

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Company
Baltimore Gas and Electric Co., 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 for that the zoning status of the herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from its present zoning of BL-COC to the following zoning:

See attached description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for the construction, operation, and maintenance of a wireless transmitting and receiving structure (greater than 50 feet in height) in connection with its existing Pikeville Public Utility Service Center.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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 for Baltimore County.

Baltimore Gas and Electric Company
By: John B. Howard Consort Partners
J. B. Howard, Jr. Legal Owner
Vice President
Address: 409 Washington Avenue
Towson, Maryland 21204
Address: Gas and Electric Building
Baltimore, Maryland 21203
Telephone: 234-5669
Practitioner's Attorney
William E. Colburn, Esquire
Gas and Electric Building
Baltimore, Maryland 21203
Telephone: 234-5669

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of January, 1976, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of March, 1976, at 1:00 o'clock

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

baltimore county
department of public works
TOWSON, MARYLAND 21204

RECEIVED

February 17, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #127 (1975-1976)
Property Owner: Baltimore Gas and Electric Co.
N/W Old Court Rd., 140' N/E of Reisterstown Rd.
Existing Zoning: BL - COC
Proposed Zoning: Special Exception for transmitting and receiving structure.
No. of Acres: 0.17 District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County utilities and highway improvements are not directly involved. However, Old Court Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary revertible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: J. Trenner

P-SE Key Sheet
30 NW 21 Pos. Sheet
NW 8 F Topo
78 Tax Map

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
Northeast side of Old Court Road
140 feet East of Reisterstown Road,
3rd District : OF BALTIMORE COUNTY
BALTIMORE GAS & ELECTRIC COMPANY,
Petitioners : Case No. 76-175-X

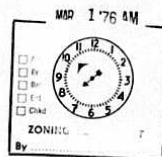
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. John W. Hession, III
Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY THAT on this 27th day of February, 1976, a copy of the foregoing Order was mailed to John B. Howard, Esq., 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

February 18, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 127 - ZAC - January 13, 1976
Property Owner: Balto. Gas & Electric Co.
Location: NW/8 Old Court Rd. 140' NE of Reisterstown Road
Existing Zoning: Special Exception for transmitting and receiving structure
No. Of Acres: 0.17
District: 3rd

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested special exception for a transmitting and receiving structure.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

November 19, 1975

Description for parcel of land proposed for Special Exception by Baltimore Gas and Electric Company, for the Pikeville Substation, in the 3rd Election District of Baltimore County, State of Maryland.

Beginning for the same at a point on the northwesternmost side of Old Court Road, said point being distant 140 feet more or less measured northeasterly along said road from its intersection with Reisterstown Road, thence binding on said side of said Old Court Road, N. 53°25'00" E.-50 feet, thence leaving said road and continuing to bind on the outlines of the parcel of land now being described the three following courses and distances: N. 35°42'00" W.-147 feet 6 inches, S. 53°25'00" W.-50 feet and S. 35°42'00" E.-147 feet 6 inches to the place of beginning.

Containing 0.17 acres of land more or less.

The above description is based on a survey by S. J. Martenet and Company, dated June 19, 1912.

The above described parcel of land is shown on Plat No. 55-698-D attached hereto and made a part hereof.

John C. O'Brien
J. C. O'Brien, III (P.L.E. #10)
Electric Engineering Department
Baltimore Gas and Electric Company



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 19, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-175-X. Petition for a Wireless Transmitting and Receiving Structure (greater than 50 feet in height) Northeast side of Old Court Road 140 feet, more or less East of Reisterstown Road. Petitioner - Baltimore Gas and Electric Company

3rd District

Hearing: Monday, March 1, 1976 at 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The petitioner's attorney informed this office that the proposed wireless structure would be 62 feet high; the site of the tower would be approximately 20-25 feet from the nearest adjacent property. This office will be in favor of the requested special exception if the appropriate governmental agency can be satisfied that such a location for a structure of this height would present no danger to adjacent properties in the event of its collapse.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:nb

March 12, 1976

John B. Howard, Esquire
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
NE/8 of Old Court Road, 140' E
of Reisterstown Road - 3rd Elec-
tion District
Baltimore Gas & Electric Com-
pany - Petitioner
NO. 76-175-X (Item No. 127)

Dear Mr. Howard:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED:eri

Attachments

cc: William E. Colburn, Esquire
Gas and Electric Building
Baltimore, Maryland 21203

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for the construction, operation, and maintenance of a wireless transmitting and receiving structure (greater than 50 feet in height), in connection with its existing Pikeville Public Utility Service Station, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1976, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John B. Howard, Esq.
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 the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for the construction, operation, and maintenance of a wireless transmitting and receiving structure (greater than 50 feet in height), in connection with its existing Pikeville Public Utility Service Station, should be granted.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1976, that the above reclassification 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 B.L. - C.C.C. zone; and/or the Special Exception for the construction, operation, and maintenance of a wireless transmitting and receiving structure (greater than 50 feet in height), in connection with its existing Pikeville Public Utility Service Station, should be and the same is hereby DENIED.

