

## STATEMENT OF JUSTIFICATION

CALVERT CROSSLAND O/B/O VERIZON  
REQUEST FOR TELECOMMUNICATIONS FACILITY  
140 FEET TALL MONOPOLE STRUCTURE  
PIN 7902-23-8746-000  
5348 CASANOVA ROAD, CASANOVA, VIRGINIA 22187

This Statement of Justification and the attached exhibits provide a justification for the proposal by Calvert Crossland, LLC and their client Cellco Partnership d/b/a Verizon ("Verizon"), or ("applicant") to construct a new telecommunications facility. The Statement of Justification also provides a brief explanation of the proposal's conformance with the applicable performance standards and design criteria of the Fauquier County Zoning Ordinance (the "Ordinance") and the Comprehensive Plan.

Verizon Wireless seeks a Special Exception for a Personal Wireless Service Facility, subject to Article 11 of the Fauquier County Zoning Ordinance for a proposed facility consisting of a monopole with associated antennas and an equipment shelter in a compound area (collectively "the facility"). The facility will be located on a 40.00-acre property zoned Rural Agricultural (RA) at 5348 Casanova Road (State Route 616), Casanova; PIN 7902-23-8746-000 (the "Site"). The overall height of the structure will be one hundred forty feet (140') above ground level.

Special Exception approval for the proposal is required due to as the proposed structure's height of one hundred forty feet (140') and the lack of tree cover for one hundred feet (100') on all sides. As indicated on the engineering drawings, RF coverage plots, photo simulations and other exhibits provided with this application, Verizon's proposal is consistent with applicable performance and design criteria and is necessary to provide the enhanced wireless service coverage to this area of Fauquier County.

### **Type of Operation**

The structure one hundred forty feet tall (140') facility will be located within a Sixty feet (60') by sixty feet (60') (3,600 square feet) equipment compound that will also contain Verizon's equipment platform and support equipment. The facility will be accessed by a twelve feet (12') wide gravel access road that extends from the property's existing access drive that is entered off Casanova Road (State Route 616). A turn around will be located at the terminus of the access road at the entrance to the equipment compound area.

Verizon will install up to twelve (12) antennas on the monopole's top platform at a rad center of one hundred thirty-six feet (136') above ground level. Space for the collocation of up to three (3) additional future wireless providers will be provided on the monopole with antenna platforms located at one hundred twenty-six feet (126'), one hundred sixteen feet (116') and one hundred six feet (106') above ground level. Near the base of the monopole in the compound area, Verizon will locate a equipment platform measuring seventeen feet (17') by twelve feet (12'), a back-up generator will be placed on the equipment platform. The equipment compound is also designed to accommodate the equipment of up to three additional wireless providers that may locate at the site in the future.

The facility will be located in the north central portion of the forty (40) acre property, The proposed monopole will be one thousand nineteen feet (1019') feet from the property's northern lot line, six hundred fifty feet (650') from the eastern lot line, and sixty five and a half feet (65.5) from the western lot line. The monopole is one thousand three hundred thirty-two feet (1,332) from Casanova Road and sixty five and a half feet (65.5') from an adjacent residential property to the western lot line of the monopole that abuts Casanova Road. A single-family dwelling unit on the subject property is one thousand twenty-nine feet (1029') from the proposed structure and there are no structures on the subject property except the residential home of the land owners. The closed residential dwelling of site is two thousand two hundred forty feet (1240') away - the Joyce Jarrett property

The proposed telecommunications facility will have no impact on air quality, water quality, radiation exposure, light pollution, noise pollution, or traffic congestion or circulation. The antennas emit no noise, light or odors. The facility will be unmanned with infrequent visits of personnel for routine maintenance.

### **Hours of Operation**

The telecommunications facility will operate 24 hours per day, 365 days per year.

### **Estimated number of patrons/clients etc.**

There are no on-site patrons associated with the proposed telecommunications use.

### **Proposed number of employees/attendants etc.**

There are no on-site employees associated with the proposed telecommunications use.

