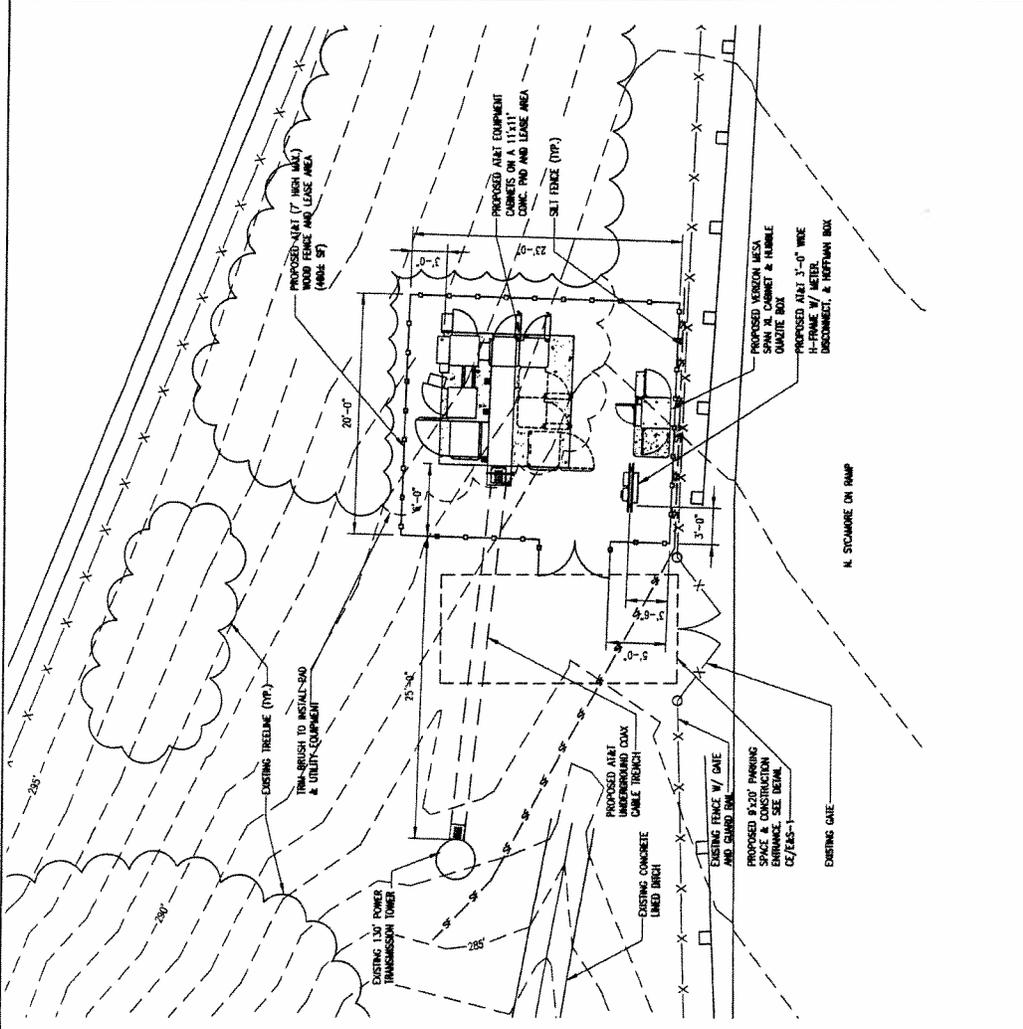
FOUR MILE DOMINION
TRANSMISSION POLE
10127907_3780
NORTH SYCAMORE ST (ON-RAMP TO I-66 EAST)
FALLS CHURCH, VA 22068

BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

SITE PLAN

No. 032984
5.19.10

NO.	DATE	REVISIONS	DESIGNED	CHECKED	DATE
1	05-18-10	ZONING DRAWINGS			
2	06-11-10	ZONING DRAWINGS			
3	06-23-10	PRELIMINARY ZONING DRAWINGS			



