



TOWN OF
VIENNA
since 1890

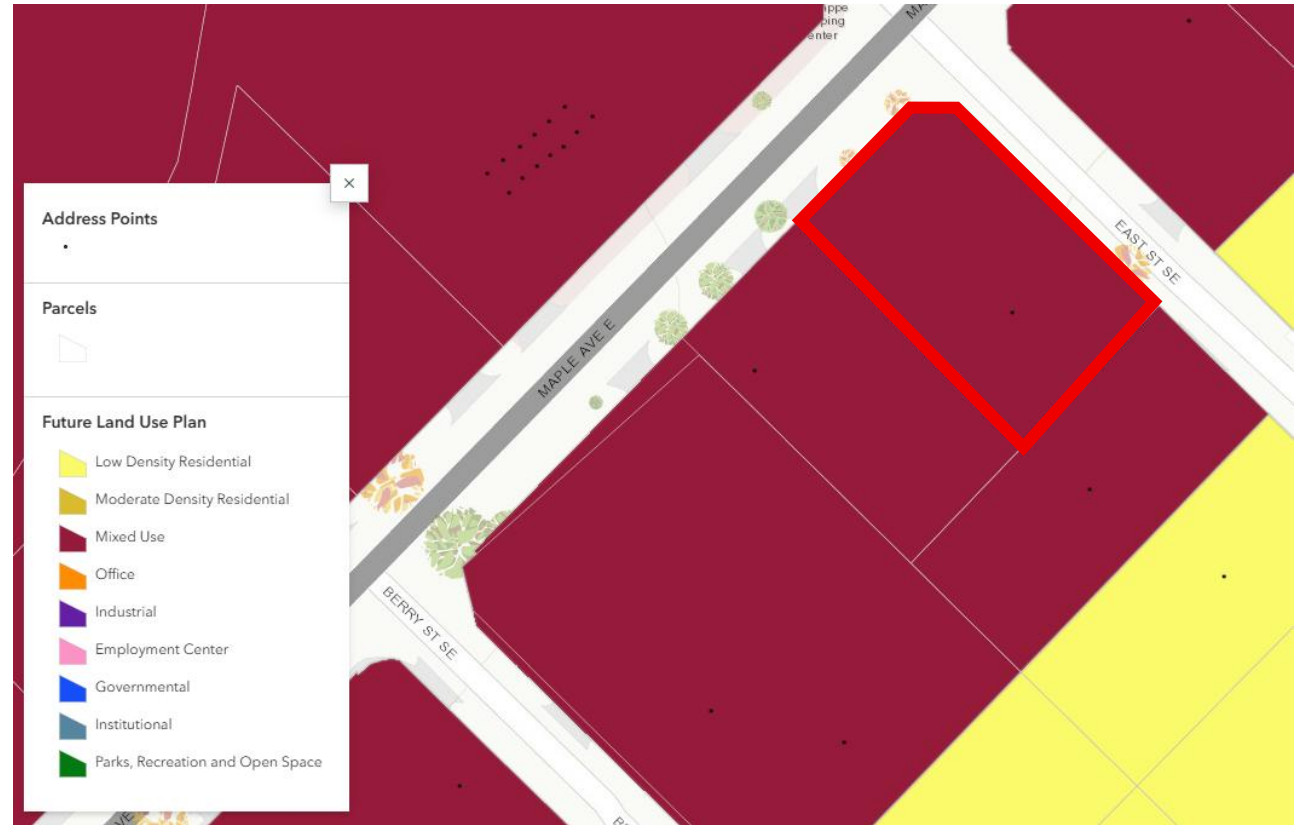
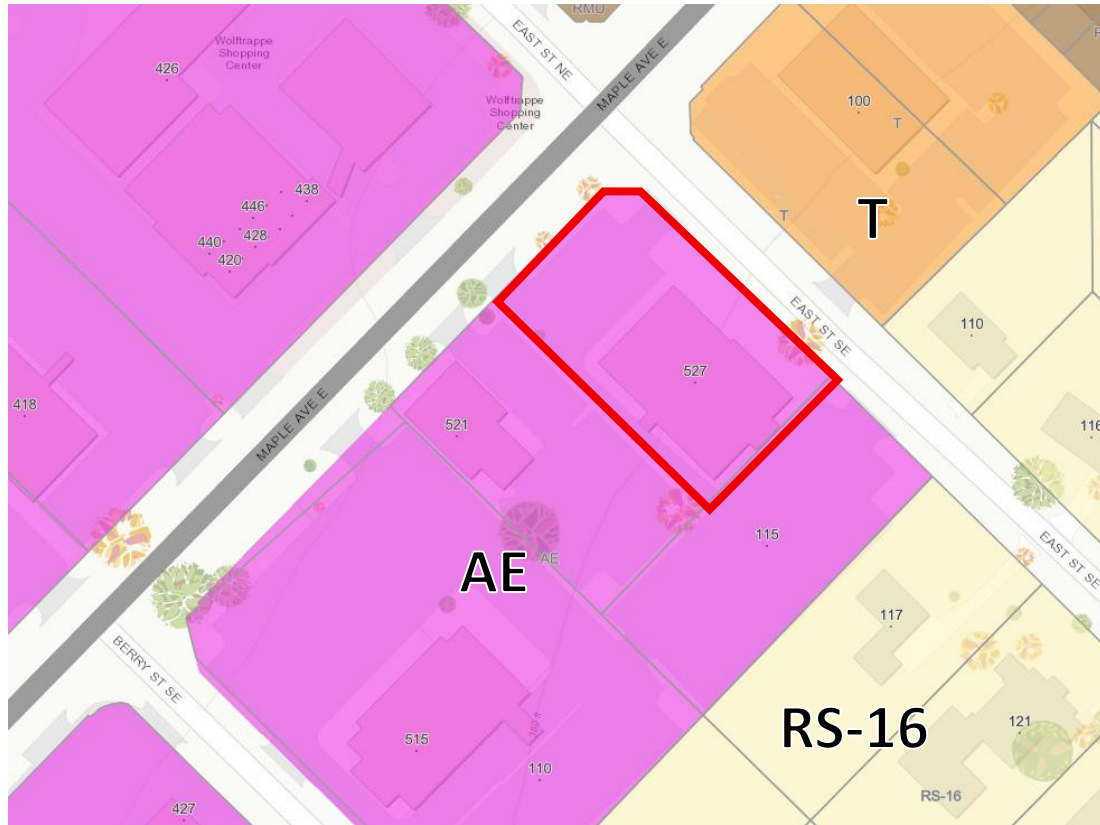
Modification of Requirements for Telecommunications Facility at 527 Maple Ave E