### **Qualifications of application and operators of the proposed use**

Verizon is a FCC-licensed provider of telecommunication services throughout the Washington D.C. metropolitan area, and including Fauquier County. Verizon is seeking to develop and improve its wireless services in Fauquier County and the proposed Facility is a necessary component of Verizon's network.

### **Estimate of traffic impact**

The proposed wireless facility will be unmanned with one (1) or two (2) monthly maintenance visits per carrier. The proposed telecommunications use will not be hazardous or conflict with the existing and anticipated traffic in the immediate area.

### **Vicinity or general area to be served**

The area served by the proposed telecommunications use is depicted on the attached Verizon radio frequency coverage (propagation) maps showing existing Verizon Wireless 4G-LTE coverage in the Casanova area and the coverage expected with the addition of a new facility at the subject property. The map "VZW-4G LTE Coverage – Without the Casanova Site" shows the coverage without the Casanova site as provided by other existing Verizon sites in the area labeled on the map as "Leesview" and "Litchfield" along the Route 29 corridor to the west, and "Catlett" and "Calverton" to the east. The map "VZW – 4G LTE Coverage –With the Casanova Site" shows the projected coverage to this area as provided from the proposed site with the antennas at a rad center height of one hundred fifty feet (150'). As is depicted by these maps, the site will fill a large existing coverage gap in the immediate and surrounding areas of the Casanova village center and along Casanova Road (State Route 616), and

Meetze Road (State Route 643). The site will also resolve the need for adequate coverage in the area around the proposed site and also ensure adequate overlapping coverage between and among existing Verizon sites. Ultimately, the proposed site will allow residents and commuters in the area to experience better quality and diminished dropped calls and improved wireless services.

### **Description of building façade and architecture of proposed new building**

The one hundred forty feet (140') tall galvanized steel monopole will have up to four platforms spaced at ten feet (10') feet intervals on which will be mounted antennas for the telecommunication providers. Verizon's equipment platform measuring seventeen feet (17') feet by twelve feet (12'). back-up generator will be on the Verizon platform and electrical equipment cabinet will be housed along with the monopole and all associated equipment of future carriers in a sixty feet (60') by sixty feet (60') compound area enclosed by an eight foot chain link fence. the site is surrounded by trees and base station equipment and components will not be seen from any road,

While the top of the tower will be visible from certain vantage points, the overall distance of the facility to roadways and residences, as well as the extensive tree cover throughout the area, will mitigate visual impacts. As demonstrated by the photo simulations included with the application package, most views of the facility will be from a substantial distance and the facility is small on the horizon. Further most views will be obscured by the extensive tall landscape features that exist throughout the area. As a result, the proposed facility will not adversely impact the overall character of area or the rural setting in which it is proposed to be placed.

### **A statement that the proposed use conforms to the provisions of all applicable conditions, or, if any waiver exception or variance is sought**

Verizon Wireless seeks a Special Exception to allow installation and operation of an unmanned, wireless base station monopole structure with an overall height of one hundred forty feet (140') above ground level. Special Exception approval is required as the structure exceeds eighty feet (80') feet in height and is not surrounded by a wooded area of one hundred feet (100') on all sides, consideration is requested with the changing technology that a shelter is not to be used and replaced an equipment platform.

The proposed use conforms to the other Zoning Ordinance "Location and Siting Requirements" found under Article 11, Section 102.2 for silo facilities, as detailed in the following sections of this Statement of Justification.

### **Compliance With Zoning Ordinance Sections for Personal Wireless Facilities**

**11-102.2 Personal Wireless Facilities.** These facilities are allowed in all zoning district categories by right, subject to meeting the following performance criteria. The applicant shall file a site plan with supporting documentation adequate to demonstrate that the following standards have been met:

#### **1. Location and Siting Requirements:**

##### **b. All Other Facilities.**

**1. The facility shall be a 100 feet from the public highway, street or road, measured from the right-of-way line as shown within a State Highway Plat Book, subdivision plat, or 15 feet from the centerline of a prescriptive right-of-way.**

*Response: The proposed facility is more than one hundred feet (1332') from all public roadways, the closest being Casanova Road (Route 616) that is approximately fifteen hundred feet (1,500') south of the facility's proposed location.*

