



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 16, 2017

DATE: September 6, 2017

SUBJECT: U-3493-17-1 USE PERMIT for a small-cell telecommunications facility (Smartlink); located at 1910 13th St. N (RPC# 17-020-005)

Applicant:

Verizon Wireless

By:

Ms. Lauren Bonanni Bettis, Agent
Smartlink, LLC
1362 Mellon Rd.
Hanover, MD 21076

C.M. RECOMMENDATION:

Approve the use permit for a small-cell telecommunications facility at 1910 13th St. N. with no scheduled County Board reviews.

ISSUES: This is a new use permit request for a small cell telecommunications facility, and there are no issues.

SUMMARY: The applicant, Smartlink o/b/o Verizon Wireless, requests a use permit to install two (2) telecommunications antennas and related equipment on two (2) non-penetrating ballast mount frames on the rooftop of the existing garden apartment building at 1901 13th St. N.

With the recent amendment to the Code of Virginia (§ 15.2-2316.4., et al.), the use is permitted by-right, and the applicant was informed of their right to withdraw the use permit and pursue administrative approval, rather than requesting County Board approval. However, the applicant applied (on June 1, 2017) for the use permit before the new law came into effect, and informed

County Manager:

County Attorney:

MNC

Staff: Adam Watson, CPHD, Planning Division
Cedric Southerland, CPHD, Planning Division

PLA-7626

25.

staff that they wished to proceed with the use permit process because it would be more efficient than reapplying for administrative approval (see attached email from applicant).

In April 2017, the Governor signed a bill (SB 1282) amending the State code (effective July 1, 2017), disallowing localities from requiring special use permits for certain small cell telecommunications facilities. Section 15.2-2316.4 states:

“A locality shall not require that a ...special use permit... be obtained for any small cell facility installed by a wireless services provider or wireless infrastructure provider on an existing structure, provided that the wireless services provider or wireless infrastructure provider (i) has permission from the owner of the structure to co-locate equipment on that structure and (ii) notifies the locality in which the permitting process occurs.”

The new law also prescribes limited criteria for localities to administratively disapprove small cell facilities. A locality can disapprove of a small cell proposal only if it: a.) potentially interferes with pre-existing or planned communications facilities, b.) is a threat to public safety, c.) has aesthetic impacts on a publicly owned or publicly controlled property, or d.) conflicts with an applicable local ordinance adopted pursuant to § 15.2-2306, or pursuant to local charter on a historic property that is not eligible for the review process established under 54 U.S.C. § 306108.

Staff finds that the applicant’s proposal qualifies as a small cell facility (under § 15.2-2316.3), and that the applicant has obtained permission from the property owner to install the facility. Moreover, the proposal does not meet any of the State code criteria for disapproval. Therefore, staff recommends that the County Board approve the subject use permit with no scheduled County Board reviews.

BACKGROUND: The proposed use will be located on the rooftop of an existing garden apartment building at 1910 13th St. N. The four (4) story building, with first floor parking, was completed in 1959. The subject property is privately owned by C.E. Scott Associates LP.

The following provides additional information about the site and location:

Site: The site of the proposed use is approximately 19,187 sq. ft. To the north is 13th St. N., to the west is North Scott St., to the south is a parking lot, and to the west are residential townhomes. The site does not have any historic preservation designation.

Zoning: The site is zoned “RA6-15” Multiple-family Dwelling District in the [Arlington County Zoning Ordinance \(ACZO\)](#).

Land Use: The site is designated as “Medium” Residential in the [General Land Use Plan \(GLUP\)](#).

Neighborhood: The site is within the Radnor/Ft. Myer Heights Civic Association (RAFOM) boundary.

Figure 1: Location of proposed Verizon Wireless small cell facility (1910 13th St. N.)



Source: Pictometry

DISCUSSION: The applicant requests a use permit to install two (2) telecommunications antennas and related equipment on two (2) non-penetrating ballast mount frames on the rooftop of 1901 13th St. N. The related, or associated equipment includes: two (2) remote radio heads (RRH), a power supply, and a diplexer (see attached drawings and renderings for specifics on the placement and dimensions of the equipment). According to the applicant, the proposed use will address system performance issues and “improve the overall wireless service in Arlington County.” The applicant has obtained signed consent from the property owner to lease the rooftop space and install the small cell facility.

