

Attachment 3

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

**TO:** Plan Enforcement Staff, Development Review Division

**SUBJECT:** Project Name Inwood House Date Recd 07/19/04 NRI/FSD # 4-05021E

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.

**This property is not subject to a Tree Save Plan.**

Tree protection measures are required; sediment control permit should not be released until MNCPPC staff has approved the Tree Save Plan.

MNCPPC inspector must be contacted for pre-construction inspection of tree protection measures and authorization to begin any tree clearing.

**This property is not within a Special Protection Area\*.**

\* Properties within a Special Protection Area (SPA) must submit a Preliminary Water Quality Plan. Contact Leo Galanko at MCDEP for information regarding the requirements (301-217-6323).

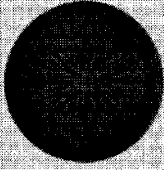
Comments: Proposed disturbance is less than 5,000 s.f. Site specific conditions relating to impact on individual trees if applicable, should be evaluated at Mandatory Referral stage.

Signature: Michael Zamore  
Environmental Planning, CWP Div.

Date: 08/09/2004

cc: Denberry & Davis, LLC, for the applicant  
(fax 410-265-9500)

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October 14, 2005

**MEMORANDUM**

**TO:** Joel Gallihue  
Development Review Division

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

**FROM:** Ed Axler, Planner/Coordinator *EA*  
Transportation Planning

**SUBJECT:** Special Exception No. S-2652  
Rooftop Omnipoint Telecommunication CAP Operations/T-Mobile Facility  
10921 Inwood Avenue, Silver Spring  
Kensington/Wheaton Policy Area

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This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject special exception case for the proposed unmanned telecommunication facility of an existing "Inwood House" apartment building.

**RECOMMENDATION**

Transportation Planning staff recommends no transportation-related conditions to support granting of the subject special exception case. The proposed use will not have an adverse effect on the transportation network within the immediate local area.

**DISCUSSION**

**Site Location and Access**

The subject site is located in the southwest quadrant of the intersection of University Boulevard (MD 193) and Inwood Avenue. Vehicular access remains via the driveways off of University Boulevard and Inwood Avenue. Pedestrian access is provided via a lead-in sidewalk from the existing sidewalk along University Boulevard and Inwood Avenue.

### Master Plan Roadway and Pedestrian/Bikeway Facilities

The Kensington/Wheaton Master Plan classifies University Boulevard as a six-lane divided major highway, M-19, with a recommended minimum right-of-way of 120 feet. Inwood Avenue is classified as a primary residential street, P-16, with recommended minimum right-of-way of 70 feet. Dedication requirements were met when the Inwood House was recorded as Parcel "A", Block B in 1978 as Record Plat No. 529-84.

### Available Transit Service

Bus service is currently available along the adjacent roadways with the following scheduled transit routes:

1. University Boulevard: Ride-On routes 7 and 8 and Metrobus routes C-2 and C-4.
2. Inwood Avenue: Ride-On route 7 operating between University Boulevard and Forest Glen Metrorail Station.

### Local Area Transportation Review

A traffic study was not needed for the subject special exception case to satisfy Local Area Transportation Review because the proposed unmanned telecommunication facility would not add any peak-hour vehicular trips from this existing apartment building. The proposed telecommunication facility would be unmanned and would only require routine inspections or service once or twice a month. Thus, the intersection congestion levels would not be increased during the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods.

### Policy Area Transportation Review/Staging Ceiling Condition

Under the FY 2005 Annual Growth Policy, Policy Area Transportation Review is no longer required. This unmanned telecommunication facility would not increase the non-residential development pipeline or "jobs" the Kensington/Wheaton Policy Area.

