



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
11/15/07
Item #

MEMORANDUM – Special Exception

DATE: October 31, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division *RK*
Ralph Wilson, Acting Zoning Supervisor *RW*

FROM: Carlton W. Gilbert, Planner Coordinator
(301) 495-4576

SUBJECT: **Special Exception No. S-2706: Verizon Wireless and Wesley Grove United Methodist Church**, applicants, - request a special exception for an unmanned telecommunications facility consisting of an 80-foot tall monopole with stealth tree branches extending the overall height to 87 feet and associated equipment area; RE-2 Zone; located at 23630 Woodfield Road, Gaithersburg, MD – 1989 2006 Adopted and Approved Damascus Master Plan.

FILING DATE: June 18, 2007

PUBLIC HEARING: November 30, 2007

STAFF RECOMMENDATION: APPROVAL with the following conditions:

1. All evidence, testimony and exhibits of record shall bind the petitioner;
2. There shall be no signs or illumination placed on the monopole; and
3. The location of the proposed monopole is approved by the Historic Preservation Commission.

PROJECT SUMMARY

The applicants, Verizon Wireless and Wesley Grove United Methodist Church, are requesting a special exception to install a telecommunications facility on the property

located at 23610 Woodfield Road in Gaithersburg, MD. The property will be owned and operated by Verizon Wireless which is leasing the property from the Wesley Grove United Methodist Church, the owner of the property. Within the special exception area, the applicant proposes to erect a telecommunications facility that will include an 80-foot free-standing monopole and equipment area. The proposed monopole will be designed as a stealth, tree monopole located within a wooded area at the rear of the property. The exterior of the monopole will be covered in a material designed to appear like pine bark. Attached to the top portion of the monopole will be artificial pine tree branches with artificial pine needles. Staff believes that this stealth design will provide visual screening of all communication antennas attached to the monopole. As proposed, the branch like material will extend seven feet above the top of the monopole, to a maximum of 87 feet in order to give the top of the tree monopole a natural tree shape.

The applicant (Verizon Wireless) has indicated that the monopole structure will be designed with capacity to hold the antennas of at least two communication carriers (co-locators) in addition to the antennas of Verizon Wireless.

There is another special exception (S-2526) located on the subject Church property. In 2002, the Board of Appeals approved a special exception that allowed Sprint to construct a 100-foot tall monopole designed as a flag pole with antennas hidden inside the pole. According to the applicant, there is not sufficient space on Sprint's flagpole at an adequate height, in order for Verizon Wireless to co-locate its antennas inside Sprint's antennas.

Additionally, the proposed telecommunications facility is located on property that is on the edge of the Woodfield Historic District. Therefore, this application must be reviewed and approved by the Historic Preservation Commission (HPC). Currently, the HPC hearing is scheduled for November 14, 2007.

Neighborhood Description - The subject property, which is zoned RE-2, is located on the south side of Woodfield Road at the intersection of Kimblehunt Drive. The property is located within the Damascus Master Plan Area. The property is surrounded by single-family detached homes. To the south, west and east of the property, single-family homes are located in the RE-2 zone. Single-family dwellings are also located across Woodfield Road. An existing baseball field is adjacent to the proposed monopole site. The neighborhood within which the subject property is located is generally bound by Seneca Stream Valley Park to the north and east, Watkins Road to the south and Pleasant View Lane to the west.

Project Description

As stated above, Verizon Wireless is proposing to construct an 80-foot tall monopole with stealth tree branches on property owned by the Wesley Grove United Methodist Church property (co-applicant). The Church owns adjacent parcels including Parcel P763, and Parcel B Block A of the Yinger's Addition to Woodfield. The proposed monopole and equipment area are located on Parcel P760, containing approximately 3

acres of land located on the south side of Woodfield Road, approximately 400 feet north of the intersection of Kimblehunt Drive and Woodfield Road. The property is currently developed with the Wesley Grove United Methodist Church, a residence, cemetery, parking lot, playground and a shed. The existing Sprint flagpole is located on Parcel P763 and is sited approximately 110 feet from Woodfield Road. The proposed facility will be located approximately 350 feet from Woodfield Road at the rear of the property within a heavily wooded area. The special exception area that includes the monopole and the equipment area consists of approximately 2,025 square feet. Although there is no requirement in the Zoning Ordinance for the applicant to erect a camouflaged monopole, the applicant is proposing a stealth tree monopole on the subject property in order to balance the community's need and demand for wireless communications with the community's interest in a less visually obtrusive structure.

According to the site plan submitted by the applicant, the proposed monopole, which requires a one foot setback for each foot of height of the monopole, is setback over 205 feet from the nearest exterior property line. Additionally, the monopole will be constructed approximately 355 feet from the nearest off-site residential dwelling.

The proposed monopole will not be lighted and will contain no signage. The proposed 12' x 30' equipment building will be approximately 9 feet in height and will be enclosed with an 8-foot high board on board fence. The site will be unmanned except for once or twice monthly routine inspections.

ANALYSIS

Master Plan

The subject site is situated within the 2006 Adopted and Approved Damascus Master Plan area. According to the Master Plan, this site is located in the neighborhood transition area and on land recommended for RE-2 zoning. The Plan states that "... when special exceptions are proposed in the Transition and Rural areas within the Damascus Master Plan, their review should take into special consideration the preservation of these long vistas that are a part of the unique character of this community. Any proposed land use that would impede those vistas should be discouraged unless it serves an important public purpose". The proposed monopole, approximately 87 feet in height, will be sited on the property among a stand of existing trees. It will be designed to look like a large pine tree. This "stealth" design will allow the proposed structure to exist without interfering with views from the surrounding residential area. If implemented as proposed, this use will be consistent with the Adopted and Approved Master Plan.