**2. The facility shall be 5,000 feet from a Federal, State or County park or wildlife management area. For purposes of this section, the term "wildlife management area" shall mean the Chester Phelps Wildlife Management Area and the G. Richard Thompson Wildlife Management Area, or any other geographical area within the County designated by the Commonwealth of Virginia as a wildlife management area.**

*Response: The proposed facility is more than five thousand feet (5,000') from the Westin Wildlife Refuge located approximately five thousand nine hundred feet (5,900') to the east of the proposed facility's location. There are no other parks or wildlife management areas in the immediate vicinity of the facility.*

**2. The facility shall be 300 feet or more from an adjoining property's existing residential unit.**

*Response: The location of the proposed facility will be greater than three hundred feet (300') from an existing residential unit on an adjoining property. The property line of the nearest adjoining residential unit is approximately nine hundred twenty five feet (925') to the east along Casanova Road.*

**3. The facility shall be located downslope from ridgelines so that the top of the structure is below the ridgeline.**

*Response: The proposed facility is not on a ridgeline. There is good screening in the general vicinity provided by existing mature trees and vegetation on and along the borders of the site and throughout the surrounding general area.*

**5. The facility shall be surrounded by wooded areas for at least 100 feet on all sides. For all provisions of this article, the terms "woodland" and "wooded areas" shall mean growth of deciduous or conifer trees at a minimum density of 80 wooden stems per acre of trees that measure at least four inches in diameter breast high (DBH) or four and one half feet.**

*Response: The proposed monopole is on an open portion of an agricultural use near a railroad track and is not surrounded by wooded areas for at least 100 feet on all side. There are extensive mature woodland areas elsewhere on and bordering the property and within the surrounding area.*

**6. Existing trees within 200 feet of the facility shall not be removed, except as may be authorized to permit construction of the facility and installation of vehicular access.**

*Response: No existing trees within 200 feet of the proposed wireless facility will be removed for construction and establishment of the use.*

**2. Design Requirements. All new facilities, including silos, shall meet the following design criteria:**

**a. Constructed no higher than eighty (80) feet from ground level to the highest part of the personal wireless facility, including all antennas. In the case of silos, height shall be measured to the top of the silo.**

*Response: The monopole will exceed eighty feet (80') with an overall height of one hundred fifty four feet (140'). This height is necessary to meet service requirements.*

**b. Equipped with dual-polarization or omni-directional antennas, or another antenna alternative identified at site plan, which would be more efficient at the proposed location, as determined by the Zoning Administrator;**

*Response: The facility will be equipped with directional antennas.*

**c. Surrounded by a six (6) foot or higher security barrier, including a locked gate, for a ground-mounted pole and/or base station. For camouflaged facilities (e.g., a silo, with all components located inside the structure), an applicant can request this requirement be waived by the Zoning Administrator in conjunction with site plan approval if all components are secured internally within the structure.**

*Response: The equipment compound area will contain all equipment of Verizon Wireless and will measure fifty feet (50') by fifty feet (50') and will be surrounded by an eight feet (8') tall wood fence and a locked gate. Details of the fenced compound are provided on the Zoning Drawings, Sheet C-4, Fence Details, included in the application package.*

**d. Antennas: All antennas shall be of a material or color that matches the exterior of the building or structure.**

*Response: All antennas will be of a material and color that matches the structure.*

**e. No commercial advertising shall be allowed on any portion of the facility.**

*Response: There will no commercial advertising of any kind at the site.*

**f. Signals or lights or illumination shall not be permitted on any portion of the facility, unless required by the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), State or Federal authorities, or the County, except for security lighting at the base station (100-watt).**

*Response: The facility will not be lighted except for 100-watt security lighting as required.*

**g. Fall zone criteria contained herein shall be met.**

*Response: The proposed facility meets all such requirements.*

**h. Equipment shelters and cabinets:**

- **Shall be designed to be architecturally consistent, with respect to materials and appearance, to the buildings within the area of the facility;**
- **If mounted on a rooftop, the equipment shall be concealed or camouflaged so that the shelter or cabinet either is not visible at grade or appears to be part of the structure.**