EA:gw

cc: Mary Goodman

runo to Galibue re Omnipoint S 2632



DEPARTMENT OF TECHNOLOGY SERVICES

Douglas M. Duncan  
County Executive

Alisoun K. Moore  
Chief Information Officer

MEMORANDUM  
June 17, 2004

TO: Distribution

FROM: Robert P. Hunnicutt, Tower Coordinator  
Telecommunications Transmission Facility Coordinating Group (TTFCG)

SUBJECT: TTFCG Notice of Action for June 16, 2004 Meeting

At its meeting of June 16, 2004, the Montgomery County TTFCG voted to recommend the following applications:

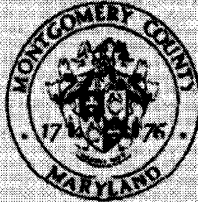
- T-Mobile application to install nine panel antennas at the 106' level of an existing 130' monopole at the Cabin John VFW Post located at 11511 MacArthur Boulevard in Cabin John (Application #200406-01).
- T-Mobile application to install nine 54" panel antennas at the 83' level atop the penthouse of a 57' Montgomery Towers building located at 415 Silver Spring Avenue in Silver Spring (Application #200406-02).
- T-Mobile application to attach nine 52" panel antennas at the 57' level of an existing 47' building at Inwood House located at 10921 Inwood Avenue in Silver Spring (Application #200406-03).
- T-Mobile application to extend the existing fire hose tower by 8' and install three antennas inside a replacement cupola on the Glen Echo Volunteer Fire Department building located at 5920 Massachusetts Avenue in Bethesda (Application #200406-05).
- T-Mobile application to install nine 54" panel antennas at the 140' level of an existing 196' WSSC lattice tower located at 12600 Great Seneca Highway in Germantown (Application #200406-06).
- Montgomery County application to install two Yagi antennas at the 66' level on the roof of the Wheaton Station apartment building under construction at Georgia Avenue & Prichard Road in Wheaton (Application #200406-07).

Office of Cable and Communication Services

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**MONTGOMERY COUNTY, MARYLAND**  
**TOWER COORDINATOR**  
**RECOMMENDATION**

APPLICATION NUMBER: 200406-03

DATE: 24 May 2004

<b>Application Information:</b>		
<b>Applicant:</b>	T-Mobile	
<b>Description:</b>	Attach nine 52" panel antennas at the 57' level of an existing 47' building. A GPS antenna will also be added.	
<b>Site Location:</b>	Inwood House 10921 Inwood Avenue, Silver Spring	
<b>Property Owner:</b>	Inwood House Development Corporation	
<b>Classification in accordance with Zoning Ordinance: R-60</b>		
Private Property:	<input checked="" type="checkbox"/>	By right: <input type="checkbox"/>
Public Property:	<input type="checkbox"/>	By right: <input type="checkbox"/>
		Special Exception: <input checked="" type="checkbox"/>
		Special Exception: <input type="checkbox"/>
		Mandatory Referral: <input type="checkbox"/>
<b>Impact on land-owning agency:</b> Minimal		
<b>Existing or future public safety telecommunications facilities and plans:</b> None		
<b>Co-location options:</b>		
<b>Implications to surrounding area:</b> Minimal - the antennas will be sled mounted on the building rooftop with the top of the antennas approximately 14' above the roofline. The equipment cabinets will be placed adjacent to the penthouse. It does not appear that the equipment cabinets will exceed the 14' height limit in the zoning code for rooftop equipment. Both the equipment cabinets and the antennas will be visible from the street but will be screened from view from some directions by the large trees on the property (see attached photos).		
<b>Attachments:</b> Application		
<b>Comments:</b> This application requires a Special Exception because the building does not meet the minimum height of 50' for a residential zone. Based on our review of the RF contour maps submitted with the application, it appears that there is a section of coverage in the vicinity of this site where the signal strength is lower than the adjacent areas and that the new antennas at this site improve coverage and add capacity to handle more calls in this area as well. The equipment cabinets will be located on a 10' x 20' steel platform to be constructed on the roof.		

<b>Tower Coordinator Recommendation:</b>	Recommended: <input checked="" type="checkbox"/>
	Not recommended: <input type="checkbox"/>
<i>[Signature]</i>	6/4/04
<b>Signature</b>	<b>Date</b>