



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MCPB
Item# 5
2/28/02

MEMORANDUM

DATE: February 22, 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: Omnipoint Communications CAP Operations, LLC
CASE NUMBER: S-2494
REVIEW BASIS: Chapter 59, Zoning Ordinance

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

FILING DATE: October 25, 2001
PLANNING BOARD: February 28, 2002
PUBLIC HEARING: March 13, 2002 at Board of Appeals

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, Omnipoint Communications CAP Operations LLC, has requested a special exception to install a telecommunications facility for 6 panel antennas mounted on a faux-brick wall that would be located above the penthouse of an existing office building located at 14301 Layhill Road in Aspen Hill in the O-M

Zone. The faux brick wall will be approximately 7 feet above the top of the existing penthouse roofline. The panel antennas will be flush mounted on this wall. A platform will be built inside the enclosed brick wall and will contain two 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.

Background – Initially, the applicant submitted a proposal to erect six panel antennas on the penthouse's rooftop by means of pole mountings. The applicant revised the initial submission to construct the faux brick wall and to place the panel antennas flush mounted on this wall, thereby camouflaging the proposed telecommunications facility. On January 17, 2002, the Planning Board recommended approval of special exception application (S-2492) for a telecommunications facility on the rooftop of the subject office building (14301 Layhill Road). Under special exception, S-2492, Sprint, the applicant, proposed to mount panel antennas on the walls of the penthouse of this office building. The Board of Appeals approved S-2492 on January 23, 2002. Under the subject application, all the proposed Omnipoint antennas will be mounted on the new faux brick wall however, two of the panel antennas will extend approximately 18 inches above the new brick wall. The applicant states that there will be sufficient distance between their proposed antennas and the approved Sprint antennas to avoid interference.

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 new brick wall the applicant proposes to construct is 7 feet higher than the penthouse, thus the height for the building, penthouse and new brick wall is 41 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, Ominpoint Communications CAP Operations LLC, requests a special exception, to construct a faux- brick wall above the existing penthouse of an office building. The applicant intends to lease approximately 200 square feet of the rooftop for this proposed use. The applicant proposes to camouflage the antennas against the backdrop of the brick wall that would extend 7 feet above the penthouse. Four panel antennas would be flush mounted with the top of the faux brick wall and two panel antennas would extend approximately 18 inches above the top of the proposed wall. Each antenna measures approximately 56 inches X 8 inches X 2.75 inches. The antennas will be painted to match the approved Sprint panel antennas.

A platform would be built inside the brick wall to house two equipment cabinets, which will be placed on a steel platform of approximately 150 square feet. The equipment cabinets are approximately 64 inches X 51 inches. There will be no lighting on the antennas. Engineers have evaluated this proposal and there will be no interference between the two carriers. Approximately one site visit a month will be undertaken to check or repair the equipment. The facility will operate twenty-four (24) hours a day, seven days a week.

A telecommunications facility is needed in this location to provide coverage in the area along Layhill, Bonifant and Bel Pre Roads and the adjacent residential and commercial areas. By utilizing the penthouse on the roof of the commercial building for the telecommunications support structure, it would not be necessary to build a freestanding structure (monopole). The facility is needed to enable Omnipoint to meet its Federal Communications Commission (FCC) obligations to provide reasonably uninterrupted coverage. Commercial buildings in the vicinity are not more than two stories high. Due to the topography and the low-rise nature of development there are no 30-foot structures to serve as antenna support structures. The site chosen is the most suitable antenna support structure in the area because it is a commercial building on a rise and at 25-feet high is one of higher commercial buildings.

ANALYSIS

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.

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, TTF CG voted to recommend approval of the request subject to obtaining an approval of a special exception. A copy of TTF CG's recommendation is contained in Appendix 1 of this report. A copy of the minutes for this item from the TTF CG's August 15, 2001 meeting is included as Appendix 2.

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.

Environment – 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. From the submitted information and site visits the proposed use will not change the character or architecture of the existing office building. A site plan was approved for the existing 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 extended penthouse wall of an

existing office building. This proposed facility with the mounted 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 to 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 existing office building in this application will serve as the freestanding structure.

(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 illumination is proposed under this application. The applicant has stated that a warning sign not to exceed 2 square feet will be installed. It will also identify the applicant and provide contact information for emergencies as required by the FCC.

- (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 construction of a faux brick wall above the existing penthouse with mounted antenna panels. All the antennas will be flush mounted on the proposed wall and two of the antennas will be 18 inches above this proposed wall. Visibility to the surrounding area would be expected to be minimal. The proposed equipment cabinets will be enclosed within the brick wall and not visible to the surrounding area. The infrequency of vehicular traffic to the site associated with the use's monthly routine maintenance will be less than daily trips generated by the current tenants of this office building. 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 an 18 inch extension above the proposed faux wall 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 or less, 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.



Map compiled on February 08, 2002 at 2:56 PM | Site located on base sheet no - 216HW02

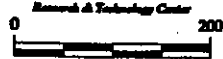
NOTICE

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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 1:14,400 scale aerial photography using stereo photogrammetric methods.

