

NETWORK TOWERS II, TELECOMMUNICATIONS TOWER CONDITIONAL USE NO. CU202602

Description

Request for Conditional Use approval to construct and operate a new 179-foot Telecommunications Tower at the existing Montgomery County Colesville Maintenance Depot.

COMPLETED: 10/6/2025

Exhibit 24
OZAH Case No: CU 26-02

East County Planning Staff



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LOCATION/ADDRESS

14335 Cape May Road, Silver Spring
(Montgomery Co. Colesville Maintenance Depot)

MASTER PLAN

1997 *Cloverly Master Plan*

ZONE

Residential Estate – 2C (RE-2C) & Upper Paint
Branch Special Protection Area

PROPERTY SIZE

11.73 acres

APPLICANT

Network Towers II, LLC on behalf of Verizon
Wireless

ACCEPTANCE DATE

August 15, 2025

REVIEW BASIS

Conditional Use – Chapter 59

HEARING EXAMINER PUBLIC HEARING

October 21, 2025

Summary:

- Staff recommends approval with conditions.
- The Property is an existing County-owned maintenance facility. The Proposal would allow the construction of one (1) 179-foot-monopole for Verizon.
- With conditions, the Conditional Use conforms to Section 4.4.5 (RE-2C Zone), Section 7.3.1 (Conditional Use) and Section 3.5.2.C (Telecommunications Tower) of the Zoning Ordinance.
- Pursuant to Section 3.1.6 (Use Table) of the Montgomery County Zoning Ordinance, a Telecommunications Tower is allowed in the RE-2C zone with an approved Conditional Use.
- The Property will comply with Federal Communications Commission (FCC) exposure limits and guidelines for human exposure to radiofrequency electromagnetic fields.
- The Application was reviewed and recommended for approval by the County Transmission Facility Coordinating Group (CTFCG) on June 4, 2025.
- The Subject Application is consistent with the approved Final Forest Conservation Plan and Water Quality Plan for the Property and complies with the Montgomery County Environmental Guidelines.
- There are no significant land use or environmental impacts associated with the proposed use.
- Staff has not received any public comment on this Application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

CONDITIONAL USE NO. CU202602

Staff recommends approval of Network Towers II, Conditional Use No.CU202602, to construct and operate a Telecommunications Tower and associated equipment compound, subject to the following conditions:

1. The use is limited to one (1) Telecommunications Tower.
2. The Telecommunications Tower must be set back, as measured from the base of the support structure, 300 feet from any existing dwelling per Section 59-3.5.2.C.2.C.
3. The Telecommunications Tower must be no taller than 179 feet. At the completion of construction, before the support structure may be used to transmit any signal, and before the final inspection required by the building permit, the Applicant must certify to the Department of Permitting Services (DPS) that the height and location of the support structure conforms with the height and location of the support structure on the building permit.
4. The support structure must be constructed to hold a minimum of three (3) wireless communication carriers.
5. The equipment compound must have sufficient area to accommodate equipment sheds or cabinets associated with all the carriers. Outdoor storage of equipment or other items is prohibited.
6. The support structure must be removed at the cost of the owner of the Telecommunications Tower when the Telecommunications Tower is no longer in use by any wireless communication carrier for more than 12 months.
7. The support structure must be identified by a sign two (2) square feet or smaller, affixed to the support structure or any equipment building. The sign must identify the owner and the maintenance service provider of the support structure or any attached antenna and provide the telephone number of a person to contact regarding the structure. The sign must be updated and the Hearing Examiner notified within 10 days of any change in ownership.
8. Prior to any land disturbing activities, the Applicant must provide a redline of the approved Final Forest Conservation Plan, showing all proposed development and demonstrating compliance with the approved Final Forest Conservation Plan.

9. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Code of Montgomery County Regulations (“COMCOR”), Forest Conservation Regulations.

SECTION 2: NEIGHBORHOOD & SITE DESCRIPTION

VICINITY/NEIGHBORHOOD

The Subject Property (“Application”, “Property”, or “Site”) is known as the Montgomery County Colesville Maintenance Depot (“Depot”) and is located in the Colesville area approximately 600 feet northeast of the intersection of New Hampshire Avenue (MD 650) and the Inter-County Connector Corridor (MD 200). There is a mix of large undeveloped parcels and single-unit, detached residential dwellings within the vicinity of the Property.

Shown in Figure 1, the Staff-defined Neighborhood stretches across both sides of New Hampshire Avenue (MD 650) to the west and east. The western boundary extends to Marine Drive and Royal Forest Lane and the eastern boundary extends to the edge of an undeveloped county-owned parcel. The eastern edge of the neighborhood boundary also aligns with edge of the RE-2C zoning district boundary. Properties further east of the neighborhood defined boundary are located within the R-200 zone. The northern neighborhood boundary is defined by Bonifant Road and Good Hope Road. The southern boundary is defined by the southern edge of park property owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the Inter-County Connector (MD 200).

The Staff-defined Neighborhood has similar defining features and captures nearby subdivisions within roughly 0.25 miles to 0.75 miles surrounding the Property. The Neighborhood is composed of a mix of primarily large undeveloped lots (under public ownership) and small lots with single-family detached homes.

Located in the Residential Estate – 2C (RE-2C) zoning district and within the Upper Paint Branch Overlay, the neighborhood is characterized by a curvilinear street network with most of the residential streets terminating into a cul-de-sac design. New Hampshire Avenue (MD 650) is a four-lane divided Boulevard with a posted speed limit of 35 miles per hour and 125-foot-wide right-of-way. Good Hope Road has a posted speed limit of 30 miles per hour and 70-foot-wide right-of-way. Cape May Road is a low-volume road only accessed from Good Hope Road from the north and its southern terminus is a cul-de-sac. There is a four-foot-wide asphalt path located along the north side of Cape May Road.

The greater neighborhood, beyond the defined boundary, is mostly residential with some neighborhood retail uses and civic and institutional uses spotted along the New Hampshire Avenue corridor to the north and south. Most of the houses to the west of the Staff-defined neighborhood were built in the 1970s and 1980s and are zoned R-200. The homes to the east of the neighborhood were built after 2010. The Dr. Charles Drew Elementary School is located to the east. The closest bus stops are located at the intersections of Good Hope Road and New Hampshire Avenue and Good Hope Road and Good Hope Drive. There are no traffic control devices along Cape May Road and no on-street parking along the Property’s frontage.

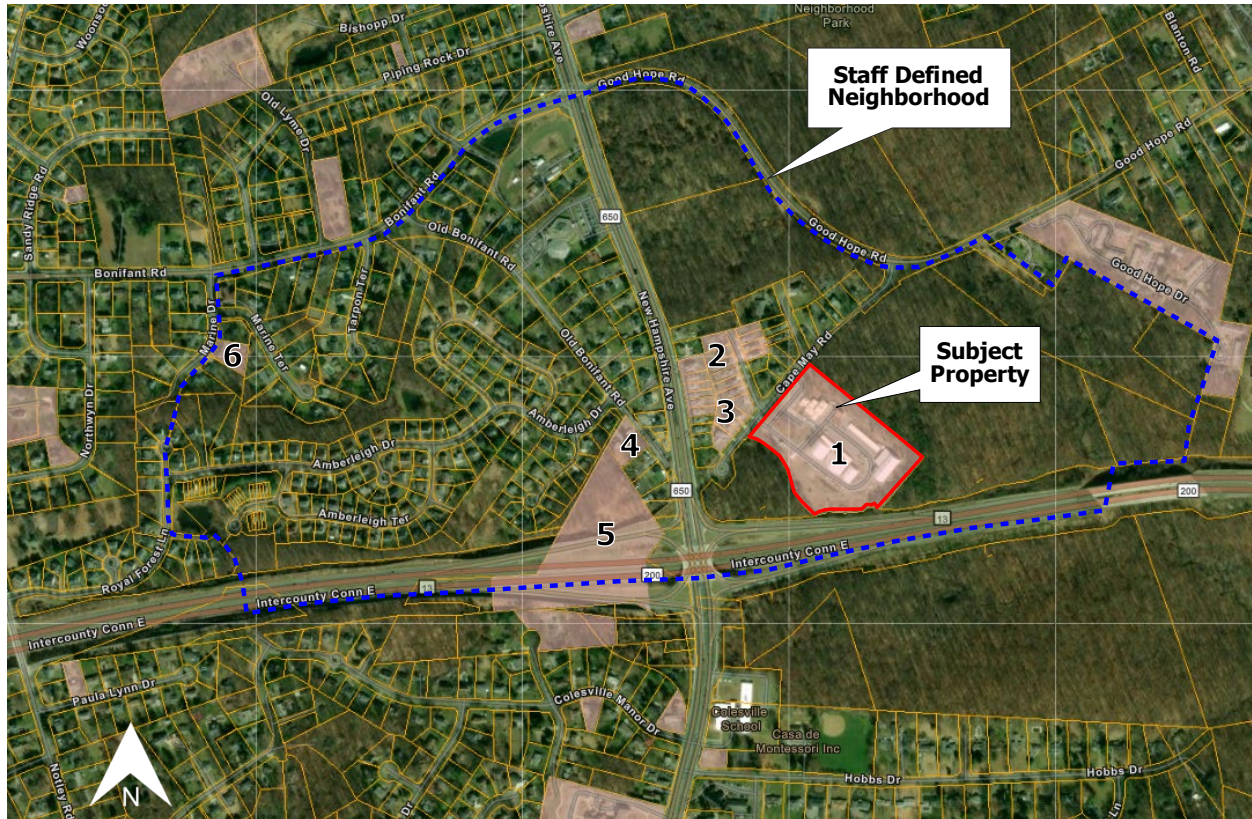


Figure 1: Vicinity Map with Staff-defined neighborhood

During the Application’s review, Staff identified five (5) properties with conditional use approvals within the Staff-defined neighborhood (Figure 1 and Table 1; not including the subject property), which consists of various uses including riding stables, horticultural nursery and childcare. The Application represents the first Telecommunications Tower within the delineated neighborhood boundary.

Table 1: Conditional Uses within the Staff-defined neighborhood

Map No.	Case No.	Address/ Block & Lot	Use Description
1	CU202602	14335 Cape May Road; Plat 14092 Parcel A (Subject Property)	Telecommunications Tower (currently under review)
2	S193	E side of New Hampshire Avenue N of Cape May Road (Lots 1 - 4, 17 - 19, Block A and Lots 1 - 4, Block B)	Private riding stable for 2 horses
3	CBA3028	E side of New Hampshire Avenue N of Cape May Road (Lots 9-13, Block A; Lots P5& P6, Block A; Lots 14-16, Block B)	Horticultural Nursery
4	S1708	10 Old Bonifant Road; Parcel 736	Child Care Center for up to 40 children
5	S1285	14120/14122 New Hampshire Avenue; Parcel A (Parcel N900)	Antique Shop (withdrawn)
6	S1128	14409 Marine Drive (Block A, Lot 3)	Continued use of an existing accessory apartment in private dwelling

PROPERTY DESCRIPTION

The County's Colesville Maintenance Depot, also known as Castle Cliff, is located at 14335 Cape May Road, Silver Spring, MD 20904 (the "Property"). The 11.7-acre Property abuts parkland to the west and east owned by M-NCPPC. The main office building is set back from Cape May Road and is buffered from the road with an L-shaped surface parking lot. An existing paved entrance and driveway leads to the proposed site. This driveway is separate from a driveway that leads to surface parking for the administrative building. To the rear of the office building are various equipment and salt barns, fueling stations, vehicle washes, garages and canopies, and other ancillary buildings that support highway services. The Depot extends towards the southern edge of the Property line closer to MD-200.



Figure 2: Subject Property (outlined in red)



Figure 3: Entrance to rear of maintenance facility (west of main administrative building)



Figure 4: Colesville Maintenance Depot, View of Proposed Tower Location from West



Figure 5: Colesville Maintenance Depot, View of Proposed Tower Location from North

The Site does not contain streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, hydraulically-adjacent steep slopes, or known occurrences of Rare, Threatened and Endangered species. The Property drains to the Paint Branch watershed, which is a Use Class IV stream. The Property is within the Upper Paint Branch Special Protection Area (SPA).

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

NRI/Forest Stand Delineation Plan No. 420101460

On July 29, 2010, Planning Staff approved a Natural Resource Inventory / Forest Stand Delineation (NRI/FSD) for the Subject Property.

Mandatory Referral No. MR2010735

In 2010, an application by the Montgomery County Department of General Services was approved for the construction of a salt storage building on the Colesville Maintenance Depot Property.

Mandatory Referral No. MR2012011

On November 17, 2011, the Montgomery County Department of General Services filed an application for approval of a Forest Conservation Plan and a Water Quality Plan Upper Paint Branch Special Protection Area on the Subject Property with associated Mandatory Referral for a new salt barn and renovations to the administrative building. The Planning Board approved the Plans on May 23, 2012, through MCPB Resolution No. 12-15 (Forest Conservation Plan No. MR2012011) and MCPB Resolution No. 12-16 (Preliminary/Final Water Quality Plan No. MR2012011).

PROPOSAL

The Applicant, Network Towers II, LLC on behalf of Verizon Wireless, submitted a Conditional Use Application¹ for a new 179-foot-tall three-sector monopole (“Project”, “Telecommunications Tower”, “Tower”, or “Monopole”) to be leased, zoned, permitted, and maintained by Network Towers II, LLC at the Property (Figures 6 and 7). The purpose of the Project is to provide reliable wireless service to both the general public and emergency services operating within these geographic areas of greater Cloverly, Colesville, and Colesville Park. The Tower will operate and be monitored remotely 24/7, with the exception of general maintenance and emergency visits by authorized technicians.

¹ Any type of land acquisition, sale, use, or development activity on publicly owned land requires a government entity to submit a Mandatory Referral application for an advisory review from the Planning Board. However, the Uniform Standards for Mandatory Referral Review states that, “Any regulatory processes required of the private entity may satisfy the intent and requirements of these Uniform Standards in the event the requirements overlap (in Staff’s sole discretion). Substantive procedural duplication is to be avoided.” The Planning Department concluded that this Project may proceed without the submission of a Mandatory Referral application due to the stricter findings for approval under the Conditional Use (CU) application, opportunity provided for public input (via County Transmission Facility Coordinating Group’s (CTFCG) application review process, sign notice of the CU application by the Applicant, hearing notice mailed by OZAH, and the OZAH public hearing), and to eliminate procedural duplication.

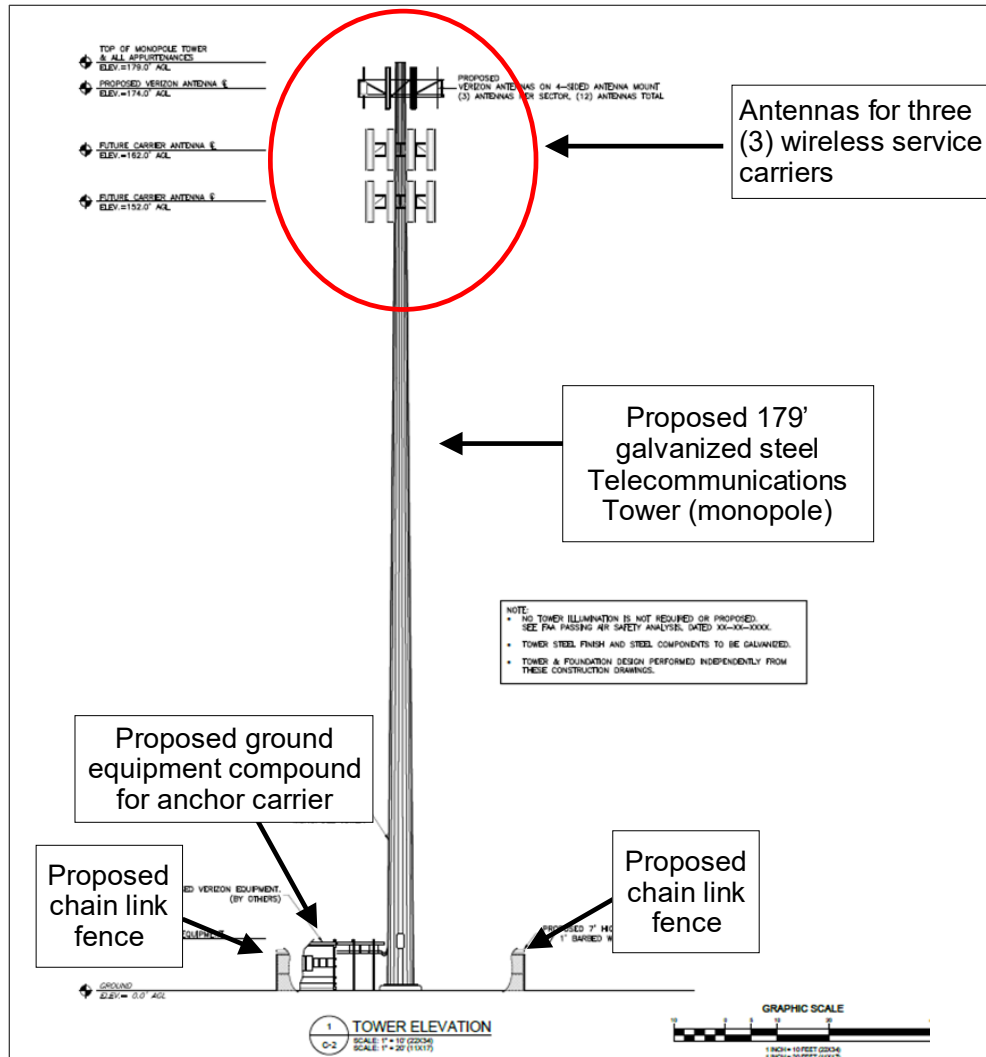


Figure 6: Proposed Telecommunications Tower Detail with Annotations

Up to three (3) carriers are anticipated to locate on this structure including Verizon, which is the anchor tenant. Other potential tenants include AT&T and T-Mobile (see Attachment B for letters of intent and interest, respectively).

