

MCPB  
Item# 4  
1/17/02

**MEMORANDUM**

**DATE:** January 11, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** John A. Carter, Chief, Community Based Planning *JAC*  
**FROM:** Kathleen A. Reilly, AICP, Community Based Planning *KAR*

**REVIEW TYPE:** Special Exception  
**APPLYING FOR:** Telecommunication Facility  
**APPLICANT:** Sprint PCS/APC Realty and Equipment Company  
**CASE NUMBER:** S-2492  
**REVIEW BASIS:** Chapter 59, Zoning Ordinance

**ZONE:** O-M (Office Building, Moderate Intensity)  
**LOCATION:** 14301 Layhill Road  
**MASTER PLAN:** Aspen Hill (1994)

**FILING DATE:** September 28, 2001  
**PLANNING BOARD:** January 17, 2002  
**PUBLIC HEARING:** January 23, 2002 at Board of Appeals

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**STAFF RECOMMENDATION: APPROVAL with the following conditions:**

1. The applicant shall be bound by all submitted statements and plans.
2. The telecommunications facility must be removed at the cost to the applicant when the facility is no longer in use by the telecommunication carrier.
3. Submit a site plan amendment for administrative approval prior to issuance of permits.

**THE PROPOSAL**

The applicant, Sprint PCS/APC Realty and Equipment Company, has requested a special exception to install a telecommunications facility consisting of up to 9 panel antennas mounted on the rooftop of an existing office building located at 14301 Layhill Road in Aspen Hill in the O-M Zone. The applicant also plans to

lease a first floor room in this office building to house the associated unmanned self-contained accessory equipment cabinets. The existing office building is not high enough, only 25 feet in height, to permit the proposed antennas to be attached to the building by right as allowed under Sect. 59-A-6.14 of the Zoning Ordinance. Access to the office building is from both Layhill and Bonifant Roads, public rights-of-way.

**Site** – The site is located in the northeast quadrant of the intersection of Layhill and Bonifant Roads and consists of 23,987 square feet of O-M zoned land. The property has frontage and access onto both roadways. The property is developed with an office building approximately 9,791 square feet in size and approximately 25 feet in height. The penthouse rooftop where the applicant proposes to locate the antennas is 8 feet higher than the building, thus the height for the building and penthouse totals 33 feet.

**Neighborhood Description** – The properties located immediately north and east of the subject site are zoned RT-15, and are developed with townhouse units. Across Bonifant Road and directly south of the site, the properties are zoned C-T (Commercial Transitional) and R-60 and are developed with the Sandy Spring National Bank and low-density residential uses, respectively. Across Layhill Road and west of the site, the property is zoned C-1 and is developed with the Layhill Shopping Center and the Plaza del Mercado. The southwest quadrant of Layhill Road and Bonifant Road is zoned PD-7 and developed as the Parker Farm townhouse community. Other special exceptions in the area include: BAS-786 for a modification to a restaurant approved 8/19/81; SE-707 modification to a drive-in restaurant approved 10/25/79; SE-354 parking of automobiles on commercial land reserved for highway purposes approved 2/18/70; BAS-558 animal hospital approved 6/877; and BAS-1958 for a drive-in restaurant approved 1/11/93.

**Elements of the Proposal** - A summary of the applicant's statement is as follows:

*The applicant, Sprint PCS/APC Realty and Equipment Company, seeks to install 9 panel antennas on the penthouse walls of the western portion of the rooftop. The antennas each measure approximately fifty-eight (58) inches long and seven (7) inches wide and four (4) inches deep. The bottom of the antennas will be hung at the 30 foot elevation of the building leaving just 1 ½ feet of each antenna extending above the penthouse wall. The antennas will be configured in three sectors, facing in three directions, of three antennas each. The antennas are white in color and will be painted to blend with the penthouse wall. There will be no lighting on the antennas.*

*Sprint's related telecommunications equipment cabinets will be placed in a first floor room in the interior of the office building. Six cabinets are proposed each of which measures approximately 6 feet high X 3 feet wide X 3 feet deep and are*

*beige in color. Coaxial cables approximately 1 5/8 inches in diameter will run from the equipment cabinets through the interior of the building to connect with the antennas. The applicant plans to lease this office space as well as the portion of the rooftop where the antennas will be located. There will be periodic visits of one to two times per month to check or repair the equipment. The facility operates twenty-four (24) hours a day seven days a week.*

*The proposed antennas need to be mounted at a height sufficient to service the intended coverage area and to provide connectivity to other antenna sites in the network. As a licensee of the Federal Communications Commission (FCC), Sprint is committed to providing a seamless telecommunications service to its users through a network of wireless communications facilities nationwide and throughout the Baltimore- Washington area.*

## **ANALYSIS**

**Tower Coordinating Committee** -On August 15, 2001, the Tower Coordinating Committee Facility Coordinating Group (TTFCG) reviewed the subject application. According to Section 59-A-6.14 of the Zoning Ordinance, antennas may be installed on a rooftop as a matter of right if a building in a commercial zone is at least 30 feet in height. The existing office building is only 25 feet in height and therefore too short to allow the proposed antennas to be attached by right. Thus, the applicant is required to file a special exception request. Based on information submitted by the applicant, TTFCG voted to recommend approval of the request subject to obtaining an approval of a special exception. A copy of TTFCG's recommendation is contained in Appendix 1 of this report. A copy of the minutes for this item from the TTFCG's August 15, 2001 meeting is included as Appendix 2.

**Master Plan** - The site is situated in the Aspen Hill Master Plan area. The Plan confirms the O-M zone and telecommunications facilities are allowed by special exception in the O-M zone.

**Transportation** - The Transportation Planning Division staff has reviewed the subject request. Under this application, the proposed use is expected to generate approximately two trips per month for routine maintenance or emergency repair. Under the Local Area Transportation Review (LATR) Guidelines such a use is considered de minimis and no traffic impacts are anticipated. Therefore, no traffic study is required.

**Environmental** - The subject request is exempt from the forest conservation laws as it will not result in the clearing of existing forest or trees.

**Other Processes** - According to Sect. 59-C-4.314 of the Zoning Ordinance, the O-M zone requires site plan approval. It appears from the submitted information and site visits that the proposed use will not change the character or architecture

of the existing office building. A site plan was approved for the office building prior to its construction. Therefore, staff recommends that the applicant submit a site plan amendment for administrative review prior to issuance of permits.

**Community Comments** – To date, no comments have been received from the community on this application.

**Compliance with Specific and General Special Exception Provisions** - Staff has reviewed the application for compliance with all applicable special exception provisions and finds the following:

**Sec. 59-G-2.43. Public utility buildings, public utility structures, and telecommunication facilities.**

- (a) A public utility building or public utility structure, not otherwise permitted may be allowed by special exception. The findings of this subsection (a) do not apply to electric power transmission or distribution lines carrying in excess of 69,000 volts, which are regulated by subsection (f) below. For other buildings or structures regulated by this section, the Board must make the following findings:

- (1) The proposed building or structure at the location selected is necessary for public convenience and service.

*The proposed facility in this location is necessary for the public convenience and service.*

- (2) The proposed building or structure at the location selected will not endanger the health and safety of workers and residents in the community and will not substantially impair or prove detrimental to neighboring properties.

*The use will not substantially impair or prove detrimental to the neighboring properties nor will it endanger the health and safety of residents or workers in the community.*

- (b) Public utility buildings in any permitted residential zone, shall, whenever practicable, have the exterior appearance of residential buildings and shall have suitable landscaping, screen planting and fencing, wherever deemed necessary by the Board.

*Not applicable.*

- (c) Reserved.

- (d) Any proposed broadcasting tower shall have a setback of one foot from all property lines for every foot of height of the tower; provided, that any broadcasting tower lawfully existing on September 1, 1970, shall be exempt from the setback limitations imposed by this subsection, and may be continued, structurally altered, reconstructed or enlarged; provided further, that no structural change, repair, addition, alteration or reconstruction shall result in increasing the height of such tower above the then existing structurally designed height.