With the recent amendment to the Code of Virginia (§ 15.2-2316.4., et al.), the use is permitted by-right, and the applicant was informed of their right to withdraw the use permit and pursue administrative approval, rather than requesting County Board approval. However, the applicant applied (on June 1, 2017) for the use permit before the new law came into effect, and informed staff that they wished to proceed with the use permit process because it would be more efficient than reapplying for administrative approval (see attached email from applicant).

In April 2017, the Governor signed a bill (SB 1282) amending the State code (effective July 1, 2017), disallowing localities from requiring special use permits for certain small cell telecommunications facilities. Section 15.2-2316.4 states:

“A locality shall not require that a ...special use permit... be obtained for any small cell facility installed by a wireless services provider or wireless infrastructure provider on an existing structure, provided that the wireless services provider or wireless infrastructure provider (i) has permission from the owner of the structure to co-locate equipment on that structure and (ii) notifies the locality in which the permitting process occurs.”

The new law also prescribes limited criteria for localities to administratively disapprove small cell facilities. A locality can disapprove of a small cell proposal only if it: a.) potentially interferes with pre-existing or planned communications facilities, b.) is a threat to public safety, c.) has aesthetic impacts on a publicly owned or publicly controlled property, or d.) conflicts with an applicable local ordinance adopted pursuant to § 15.2-2306, or pursuant to local charter on a historic property that is not eligible for the review process established under 54 U.S.C. § 306108.

Further, the State defines a small cell facility (under § 15.2-2316.3) as:

“a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.”

Staff finds that the applicant’s proposal qualifies as a small cell facility based on the above definition and the specifications provided for the facility equipment – the proposed antennas are both under six (6) cubic feet, and the associated equipment totals less than 28 cubic feet. The table below summarizes and tabulates the volume of the proposed equipment.