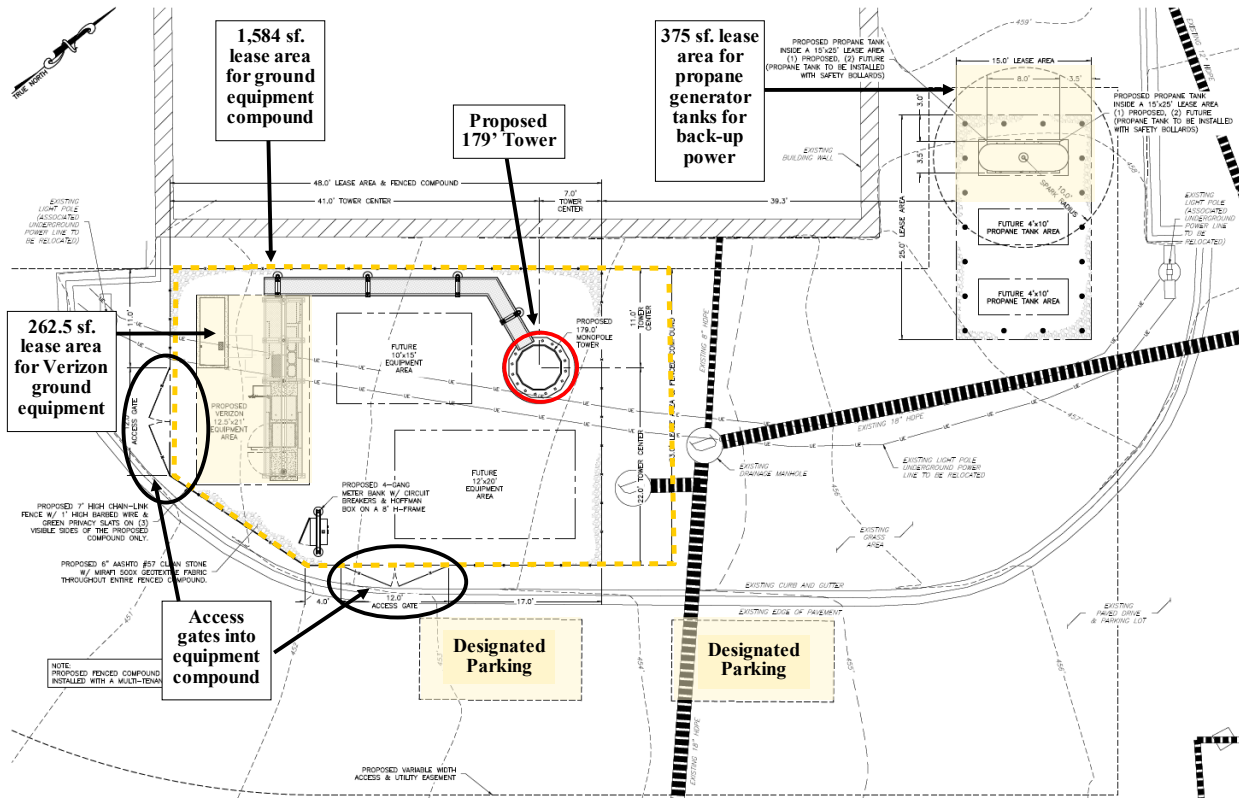


Figure 8: Proposed Compound Plan

There are no circulation or access improvements proposed. The Tower will be accessed using the existing points of ingress and egress from Cape May Road and the existing driveway that travels past the main office building to the maintenance area.

There is no lighting proposed on the Telecommunications Tower.

The Applicant proposes security for the Tower via a locked eight-foot-tall chain link fence with restricted access to be installed with green privacy slats at the northern, eastern, and southern views of the compound. Caution and notice signs are proposed for mounting on the gate entrance and other areas nearby.

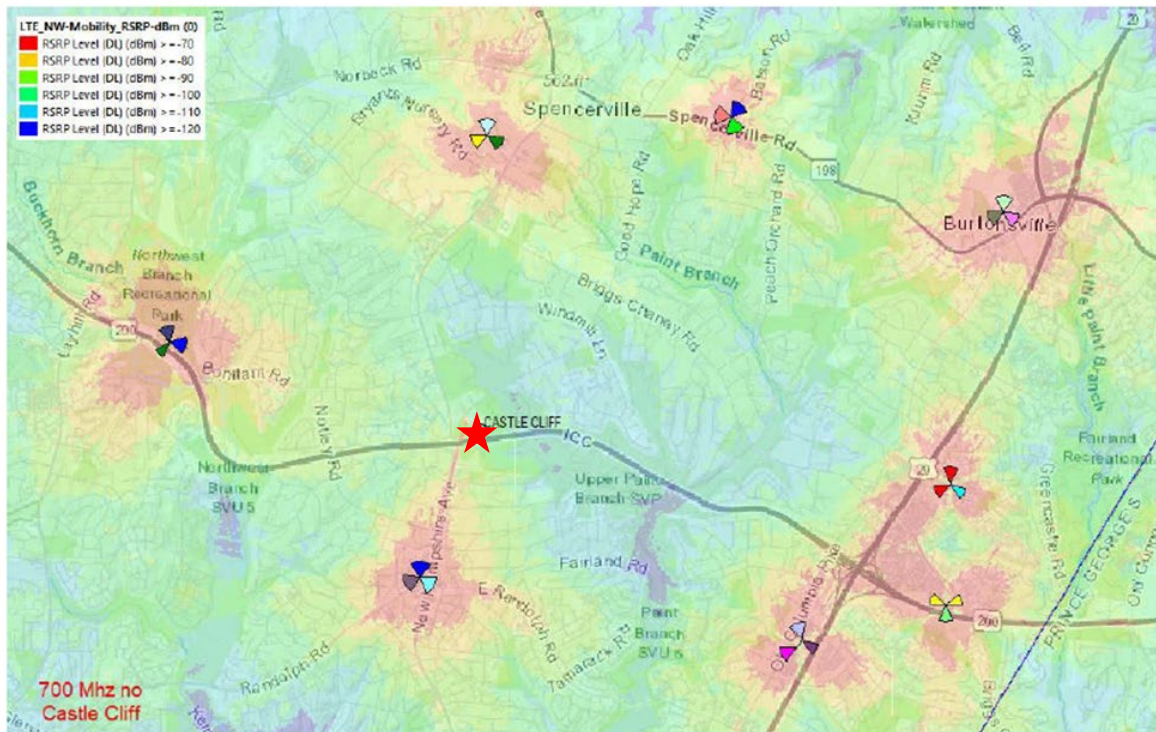


Figure 9: Existing Coverage Areas without Proposed Tower

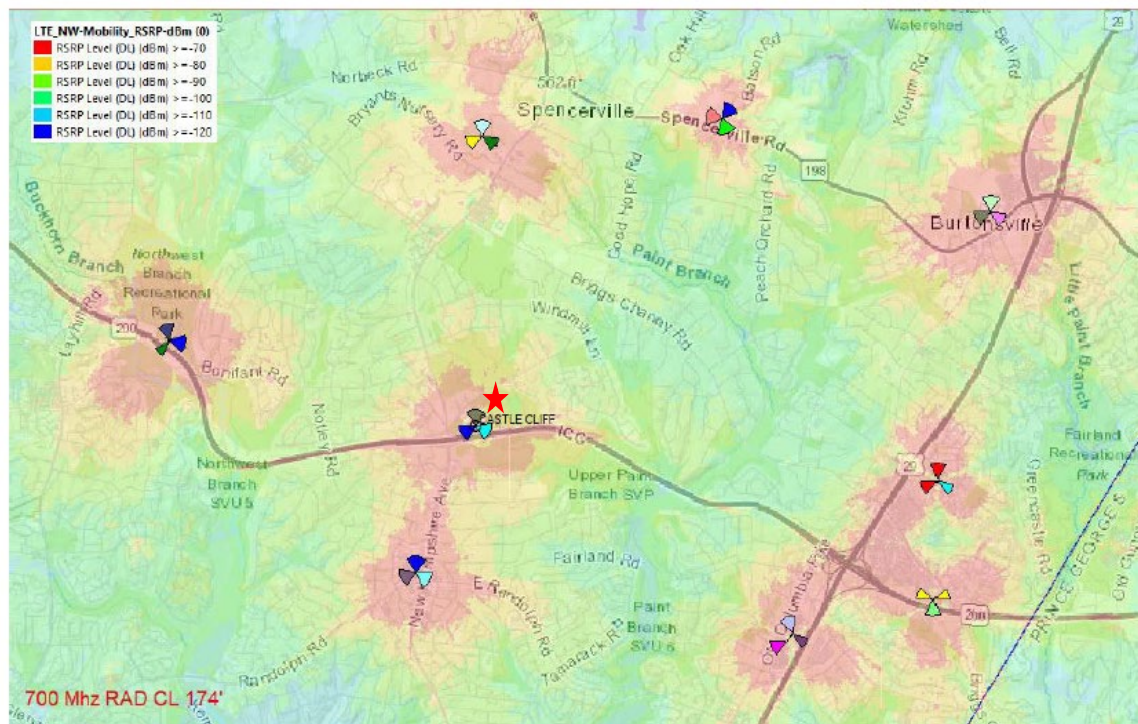


Figure 10: Proposed Coverage Areas with Proposed Tower



Figure 11: Locations & Results of Photo simulations for View of Telecommunications Tower

The Applicant conducted an analysis of where the proposed Tower could be viewed from various locations in their defined impact area. A total of five (5) locations are visible (View Nos. 1, 2, 3, 4, and 5 on Figure No. 11). View Numbers No. 16, 17, and 18, that are located south of the ICC are not visible.



Figure 12: Photo simulation of Tower from south, along MD 200 (View No. 1)

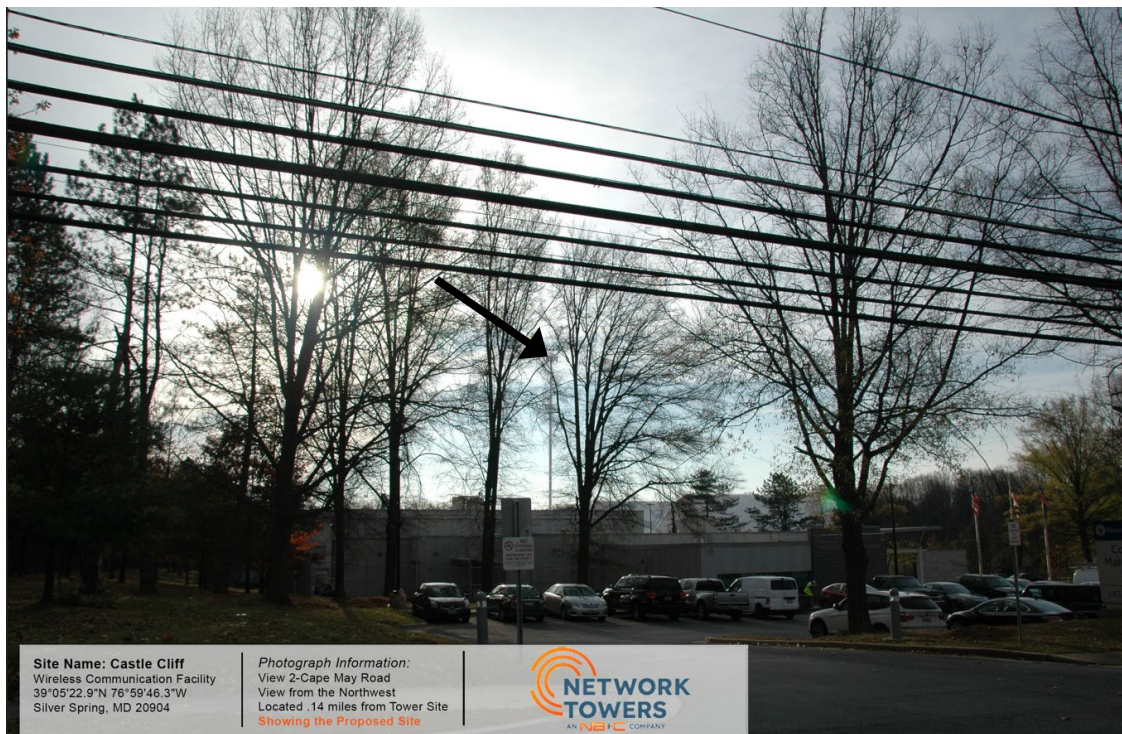


Figure 13: Photo simulation of Tower from northwest, along Cape May Road (View No. 2)



Figure 14: Photo simulation of Tower from northwest of Site, Drayton Avenue (View No. 3)



Figure 15: Photo simulation of Tower from north, entrance from Cape May Road (View No. 4)



Figure 16: Photo simulation of Tower from northwest of Site, Bonifant Road (View No. 5)



Figure 17: Photo simulation of Tower from west of Site, Amberleigh Drive (View No. 14; Tower not visible)

ENVIRONMENT

The Property is subject to Chapter 22A, Forest Conservation Law, and the Property has an approved Final Forest Conservation Plan. The proposed telecommunications tower is located adjacent to existing structures and within the initially approved limits of disturbance (LOD). There are 1.94 acres of Category I Forest Conservation Easement on-site that will be preserved. No trees are proposed to be impacted with the proposed development.

The Property is located within the Upper Paint Branch Special Protection Area and has an approved Preliminary/Final Water Quality Plan. The proposed telecommunications tower is located on a paved area and does not increase the approved level of imperviousness on the Property.

SECTION 4: COMMUNITY CORRESPONDENCE

Certain types of notice must be provided by both the Applicant, the Planning Department, and the Office of Zoning and Administrative Hearings (OZAH) at specific steps during the regulatory review process. The public received notice from the required signs that are posted on the Project Site. An Application for a Telecommunications Tower is not required to have a Planning Board hearing; therefore, the Department did not mail notices. OZAH mailed public notices to abutting and confronting properties, homeowners' associations, and community groups within the required distance regarding the OZAH public hearing. The Application has met all proper signage and noticing requirements under the Zoning Ordinance. A pre-submittal community meeting is not required for this application type. However, there was additional public input during the County Transmission Facility Coordinating Group's (TFCG) application review process. As a part of the Application, the Applicant submitted letters of support from surrounding jurisdictions found in Attachment B. As of the date of this Report, Staff has not received any comment letters from the community.

SECTION 5: FINDINGS

CONDITIONAL USE NO. CU202602

Use Standards

Per Section 59-3.5.2.C.2.c, where a Telecommunications Tower is allowed as a conditional use, it may be permitted by the Hearing Examiner under either Section 3.5.2.C.2.d or Section 3.5.2.C.2.a, limited use standards. In addition, Section 7.3.1 and the following procedures and standards must be satisfied:

- i. Before the Hearing Examiner approves any conditional use for a Telecommunications Tower, the proposed facility must be reviewed by the Transmission Facility Coordinating Group (TFCG). The applicant for a conditional use must file a recommendation from the Transmission Facility Coordinating Group with the Hearing Examiner at least 5 days before the date set for the public hearing. The recommendation must be no more than 90 days old when the conditional use application is accepted.*

The Montgomery County Transmission Facility Coordinating Group (TFCG) reviewed and recommended approval of this Application on June 4, 2025 (Attachment C).

