

1. CURRENT OWNERSHIP: CBRS RADIO WLLIF INC
#2800 POST OAK BLVD STE 4200
HOUSTON, TEXAS 77056

2. SITE ADDRESS: #1501 HART ROAD
TOWSON, MARYLAND 21286

3. TAX ACCOUNT #: TRACT 1: 1700013750
TRACT 2: 1700013597

4. TAX MAP #1, GRID 24, PARCELS 40 & 403

5. DEED REF.: E.H.K. JR. 7311 / 525

6. ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 3

7. SITE ACREAGE: TRACT 1: 9.62 AC.±
TRACT 2: 0.486 AC.±

8. ZONING: DR 1 / RC 7

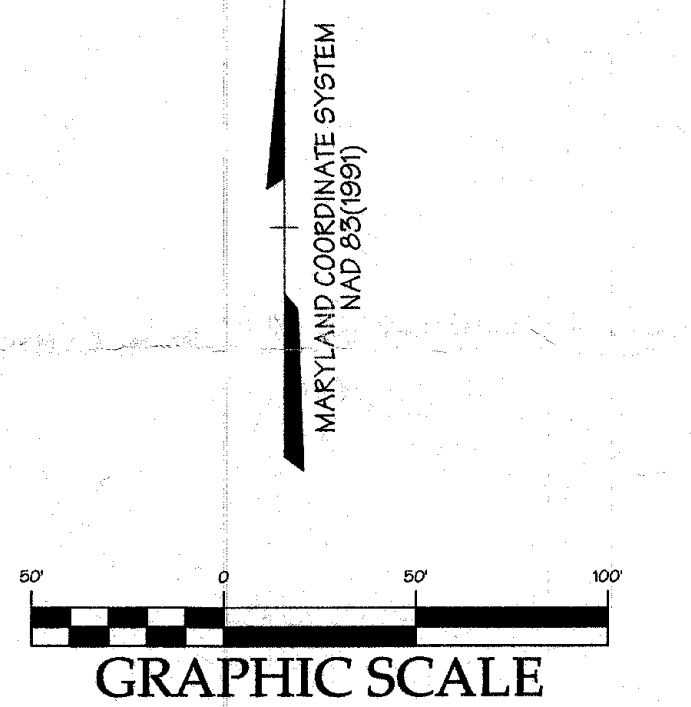
9. ANTENNA HEIGHT: 853.9'
TOWER HEIGHT: 822.9'

10. TOWER BASE ELEVATION: 415.6

11. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 3/24/2014.

12. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON DEED E.H.K. JR. 7311 / 525 DATED OCTOBER 1986 AND ROTATED TO MEET THE MARYLAND COORDINATE SYSTEM NAD-83(1983). THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED IN DETERMINING FINAL PROPERTY POSITION.

13. ZONING HISTORY
A. ZONING CASE NO. 62-549F-X
ON MARCH 7, 1962, A SPECIAL EXCEPTION FOR A WIRELESS TRANSMITTING AND RECEIVING STRUCTURE WAS GRANTED BY THE ZONING COMMISSIONER
B. ZONING CASE NO. 77-037-X
ON AUGUST 19, 1976, A SPECIAL EXCEPTION FOR RADIO STUDIOS AND EXPANSION WAS GRANTED BY THE DEPUTY ZONING COMMISSIONER SUBJECT TO THE FOLLOWING:
1. EXPANSION OF RADIO STATION WLLIF'S FACILITIES OR THE FACILITIES OF ANY FUTURE STATION OPERATING AT THE SUBJECT LOCATION SHALL BE LIMITED TO THE ABOVE REFERENCED 800 SQUARE FOOT ADDITION.
2. APPROVAL OF A SITE PLAN BY THE BALTO. COUNTY DEPT. OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING



DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

ZONING PLAN
FOR
SPIRIT AND INTENT LETTER
#1301 HART ROAD

TAX MAP 61, GRID 24, PARCEL 48 & 403

H ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

* S+I plan Approved
U. C. [Signature]
9/18/14

[illegible]

**PETITION FOR SPECIAL EXCEPTION
AND/OR ZONING EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **MR. ROBERT M. SUDBRINK**, 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 an N.A. to an N.A.; 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 studios in a D.R. zone pursuant to Section 1801.1C.15 and other applicable sections of the Regulations. 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.