Table 1: Antenna and associated equipment calculations

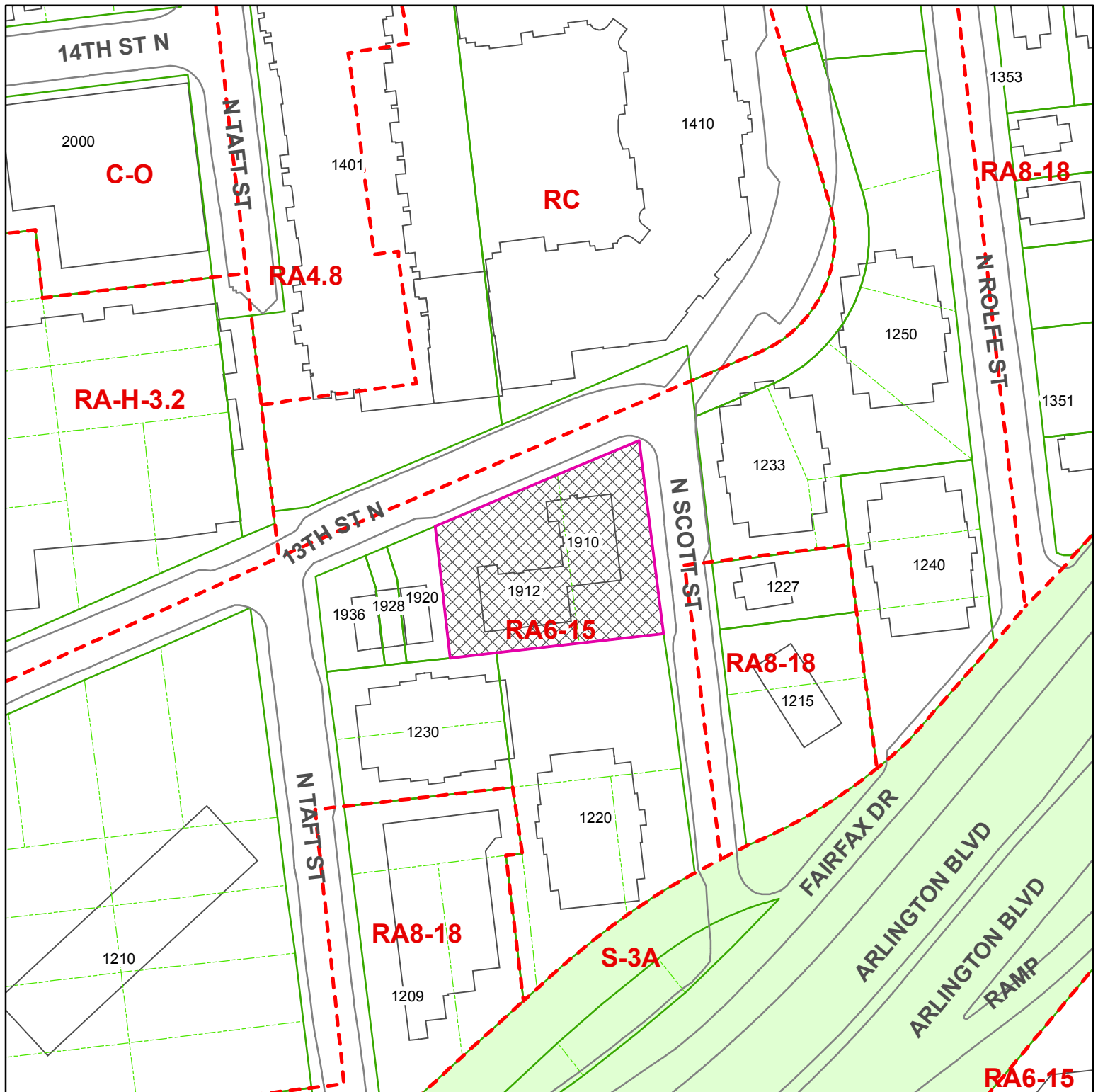
Antennas		
Equipment	Volume (cu. ft.)	Permitted volume (cu. ft.)*
Antenna (1)	3.41	6
Antenna (2)	3.41	6
Associated equipment		
Equipment	Volume (cu. ft.)	Permitted volume (cu. ft.)*
2100 MHz RRH	1.32	
1900 MHz RRH	1.10	
Power supply	0.24	
Diplexer	3.41	
TOTAL	6.07	28

*Pursuant to the Code of Virginia (§ 15.2-2316.3)

Therefore, staff recommends that the County Board approve the subject use permit with no scheduled County Board reviews.

PUBLIC ENGAGEMENT: Staff notified the President of the RAFOM Civic Association of the use permit proposal. As of the date of this report, staff has not received any comments.

CONCLUSION: Staff finds that the applicant's proposal qualifies as a small cell facility, and that the applicant has obtained permission from the property owner to install the facility. Moreover, the proposal does not meet any of the State code criteria for disapproval. Therefore, staff recommends that the County Board approve the subject use permit with no scheduled County Board reviews.



U-3493-17-1

1910 13th St N

RPC # 17-020-005



 Case Location(s)
Scale: 1:1,200

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

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____

Adam Watson

To: Lauren Bettis
Subject: RE: Rosslyn 033 - 1910 13th St - Use Permit Review

From: Lauren Bettis
Sent: Wednesday, August 23, 2017 12:26 PM
To: Adam Watson <awatson@arlingtonva.us>
Subject: Rosslyn 033 - 1910 13th St - Use Permit Review

Good Afternoon Adam:

Thank you for speaking with me today. As discussed, SML determined that since the Use Permit application had already been submitted prior to the new administrative review process for small cells was implemented, that in the interest of time and efficiency, we would have the application remain under the Use Permit process.

I have attached communications between myself and Cedric regarding his request for additional information.

Please feel free to give me a call for any additional information.

Thank you for your help. Have a nice day.