Transportation

Transportation Planning staff states that no conditions are required to support approval of the referenced Special Exception petition since the application meets the transportation-related requirements of the adequate public facilities (APF) test. The proposed use will not have an adverse effect on the surrounding roadway system.

The proposed unmanned telecommunication facility will not generate any peak-hour vehicular trips during the weekday morning (6:30 a.m. to 9:30 a.m.) and evening (4:00 p.m. to 7:00 p.m.) peak periods. Therefore, no traffic study is required to satisfy the Local Area Transportation Review and the APF traffic test.

Environment

The Environmental Staff recommends approval of this request and provides the following comments for support of the application:

The petitioner's "Statement of Operations" notes that "the petitioner proposes to install a 'camouflaged' monopole designed to disguise the entire pole to look like a pine tree". The exterior of the monopole will be covered in material designed to appear like pine tree bark. The top portion of the monopole will have artificial pine tree branches with artificial pine needles that will screen all communications antennas attached to the pole. The proposed disguise is an important step towards providing good design that balances the community's need and demand for wireless communications with the community's desire for a less visually obtrusive structure. The best visual quality is achieved when the monopole is constructed to resemble a tree in order to blend into a natural landscape, if its height permits it. Staff supports this initiative.

Compliance with Forest Conservation Law – Chapter 22A

The project has an exemption from submitting a forest conservation plan per Section 22A-5(t) of the Forest Conservation Law. The exemption (No. 4-07232E) was granted because the proposed installation is a modification to an existing developed property and will not: clear more than 5,000 square feet of forest; affect any forest in a stream buffer; be located on property in a special protection area which must submit a water quality plan; and will not require approval of a new subdivision.

Water Quality

The property is in the Magruder Branch subwatershed of the Upper Great Seneca Creek Watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 2003 Update) lists stream quality conditions and current habitat status as 'good', and habitat stability as 'stable' based on data collected between 1994 and 2000.

Environmental Guidelines

The proposed tower is within the Damascus Master Plan area. The site is not within a Special Protection Area or a Primary Management Area. There are no streams, wetlands, or other sensitive environmental areas on the site.

E. Community Concerns

Staff has not received any comments from the community. However, the property is located in the Woodfield Historic District. The Historic Preservation Commission is meeting with the applicant on November 14, 2007 to review and evaluate the presentation impact of the proposed telecommunications facility.

F. Conclusion

Staff recommends approval of Special Exception S-2706, subject to the conditions found at the beginning of the technical staff report.

Division 59-G-1. SPECIAL EXCEPTIONS – AUTHORITY AND PROCEDURE

Section 59-G-1.2 Conditions for granting.

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

While height and visual impact tend to be inherent adverse effects commonly associated with telecommunications facilities, the proposed facility minimizes any such concerns because the proposed monopole, approximately 87 feet in height, will be sited on the property among a stand of existing trees. Additionally, the stealth design will allow the proposed structure to not interfere with views of the surrounding residential area. The location of the proposed facility on the 3.3

acre property relative to the surrounding neighborhood is such that it is sufficiently separated and screened from the nearest residential properties to the south.

As noted, the proposed facility will be unmanned and therefore, there are no significant transportation impacts that would result from the proposed special exception. There are no discernible noise related impacts associated with the proposed use. The size, scale and scope of the proposed use are not likely to result in any traffic disruption, light intrusion or any other environmental impact. There are no non-inherent adverse effects sufficient to justify a denial of the requested special exception

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 telecommunications facility is allowed by special exception in the RE-2 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.

With the recommended conditions, the staff finds that the requested use satisfies the standards and requirements prescribed in 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 adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a 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 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.

There are no Master Plan concerns associated with the application. The site is located in the Woodfield Historic District, therefore, staff has

recommended approval with the condition that the telecommunication facility is approved by the Historic Preservation Commission.

- (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 use will be in harmony with the general character of the surrounding residential neighborhood. As proposed, the proposed facility will be located, constructed, and operated in such a manner that it will not interfere with the orderly use, development and improvement of surrounding property. The structure is designed to blend into the surrounding trees and landscape. The site is unmanned and will not generate additional traffic or parking needs. The stealth monopole will visually blend into the landscape and the only activity on the site will be occasional service visits to the site.

- (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.

Staff finds the use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

- (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 use will not cause any of these adverse effects.

- (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.

As noted, an adjacent parcel includes a monopole that is designed to look like a flag pole. The proposed stealth pine tree design located in the rear of the property does not affect the area adversely, or alter the predominantly single-family residential character of 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 of any adverse effects the use might have if established elsewhere in the zone.

As proposed, the use will not have such an adverse effect on residents, visitors, or workers in the area.

- (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.
- (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. If the special exception does not require approval of a preliminary plan of subdivision, the adequacy of public facilities must be determined by the Board of Appeals when the special exception is considered. The adequacy of public facilities review must include the Local Area Transportation Review and the Policy Area Transportation Review, as required in the applicable Annual Growth Policy.
- (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 not reduce the safety of vehicular or pedestrian traffic.

A preliminary plan of subdivision is not required. The subject site is adequately served by public facilities. The proposed use, by its nature, does not require water or sewer services. Access to the proposed site will be via the existing driveway to the property off of Woodfield Road. With one to two vehicular trips per month (for emergency repairs and regular maintenance), no significant traffic impact is anticipated from the proposed use.