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 studios in a D.R. zone pursuant to Section 1801.1C.15 and other applicable sections of the Regulations. 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.

Contract purchaser
Robert M. Sudbrink, Legal Owner
Address: 1720 Hart Road
Baltimore County, Maryland 21204

ORDERS BY The Zoning Commissioner of Baltimore County, this 13th day of July, 1976, that the subject matter of this petition be advertised, as provided 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 15th day of August, 1976, at 10:00 o'clock A.M. **Franklin T. Hognans, Jr.** Zoning Commissioner of Baltimore County.

(over)

August 19, 1976

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
S/S of Hart Road, 4050 E of
Providence Road - 9th Election
District
Robert W. Sudbrink - Petitioner
NO. 77-37-X (Item No. 243)

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Hartman
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. C. Edgar Thomas
1101 Hart Road
Towson, Maryland 21204

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

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Hart Road, 4050 E of Providence
Road - 9th Election District
Robert W. Sudbrink - Petitioner
NO. 77-37-X (Item No. 243)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception on behalf of radio station W.L.F.P. for radio studios in a D.R. 1 Zone, located on the south side of Hart Road, 4,050 feet east of Providence Road, in the Ninth Election District.

The existing radio and transmitting facilities and studios, are located at the aforementioned address, where they have been operating, more or less, continuously since December, 1970.

Testimony offered at the hearing indicated that a Special Exception for a radio station, Case NO. 3579-X, was granted at the subject location in 1955, but that none exists for the studios, thereby necessitating the current action.

In conjunction with the Petition for the present studios, housed in an 800 square foot building, the Petitioner requests expansion to the extent of an additional 800 square feet for possible future utilization.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the proposed use of Section 1801.1C.15 has been met and the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of August, 1976, that the Special Exception for radio studios and the expansion thereof should be and the same is GRANTED from and after the date of this Order, subject to the following:

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
825-4470

May 18, 1976

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point distant South 45 degrees 09 minutes East 73.17 feet from the centerline of Hart Road which centerline point of Hart Road is distant 4050 feet measured easterly and northeasterly from the center of Providence Road and running thence from said place of beginning and binding on the property line of Robert W. Sudbrink, the petitioner herein, the four following courses and distances viz: South 45 degrees 09 minutes East 345.35 feet, North 61 degrees 47 minutes East 422.67 feet, North 43 degrees 20 minutes West 536.90 feet and South 35 degrees 40 minutes West 427.01 feet to the place of beginning.

Containing 4.19 Acres of land more or less.

Being the property of the petitioner herein and shown on a plat filed with the Zoning Department.

- Expansion of radio station W.L.F.P. facilities, or the facilities of any future station operating at the subject location, shall be limited to the above referenced 800 square foot addition.
- Approval of a site plan by the Baltimore County Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 19, 1976
BY John P. Hognans, Jr.

- 2 -

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

July 15, 1976

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

Re: Item #243 (1975-1976)
Property Owner: Robert W. Sudbrink
S/S of Hart Rd., 4050' W of Providence Rd.
Existing Zoning: DR 1
Proposed Zoning: Special Exception for a radio studio.
Acres: 4.19 District: 9th

Dear Mr. Silman:

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:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #101 (1975-1976) are referred to for your consideration. The submitted plat indicates that the present access drive to this site traverses the adjacent Bridenstain property. The entrance to the site is subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

Very truly yours,

Edmund M. Dyer, P.E.
Chief, Bureau of Engineering

END:EM:WHS

10-55 Key Sheet
44 SE 11 & 12 For Sheets
NE 11 C Topo
61 Tax Map

RE: PETITION FOR SPECIAL EXCEPTION
S/S of Hart Rd. 4050' E of
Providence Rd., 9th District
ROBERT W. SUDBRINK, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-37-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

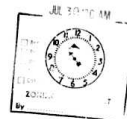
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles F. Kuntz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed on this 30th day of July, 1976, to James D. Nolan, Esquire, Nolan, Plunkhoff & Williams, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1976

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

James D. Nolan, Esq.
Nolan, Plunkhoff & Williams
204 W. Pennsylvania Avenue
Towson, Md. 21204

RE: Special Exception Petition
Item 243
Robert W. Sudbrink - Petitioner

Dear Mr. Nolan:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above reference.