*Response: Verizon no longer used shelter only equipment platforms. This platform will not be seen by anyone, except the property owners and the carrier workers.*

**I. Any personal wireless facility located on, within or near a historic site, shall not alter the character, defining features, distinctive construction methods, or original materials of the site.**

*Response: The site is just west and Casanova Historic District and near to other historic sites including the Auburn Battlefield to the northeast, Springhill Farm to the north, and Redwood Farm to the south. As demonstrated by the photo simulations included in the application package, the visual impact on these historic sites is mitigated by the mature tree cover in the area and distance and the general character if the sites will not be altered by construction of the monopole. At its meeting of August 20, 2014, the Fauquier County Architectural Review Board found that the previous location the Childs property would have an indirect adverse impact on the historic features noted above This new location is further west from the Historic District by thousands of feet and will have not effect on the Historic District Photo Simms are in compliance with the request for the SHPO evaluation and submission underway.*

**Section 11-102.3**

**b. General Performance Criteria: All personal wireless or telecommunication facilities, whether permitted by right or permissible with the approval of a special exception or special permit application, shall be subject to the following submittal standards and criteria:**

**(1) Before proceeding to the zoning/building permit phase, new telecommunications towers and facilities are subject to the County site plan review and approval process.**

*Response: Verizon will comply.*

**(2) The proposed telecommunication tower or monopole, and associated uses and equipment shelters, shall be compatible with development in the vicinity with regards to the setting, color, lighting, topography, materials and architecture. In addition, the facility should be located in the interior of the property, and areas of existing vegetation, if applicable, shall be used to screen the facility.**

*Response: The proposed structure and compound will be located on an interior portion of a large forty (40) acre agricultural parcel surrounded by extensive farm and woodland uses, The structure will be distant from public roadways and all residential uses in the vicinity.*

**(3) New telecommunication facilities greater than 80 feet in height shall be designed to accommodate collocation, complete with the engineering report attesting to that capacity, unless the Applicant is able to certify:**

- (a) Doing so would create an unnecessary visual impact on the surrounding area; or**
- (b) No additional need is anticipated for any other potential user in the vicinity; or**
- (c) There is some valid economic, technological or physical justification as to why collocation is not possible.**

**The applicant shall identify the conditions under which future collocation by other service providers is permitted.**

*Response: The proposed facility is designed to accommodate up to a total of four (4) telecommunication providers. Verizon Wireless will be the initial carrier and will locate antennas on a mounting platform one hundred forty feet (140') above ground level. Space for the antennas and mounting platforms of three other carriers are designated on the monopole at one hundred thirty feet (130'), one hundred twenty feet (120'), and one hundred ten feet (110') above ground level. The compound area is designed to accommodate up to four (4) telecommunication carriers including Verizon Wireless. The one hundred forty feet (140') height of the pole is the minimum necessary to provide service to the area and meet Verizon's service requirements.*

**(4) The height of new towers shall be limited based on technological need, type of facility location, and/or required permit approval.**

*Response: The rad center of Verizon's antennas and the associated height of the monopole is necessary to support the antenna at a level to achieve the needed coverage in the area. The height has been limited based on technological need and the facility location.*

**(5) Satellite and microwave dishes attached to towers and monopoles shall not exceed six (6) feet in diameter.**

*Response: The proposed and all future antennas will comply.*

**(6) Any telecommunication facility and antenna located in a district or immediately adjacent to a district permitting residences shall be located to a height that is equal to or less than the distance from the base of the antenna, tower or monopole to the closest property line, (1) one foot setback for each (1) one foot of facility height. Within and adjacent to districts not allowing residences, telecommunication towers or monopoles shall not be located any closer than one (1) foot for every five (5) feet in height to any property line. Associated structures and buildings, in both instances, may be constructed within the setback areas of the tower or monopole, however, they must meet all setback requirements for primary structures for the specific zoning district in which they are located.**

*Response: The proposal complies. The nearest adjacent residentially zoned property is located approximately sixty five feet (65.5') to the west.*

**(7) Unmanned equipment structure(s) shall not contain more than 500 square feet of total gross floor area per telecommunications provider on each site. Structures shall not exceed 12 feet in height.**