- ii. A Telecommunications Tower must be set back, as measured from the base of the support structure, as follows:*

- a) A Telecommunications Tower is prohibited in any scenic setback indicated in a master plan.**

The proposed Telecommunications Tower and the ground areas for leasing are not in any scenic setback indicated by the 1997 *Cloverly Master Plan*.

- b) In the Agricultural, Rural Residential, and Residential Detached zones, a distance of one foot for every foot of height or 300 feet from an existing dwelling, whichever provides the greater setback.**

The proposed 179-foot-tall Tower is set back more than one foot for every foot of height of the pole from all property lines and dwellings. As measured from the base of the support structure, the proposed Tower location is over 780 feet from the nearest off-site residential dwelling, which exceeds the minimum of 300 feet for the required setback. It is also approximately 651 feet away from Cape May Road.

- c) In the Employment zones, a distance of one-half foot for every foot of height from the property lines of abutting Commercial/Residential, Employment, or Industrial zoned properties, and one foot for every foot of height from the property lines of abutting Agricultural, Rural Residential, or Residential zoned properties.**

The Property is not in an Employment zone.

- d) The Hearing Examiner may reduce the setback requirement to not less than the building setback for a detached house building type in the applicable zone or to a distance of one foot from an off-site dwelling for every foot of height of the support structure, whichever is greater, if evidence indicates that a reduced setback will allow the support structure to be located on the property in a less visually obtrusive location than locations on-site where all setback requirements can be met after considering the height of the structure, topography, existing vegetation, nearby residential properties, and visibility from the street. A reduced setback may be approved only if there is a location on the property where the setback requirements can be met.**

A Telecommunications Tower located in a Residential Detached zone (RE-2C) must be set back a distance of one foot for every foot of height or 300 feet from an existing dwelling, whichever provides the greater setback. The Applicant is not requesting a reduction of the required minimum setback for the proposed Tower. The Applicant proposes to meet all the minimum required setbacks as demonstrated in Table 2.

- iii. The maximum height of a support structure and antenna is 135 feet, unless it can be demonstrated that additional height up to 179 feet is needed for service, collocation, or public safety communication purposes. At the completion of construction, before the support structure may be used to transmit any signal, and before the final inspection required by the building permit, the applicant must certify to DPS that the height and location of the support structure conforms with the height and location of the support structure on the building permit.**

The proposed height of the Tower is 179 feet, which is the adjusted maximum permitted if there is a demonstrated need to exceed the 135-foot maximum height of a support structure and antenna. The additional height will allow the Applicant to meet the purpose of the Project, which is to provide reliable wireless service to both the general public and emergency services operating within these geographic areas of greater Cloverly, Colesville, and Colesville Park, as shown in Figures 1, 9 and 10. Based on the Applicant's analysis of existing coverage data, these areas are currently underserved by wireless service.

Additionally, the added height for the Tower allows the collocation of additional cellular service carriers. As previously noted, the anchor carrier is Verizon with AT&T and T-Mobile as potential additional carriers at this Site. The ability to accommodate more networks makes the Tower Project more effective in meeting the needs of the general public and addresses the existing coverage gap.

The proposed 179-foot-high Tower has been supported by other review agencies which include the Montgomery County Transmission Facility Coordinating Group (TFCG). Based on the TFCG's review of coverage from multiple carriers, they recommend approval of the Tower for coverage and collocation. According to the Applicant, data also suggests that the proposed Tower's location at the Colesville Maintenance Depot is uniquely suited to meet the geographic needs of the current coverage gaps. This is based on a comprehensive search of suitable locations in the service area.

Overall, the Project demonstrates the need for the maximum height of 179 feet based on coverage analysis, collocation capabilities, and to efficiently and effectively meet the practical and economic needs of the general public for non-emergency and emergency usage. For these reasons, combined with the fact that this additional height is largely concealed due to the characteristics of the Site, Planning Staff supports the Applicant's height justification. As conditioned, the Applicant must certify that the height and location conform with the building permit before the tower is operational.

- iv. The support structure must be located to minimize its visual impact. Screening under Division 6.5 is not required, however, the Hearing Examiner may require the support structure to be less visually obtrusive by use of screening, coloring, stealth design, or other visual mitigation options, after considering the height of the structure, topography, existing vegetation and environmental features, and nearby residential properties.**

The Colesville Maintenance Depot was selected for a new Tower in order to maximize coverage in an area with existing cellular service gaps, while also minimizing visual impact on the surrounding area. The Tower is proposed to be located in between MD 200 and the existing office building and maintenance yard of the Colesville Maintenance Depot, which will completely screen the equipment compound. Furthermore, the existing conditions of the Property and the abutting properties provide additional visual shield from the general public.

The Tower is proposed to be constructed of galvanized steel material in order to be least visually intrusive against the sky during the daytime. Also, the Tower's design is not lighted in order to provide a stealth appearance against the nighttime sky and to avoid distractions for motorists travelling along MD 200 to the south. This approach to lighting is consistent with the typical design of Telecommunications Towers.

The Applicant has also conducted photo simulations to evaluate the proposed Tower against existing conditions of the Site and nearby viewsheds (Figure 11). The study concluded that the Tower would have minimal impact, and this conclusion was accepted by the Montgomery County Transmission Facility Coordinating Group in a letter dated June 4, 2025 (Attachment C). Upon independent review of the materials, Planning Staff concurs with the conclusion that the Tower will have minimal impact.

v. *The property owner must be an applicant for the conditional use for each support structure.*

The Property Owner, Montgomery County, provided a letter authorizing this application for a conditional use to build and operate the Telecommunications Tower on the Property.

vi. *A modification of a conditional use is only required for a change to any use within the conditional use area directly related to the conditional use approval.*

The Subject Applicant is for a new Tower. No modification to an existing facility is proposed at this time.

vii. *A support structure must be constructed to hold a minimum of 3 wireless communication carriers unless the Hearing Examiner finds:*

a) *that collocation at the proposed location is not essential to the public interest; and*

b) *that construction of a lower support structure with fewer wireless communication carriers will promote community compatibility.*

As proposed, the Telecommunications Tower will be constructed to host at least three (3) wireless carriers. The Co-Applicant and primary anchor for the Tower is Verizon. AT&T submitted an intent letter to co-locate on the Tower if approved at this Site, and T-Mobile submitted an interest letter (Attachment B).

- viii. The equipment compound must have sufficient area to accommodate equipment sheds or cabinets associated with all the carriers. Outdoor storage of equipment or other items is prohibited.**

The combined total for leased area is 2,221.5 square feet. As shown in Figure 8, the proposed 1,584-square-foot fenced ground equipment compound is a sufficient, designated area for the Applicant's equipment sheds and is designed to accommodate up to three (3) carriers. A second lease area of 262.5 square feet is proposed for equipment. A third lease area, totaling 375 square feet, will be provided for generator propane tanks to serve as a back-up power supply. All future carrier equipment will be placed on concrete pads.

- ix. The support structure must be removed at the cost of the owner of the Telecommunications Tower when the Telecommunications Tower is no longer in use by any wireless communication carrier for more than 12 months.**

As conditioned, the support structure must be removed if it is no longer in use by wireless carriers for at least 12 months.

- x. The support structure must be identified by a sign 2 square feet or smaller, affixed to the support structure or any equipment building. The sign must identify the owner and the maintenance service provider of the support structure or any attached antenna and provide the telephone number of a person to contact regarding the structure. The sign must be updated and the Hearing Examiner notified within 10 days of any change in ownership.**

The Applicant will identify the structure by a sign as required by this provision.

- xi. Each owner of the Telecommunications Tower is responsible for maintaining the wireless communications tower in a safe condition.**

The Applicant will maintain the proposed Tower in a safe condition by doing periodic inspections and maintenance.

- xii. The Hearing Examiner must make a separate, independent finding as to need and location of the facility. The applicant must submit evidence sufficient to demonstrate the need for the proposed facility.**

Need

The need for cellular service is practical and a necessity for quality of life, business transactions, and life safety services. The Applicant has noted that now, more than ever, households are relying solely on cellular phones instead of land lines. This societal shift creates a tremendous need to provide adequate and reliable service to all county residents, workers, and visitors. There is a significant need for a new Telecommunications Tower in the Colesville area as demonstrated by the Applicant's

analysis of cellular service gaps in the vicinity of the Site. As shown in Figures 9 and 10, the Applicant's proposed coverage analysis and map demonstrates that the Project will effectively meet coverage needs and eliminate service blackouts in the Colesville, Colesville Park, and the greater Cloverly area.

Support for the Project from various sources also underscores the need. Along with Verizon as the anchor tenant, T-Mobile is interested, and AT&T intends to co-locate on the Tower. Additional letters of support have been received from the City of Rockville, the City of Gaithersburg, Montgomery County Councilmember for District 5, and the Maryland State Senator for District 17. Further, the Application materials have documented that residents in the surrounding area have expressed their strong support for better cellular service reliability in their neighborhoods. More importantly, an independent assessment of the Project was conducted by the Montgomery County Transmission Facility Coordinating Group and the Application was recommended on its merits from an engineering review perspective.

If the proposed Tower is not provided to serve this surrounding neighborhood, the lack of reliable cellular service would persist, and this gap would intensify with future population growth. Further, if the Tower were not provided at the selected Subject Property, it may alternatively be compelled to locate at a less desirable location, or not effectively address existing cellular service gaps, or forego installation altogether, none of which would be in the public's best interest.

In addition to supporting the goals of the *Cloverly Master Plan*, the Project supports other County priorities to provide equitably distributed critical infrastructure across the County.

Location of Facility

Before considering a new site to address cellular service gaps in the Colesville area, the Applicant considered 15 existing wireless sites within a one-mile radius of the Colesville Maintenance Depot. The reasons each of these sites would not be suitable or available for colocation were reviewed and documented in the Application materials, which included safety concerns due to proximity, no interest by private landowners, or not suitable at other government owned sites that serve the general public. After a comprehensive assessment of new locations, the Applicant determined that the Coleville Maintenance Depot is the best location for a new Tower to improve wireless coverage for existing and future users, for both non-emergency and emergency purposes.

Based on the evidence submitted in the Application, Planning Staff also concluded that the Colesville Maintenance Depot is the best location for a new Telecommunications Tower to serve the Colesville area from the perspective of 1) project purpose, 2) land ownership, 3) characteristics of the site (activity and function), and 4) character/compatibility with the surrounding area.

The proposed location is ideal to meet the primary purposes of the Project which is to directly impact cellular service levels where gaps exist, and to meet service needs while maintaining the harmony and character of the surrounding neighborhood and avoiding adverse impacts. Based on findings

explained in the preceding Staff Report sections, the Colesville Depot meets the intent of the Project's purpose.

From the land ownership perspective, it is on county-owned land at the edge of a major roadway with abutting parkland. The county-owned land is a maintenance facility that is mostly industrial in nature. More specifically, the Site is a storage yard for storing construction equipment, building materials, and supplies. It has existing operations that are compatible with the proposed Tower. The abutting parkland is also controlled by a government entity – the Maryland-National Capital Park and Planning Commission (M-NCPPC) and does not have residential or commercial uses.

Further, the characteristics of the Site in terms of activity and function make it an ideal location for the Project. The existing activity on the Property entails the storage and movement of heavy maintenance equipment and materials. This type of activity is compatible with a Telecommunications Tower and its associated equipment compound, which will be secured, unmanned and uninhabited. Additionally, the Tower will have a secured generator as an alternate power source. Currently, the Maintenance Depot, apart from the front office building for administrative purposes, is a secure facility that does not allow access to the general public. This level of restricted access is also best suited for a Telecommunications Tower.

While there are various activities occurring at the Subject Property, from a function perspective, the facility is a public works or public service type of operation. The Telecommunications Tower is a type of public infrastructure that is meant to serve the existing and future needs of the public. It is also a supportive infrastructure that services other types of public services. For example, cellular service provides an invaluable resource to government operations, schools, police, fire, emergency services, and more.

Finally, an analysis of compatibility with the surrounding neighborhood demonstrates that the Site is uniquely suited for a Telecommunications Tower due to topography, nature of the abutting properties, distances from nearest dwellings and the bulk of the Project will abut preserved parkland and a roadway. The Site has a slight drop in elevation from Cape May Road towards the major highway to the south. The location of the Site off of Cape May Road is ideal based on a comprehensive assessment of over a dozen potential sites and the location of the Tower within the Site is strategic. The Tower's proposed location within the Site is approximately 651 feet from the primary access road for the Site and furthest away from the residential dwellings that also front along Cape May Road. Further, the location of the Tower – approximately 780 feet from any dwelling – makes it suitable for added height. Due to the well-suited location, this height will be able to accommodate all three national major wireless carriers and their equipment including antennas.

Some areas of the surrounding neighborhood (Figure 1), mostly to the east, west, and south, are undeveloped or separated from the Site by a roadway. The rear and both sides of the Property are uninhabited. The dense forests of the abutting parkland naturally aid in coverage for viewsheds from the park's interior. The Tower and the associated equipment compound will sit behind the main office

building and behind several maintenance buildings to eliminate any visual intrusion. South of the Site is a major six-lane highway, which is preferable over residential or commercial uses. The proposed location also allows for co-location which requires additional ground area for support equipment. The Maintenance Depot provides sufficient ground area for up to three (3) cellular service providers for the Tower.

The Applicant provided photo simulations from 18 perspectives (Attachment E) illustrating that the proposed Tower would have a limited visual impact to the surroundings. Selected locations are shown in Figure 12 through Figure 17. Existing trees and forest cover will assist in mitigating the visual impact. A January 7, 2025, site survey confirmed the Tower would have minimal visibility to the surrounding area.

Based on the Applicant's provision of MDOT SHA's traffic counts, in 2024 the reported Annual Average Daily Traffic (AADT count was 60,687 for MD 200 between New Hampshire Avenue (MD 650) and Columbia Pike (MD 29), nearby the Subject Property. This number has steadily grown by approximately 34% since 45,448 AADT was reported in 2015 and may suggest a continued steady trend upwards in the future. These daily commuters, along with emergency personnel and first responders, will benefit directly from expanded cellular service through this major transportation corridor.

Lastly, no waivers or alternative compliance is required or requested for the Project. It will meet all the requirements and standards of the zone and for the specific use, as conditioned and described throughout this Staff Report. The proposed Project at the Colesville Maintenance Depot is an opportunity to meet the needs of the surrounding households and the motoring public that traverse the roadways within the vicinity of the Site. For the reasons stated above, Planning Staff recommends that the Hearing Examiner recommend approval of this Application with the conditions listed at the beginning of this report.

Conditional Use Findings

1. Per Section 59.7.3.1.E., to approve a conditional use application, the Hearing Examiner must find that the proposed development:

a) satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended.

The Site has applicable previous approvals, summarized in the preceding report section, none of which require modification in association with this Application.

b) satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable

general requirements under Article 59-6;

i. Use Standards

A Telecommunications Tower is allowed as a conditional use in the Residential Estate – 2C (RE-2C) Zone. Division 59-3 lists additional standards for the conditional use as outlined and addressed in the preceding section of the report findings.

ii. Development Standards

Table 2: Development and Parking Standards (RE-2C)

Development Standard Section 59.4.4.5.B	Permitted/ Required	Proposed
Minimum Lot Area	2 acres	11.7 acres
Minimum Front Setback	50 ft.	651.5 ft.
Minimum Side Setback	17 ft.	317.4 ft.
Minimum Rear Setback	35 ft.	208.5 ft.
Maximum Height	135 (up to 179 ft. with exception)	179 ft.
Minimum setback from off-site dwelling	300 ft.	780.2 ft.
Vehicle Parking Requirement (Section 59.6.2.4.B)	Not required	2 spaces

iii. General Requirements of 59-6

(1) Parking, Queuing and Loading-59-6.2

The Zoning Ordinance contains no parking requirements for a Telecommunications Tower per the parking requirements under Section 59.6.2.4. However, the Applicant will have two (2) designated 9 x 18 ft. parking spaces (shown in Figure 8) located outside the compound area for parking during intermittent maintenance visits roughly every six (6) months or for emergency repairs. Maintenance vehicles will access the Tower from the existing drive off of Cape May Road. No queuing or loading is anticipated. There are no proposed changes to the existing on-site parking which will continue to serve the Maintenance Depot office operations. Therefore, parking will be adequate for the use.