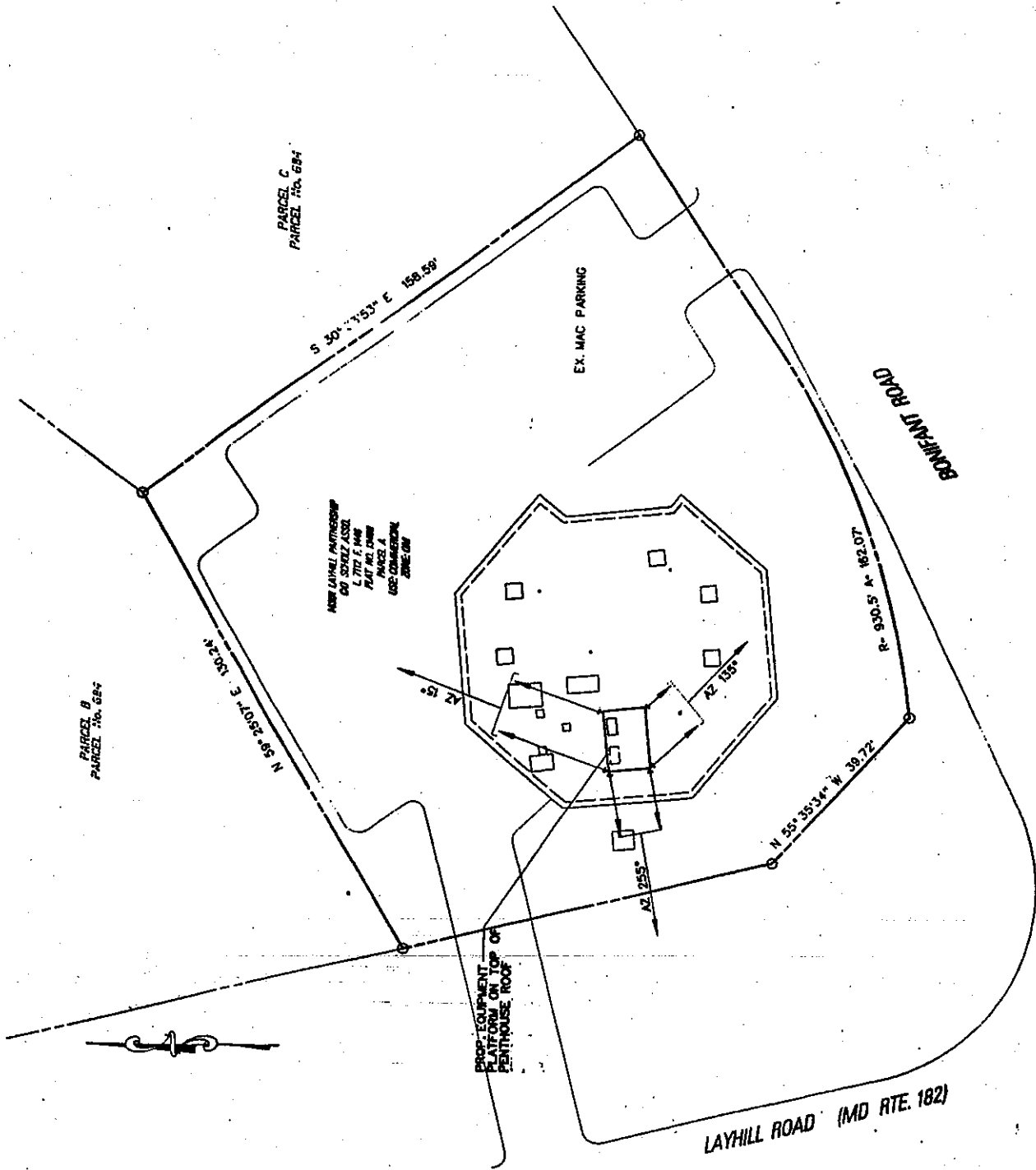
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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

