

PETITION FOR SPECIAL HEARING 84-268-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) 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 a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

An amendment to the site plan in Case #82-256-XSPH to allow the construction of two additional satellite receive antennas.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Petitioner's Telephone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Petitioner's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of February, 1984, 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 19th day of April, 1984, at 11:00 o'clock A.M.

Carl J. ...
Zoning Commissioner of Baltimore County

BCC-1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: March 29, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Abell Communications
SUBJECT: 84-268-SPH

If this petition is granted, it is requested that additional land-scaping to that shown on the plan be required adjacent to the Baltimore County owned property.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/st

Dr. Stephen D. Seymour
Abell Communications
6400 York Road
Baltimore, Maryland 21212

Mr. Gerber, Room 21204
440 South Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 14th day of February, 1984.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Abell Communications
Petitioner's Attorney: Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 30, 1984

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Stephen D. Seymour
Abell Communications
6400 York Road
Baltimore, Maryland 21212

RE: Case No. 84-268-SPH (Item No. 209)
Petitioner - Abell Communications
Special Hearing Petition

Dear Mr. Seymour:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: Gerhold, Cross & Pissel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #209 (1983-1984)
Property Owner: Abell Communications
N/S York Road 542.27' N. from centerline
Schwar's Avenue
Acre: 3.736 District: 9th

Dear Mr. Jablon:

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 highway and utility improvements exist and are not directly involved.

Comments were supplied for this property in conjunction with Project PIP 79-43X and the Zoning Advisory Committee reviews for Items 70 (1979-1980) and 179 (1981-1982).

Development of this property through stripping, grading and stabilization would result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 209 (1983-1984).

Very truly yours,

Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAN/PWB:an

Encl.

11-01 2nd Sheet
28 NE 1 Pos. Sheet
NE 7A Topo
80 Top Map

April 27, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #179 (1981-1982)
Property Owner: Abell Communications
N/S York Rd. 542.27' N. of Centerline from
Schwar's Ave.
Acre: 3.736 District: 9th

Dear Mr. Hammond:

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:

Comments were supplied for this property in conjunction with Project PIP 79-43X and the Zoning Advisory Committee reviews for Item 70 (1979-1980).

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 179 (1981-1982).

Very truly yours,

Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

RAM:EAN/PWB:an
cc: Jack Winkley

11-01 2nd Sheet
28 NE 1 Pos. Sheet
NE 7A Topo
80 Top Map

December 3, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #70 (1979-1980)
Property Owner: The A. S. Asell Company
648-75' N. York Rd. 542.27' N. Schwartz Ave.
Existing Zoning: DR 5.1
Proposed Zoning: Special Exception for a heliport
(IDEA 79-632) and Variance to permit a rear setback of 5' in lieu of the required 30' and a side setback of 10' in lieu of the required 25'.
Acre: 0.132 District: 9th

Dear Mr. Hammond:

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:

Comments were supplied for this property for Project PIP 79-43X. Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 70 (1979-1980).

Very truly yours,

Edwards Edward A. McDonough
EDWARDS EDWARD A. MCDONOUGH
EILEEN H. DYER, P.E.
Chief, Bureau of Engineering

RAM:EAN/PWB:an

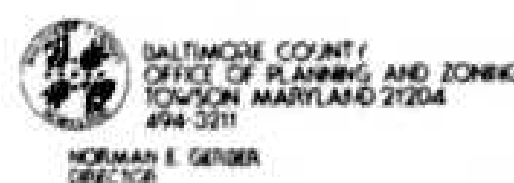
11-01 2nd Sheet
28 NE 1 Pos. Sheet
NE 7A Topo
80 Top Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 82-254-XSPH to permit the construction of two (2) additional satellite receiving antennae would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of April, 1984, that to amend the site plan filed in Case No. 82-254-XSPH, to permit construction of two (2) additional satellite receiving antennae, in accordance with the site plan prepared by Gernold, Cross & Etzel, dated April 10, 1984, and marked Petitioner's Exhibit 3, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The 3 meter dish shall have a maximum height of 12 feet.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner
Baltimore County



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 2/14/84
Item # 209
Property Owner: Abell Communications
Location: W/S York Road 542.27' N. from c/l Schwartz Avenue

Dear Mr. Jablon:

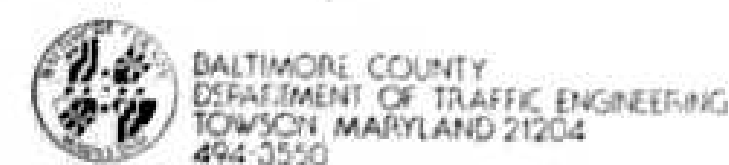
The Division of Current Planning and Zoning has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping should be provided on this site and shown on the plan. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
Check site outline, refer to Baltimore County Zoning Ordinance, Section 22-98, and determine if the site is in a deficient service area. If so, a Reserve Capacity Use Certificate must be obtained before a building permit can be issued.

