



Project Description for SPX2017-00391 and VAR2017-00057

Hunting Hill Water Tank Project
13890 Glen Mill Road, Rockville, MD. 20850

Applicant: SmartLink, LLC on behalf of AT&T Mobility, LLC
Property Owner: Mayor and Council of the City of Rockville*

The City water tank located at 13890 Glen Mill Road (“Hunting Hill Water Tank”) currently has existing cellular telecommunications antennas and associated support equipment located on the water tank. The water tank is scheduled to be rehabilitated starting in 2017, and the City has informed the applicant (“AT&T Mobility, LLC”) that its existing telecommunications equipment and accompanying apparatus must be moved from the tank, thus allowing for the planned rehabilitation of the tank. In order to maintain and ensure telecommunications services to its customers while the tank is undergoing restoration, the applicant seeks special exception and height waiver approval, to install a temporary monopole to accommodate its transmission equipment. The temporary telecommunications equipment will be removed, once the tank has been fully renovated, thus allowing for reinstallation back on the tank. The project involves two separate applications: a special exception from the Board of Appeals for the proposed temporary tower; and, a waiver from the Mayor and Council to exceed the 50-foot height limit.

SPX2017-00391

The City’s Zoning Ordinance requires a Special Exception for Wireless Communication Facilities and Antennas located on a “free-standing ground mounted antenna support structure”, for properties located in the R-400 “Residential Estate” zone. This application is to be reviewed and acted upon by the Board of Appeals, with a recommendation from the Planning Commission.

VAR2017-00057

The applicant plans to install a temporary 100-foot-tall monopole in the north eastern area of the site. Per Section 25.09.08.c. of the Zoning Ordinance, a monopole/cell tower located in a residential zone may not exceed 50 feet in height. Waiver requests from the 50-foot height restrictions may be granted by the Mayor and Council.

If you have questions or concerns about the materials submitted, please feel free to contact Cas Chasten, Project Manager, at 240-314-8223 or at cchasten@rockvillemd.gov.

*See attached Letter of Authorization to File dated August 25, 2016



City of Rockville
111 Maryland Avenue
Rockville, Maryland
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240-314-5000
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August 25, 2016

Mr. Justin Barlow, Real Estate Manager
Smartlink on behalf of AT&T
1362 Mellon Road Suite 140
Hanover, MD 21076



Re: Request for a Letter of Authorization to file for the required Zoning Variance and Special Exception for 13890 Glen Mill Road (Pre-Application PAM 2017-00097)

Dear Mr. Barlow:

We have received your request asking for a Letter of Authorization to file for a Zoning Variance as well as a Special Exception. Both of these applications require the approval of the property owner. These applications will be submitted for the temporary antennae relocation at the City's Hunting Hill tank site at 13890 Glen Mill Road (Pre-Application PAM 2017-00097). These applications are being submitted due to the City's water tank improvements project scheduled for early 2017.

The City of Rockville hereby authorizes Smartlink LLC on behalf of New Cingular Wireless PCS, LLC (AT&T) to submit applications for a Zoning Variance and a Special Exception.

If you have any questions, please contact Castor Chasten via email at cchasten@rockvillemd.gov or via telephone at 240-314-8223.

Sincerely,

Craig L. Simoneau
Acting City Manager

Cc: Castor Chasten, Principal Planner
James Wasilak, AICP, Chief of Zoning
Susan T. Straus, PE, Chief of Engineering
Mark Wessel, Engineering Supervisor
Ilene List, PE, Senior Civic Engineer
Jenny Kimball, Deputy City Manager

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Craig L. Simoneau

CITY CLERK
DIRECTOR OF COUNCIL OPERATIONS
Kathleen Conway

CITY ATTORNEY
Debra Yerg Daniel