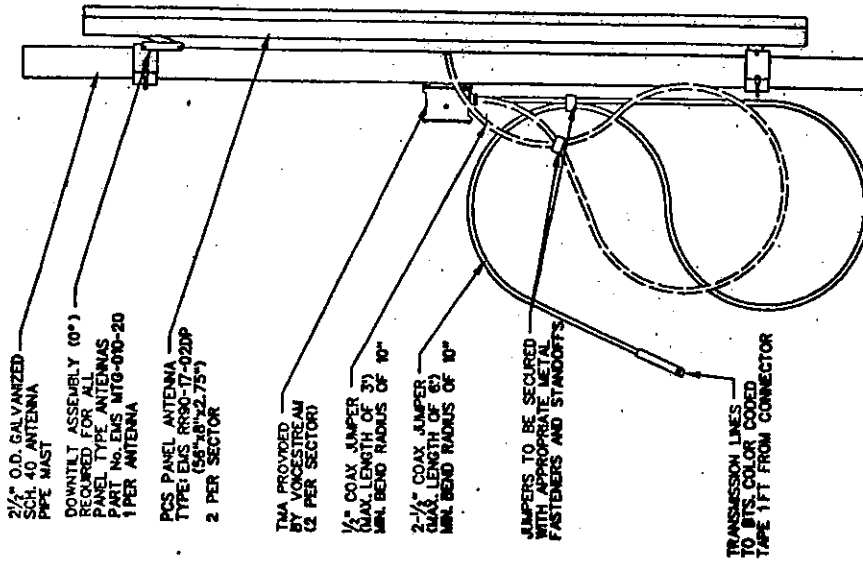
Key Map



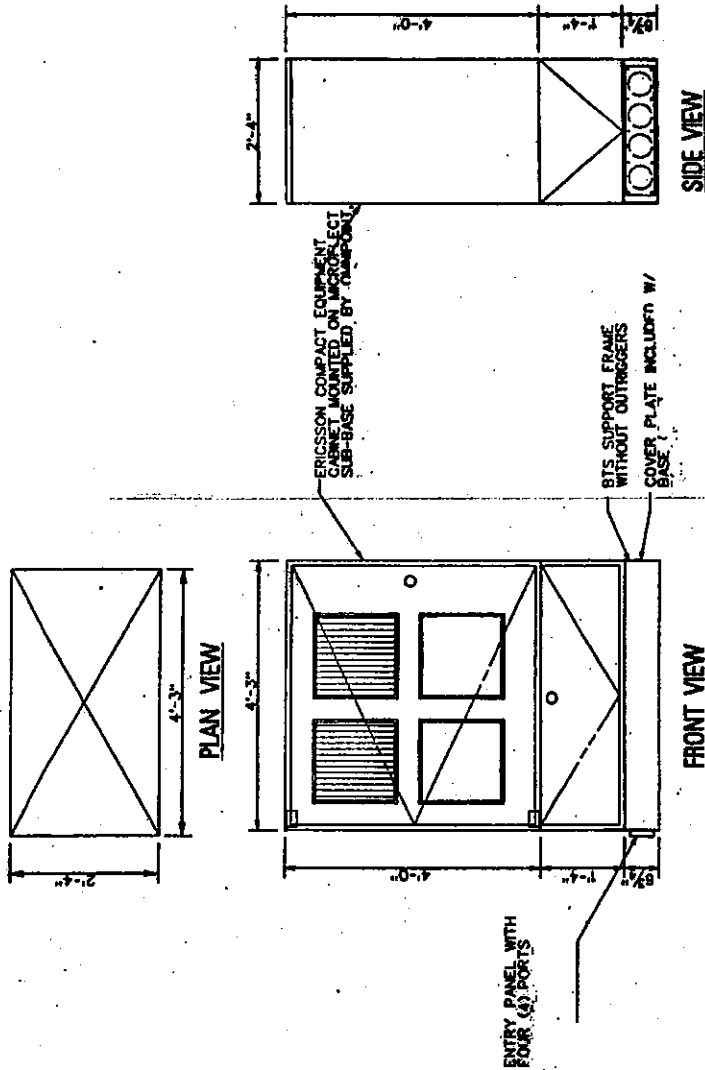
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OVERALL SITE PLAN

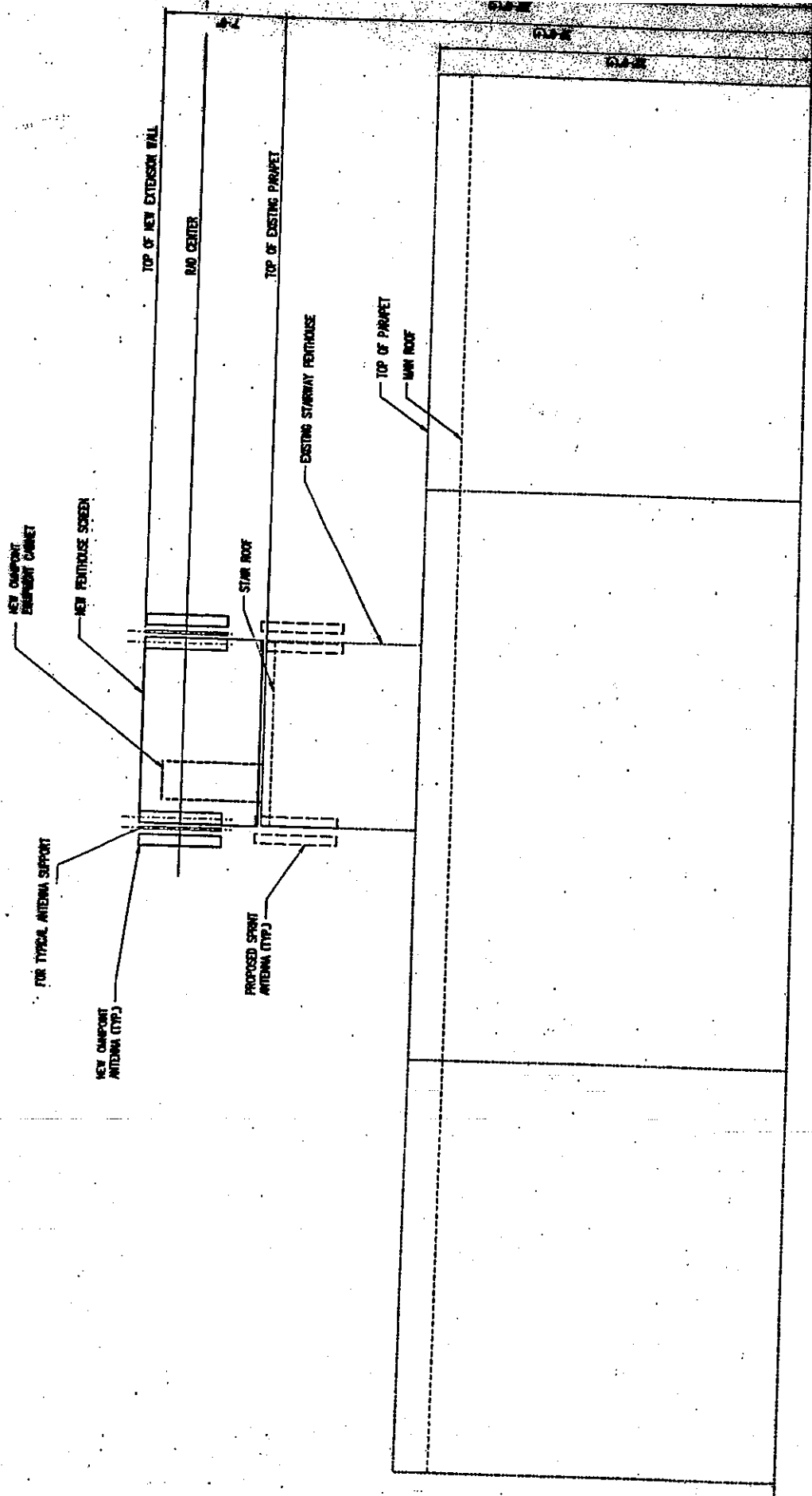




ANTENNA DETAIL



EQUIPMENT CABINETS



NEW CAMPPOINT
EMERGENCY CABINET

FOR TYPICAL ANTENNA SUPPORT

NEW CAMPPOINT
ANTENNA (TYP.)