*Response: The applicant will comply. Verizon Wireless' proposed equipment shelter will measure twelve feet (12') by seventeen feet (17') or two hundred four (204) square feet exterior platform.*

**(8) Unless otherwise required by the Federal Communications Commission or the Federal Aviation Administration, towers and monopoles shall blend with the background.**

*Response: The monopole structure will not be lighted nor located on any ridgeline. Distance and treecover throughout the general area will serve to minimize views and visual impacts of the facility.*

**(9) No signals or lights or illumination shall be permitted on a tower or monopole, unless required by the Federal Communications Commission, the Federal Aviation**

**Administration, State or Federal authorities, or the County. These structures must either maintain a galvanized steel finish, subject to any applicable standards of the FAA, or be painted a neutral color to reduce visual impact.**

*Response: There will be no lights or illumination of the structure unless otherwise required by law.*

**(10) No commercial advertising or signs shall be allowed on a tower or associated structures.**

*Response: There will be no commercial advertising or signs on the structure other than typical warning and information signs required at the equipment compound.*

**(9){SIC} No tower or monopole shall be located within a County designated historic district.**

*Response: The site is to the west, but not within, the Casanova Historic District.*

**(10){SIC} Special exception conditions for approval, established by the Board of Supervisors, may include reasonable limitations on the time period upon which the commercial telecommunications use(s) cease, before the tower or monopole will be required to be removed. Removal is subject to the terms identified in 11-107.2.**

**The site shall be restored as closely as possible to its original condition.**

*Response: Verizon Wireless will comply.*

**(13) Applicants for any commercial public telecommunication facility shall demonstrate that they have complied with applicable regulations of the FCC and the FAA.**

**A finding from the FAA that the proposed facility is not a hazard or obstruction to public and private aviation fields is necessary prior to the issuance of a zoning permit. Such a finding is required, if a proposed telecommunications facility is higher than 199 feet or within five (5) miles of the property boundary of the Warrenton-Fauquier Airport.**

*Response: Verizon will comply with all applicable regulations of the FCC and FAA. The proposed structure is within five (5) miles of the Airport, but will not present a hazard to air navigation or require a light on the tower see TOWAIR.*

**(14) When locating on Fauquier County Water and Sanitation Authority, or fire and/or rescue company site: 1) the telecommunication equipment shall not interfere with the existing equipment of the primary use; and 2) the setback provisions of Section 11-102.2.a (1) through (3) shall not apply.**

**In addition, the landscaping/buffering provisions of the ordinance may be reduced or waived if the site has been developed in accordance with Sections 11-103 and 11-104. Applicants proposing a new telecommunication tower or monopole within one (1) mile of a County designated historic district, historic resources designated within the Comprehensive Plan, or a Virginia Byway if a telecommunication facility is proposed on a property listed on the National Register of Historic Places, shall**

**submit a minimum of three (3) visual simulations and written justification as to why the facility could not be sited elsewhere.**

*Response: Photo simulations showing the proposal from more than three vantage points are included with the application package. The photo simulations show that from most areas, views of the facility are mitigated by distance and the general tree cover through the area.*

*A report entitled "Supplemental RF Information for Proposed Verizon Wireless "Casanova" Communications Facility", dated July 23, 2014, from Millennium Engineering, P.C., is included with the application package and provides a written justification for the site and the height of the monopole.*

**(15) Telecommunication towers or monopoles shall not be located along ridge lines, but downslope from the top of ridge lines, to protect views of the County mountains.**

*Response: The structure is not on a ridgeline.*

**(16) Applicants shall submit documentation, in written and graphic form regarding the service area to be provided by the proposed telecommunication tower or monopole. This includes propagation maps demonstrating that these facilities, with collocation capabilities, are no higher in elevation than necessary.**

*Response: Propagation maps showing the service area of the proposed telecommunications site, and an RF Justification, are included in the application package. The facility will accommodate the applicant, Verizon Wireless, and up to three future telecommunication providers. The above referenced report from Millennium Engineering, P.C. and Verizon RF department provides propagation comparison at various heights and supports the selected monopole height of one hundred forty feet (140') above ground level.*

