Mclean Citizens Association Resolution Verizon Central Office SEA 97-D-020-2 October 3, 2007

Whereas, Verizon operates a telecommunications switching station located at 1701 Chain Bridge Road, Tax Map 30-3-((1))-46, and

Whereas, the current special exception, 97-D-020, originally approved in 1997, authorized the expansion of the facilities to include a generator building, and

Whereas, the applicant seeks to install two exterior, chilled-water air handler units on the flat, lower roof at the rear of the building, and

Whereas, the installation of the air handlers units will permit Verizon to remove older air handler units inside the building, thereby making available more interior space, and

Whereas, the two proposed air handler units will be surrounded by a shingled mansard screen, 13' 5" in height, with an attached sound wall to reduce the noise generated by the air handler units, and

Whereas, the Verizon central office facility is 35 feet from the property line of the abutting McLean Commons, AKA Westberry, subdivision, and

Whereas, there is a direct line of sight from the upper floor windows of the Westberry homes to the roof-mounted air handler units, and

Whereas, a noise study, commissioned by the applicant, established the daytime, evening and nighttime ambient noise levels at the Westberry property line are 48, 47 and 43 dBA respectively, and

Whereas, the noise sound level of both air handler units operating at normal load is conservatively estimated by the applicant to be 41 dBA at the Westberry property line, and

Whereas, the applicant, for a period of several years, failed to comply with the development conditions of its Special Exception permit that required the maintenance of a fence and a landscaped barrier along the western and northern property lines, despite repeated letters and phone calls from the Westberry HOA, and

Whereas, Verizon has regularly parked trucks and other maintenance vehicles at the facility that were not connected with the operation of the immediate facility, in violation of the Zoning Ordinance.

Now, therefore, be it resolved that the McLean Citizens Association supports the Verizon Special Exception to add two air handler units to the lower rear roof under the following conditions:

- 1. The applicant accepts a development condition specifying a maximum noise sound level of 43 dBA as measured at a height of 9 meters at the western property line adjacent to the lower roof, and
- 2. The applicant accepts a development condition that the facility shall not be used for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

And, be it further resolved that the McLean Citizens Association strongly disapproves of Verizon's chronic failure to comply with its Special Exception development conditions and its disregard of the Fairfax County Zoning Ordinance, and encourages Verizon to be a good neighbor and comply with the terms of the SEA without the need for repeated requests for action from the Westberry HOA.

cc: Lee Fifer, McGuireWoods LLP
Verizon Virginia, Inc
Westberry HOA
Joan DuBois, Dranesville District Supervisor
Nancy Hopkins, Dranesville District Planning Commissioner
Fairfax County Planning Commission
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