NEW PENITHOUSE SCREEN

PROPOSED SPRINT
ANTENNA (TYP.)

STAIR ROOF

TOP OF EXISTING PARAPET

EXISTING STAIRWAY PENITHOUSE

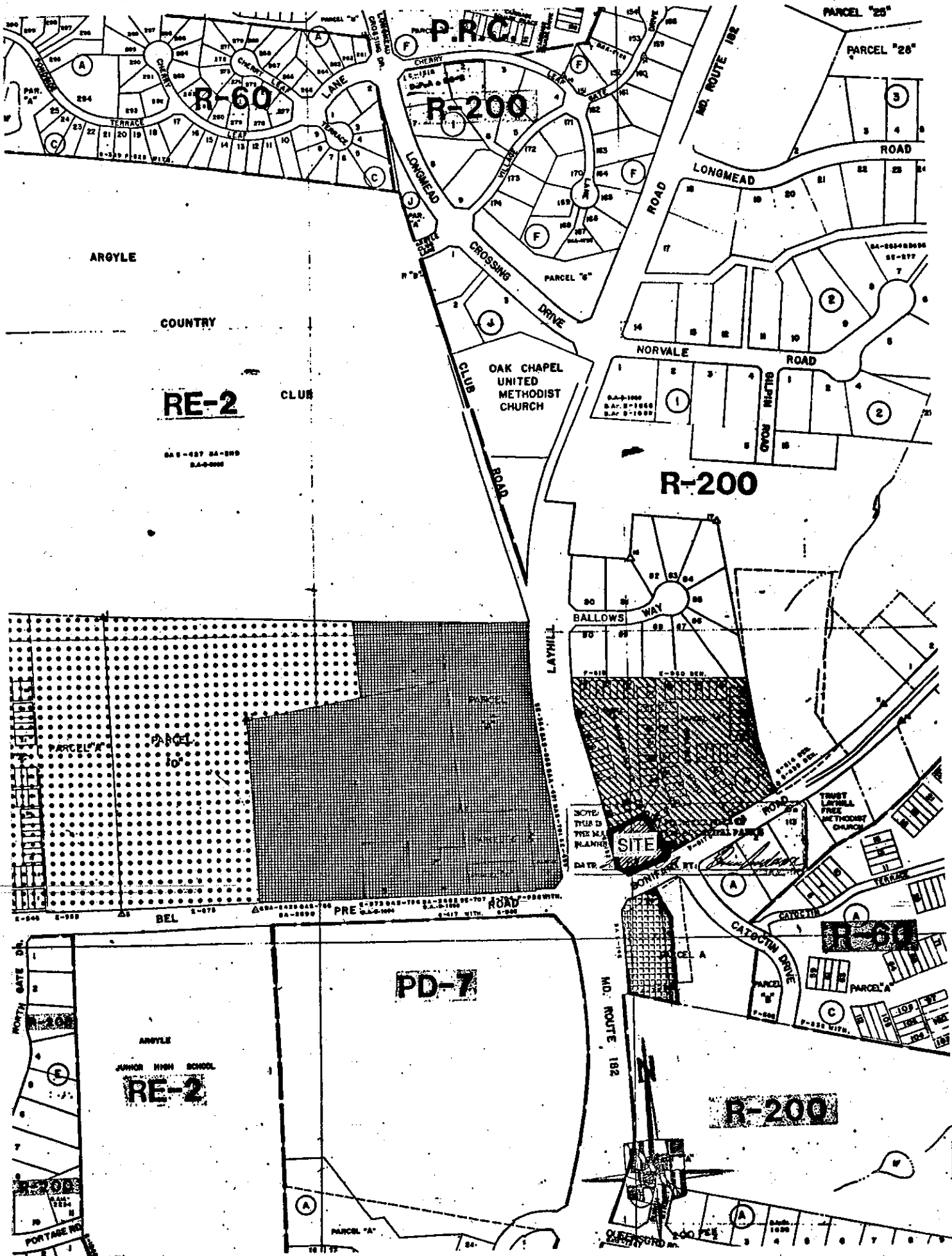
TOP OF PARAPET
MAIN ROOF

TOP OF NEW EXTENSION WALL

RAD CENTER

WEST ELEVATION

ELEVATIONS





MONTGOMERY COUNTY MARYLAND
APPLICATION FOR WIRELESS COMMUNICATIONS
SITE COORDINATION

APPENDIX 1

DATE: _____ NUMBER: _____
(To be filled in by County)

Applicant Name: Omnipoint Communications Cap Operations

DBA: VoiceStream Wireless

Address: 12050 Baltimore Avenue, Beltsville, MD 20705

Contact Person
and Phone No.: Deane Mellander 240-264-8658 FAX 240-264-8610

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. Install 6 panel antennae on pole mounts attached to a 9 foot tall rooftop penthouse at a height of 46 feet to the top of the antennae (15 feet above the top of the penthouse). Additional equipment will include 2 BTS equipment cabinets on a 10' x 15' platform on the roof of the building. Coaxial cables will connect the BTS equipment to the antennae. Power and telco connections will be within the existing building.

Address/City: 14301 Layhill Road, Silver Spring, MD 20906

Site Name: Layhill WAN086

Zoning: O-M

Site Owner/Landlord: 14301 Layhill Assoc., LLC

Latitude/Longitude: 39 5' 35"N 77 2' 44" W

Ground Elev.: 430'

Antenna Height AGL: 43' RAD Center

Frequency bands to be used: 1885 - 1895 Mhz Rx 1965 - 1975 Mhz Tx

Maximum ERP: 500 watts

FCC Emission Designator: KNLG276/KNLH327

FCC Antenna Registration Number: N/A

Description of antenna(s), including physical size, patterns, gain and orientation (include copy of spec sheet or drawings): (EMS model RR90-18-00DP) Size: 72" x 8" x 2.75" Gain: 17.5 dBi (15.4 dBd) Orientation: 3 sectors with 2 antennae per sector: 15 degrees, 135 degrees and 255 degrees.