John B. Howard, Esq.
Zoning Commissioner of Baltimore County

3000 127

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

John B. Howard, Esq.
409 Washington Avenue
Towson, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of January 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Baltimore Gas and Electric Company
Petitioner's Attorney: John B. Howard
Reviewed by: Franklin T. Hogans, Jr., Chairman, Zoning Plans Advisory Committee

cc: William E. Colburn, Esq.
Gas and Electric Building
Baltimore, Md. 21203

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 11, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

John B. Howard, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 127
Baltimore Gas and Electric
Company - Petitioners

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Old Court Road, 140 feet northeast of Reisterstown Road, and is currently the site of an existing public utility substation building. The petitioner is requesting a Special Exception to permit the erection of a wireless transmitting and receiving structure at a height of 50 feet immediately to the rear of the aforementioned building.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on

John B. Howard, Esq.
Re: Item 127
February 11, 1976
Page 2

the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

cc: William E. Colburn, Esq.
Gas and Electric Building
Baltimore, Md. 21203



WILLIAM D. FROMM
DIRECTOR

January 26, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #127, Zoning Advisory Committee Meeting, January 13, 1976, are as follow:

Property Owner: Baltimore Gas and Electric Co.
Location: NW/8 Old Court Road 140' NE of Reisterstown Road
Existing Zoning: B.L. - C.C.C.
Proposed Zoning: Special Exception for transmitting and receiving structure
No. of Acres: 0.17
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 13, 1976

Re: Item 127

Property Owner: Balto. Gas & Electric Co.

Location: NW/8 Old Court Rd., 140' N.E. of Reisterstown Rd.

Present Zoning: B.L. - C.C.C.

Proposed Zoning: Special Exception for transmitting and receiving structure.

District: 3rd

No. Acres: 0.17

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MIDGOWN
ALVIN LORECK
JOSHUA R. WHEELER, Vice-President

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. BUCKLEY



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 23, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #127, Zoning Advisory Committee Meeting, January 13, 1976, are as follows:

Property Owner: Balto. Gas & Electric Co.
Location: NW/8 Old Court Rd., 140 ft. NE of Reisterstown Rd.
Existing Zoning: B.L. - C.C.C.
Proposed Zoning: Special Exception for transmitting and receiving structure
No. of Acres: 0.17
District: 3rd

Since this is a special exception for a transmitting tower, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJM:dla



Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Baltimore Gas and Electric Company

Location: NW/8 Old Court Rd., 140' NE of
Reisterstown Road

Item No. 127 Zoning Agenda January 13, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

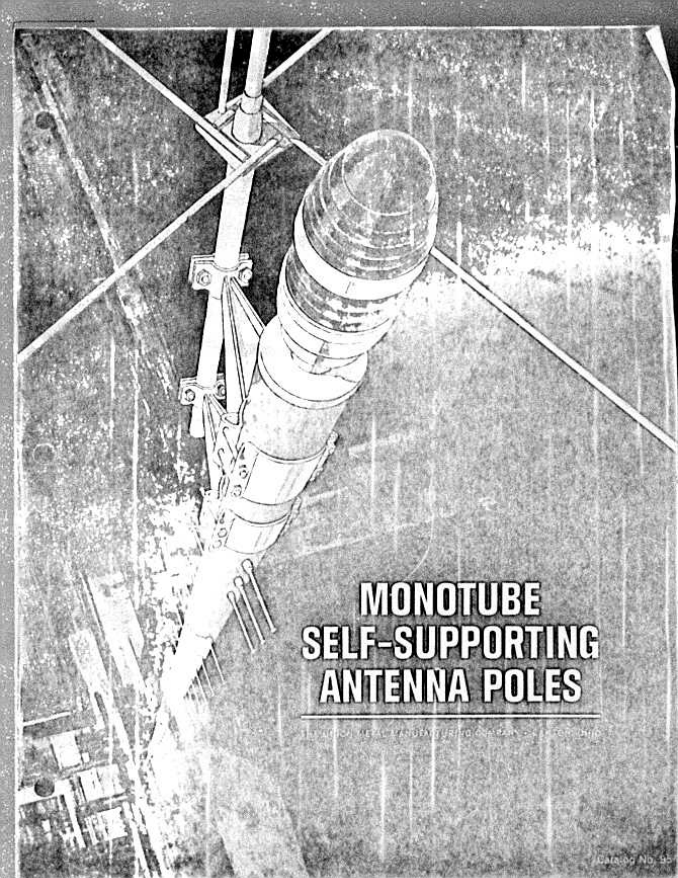
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John L. Wimbley Noted and Approved: Louis H. Murphy
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



MONOTUBE SELF-SUPPORTING ANTENNA POLES

Typical Model RA-B13-2 and RA-B14-2

MONOTUBE STEEL POLES

The modern solution for antenna supports

Up to a height of 250 feet, Monotube steel poles permit the erection of high antenna supports in the most confined areas without the problems of guy wire support. These cold processed steel poles, tapering from a maximum of approximately 24" bottom diameter to approximately 3" at the top, present a trim, slender appearance unequalled by any other construction—at the same time assuring a permanent structure.

Monotube poles should not be confused with ordinary steel pipe. Instead, they are manufactured from basic open hearth, hot rolled steel sheet and plate which has been cold processed into round tapered steel tubes that meet all of the requirements of ASTM A595. These tapered tube sections exhibit a minimum yield strength of 55,000 psi.

These high strength tapered steel tubes permit the assembly, painting and wiring of the entire pole while on the ground, and in final erection the assembled unit, with its fittings in place, is lifted in one piece and set on its concrete foundation securely bolted. Low installation costs result from this simplified procedure.

Designed for weather and wind loads up to hurricane force of 170 mph, (see Note 1, page 4), these poles assure the ultimate in safety and low maintenance. The permanency of such construction, as compared to some of the lighter fabricated lattice work towers, is a feature of great importance.

SELF-SUPPORTING UP TO 250 FEET (No Guy Wires)

(No Guy Wires)



TAPERED STREAMLINED DESIGN WITH MULTIPLE FEATURES

Minimum land requirements

Occupying a minimum of land area, Monotube antenna poles can be erected on small back lots or between and near buildings.

This feature often permits installation in crowded building areas where other types of construction would be impossible. It also permits the antenna pole to be located as close as possible to the building housing the transmitting equipment, thereby requiring the minimum length of coaxial cable.

Monotube steel antenna poles are also ideal for certain roof top installations.