[Signature]
Eugene A. Doser
Chief, Current Planning and Zoning

CC: James Howell



STEPHEN E. COLEMAN
DIRECTOR

March 8, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ZAC - Meeting of February 14, 1984

Item No. 203, 204, 205, 206, 207, 209, 210, 211, 212, 213, and 214.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. [blank]:

The Department of Traffic Engineering has no comments for item numbers 203, 204, 205, 206, 207, 209, 210, 211, 212, 213, and 214.

Michael S. Flanigan
Traffic Engineering Assoc. II

TEC/leg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nicolas Comodori
Planning and Zoning
Date: February 14, 1984
FROM: Harry C. Coulter, Jr.
Dept. of Recreation & Parks
SUBJECT: ZONING ADVISORY COMMITTEE MEETING OF 2/14/84
Item #209

This Department feels that if additional satellite receiving antennae are to be installed by Abell Communications that a screen type fence should be constructed or a more intense landscape (plant) screen be planted to create a more effective barrier to our contiguous Schwartz Avenue Park.

If you are in need of further information regarding this subject, please contact this office.

[Signature]
Harry C. Coulter, Jr.
Assistant Director
In Charge of Facilities

HCC:JMB:tg

cc: Mr. Al Noyes

ORDER RECEIVED FOR FILING

DATE: April 13, 1984 (Check)
BY: [Signature]

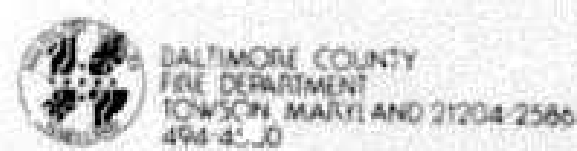
Zoning Advisory Committee
Meeting of February 14, 1984
Page 2

209. Property Owner: Abell Communications
Location: W/S York Road 542.27' N. from c/l Schwartz Avenue
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Hearing to approve an amendment to the site plan in Case #82-254-XSPH to allow the construction of two additional satellite receiving antennae.
Acres: 3.736
District: 9th

210. Property Owner: Security Mini Storage
Location: W/S Belmont Avenue 1080' N. from c/l Gordon Avenue
Existing Zoning: M.L.R.
Proposed Zoning: Special Hearing for an interpretation of the proper applicability of Sects. 101.4, 150.251, and 252 when more than one mini warehouse building is located on one parcel in an M.L.R. zone. Variance to permit a minimum side yard of 6' in lieu of the required 30' and a total sum of 4 1/2' in lieu of the required 80' for building #1714, to permit a minimum side yard of 6' for each building #1716, #1718, #1720 and #1722 in lieu of the required 30' for each and a total sum of 13' for each of said buildings in lieu of the required 80' for each, to permit a minimum side yard of 6' in lieu of the required 30' and a total of 4 1/2' in lieu of the required 80' for building #1724 and to permit a rear yard of 30' for building #1716, a rear yard of 39' for building #1718, a rear yard of 36' for building #1722 and a rear yard of 34' and 28' for building #1724 in lieu of the required 40' for each of said buildings.
Acres: 167.17/58.34 X 437.56/483.85
District: 1st

211. Property Owner: Charles R. Gohard, et ux
Location: W/S Gray Haven Court 182.04' S. from c/l Gray Haven Road
Existing Zoning: D.R. 10-5
Proposed Zoning: Variance to permit a rear yard setback of 35' in lieu of the required 50' and a side yard setback of 10' in lieu of the required 15'.
Acres: 35 X 115
District: 12th

212. Property Owner: Timonium Commerce Park Co.
Location: E/S Deere Road 1673' S. Padonia Road
Existing Zoning: M.L.-IM
Proposed Zoning: Special Exception for a service garage in an M.L.-IM.
Acres: 7.186
District: 6th



PAUL H. RENKOW
CHIEF

March 2, 1984

Mr. William Comodori
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodori, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Abell Communications

Location: W/S York Road 542.27' N. from c/l Schwartz Avenue

Item No.: 209 Zoning Agenda: 2/14/84

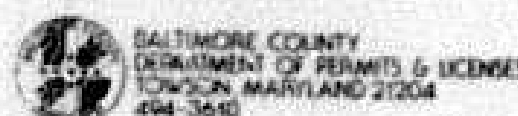
Gentlemen:

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 [blank] 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 [blank] 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 operation.
- () 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", 1978 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, as this [blank] is [blank].

