



March 22, 2010

Jane McCarter  
Project Manager  
Loudoun County  
Department of Planning  
1 Harrison Street, SE  
Leesburg, VA 20177

RE: CMPT 2008-0016, T-Mobile at Baha'i Center  
T-Mobile Northeast LLC  
Site WAN463  
21415 Cardinal Glen Circle, Sterling, VA 20164

Dear Ms. McCarter:

T-Mobile Northeast LLC (T-Mobile) acknowledges receipt of various referral comments in the referenced commission permit application. This letter constitutes the response of T-Mobile as applicant to all comments received to date in connection with this application. Where the issue has been resolved we so state, and where applicable the revisions are also depicted on the enclosed revised Plat Sheets.

Our responses to the various referrals and issues are as follows:

**DEPARTMENT OF PLANNING REFERRAL 3/4/2009 (Pat Giglio, Planner, Community Planning)**

**Staff Comment:** *The application proposes the installation of telecommunication equipment on the roof of the Baha'i Center, an existing tall structure, in accordance with Plan policy, however an existing building with roof top telecommunication facilities, Old Dominion University Building at Mirror Ridge, is located in close proximity to the subject site. Staff requests that the applicant provide additional information to demonstrate that collocation on the roof of the Old Dominion University Building at Mirror Ridge is not feasible in order to control the proliferation of telecommunication sites and to mitigate the visual impact of the proposed facility on the surrounding area. If collocation is not possible, the following issues should be addressed.*

**Response:** T-Mobile currently has equipment on the rooftop of the Old Dominion University Building and it does not require adequate coverage for the desired search area.

**Staff Comment:** *Staff finds that the proposed antennas will be a prominent feature on the building and will detract from the overall visual quality of the building as well as create a*



*negative visual impact on the surrounding residential areas. Staff recommends that the applicant consider a flush-mount or other stealth design to better blend the appearance of the proposed antennas with the architecture of the building and to mitigate the visual impact on the surrounding area.*

Response: T-Mobile has re-designed the facility as a canister design. The antennas will be mounted within the stealth canister, which will blend in better with the existing architecture and building, thereby mitigating the visual impact.

Staff Comment: *Staff recommends that the applicant commit to removal of the telecommunication equipment following cessation of use by including notes on the submitted plats.*

Response: T-Mobile has consents to cessation of use and has committed to removal on the revised plat.

**DEPARTMENT OF BUILDING AND DEVELOPMENT, ZONING ADMINISTRATION  
REFERRAL 03/03/2009 (Val Thomas, Planner, Zoning Administration)**

2. Pursuant to Section 5-618 (A)(1) antennas and related unmanned equipment are permitted on an existing telecommunications monopole, telecommunications tower, or structure forty (40) feet or greater in height in all zoning districts subject to the performance standards outlined in that section. The height of the existing building on the property is 35 feet, which is also the maximum height permitted in the R-4 zoning district. Therefore, as currently proposed the antennas cannot be located on the rooftop of the building as it does not meet the zoning regulation in section 5-618(A)(1).

Staff recommends that the Applicant submit a request for a minor special exception approval to allow the proposed antennas to be located on a building/structure less than 40 feet height. Such special exception may be modified in accordance with the provisions of Section 6-1300. Please note that modifications may be approved by the Board of Supervisors upon a finding that such modification to the regulations will achieve an innovative design, improve upon the existing regulations, preserve the County's historic or archeological heritage, or otherwise exceed the public purpose of the existing regulation.

Response: T-Mobile submits the attached application for a minor special exception.

3. Directional or panel antennas cannot exceed ten feet in height per Section 5-618(A)(5). Page 4 of the Statement of Justification ("SOJ") notes five feet. Please correct this.

Response: The corrected height is included in the special exception SOJ.



Please contact me if you have any questions with reference to this submission at Amy.Bird3@T-Mobile.com or (410) 703-6541.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Amy Bird'.

Amy Bird  
Zoning Manager  
T-Mobile Northeast LLC