Low cost erection

The problems and costs of installation work are greatly reduced with these poles because they can be erected as a single unit with all accessory attachments, painting and wiring completed.

All labor is performed on the ground eliminating the hazards of high level assembly. In addition to this safety feature, ground level assembly greatly reduces installation costs by increased labor efficiency.

A template drawing for anchor bolt placement is furnished. The foundation is excavated and the concrete poured in advance of pole erection.

The pole itself is shipped in 1 to 8 sections, depending upon the required height, and is field assembled without welding. The long end section is 28 feet 3 inches, permitting truck delivery to the job site.

After the pole sections are assembled, painted and lashed together, a steel rigger with a mobile crane can lift the entire pole to the concrete foundation in a matter of minutes. There it is securely anchored to the preplanned anchor bolts. (If conditions require, it is possible to utilize the pin pole method of erection.)

Safety and permanency

Union Metal Monotube poles provide one of the most permanent and safe structures available for supporting antennas. They are designed for all weather conditions and wind loadings up to 170 mph, (see Note 1, page 4). This design exceeds wind loadings as specified by EIA RS-222-A Class "C" Loading. Years of experience have proven that this kind of design and construction coupled with its high wind loading factor, assures a dependable, long lived structure requiring minimum maintenance.

Climbing arrangement

Heavy galvanized 1/2" x 6" steel step bolts provide a safe climbing arrangement, and the diameter of the pole provides an easy attachment for the climber's safety belt. Steps are spaced on 15" centers with three double opposite steps at top. These steps begin approximately 17 feet above the ground to prevent unauthorized climbing of the pole.

Wiring

Wiring can be accommodated inside or outside of the pole. However, common practice favors outside wiring. Outside wiring is

easily accomplished with standard wiring bars attached to the pole steps. Inside installation of the coaxial cable requires the use of a messenger cable to support the coaxial cable. Provision at the steel base is made for attachment of ground connection.

Accessories

The round, smooth surface of these steel poles is a distinct aid in attaching antenna arms or other special fittings required for a particular installation.

A 4" x 6 1/2" handhole is provided in each base section, and at approximately mid point on poles 150 feet and over, for access to underground cables entering the pole through the concrete base. All small additional cut, special wiring holes and slots can be supplied for special requirements.

Poles through 125 feet have a welded steel plate at the top which is tapered for attachment of obstruction lights. On poles 150 feet and over, this top plate accommodates a cone beacon light (for obstruction lights). At mid point, couplings are provided for obstruction lights. TCC will specify what, if any, lighting is required.

Side arms

Available as an accessory are specially manufactured adjustable or retractable side arms (distance from top of pole to be specified), for attachment of antennas. These arms permit safe servicing of side mounted units. The service man can, by loosening four bolts, pull the antenna assembly into a safe servicing position. When the work is completed, the arm is returned to its original position where it is locked into place.

Paint finish

Monotube antenna poles are prime painted externally with a heavy coat of zinc chromate-iron oxide primer. This finish is carried in an alkyd resin vehicle and presents one of the most durable metal primers. Internally, the poles are painted with red lead in linseed oil.

Maintenance

The ease with which these steel antenna poles can be maintained is a distinct advantage. Providing a smooth surface, occasional painting requires but a few hours. Complete paint coverage is always assured as there are no critical or hard to penetrate structural sections.

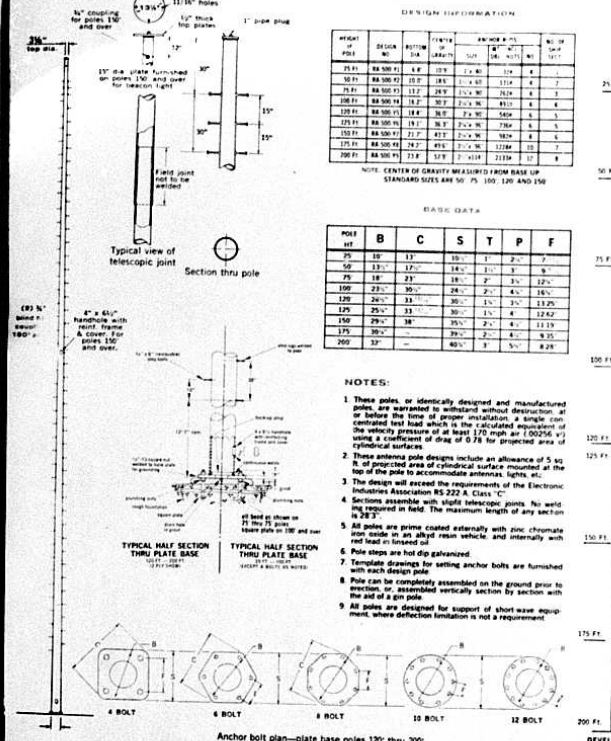
The slow oscillating frequency of the poles under high wind conditions further protects the attached accessories and antennas from serious shock loads, thereby reducing equipment maintenance.

Appearance

No other type of antenna support presents a trimmer appearance than a Union Metal Monotube pole. Its slender, graceful taper offers a distinct architectural effect that adds owner pride and is equally acceptable in power areas.