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



TED JAHSON, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 1, 1984

Dear Mr. Jablon:

Comments on Item # 209 Zoning Advisory Committee Meeting are as follows:

Property Owner: Abell Communications
Location: W/S York Road 542.27' N. from c/l Schwartz Avenue
Existing Zoning: D.R. 5-5
Proposed Zoning: Special hearing to approve an amendment to the site plan in Case #82-254-XSPH to allow the construction of two additional satellite receiving antennae.

Acres: 3.736

District: 9th

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code and other applicable codes.
- (X) A building or other [blank] shall be required before beginning construction.
- (X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and elevations are required at Final and Technical Data.
- (X) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) An exterior wall erected within 6'0" for commercial use or 3'0" for use as a two family use group of 3 adjacent lot lines shall be of non-burn fire resistant construction, an opening permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 601, line 3, Section 1007 and Table 1008, also Section 503.2.
- (X) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- (X) A charge of company shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (X) Before this office can comment on the above structure, please have the owner, turn the services of a Registered in Maryland Architect or Engineer certified to this office, that the structure for which a permit is sought is in compliance with the height/area requirements of Table 202 and the required construction classification of Table 601.

1. Comments

NOTE: Three comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Norton, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert T. Doser, Superintendent

Towson, Maryland - 21204

Date: February 21, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 14, 1984

RE: Item No: 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:
Dear Mr. Jablon:

The above items have no bearing on student population.

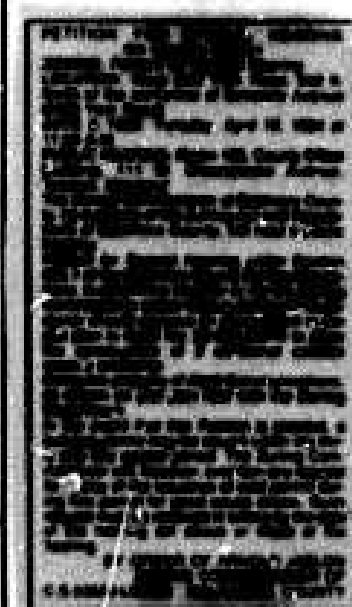
Very truly yours,
[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

Wb/1h

CERTIFICATE OF POSTING
BOARD DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 344 Date of Posting 3-23-84
 Posted for: Abell Communications
 Petitioner: Abell Communications
 Location of property: W/S York Rd. 542' N of the c/l of
Schwartz Avenue (6400 York Rd.)
 Location of Sign: that side of York Rd. on road of 6400
 Remarks: _____
 Posted by: A. J. Forrest Date of return: 3-30-84
 Number of Signs: 1

CERTIFICATE OF PUBLICATION



Towson, Md. 5/5 1984
 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 21st day of March 1984
 The TOWSON TIMES
 Cost of Advertisement: \$ 22.08

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1984
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 22nd day of March, 1984, the 1st publication appearing on the 22nd day of March, 1984.
 THE JEFFERSONIAN
 Cost of Advertisement: \$ 20.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
 TO: Office of Planning and Zoning Date: March 26, 1984
 FROM: Jan J. Forrest
 SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Meeting - February 14, 1984

Item #203 - Leroy Y. Baile, Jr., et al
 Item #205 - Margaret R. Tudek
 Item #206 - Edward W. W. et ux
 Item #207 - Anne Myerle
 Item #208 - Joseph V. Achrose, Jr.
 Item #209 - Abell Communications
 Item #210 - Security Mini Storage
 Item #211 - Charles E. Gebbard, et ux
 Item #213 - Charles Walters

Meeting - February 21, 1984

Item #215 - Anthony J. Mohr, et ux
 Item #219 - Dale T. Vola
 Item # - Estate of Helen A. Ringer

Meeting - March 6, 1984

Item #227 - James J. Ward, III

Meeting - March 20, 1984

Item #230 - James Forbes, et ux
 Item #232 - David J. Blavins, et ux

Jan J. Forrest
 Director
 BUREAU OF ENVIRONMENTAL SERVICES

ABELL
 COMMUNICATIONS

6 March 1984

Mr. Arnold Jablon
 Zoning Commissioner
 Baltimore County
 111 West Chesapeake Avenue
 Room 1113
 Towson, Maryland 21204

Dear Mr. Jablon:

On February 2, 1984 Abell Communications filed a "Petition for Special Hearing" for approval of an amendment to the site plan in Case #82-254-30PH to allow the construction of two additional satellite receive antennas. At the time I felt that our petition was filed early enough that a request for an early hearing would be unnecessary. However, today I learned that a hearing date has not been assigned for our petition and have concern about the scheduled construction sequence, which is to begin on May 12, 1984.