*Not applicable*

- (e) Examples of public utility buildings and structures for which special exceptions are required under this section are buildings and structures for the occupancy, use, support or housing of switching equipment, regulators, stationary transformers and other such devices for supplying electric service; telephone offices; railroad, bus, trolley, air and boat passengers stations; radio or television transmitter towers and stations; telecommunication facilities; above ground pipelines. Additional standards for telecommunication facilities are found in subsection (j).

*The subject application is a special exception use as defined in this statement.*

- (f) The provisions of section 59-G-1.21(a) shall not apply to this subsection. In any residential zone, overhead electrical power and energy transmission and distribution lines carrying in excess of 69,000 volts.

*Not applicable.*

- (g) In addition to the authority granted by section 59-G-1.22, the Board may attach to any grant of a special exception under this section other conditions that it may deem necessary to protect the public health, safety or general welfare.

*Recommended conditions of approval are included on page 1 of this report.*

- (h) Petitions for special exception under this section may be filed on project basis.

*Not applicable.*

- (i) A petitioner under this section shall be considered an interested person for purposes of filing a request for a special exception if he states in writing under oath that he has made a bona fide effort to obtain a contractual interest in the subject property for a valid consideration without success,

and that he intends to continue negotiations to obtain the required interest or in the alternative to file condemnation proceedings should the special exception be granted.

*Not applicable.*

(j) Any telecommunication facility must satisfy the following standards:

- (1) The minimum parcel or lot area must be sufficient to accommodate the location requirements for the support structure under paragraph(2), excluding the antenna(s), but not less than the lot area required in the zone. The location requirement is measured from the base of the support structure to the property line. The Board of Appeals may reduce the location requirement to not less than the building setback of the applicable zone if the applicant requests a reduction and evidence indicates a support structure can be located on the property in a less visually unobtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, if any and visibility from the street.

*There is no minimum lot size in the O-M zone. The proposed use will be sited on an existing office building. The proposed facility including the placement of the antennas will not affect conformance to the development standards of the O-M Zone for this building.*

(2) A support structure must be located as follows:

- a In agricultural and residential zones, a distance of one foot from property line for every foot of height of the support structure.

*Not applicable.*

- b. In commercial and industrial zones, a distance of one-half foot from property line for every foot of height of the support structure from a property line separating the subject site from commercial or industrial zoned properties, and one foot for every foot of height of the support structure from residential or agricultural zoned properties.

*The existing office building serves as the support structure and it continues to meet the setback standards for the O-M zone.*

- c. These location requirements apply to perimeter lot lines and not to interior lot lines.

*The location requirements for the proposed antennas apply to perimeter lot lines not interior lot lines.*

- (3) A freestanding support structure must be constructed to hold not less than 3 telecommunication carriers. The Board may approve a support structure holding less than 3 telecommunication carriers if:

- 1) requested by the applicant and a determination is made that collocation at the site is not essential to the public interest; and

- 2) the board decides that construction of a lower support structure with fewer telecommunication carriers will promote community compatibility.

*Not applicable, as the freestanding structure is an existing office building.*

- (4) No signs or illumination are permitted in the antennas or support structure unless required by the Federal Communications Commission, the Federal Aviation Administration, or the County.

*No signs or illumination are proposed under this application.*

- (5) Every freestanding support structure must be removed at the cost of the applicant when the telecommunication facility is no longer in use by any telecommunication carrier.

*Removal of the panels and antennas are a recommended condition of approval.*

## **Sec. 59-G-1.2. Conditions for granting a special exception.**

**59-G-1.2.1. Standard for evaluation.** A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse

effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with the inherent effects, are a sufficient basis to deny a special exception.

*The non-inherent characteristics of the proposed use would be the addition of panels and antennas to the rooftop of the building's penthouse. The antennas will be only 1 1/2 feet above the 33 feet height (combined height of building and penthouse) and visibility on the surrounding area is expected to be minimal. The proposed equipment cabinets normally visible with telecommunication facilities will be housed in a room within the office building. The infrequency of vehicular traffic to the site associated with the use's routine maintenance is less than generated by the current tenants of this building on a daily basis. No lighting is proposed for this use. The non-inherent characteristic of height associated with the proposed use is not a factor in this case, as a 1 1/2 foot extension above the existing building will be de minimis and not adverse to nearby properties or the general neighborhood.*

**59-G-1.21. General conditions.**

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

*The proposed use is allowed in the O-M Zone.*

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

*The proposed use complies with the standards and requirements for a telecommunications facility under Section 59-G-2.43 of the Zoning Ordinance*

(3) Will be consistent with the general plan for the physical development of the District, including any master plan thereof adopted by the Commission. Any decision to grant or deny special exception must be consistent with a recommendation in an approved and adopted master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception



concludes that the granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

*The subject property is covered by the Aspen Hill Master Plan. The Master Plan supports the existing O-M zone for the property and telecommunication facilities are allowed by special exception in that zone.*

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

*The proposed use will be in harmony with the general character of the neighborhood when considering these criteria.*

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The proposed use will not have a detrimental effect for any of these reasons.*

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

*The requested use will not cause adverse effects with respect to any of these criteria.*

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

*The proposed use will not increase the number, intensity, and scope of the approved special exceptions in the area.*

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective on any adverse effects the use might have if established elsewhere in the zone.

*The proposed special exception will not cause any of these effects.*

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.

*The subject property is served by adequate public facilities.*

- (i) If the special exception use requires approval of a preliminary plan of subdivision, the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception.

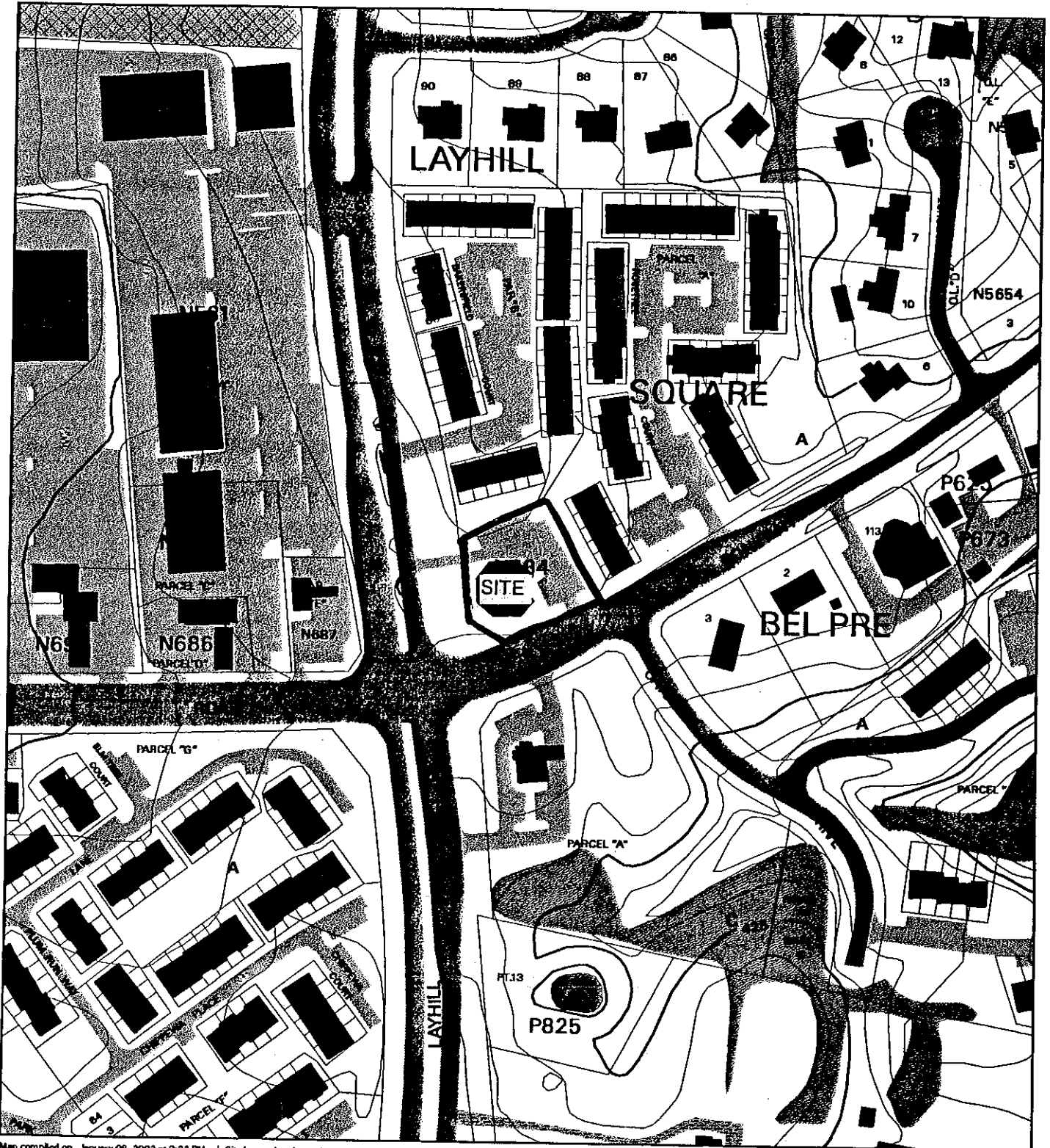
*The site has been subdivided, thus a preliminary plan of subdivision is not needed.*

- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner or the District Council, as the case may be, must further determine that the proposal will have no detrimental effect on the safety of vehicular or pedestrian traffic.

*With an average of two vehicular trips per month, no conflicts with existing traffic or pedestrians are anticipated.*

**Conclusion** - Staff recommends approval of the submitted special exception with conditions stated on page 1 of this report.

VICINITY MAP FOR  
**S-2492**



Map compiled on January 06, 2002 at 3:22 PM | Site located on base sheet no - 216NW02

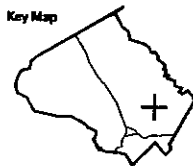
**NOTICE**

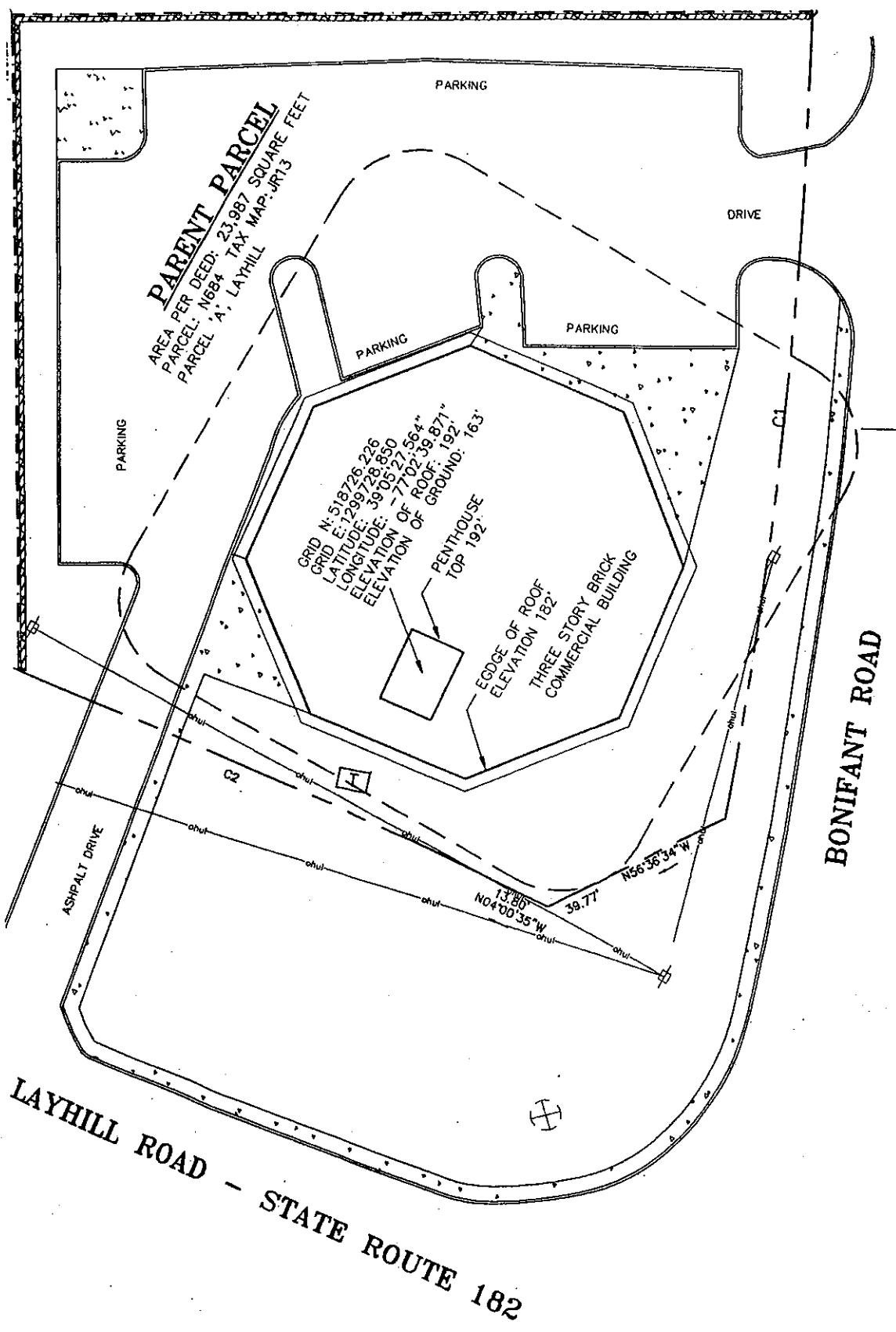
The planimetric, property and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCP&P.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

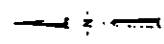
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