**(17) An application must include a licensed carrier either as an applicant or co-applicant.**

*Response: Verizon is a licensed telecommunications carrier. A copy of FCC Authorization is included in the application package.*

### **11-102.3c.**

**Additional Submission Requirements. In addition to Section 5-011.II, the following additional information shall be submitted by applicants for towers or monopoles which require special exception or special permit approval:**

**(1) A map showing the telecommunication system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed facility use to the utility system.**

*Response: Radio frequency (RF) maps depicting Verizon Wireless' existing coverage in this area of Fauquier County and that showing the projected coverage with the new Casanova site are attached. For comparative purposes, RF maps showing coverage at heights of eighty (80), one hundred (100) and one hundred twenty (120) feet are also attached.*

**(2) A statement, prepared by a certified engineer, giving the basic reason for selecting the particular site as the location of the proposed facility and certifying**

**that the proposed use will meet the performance standards of the district in which located.**

*Response: A statement from a certified engineer certifying that the telecommunications use will meet the performance standards of the RA zoning districts is included in the application package. The Engineer's RF Statement provides the basic reasons for selecting the particular site. A search ring map showing the target area for the facility and the site selected is also included in the application package.*

**(3) Photo imagery or other visual simulation of the proposed telecommunication tower or monopole must be shown with the existing conditions of the site. This simulation shall be provided from a minimum of three (3) perspectives. The applicant shall address how the facility can be designed to mitigate the visual impact on area residents, facilities, and roads.**

**More specifically, a sight line presentation must be presented. A sight line shall be drawn from the three closest residential units included in the vicinity plan to the highest visible point on the personal wireless facility. If there are no residential units in the mandatory setback distance, reference 11-102.2.a (3), the public rights-of way will be used.**

**Each sight line shall be depicted in profile, drawn at 1 inch equals 40 feet. The profiles shall show all intervening tree masses and buildings. In the event there is only 1 or 2 residential buildings on the vicinity plan, there shall be at least two sight lines from the closest habitable structures if any.**

**Photographs: (1) 4 x 6 inch photograph from three perspectives demonstrating existing conditions, one sight line from each residential unit; (2) photosimulation from the same three perspectives with the proposed personal wireless facility included. If there are no Residential units in the project area, then views shall be from the public rights-of-way.**

*Response: Photos showing existing views of the site, as well as photo simulations showing the proposed monopole from various locations in the area are included with the application package.*

**(4) Except for areas where permitted by right, an applicant for the proposed telecommunication facility must demonstrate that an antenna location on an existing facility is not feasible.**

**The County's objective is that no new tower/monopole shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the Board of Supervisors that no existing tower, monopole or structure can accommodate the applicant's proposed antenna.**

**The applicant shall evaluate through an engineering report the existing telecommunication facilities and structures 80 feet or greater in height within a one (1) mile radius of the proposed facility when located in a designated Service District of the Comprehensive Plan.**

**Elsewhere in the County, the applicant shall evaluate through an engineering report the facility and structure locations, 80 feet or greater in height, within a two (2) mile**

**radius of the proposed facility. Technological, physical, and economic constraints may be considered in determining site feasibility.**

**Collocation may be determined not to be feasible in the following situations:**

**(a) The planned equipment would exceed the structural capability of existing and approved telecommunications facilities, considering existing planned use of those facilities, and such facilities cannot be reinforced to accommodate planned or equivalent equipment at a reasonable cost;**

**(b) The planned equipment will cause interference with other existing or planned equipment for that telecommunication facility, and that interference cannot be prevented at a reasonable cost;**

**(c) Existing or approved telecommunication facilities do not have space on which planned equipment can be placed so as to provide adequate service; and**

**(d) Existing and approved telecommunication facilities will not provide adequate signal coverage.**

*Response: There are no existing structures of suitable height in the immediate area that can accommodate a telecommunications facility and meet the applicant's service requirements and objectives*

**(5) In addition to those entitled to notice under the provisions of the Zoning Ordinance, all owner(s), or their agent(s), of all properties abutting or immediately and diagonally across the street or road from those properties whose owners are entitled to notice under Section 13-111, shall be provided with the same written notice. The applicant is also encouraged to meet with community and homeowner associations and groups in the area.**

