



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 25, 2002

Ms. Timmy F. Ruppertsberger
Venable, Baetjer and Howard, LLP
210 Alleghany Avenue
Towson, MD 21285

RE: WRBS Radio Station
3600 Old Georgetown Road, 13th Election District

Dear Ms. Ruppertsberger,

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The above referenced property is currently zoned ML. Pursuant to Section 426 of the Baltimore County Zoning Regulations (BCZR) wireless communications towers as tall as 199 feet are permitted by right in the ML zone.

Your client may erect a monopole tower of up to 199 feet in height pursuant to Sections 426 and 253 BCZR without the necessity of amending the previously approved site plan through Special Hearing. There can be no change in the operation or scale of the existing radio broadcast towers and studios established through Case No. 5767-A as amended.

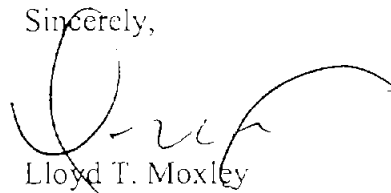
Please prepare and submit to this office an updated plan clearly showing the proposed tower. Note on the plan the zoning history for this site as outlined in your letter. Also include information on the Spirit and Intent decision dated October 23, 2000 for this site (copy enclosed). Additionally a copy of this letter must be adhered to the plan. This amended plan will be included in the zoning case file.

Come visit the County's Website at www.co.ba.md.us

You may direct inquires concerning the Tower Review Committee to the Bureau of Development Management at (410) 887-3335.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need any further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Moxley', with a large, sweeping flourish extending to the right.

Lloyd T. Moxley
Planner II
Zoning Review

LTM

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com



OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Timmy F. Ruppertsberger
Of Counsel
(410) 494-6353

February 11, 2002

via facsimile 410-887-2824

Mr. Lloyd T. Moxley
Zoning Technician
Baltimore County Department of Permits
and Development Management
County Office Building -- Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Lloyd:

As requested by your January 25, 2002 letter, enclosed please find a revised Plan for Verizon Wireless' Violetville site, 3600 Georgetown Road, Baltimore County, Maryland which includes the zoning history and a copy of your January 25, 2002 letter. Please let me know if you need any additional information from me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Timmy".

Timmy F. Ruppertsberger

Enclosure

TO\DOCS1\sam01\#131562 v1

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ida. Harry Odense, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from Radio Tower to as a K'A 1/29/63

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Radio Tower

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Declaration Broadcasting Co. Harry H. Odense
To J. Stewart Brinsfield, Jr. Contract purchaser Ida. Harry Odense Legal Owner
Address 185 Jefferson Bldg. 3600 Gay View Rd
828-9532 Columbia
Ida. Harry Odense Petitioner's Attorney

Ordered By The Zoning Commissioner of Baltimore County, this 27th day of December, 1963, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of February, 1963, at 11:00 o'clock A.M.

Ida. Harry Odense
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the location involved not being detrimentally affected,

the above petition should be granted and it is further appearing that by reason of location

a Special Exception for Radio Tower should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of February, 1963, that the herein described property should be and the same is hereby reclassified from Radio Tower to as a K'A 1/29/63

and/or a Special Exception for Radio Tower should be and the same is granted, from and after the date of this order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location, the safety, health and the general welfare of the location involved not being detrimentally affected,

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of February, 1963, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Radio Tower and/or the Special Exception for Radio Tower be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 13th Date of Posting 1-16-63
Posted for Special Exception for Radio Tower
Petitioner Harry H. Odense
Location of property 185 Jefferson Bldg. at intersection of Benson and
Jefferson Bldg. at intersection of Benson and
Location of Signs on the front of the building signifying 275 ft
Remarks See attached description of property
Posted by Ida. Harry Odense Date of return 1-11-63

JAMES S. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.
Selling Description
DATE 12/11/62
Christian Broadcasting Co.
SHEET 1 of 1
FILE #5767-XA
MAP #13
SEC. 2-A
3-A
X'A
1/29/63

All that piece or parcel of land situate, lying and being in the Thirteenth Election District, Baltimore County, Maryland and more fully described as a circle of 285.00 feet radius whose center is at the center of a radio tower proposed to be built, said center of said circle being located at the point of intersection of a line drawn parallel to and 250.00 feet northwesterly, measured at a right angle from the third line of the parcel of land which by deed dated November 20, 1971 and recorded among the Land Records of Baltimore County in Liber J.B. No. 59, folio 144, was conveyed by Whitaker to Odense with a line drawn parallel to and 250.00 feet northwesterly, measured at a right angle from the second line of said conveyance from Whitaker to Odense.

Containing 4.508 acres of land more or less.
Being a part of the parcel of land which by deed dated November 20, 1971 and recorded among the Land Records of Baltimore County in Liber J.B. No. 59, folio 144, was conveyed by Whitaker to Odense.