(2) Landscaping and Outdoor Lighting- 59-6.4

Due to the nature of the Tower and its operations, outdoor lighting is not needed nor proposed with the Application. Existing on-site lighting will remain unchanged.

(3) Screening-59-6.5

Screening is not required per Section 59.3.5.2.C.2.c.iv. However, the Hearing Examiner may require screening to make the support structure less visible. The Applicant is proposing a chain link fence around the compound. The proposed Tower and compound are located over 780 feet from the nearest off-site residential dwelling off Cape May Road and the abutting lots to the west and east that are forested. Therefore, additional screening is not recommended.

(4) Signage-59-6.7

The Applicant is not proposing any new signage with this application other than the identification signs required by Section 59.3.5.2.C.2.c.x.

2. *substantially conforms with the recommendations of the applicable master plan;*

This Application substantially conforms with the 1997 *Cloverly Master Plan* (“Master Plan”), and any other applicable master plans. The Master Plan does not expressly address telecommunications or wireless facilities, particularly related to the subject property. However, the proposed Telecommunications Tower is consistent with the Master Plan’s priorities which places emphasis on reinforcing Cloverly’s character and protecting watersheds.

The *Cloverly Master Plan* implements the 1993 *General Plan Refinement*, which identified the area as containing parts of the Agricultural Wedge, Residential Wedge, and Suburban Communities. One of the Plan’s fundamental planning principles is to reinforce the character of Cloverly’s communities. Furthermore, the proposed recommendations for Special Exceptions particularly related to the concentration of non-residential uses in Cloverly makes the retention of residential character an important element in this Plan. The Plan states (page 38) that when the Board of Appeals considers any application for a special exception in the Cloverly Master Plan area, it should consider the following factors in order to maintain, to the greatest extent feasible, the residential character of the area:

- a. Maintenance of a residential appearance, where feasible.
- b. Compatibility with the scale and architecture of the adjoining neighborhood, consistent with the proposed use.
- c. The impact of signs, lighting, and other physical features on surrounding residential communities.
- d. Location of parking, loading, and other service areas to maintain residential appearances to the extent feasible.
- e. Options for landscaping that minimizes the non-residential appearance of the site and the view from surrounding properties and roads. It is preferable for landscaping to reinforce Cloverly’s rural character and be

consistent with the streetscape standards (see page 49 in Transportation Chapter) of the Master Plan and the landscaping standards for special exceptions.

- f. When special exceptions are adjacent to each other or to commercial properties, review whether it is feasible and reasonable to consolidate driveways and connect parking areas.
- g. Any special exception application that exceeds the recommended imperviousness level for a particular watershed in a SPA must be reviewed to determine compliance with the appropriate laws.

Each of the above recommendations have been addressed throughout other findings in this Staff Report. This Project is compatible with the surrounding area, will not hinder the residential appearance of the neighborhood, nor require minimization of impacts from lighting, signage, or other physical improvements. Due to the nature of the abutting lots and the location of the Tower on the Subject Property, there is no need for additional landscaping. There are no conditional uses adjacent to the Subject Property.

With respect to watershed protection, the Subject Property lies within the designated Upper Paint Branch Special Protection Area (SPA). The Project supports environmental preservation, particularly concerning water quality and forest conservation. The proposed Telecommunications Tower will have less than 5,000 square feet of disturbance (tower, equipment compound, parking spaces, etc.), will adhere to stormwater management requirements, and will comply with the approved Forest Conservation Plan No. MR2012011, ensuring that the Project's environmental impact is negligible. Overall, Staff concludes that the Project conforms with the recommendations of the *Cloverly Master Plan* and recommends approval.

c) *is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan;*

The Telecommunication Tower's proposed height, setbacks, design, location (within the Site and within the general neighborhood context), along with existing trees and landscaping will allow the facility to blend appropriately with the surrounding neighborhood. The proposed visual impact is minimal which addresses the *Cloverly Master Plan's* priority to preserve the existing aesthetic of the community. The proposed use will be in harmony with the character of the neighborhood and will not alter the surrounding neighborhood in a manner inconsistent with the Master Plan. The

Telecommunications Tower will not in any way impair the goals of the *Cloverly Master Plan*, but rather, it will further the goals by providing necessary enhanced wireless connectivity in the Plan area.

While a Telecommunications Tower cannot be fully screened from view above the tops of the surrounding tree line, this site in particular will not have a negative impact on the area as it generates negligible traffic, does not require parking, and will not generate noise, vibrations, or odors. The extensive tree cover in the area, the abutting MD-200 highway to the south and the large setbacks will screen the Project from the road and private property and will contribute to some screening or concealment of the Tower.

As previously noted, the proposed Tower is substantially set back from Cape May Road and from the nearest residential dwelling and therefore will not have an adverse visual impact to the public or private realms. The proposed Tower and compound will be surrounded by existing shrubs and trees to the north on the Property, east and west (vacant parkland), the six- (6) lane MD-200 highway immediately to the south and existing trees and shrubs as well on the other side of the highway, as well as the fenced compound and significant setbacks to the nearest residences to the north. Therefore, visual impact will be minimal, and the proposal will be harmonious with and will not alter the character of the surrounding neighborhood.

- d) will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;***

There are no existing Telecommunications facilities on the Property or within the staff-defined neighborhood. While there are several conditional uses and special exceptions within the staff-defined neighborhood vicinity, the majority are residential in nature, and they are disbursed and not concentrated in one area. If approved, the Tower will not increase the number, intensity, or scope of the conditional uses in the area to adversely affect the residential nature of the area. Therefore, this Conditional Use application substantially conforms with the recommendations of the *Cloverly Master Plan*.

- e) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:***

- i. ***if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, or***
- ii. ***if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage, and***

A Preliminary Plan of Subdivision is not required. The proposed Telecommunications Tower would be unmanned and uninhabited outside of periodic maintenance and service which is anticipated every six (6) months by one (1) or two (2) technicians. The Site will not require public services other than power. The existing driveway access will be used for occasional access for emergency repairs, fire department access if needed. The Property is approximately 1.5 miles from the Hillandale Volunteer Fire Department. Therefore, Staff determined that there are existing adequate public services and facilities to serve the proposed use for maintenance purposes.

(1) Transportation

The Subject Property is located on Cape May Road, approximately 600 feet from New Hampshire Avenue to the southwest and approximately 850 feet from Good Hope Road to the northeast.

Cape May Road is a low-volume, Neighborhood Street. Access to the proposed Telecommunications Tower on the Subject Property is proposed via an existing paved driveway from Cape May Road. There are no circulation or queuing issues as the entry point to the fenced area is far from the main road. Planning Staff concluded that the Proposal would not have an adverse effect on area roadway conditions or on-site circulation.

The Applicant submitted a Transportation Exemption Statement. The proposed Tower will be unmanned and will only generate periodic maintenance trips. Therefore, the Subject Property will generate fewer net new trips than the 50-weekday peak-hour person trip threshold for additional LATR review and will not trigger a transportation impact study. There will be no significant impact on local transportation, and no mitigation is required.

The 2018 *Bicycle Master Plan* recommends a sidepath on the southside of Cape May Road. No improvements for pedestrian or bicycle circulation are proposed nor are necessary for the proposed use.

f) *will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:*

- i. *the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;***
- ii. *traffic, noise, odors, dust, illumination, or a lack of parking; or***
- iii. *the health, safety, or welfare of neighboring residents, residents, visitors, or employees.***

This finding requires consideration of the inherent and non-inherent adverse effects of the proposed use on nearby properties and the general neighborhood. Section 1.4.2 of the Zoning Ordinance defines inherent adverse effects as “adverse effects created by physical or operational characteristics of a conditional use necessarily associated with a particular use, regardless of its physical size or scale of operations.” Inherent adverse effects, alone, are not a sufficient basis for denial of a conditional use.

Non-inherent adverse effects are defined as “adverse effects created by physical or operational characteristics of a conditional use not necessarily associated with the particular use or created by an unusual characteristic of the site.” Non-inherent adverse effects are a sufficient basis to deny a conditional use, alone or in combination with inherent effects, if the adverse effect causes “undue” harm to the surrounding neighborhood.

When analyzing whether impacts are inherent or non-inherent, Staff examines the size, scale, scope, light, noise, traffic, and environmental effects of the proposed use. Every conditional use has some or all these effects in varying degrees. Thus, inherent effects associated with the use must be determined. In addition, non-inherent effects must be determined as these effects may, by themselves, or in conjunction with inherent effects, form a sufficient basis to deny a conditional use. It must be determined during the Application review whether these effects are acceptable or would create adverse impacts sufficient to result in denial.

Staff determined that the inherent physical and operational characteristics associated with the proposed Telecommunications Tower include the following key issues when they exceed existing conditions or typical conditions or something is unique about the Property that causes additional impacts: 1) excessive vehicular

trips to and from the Site; 2) inadequate storage areas; 3) excessive noise generated by the use; 4) inadequate circulation and parking; 5) excessive lighting; and 6) inadequate screening. There are no unique circumstances that exacerbate the inherent impacts on this Property compared to other Towers of this size or sited as an accessory to a principal use. Less than 50 additional vehicle trips will be generated which is not excessive and remains below the threshold to require a transportation impact study. Adequate off-street parking is available within the Property.

The existing areas at the base of the Tower are adequate for equipment and storage use, as evidenced by an existing lease to be executed by at least one of the Tower tenants. The Tower does not impact adequate sunlight and air for the Property. The Tower is not expected to exceed typical noise levels for any activity that is customary to a maintenance facility. Additionally, the Tower is located closer to the multi-lane MD 200 highway than any traffic on Cape May Road, thereby eliminating any disruptions to residences.

The existing lighting on the Property is minimal and primarily serves the needs of the Colesville Maintenance facility. Existing lighting at the facility is internal to the Site and does not intrude onto neighboring properties. As discussed in the above section, there is an existing forest that provides screening along the west and east of the Subject Property. The proposed Tower and associated equipment are largely out of view from the public due to its setback from Cape May Road and the tree canopy.

The proposed Telecommunications Tower will be located to the rear of the existing Maintenance Facility and accessed using existing parking and vehicular circulation routes. The properties that abut the Subject Property to the west and east are vacant and undeveloped parkland owned by M-NCPPC. These properties are within the Upper Paint Branch Stream Valley Park and used for public use or recreation purposes. The Telecommunications Tower will be substantially set back from Cape May Road which is the main access road to the site. The ICC (MD 200) runs along the southern edge off the property where the Tower will be located and largely out of view of the neighborhood.

The proposed Telecommunications Tower is anticipated to generate maintenance trips about once every six (6) months. No noise, dust, or illumination will be generated by the new use. The proposed equipment is located on a secure foundation and the antennas and transmission lines are silent. There will be no offensive odors emitted by the equipment, transmission lines, or antennas. The Site will not cause any vibrations. While not a requirement for the use, the Project

proposes to provide the minimal amount of parking spaces necessary to accommodate maintenance vehicles.

Considering existing service shortages identified within the Plan area, the provision of the proposed Tower will provide a necessary neighborhood service and support the health, safety, and welfare of neighboring residents. There are no expected impacts to the neighborhood's public realm. Overall, Staff determined that the Proposal will not have any non-inherent effects at this location that exceed typical conditions.

2. *Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.*

The Proposal is for the operation of an unmanned Telecommunications Tower within a fenced area of an existing maintenance depot; no reconstruction or alteration of any existing structure is proposed.

3. *The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.*

Per Section 59.3.5.2.c of the Zoning Code, where a Telecommunications Tower is allowed as a conditional use, it may be permitted by the Hearing Examiner under all limited use standards and Section 7.3.1, Conditional Use. The Application meets all the requirements for a conditional use with respect to compliance with development standards of the zoning district, Master Plan conformance, and adequate public facilities. Furthermore, Staff's assessment of the Application concludes that the Proposal is compatible. The Subject Property is particularly suited for the proposed Telecommunications Tower with respect to the physical attributes of the Property and the surrounding setting. The Property is a 11.73-acre lot with frontage on a low-volume local road with confronting-residential uses that are substantially separated from the use. Additionally, the proposed Tower is adequately separated from the main office building on the Property. The existing administrative building and the maintenance yard have various operating hours, making all the separate operations on the Property compatible. Finally, reasonable tree canopy on-site and on adjacent properties is present to provide buffering.

The Tower is designed to have a stealth appearance at night. There are no other structural elements or design features that would detract from a desirable visual environment or would

alter the existing aesthetics of the Property and therefore impact the broader aesthetics of the community. The proposed Tower is a subordinate accessory use to the principal use on the Property and will not impact its primary function or activities. The addition of the Tower would continue to satisfy requirements for adequate light, air, and open space. As previously noted, the Proposal includes two (2) off-street parking spaces to serve proposed maintenance staff exclusively for the Tower.

As previously summarized, the Telecommunications Tower will not impair the purposes of the Residential Estate – 2C (RE-2C) zoning district and will remain compatible with the adjacent office and maintenance buildings on the lot as well as the nearby residential properties. Therefore, Staff recommends approval with conditions.

SECTION 6: CONCLUSION

The proposed conditional use complies with the findings require for approval of a 179-foot-tall Telecommunications Tower, subject to the recommended conditions of approval. The proposed use is consistent with the goals and recommendations of the 1997 *Cloverly Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval of the Conditional Use with conditions and transmittal of comments to the Hearing Examiner.

ATTACHMENTS

Attachment A: Conditional Use Plan

Attachment B: Letters of Interest & Support submitted by the Applicant

Attachment C: Letter from the County Transmission Facility Coordinating Group (TFCG)

Attachment D: Subdivision Plat

Attachment E: Applicant's Photo Simulations

SITE INFORMATION

SITE ADDRESS:	(911 ADDRESS TBD) 14335 CAPE MAY RD SILVER SPRING, MD 20904
LATITUDE (NAD 83):	39° 05' 23.10" N
LONGITUDE (NAD 83):	76° 59' 46.52" W
GROUND ELEVATION:	454.0' AMSL
JURISDICTION:	MONTGOMERY COUNTY
ZONING:	RESIDENTIAL DETACHED (RE-2C)
PARCEL ACCOUNT NUMBER:	02257822
PARCEL AREA:	11.73 ACRES
EXISTING IMPERVIOUS AREA:	43.65% - 223,027 SQ.FT.± - (5.120 AC ±)
PROPOSED IMPERVIOUS AREA:	00.35% - 1,884 SQ.FT.± - (0.043 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	44.00% - 224,911 SQ.FT.± - (5.163 AC±)
AREA WITHIN LOD:	4,763 SQ.FT.± - (0.109 AC)
AREA WITHIN 100-YEAR FLOODPLAIN:	0 SQ.FT.± - (0.000 AC)
WETLAND AREA AND ASSOCIATED BUFFERS:	0 SQ.FT.± - (0.000 AC)
WOODLAND AREA:	0 SQ.FT.± - (0.000 AC)
NUMBER OF PARKING SPACES PROVIDED:	2
PARCEL OWNER:	MONTGOMERY COUNTY EOB 101 MONROE ST ROCKVILLE, MD 20850
TOWER OWNER:	NETWORK TOWERS II, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	179'-0" (AGL) (TOP OF TOWER) 179'-0" (AGL) (HIGHEST POINT)
CLASSIFICATION GROUP:	U
CONSTRUCTION TYPE:	2B
POWER SUPPLIER:	POTOMAC ELECTRIC POWER COMPANY CONTACT: TBD PHONE: TBD EMAIL: TBD WORK ORDER # TBD
FORESTATION:	PROJECT WILL NOT DISTURBED ANY EXISTING FOREST RETENTION AREAS
CONTOUR DATA SOURCE:	ALL CONTOUR AND ELEVATION DATA PER SURVEY BY SHAW SURVEYING, INC, SITE NAME CASTLE CLIFF, 03-20-2025. HORIZONTAL DATUM NAD83-MD, STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
WOODLAND DATA SOURCE:	WOOD LINES SHOWN THROUGHOUT DRAWING SET PER MONTGOMERY COUNTY GIS IMAGERY.
SOILS DATA SOURCE:	USDA NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY (WSS).