Lauren Bonanni Bettis | Real Estate Manager

Smartlink

1362 Mellon Road, Suite 140

Hanover, MD 21076

smartlinkllc.com

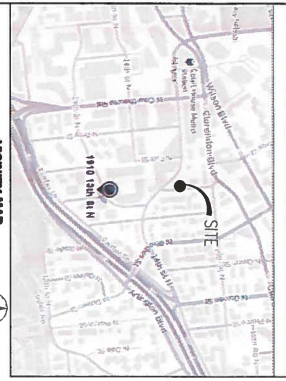
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VICINITY MAP

SITE PLAN NOTES

- 1) SITE NAME: ROSSLYN 033
- 2) THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF INTERESTS IN REAL ESTATE.
- 3) THE SUBJECT PARCEL INFORMATION:
OWNER: VERIZON ATTN: RICK L. CENTE
PROJECT ADDRESS: 1910 13TH ST N
ARLINGTON, VA 22209
COUNTY: ARLINGTON COUNTY
ACRES: 0.17-000-006

LINE TYPES
BOUNDARY LINE - PLANNED PARCEL
TIC LINE FOR DIMENSIONS
RIGHT OF WAY BOUNDARY
INTERIOR LOT LINES
FENCE LINE - CHAIN
TREE OR VEGETATION LINE



SITE PLAN
SCALE = 1" = 20' (SEE NOTE)



ROSSLYN 033 - SMALL CELL
1910 13TH ST. N.
ARLINGTON, VA 22209

entrex

Small Cell Division
1910 13th St N
Arlington, VA 22209
Tel: (703) 295-0001

TEI

Technical Engineering Inc.
1910 13th St N
Arlington, VA 22209
Tel: (703) 295-0001

COMMONWEALTH OF VIRGINIA
CIVIL SERVICE
NO DUPLICATION
FEE REQUIRED
RECEIVED

REVISIONS	DATE
1	05-14-17

DATE: 11-02-2019
PRODUCT NO: 1102-329
SCALE: AS NOTED
TITLE: SITE PLAN

SHEET: C-1

[illegible]

verizon[✓]
ROSSLYN 033 - SMALL CELL
1910 13TH ST., N.
ARLINGTON, VA 22201

entrex
communications solutions
4400 Rockledge Drive, Suite 650
Bethesda, MD 20817
PHONE: (301) 440-4000
FAX: (301) 440-0961

Thermonet Biomaterials Inc.
2225 Commerce Road, Suite 1
Riverside, IL 62458
618-672-0816
www.tbi-eug.com