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. This facility will serve the area approximately one mile in radius in the vicinity of Layhill Road and Bonifant/Bel Pre Road in central Montgomery County.

Will antennas be installed on an existing structure? Yes

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

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

If yes, describe:

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 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
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.

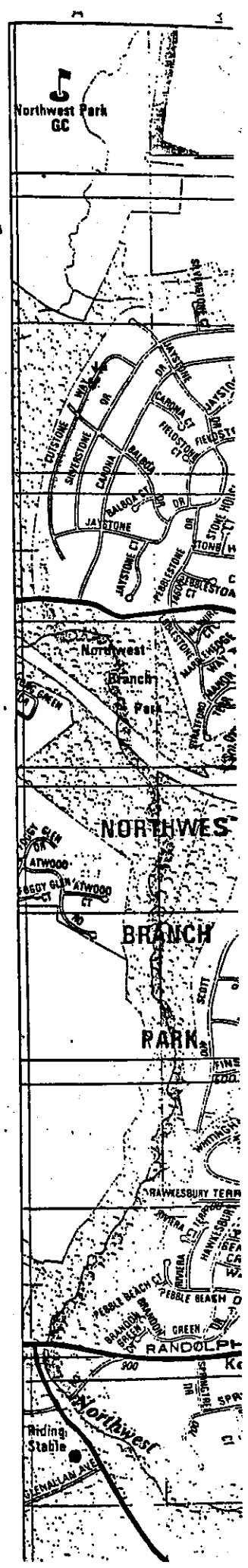
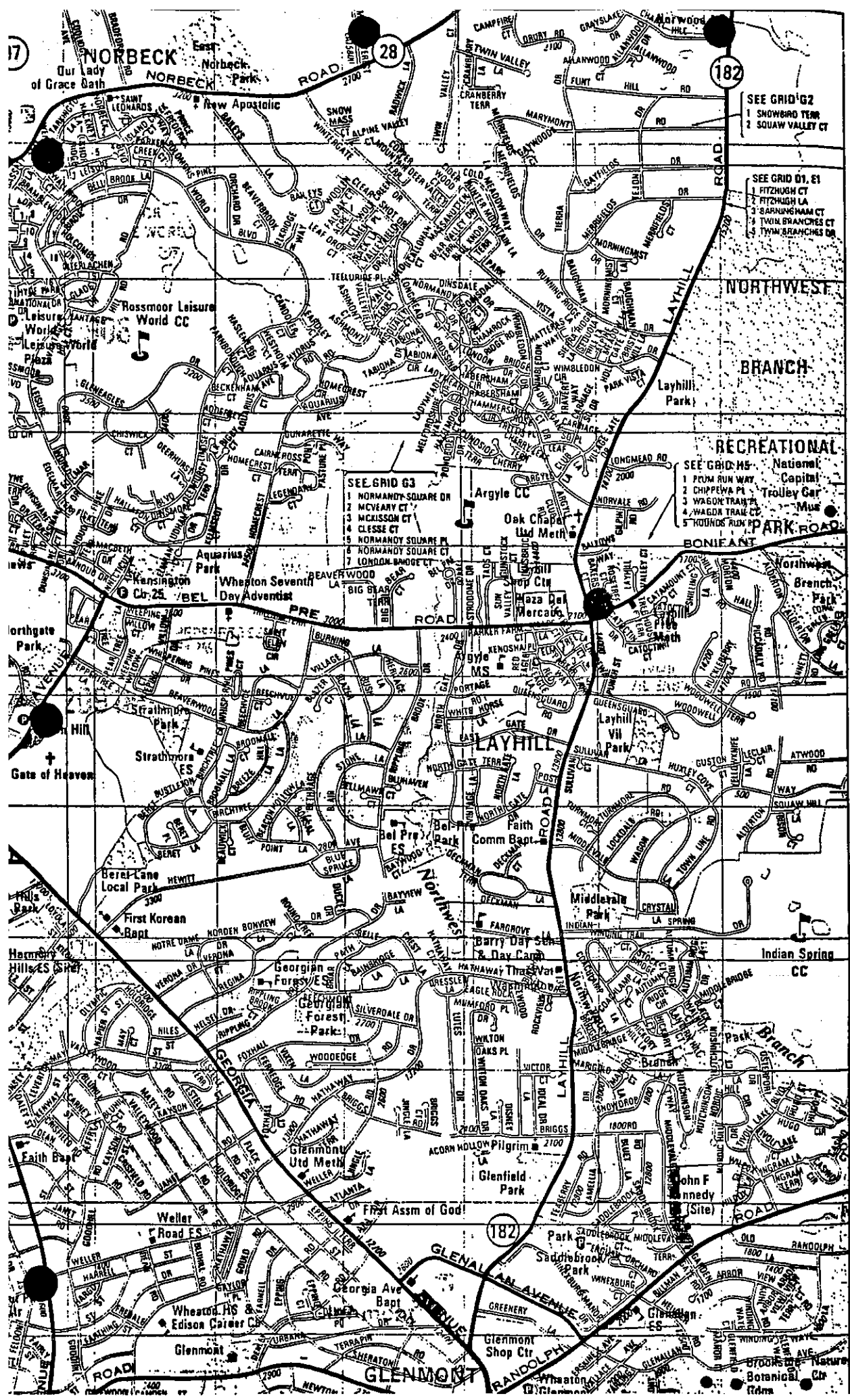
Montgomery County Code, Chapter 2-58E requires applicants to submit a facility location plan indicating the location of every existing telecommunications transmission facility and the general location of facilities that are anticipated to be built in the near future. Has a new or updated plan been filed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

Revised 8/00

5550 Sterrett Place, Suite 200
Columbia, MD 21044
Phone: (410) 964-5700





PARCEL B
PARCEL No. 684

PARCEL C
PARCEL No. 684

PLAT NO. 13466
PARCEL A

EX. MAC PARKING

EX. BLDG

SITE

LAYHILL ROAD
(MD RTE. 182)

BONIFANT ROAD

10'-0"
MIN.