SCALE IN FEET
0 5 10 20 30

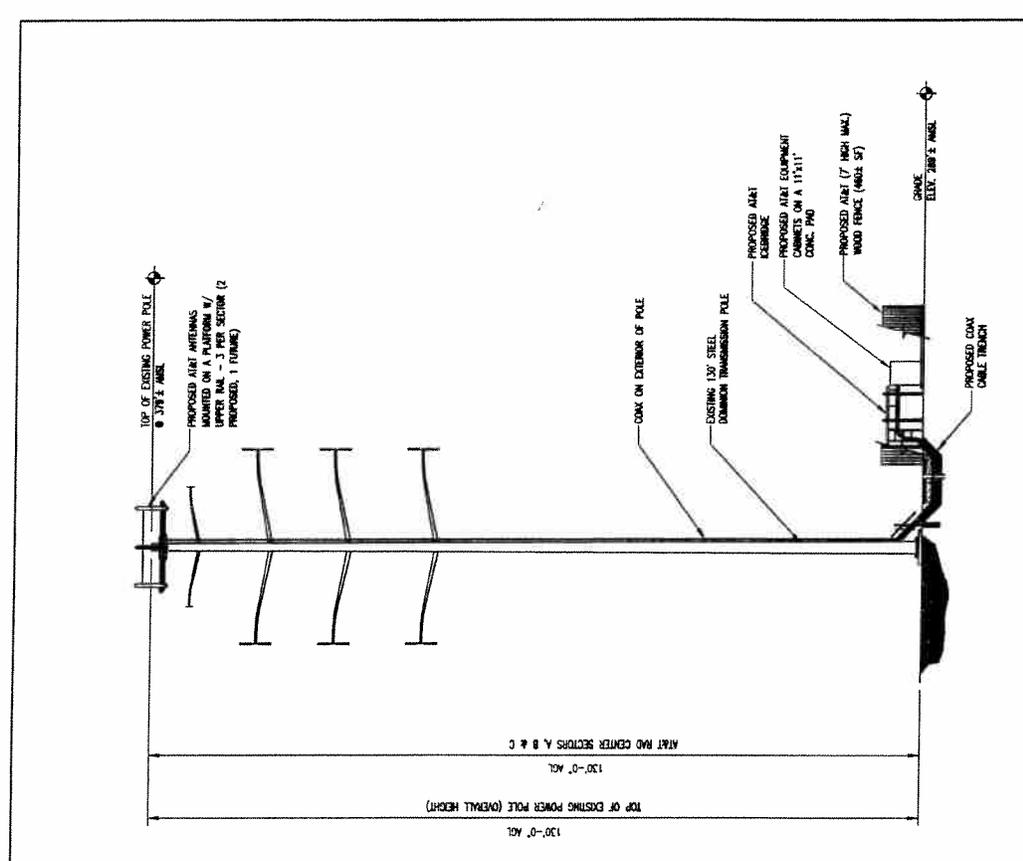
TRUE NORTH
↑
COMPOUND PLAN (1)
SCALE 1"=10'
A-1

BC
architects
engineers

1844 FALLS CHURCH PIKE, SUITE 101
FALLS CHURCH, VA 22074-3000
TEL: (703) 871-8000
FAX: (703) 871-8000

at&t
7150 STOWMORE BL
FALLS CHURCH, VA 22078

**FOUR MILE DOMINION
TRANSMISSION POLE
10127907_3780**
NORTH STOWMORE ST (ON-RAMP TO I-66 EAST)
FALLS CHURCH, VA 22068



SCALE IN FEET
0 10 20 40 60

ELEVATION (2)
SCALE 1"=20'
A-1

COMMONWEALTH OF VIRGINIA
CHRISTOPHER D. MORIN
Professional Engineer
No. 032984
5.19.10

NO.	DATE	BY	CHK'D	REVISIONS	ISSUED	DATE
3						
2	05-18-10	JAS		ZONING DRAWINGS		
1	05-11-09	JAS		ZONING DRAWINGS		
0	04-23-08	JAS		PRELIMINARY ZONING DRAWINGS		
A						