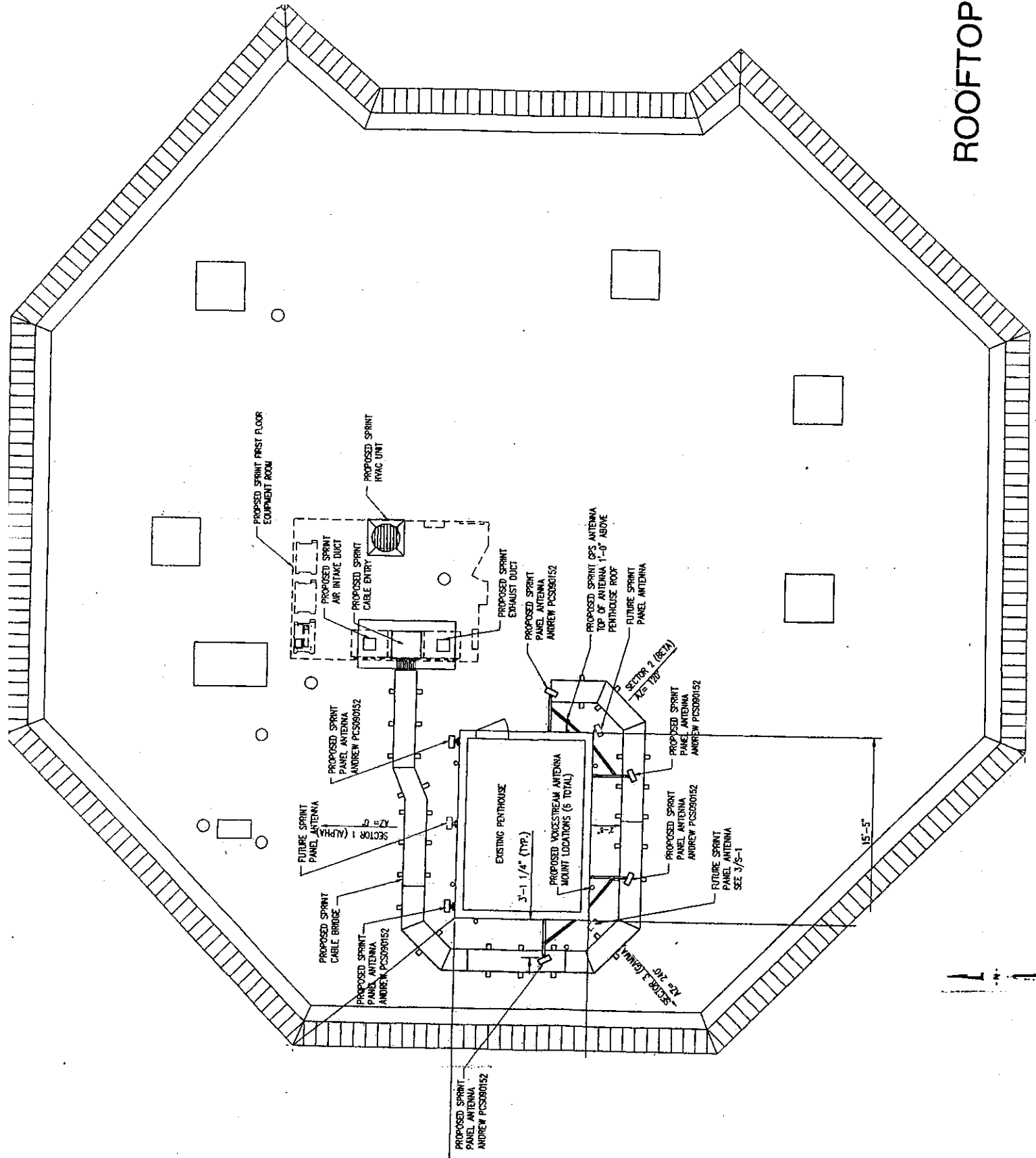


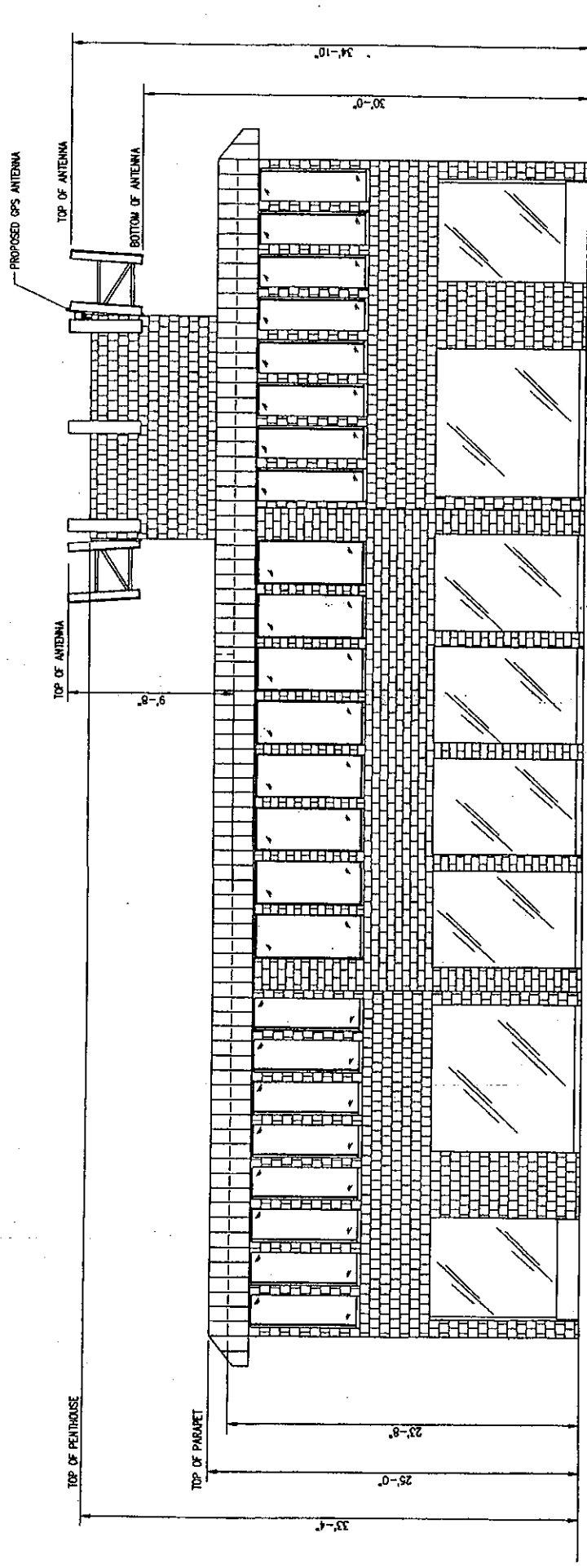


SITE PLAN



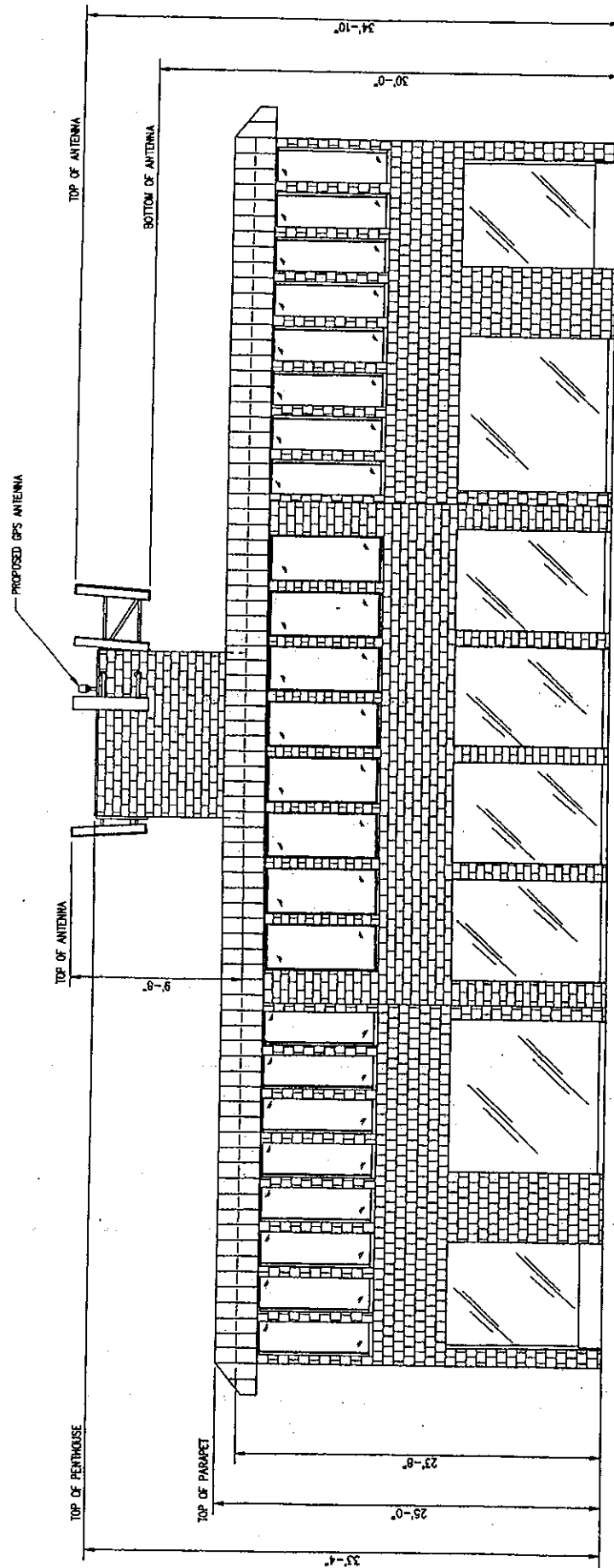
# ROOFTOP PLAN





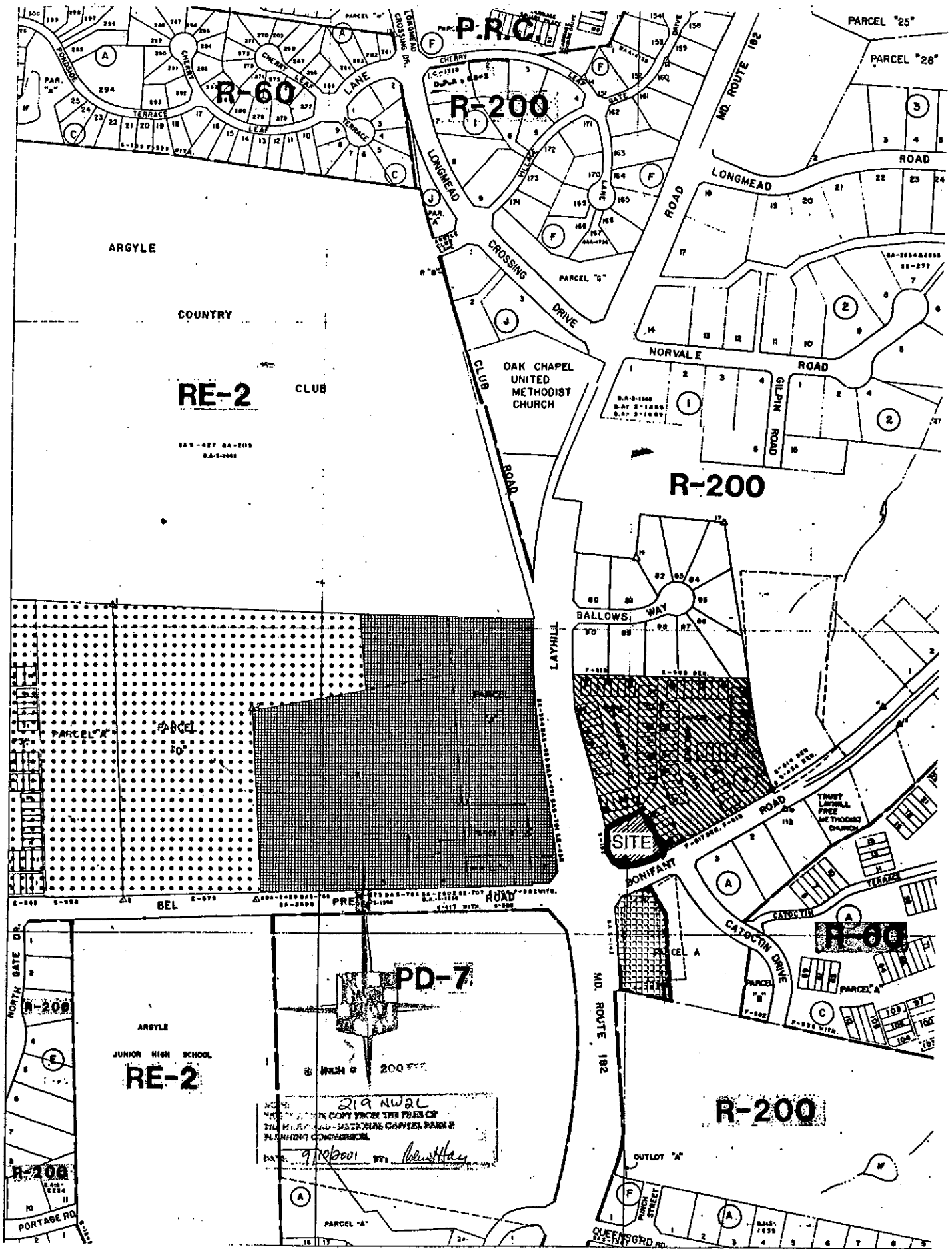
NORTH BUILDING ELEVATION

ELEVATIONS



WEST BUILDING ELEVATION

ELEVATIONS



ARGYLE  
COUNTRY  
**RE-2** CLUB  
855-427 8A-2119  
8.A-2-2042

**P.R.C.I.**  
**R-200**

**R-200**

**SITE**

**H-60**

**PD-7**

ARGYLE  
JUNIOR HIGH SCHOOL  
**RE-2**

**R-200**

219 NWBL  
THIS IS A COPY FROM THE FILES OF  
THE HUNTSVILLE METROPOLITAN GOVERNMENT  
PLANNING COMMISSION  
DATE: 9/18/2001 BY: [Signature]

PARCEL "A"

OUTLOT "A"

MD. ROUTE 182

QUEENSBOND

NORTH GATE DR.

PORTAGE RD.

CROSSING DR.

LONGMEAD

CROSSING DRIVE

CLUB ROAD

LAYHILL

BONIFANT

CATCOTT DR.

ROAD

NORVALE ROAD

GILPIN ROAD

ROAD

ROAD

ROAD

ROAD

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PARCEL "25"

PARCEL "28"

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**MONTGOMERY COUNTY, MARYLAND**  
**TOWER COORDINATOR**  
**RECOMMENDATION**

APPLICATION NUMBER: 200107-04

DATE: 25 July 2001

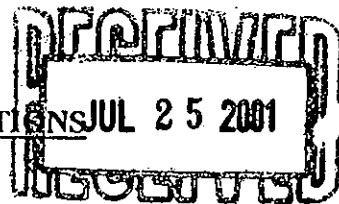
<b>Application Information:</b>	
Applicant:	Sprint PCS
Description:	Flush mount antennas on the penthouse walls at the 30' level of an existing 25' building.
Site Location:	Layhill Road 14301 Layhill Road, Silver Spring
Property Owner:	Layhill Association, LLC
Classification in accordance with Zoning Ordinance: O-M	
Private Property: <input checked="" type="checkbox"/>	By right: <input type="checkbox"/>
Public Property: <input type="checkbox"/>	By right: <input type="checkbox"/>
	Special Exception: <input checked="" type="checkbox"/>
	Special Exception: <input type="checkbox"/>
	Mandatory Referral: <input type="checkbox"/>
Impact on land-owning agency: N/A	
Existing or future public safety telecommunications facilities and plans: None	
Co-location options: VoiceStream has an application pending for this location.	
Implications to surrounding area:	
Attachments: Application	
Comments:	

**Tower Coordinator Recommendation:** Recommended:   
 Not recommended:

Signature: *[Handwritten Signature]*  
 Date: 8/3/01



MONTGOMERY COUNTY, MARYLAND
APPLICATION FOR WIRELESS COMMUNICATIONS
SITE COORDINATION



DATE: July 25, 2001 NUMBER: 200107-04