Sec. 59-G-2.58. Telecommunications facility.

- (a) Any telecommunications facility must satisfy the following standards:
- (1) A support structure must be set back from the property line as follows:
- a. In agricultural and residential zones, a distance of one foot from the property line for every foot of height of the support structure.

- 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.
- c. The setback from a property line is measured from the base of the support structure to the perimeter property line.
- d. The Board of Appeals may reduce the setback requirement to not less than the building setback of the applicable zone if the applicant requests a reduction and evidence indicates that a support structure can be located on the property in a less visually obtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, if any, and visibility from the street.

The proposed monopole is located in a residential zone. The monopole is 80 feet tall with stealth branches extending to 87 feet tall. The structure is setback approximately 205 feet from the nearest property line.

- (2) A support structure must be set back from any off-site dwelling as follows:
 - a. In agricultural and residential zones, a distance of 300 feet.
 - b. In all other zones, one foot for every foot in height.
 - c. The setback is measured from the base of the support structure to the base of the nearest off-site dwelling.
 - d. The Board of Appeals may reduce the setback requirement in the agricultural and residential zones to a distance of one foot from an off-site residential building for every foot of height of the support structure if the applicant requests a reduction and evidence indicates that a support structure can be located in a less visually obtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, and visibility from the street.

The proposed facility is located approximately 355 feet from any off-site dwelling.

- (3) The support structure and antenna must not exceed 155 feet in height, unless it can be demonstrated that additional height up to 199 feet is needed for service, collocation, or public safety communication purposes. At the completion of construction, before the support structure may be used to transmit any signal, and

before the final inspection pursuant to the building permit, the applicant must certify to the Department of Permitting Services that the height and location of the support structure is in conformance with the height and location of the support structure as authorized in the building permit.

As proposed, the height of the proposed monopole and the array of antennas is 80 feet. Including the top of the stealth pine tree branches, the overall height is 87 feet.

- (4) The support structure must be sited to minimize its visual impact. The Board may require the support structure to be less visually obtrusive by use of screening, coloring, stealth design, or other visual mitigation options, after considering the height of the structure, topography, existing vegetation and environmental features, and adjoining and nearby residential properties. The support structure and any related equipment buildings or cabinets must be surrounded by landscaping or other screening options that provide a screen of at least 6 feet in height.

The proposed telecommunications facility is sited in the rear portion of the site within an existing wooded area. The applicant is proposing a stealth pole designed to look like a pine tree. The visual impact will be minimized by its appearance as well as its height. Based on the photo simulations produced by the applicant, the existing trees that surround the proposed monopole are of similar height. The base of the structure and equipment buildings will be screened by an 8-foot tall fence.

- (5) The property owner must be an applicant for the special exception for each support structure. A modification of a telecommunications facility special exception is not required for a change to any use within the special exception area not directly related to the special exception grant. A support structure must be constructed to hold no less than 3 telecommunications carriers. The Board may approve a support structure holding less than 3 telecommunications 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 telecommunications carriers will promote community compatibility. The equipment compound must have sufficient area to accommodate equipment sheds or cabinets associated with the telecommunication facility for all the carriers.

The site of the proposed telecommunications tower is on property owned by the Wesley Grove Methodist Church, co-applicant for the

special exception. According to the site plan submitted by the applicant, the facility is designed for three telecommunication carriers.

- (6) No signs or illumination are permitted on the antennas or support.

No signs or illumination are proposed for this proposed monopole.

- (7) Every freestanding support structure must be removed at the cost of the owner of the telecommunications facility when the telecommunications facility is no longer in use by any telecommunications carrier for more than 12 months.

The applicant accepts this condition of approval.

- (8) All support structures must be identified by a sign no larger than 2 square feet affixed to the support structure or any equipment building. The sign must identify the owner and the maintenance service provider of the support structure or any attached antenna and provide the telephone number of a person to contact regarding the structure. The sign must be updated and the Board of Appeals notified within 10 days of any change in ownership.

In accordance with this standard, the applicant will place a sign no larger than 2 square feet that will be erected on the equipment shelter identifying the owner and maintenance service provider and telephone contact. The applicant has stated that the sign will be updated and the Board of Appeals will be notified if there is a change of ownership

- (9) Outdoor storage of equipment or other items is prohibited.

No outdoor storage equipment is proposed.

- (10) Each owner of the telecommunications facility is responsible for maintaining the telecommunications facility, in a safe condition.

The applicant agrees to maintain the telecommunications in a safe condition.

- (11) The applicants for the special exception must file with the Board of Appeals a recommendation from the Transmission Facility Coordinating Group regarding the telecommunications facility. The recommendation must be no more than one year old.

The applicant did so in a timely manner.

- (12) Prior to the Board granting any special exception for a telecommunications facility, the proposed facility must be reviewed by the County Transmission Facility Coordinating Group. The Board and Planning Board must make a separate, independent finding as to need and location of the facility.

The proposed facility was reviewed by the County Transmission Facility Coordinating Group and the application was recommended for approval.

- (a) Any telecommunications facility special exception application for which a public hearing was held before November 18, 2002 must be decided based on the standards in effect when the application was filed.

Not applicable to this application.

- (c) Any telecommunications facility constructed as of November 18, 2002 may continue as a conforming use.