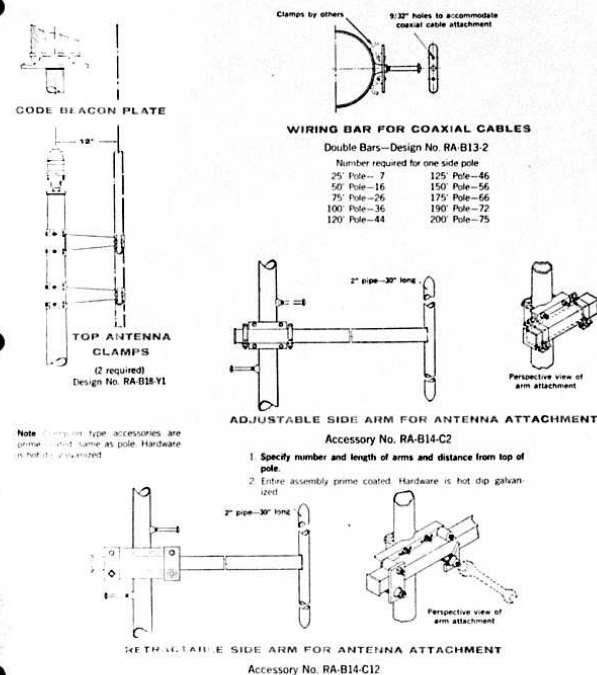
MINIMUM LAND AREA • LOW COST ERECTION • PERMANENT • STREAMLINED DESIGN

SELF-SUPPORTING STEEL ANTENNA POLES (NO GUY WIRES REQUIRED)



- NOTES:**
- These poles, or identically designed and manufactured poles, are available in various heights and diameters, or before the time of proper installation, a single continuous lead line of the cable is to be attached to the velocity pressure of at least 170 mph air (1002.56 v) using a coefficient of drag of 0.78 for projected area of cylindrical surfaces.
 - These antenna pole designs include an allowance of 5% of projected area of cylindrical surface mounted at the top of the pole to accommodate antennas, lights, etc.
 - The design will exceed the requirements of the Electronic Industries Association RS-222-A, Class "C" Loading.
 - Sections assembled with steel telescopic joints, no welding required in field. The maximum length of any section is 28 feet 3 inches.
 - All poles are prime coated externally with zinc chromate-iron oxide primer and internally with red lead in linseed oil.
 - Pole steps are hot dip galvanized.
 - Template drawings for setting anchor bolts are furnished with each pole.
 - Pole can be completely assembled on the ground prior to erection, or assembled vertically section by section with the aid of a pin pole.
 - All poles are designed for support of short wave equipment, where deflection limitation is not a requirement.

ANTENNA POLE ACCESSORIES



FOUNDATIONS

Union Metal antenna poles are installed on a concrete foundation. The excavation for this foundation is made in advance of the actual pole installation. Template data sheets are supplied which show the bolt circle as well as the projection required for the threaded ends. The anchor bolts are high tensile steel and are hung in the excavation from a wood template. After pouring, the concrete should set a suitable period before placing the pole into position.

The anchor bolt ends that project above the concrete are galvanized for added weather protection.

Engineers, familiar with the installation site, should be engaged to review the foundation design. A typical foundation for a 100' pole in medium grade soil is shown above and suggested foundation details for all heights of poles in various soils are available upon request.

ERECTION

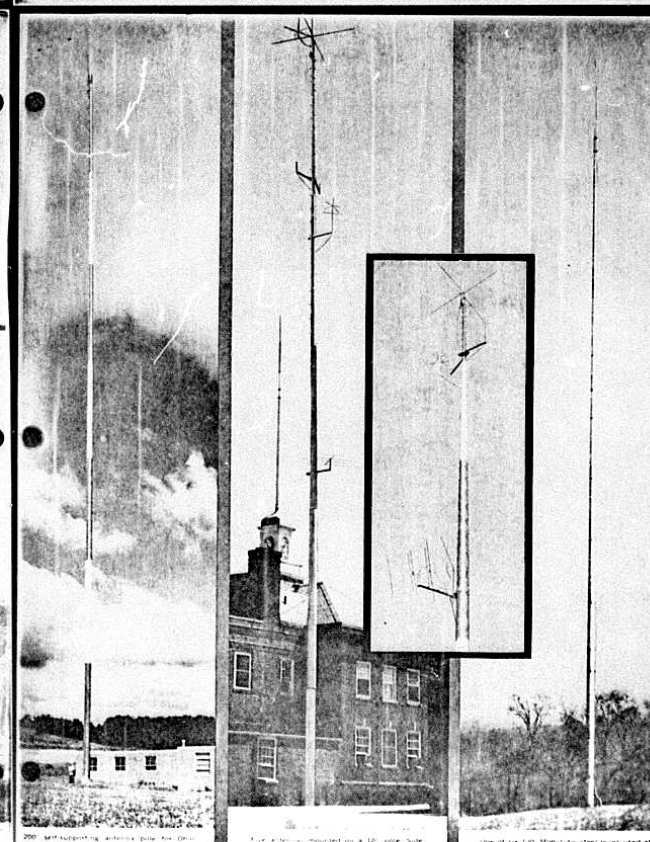
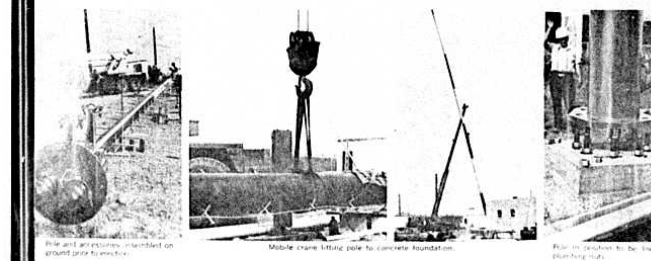
Any experienced steel erector can determine the best method to assemble the pole—either by telescoping the sections on the ground, or by stacking the upper sections vertically by means of crane or derrick after the base section has been anchored in the foundation. Quite frequently the terrain, or the availability of a crane with sufficient length of boom will be the deciding factor in the method of assembly.

The tapered sections are match marked for an

individual pole assembly and also for true alignment. An easy method of checking the alignment is sighting along the pole steps. The sections are easily and tightly pulled together by chain hoists.