(To be filled in by County)

Applicant Name: Sprint PCS/APC Realty and Equipment Company, LLC
DBA:
Address: 6905 Rockledge Drive, Suite 400
Bethesda, MD 20817
Contact Person and Phone No.: James R. Michal, Esq./Janet A. Brown, Esq.
(202) 457-1600

Provide a description of the proposed installation, including the type and height of the structure (i.e. monopole, rooftop, water tank, guyed tower, self-support tower, etc.) and whether it is existing, modified, or new. Describe any modifications that will be made to existing structure.
Installation of up to 9 panel antennas flush-mounted at 30' elevation to the penthouse wall of office building. Installation of related equipment cabinets on a 10'x30' support platform on rooftop.
Address/City: 14301 Layhill Road, Silver Spring
Site Name: Layhill Village Zoning: O-M
Site Owner/Landlord: Layhill Association, LLC
Latitude/Longitude: N 39/05/29.4 W 77/02/40.2
Ground Elev.: 449'
Antenna Height AGL: 30'
Frequency bands to be used: Tx: 1930-1945 Rx: 1850-1865
Maximum ERP: 250 watts
FCC Emission Designator: 1M2369W
FCC Antenna Structure Registration Number: N/A
Description of antenna(s), including physical size, patterns, gain and orientation (include copy of spec sheet or drawings):
See attached specification sheet.
Describe area to be served by the proposed installation. Attach a map of the general area showing the location of the site and the approximate area of coverage expected from the proposed facility.
Layhill Road (182)/Bel Pre Road and surrounding area

Will antennas be installed on an existing structure? Yes

If not, describe results of investigation about possible co-location: N/A

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Will site be used to support government telecommunications facilities or other equipment for government use? No

If yes, describe: \_\_\_\_\_

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Attach a site plan of the proposed facility showing location of monopole or structure on the property, location of existing and proposed equipment buildings or cabinets, and distance of any new structures or buildings from property lines. Clearly identify existing versus proposed facilities. Also provide an elevation sketch of the structure showing major dimensions and mounting height of antennas.

