

**ADDENDUM TO APPLICATION OF
RISE UP TOWERS, LLC
TO THE PLANNING COMMISSION OF
THE CITY OF DOVER
FOR CONDITIONAL USE**

I. BACKGROUND AND REQUESTS FOR RELIEF

Rise Up Towers, LLC (“Rise Up”) seeks conditional use approval from the Planning Commission of the City of Dover to allow for the construction of a new 124’ tall tower-based wireless communications, with the potential for placement of a 5’ “whip” antenna on top of the tower for a total height of 129’, and related equipment (collectively, the “Facility”), on a portion of the property located at 6401 Lafferty Lane, City of Dover, Tax Parcel #ED-05-077.00-01-25.00-00001 (“Property”).

The Property is in the City’s IPM -Industrial Park Zoning District, where the Facility is permitted by conditional use, subject to requirements of the Zoning Ordinance of the City of Dover (“Ordinance”). The Property is approximately 18.66 acres and currently is developed with a self-storage facility. The Facility is proposed to be located near the northern-most point on the Property well outside of the area proposed for future additional self-storage buildings.

T-Mobile’s telecommunications antennae are currently deployed on top of a power pole near the Property. T-Mobile plans to relocate to the Facility because its lease on the power pole is expiring and cannot be renewed.

Rise Up will provide supportive testimony before the Planning Commission to demonstrate that Rise Up selected the highest priority site available under Ordinance Art. 5 §§23.55 and 23.8 and Art.10 §1 to demonstrate that the proposed Facility: (a) cannot be accommodated on an existing or approved structure or building within approximately ¼ mile from the Property; (b) will comply with all state and federal laws and regulations concerning

aviation safety; (c) will meet all structural standards and will be certified as such by a structural engineer licensed in the State of Delaware; and (d) the need for the Facility at the proposed location on the Property.

II. REASONS WHY THE CONDITIONAL USE SHOULD BE GRANTED

The Facility is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed Facility is necessary for T-Mobile to continue to provide telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. The Facility, a passive communications use, is a suitable and appropriate use of the Property, which is located in an industrial zoning district and surrounded predominantly by commercial and industrial uses.

3. The Facility is of a location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.

4. The proposed use will serve the best interest of the County, the City, the convenience of the community, and the public welfare by continuing to make wireless telecommunications service available, especially to residents and business owners in the community.

5. The Facility will be designed in accordance with all applicable safety and industry standards and will not endanger the safety of persons or property.

6. The Facility will be fully automated and unattended on a daily basis and will be visited only for periodic maintenance or emergency repair.

7. The proposed use will not adversely affect transportation or unduly burden public facilities, particularly the Dover Airforce Base which is situated near the Property. Rise Up has obtained clearance from the Federal Aviation Administration for the Facility at the Property, a copy of which is included with this Conditional Use Application.

8. The height of the Facility is the minimum height necessary to perform its function.

9. The Facility will comply with all applicable standards established by the Federal Communications Commission.

10. The Facility shall not cause radio frequency interference with other communications facilities located in the Township and on the Property.

11. T-Mobile and other potential carriers are licensed by the Federal Communications Commission to operate their antennae at the Facility.

12. The surrounding neighborhood will not be subjected to objectionable noise, lighting, glare, heat, ventilation, smoke, fumes, vapors, dust, dirt, gases or radioactive or electrical disturbances by the Facility.

13. The Facility will be maintained in a safe manner in accordance with the requirements of the City's Building Code.