*Response: Verizon Wireless will comply with the requirements.*

**(6) The carrier shall provide a copy of Form 600 on file with the FCC, and its FCC license (Radio Authorization Form).**

*Response: Verizon Wireless' FCC authorization forms are included in the application package.*

**(7) The application shall show relationship to other personal wireless service facilities, including those existing and proposed by the carrier/applicant. The nearest existing sites for other carriers in at least four directions (north, south, east and west), as well as those proposed by other carriers on file in Fauquier County and with VDOT.**

*Response: Verizon Wireless' existing and proposed coverage maps showing the relationship of the proposed site to other Verizon Wireless telecommunication sites in the area are included in the application package. The existing telecommunications facilities at "Leesview" near Warrenton and "Litchfield" near Opal to the west and "Calverton" and "Catlett" to the east are existing sites used by Verizon Wireless. These existing do not meet the coverage objectives for the Casanova area. Verizon Wireless knows of no proposed telecommunications facilities in the area that will provide an opportunity to fill the existing coverage gap near Casanova between these existing four sites.*

**11-103**            **Landscaping and Buffer Requirements.** The following landscaping and buffering requirements shall apply to all telecommunication facilities.

- 1. Security Fencing.** Facilities shall be enclosed by security fencing not less than six (6) feet in height.

*Response: An eight feet (8.0') chain link fence will surround the entire compound area that houses the Applicant's proposed equipment compound area.*

- 2. Landscaping.** The telecommunications facility shall be landscaped with a mix of hedge and trees to screen internal communications buildings from adjacent properties. The standard buffer should consist of an area 10 feet in width outside of the fenced area. Plantings will comply with Zoning Ordinance landscaping requirements.

*Response: The compound area will be landscaped at the request of Fauquier County.*

- 3. Existing mature tree growth and natural land forms onsite shall be preserved to the maximum extent possible. In special exception applications, the Board of Supervisors may determine that the natural growth surrounding the property perimeter may be sufficient as the required buffer.**

*Response: Existing mature tree growth and landforms on-site will be preserved. The project does not involve the removal of trees or other vegetation.*

- 4. Existing trees within 200 feet of the telecommunications tower or monopole shall not be removed, except as may be authorized to permit construction of the facility and installation of vehicular access.**

*Response: There are no trees to be removed for the installation of the structure or related compound area.*

**11-104**            **Modifications.** Buffer yard requirements may be waived or modified by the Zoning Administrator in any of the following circumstances, excluding approved special exception and special permit conditions. The Zoning Administrator may attach conditions to any waiver or modification in order to assure that the results of the waiver or modification will be in accordance with the purpose and intent of this Section.

- 1. The Zoning Administrator may waive, reduce and/or modify buffer yard requirements if demonstrated that the topography of the lot providing buffer yard and the lot being protected is such that the required buffer yard would not be effective.**
- 2. The Zoning Administrator may waive, reduce or modify buffer yard requirements for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.**

*Response: No such modifications are requested.*

**11-105 Maintenance**

- 1. The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all required landscape materials and screening and buffering as may be required by the provisions of this Section.**

*Response: Verizon Wireless will comply.*

- 2. All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris.**

*Response: Verizon Wireless will comply.*

- 3. Fences and walls shall be maintained in good repair. Openings within the barriers may be required by the Zoning Administrator for accessibility to an area for necessary maintenance.**

*Response: Verizon Wireless will comply.*

**11-106 Bond/Cash Deposit Requirements. In lieu of installation of the landscape materials prior to occupancy, the applicant may post a bond acceptable to the County, conditioned upon satisfactory installation of the landscaping proposed in the landscape plan.**

*Response: Verizon Wireless will comply.*

**11-107 Removal of Abandoned Antennas and Towers**

- 1. Annual Report. The owner of each antenna or tower shall submit a report to the Zoning Administrator once a year, no later than July 1. The report shall state the current user status of the tower.**
  - 2. Antenna and Tower Removal. Any antenna or tower shall be disassembled and removed from the site within ninety (90) days of the discontinuance of the use of the tower for wireless telecommunications purposes. Removal includes the removal of the antennas, telecommunications towers, fence footers, underground cables and support buildings. The buildings and foundation may remain with the landowner's approval. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.**