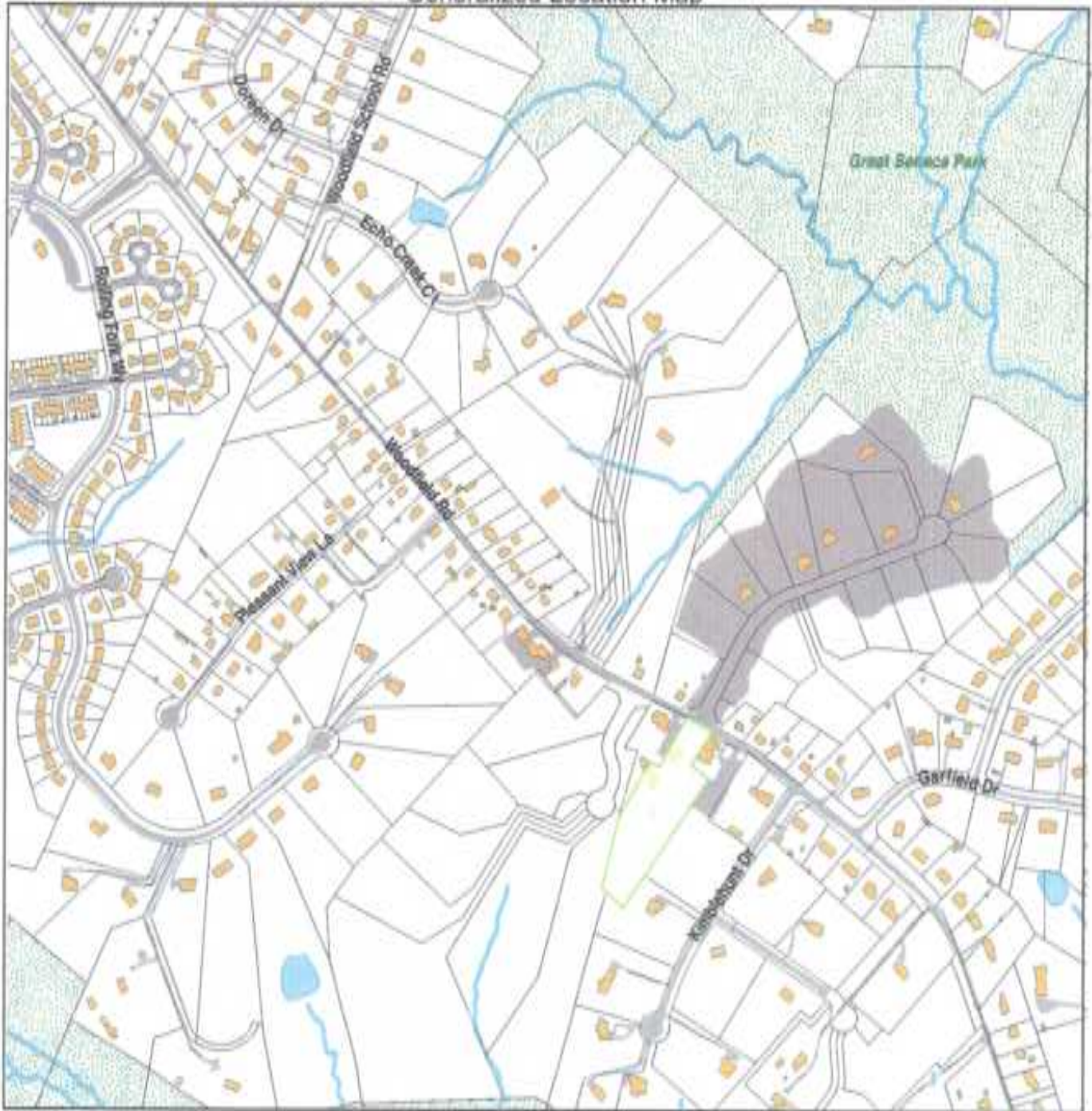
Not applicable to this application.

LIST OF ATTACHMENTS

1. Location Map
2. Neighborhood Map
3. Zoning Map
4. Site Plan
5. Coverage Maps
6. Photo-Simulations
7. NRI/FSD Waiver Request
8. Tower Coordinator Recommendation
9. Transportation Planning Memo
10. Community-Based Planning Memo
11. Environmental Planning Memo

ATTACHMENT 1

Generalized Location Map



LEGEND

-  S-2706 Site
-  Parcel
-  Building
-  Paved Area
-  Lake and Pond
-  Stream and River

NOTES:

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 stored or reproduced without written permission from M-ANPPC.

Property lines are compiled by adjusting the property lines in photography 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 they 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.

1 inch = 600 feet

Address: 23630 Woodfield Rd, Gaithersburg

Key Map

173



11 NW

10 NW

77°12'30"