AZ 255°

AZ 15°

AZ 135°

SITE PLAN

SCALE: 1" = 60'

KCI Technologies, Inc.

14409 Greenview Drive, Suite 102
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
fax: (410) 792-7419

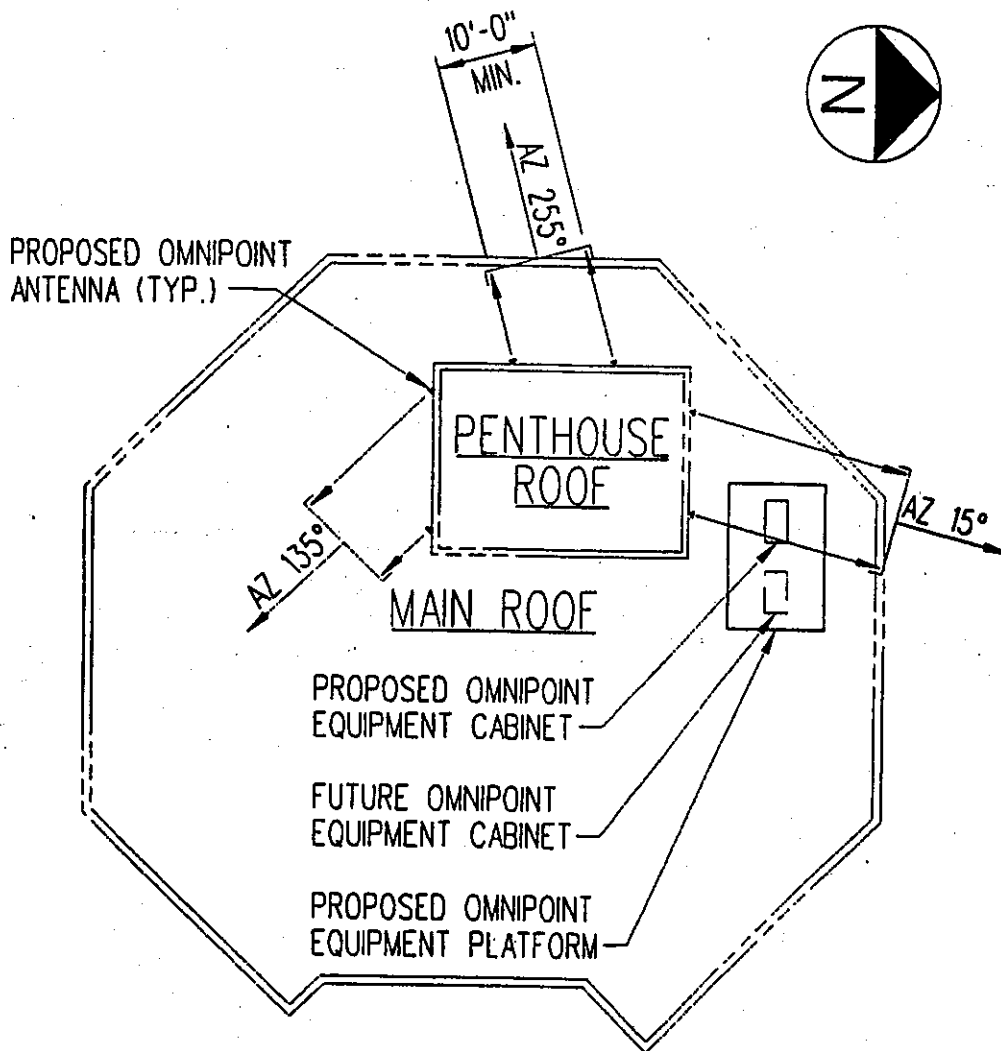
OMNIPPOINT
COMMUNICATIONS CAP
OPERATIONS, LLC

12050 BALTIMORE AVENUE
BELTSVILLE, MD 20705
(240) 264-8600 FAX: (240) 264-9810

PROJECT: **SITE# WAN086**
DEL-MARCADO
UNMANNED WIRELESS
COMMUNICATION SITE
14301 LAYHILL ROAD
SILVER SPRING, MD 20906

TOWER
COORDINATOR
PLAN

DRAWN BY: DRC	DATE: 04-05-01
CHECKED BY: LH	
PROJECT NO.: 1600013.70	SCALE: 1"=60'



ROOF PLAN

KCI Technologies, Inc.