*Response: Verizon Wireless will comply.*

**Conformance with the Comprehensive Plan**

The Goals, Objectives, and Policies found in the Chapter 9 Addendum entitled the “Plan for Commercial Wireless Facilities” in the Fauquier County Comprehensive Plans provide the framework for evaluating telecommunication proposals under the County’s development review process. The proposed Verizon facility is in general conformance with these Goals, Objectives, and Policies as detailed in the following:

**Goals**

Verizon Wireless' telecommunications facility will be constructed on a large forty (40) acre parcel zoned and used for agricultural purposes. The proposed use will be removed from residences and roadways and surrounded by other large agricultural properties. Views of the facility will be mitigated by distance and obscured from most vantage points by the extensive tree cover and vegetation throughout the general area. The proposed facility will maintain and preserve the character of the Fauquier County and will be visually unobtrusive to the surrounding land uses and roadways.

## **Objectives**

The proposed facility will be located in a rural landscape, distant to most residences and roadways. Most views of the facility will be from long distances and from indirect vantage points from which the facility will not appear prominent. Verizon's equipment will be located within a fenced compound and not visible to adjoining properties and roadways.

## **Policies**

### **General Policies**

The total height of the proposed structure will be one hundred forty feet (140') above ground level and all equipment will be screened.

### **Siting Policies**

Verizon has identified no other co-location opportunities to support its coverage objectives. The proposed structure is located in a remote area and removed from residential structures and roadways. The proposed facility is more than one thousand feet (1,000') from any Virginia Scenic By-Way.

### **Design Policies**

The proposed monopole will not be visually obtrusive from most vantage points. There will be limited clearing on the site and no trees or environmental areas will be damaged. The compound area will be removed from view and will not require lighting. The structure provides collocation opportunities that will prevent the need for the construction of other new tall vertical structures in the area to accommodate telecommunication carriers..

## **Application Conclusion**

It is respectfully submitted that with approval of this Special Exception application, Verizon's proposed telecommunications facility will be consistent with Zoning Ordinance and Comprehensive Plan policies and standards for the placement of Personal Wireless Service Facilities in the RA Zoning Districts. The Applicant's installation will comply with all applicable development and building codes and the proposed use will conform to all ordinances, regulations, adopted standards and conditions. Accordingly, Verizon respectfully requests approval of this Application for Special Exception.

## **Additional Application Materials**

As specified under Section 5-011.2 of the Fauquier County Zoning Ordinance, "Submission Requirements for Special Exceptions", the following items are a part of the overall application package (the overall listing of all submitted materials is provided at the beginning of the package):

1. Fifteen (15) copies of an application on forms provided by the County, completed and signed by the applicant.
2. Fifteen (15) copies of a Conflict of Interest Statement provided by the County, completed and signed by the applicant.
3. Ten (10) copies at 24" by 36" (folded) and ten (100 copies at 11" x 17" of a plat drawn to a designated scale determined by consultation with the Director or his designated agent (containing the following applicable information, A-J).
4. Ten (10) copies of a statement of justification (with the following applicable parts, A-I).
5. Fifteen (15) copies of the Fauquier County Parcel Identification Map with the subject property highlighted in red.
6. Optional photographs of the property showing existing structures, terrain and vegetation.
7. Evidence showing that the applicant will have the right to use the property as proposed. A copy of a properly executed lease or contract to purchase, with financial terms deleted if so desired, will normally suffice to meet this requirement.
8. Where applicable, any other information as may be required by the provisions of Articles 4 and 5 or requested by the Board or Commission which may not be required as a part of the original submission.

*Attached.*

9. An application fee as provided for in accordance with Section 13-107.

*Attached.*

10. A Traffic Impact Analysis (TIA) or a traffic assessment as per Section 301B of the Design Standards Manual.

*Not provided as the proposed Facility will not generate traffic and will only require one visit per month from a technician in a regular sized vehicle.*