Planning Commission Meeting
June 24, 2026

527 Maple Ave E



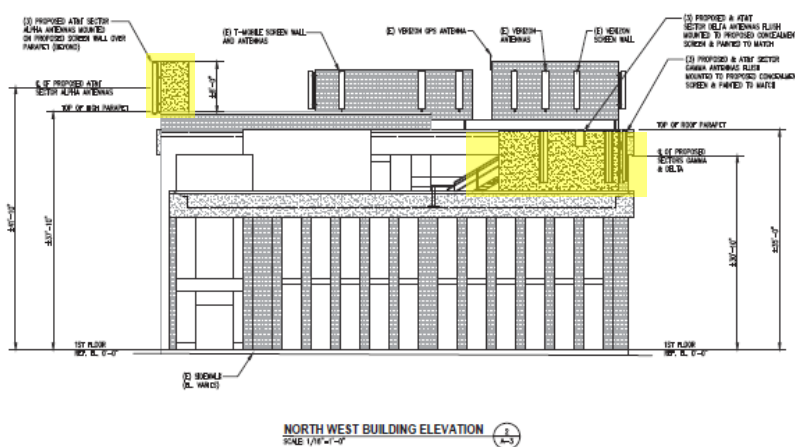
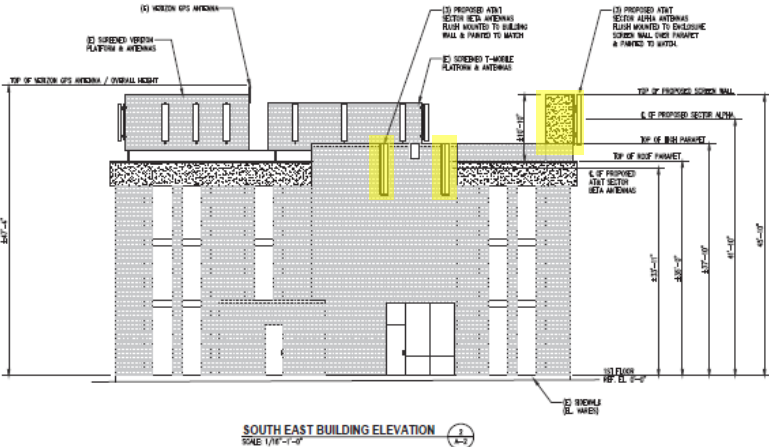
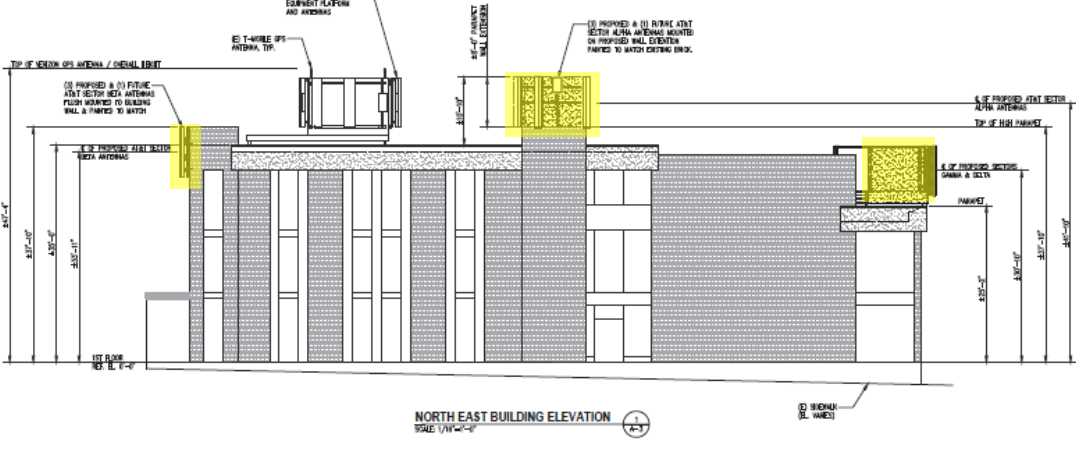
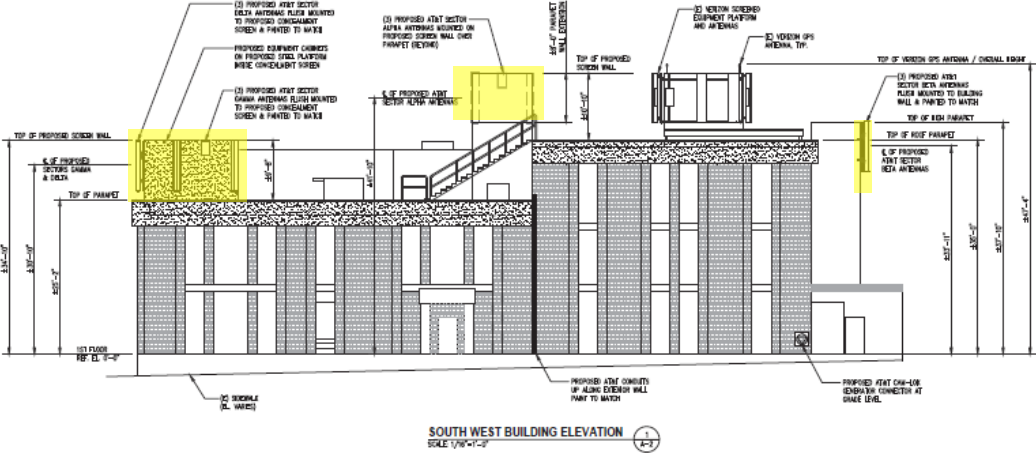
Zoning and the Comprehensive Plan