Our television station, WMAR-TV, is an affiliate of the National Broadcasting Company (NBC) and presently receives network programming via AT&T and C & P telephone company facilities. NBC has decided to take advantage of the newest technology to provide programming to its affiliates throughout the United States. Their new delivery system will be via satellite transmission which will provide an increase in quality and reliability.

The responsibility for providing the facilities to receive these transmissions is NBC's. Since NBC has several hundred affiliates across the country, you will realize that the task which they have undertaken is massive. In order to effectively and efficiently complete this project, a tight scheduling of three crews is necessary.

The first crew excavates and pours the concrete base required and then moves on to the next installation location. The second crew arrives eight days to two weeks later and they install the receive antennas. They too then move on to the next installation. The third crew arrives about one week later and installs the electronic equipment necessary and provides the final check-out of the system. When they have completed their work, they proceed to the next location.

Mr. Arnold Jablon
 6 March 1984
 Page Two

As mentioned earlier, the start of our installation is scheduled at May 12, 1984. So that we may fulfill our obligations to the Zoning Commission and obtain the necessary permits required for construction of these antennas and not impede the progress of the NBC crews, Abell Communications respectfully requests an early hearing date for our petition.

Yours truly,
Robert O. Donahue
 Robert O. Donahue
 Director of Engineering

RDD/sjc



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 410-33353

ARNOLD JABLON
 ZONING COMMISSIONER

April 13, 1984

Mr. Bob Donahue
 6400 York Road
 Baltimore, Maryland 21212

RE: Petition for Special Hearing
 W/S York Rd., 542' N of the center
 line of Schwartz Ave. (6400 York
 Rd.) - 9th Election District
 Abell Communications - Petitioner
 No. 82-254-3PH (No. 209)

Dear Mr. Donahue:

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

Very truly yours,
JEAN M.L. JUNG
 Jean M.L. Jung
 Deputy Zoning Commissioner

JML:ec
 Attachments
 cc: People's Counsel

March 15, 1984

Abell Communications
 c/o Bob Donahue
 6400 York Road
 Baltimore, Maryland 21212

NOTICE OF HEARING

Re: Petition for Special Hearing
W/S York Rd., 542' N of the c/l of
Schwartz Avenue (6400 York Road)
Abell Communications - Petitioner
 Case No. 82-254-3PH

TIME: 11:00 A.M.
 DATE: Tuesday, April 10, 1984
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		500 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>	Revised Plans:									
Previous case: <u>82-254-3PH</u>	Change in outline or description: <u>Yes</u>									
	Map # _____									

BALTIMORE COUNTY, MARYLAND
 OFFICE OF PLANNING & ZONING
 ENCLOSURE CASE NO. 82-254-3PH

2/2/84 R-01-615-000
8/10/00
Robert Donahue
Director of Engineering
Abell Communications Item 209
 82-254-3PH



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

April 3, 1984

Abell Communications
c/o Bob Donahue
6400 York Road
Baltimore, Maryland 21212

Re: Petition for Special Hearing
W/S York Rd., 542' N of c/l of Schwartz
Avenue (6400 York Road)
Abell Communications - Petitioner
Case No. 84-268-SPH

Dear Sir:

This is to advise you that \$47.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Ariene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130254

DATE 4/25/84 ACCOUNT NO. R-01-615-000

AMOUNT \$47.00

RECEIVED FROM Abell Communications

FOR Advertising & Posting Case #84-268-SPH

8 07555555475252 42522

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S York Rd., 542' N of the :
Centerline of Schwartz Ave. : OF BALTIMORE COUNTY
(6400 York Rd.), 9th Dist. :

ABELL COMMUNICATIONS, : Case No. 84-268-SPH
Petitioner : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 221, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Stephen D. Seymour, President, and Bob Donahue, Abell Communications, 6400 York Road, Baltimore, MD 21212.