When picking up a ground-assembled pole by boom crane, refer to the center of gravity charted on page 4. Important—If the pole is multiple section, choker hitches should be of sufficient strength to support the total weight of all sections below pickup point and should remain on the sections at all joints below the crane attachment point, until the pole is set on the foundation.

The poles are so designed that all accessories, lights, and wiring can be quickly attached to the outside of the pole either on the ground or in the air.



THE UNION METAL MANUFACTURING CO.

The Union Metal Manufacturing Company, founded in 1906, specializes in the manufacture of cold processed, tapered tubular steel pole products. Extensive engineering and research facilities have constantly improved and diversified the company's products that today the basic cold processed tubes are used in a wide range of applications.

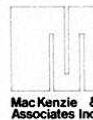
The problems associated with unusual stress due to heavy top loads and transverse wind pressures have been successfully met over the years with widely accepted, high rise pole products embodying Monotube tubular sections.

The need in the electronic field for tall antenna poles which occupy a small ground space, and which also provide a high degree of safety and permanency, has been answered by Union Metal's complete line of structures up to 250 ft. in height, with no guy wires to support them. The same careful engineering and quality manufacturing that have withstood the test of time in related pole structures are reflected in these designs.

This background of conservative design and fabricating skills has been reflected so completely that Monotube antenna poles have successfully withstood every major hurricane in this country. Governmental and utility engineers who depend on short wave radio communication in these critical weather conditions are constant purchasers and endorsers of the Monotube line.

Other Monotube products are highway lighting poles, floodlighting poles, area lighting poles, highway sign supports, traffic signal poles, transmission line structures, distribution poles, spectacular sign supports, ship booms and masts, and foundation piling.

THE UNION METAL MANUFACTURING CO., CANTON, OHIO 44701
MONOTUBE POLES—COLD PROCESSED STEEL • ENGINEERED PRODUCTS
AMERICAN CONCRETE DIVISION, WAUKESHA, ILLINOIS 53085
WHITE POLES—STRESS SPUN CONCRETE
PACIFIC UNION METAL DIVISION, LONG BEACH, CALIFORNIA 90801
MARBLEITE POLES—PRESTRESS CONCRETE • MONOTUBE POLES—STEEL AND ALUMINUM
EASTERN MANUFACTURING DIVISION, EAST STROUDSBURG, PA 16330
STRESS SPUN CONCRETE POLES • MONOTUBE POLES—STEEL AND ALUMINUM
SOUTHERN MANUFACTURING DIVISION, SYCAMORE, ALA. 36581
STRESS SPUN CONCRETE POLES • MONOTUBE POLES—STEEL AND ALUMINUM
DISTRICT OFFICES: Boston • New York • Baltimore • Atlanta • Canton • Chicago • Kansas City • Dallas • Portland • San Francisco • Long Beach



MacKenzie & Associates Inc.

realtors * developers * appraisers
609 Wesley Ave. Towson, Md. 21204 (301)521-8583

clark f. mackenzie
president
bernard f. semon
vice president

February 26, 1976

Mr. William E. Colburn
The Baltimore Gas & Electric Company
Legal Department
Lexington & Liberty Streets
Baltimore, Maryland 21203

Re: Petition for #76-175-X
Petition for a Wireless Trans-
mitting and Receiving Structure
(Greater than 50' in height)
Northeast side of Old Court Road
140' East of Reisterstown Road

Dear Mr. Colburn:

In accordance with your request, I have reviewed the Baltimore Gas & Electric Company's request regarding the above referenced Petition for a Special Exception for a wireless structure within the existing substation. In making this review I have inspected the subject site and surrounding neighborhood and reviewed various plats and photographs. In my opinion, the proposed structure will in no way affect the public health, safety and welfare, and I will be prepared to testify at the zoning hearing. I have attached photographs and plats which may be beneficial in analyzing this proposal.

Sincerely,

MacKENZIE & ASSOCIATES, INC.

Clark F. MacKenzie
Clark F. MacKenzie, President

CFM/gb

Enclosures

PIKEVILLE SUB-STATION

CLARK FOMNES MACKENZIE, S. R. A.

Real Estate

Appraiser - Consultant - Developer

MEMBER:

MacKenzie & Associates, Inc. - President
MCMC Corporation (General Contracting Firm) - Chairman of the Board
Baltimore County Appraisers' Society
Society of Real Estate Appraisers - Senior Residential Appraiser
Society of Real Estate Appraisers, Baltimore Chapter No. 24
Past Secretary
Licensed Real Estate Broker, State of Maryland
The Greater Baltimore Board of Realtors - Member - Board of Directors
Member - Condominium Committee
Past Chairman - Baltimore County Division
National Association of Real Estate Boards
National Institute of Real Estate Brokers
Maryland Association of Real Estate Boards
American Right of Way Association, Chapter No. 14
Central Baltimore County Chamber of Commerce - President 1969-1971

EDUCATION AND BACKGROUND:

Bachelor of Science Degree - University of Virginia
Major in Finance, Minor in Accounting
Real Estate Courses taken and passed:
American Institute of Real Estate Appraisers
Course I, Theories and Principles
June, 1964, University of Virginia
Course II, Real Estate Appraisal Problems
July, 1964, University of Virginia
Course IV, Condemnation
March, 1966, University of Georgia
Real Estate Board of Baltimore City
Examination III, Rural Properties
September, 1968
Johns Hopkins Evening College:
Introduction to Commercial and Industrial Real Estate
Real Estate Management
Real Estate Law
Investment Banking
American University
Ninth Institute on Tax Planning in Real Estate
MacKenzie Appraisal Group

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Real Estate Seminars:
Condemnation Seminar, October, 1973 (Mock Trial)
Condominium Seminar, October, 1974 (Developer's Viewpoint) Presented by The Society of Real Estate Appraisers

APPRAISED FOR:

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land Acquisition
Baltimore County Solicitors Office
Baltimore Gas and Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Chesapeake National Bank
County Appraisers, Inc.
Department of Law - State of Maryland
Department of Public Improvements - State of Maryland
Getty Oil Company
Goucher College
Martin-Marietta Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Baltimore City
Reisterstown Federal Savings and Loan Association
Shell Oil Company
Toll Facilities Division, Maryland State High Administration
Attorneys and Landowners

Over Seven Hundred appraisals in the last eleven and one half years; combined appraised value exceeding \$325,000,000.00. These appraisals include residential, industrial and commercial properties for condemnation, mortgage, estate and tax purposes.