Will the antenna installation be in compliance with the maximum permissible RF exposure limits set forth in §1.1310 of the FCC Rules and Regulations? Yes x No \_\_\_\_\_

If the answer is no, please attach an explanation.

Type of compliance study required under §1.1307 of the FCC Rules and Regulations:

Categorically Excluded x

Routine Environmental Evaluation \_\_\_\_\_

Environmental Assessment \_\_\_\_\_

If antennas will be located on a rooftop, please attach a description of any steps that have been or will be taken to prevent the aggregate RF from exceeding exposure limits.

See Attachment A.

Montgomery County Code, Chapter 2-58E requires applicants to submit a facility location plan indicating the location of every existing telecommunications transmission facility and the general location of facilities that are anticipated to be built in the near future. Has a new or updated plan been filed with the County within the last year? Yes x No \_\_\_\_\_

If the answer if no, please submit a plan with this application.

Submit this application to:

Department of Information Systems and Telecommunications  
 Columbia Telecommunications Corporation  
 c/o Montgomery County Tower Coordinator  
 5550 Sterrett Place, Suite 200  
 Columbia, MD 21044  
 Phone: (410) 964-5700

Attachment A

Sprint PCS will post a sign in a conspicuous area of the access to the rooftop cautioning of potential RF exposure.

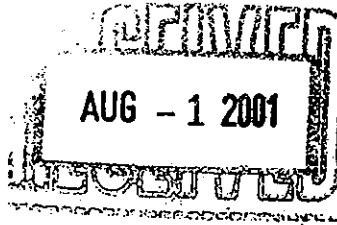
204107 01



JACKSON & CAMPBELL

A Professional Corporation

JANET A. BROWN  
202-457-4263  
jbrown@jackscamp.com



August 1, 2001

ATTORNEYS AT LAW

1120 Twentieth Street, N.W.  
South Tower  
Washington, D.C. 20036-3437  
202-457-1600  
Fax: 202-457-1678  
www.jackscamp.com

HAND-DELIVERED

Mr. Robert Hunnicutt  
Tower Coordinator  
Columbia Telecommunications Corporation  
5550 Sterrett Place, Suite 306  
Columbia, MD 21044

Re: Supplemental Information Requested on Two Sprint PCS Applications on August 15, 2001 Tower Committee Agenda: 14301 Layhill Road, Silver Spring; WSSC Plant 12200 River Road, Potomac

Dear Bob:

In response to your recent inquiries regarding use of alternative sites for the two above-referenced sites proposed by Sprint PCS, and in supplement to Sprint's Tower Committee applications, enclosed please find the following materials: 1) two letters from Sprint's RF Engineer explaining why certain existing sites cannot be used in lieu of the two proposed sites; and 2) a letter from the WSSC explaining why Sprint cannot colocate at the rooftop of the filtration plant building. I trust that these letters address your concerns regarding alternative sites and that these applications will be on the Tower Committee's August 15, 2001 agenda.

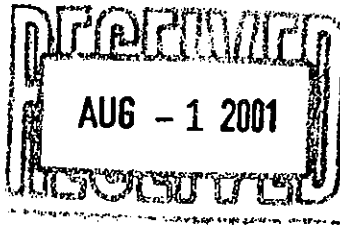
If you should have any questions, please do not hesitate to contact me. Thank you for your attention to these matters.

Sincerely,

JACKSON & CAMPBELL, P.C.

*Janet A. Brown*  
Janet A. Brown

Enclosures



20117 04

Lease Management  
D C./No. Va. & Md. Markets  
Northeast Region

**Sprint PCS**

6905 Rockledge Drive  
Suite 100  
Bethesda, MD 20817  
MDBTHA0101  
Voice 301 214 9200  
Fax 301 214 9492

July 31, 2001

Mr. Robert Hunnicutt  
Tower Coordinator  
Columbia Telecommunications Corporation  
5550 Sterrett Place, Suite 306  
Columbia, MD 21044

Re: Sprint PCS Application for Rooftop Colocation at 14301 Layhill Road, Silver Spring

Dear Mr. Hunnicutt:

In reviewing Sprint PCS' Tower Committee application for the above-referenced site, you inquired as to why we could not use the monopole at the Argyle Country Club in lieu of the proposed rooftop colocation. There is insufficient height available on the Argyle Club monopole for Sprint to meet its coverage objective. The Layhill rooftop site has a higher ground elevation allowing Sprint to meet its coverage objective while colocating at a lower elevation above ground level.

Very truly yours,

Komlan Henri Edoh  
Radio Frequency Engineering  
Sprint PCS



# JACKSON & CAMPBELL

A Professional Corporation

JANET A. BROWN  
202-457-4263  
jbrown@jackscamp.com

July 24, 2001

ATTORNEYS AT LAW

1120 Twentieth Street, N.W.  
South Tower  
Washington, D.C. 20036-3437  
202-457-1600  
Fax: 202-457-1678  
www.jackscamp.com

## VIA FEDERAL EXPRESS OVERNIGHT

Mr. Robert Hunnicutt  
Tower Coordinator  
Columbia Telecommunications Corporation  
5550 Sterrett Place, Suite 306  
Columbia, MD 21044

RECEIVED  
JUL 25 2001

Re: Sprint PCS/APC Applications on August 15, 2001 Agenda of Tower Committee

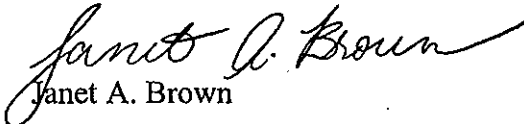
Dear Bob:

Enclosed please find an application by Sprint PCS/APC Realty and Equipment Company, LLC ("Sprint") for a proposed telecommunications facility at 14301 Layhill Road, Silver Spring for inclusion on the Tower Committee's August 15, 2001 agenda. In addition, per your request, and in supplement to Sprint's other two applications pending on the August agenda, enclosed are: 1) updated drawings of the Spectrasite monopole site on the Weitzer property on Sugerland Road reflecting Nextel's colocation; and 2) a general site plan of the WSSC Water Filtration Plant on River Road in Potomac.

If you should have any questions, please do not hesitate to contact me. Thank you for your attention to these matters.

Sincerely,

JACKSON & CAMPBELL, P.C.