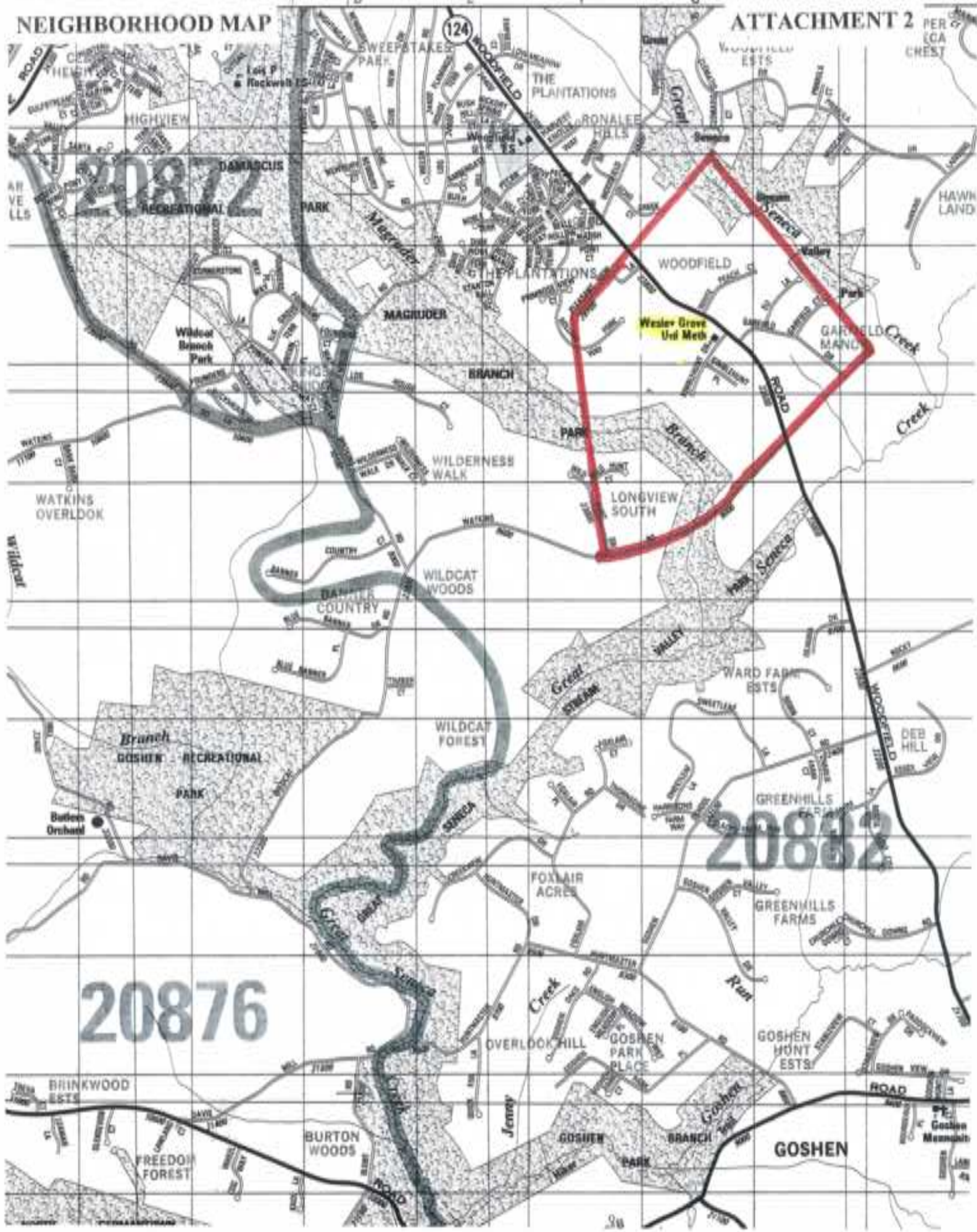
Joins Map 4

9 NW

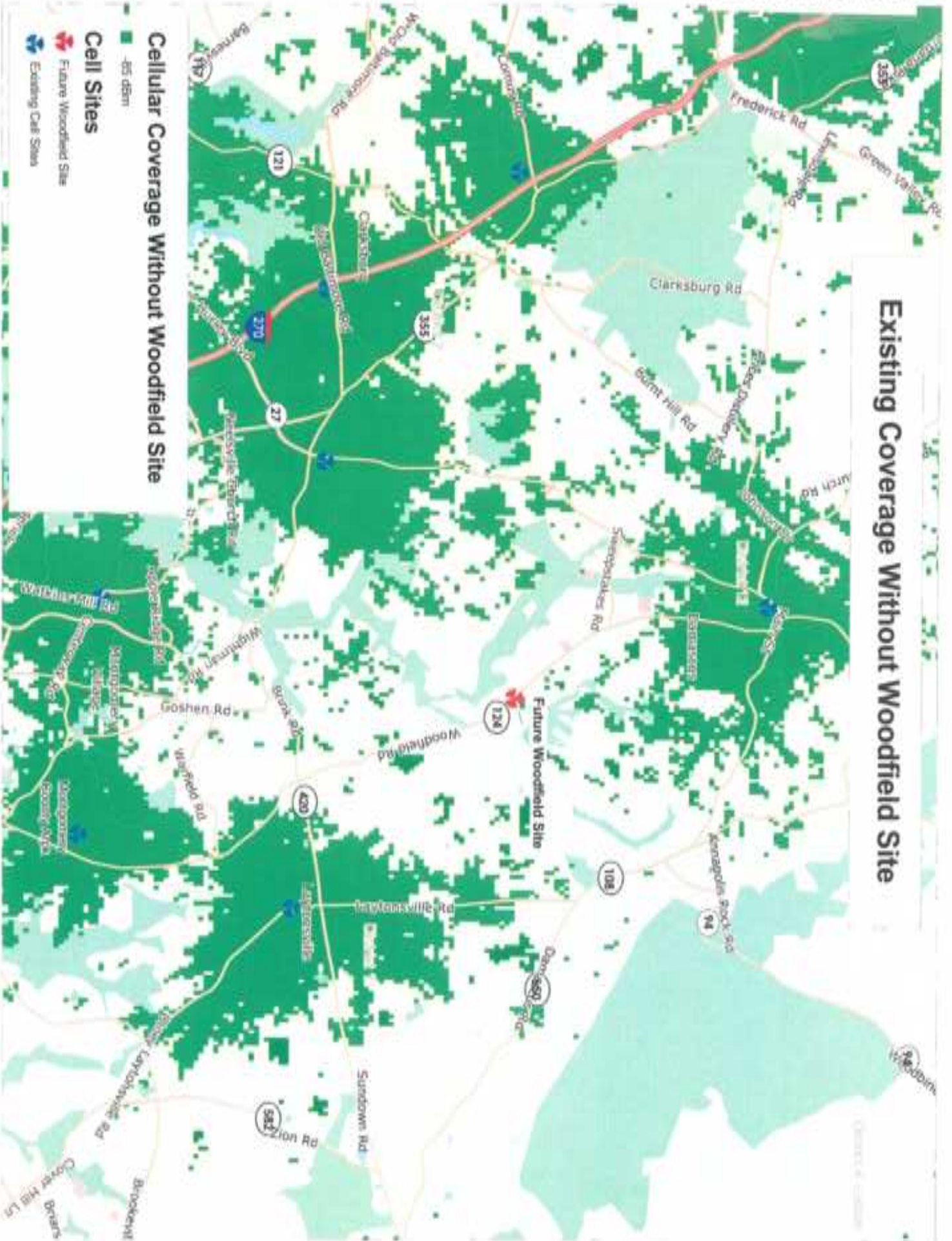
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NEIGHBORHOOD MAP