1																									
2																									
3	<p>Thermax Building Inc. 10000 Old Dominion Rd., Suite 100 Fairfax, VA 22030 Tel: 703/261-2222 Fax: 703/261-2222 www.thermax.com</p>																								
4	<p> entrex</p> <p>4000 Westpark Drive, Suite 600 Arlington, VA 22204 Tel: 703/461-1000 Fax: 703/461-0801</p>																								
5	<p>verizon[✓]</p> <p>ROSSLYN 033 – SMALL CELL</p> <p>1910 13TH ST. N. ARLINGTON, VA 22201</p>																								
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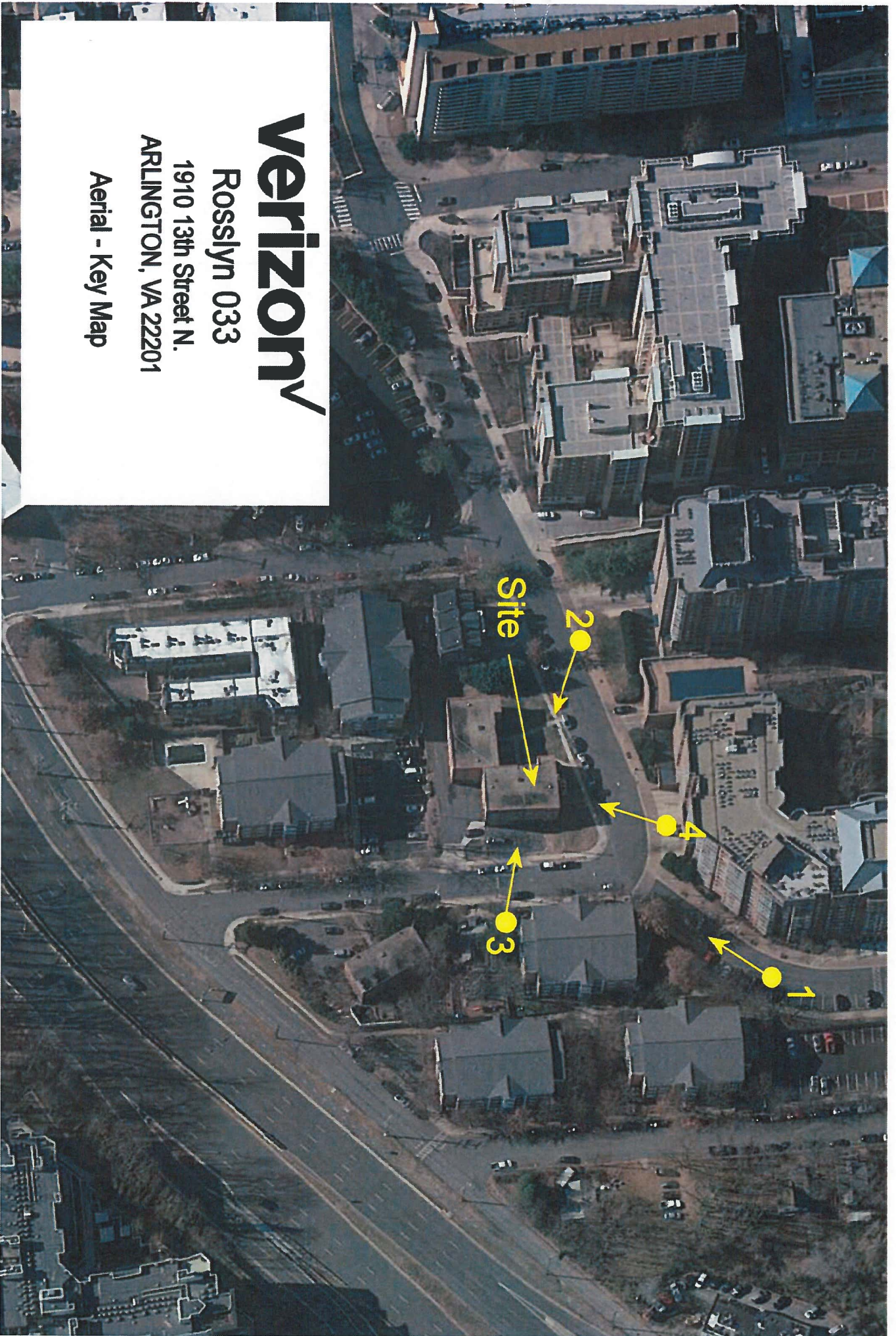
verizon

Rosslyn 033

1910 13th Street N.

ARLINGTON, VA 22201

Aerial - Key Map



Proposed Verizon Wireless
Antenna On Non-Penetrating
Sled On Roof

Proposed Verizon Wireless
Equipment On a Non-
Penetrating Sled On Roof

Proposed Verizon Wireless
Antenna On Non-Penetrating
Sled On Roof

verizon

Rosslyn 033

**1910 13th Street N.
ARLINGTON, VA 22201**

**Photo 1 - View from N Scott St
Looking South West**





Proposed Verizon Wireless
Antennas On Non-Penetrating
Sleds On Roof

Proposed Verizon Wireless
Equipment On a Non-
Penetrating Sled On Roof

verizon

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**1910 13th Street N.
ARLINGTON, VA 22201**

**Photo 2 - View from 13th St N
Looking South East**

Proposed Verizon Wireless
Equipment On a Non-
Penetrating Sled On Roof
(Not Visible)