Very truly yours,

Franklin T. Hognans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

July 13, 1976

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

Re: Item 243 - ZAC - June 8, 1976
Property Owner: Robert W. Sudbrink
Location: SE/4 Hart Rd. 4050' NE Providence Road
Existing Zoning: B.R. 1
Proposed Zoning: Special Exception for a radio studio
Acres: 1.19
District: 9th

Dear Mr. DiNenna:

The requested special exception for a radio studio is not expected to cause any major traffic problems.

Very truly yours,


Michael S. Flanigan
Traffic Engineer Associate

MSF/nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner
Norman F. Gerber
FROM: Acting Director of Planning

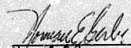
Date: August 3, 1976

SUBJECT: Petition #77-37-X - Petition for special exception
for radio studios. South side of Hart Road 4050 feet
west of Providence Road

9th District

Hearing: Wednesday, August 18, 1976 at 11:00 A.M.

Having reviewed the petition, this office is not opposed to the requested special exception. Please note, however, that this comment is directed to this specific proposal, an 800 square foot expansion. Any subsequent proposal would, of course, have to be reviewed on its individual merit.


Norman F. Gerber
Acting Director of Planning

NEG/JGH/s

June 23, 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:

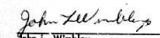
Comments on Item #243, Zoning Advisory Committee Meeting, June 8, 1976, are as follows:

Property Owner: Robert W. Sudbrink
Location: SE/4 Hart Rd. 4050' NE Providence Road
Existing Zoning: D.R. 1
Proposed Zoning: Special Exception for a radio studio
Acres: 1.19
District: 9th

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 office would question the use of the property for a studio because of the very poor access.

Very truly yours,


John L. Wimbley
Planner III
Project and Development Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 21, 1976

COPIES
1119
Towson

Chairman
MEMBERS

Franklin T. Hogan, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING & SURVEYING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

DEVELOPMENT

James D. Nolan, Esq.
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 243
Robert W. Sudbrink - Petitioner

Dear Mr. Nolan:

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.

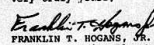
The subject property is located on the southeast side of Hart Road, and is currently the site of an existing radio tower and studio building. The petitioner is requesting a Special Exception to permit a radio studio in the existing B.R. 1 zoning of the property. As per Hearing Case No. 3579-X, a Special Exception was granted to permit the existing radio tower; however, no exception exists for the currently operated studio facility, and hence this request.

The site plan must be revised to indicate the status of the existing macadam drive proposed as access to this facility, especially as this access crosses adverse property.

James D. Nolan, Esq.
Re: Item 243
June 21, 1976
Page 2

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments in the foregoing, and any comments from other departments as requested.

Very truly yours,


FRANKLIN T. HOGAN, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

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

Attention: Mr. Frank Hogan, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert W. Sudbrink

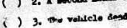
Location: SE/4 Hart Rd. 4050' NE Providence Rd.

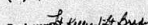
Item No. 243

Zoning Agenda June 8, 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 100 feet along an approved road in accordance with Baltimore County Ordinance 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  is not 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.
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 "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 and Approved: 
Planning Group
Special Inspection Division

Noted and Approved: 
Acting Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 11, 1976

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

Z.A.C. Meeting of: June 8, 1976

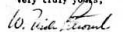
Re: Item 243
Property Owner: Sudbrink
Location: SE/4 Hart Rd. 4050' NE Providence Rd.
Present Zoning: B1
Proposed Zoning: SE for radio studio

District: 9
No. Acres: 1.19

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,


W. Nick Petrovich,
Field Representative.



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 8, 1976

CASE 77-27-X
A.D. 7/10/76

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

Dear Mr. McHenna.