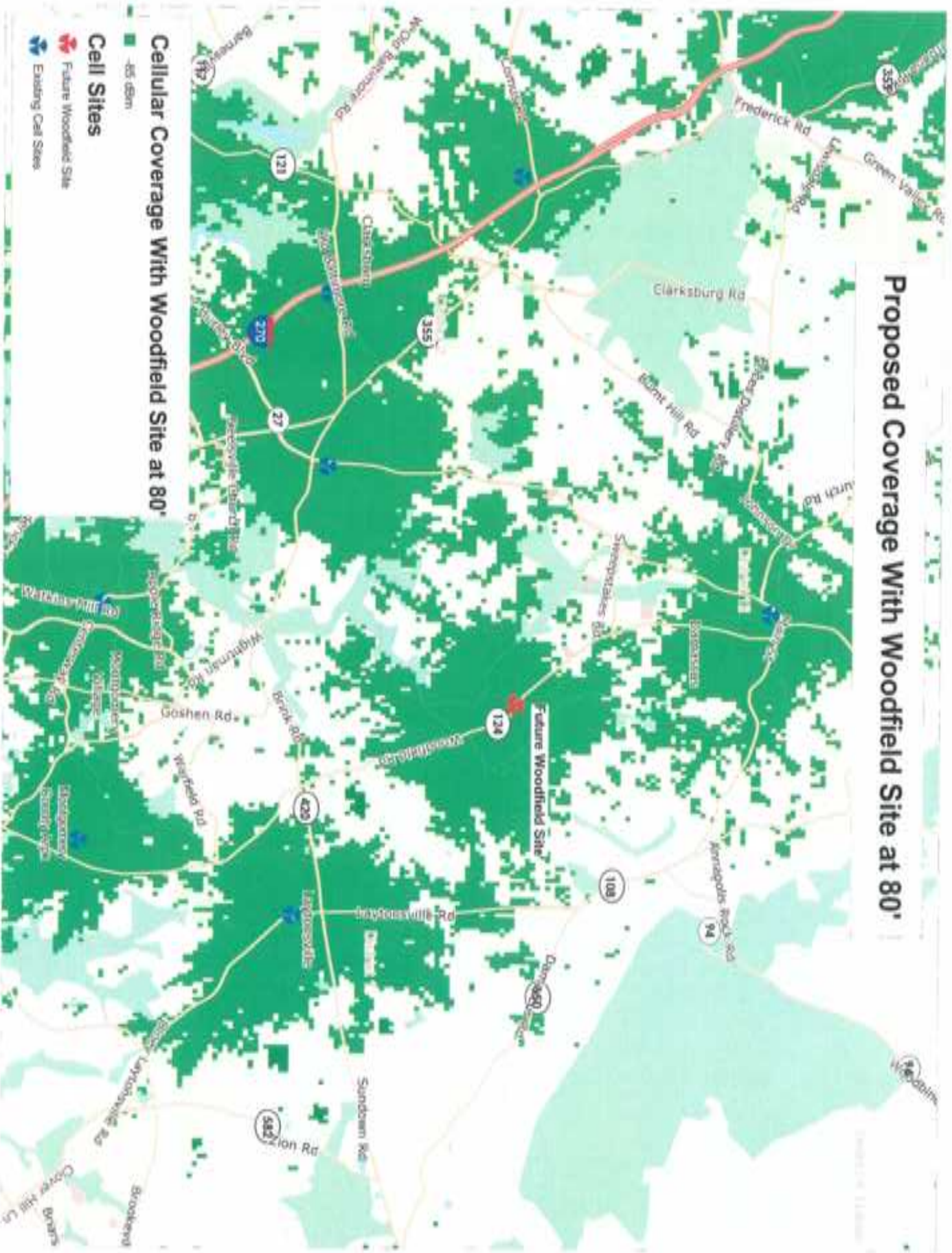
ATTACHMENT 2 PER ECA CREST



Existing Coverage Without Woodfield Site



Proposed Coverage With Woodfield Site at 80'





View from Kimblehunt Pl.

VERECPA

Copyright © 2008 by Verne Moore



Photo shows existing conditions



View from Kimblehunt Pl.