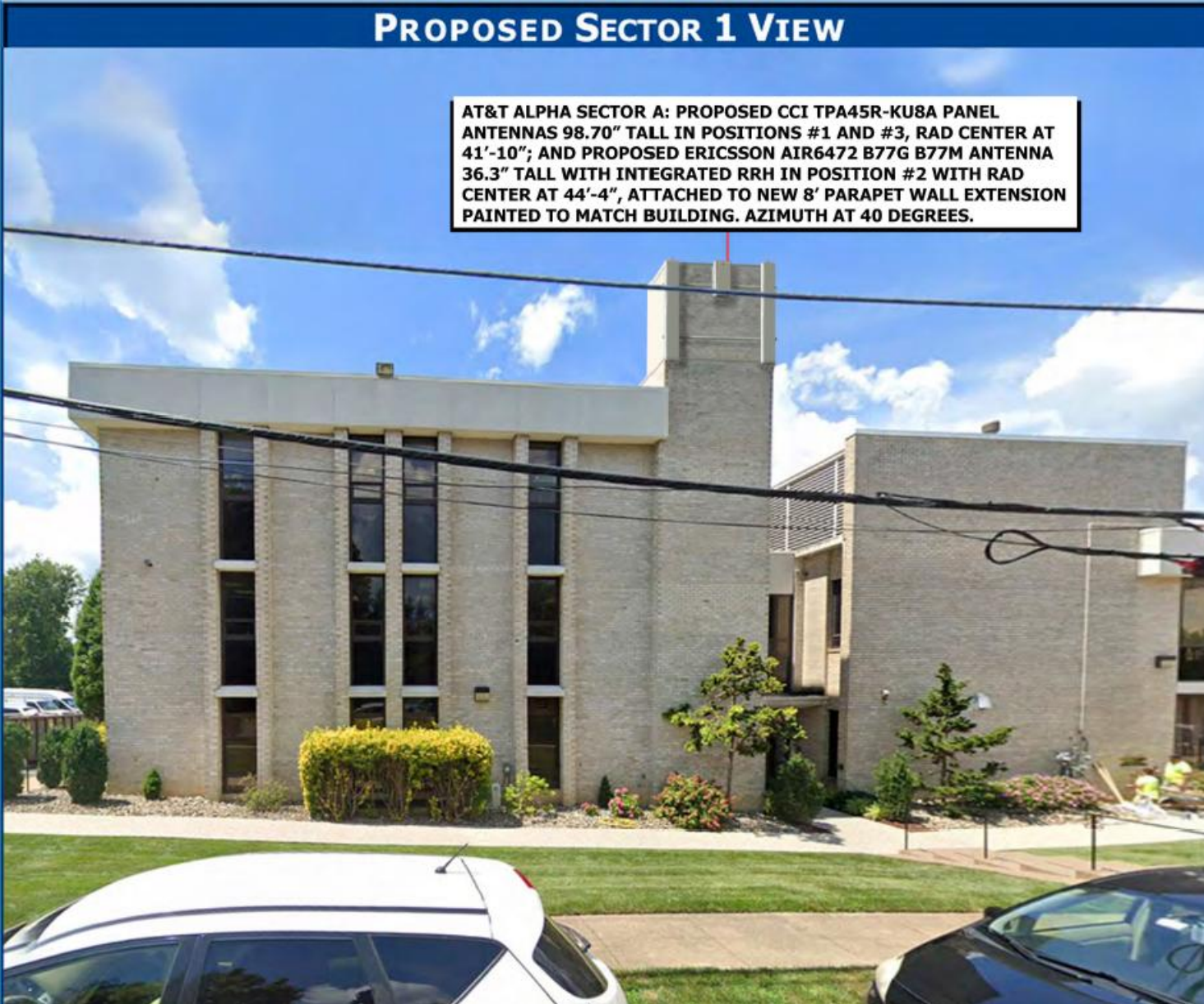


Existing Conditions



Proposal





SATELLITE VIEW



EXISTING SECTOR 2 VIEW



PROPOSED SECTOR 2 VIEW

AT&T BETA SECTOR B: PROPOSED CCI TPA45R-KU8A PANEL ANTENNAS 98.70" TALL IN POSITIONS #4 & #6, RAD CENTER AT 33'-11"; & PROPOSED ERICSSON AIR6472 B77G B77M ANTENNA 36.3" TALL WITH INTEGRATED RRH IN POSITION #5 WITH RAD CENTER AT 36'-5", ATTACHED TO EXISTING 8' PARAPET WALL. COLORED TO MATCH BUILDING. AZIMUTH AT 130 DEGREES. THREE (3) RRHs MOUNTED BEHIND WALL & NOT VISIBLE.