QUALIFIED AS REAL ESTATE EXPERT BEFORE:

Courts:
Anne Arundel County Circuit Court
Baltimore County Circuit Court
Howard County Circuit Court
Tax Appeals Court - Baltimore County, Maryland

January, 1976

MacKenzie Appraisal Group

(CLARK FOMNES MACKENZIE, S. R. A.)

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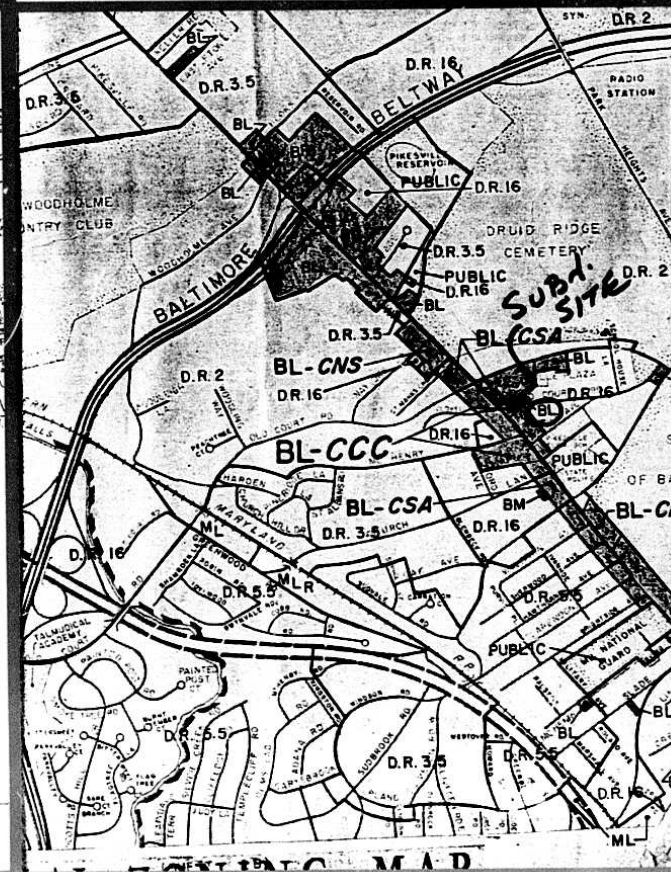
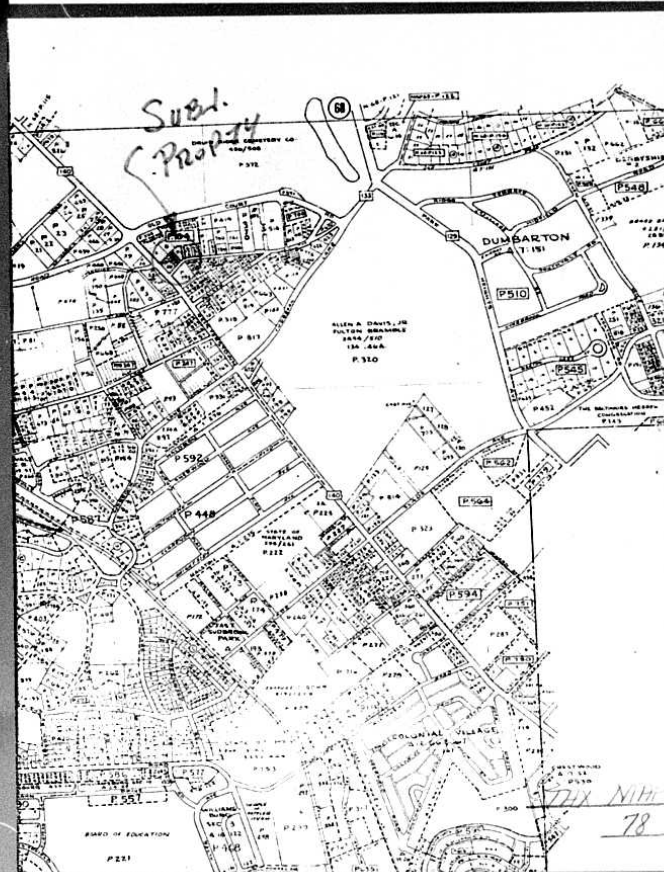
Zoning:
Baltimore County Zoning Commissioner
Baltimore County Zoning Board of Appeals
Howard County Zoning Board of Appeals
Town Council - Easton, Maryland
Baltimore City Zoning Board of Appeals
Public Service Commission - State of Maryland

DEVELOPMENT EXPERIENCE:

Commercial:
Scotts Corner Shopping Center
Ridgely Plaza Shopping Center
Garrison Forest Plaza Shopping Center
Tred Avon Square Shopping Center
Carney Village Shopping Center
Shamrock Industrial Building
MacKenzie Office Building
Crocker Industrial Building
Kenilworth Bazaar Shopping Mall

Residential:
Stillpond (Condominiums - 44)
The Beeches (Condominiums - 61)
Stone Oaks (Condominiums - 40)
Greencroft (Large Lot Subdivision)