PROJECT TEAM

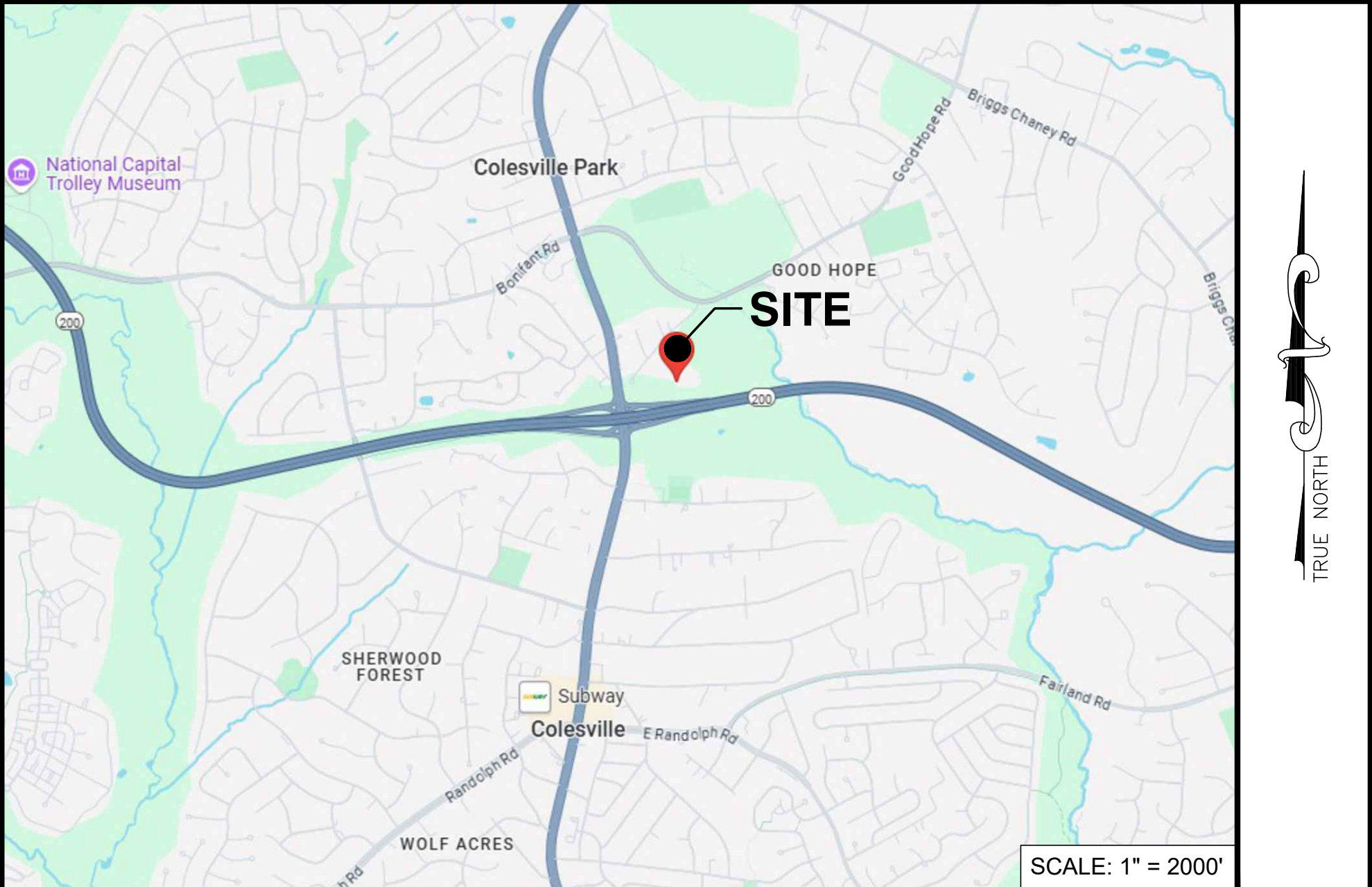
APPLICANT:	NETWORK TOWERS II, LLC. 6095 MARSHALEE DRIVE, SUITE 300 ELKRIDGE, MD 21075 (410) 712-7092
PROJECT MANAGEMENT FIRM:	NETWORK BUILDING + CONSULTING, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079



NT SITE NAME: CASTLE CLIFF
NT SITE ID: MD-T21.42

14335 CAPE MAY RD
SILVER SPRING, MD 20904
MONTGOMERY COUNTY

VICINITY MAP



DIRECTIONS

FROM BALTIMORE, MD, MERGE ONTO I-95 SOUTH AND HEAD TOWARD WASHINGTON, AT EXIT 31B, HEAD ON THE RAMP RIGHT AND FOLLOW SIGNS FOR I-270 / MD-200 WEST, AT EXIT 13, HEAD RIGHT ON THE RAMP FOR MD-650 TOWARD ASHTON / WHITE OAK, KEEP RIGHT, HEADING TOWARD ASHTON, TURN RIGHT ONTO GOOD HOPE RD, TURN RIGHT ONTO CAPE MAY RD, ARRIVE AT YOUR DESTINATION ON THE LEFT, 14335 CAPE MAY RD, SILVER SPRING, MD 20904.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.	
• 2021 INTERNATIONAL BUILDING CODE	• ANSI/TIA-222-H
• 2023 NATIONAL ELECTRICAL CODE	• TIA 607
• 2018 NFPA 101, LIFE SAFETY CODE	• INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
• 2018 IFC	• IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST ED.
• AMERICAN CONCRETE INSTITUTE	• TELECORDIA GR-1275
• AMERICAN INSTITUTE OF STEEL CONSTRUCTION	• ANSI/T 311
• MANUAL OF STEEL CONSTRUCTION 13TH EDITION	

Attachment A



Know what's below.
Call before you dig.

DRAWING INDEX

T-1	TITLE SHEET
LE-1	SURVEY
Z-1	AREA PLAN
Z-2	OVERALL SITE PLAN
Z-3	EXISTING CONDITIONS PLAN
Z-4	PROPOSED SITE PLAN
Z-5	AERIAL PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION
S-1	FENCE DETAILS
S-2	SIGNAGE DETAILS
A-1	VERIZON EQUIPMENT DETAILS I
A-2	VERIZON EQUIPMENT DETAILS II
ES-1	GRADING, EROSION & SEDIMENT CONTROL PLAN AND NOTES
ES-2	GRADING, EROSION & SEDIMENT CONTROL DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

PROJECT NARRATIVE

NETWORK TOWERS II, LLC PLANS TO BUILD A NEW WIRELESS TELECOMMUNICATIONS FACILITY WHICH WILL INCLUDE A NEW 179' MONOPOLE TOWER AND A 33'x48' FENCED COMPOUND AS DEFINED ON THIS PLAN SET. THE TOWER WILL BE DESIGNED WITH AVAILABLE SPACE ON THE TOWER FOR (3) TENANTS/COLLOCATORS, AND GROUND SPACE FOR (3) TENANTS /COLLOCATORS. THE PROPOSED TOWER AND FENCED COMPOUND WILL NOT BE LOCATED INSIDE EXISTING WETLANDS OR RIPARIAN BUFFERS.

CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

APPLICANT



ENGINEER



SITE INFORMATION

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NT SITE ID: MD-T21.42

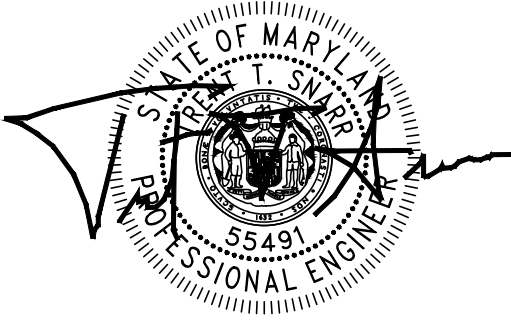
NB+C PROJ. # 100773
(TOWER 911 ADDRESS TBD)
14335 CAPE MAY RD
SILVER SPRING, MD 20904
MONTGOMERY COUNTY
GRID: JR63 / PARCEL: 760
DISTRICT: 05

DESIGN RECORD

REVISIONS

0	03/31/25	ZONING DRAWINGS	OP
REV	DATE	DESCRIPTION	BY

PROFESSIONAL STAMP



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 55491, EXPIRATION DATE 01/08/2026

ENGINEER

TRENT T. SNARR, P.E.
MD PROFESSIONAL ENGINEER LIC. #55491

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

Z-2

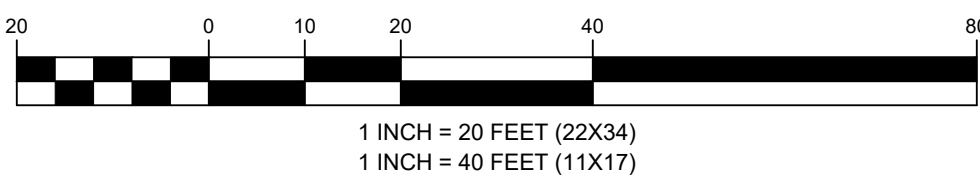


MONTGOMERY COUNTY
LIBER 5685, FOLIO 105
PLAT 14092
TAX ACCOUNT #: 02257822
TAX MAP JR63, GRID 00, PARCEL P850
ZONING: RE-2C
AREA: 11.73 ACRES

1
Z-4

SITE PLAN
SCALE: 1" = 20' (22X34)
SCALE: 1" = 40' (11X17)

GRAPHIC SCALE



CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

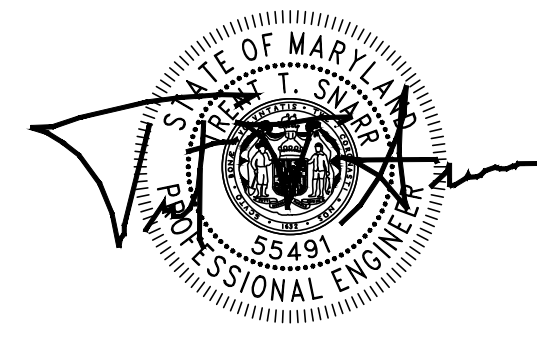


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DISTRICT: 05

REVISIONS

0	03/31/25	ZONING DRAWINGS	OP
REV	DATE	DESCRIPTION	BY

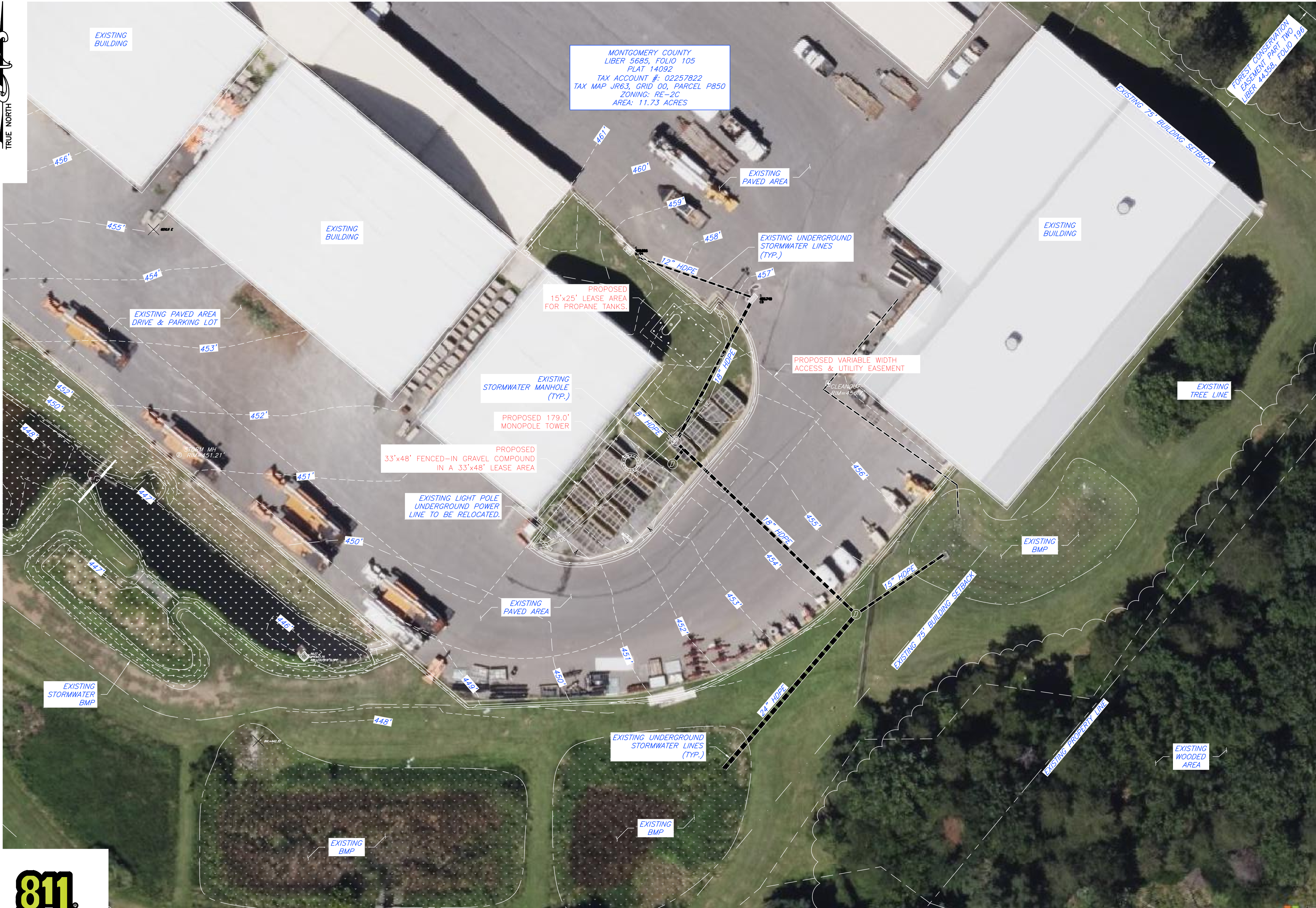


PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 55491, EXPIRATION DATE 01/08/2026

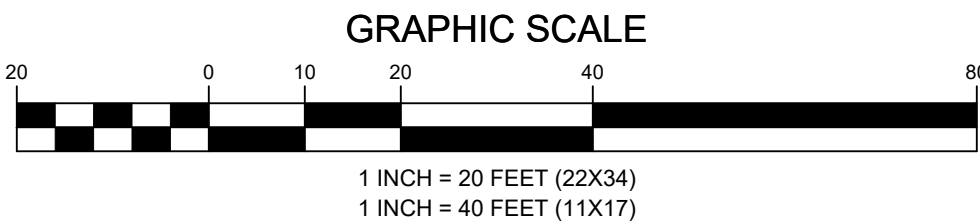
TRENT T. SNARR, P.E.
MD PROFESSIONAL ENGINEER LIC. #55491

PROPOSED SITE PLAN

Z-4



1
Z-5
AERIAL PLAN
SCALE: 1" = 20' (22X34)
SCALE: 1" = 40' (11X17)



CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

APPLICANT



ENGINEER



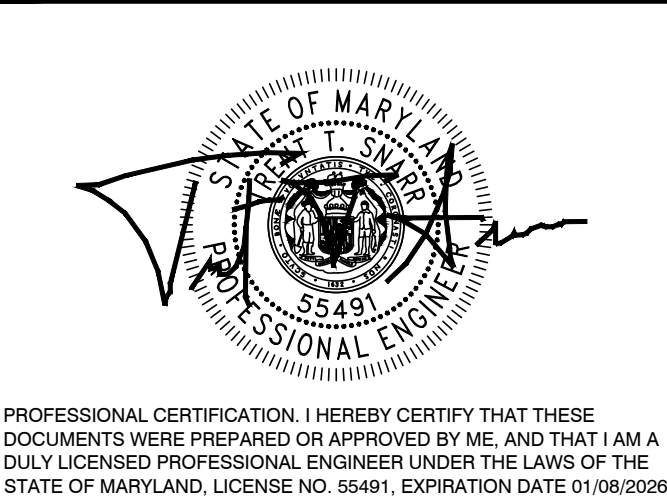
SITE INFORMATION

NT SITE NAME: CASTLE CLIFF
NT SITE ID: MD-T21.42
NB+C PROJ. # 100773
(TOWER 911 ADDRESS TBD)
14335 CAPE MAY RD
SILVER SPRING, MD 20904
MONTGOMERY COUNTY
GRID: JR63 / PARCEL: 760
DISTRICT: 05

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/31/25	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

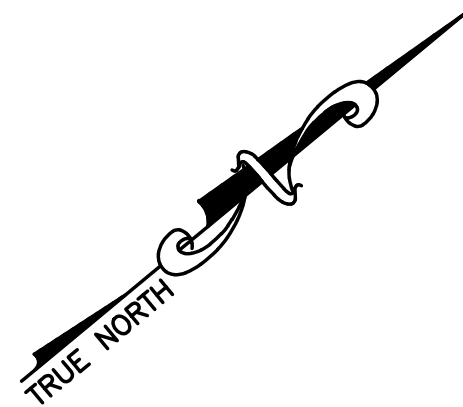
TRENT T. SNARR, P.E.
MD PROFESSIONAL ENGINEER LIC. #55491

SHEET TITLE

AERIAL PLAN

SHEET NUMBER

Z-5



EXISTING LIGHT POLE (ASSOCIATED UNDERGROUND POWER LINE TO BE RELOCATED)

PROPOSED 7' HIGH CHAIN-LINK FENCE W/ 1' HIGH BARBED WIRE & GREEN PRIVACY SLATS ON (3) VISIBLE SIDES OF THE PROPOSED COMPOUND ONLY.