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SATELLITE VIEW



EXISTING SECTOR 4 VIEW

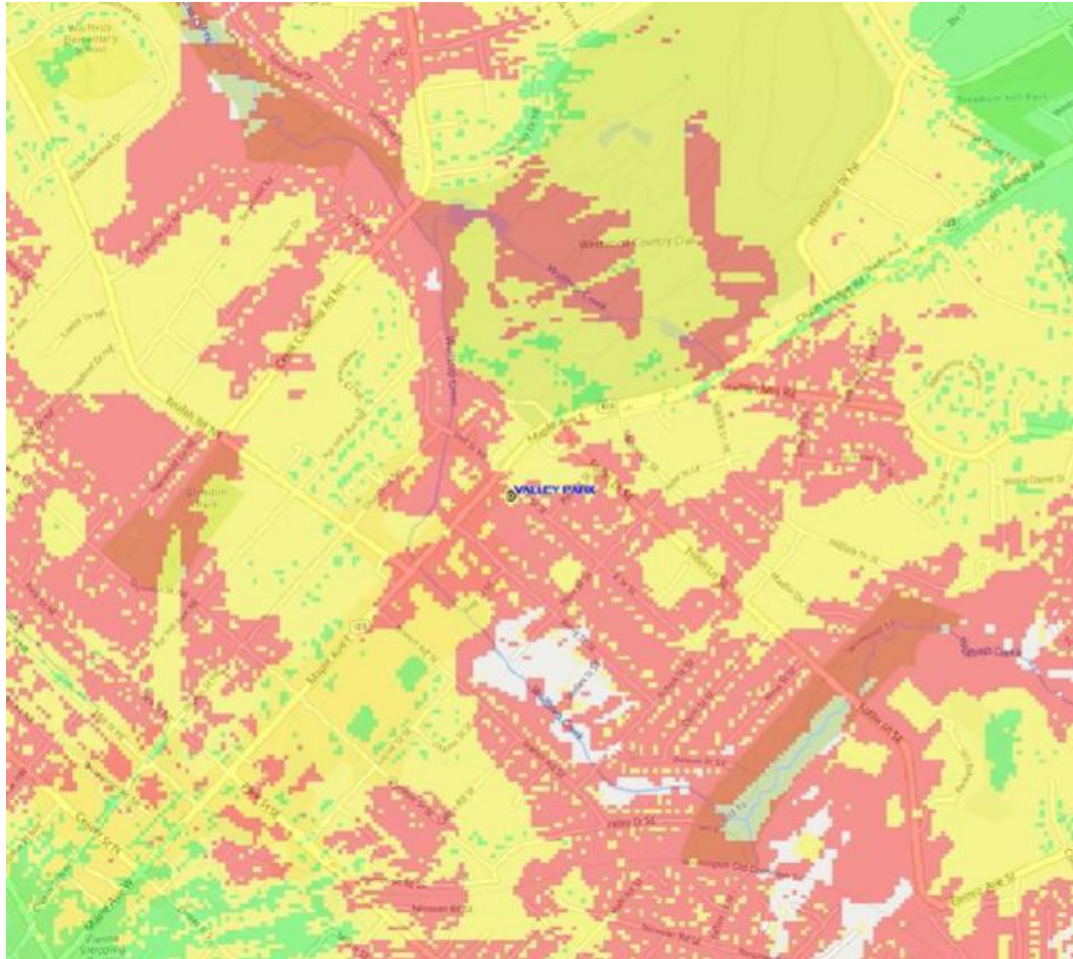


PROPOSED SECTOR 4 VIEW

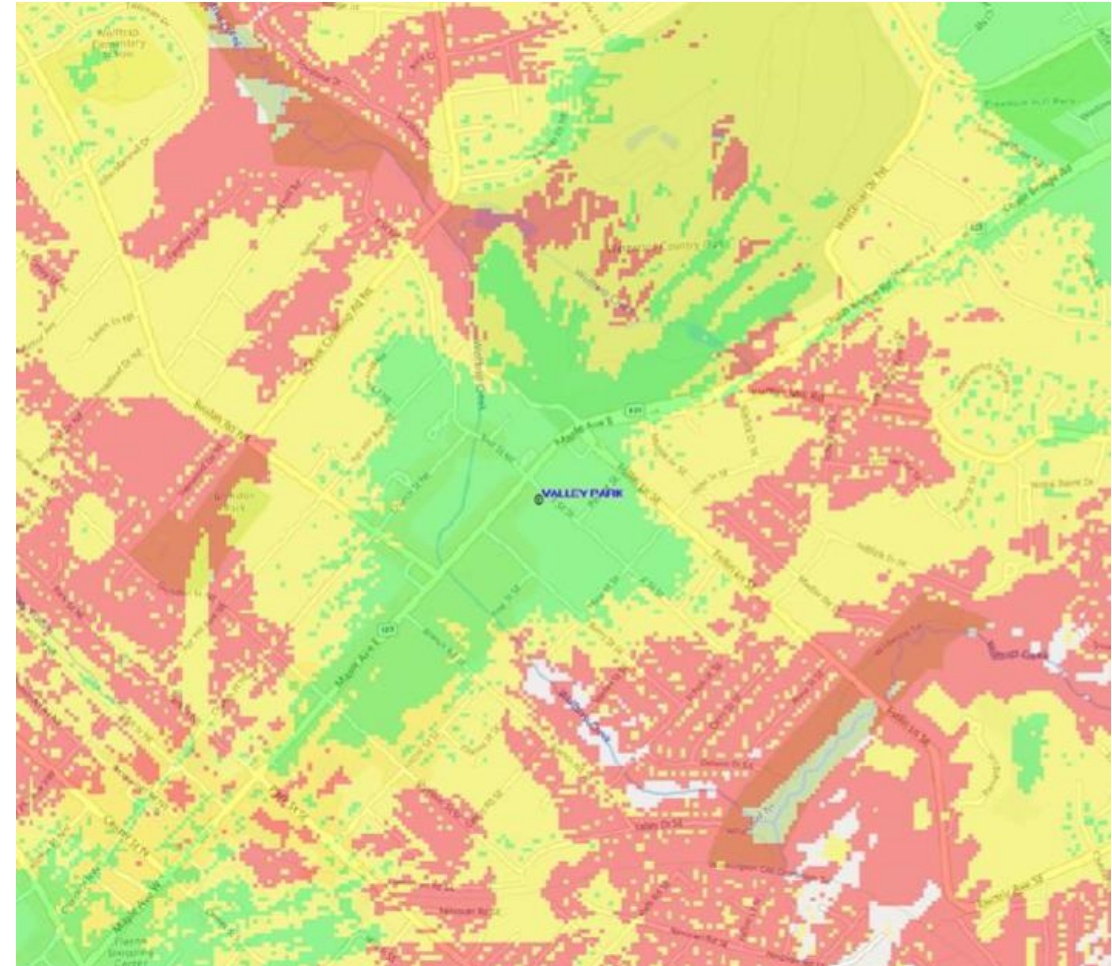
AT&T DELTA SECTOR D: PROPOSED SCREENED EQUIPMENT PLATFORM 9'-6"(H) X 15'-4"(W) X 19'-1"(L) FOR GAMMA AND DELTA SECTORS, WITH RRHs & EQUIPMENT CABINETS INSIDE; (2) CCI TPA45R-KU8A PANEL ANTENNAS 98.70" TALL IN POSITIONS #10 AND #12, RAD CENTER AT 30'-10"; AND (1) PROPOSED ERICSSON AIR6472 B77G B77M ANTENNA 36.3" TALL WITH INTEGRATED RRH IN POSITION #11 WITH RAD CENTER AT 33'-4", ATTACHED TO EXTERIOR SCREEN WALLS. COLORED TO MATCH BUILDING. AZIMUTH OF ANTENNAS AT 310 DEGREES.



Coverage Comparison



EXISTING



PROPOSED

LTE Coverage

- Best RSRP (RS EPRE) Level (dBm) ≥ -90
- Best RSRP (RS EPRE) Level (dBm) ≥ -100
- Best RSRP (RS EPRE) Level (dBm) ≥ -105



Proposed Modification of Site Plan Requirements

Sec. 18-212. - Structure dimensions.

1. Building height.

- B. Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, water tanks, silos, or similar structures which are part of the principal building may be erected above the height limits herein described to a **maximum of nine (9) feet above the roof level**, but no penthouse or roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.
- C. Architectural features such as steeples, cupolas, elevator housing, and decorative parapet walls may be erected beyond the nine (9) foot maximum addition above the roof level, with recommendation by the Board of Architectural Review and approval by Town Council.



Proposed Modification of Site Plan Requirements

Feature	Proposed Height	Extension Above Maximum Allowable Height
West platform screen wall	9'-8"	8"
North screen wall	10'-10"	22"

- Additional antenna height needed to bring adequate wireless service to the area
- Additional screen wall height needed to flush mount the antennas and to accommodate the existing parapet
 - Proposed antennas and screen walls are nearly identical to those already installed on the rooftop
- Modification of requirements needed so that the facility can match the existing building façade
- Application is consistent with the Comprehensive Plan and does not impair the integrity of the Town Code
- Application review process complies with the Telecommunications Act of 1996



Suggested Motions

"I move to recommend that the Town Council **(approve) (approve with conditions) (deny)** the requested Modification of Requirements to allow the west platform screen wall to be built to 9'-8" above the roof level and the north screen wall to be built to 10'-10" above the roof level at 527 Maple Ave E, in the AE Avenue East zoning district, described as tax map parcel 0382 09 0100."

(Planning Commissioners state conditions of approval individually).

