

January 26th, 2023

TO: Albemarle County
Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

RE: T-Mobile – VA72520A Bellair (Property of David L Holmes or Carolyn C Ash Lawn)- Building Permit After Tier III or Tier III Approval Application

To Whom It May Concern,

This letter is being submitted pursuant to Section 5.1.40.a(12) as a request for approval of a Special Exception to modify Section 5.1.40.b(2)(c) - Projection in order to allow T-Mobile’s proposed antennas to be installed in a modified flush-mount array.

Please find information supporting T-Mobile’s request in the sections provided below:

Section 5.1.40.a(12): “Special Exception. If the proposed facility does not comply with any provision of section 5.1.40, the applicant shall request a special exception in writing as part of the application. The request shall identify which regulation in section 5.1.40 for the special exception is requested and a justification for the special exception.”

T-Mobile will address the requests and justifications for required Special Exceptions below:

Request to modify Section 5.1.40.b(2)(c) of the Zoning Ordinance: “Projection. No antenna shall project from the facility, structure or building beyond the minimum required by the mounting equipment, and in no case shall the closest point of the back of the antenna be more than twelve (12) inches from the facility, structure, or building, and in no case shall the farthest point of the back of the antenna be more than

eighteen (18) inches from the facility, structure, or building.” The proposed alternative mounts will allow all six of T-Mobile’s antennas to be installed at the same mounting level on the proposed monopole, but they won’t allow the antennas to meet the smaller maximum stand-off restriction of 12 inches. Therefore, T-Mobile is requesting approval of this Special Exception to allow a modification of the standard restrictions on antenna mounting distances. In this case, the closest point from the monopole bottom to top at the backs of the proposed antennas will be approximately 30”. Therefore, the proposed mounts will allow antennas to comply with the larger of the standoff limitations by being 30” from the monopole’s face at their tops and bottoms.

Instead of requiring mechanical (physical) tilting, the proposed Commscope and Ericsson antennas are equipped with Remote Electrical Tilt (RET) capabilities that allow antenna elements and their beams to be tilted electronically from inside the panels and without changing the distance from the monopole. Therefore, the greatest distance between the antennas and pole will actually be less than 30” which maximum that is allowed.

Approval of the proposed Special Exception will allow T-Mobile to better serve the surrounding areas in a more efficient way by allowing all six (6) of the antennas to clear the treetops and deploy the company’s four licensed frequencies at the same mounting height. At the same time, the distance between the monopole and antennas within the proposed array will not greatly increase any perceived visual impacts because the antennas will still comply with the maximum distance that is normally allowed. T-Mobile also notes that the proposed configuration has been approved for other facilities within Albemarle County, so there should be no concerns about setting a design precedence with the approval of this request. Therefore, the requested Special Exception for the proposed mounting distance should be consistent with the criteria that are necessary for modification or waiving the requirements of Section 5.1.40.b(2)(c).

Please do not hesitate to contact me at your earliest convenience if you should have any questions, comments or concerns, or will require any additional information for the review and approval of this request.

Sincerely,



TOTALLY COMMITTED. 

Sam Avera

Land Use Associate

Network Building + Consulting – Agent for T-Mobile

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