Proposed Verizon Wireless
Antenna On Non-Penetrating
Sleds On Roof

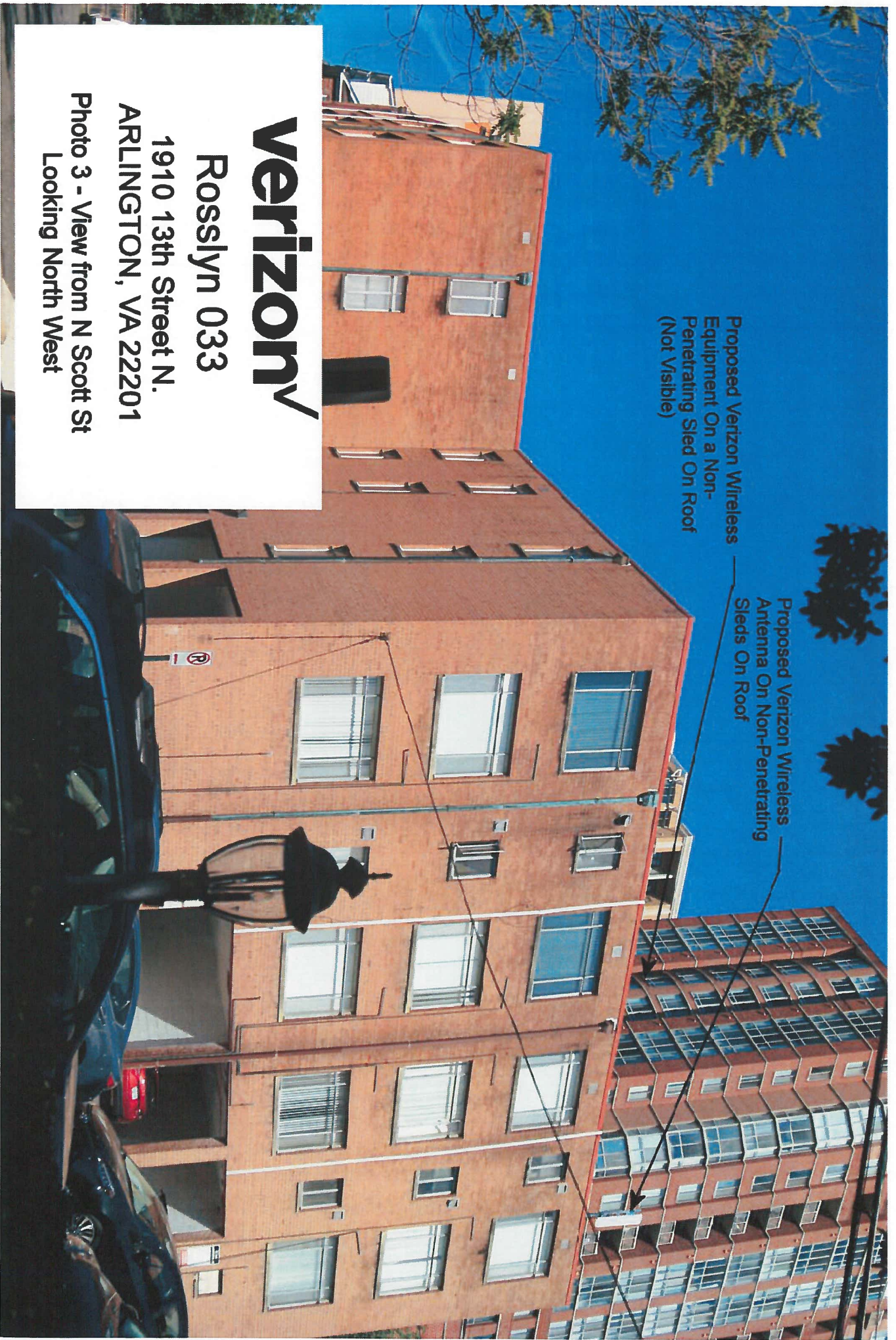
verizon

Rosslyn 033

1910 13th Street N.

ARLINGTON, VA 22201

**Photo 3 - View from N Scott St
Looking North West**



Proposed Verizon Wireless
Antenna On Non-Penetrating
Sled On Roof

Proposed Verizon Wireless
Equipment On a Non-
Penetrating Sled On Roof
(Not Visible)

Proposed Verizon Wireless
Antenna On Non-Penetrating
Sled On Roof

Proposed Verizon Wireless
Conduits on Building Wall
to New Electric Service
Backboard

verizon

Rosslyn 033

1910 13th Street N.

ARLINGTON, VA 22201

**Photo 4 - View from 13th St N
Looking South**