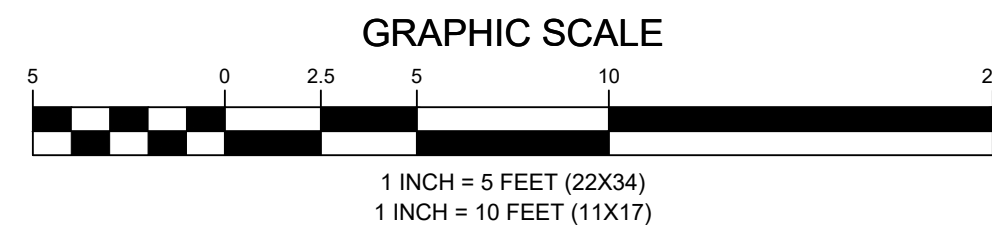
PROPOSED 6" AASHTO #57 CLEAN STONE W/ MIRAFI 500X GEOTEXTILE FABRIC THROUGHOUT ENTIRE FENCED COMPOUND.

NOTE: PROPOSED FENCED COMPOUND ACCESS GATE TO BE INSTALLED WITH A MULTI-TENANT SECURITY LOCK.



Know what's below.
Call before you dig.

1 COMPOUND PLAN
SCALE: 1" = 5' (22X34)
SCALE: 1" = 10' (11X17)



CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

APPLICANT



ENGINEER



SITE INFORMATION

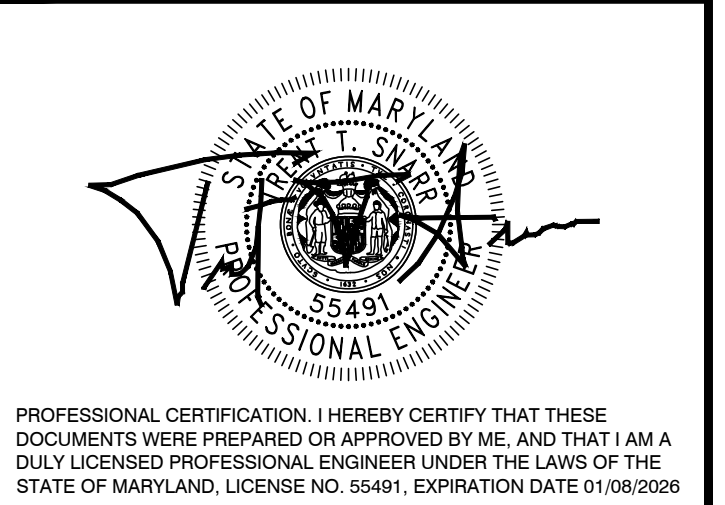
NT SITE NAME: CASTLE CLIFF
NT SITE ID: MD-T21.42

NB+C PROJ. # 100773
(TOWER 911 ADDRESS TBD)
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DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
0	03/31/25	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



ENGINEER

TRENT T. SNARR, P.E.
MD PROFESSIONAL ENGINEER LIC. #55491

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1

- TOP OF MONOPOLE TOWER
& ALL APPURTENANCES
ELEV.=179.0' AGL

PROPOSED VERIZON ANTENNA C
ELEV.=174.0' AGL

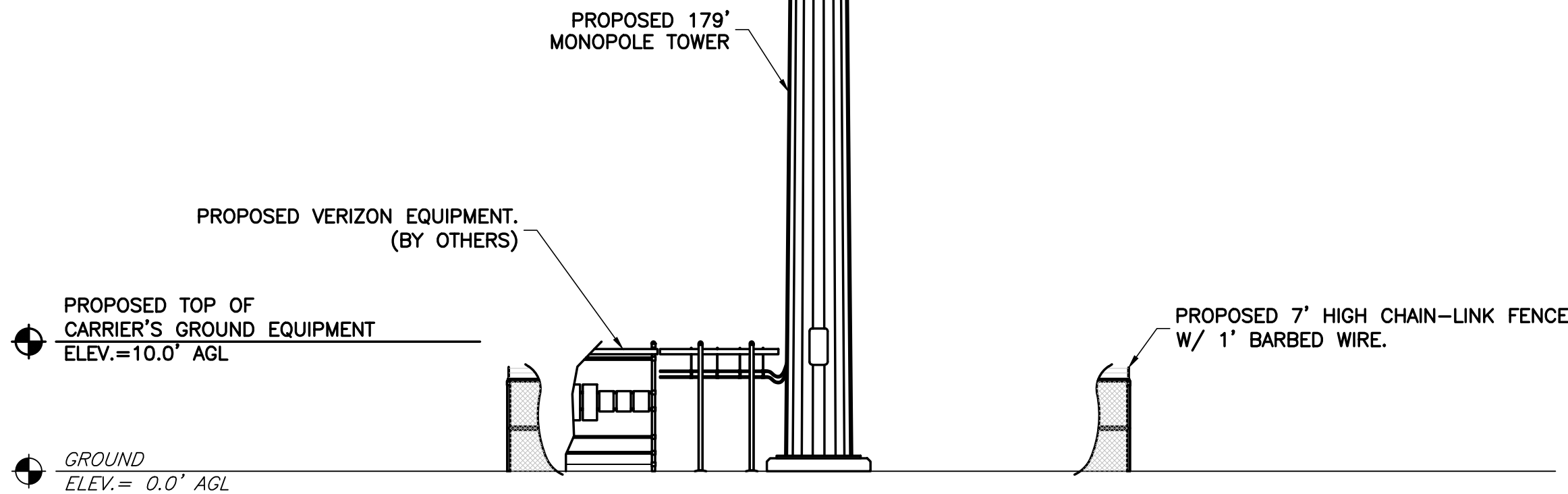
FUTURE CARRIER ANTENNA C
ELEV.=162.0' AGL

FUTURE CARRIER ANTENNA C
ELEV.=152.0' AGL

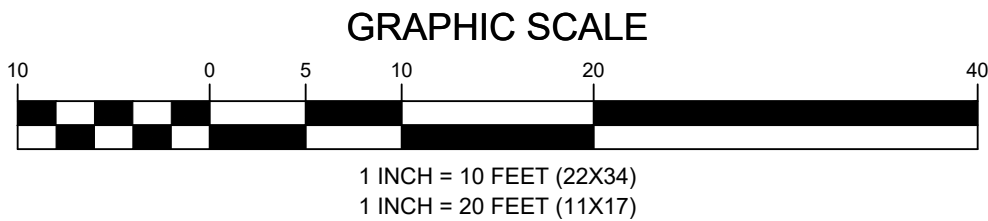
PROPOSED
VERIZON ANTENNAS ON 4-SIDED ANTENNA MOUNT
(3) ANTENNAS PER SECTOR, (12) ANTENNAS TOTAL

NOTE:

- NO TOWER ILLUMINATION IS NOT REQUIRED OR PROPOSED.
SEE FAA PASSING AIR SAFETY ANALYSIS, DATED XX-XX-XXXX.
- TOWER STEEL FINISH AND STEEL COMPONENTS TO BE GALVANIZED.
- TOWER & FOUNDATION DESIGN PERFORMED INDEPENDENTLY FROM
THESE CONSTRUCTION DRAWINGS.



1
C-2
TOWER ELEVATION
SCALE: 1" = 10' (22X34)
SCALE: 1" = 20' (11X17)



GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/EIA/TIA 222-H REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
17. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
18. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
19. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.



Know what's below.
Call before you dig.

CONDITIONAL USE APPLICATION
BOA-XX-XX-XXXX

APPLICANT



ENGINEER



SITE INFORMATION

NT SITE NAME: CASTLE CLIFF
NT SITE ID: MD-T21.42

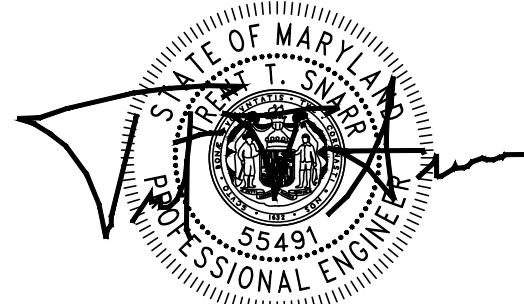
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DISTRICT: 05

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
0	03/31/25	ZONING DRAWINGS	OP

PROFESSIONAL STAMP



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 55491, EXPIRATION DATE 01/08/2026

ENGINEER

TRENT T. SNARR, P.E.
MD PROFESSIONAL ENGINEER LIC. #55491

SHEET TITLE

TOWER
ELEVATION

SHEET NUMBER

C-2



December 12, 2024

Attachment B

Network Towers II, LLC
120 Eastshore Drive, Suite 300
Glen Allen, VA 23059

Re: Letter of Intent
New Tower at Colesville Maintenance Depot
14335 Cape May Road Silver Spring, MD 20904
AT&T Site Name: Tamarack (Site ID: 12922574)

To Whom It May Concern:

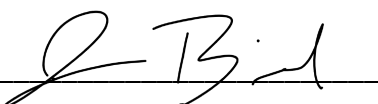
New Cingular Wireless PCS, LLC (AT&T) has engaged Smartlink Group to represent AT&T for all zoning, permitting, and other necessary governmental approvals needed for the AT&T site "Tamarack".

This letter hereby serves as a letter of intent that AT&T will co-locate on the tower proposed by Network Towers II, LLC, once installed.

It is AT&T's intention to co-locate on the tower to provide better coverage along Route 200.

Thank you for your attention to this matter.

Sincerely,

Signature: 

By: Jesse Bird

Its: Principle Tech Vendor Mgmt



December 12, 2024

Jim Golden
Network Building & Consulting
6095 Marshalee Drive, Suite 300
Elkridge, MD. 21075

Re: Castle Cliff - Proposed New Tower at 14335 Cape May Rd., Silver Spring, MD.

20904

Dear Mr. Golden:

T-Mobile, an FCC Licensed Cellular provider in the State of Maryland, is expressing its interest in leasing a proposed communication site called Castle Cliff.

T-Mobile has designed and constructed its wireless network in the Baltimore/Washington area. In order to maintain superior service, we continue to consider opportunities which will improve the network. This proposed location called Castle Cliff will enhance T-Mobile's wireless coverage in the surrounding areas.

This letter is only an expression of interest. The parties shall not be contractually bound unless and until they execute a formal lease, which must be in the form and content satisfactory to each party in their sole discretion. Neither party may rely on this letter as creating any legal obligation of any kind.

Sincerely,

Patrick Riordan

Patrick Riordan

Sr. Manager, Development | DC Eng & Ops

T-Mobile US, Inc.

12050 Baltimore Ave Suite 100, Beltsville, MD
20705

Mobile: (717) 645-9523

Email: patrick.riordan1@t-mobile.com

Samuel Avera

From: Jim Golden
Sent: Friday, March 14, 2025 6:37 PM
To: Sean Patrick Hughes; Samuel Avera
Subject: Fw: ICC Cell Tower

Another endorsement

Jim Golden
410-703-1845
Director
Network Building+Consulting

From: Jeff Mihelich <jmihelich@rockvillemd.gov>
Sent: Friday, March 14, 2025 4:54:55 PM
To: Jim Golden <jgolden@nbcllc.com>
Cc: Cheryl C. Kagan <senator.c.kagan@senate.state.md.us>; Monique Ashton <mashton@rockvillemd.gov>; Marissa Valeri <mvaleri@rockvillemd.gov>; Barry Jackson <bjackson@rockvillemd.gov>; Adam Van Grack <avangrack@rockvillemd.gov>; David Myles <dmyles@rockvillemd.gov>; Izola Shaw <ishaw@rockvillemd.gov>; Kate Fulton <kfulton@rockvillemd.gov>
Subject: ICC Cell Tower

Dear Jim:

The City of Rockville endorses Senator Kagan's letter advocating for the additional cell tower that would enhance service on the eastern segment of the ICC.

In her letter, Senator Kagan makes a great case for adding the tower.

We agree with and support her reasoning.

Please include this in the record.

Respectfully,
JM

Jeff Mihelich ICMA-CM
City Manager
240-314-8102
240-314-8130 (fax)
jmihelich@rockvillemd.gov
www.rockvillemd.gov





March 14, 2025

Jim Golden
Network Building & Consulting
6095 Marshalee Drive
Suite 300
Elkridge, MD 21075

Dear Mr. Golden,

I represent District 5 on the Montgomery County Council, which encompasses a majority of the eastern region of the county.

I am writing to express my support for Network Tower's proposed telecommunications tower at Montgomery County's Colesville Depot at 14335 Cape May Road, Silver Spring, MD 20904. Residents along Good Hope Road and the surrounding area have expressed their strong support for a solution to the very poor cell service in their neighborhoods.

The lack of cell service in large pockets of District 5 is a safety issue and an equity issue, as there are few other densely populated areas of the county with similarly poor cell service. I greatly appreciate your work with the County Executive's team to move this project forward.

Thank you and please let me know how else I can lend my support to this project moving forward.

Sincerely,

Kristin Mink
Montgomery County Councilmember, District 5

CHERYL C. KAGAN
Legislative District 17
Montgomery County

Vice Chair
Education, Energy, and
the Environment Committee



Miller Senate Office Building
11 Bladen Street, Suite 2 West
Annapolis, Maryland 21401
410-841-3134
800-492-7122 Ext. 3134
Cheryl.Kagan@senate.state.md.us

Joint Audit and Evaluation Committee
Joint Committee on Federal Relations

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

March 14, 2025

Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

Dear Hearing Officer,

I am writing to express my **strong** support for the proposed 179-foot tower that would be accessible and used by Verizon, AT&T, and T-Mobile.

As the Senator for Gaithersburg and Rockville, I have experienced firsthand the terrible cellular service along the Eastern half of the ICC corridor, in the area of the proposed tower. For more than 14 years, I have regularly encountered dropped calls and unreliable service in this area. In fact, I have testified TWICE at the annual MDOT "Road Show" about this persistent problem. This situation directly affects my ability to conduct constituent outreach, legislative business, and other pressing matters.

Reliable service is essential not only for elected officials like me, but also for public safety, business continuity, and the residents who depend on it. This infrastructure investment is a necessary step toward addressing a long-standing coverage gap and ensuring better service.

I urge your favorable consideration of this proposal and appreciate the opportunity to share my support.

All the best,

A handwritten signature in blue ink, appearing to read "Cheryl C. Kagan".

Cheryl C. Kagan
Maryland State Senator, District 17
(Gaithersburg & Rockville)

Please fix this problem!!

Samuel Avera

From: Jim Golden
Sent: Friday, March 14, 2025 6:37 PM
To: Sean Patrick Hughes; Samuel Avera
Subject: Fw: ICC Cell Tower

Another endorsement...

Jim Golden
410-703-1845
Director
Network Building+Consulting

From: Jud Ashman <Jud.Ashman@gaithersburgmd.gov>
Sent: Friday, March 14, 2025 4:14:21 PM
To: Jim Golden <jgolden@nbcllc.com>
Cc: Tom Lonergan-Seeger <Tom.Lonergan-Seeger@gaithersburgmd.gov>; Kagan, Cheryl Senator (Laptop) <Senator.C.Kagan@senate.state.md.us>
Subject: ICC Cell Tower

Dear Jim,

I am writing to add a very brief endorsement to Senator Kagan's letter, advocating for the additional cell tower that would enhance spotty service on the eastern segment of the ICC. We support all of the points therein.

Please include this in the record.