Comments on Item #243, Zoning Advisory Committee Meeting, June 1, 1976,
are as follows:

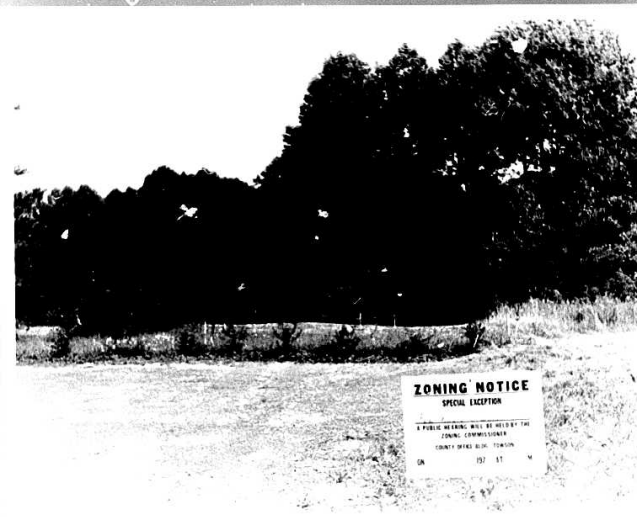
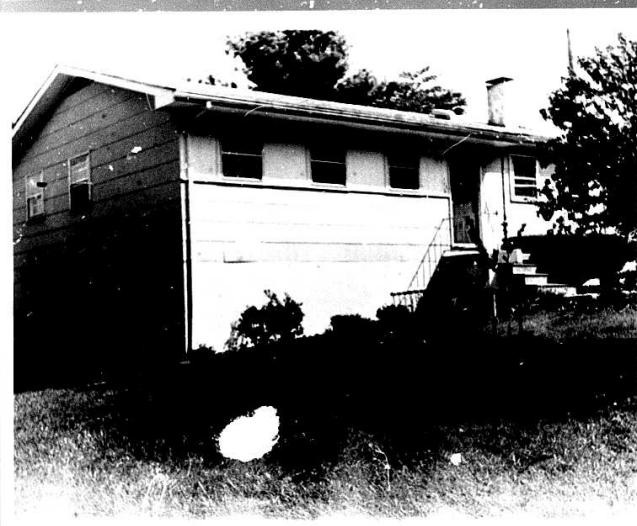
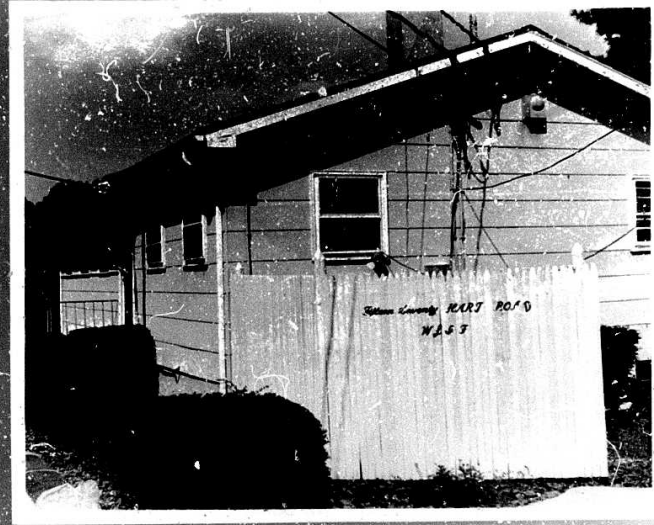
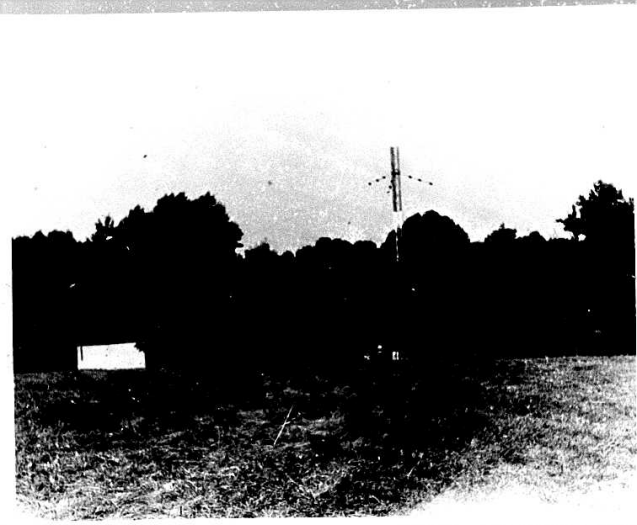
Property Owner:	Robert W. Subdrink
Location:	SE/S Hart Rd. 4050' NE Providence Rd.
Existing Zoning:	D.R. 1
Proposed Zoning:	Special Exemption for a radio studio
Acres:	4.19
District:	9th