VERECPA

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Computer simulation of the proposed tree monopole





Woodfield Rd. and Kimblehunt Dr.

VERITY ENGINEERS

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Photo shows existing conditions.



Woodfield Rd. and Kimblehunt Dr.

VERITY ENGINEERS

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Computer simulation of the proposed tree monopole





Woodfield Rd. and White Peach Ct.

Copyright © 2008 Verifone Business



The tree monopole not visible from this location.



Woodfield Rd across from Church

Copyright © 2008 Verifone Business



The tree monopole not visible from this location.



Middle of Magruder Knolls Ct.

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Photo shows existing conditions.



Middle of Magruder Knolls Ct.

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Computer simulation of the proposed tree monopole





Magruder Knolls Ct. and Woodfield Rd.



Copyright © 2011 by the Board of Directors



Photo shows existing conditions.



Magruder Knolls Ct. and Woodfield Rd.



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Computer simulation of the proposed tree monopole

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION RECOMMENDATIONS**

TO: Inspector Staff, Development Review Division

SUBJECT: Project Name VZW woodfield Date Recd 3/30/07 NRI/FSD # 4-07232E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Modification of Existing Developed Property – no more than a total of 5,000 square feet of forest will be cleared; no forest clearing within a stream buffer or on property subject to SPA WQP requirements; and does not require new subdivision plan.

Note: This project is clearing 3,914 square feet of forest.

Signature: 
Josh Penn, Environmental Planning

Date: 4/30/07

cc: Francesco Gentile, for the applicant 410-792-7395



DEPARTMENT OF TECHNOLOGY SERVICES

Isiah Leggett
County Executive

Michael H. Knuppel
Acting, Chief Information Officer

MEMORANDUM

March 12, 2007

TO: Distribution

FROM: Jane Lawton, Tower Chair
Transmission Facility Coordinating Group (TFCG)

SUBJECT: **TFCG Notice of Action for March 7, 2007 Meeting**

At its meeting of March 7, 2007, the Montgomery County TFCG voted to **recommend** the following applications:

- Sprint-Nextel application to replace six existing panel antennas with three 53" panel antennas at the 183' level and add six new 48" panel antennas at the 90' level on an existing 190' monopole on Gate of Heaven property located at 13801 Georgia Avenue in Silver Spring (Application #200701-06).
- FiberTower application to attach one 13" dish antenna at the 65' level of an existing stub tower mounted on the roof of the Silver Spring VFD building located at 111 University Boulevard East in Silver Spring (Application #200702-01).
- Clearwire application to attach four 3' panel antennas and four 2' dish antennas to an existing 98' Pepco transmission tower #663-N located at 10999 Seven Hills Lane in Rockville (Application #200702-03).
- Clearwire application to attach four 3' panel antennas at the 101' level and four 2' dish antennas at the 97' level on an existing 140' monopole on MDOT property located at I-270 & Montrose Road in Rockville (Application #200702-05).
- T-Mobile application to attach nine 59" antennas on a raised platform at the 41' level on the roof of the 31' Extra Space Storage building located at 10839 Georgia Avenue in Silver Spring (Application #200702-06).

Recommendation conditioned on the following: 1) a determination from the structure owner that Clearwire's equipment may be placed in the former AT&T shelter (or where the AT&T shelter was if it is removed) or Clearwire obtaining a modification to the Special Exception from the Board of Appeals for the additional ground space; and 2) Clearwire providing a structural analysis that states the structure can safely support the additional antennas and cables to the Department of Permitting Services with a copy to the Tower Coordinator.

- Clearwire application to attach four 3' antennas at the 120' level and four 2' microwave dish antennas at the 116' level on the existing 120' monopole on the Baptist Home property located at 6301 Greentree Road in Bethesda (Application #200609-03).

Recommendation conditioned on Clearwire verifying with the Board of Appeals that the small cabinet on the roof of the existing shelter is permitted:

- Clearwire application to attach four 3' antennas at the 99' level and four 2' microwave dish antennas at the 92' level on an existing 150' monopole at the Colesville Center located at 49 Randolph Road in Silver Spring (Application #200611-15).

Recommendation conditioned on submission of a structural analysis that states the structure can safely support the additional antennas and cables to the Department of Permitting Services with a copy to the Tower Coordinator.

- Clearwire application to attach four 3' antennas at the 79' level and four 2' microwave dish antennas at the 75' level on the existing 69' self-supporting lattice tower on CSX property located at 2701 Forest Glen Road in Kensington (Application #200701-09).

Recommendation conditioned on obtaining approval by the Board of Appeals for the Special Exception:

- Verizon Wireless application to construct a new 80' monopole and attach six 47" antennas and six 71" antennas at the 80' level. The monopole will be located on the Wesley Grove Church property located at 23640 Woodfield Road in Gaithersburg (Application #200609-11).
- T-Mobile application to construct a new 100' monopole and install nine 59" antennas at the 97' level of the monopole on Spencerville Methodist Church property located at 2100 Spencerville Road in Spencerville (Application #200702-07).

*Application **TABLED** until a Special Exception Modification is Approved by the Board of Appeals:*

- Sprint-Nextel application to replace an existing 7' x 11' equipment cabinet with a new 8' x 13' equipment cabinet on the roof of an existing equipment building at the Colesville Center located at 49 Randolph Road in Silver Spring (Application #200608-02).