14409 Greenview Drive, Suite 102
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
fax: (410) 792-7419



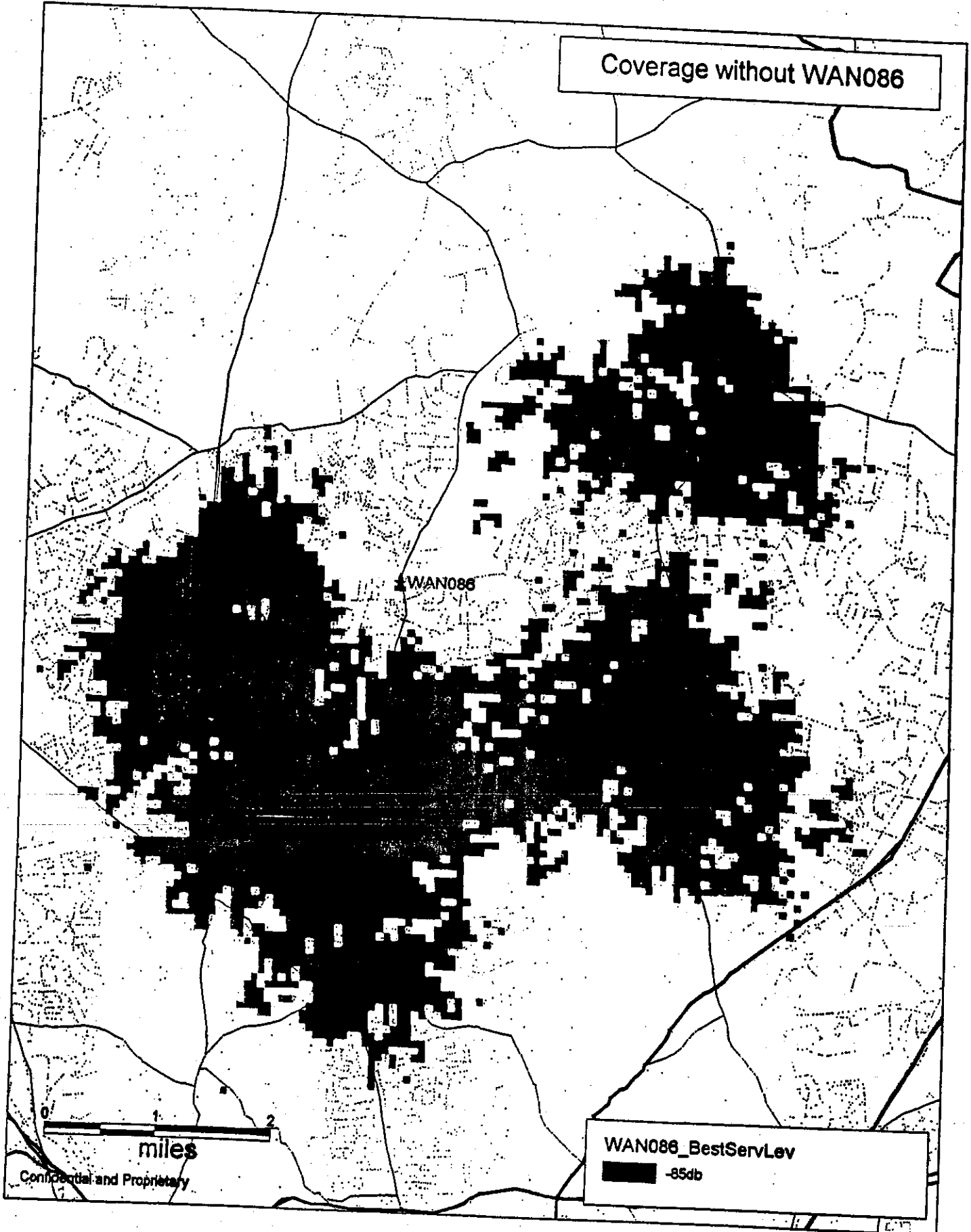
12050 BALTIMORE AVENUE
BELTSVALE, MD 20705
(240) 264-8600 FAX: (240) 264-8810

PROJECT: **SITE# WAN086**
DEL-MARCADO
UNMANNED WIRELESS
COMMUNICATION SITE
14301 LAYHILL ROAD
SILVER SPRING, MD 20906

EXHIBIT

DRAWN BY: DRC	DATE:
CHECKED BY: JLM	03-28-01
PROJECT NO.:	SCALE:
1600013.70	1"=20'