SCALE: JAS: 3/2008H
DESIGNED: C. GOSWAMI
DRAWN: GAT

BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA
COMPOUND PLAN & ELEVATION
DRAWING NUMBER
10127907-A-1

Melanie Jesick

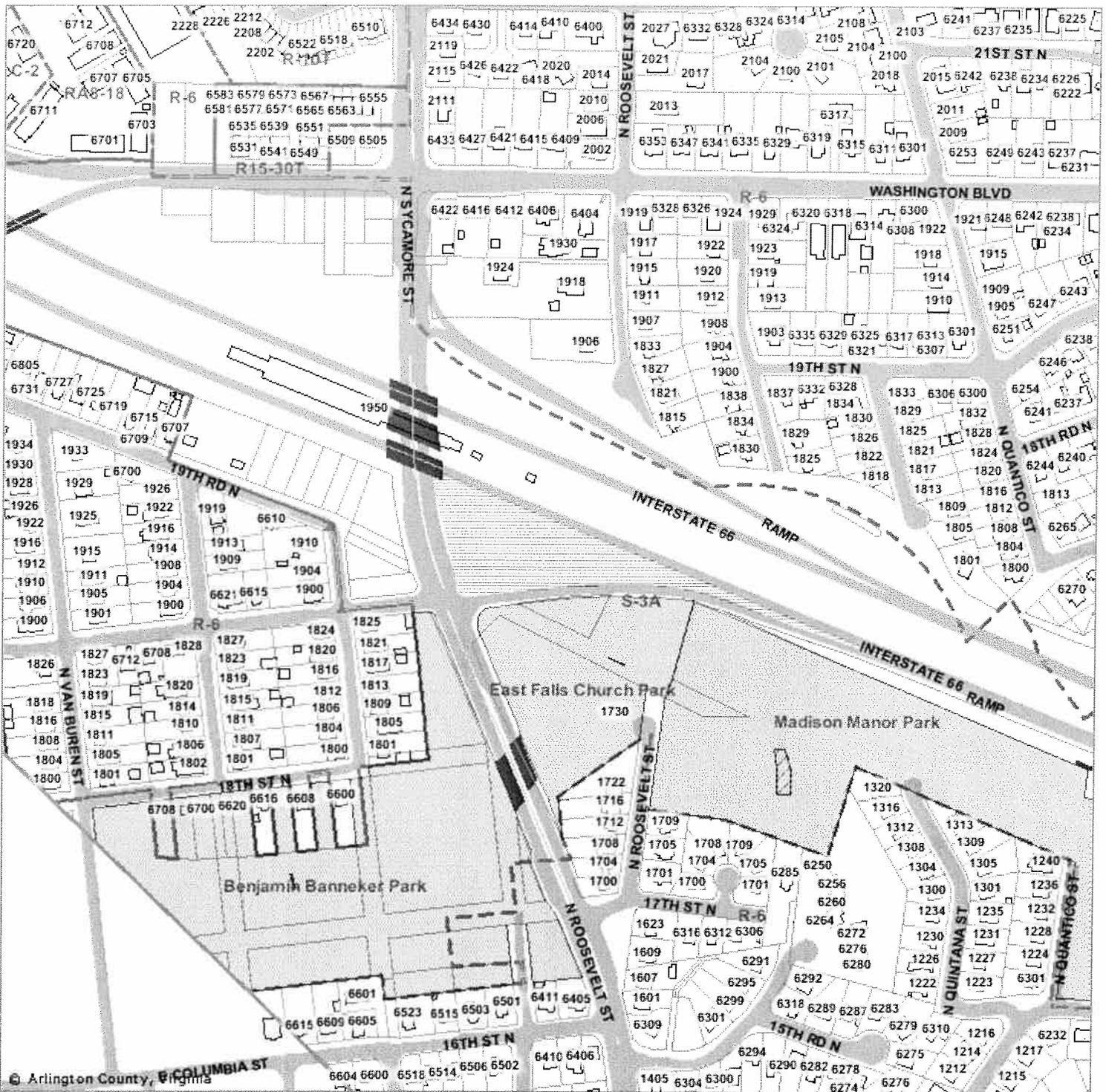
From: WilsonJohnF@aol.com
Sent: Tuesday, June 15, 2010 3:58 PM
To: Melanie Jesick
Subject: cingular antenna

Now that I see the plans (they came today) I realize that there is no change in the overall height of the tower with antenna, only on the positioning of the antenna. The total height was 130 feet and remains 130 feet. Since height was not an issue when we first looked at it, I don't think it should affect our original vote to approve it, with the fencing condition, of course. I would not even have polled my Board on this if I had figured that out earlier.

In any event, all but one of the 4 AEFCCA board members who did get back to me on the issue agreed with my view that we should leave this decision up to the County Board. So that's 4 to 1 to let the County Board decide.

That's all! Thanks for contacting us!

John Wilson



U-3236-09-1

Property is located within the VDOT right-of-way at North Sycamore Street (on ramp to I-66 eastbound)

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



Not To Scale