January, 1976
MacKenzie Appraisal Group



Pikesville Sub-station
Photographs



Pikesville Sub-station
Photographs

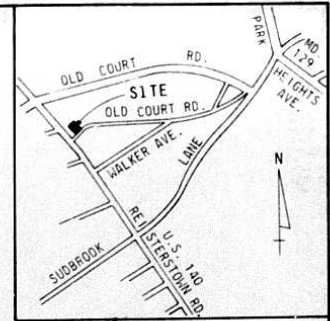


PIKESVILLE 9-18 S
SUB-STATION



1"=10' 10' 5' 0' 10' 20' 30' 40' 50'

1/4"=1'-0" 5' 10' 15' 20'



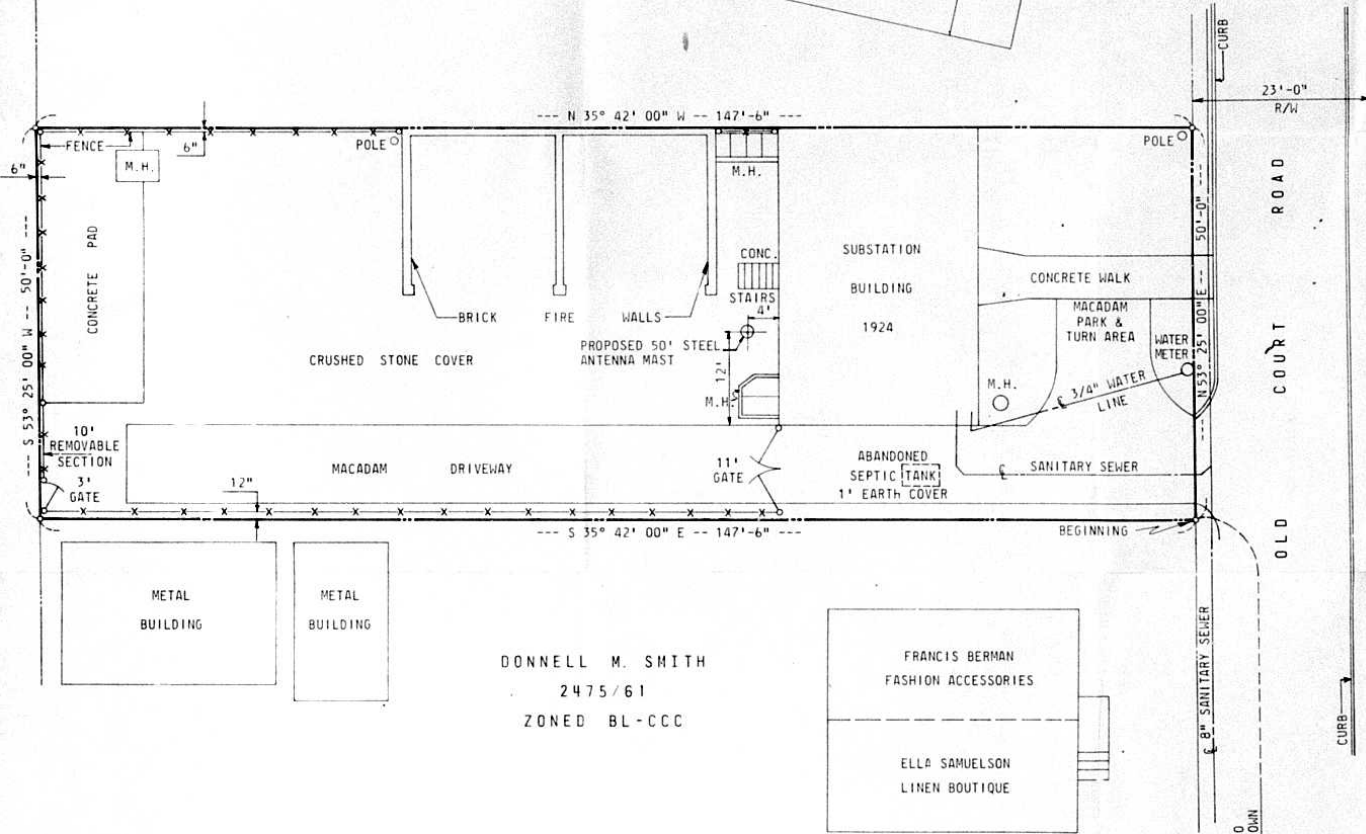
VICINITY PLAN
SCALE: 1"=900'

HERMAN STEINGRAPH
5212/556
ZONED BL-CCC



NOTE:
1. THIS PLAT IS BASED ON A SURVEY BY S.J. MARTENET AND CO., DATED JUNE 19, 1912.

PIKESVILLE PLAZA



ZONED
BL-CCC

PROPERTY IN 3RD ELECTION DISTRICT
OF BALTIMORE COUNTY
TAX MAP NO.78
EXIST ZONING: BL-CCC
ACREAGE: 0.17±
ZONING MAP NO.2C
DEED REFERENCE WPC 398/154