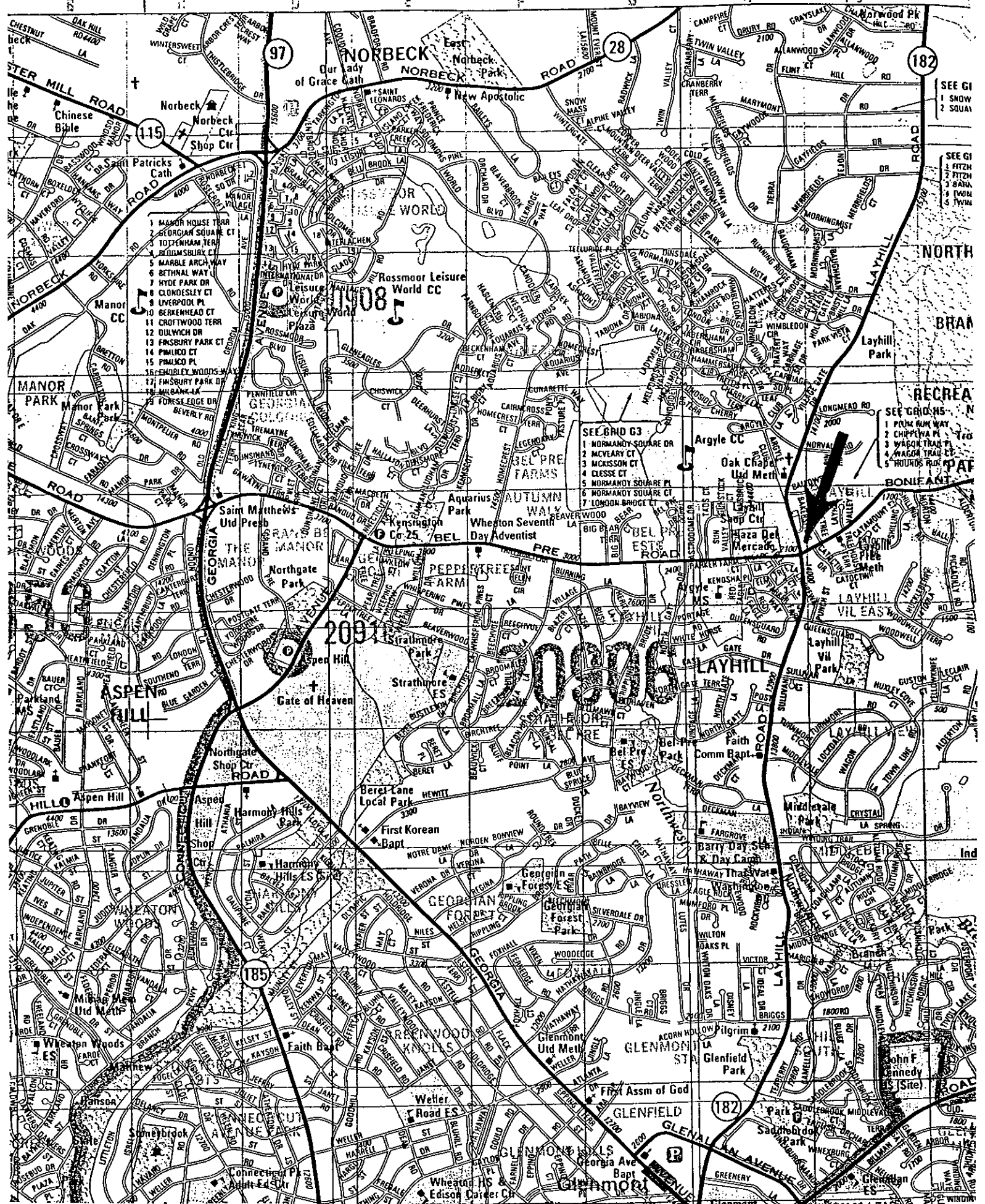
  
Janet A. Brown

Enclosures

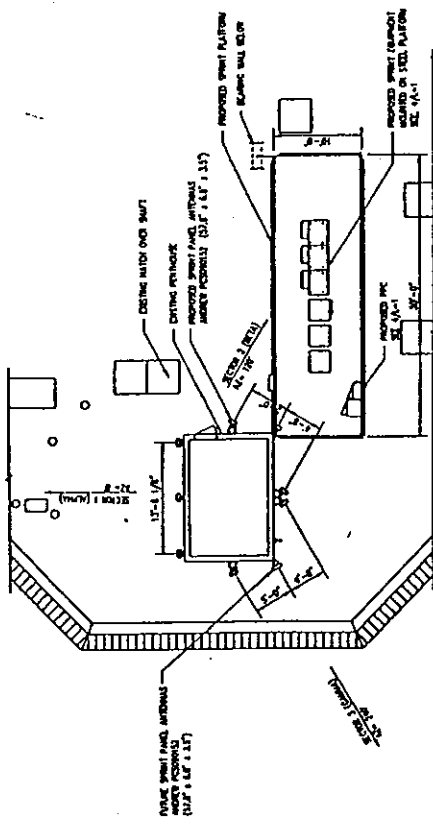
111 South Calvert Street  
Baltimore, Maryland 21202  
410-385-5343

200 A Monroe Street  
Rockville, Maryland 20850  
301-340-0450

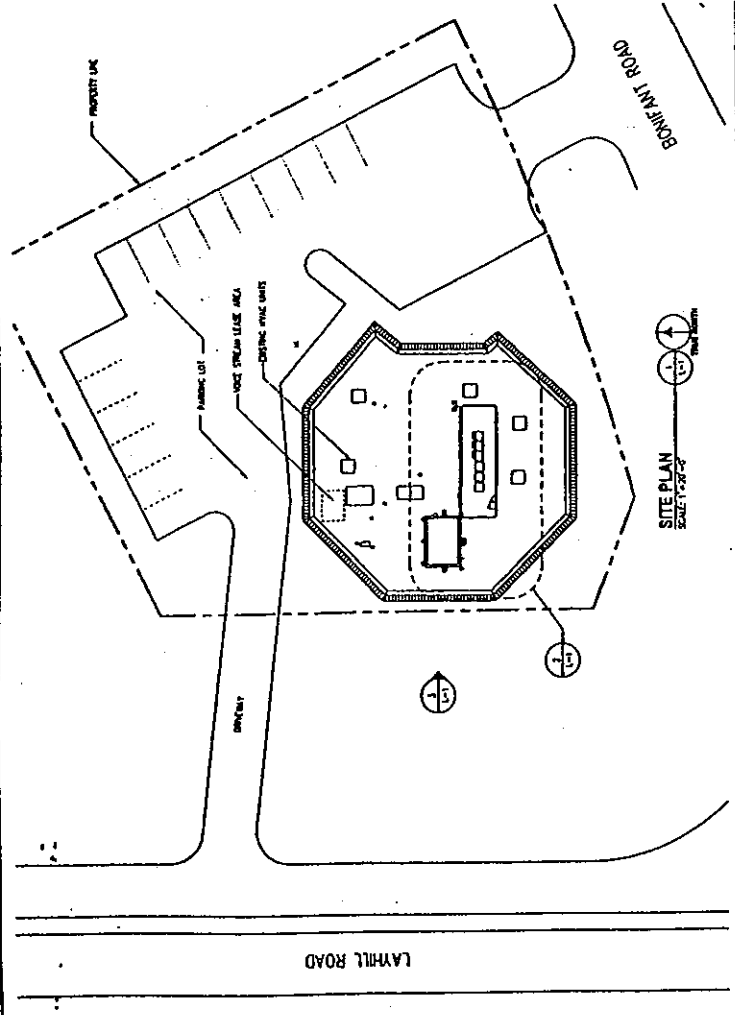
8300 Boone Boulevard  
Vienna, Virginia 22182  
703-522-1330