Phyllis Cole Friedman
Phyllis Cole Friedman

PETITION FOR SPECIAL HEARING

9th Election District

ZONING: Petition for Special Hearing
LOCATION: West side York Road, 542 ft. North of the centerline of Schwartz Avenue (6400 York Road)
DATE & TIME: Tuesday, April 10, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Ordinances of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 82-234-XSPH to allow the construction of 2 additional satellite receive antennas

Being the property of Abell Communications, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the Clerk of the hearing set above or made at the hearing.

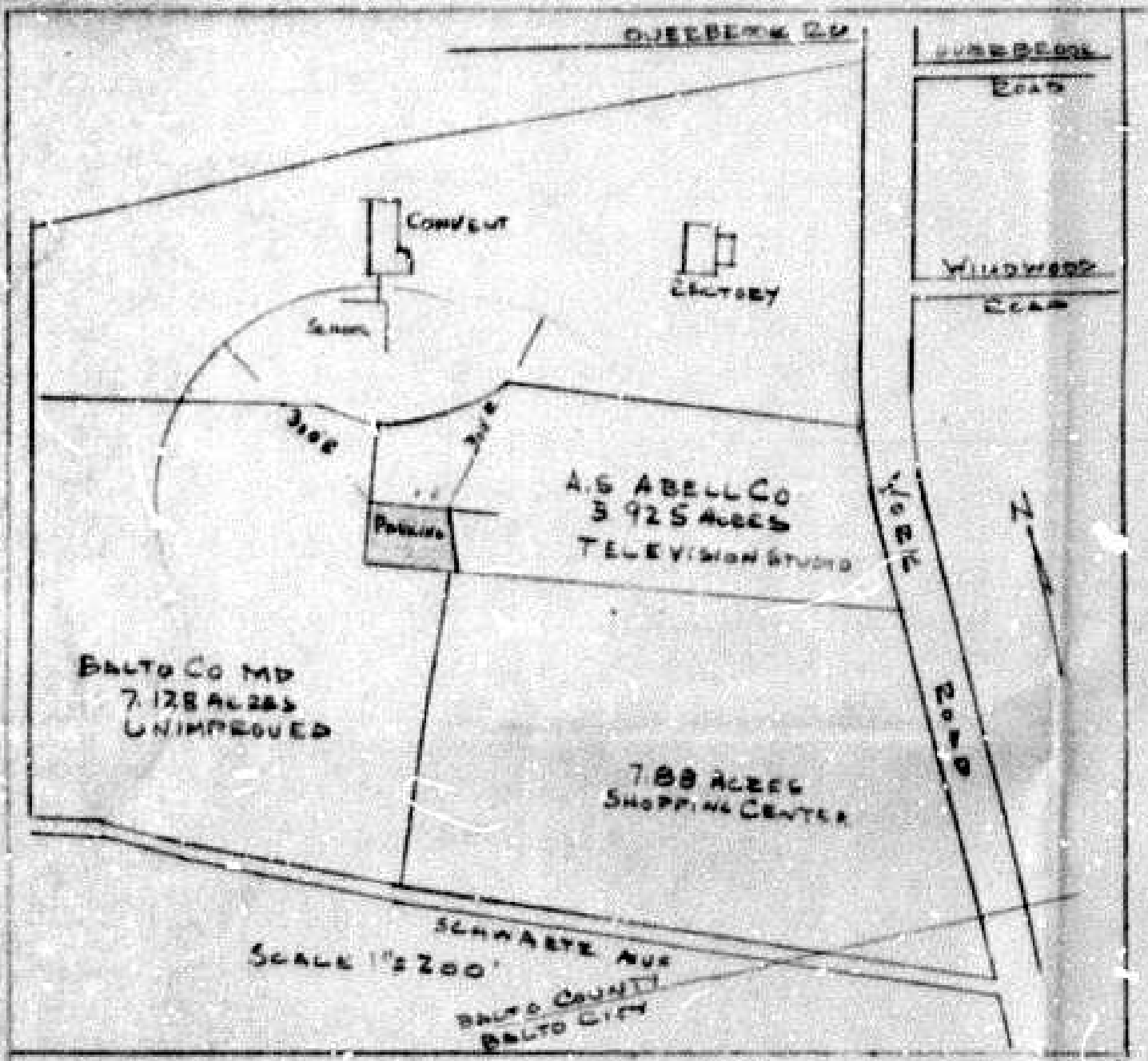
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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:

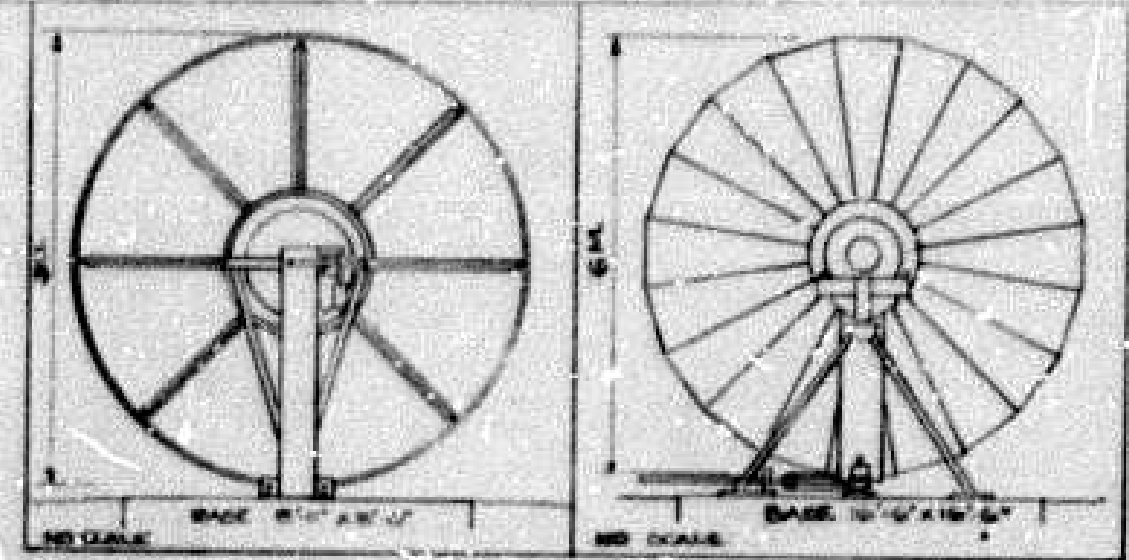
Beginning for the same at a point on the west side of York Road at the distance of 542.27 feet measured northerly along the west side of York Road from the center of Schwartz Avenue and running thence and binding on the west side of York Road, North 1 degree 10 minutes 27 seconds East 260.00 feet, thence leaving said road and binding on a part of the north outline of the property of the petitioner herein, North 69 degrees 52 minutes 30 seconds West 606 feet, thence leaving said outline and running the two following courses and distances viz: South 1 degree 10 minutes 20 seconds West 189.39 feet and North 71 degrees 33 minutes 20 seconds West 105.43 feet to intersect the west outline of the land of the petitioner herein and thence binding on a part of the west outline and on the south outline of said land, the two following courses and distances viz: South 16 degrees 51 minutes 12 seconds West 85.00 feet and South 71 degrees 33 minutes 20 seconds East 723.80 feet to the place of beginning.

Containing 3.736 Acres or land more or less.