J.P. DOUTHIRT 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO

DONNELL M. SMITH
2475/61
ZONED BL-CCC

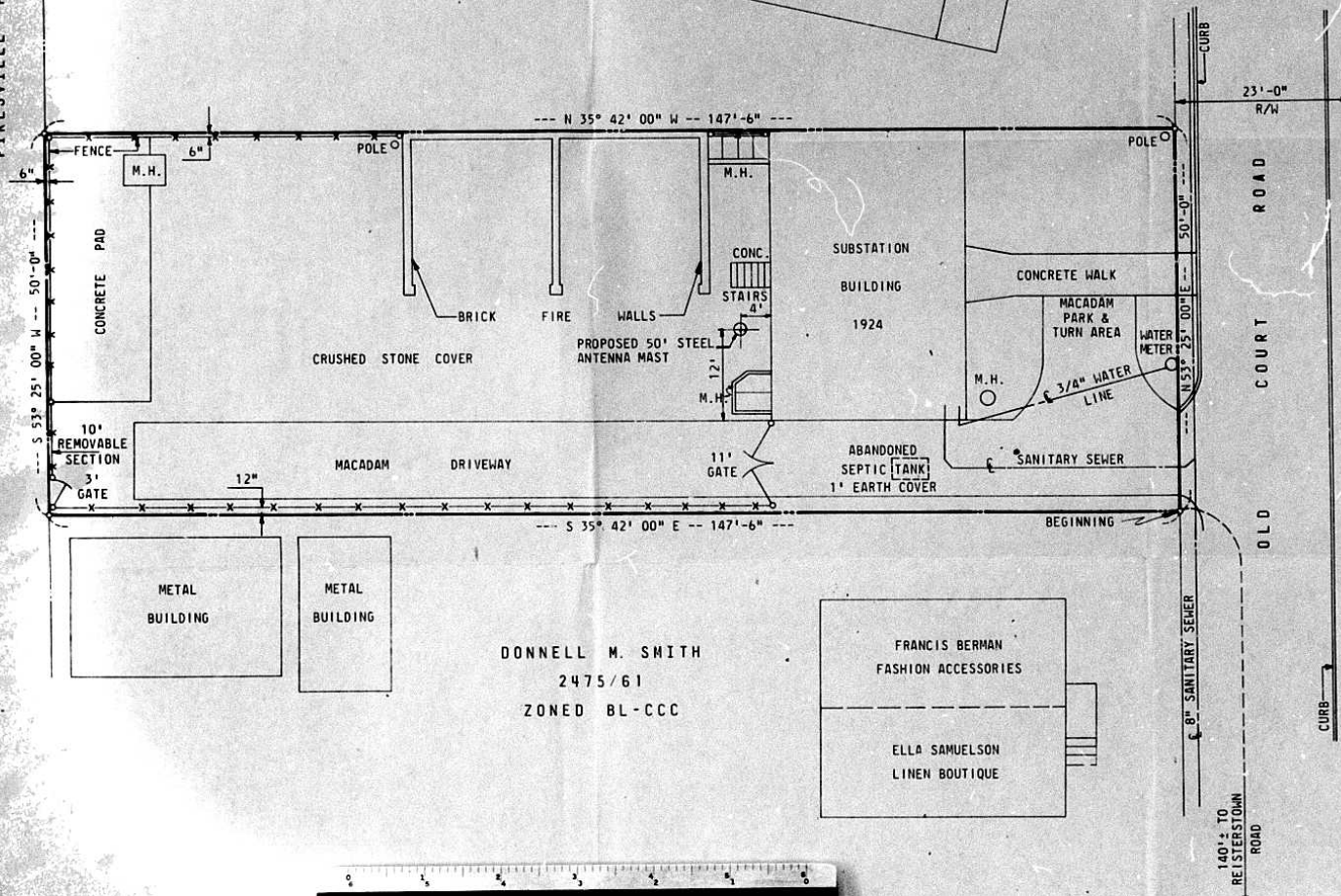


REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
				CIVIL <i>DWP</i>	
				MECH. <i>DWP</i>	
				ELEC. <i>DWP</i>	
				CHIEF ENG. <i>DWP</i>	
				MANAGER <i>DWP</i>	
				DESIGN & DRAFTING	
				DESIGNED <i>DWP</i>	
				DRAWN <i>DWP</i>	
				CHECKED <i>DWP</i>	
				APPROVED <i>DWP</i>	
					PIKESVILLE
					BALTIMORE GAS AND ELECTRIC COMPANY
					ELECTRIC ENGINEERING DEPARTMENT
					REPROD. FROM DWG. SCALE 1"=10'-0" REV.
					DATED DWG. 55-698-0



PIKESVILLE PLAZA

HERMAN STEINGRAPH
5212/556
ZONED BL-CCC



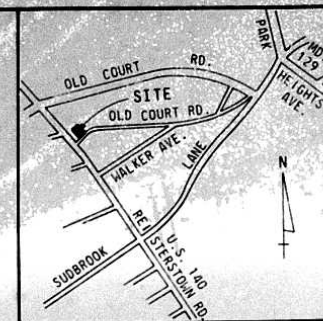
DONNELL M. SMITH
2475/61
ZONED BL-CCC



FRANCIS BERMAN
FASHION ACCESSORIES
ELLA SAMUELSON
LINEN BOUTIQUE

ZONED
BL-CCC

J.F. DOUTHIRT 3RD (PLS #10)
ELECTRIC ENGINEERING DEPT
BALTIMORE GAS & ELECTRIC CO



VICINITY PLAN
SCALE: 1"=900'

NOTE:
1. THIS PLAT IS BASED ON A SURVEY BY S.J. MARTENET AND
CO., DATED JUNE 19, 1912.

PROPERTY IN 3RD ELECTION DISTRICT
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TAX MAP NO.78
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REV.	DATE	DESCRIPTION	APPROVAL	ENGINEERING	PLOT PLAN FOR ZONING
				CIVIL <i>[Signature]</i>	
				MECH. <i>[Signature]</i>	
				ELEC. <i>[Signature]</i>	
				CHIEF ENG. <i>[Signature]</i>	
				MANAGER <i>[Signature]</i>	
				DESIGN & DRAFTING	
				DESIGNED <i>[Signature]</i>	
				DRAWN <i>[Signature]</i>	
				CHECKED <i>[Signature]</i>	
				APPROVED 11-20-78 <i>[Signature]</i>	
				REPROD. FROM DWG.	
				DATED	
				SCALE 1"=10'-0"	REV.
				DWG. 55-698-D	