The point of beginning herein referred is approximately 2700 feet southeast of the intersection of Benson and Knott Avenues in the 13th Election District of Baltimore County, Maryland and is more accurately located in the Baltimore County Coordinate System as NWT 16690.41, SOUTH 1537.34.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON 4, MARYLAND
No. 16402
DATE 2/1/63
To: J. Stewart Brinsfield, Jr., Esq.
105 Jefferson Building
Towson 4, Md.
BILLED BY: Zoning Department of Baltimore County
01622
QUANTITY DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Harry Odense
COST 67.00
67.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON 4, MARYLAND
No. 15393
DATE 12/20/62
To: J. Stewart Brinsfield, Jr.
105 Jefferson Building
Towson 4, Md.
BILLED BY: Zoning Department of Baltimore County
01622
QUANTITY DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Special Exception for Harry Odense
COST 50.00
50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John Q. Rose, Zoning Commissioner Date: January 23, 1963
FROM: Mr. George E. Garrelis, Deputy Director
SUBJECT: #5767-X, Special Exception for Radio Tower.
2700 feet Southeast of Benson and Knott Avenues.
Being property of Harry Odense.
13th District
HEARING: Wednesday, February 6, 1963 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for Radio Tower and has no adverse comment to make.

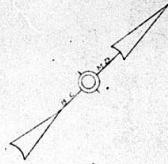
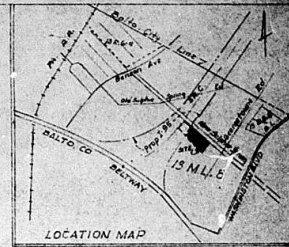
OBXims

PETITION FOR SPECIAL EXCEPTION
ZONING: Petition for Special Exception for Radio Tower.
LOCATION: 2700 feet Southeast from the intersection of Benson and Knott Avenues.
DATE TIME: WEDNESDAY, FEBRUARY 6, 1963 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 S. Chesapeake Ave., Towson, Maryland.
The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing concerning all that parcel of land in the Thirteenth District of Baltimore County.
All that piece or parcel of land situate, lying and being in the Thirteenth Election District, Baltimore County, Maryland and more fully described as a circle of 285.00 feet radius whose center is at the center of a radio tower proposed to be built, said center of said circle being located at the point of intersection of a line drawn parallel to and 250.00 feet northwesterly, measured at a right angle from the third line of the parcel of land which by deed dated November 20, 1971 and recorded among the Land Records of Baltimore County in Liber J.B. No. 59, folio 144, was conveyed by Whitaker to Odense with a line drawn parallel to and 250.00 feet northwesterly, measured at a right angle from the second line of said conveyance from Whitaker to Odense.
Containing 4.508 acres of land more or less.
Being a part of the parcel of land which by deed dated November 20, 1971 and recorded among the Land Records of Baltimore County in Liber J.B. No. 59, folio 144, was conveyed by Whitaker to Odense with a line drawn parallel to and 250.00 feet northwesterly, measured at a right angle from the second line of said conveyance from Whitaker to Odense.
The point of beginning herein referred is approximately 2700 feet southeast of the intersection of Benson and Knott Avenues in the 13th Election District of Baltimore County, Maryland and is more accurately located in the Baltimore County Coordinate System as NWT 16690.41, SOUTH 1537.34.
Being the property of Harry Odense and his Odense, Inc., as shown on the plat filed by Order of the Zoning Department of Baltimore County.
JOHN G. ROSE
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. January 17, 1963
THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 6th day of February, 1963, the first publication appearing on the 17th day of January, 1963.

THE TIMES
Manager
John M. Martin
Cost of Advertisement \$12.00
Purchase Order 53311
Requisition No. 10765



BALTIMORE COUNTY BELTWAY

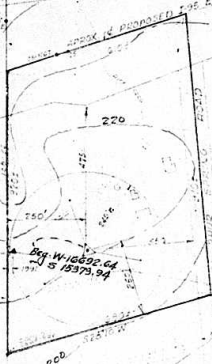
SEASON AVENUE
EIGHTH AVE

JOHN AVENUE

Quinn-Turner Co.

Excelsior Development Co.

PRESENT ZONING
13 M.L.S. June 2, 1959



ODENSOSS PROPERTY
15TH DISTRICT BALTIMORE CO. MD
Dec. 15, 1982

SIC 6724C Total
142794
142794

#5767-XA
MAP
#13
SEC. 2-A
B.3-A
XA

Plat for Zoning Purposes
RADIO TOWER

Applicant: Christian Broadcasting Co. 105 Jefferson Blvd
Towson, Md

Dec. 13, 1982

Scale: 1"=200'

Utilities are NOT required

Title: Whitaker to Odenoss May 20, 1874
59 / 144



[illegible]

LOCATION MAP

#5767-XA

BOINSFIELD
828 8532

#5767-XA

Plat for zoning purposes
RADIO TOWER

Applicant: Christian Broadcasting Co 105 Jefferson Bldg

Dec 13 1962
Rev April 15 1963

Utilities are NOT required

JAMES H. SPANER & ASSOCIATES
REGISTERED ENGINEERS NO. 210
10400 N. CRESPIAN AVENUE
TAMPA, FL 33613

ODENSOSS PROPERTY
13TH DISTRICT BALTIMORE Co, MD
Scale: 1"=200' Dec. 3, 1962

31287±4C Total!
132±4C in South-Car. Drowned
By Property Lines & 41 Ave. Howard

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: Joan S. Jorde
DATE: 5/2/63

Title *Whifaker to Odenses* Nov 20, 1874
83 / 464

1316