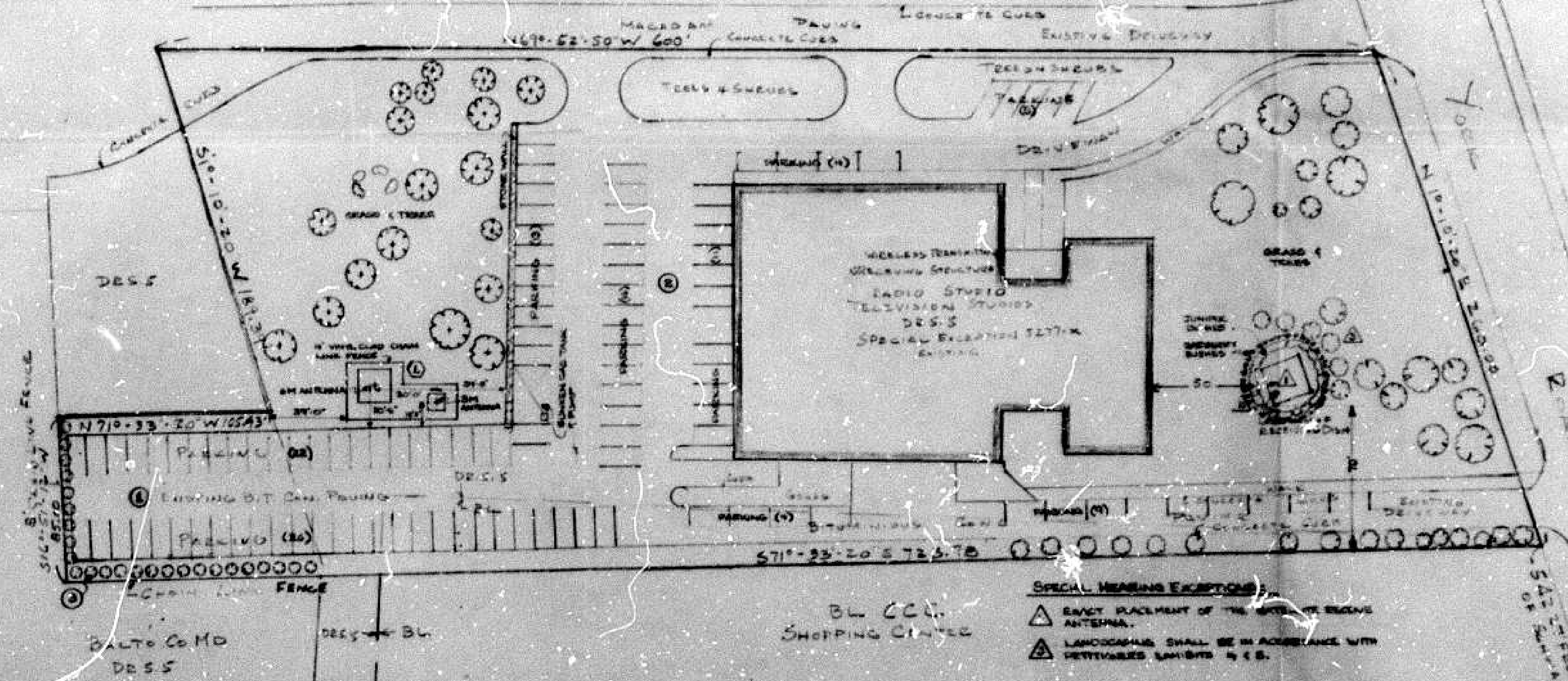
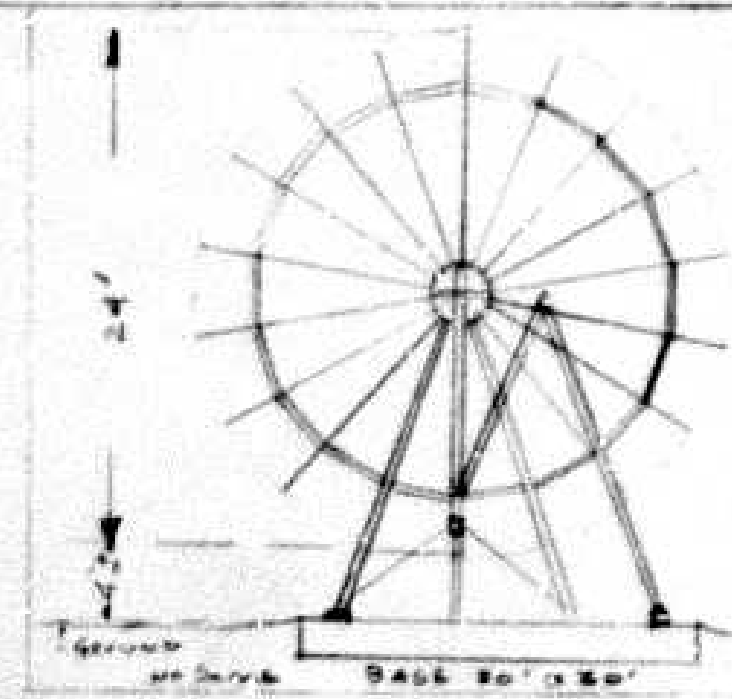


PROPOSED SATELLITE RECEIVE ANTENNA LOCATIONS

1-23-84
 THE TWO SATELLITE RECEIVE ANTENNAS SHALL BE 6M. & 3M. DISHES, RESPECTIVELY. THE 6M. DISH WILL HAVE A MAXIMUM HEIGHT OF 23'-0". THE ANTENNAS WILL BE MOUNTED ON CONCRETE PADS INSTALLED FLUSH WITH THE LOWEST GROUND LEVEL.



THE SATELLITE RECEIVE ANTENNA SHALL BE A 7' X 12' DISH, A MAXIMUM HEIGHT OF 23' AND BE MOUNTED ON A CONCRETE PAD INSTALLED FLUSH WITH GROUND LEVEL AT GROUND HIGHEST LEVEL.