Thank you!
- Jud

Jud Ashman
Mayor, Gaithersburg, MD
Founder & Chair, Gaithersburg Book Festival
www.gaithersburgbookfestival.org



Attachment C

DEPARTMENT OF TECHNOLOGY & ENTERPRISE BUSINESS SOLUTIONS

Marc Elrich
County Executive

Gail M. Roper
Chief Information Officer/Director

June 4, 2025

MINUTES OF TFCG MEETING

To: Distribution

From: TFCG Staff (CTC Technology & Energy)

A meeting of the Transmission Facility Coordination Group (TFCG) was held on June 4, 2025. The following people were in attendance:

MEMBERS

Marjorie Williams	(via video)	TFCG Chair
Amy Zou	(via video)	DPS
Benjamin Berbert	(via video)	M-NCPPC
Carina J Gonzalez	(via video)	MCPS
Daryl Braithwaite	(via video)	City of Takoma Park
Gerry Adcock	(via video)	TEBS – Public Safety
Mike Moxley	(via video)	M-NCPPC
Seamus McNamara	(via video)	OMB
Thomas Williamson	(via video)	DGS
Wayne Anderson	(via video)	WSSC

STAFF

Heather Elliott	(via video)	DTS
Nirav Gori	(via video)	CTC
Shawn Thompson	(via video)	CTC

OTHER ATTENDEES

Maurice Stewart	(via video)	DPS
-----------------	-------------	-----

Action Item: Meeting Minutes May 7, 2025

Motion: Gerry Adcock moved to approve the March meeting minutes. Amy Zou seconded the motion. Seamus McNamara abstained, and the motion was unanimously approved.

Consent Agenda

1. ***Application Number:*** 2024082309 ***Type:*** Minor Modification ***Received (date):*** 8/8/2024

Revised: 2/5/2025

Revised: 4/2/2025

Revised: 4/8/2025

Revised: 4/29/2025

Revised: 5/8/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: World Building Tower/8121 Georgia Ave., Silver Spring

Zoning Standard: CR-3.0 C-3.0 R-3.0 H-130 ***Property Owner:*** World Building LLC

Description: AT&T proposes to remove three antennas and 15 remote radio heads (RRH), relocate six existing antennas, and install six new antennas and 12 new RRHs.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024082309+Application.pdf)

[1.amazonaws.com/Applications/MC2024082309+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024082309+Application.pdf)

2. ***Application Number:*** 2024122391 ***Type:*** Minor Modification ***Received (date):*** 12/30/2024

Revised: 4/15/2025

Revised: 5/5/2025

Applicant: NB+C on behalf of T-Mobile

Site Name/Location: Petrucelli Property/14120 Darnestown Rd., Germantown

Zoning Standard: CRN-0.25 C-0.25 R-0.0 H-35 ***Property Owner:*** Vanic LLC

Description: T-Mobile proposes to remove one existing cabinet and install one standby generator on the existing concrete pad within the compound.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024122391+Application.pdf)

[1.amazonaws.com/Applications/MC2024122391+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2024122391+Application.pdf)

3. **Application Number:** 2025012409 **Type:** Minor Modification **Received (date):** 1/31/2025
Revised: 2/24/2025
Revised: 3/3/2025
Revised: 5/7/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Phillips Office Building/9420 Key West Ave., Rockville

Zoning Standard: LSC-1.0 H-110 T **Property Owner:** Key West III LP

Description: AT&T proposes to remove three existing antennas and 12 existing RRHs and install nine antennas and 12 RRHs.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025012409+Application.pdf)

[1.amazonaws.com/Applications/MC2025012409+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025012409+Application.pdf)

4. **Application Number:** 2025022424 **Type:** Minor Modification **Received (date):** 2/19/2025
Revised: 3/19/2025
Revised: 4/7/2025
Revised: 4/18/2025
Revised: 4/22/2025
Revised: 5/2/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Shady Grove Medical Center/9850 Key West Ave., Darnestown

Zoning Standard: CR-1.0 C-0.5 R-1.0 H-150 **Property Owner:** HSRE-Cap Med Shady Grove Med Village LLC

Description: AT&T proposes to remove two antennas and 16 RRHs, relocate six existing antennas, and install six new antennas and 16 new RRHs.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025022424+Application.pdf)

[1.amazonaws.com/Applications/MC2025022424+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025022424+Application.pdf)

5. **Application Number:** 2025032459 **Type:** Minor Modification **Received (date):** 3/20/2025
Revised: 4/29/2025
Revised: 5/22/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Pepco 659-S/0 Tuckerman Ln., Potomac

Zoning Standard: R-90 **Property Owner:** Pepco

Description: AT&T proposes to remove three existing antennas and six tower-mounted amplifiers (TMA) and to install three new antennas and six new TMAs on the existing tower. AT&T proposes to remove 18 RRHs, six diplexers, and one equipment cabinet and to install 12 new RRHs, three new triplexers, three new diplexers, and one new equipment cabinet on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg3.s3.us-east-](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025032459+Application.pdf)

[1.amazonaws.com/Applications/MC2025032459+Application.pdf](https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025032459+Application.pdf)

6. **Application Number:** 2025042477 **Type:** Minor Modification **Received (date):** 4/7/2025
Revised: 4/22/2025
Revised: 5/12/2025
Revised: 5/13/2025

Applicant: Smartlink Group on behalf of AT&T Wireless

Site Name/Location: Pepco 59-N/0 Black Rock Rd., Germantown

Zoning Standard: AR **Property Owner:** Pepco

Description: AT&T proposes to remove six TMAs and six diplexers, and to install three new TMAs on the tower. AT&T also proposes to remove nine RRHs and six triplexers, and install six new RRHs and three new triplexers on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042477+Application.pdf>

7. **Application Number:** 2025032446 **Type:** Minor Modification **Received (date):** 4/8/2025
Revised: 5/21/2025

Applicant: Smartlink Group on behalf of Verizon Wireless

Site Name/Location: Weitzer Property/0 Sugarland Rd., Poolesville

Zoning Standard: AR **Property Owner:** BLUFFING GOAT FARM LLC

Description: Verizon Wireless proposes to remove six antennas and six RRHs from the monopole, and install nine antennas and six RRHs on the monopole.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025032446+Application.pdf>

8. **Application Number:** 2025042481 **Type:** Minor Modification **Received (date):** 4/10/2025
Revised: 5/21/2025

Applicant: NB+C LLC on behalf of T-Mobile

Site Name/Location: Pepco 43-S/0 White Ground Rd., Boyds

Zoning Standard: AR **Property Owner:** Pepco

Description: T-Mobile proposes to remove nine existing antennas, six TMAs, and three RRHs from the tower. T-Mobile proposes to install six antennas and six RRHs on the tower. T-Mobile proposes to remove two existing equipment cabinets and add two new equipment cabinets on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042481+Application.pdf>

9. **Application Number:** 2025042484 **Type:** Minor Modification **Received (date):** 4/23/2025
Revised: 4/29/2025
Revised: 5/27/2025

Applicant: Amentum on behalf of AT&T Wireless

Site Name/Location: Gate of Heaven/13801 Georgia Ave., Silver Spring

Zoning Standard: RE-2 **Property Owner:** Roman Catholic Archdiocese of Washington

Description: AT&T proposes to swap mounts, remove six antennas, and install nine antennas on the monopole. AT&T proposes to remove 12 RRHs and add 12 RRHs on the monopole. AT&T proposes to remove one power plant and install one power plant on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042484+Application.pdf>

10. **Application Number:** 2025042492 **Type:** Minor Modification **Received (date):** 4/30/2025
Revised: 4/29/2025
Revised: 5/22/2025
Revised: 5/23/2025

Applicant: Crown Castle USA on behalf of Verizon Wireless

Site Name/Location: Lloyd Property/21410 Beallsville Rd., Dickerson

Zoning Standard: AR **Property Owner:** Driskell Lisbeth I & Driskell Brian V

Description: Verizon Wireless proposes to remove six RRHs and install three new antennas, six new RRHs, one surge arrestor, one hybrid cable, and a mount modification on the tower. Verizon Wireless proposes to install five bypass modules, one controller, two raycaps, one OVP, five boost modules, one cardport, and one powershift on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025042492+Application.pdf>

11. **Application Number:** 2025052493 **Type:** Minor Modification **Received (date):** 5/1/2025
Revised: 5/5/2025

Applicant: Amentum on behalf of AT&T Wireless

Site Name/Location: Sarem Farm/15901 Columbia Pike, Burtonsville

Zoning Standard: RC **Property Owner:** Jennifer Sarem

Description: AT&T proposes to remove six antennas, six diplexers, and 12 RRHs, and to install nine antennas and 12 RRHs. AT&T proposes to remove five existing cabinets and one existing powerplant and install two new equipment cabinets and one new powerplant on the ground. AT&T proposes to remove six existing ground-mounted diplexers.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052493+Application.pdf>

12. **Application Number:** 2025052494 **Type:** Minor Modification **Received (date):** 5/1/2025
Revised: 5/9/2025

Applicant: General Dynamics on behalf of AT&T Wireless

Site Name/Location: Wheaton Park Maint. Yard/12012 Alpert Ln., Silver Spring

Zoning Standard: R-90 **Property Owner:** M-NCPPC

Description: AT&T proposes to install a back-up self-contained 30kW diesel generator, a 4'x10' concrete pad, and an automatic transfer switch on the ground.

Tower Coordinator Recommendation: Recommended on the condition the applicant provides written approval from M-NCPPC staff at the time of permitting. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052494+Application.pdf>

13. **Application Number:** 2025052497 **Type:** Minor Modification **Received (date):** 5/5/2025
Revised: 5/23/2025

Applicant: Sitelink Wireless, LLC on behalf of AT&T Wireless

Site Name/Location: Weitzer Property/0 Sugarland Rd., Poolesville

Zoning Standard: AR **Property Owner:** BLUFFING GOAT FARM LLC

Description: AT&T proposes to remove nine antennas, six diplexers, six TMAs, and six RRHs from the monopole. AT&T proposes to install nine new antennas and seven new RRHs on the monopole.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052497+Application.pdf>

14. **Application Number:** 2025052499 **Type:** Minor Modification **Received (date):** 5/6/2025
Revised: 5/13/2025

Applicant: General Dynamics on behalf of AT&T Wireless

Site Name/Location: Gate of Heaven/13801 Georgia Ave., Silver Spring

Zoning Standard: RE-2 **Property Owner:** Roman Catholic Archdiocese of Washington

Description: AT&T proposes to install a self-contained 50kW diesel generator, a 4'x10' concrete pad, and an automatic transfer switch on the ground.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052499+Application.pdf>

15. **Application Number:** 2025052500 **Type:** Minor Modification **Received (date):** 5/6/2025
Revised: 5/15/2025

Applicant: Amentum on behalf of AT&T Wireless

Site Name/Location: Pavilion Apts/5901 Montrose Rd., Rockville

Zoning Standard: CR-4.0 C-0.25 R-4.0 H-190 **Property Owner:** CP5 MONTEREY LLC

Description: AT&T proposes to remove three antennas, six TMAs, and 15 RRHs. AT&T proposes to install six antennas and 12 RRHs. AT&T proposes to remove three cabinets and install one cabinet. AT&T proposes to remove one power plant and install one new power plant.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052500+Application.pdf>

16. ***Application Number:*** 2025052510 ***Type:*** Minor Modification ***Received (date):*** 5/9/2025
Revised: 5/23/2025

Applicant: Crown Castle USA on behalf of T-Mobile

Site Name/Location: Tewksbury Manor/5600 Sundown Rd., Gaithersburg

Zoning Standard: AR ***Property Owner:*** Mikaehl and Sonia Bagherian

Description: T-Mobile proposes to replace three antennas at the 136' level with three new antennas and replace six TMAs at the 132' and 130' levels. T-Mobile proposes to remove six coaxial cabled and replace with 12 new cables. On the ground, T-Mobile proposes to remove one RBS6201 enclosure, one 8004 cabinet, and one CSR transport system and install six RRHs, one 6160 enclosure, one B160 enclosure, and one CSR IXRE V2 transport system.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

<https://montgomerycountytfcg3.s3.us-east-1.amazonaws.com/Applications/MC2025052510+Application.pdf>

Seamus McNamara made a motion to recommend the consent agenda. Gerry Adcock seconded the motion, and the motion to recommend the consent agenda was unanimously approved.

Regular Agenda

17. *Application Number:* 2024112367 *Type:* New

Received (date): 12/17/2024

Revised: 1/28/2025

Revised: 1/29/2025

Applicant: Network Towers II, LLC on behalf of Verizon Wireless

Site Name/Location: Colesville Depot/14335 Cape May Rd., Silver Spring

Zoning Standard: RE-2C **Property Owner:** Montgomery County

Description: This application is for a new 179' three-sector monopole to be leased, zoned, permitted, and maintained by Network Towers II, LLC at 14335 Cape May Road at Montgomery County's Colesville Depot. Three carriers are reportedly interested in locating on this structure. Verizon is the lead carrier. Verizon proposes to install six JMA Wireless MX06FHGH865-HG antennas (two per sector) and three Samsung MT6413-77A antenna/RRH combo units (one per sector). The total proposed lease area is 1,815 SF (30'x48' for ground equipment and 15'x25' for potential propane tanks). Verizon's lease area for ground equipment will be a 12.5' x 21' concrete pad. The applicant proposes two equipment cabinets/cubs– a Charles PM63912TN1 for the radio equipment and a Charles LT-BB24/BB48 battery cabinet.

Tower Coordinator Recommendation: Recommended. Recommended on the condition that the conditional use approval is obtained from the hearing examiner. Recommendation is subject to compliance with all applicable laws.

[https://montgomerycountytfcg.s3.us-east-](https://montgomerycountytfcg.s3.us-east-1.amazonaws.com/Applications/MC2024112367+application+and+Report.pdf)

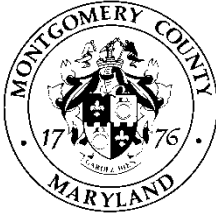
[1.amazonaws.com/Applications/MC2024112367+application+and+Report.pdf](https://montgomerycountytfcg.s3.us-east-1.amazonaws.com/Applications/MC2024112367+application+and+Report.pdf)

Nirav Gori provided a summary of the application, including an overview of the proposed site location, its geographical context, and an explanation of how the project complies with the County's zoning requirements and the FCC's RF exposure standards.

Amy Zou made a motion to recommend application 2024112367. Benjamin Berbert seconded the motion, and the motion to recommend was unanimously approved.

The meeting was adjourned.

The next TFCG meeting is scheduled for July 2, 2025, at 2 p.m.



Telecommunications Transmission Facility
Committee
Tower Coordinator Recommendation

Application Number: 20240112367 **Type:** New **Received (date):** 12/17/2024

Revised: 01/28/2025

Revised: 01/29/2025

Applicant: Network Towers II, LLC on behalf of Verizon Wireless

Site Name/Location: Colesville Depot/14335 Cape May Road, Silver Spring

Zoning Standard: RE-2C **Property Owner:** Network Towers II, LLC

Description: Install 179' monopole and install the following existing equipment to the proposed monopole: (6) JMA MX06FHG865-HG and (3) Samsung MT6413-77A. (1) Charles PM63912TN1 radio cabinet, (1) Charles LT-BB24/BB48 battery cabinet, and (1) proposed propane tank would be added on the ground near the monopole.

Tower Coordinator Recommendation: Recommended. Recommendation is subject to compliance with all applicable laws.

Signature:

Date: 01/31/2025

Impact on land-owning agency: Montgomery County

Existing or future public safety telecommunications facilities and plans: N/A

Implications to surrounding area: The MCAtlas zoning map below shows the location of the proposed monopole (circled) along with the general vicinity.



The location is near Maryland Route 200. An existing paved entrance and driveway leads to the proposed site. This monopole will be installed to hold the antennas of Verizon Wireless and two other carriers (T-Mobile and AT&T). Letters of intent have been provided by these carriers.

The applicant provided photo simulations from eighteen perspectives illustrating that the proposed monopole would have a limited visual impact to the surroundings. Existing trees and foliage will assist in mitigating the visual impact. A January 7, 2025, site survey confirmed the monopole would have minimal visibility to the surrounding area.

Colocation options: Verizon Wireless submitted RF propagation maps showing the diminished coverage areas and some nearby existing sites that were considered. Our review also considered fifteen existing wireless sites within a one-mile radius of the proposed location. Along with the maps provided, Verizon Wireless's explanations regarding the reasons each site would not be suitable or available for colocation were reviewed and documented in the application.

The revised RF maps submitted demonstrate the need for a monopole with RAD centers at 174' due to the coverage degradation at lower heights specifically along Maryland Route 200.

Attachments: Application

Comments: The applicant submitted a revised Radio Frequency Electromagnetic Energy (RF EME) Report dated January 29, 2025, that notes the proposed installation complies with FCC regulations. The report finds that neither the occupational nor the general population limits for radio frequency exposure will be exceeded at ground level and nearby walking surfaces using worst-case predictive modeling. Our review of this report found no inconsistencies.