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 29, 2007

MEMORANDUM:

TO: Carlton Gilbert
Development Review Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ki H. Kim, Planner/coordinator *KHK*
Transportation Planning

SUBJECT: Special Exception Application No. S-2706
Telecommunication Facility at 23630 Woodfield Road
Damascus

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject special exception petition. The subject special exception is for a telecommunication facility with an 87-foot tall monopole to be constructed inside the Wesley Grove Methodist Church property zoned RE-2. The site is located at 23630 Woodfield Road (MD 124) south of Kimblehunt Drive, Damascus.

RECOMMENDATION

Staff recommends no conditions required to support approval of the referenced Special Exception petition since the application meets the transportation-related requirements of the APF test. The proposed use will not have an adverse effect on the surrounding roadway system.

DISCUSSION

The proposed unmanned telecommunication facility will not generate any peak-hour vehicular trips during the weekday morning (6:30 a.m. to 9:30 a.m.) and evening (4:00 p.m. to 7:00 p.m.) peak periods. Therefore, no traffic study is required to satisfy the Local Area Transportation Review and the APF purposes.

Access to the site is provided from Woodfield Road (MD 124). Woodfield Road is classified as a two-lane arterial with a right-of-way of 80 feet according to the 2005 Approved and Adopted Damascus Master Plan. A Signed Shared Roadway/On-Road bikeway (SR-61) is recommended in the master plan for this roadway and confirmed in the 2005 Countywide Bikeways Functional Plan.

There is a minimum activity of pedestrian in the vicinity of the site and this situation will not change with the proposed use under the subject special exception. Staff finds the existing access is safe and adequate.


Transportation staff concludes that the approval of the subject special exception petition will not adversely affect the surrounding roadway system.

KK:tc

MEMORANDUM

DATE: September 28, 2007

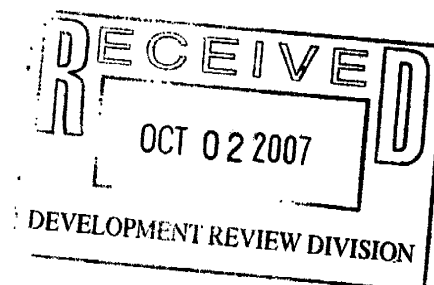
TO: Carlton Gilbert, Development Review Division

FROM: Kathleen A. Reilly, AICP, Community-Based Planning Division 

SUBJECT: Special Exception S-2706

The subject application is a request for a telecommunications facility with an 87-foot tall monopole. The property is located at 23630 Woodfield Road (MD 124) south of Kimblehunt Drive. The site is zoned RE-2 and contains 3.31 acres of land. It is developed with the Wesley Grove United Methodist Church, a residence, playground, cemetery, and parking lot. In 2002, The Board of Appeals approved special exception (S-2526) for a telecommunications facility (a monopole- designed to look like a flag pole) on an adjacent parcel which is also owned by Wesley Grove United Methodist Church.

The subject site is situated within the Adopted and Approved Damascus Master Plan (2006) area. According to the Master Plan, this site is located in the neighborhood transition area and the Plan reconfirmed the RE-2 zoning. The Plan states that "... when special exceptions are proposed in the Transition and Rural areas within the Damascus Master Plan, their review should take into special consideration the preservation of these long vistas that are a part of the unique character of this community. Any proposed land use that would impede those vistas should be discouraged unless it serves an important public purpose". The proposed monopole, approximately 87 feet in height, will be sited on the property among a stand of existing trees. It will be designed to look like a large pine tree. This "stealth" design will allow the proposed structure to not interfere with views of the surrounding residential area. If implemented as proposed, this use will be consistent with the Adopted and Approved Master Plan.



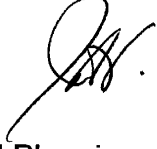



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 31, 2007

MEMORANDUM

TO: Carlton Gilbert, Development Review Division

VIA: Jorge A. Valladares, P.E.,
Chief, Environmental Planning 

FROM: Michael Zamore, Environmental Planning 

SUBJECT: Board of Appeals Petition No. S-2706:
Telecommunications Facility at 23630 Woodfield Road,
Gaithersburg.

STAFF RECOMMENDATION: Approval

Discussion

The petitioner's "Statement of Operations" notes that "the petitioner proposes to install a 'camouflaged' monopole designed to disguise the entire pole to look like a pine tree". The exterior of the monopole will be covered in material designed to appear like pine tree bark. The top portion of the monopole will have artificial pine tree branches with artificial pine needles that will screen all communications antennas attached to the pole. The proposed disguise is an important step towards providing good design that balances the community's need and demand for wireless communications with the community's desire for a less visually obtrusive structure. The best visual quality is achieved when the monopole is constructed to resemble a tree in order to blend into a natural landscape, if its height permits it. Staff supports this initiative.

Compliance with Forest Conservation Law – Chapter 22A

The project has an exemption from submitting a forest conservation plan per Section 22A-5(t) of the Forest Conservation Law. The exemption (No. 4-07232E) was granted because the proposed installation is a modification to an existing developed property and will not: clear more than 5,000 square feet of forest; affect any forest in a stream buffer; be located on property in a special protection area which must submit a water quality plan; and will not require approval of a new subdivision.

Water Quality

The property is in the Magruder Branch subwatershed of the Upper Great

Seneca Creek Watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 2003 Update) lists stream quality conditions and current habitat status as 'good', and habitat stability as 'stable' based on data collected between 1994 and 2000.

Environmental Guidelines

The proposed tower is within the Damascus Master Plan area. The site is not within a Special Protection Area or a Primary Management Area. There are no streams, wetlands or other sensitive environmental areas on the site.