

January 10, 2025

**VIA ELECTRONIC MAIL**

Jane Peuser  
Montgomery Planning  
2425 Reedle Drive, Floor 14  
Wheaton, MD 20902  
[Jane.Peuser@montgomeryplanning.org](mailto:Jane.Peuser@montgomeryplanning.org)

**RE: Verizon Wireless Telecommunications Tower Relocation  
Telecommunications Conditional Use  
Response to Completeness Check Comments**

Dear Ms. Peuser:

This firm represents Verizon Wireless (“Verizon”) in an application for a conditional use to build a temporary telecommunications facility in the “Cloverleaf” of the Interstate 495 and State Road 97 (Georgia Ave.) interchange, located within the state-owned right-of-way. A new temporary facility is necessary to relocate the antennas of all three major carriers from a WSSC Water Tank located on Seminary Place. Absent a new temporary facility, there will be a wireless “blackout” in that area of the County, including a section of Interstate 495. Verizon, AT&T and T-Mobile all intend to re-locate their antennas from the WSSC water tower to this new temporary facility (for a period of 24 months) to prevent any loss or degradation of wireless coverage.

This letter responds to your Intake Completeness Check letter, dated November 15, 2022. Revised site plans are attached. Verizon’s specific responses to the intake comments are set forth below.

*1. Provide a Utility Plan.*

- **Version’s Response:** A Utility Plan is included in the attached site plans. The Facility will be unmanned and, therefore, will not require any public water or sewer. The only utilities on the site will be electric.

**Exhibit 21**  
**OZAH Case No: CU 25-05**

*2. Provide an Existing Features Map showing the following:*

*a. Zoning and legal descriptions on the proposed development site and within 500 feet of the perimeter boundary \*Existing features plan should NOT show the proposed tower. \**

- **Version's Response:** A revised site plan is attached, which includes the requested revisions to the Existing Features Map.

*3. Please explain further the status of the Temporary Use Permit under County Code Chapter 8. "The Temporary Facility can, and should, be granted a Temporary Use Permit". Will it? What is the status of this permit application? Have discussions been had with DPS about this?*

- **Version's Response:** Verizon has not applied for a temporary use permit for this Facility. While discussions have been held, it was determined the fastest and most efficient way to obtain the necessary approval for the temporary facility was to apply for a conditional use. However, the Code's allowance for Temporary Use Permits for temporary uses, such as the proposed temporary Facility, is an additional justification for approval of this application.

*4. Please provide SHA proof of ownership for the land. Just some kind of land record.*

- **Version's Response:** Documents establishing MDOT SHA's ownership of the parcel are enclosed for your review.

*5. Please show how the application meets the limited use standards in Section 3.5.2.C.2.a, which apply in addition to the standards in 3.5.2.C.2.c*

- **Version's Response:** All wireless providers co-locating on the Facility will comply with the Antenna Dimensions standards in Section 59.3.5.2.C.1.b.

The Facility will not have any signs or illumination, other than any safety or warning signs required by federal or County law.

While the parcel has no zoning designation, the nearest parcels are zone R-60 Residential. The Facility is being located within a state-owned right-of-way. The height of the temporary monopole is 155 feet, below the maximum height of 179 feet.

The nearest dwelling is 207 feet away. Verizon is seeking a conditional use to locate the Facility within the state-owned right-of-way (and inside the on-ramp for Interstate 495) less than 300 feet from the nearest dwelling. However, the monopole will be set back from all nearby dwellings by a distance of greater than the height of the monopole. Additionally, the Facility will be temporary, and the nearest properties will be relieved of any impacts when the temporary Facility is removed in a time period of not more than three years.

*6. How long is the WSSC construction predicted to take? Are we sure 2 years is enough time?*

- **Version's Response:** WSSC believes the refurbishment of the water tank will take approximately 18 months. We believe two years will be sufficient, however if County staff and the Hearing Examiner are amenable, three years would be preferred. If the refurbishment is completed early, we can relocate the wireless providers back onto the tower and decommission the temporary tower before three years elapses.

*7. SOJ said it will be accessed on foot? No driveway or parking area? Looks like one is included on plans.*

- **Version's Response:** The Facility will be accessed by a standard vehicle using an existing paved accessway. The vehicle will be parked on the existing pavement outside of the fence Facility. A technician will then enter through the fenced compound on foot to conduct inspections and routine maintenance. Technicians typically only visit facilities once a month, so there will be no impact on traffic in the area.

*8. Please describe how the application complies with the recommendations of the 2020 Forest Glen/Montgomery Hills Sector Plan, which is the most recent master plan.*

- **Version's Response:** Two of the Sector Plan priorities are balancing regional traffic demands with protecting residential neighborhoods and to improve safety for drivers, transit users, and pedestrians along Georgia Avenue. When the current wireless facility at the WSSC tower is taken offline, there will be a significant wireless and broadband coverage outage in this area of Montgomery County, including along Interstate 495 and Georgia Avenue. Allowing the temporary facility to be built will provide continued and improved emergency and non-emergency wireless services along Georgia Avenue and Interstate 495. Maintaining sufficient wireless coverage in such a heavy transit corridor is pivotal for safety and traffic patterns. The Facility is being located in a state-owned right-of-way inside the onramp to Interstate 495 to minimize and/or eliminate any adverse impacts on nearby residential areas. Any impacts will be removed when the temporary Facility is decommissioned and the wireless antennas are returned to their current location on the WSSC water tower. Therefore, this application is consistent with the recommendations of the 2020 Forest Glen/Montgomery Hills Sector Plan.

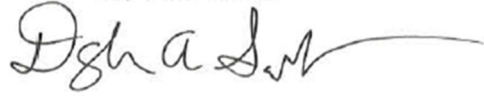
*9. Make sure notice list includes everyone on all sides of clover.*

- **Version's Response:** The notice list includes everyone on all sides of the clover. The mailing labels were delivered to the Office of Zoning and Administrative Hearings.

Jane Peuser  
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I believe these responses and the enclosed documents satisfy all of the County's intake comments. I look forward to presenting our application at an upcoming public hearing. If you need any additional information or documentation, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Dgh a Sampson", with a long horizontal flourish extending to the right.

Douglas A. Sampson

cc: Parker Smith, Montgomery County Planning  
Ryan Davis, Site Link Wireless, LLC