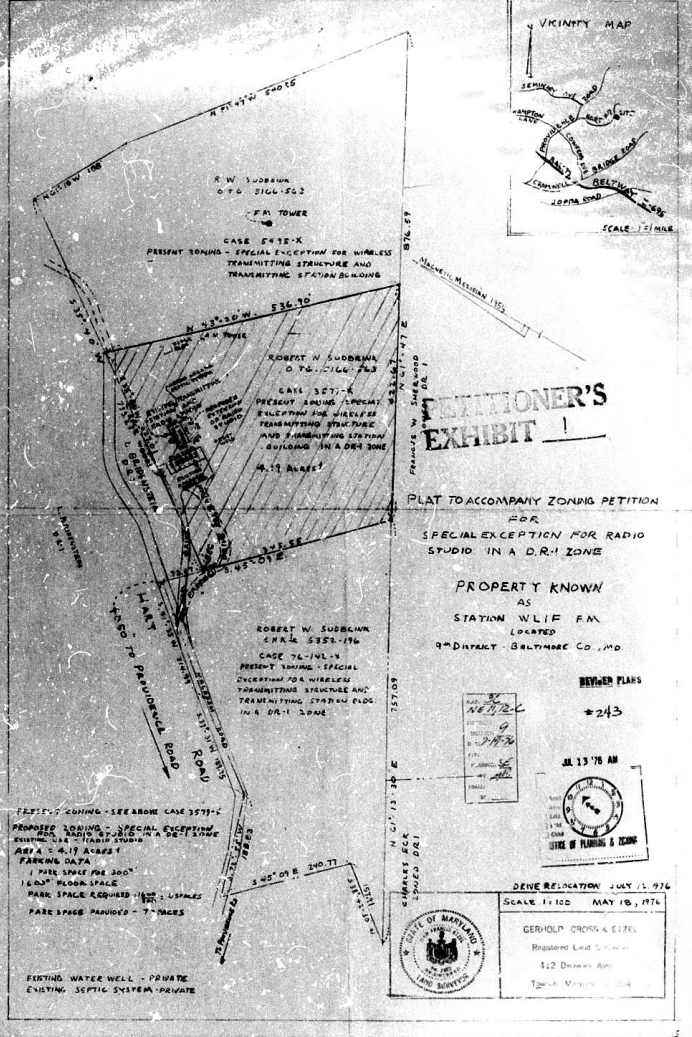
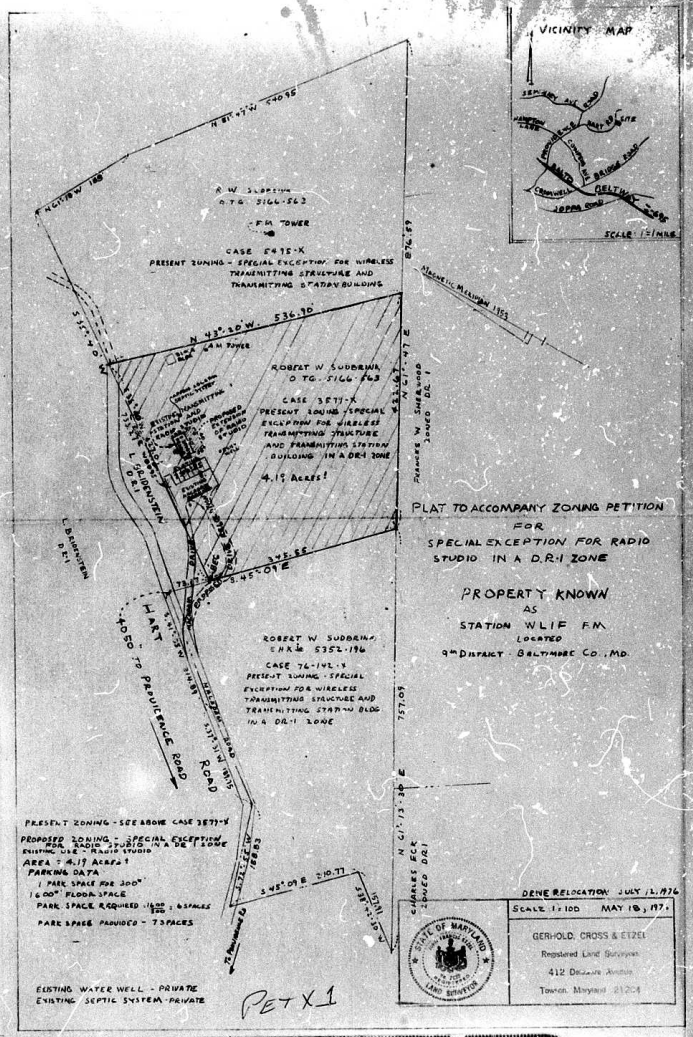
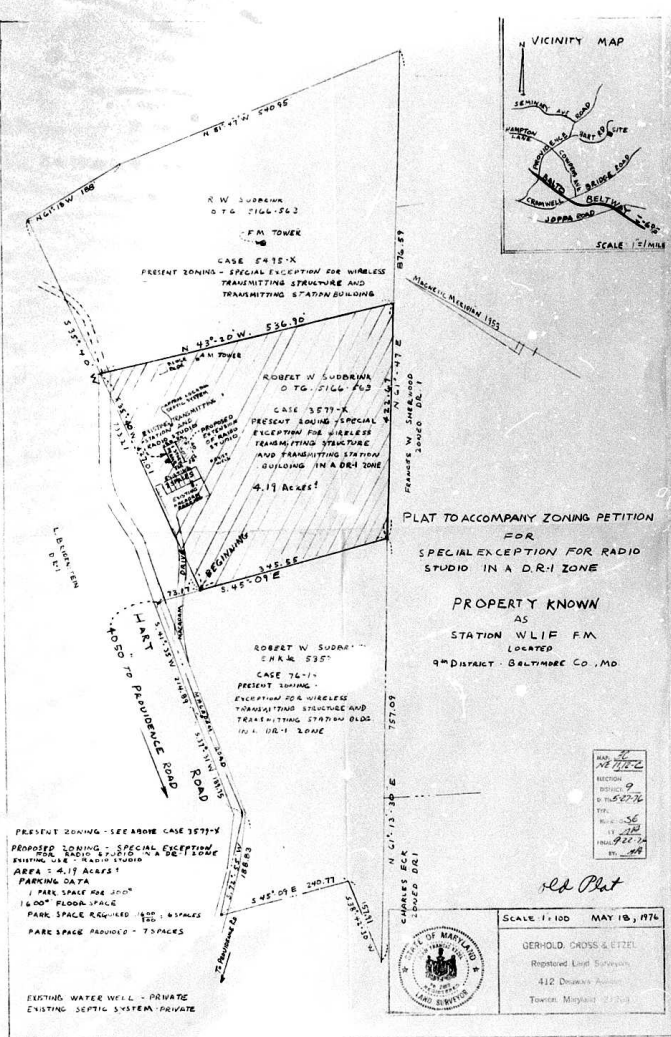
The septic system is apparently functioning properly since there was no
evidence of an overflow, and a private well exists.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:MER, ekt6







December 3, 1976

Mr. John L. Wimbley
Planning and Zoning Department
County Office Building
Towson, Maryland 21204

Re: Site Plan, WLIF Property,
Hart Road.

Dear Mr. Wimbley:

In reference to our recent zoning at WLIF station located on Hart Road, in order for the acceptance of the site plan to accomplish the final zoning petition file, we agree at such time that we do improvements on the property and apply for a building permit, that we will plant compact evergreen screening 4 feet high on the west property line adjacent to our parking area to screen said parking area from the residential zone.

Sincerely,

Harold W. Gore
Executive Vice President

HWS

1570 Hart Road • Towson Maryland 21204 • Phone 301-423-1570