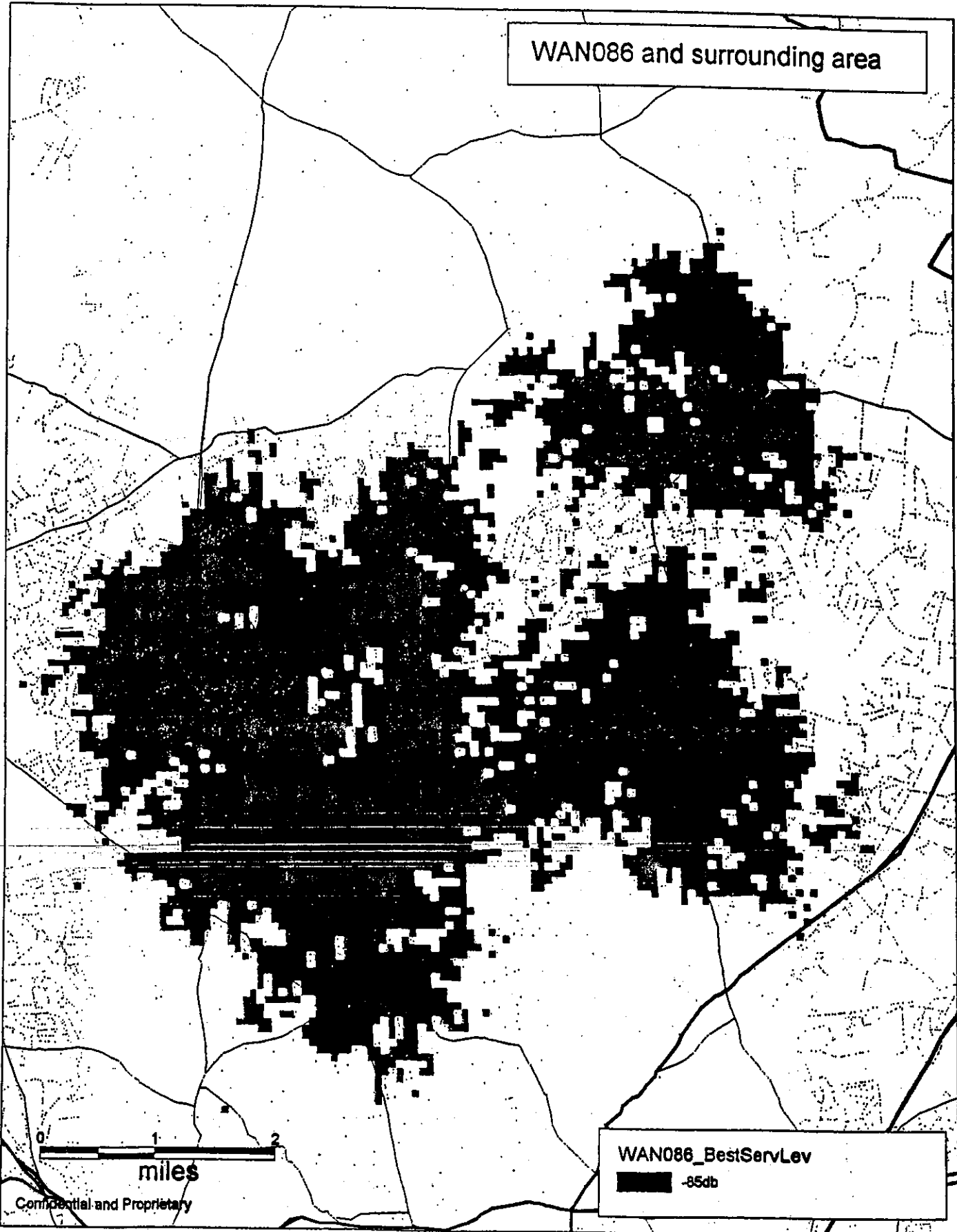
Coverage without WAN086



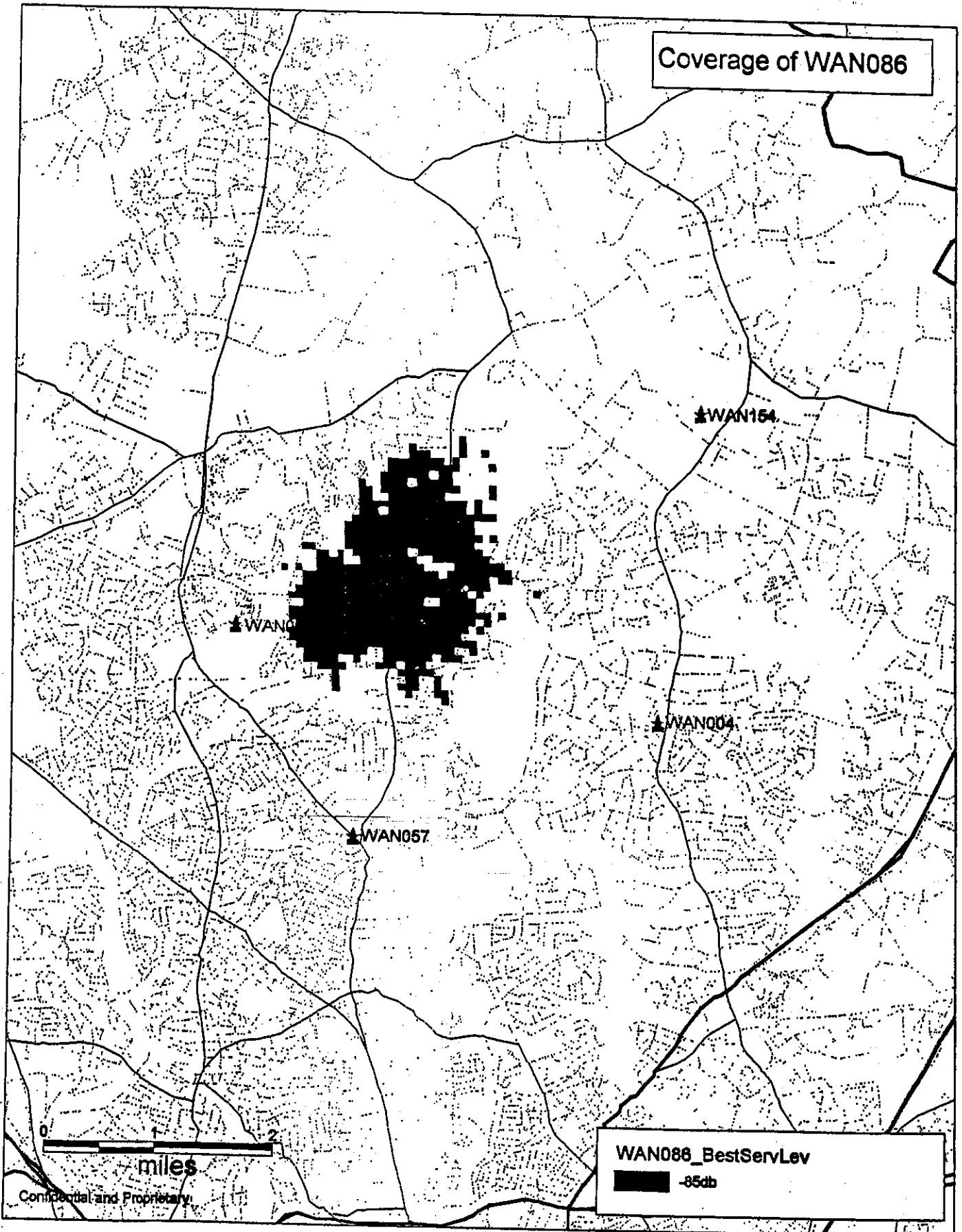
Confidential and Proprietary

WAN086_BestServLev
-85db

WAN086 and surrounding area



Coverage of WAN086



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.