The monopole is designed to host Verizon Wireless at the 174' RAD center and two other carriers. The facility will utilize the new proposed Verizon equipment pad, and the monopole will use a 30'x48' lease area with a fenced compound to house the Verizon ground equipment. Additionally, a lease area of 15'x25' would be used to house (1) proposed propane generator and (2) future propane generators. The proposed antennas meet the size requirements set forth in the Montgomery County Zoning Ordinance. DPS's review of the application noted that the new tower requires Conditional Use approval from Hearing Examiners. The proposed tower and antennas meet the size and mounting height requirements set forth in the Montgomery County Zoning Ordinance.

Our review of the application concludes that there is a coverage gap in the area (specifically along Route 200) and a new site would be needed to fill the coverage gap. The review included a thorough examination of not only Verizon Wireless's technical evidence but an assessment of existing wireless sites in the area that might offer relief. However, our evaluation found that no other sites were available to provide the needed coverage.

In conclusion, we find that the proposed monopole structure will be able to provide sufficient coverage to mitigate the existing coverage gap. We recommend this application on its merits from an engineering review perspective.

App No:

2024112367

Revisions received 1.28.25 - JE

Revisions received 1.29.25 - JE

Application General Information

Applicant Name	Network Towers II, LLC	Received	12/17/2024
Application Type	New	Ann. Plan?	Yes
Carrier	Verizon Wireless	Will site be used to support government telecommunications facilities or other equipment for government use?	No
Solution Type	Macro		
Existing	New		
		Gvt. Use Desc.	

Application Description

This application is for a new 179' 3-sector monopole to be leased, zoned, permitted and maintained by Network Towers II, LLC at 14335 Cape May Road, Silver Spring, MD at Montgomery County's Colesville Depot. The lead carrier is Verizon. 3 Carriers are interested in locating on this structure-Please attached Letters of intent from AT&T and T-Mobile. Verizon is the lead carrier. Verizon proposes to install (6) JMA Wireless MX06FHGH865-HG antennas (2 per sector), (3) Samsung MT6413-77A antenna/RRH combo units (1 per sector). The total proposed lease area is 1815 SF (30'x48' for ground equipment and 15'x25' for potential propane tanks. Verizon's lease area for ground equipment will be 12.5' x 21' Concrete pad. There are (2) Charles equipment cabinets/Cubs proposed- a Charles PM63912TN1 for the radio equipment and a Charles LI-BB24/BB48 Battery Cabinet- see attached updated site plan dated 1/23/25

Site Information

Site Id	798	Zoning	RE-2C
Structure Type	Monopole	Latitude	39.0897
Street Address	14335 Cape May Road	Longitude	-76.9962
County Site Name	Colesville Depot	Ground Elevation	454
Carrier Site Name	Castle Cliff	City	Silver Spring
Site Owner	Montgomery County	Lease Status	In Process
Structure Owner	To Be built Tower- Network Towers II	Does the structure require an antenna structure registration under FCC Title 47	No
Existing Structure Height		Distance to Residential Property (New, Colocation Only)	775
Provide the proposed height of the new structure without any antenna (New Apps Only)	179'	Distance to Commercial Property (New, Colocation Only)	1143

Justification of why this site was selected:

This search ring has been worked on by all 3 major carriers over the last 10 plus years. All 3 are have committed to colocate on this structure if built. This site borders the ICC Route. Approximately 60,000 cars travel on this highway daily. The location is >95% residential or Parklands. There was over 25 locations reviewed- 14 of the alternate sites are listed below- no existing sites were found. This is the most commercial property that could work.

Nearby Sites (New Apps Only):

See list of alternate sites considered on next page.

Wednesday, December 18, 2024

7:49:12 PM

App No:

2024112367

Screening considerations(New, Colocation Apps Only):

The site will be occupied by at least 3 carriers and is projected to be a 179' monopole. The Colesville Depot site is a Montgomery County Maintenance yard with heavy equipment, road salt storage, with moderate to heavy traffic going in and out. The site is surrounded by trees on 3 sides and borders the ICC on the south side. Due to the limited commercial or industrial sites in the area- this site is located in the rear of the site- but allows for a 1:1 setback from the ICC side property line. The closest residential property is 775' away to the NNW. Our balloon test consisted of 22 locations. Only 4 were visible. None were visible from 1 mile away.

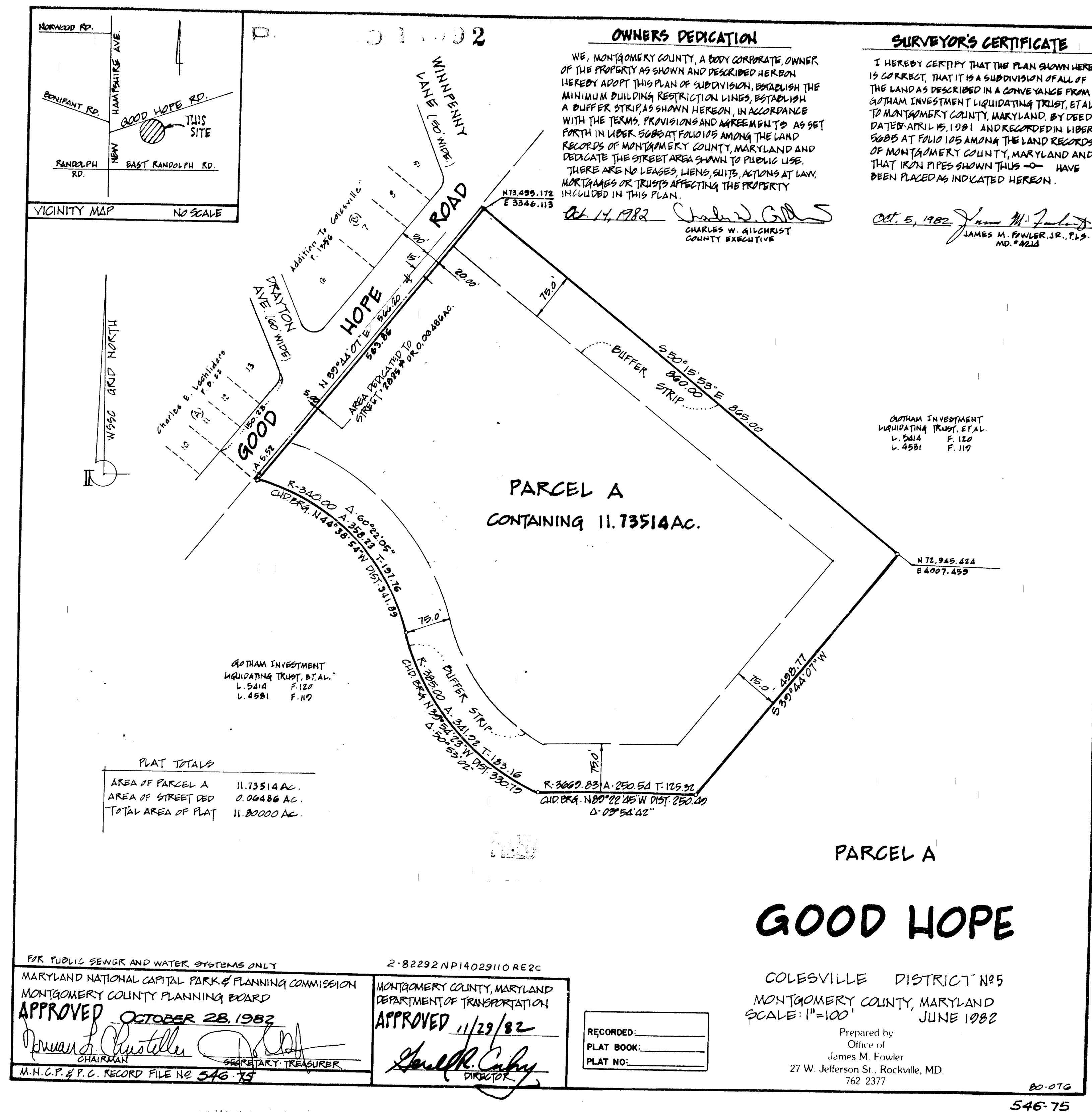
Some of the Nearby Alternate Sites Considered:

1. Good Hope United Methodist Church- 14680 Good Hope Rd Silver Spring MD- Church board voted against tower
2. Charles Drew Elementary School- 1200 Swingingdale Dr Silver Spring MD- No Interest- Safety Concerns
3. Colesville Local Park/ MD child services- 610 Hobbs Dr Colesville Md- Montgomery County Parks made determination that location was not suitable for a tower
4. Peach Wood Park- 39.097184, -76.996847- Montgomery County Parks made determination that location was not suitable for a tower
5. Good Hope Community Center- 14715 Good Hope Rd Silver Spring MD- Montgomery County denied the tower at the community center
6. Good Hope Local Park- 39.096295, -76.984786- Montgomery County Parks deemed that the location was not suitable for a tower
7. Washington Zion Presbyterian Church- 14655 Good Hope Rd Silver Spring Md- No interest
8. MDOT Property on ICC- 39.08984/-76.9867- MDOT rejected due to safety concerns
9. Transfiguration Church- 13925 New Hampshire Ave Silver Spring Md- Interested in Raw land but not much room and tough zoning case with setbacks and Just out of search ring
10. Fire Alliance Church- 14500 New Hampshire Ave Silver Spring Md- Currently Tmobile in Steeple- only 40' high. Landlord is open to Rawland but said they have future plans for property where tower could go - outside of search ring
11. Heyser Farms- 14526 New Hampshire Ave Silver Spring Md- Landlord not interested and Out of search ring
12. MDOT Location along the ICC Highway- 39.089421, -76.983101- rejected by MDOT.

Wednesday, December 18, 2024

7:49:12 PM

Attachment D



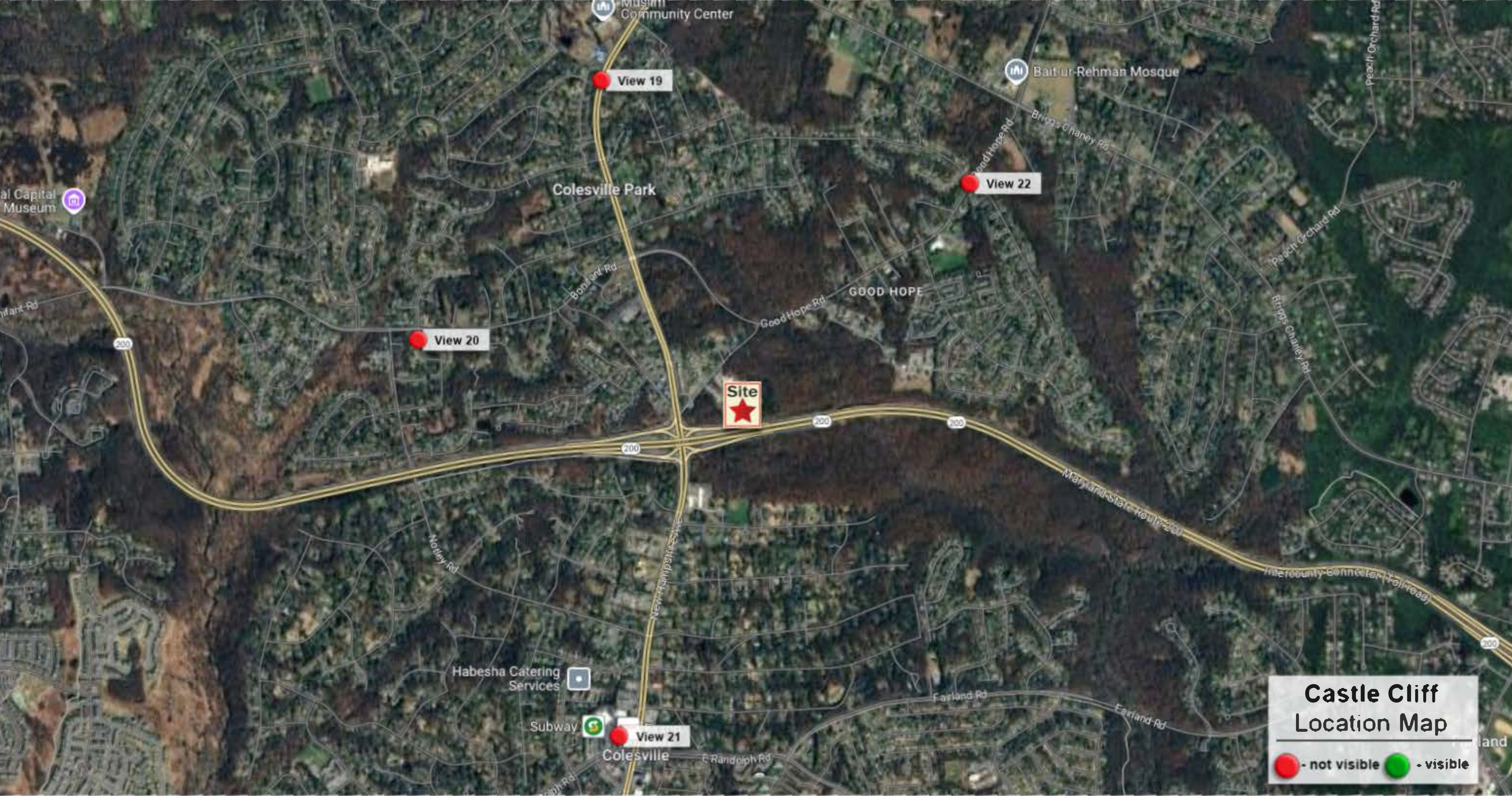
P1824

Attachment E



**Castle Cliff
Location Map**

● - not visible ● - visible



Muslim Community Center

Baitur-Rehman Mosque

National Capital Museum

Colesville Park

View 19

View 22

View 20

Site

Habesha Catering Services

Subway

View 21

Colesville

Castle Cliff Location Map

● - not visible ● - visible



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 1-MD Route 200
View from the South
Located .08 miles from Tower Site
Showing the Existing Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 1-MD Route 200
View from the South
Located .08 miles from Tower Site
Showing the Proposed Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 2-Cape May Road
View from the Northwest
Located .14 miles from Tower Site
Showing the Existing Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 2-Cape May Road
View from the Northwest
Located .14 miles from Tower Site
Showing the Proposed Site



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 3-Drayton Avenue
View from the Northwest
Located .22 miles from Tower Site
Showing the Existing Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 3-Drayton Avenue
View from the Northwest
Located .22 miles from Tower Site
Showing the Proposed Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 4-Cape May Road-
Site Entrance
View from the West
Located .13 miles from Tower Site
Showing the Existing Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 4-Cape May Road-
Site Entrance
View from the West
Located .13 miles from Tower Site
Showing the Proposed Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 5-Old Bonifant Road &
Amberleigh Drive
View from the Northwest
Located .29 miles from Tower Site
Showing the Existing Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 5-Old Bonifant Road &
Amberleigh Drive
View from the Northwest
Located .29 miles from Tower Site
Showing the Proposed Site





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 6-MD Route 200
View from the Southeast
Located .10 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 7-New Hampshire Avenue
View from the Northwest
Located .25 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 8-Cape May Road
View from the Northwest
Located .14 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 9-Cape May Road
View from the West
Located .16 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 10-Bonifant Road &
New Hampshire Avenue
View from the Northwest
Located .52 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 11-Good Hope Road &
Cape May Road
View from the North
Located .24 miles from Tower Site
SITE NOT VISIBLE



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 12-Good Hope Road
View from the Northeast
Located .37 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 13-New Hampshire Avenue
View from the Northeast
Located .41 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 14-Amberleigh Drive
View from the West
Located .48 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 15-Amberleigh Drive
View from the West
Located .37 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 16-Colesville Manor Drive
View from the Southwest
Located .43 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 17-Hobbs Drive
View from the Southwest
Located .37 miles from Tower Site
SITE NOT VISIBLE



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 18-Hobbs Drive
View from the South
Located .34 miles from Tower Site
SITE NOT VISIBLE



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 19-New Hampshire Avenue &
Southview Avenue
View from the Northwest
Located 1 mile from Tower Site
SITE NOT VISIBLE



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 20-Sandy Ridge Road
View from the West
Located .93 miles from Tower Site
SITE NOT VISIBLE





Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 21-Colesville Shopping Center
View from the Southwest
Located 1 mile from Tower Site
SITE NOT VISIBLE



Site Name: Castle Cliff
Wireless Communication Facility
39°05'22.9"N 76°59'46.3"W
Silver Spring, MD 20904

Photograph Information:
View 22-Good Hope Road &
Windmill Lane
View from the Northeast
Located .90 miles from Tower Site
SITE NOT VISIBLE