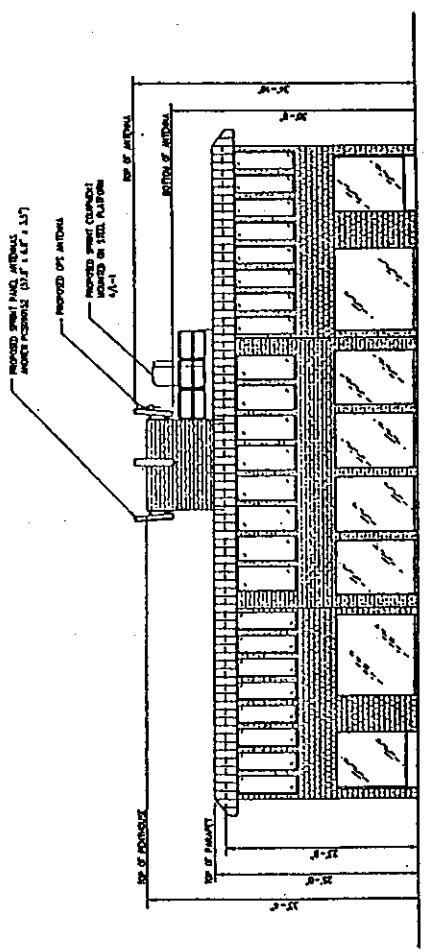




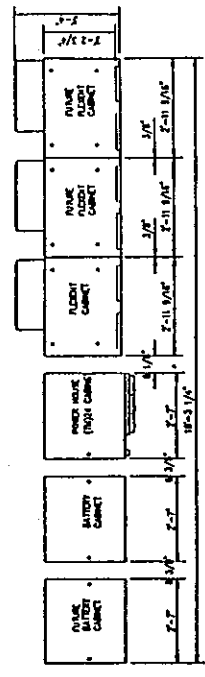
PARTIAL ROOF PLAN  
SCALE: 1/8"=1'-0"



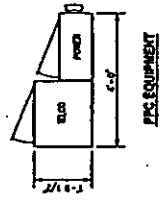
SITE PLAN  
SCALE: 1/8"=1'-0"



WEST BUILDING ELEVATION  
SCALE: 1/8"=1'-0"



PCS EQUIPMENT CABINET LAYOUT



SPRINT PCS EQUIPMENT DETAIL  
SCALE: 1/8"=1'-0"



# Antenna Type: PCS-09015-0D M

**ANDREW.**

*comes with  
downtilt bracket*

Description: 90° azimuth beamwidth, 15 dBd gain panel antenna

## Electrical Specifications

Frequency Band, MHz	1710 - 1990
Gain, dBd (dBi)	14.8 (17.0)
Azimuth Beamwidth, degrees	90
Elevation Beamwidth, degrees	6.6
Polarization Type	single, vertical
First Upper Side-lobe level	> 17 dB below peak
Intermodulation	< -150 dBc
Downtilt, degrees	0
Impedance, ohms	50
Return Loss, dB (VSWR)	> 15.5 (< 1.4)
Front to back ratio, dB	> 27
Maximum Input Power, Watts	250
Lightning Protection	DC Ground
Connector	7-16 DIN female
Connector Position	bottom

## Mechanical Specifications

Dimensions L x W x D, mm (in)	1468 (57.8) x 173 (6.8) x 89 (3.5)
Weight, kg (lb)	5.7 (12.5)
Radome Material	UV Protected PVC
Radome Color	Light Gray (Fed. Std. 595b, Color 26493)

## Environmental Specifications

Survival Wind Speed, km/h (mph)	201 (125)
Wind Load - Frontal, N (lb)	383 (87)*
Wind Load - Lateral, N (lb)	95 (21)*
Wind Load - Back, N (lb)	482 (108)*
Temperature Range	- 40° C to + 70° C
Humidity	Up to 100%

## Mounting Hardware

Down tilt mounting bracket not included

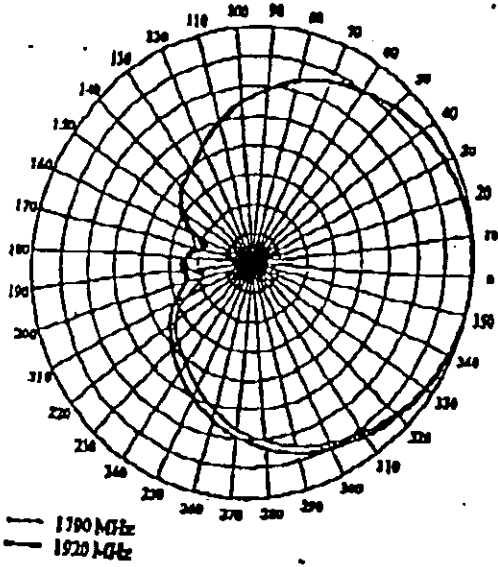
*use part number 600691A-1 for imperial hardware*  
*use part number 600691A-2 for metric hardware*  
tilt range 0° to 14°, weight, 3.6 kg (8.0 lb) *metric*

## Shipping

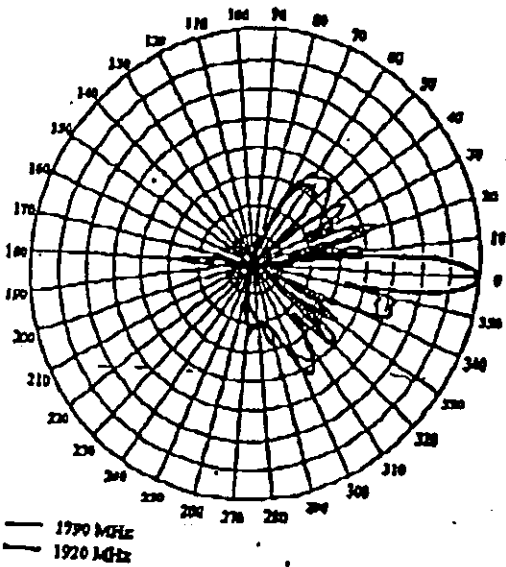
Dimensions L x W x D, mm (in)	1557 (61.3) x 191 (7.5) X 165 (6.5)
Weight, kg (lb)	10.3 (22.5)

\* Based on 161 km/h (100 mph)

# Antenna Type: PCS-09015-0D



Azimuth Pattern  
Polar Plot Center = -40dB  
5 dB/radial division  
10°/angular division



Elevation Pattern  
Polar Plot Center = -40dB  
5 dB/radial division  
10°/angular division

Nominal 15 dBi gain, 90° Sector Antenna with 0° of downtilt  
Measured at 1790 and 1920 MHz, pattern file 640345.pat

Andrew Corporation  
10500 W. 152<sup>nd</sup> Street  
Oakland Park, FL 33463 USA

Flow North America: 1-800-215-1479  
International: 1-708-873-2307  
Fax: 1-708-249-5444

www.Andrew.com

May 1999

**Action Item:** VoiceStream Wireless application to pole mount antennas on the penthouse roof at the 46' level of an existing 25' building located at 14301 Layhill Road in Silver Spring (Application #200105-06).

*This application is discussed jointly with the following application.*

**Action Item:** Sprint PCS application to flush mount antennas on the penthouse walls at the 30' level of an existing 25' building located at 14301 Layhill Road in Silver Spring (Application #200107-04).

Julie Modlin explained that she would present the VoiceStream and Sprint PCS applications together as both were proposals to attach to the same building. She noted that these attachments were Special Exceptions because the building height was less than the 30' required by the code. Dave Niblock confirmed that the building was too short to be a by-right attachment.

Michael Ma asked if there were any taller buildings in the vicinity that could be used for co-location. Bob Hunnicutt stated that there were no taller buildings, but he had asked both carriers to consider use of the Argyle Country Club monopole located relatively close to this location. He added that RF analysis submitted by the carriers demonstrated that coverage from the Argyle Country Club would not meet their service requirements to the south. Michael Ma asked about the height of the buildings in the shopping center across the street from this site. Bob Hunnicutt distributed photos showing that the buildings in the shopping center were even shorter than the building proposed for attachment. Jane Lawton noted that this would be an excellent location for the VoiceStream antennas to be enclosed within a flagpole, and asked when the Special Exception hearing for this application was scheduled. Deane Mellander stated that VoiceStream had not filed for Special Exception yet.

**Motion:** Willem Van Aller moved that both applications be recommended. Dave Niblock seconded the motion and it was unanimously approved.