ZONED DR-5.5 WITH SPECIAL EXCEPTION
 RADIO STUDIO, TELEVISION STUDIO AND WIRELESS TRANSMISSION AND RECEIVING STRUCTURE WITH PRIMARY TRANSMITTING STRUCTURE LOCATED ELSEWHERE
 # 5277-X MAY 23, 1961

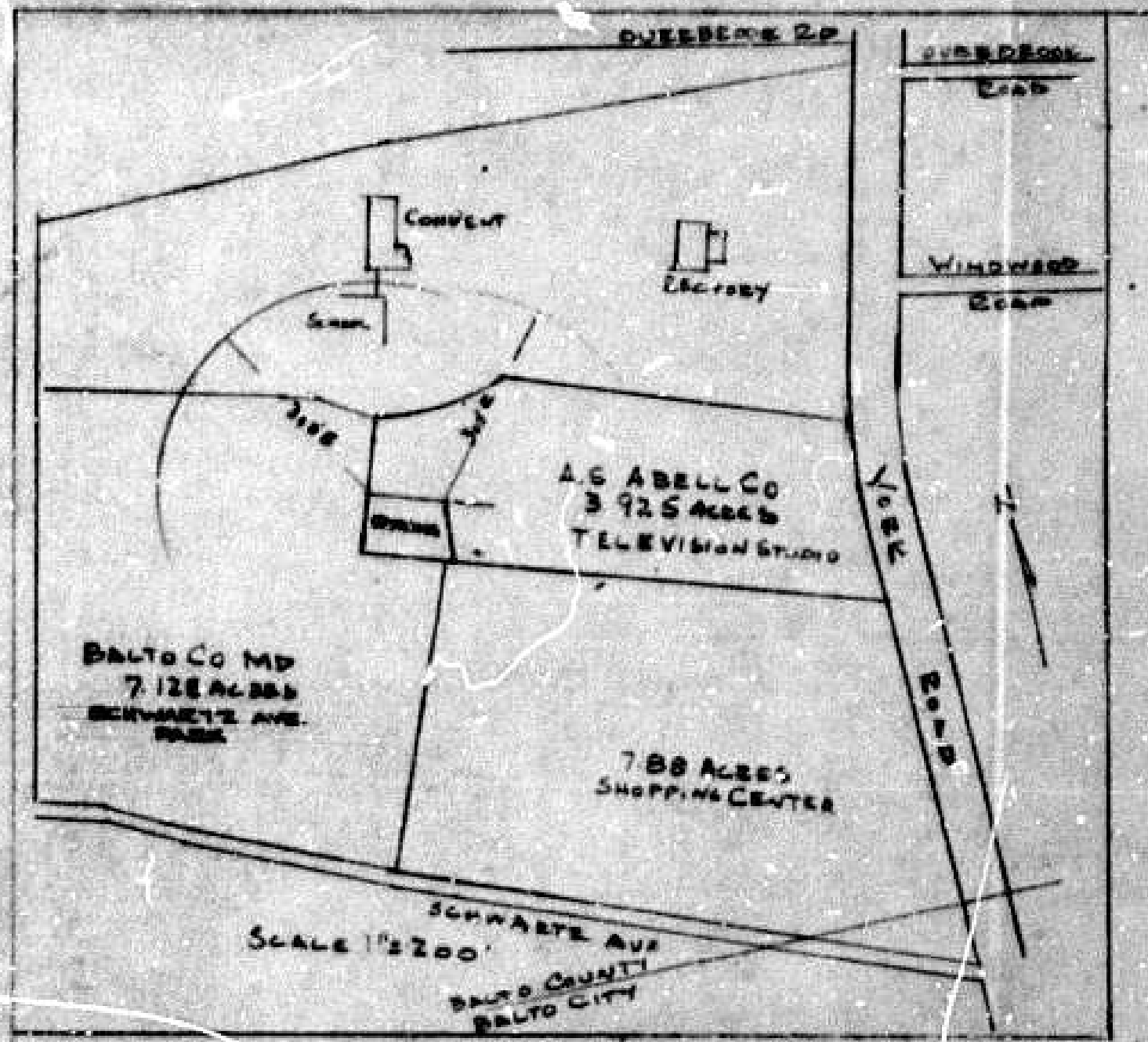
- SPECIAL EXCEPTION RESTRICTIONS:**
- ① ADDITIONAL PARKING IS IN COMPLIANCE WITH SECTION 409.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 - ② ALL EXISTING PARKING ON THE ENTIRE SITE AS INDICATED (NO SPACES)
 - ③ EXISTING SCREENING AS INDICATED BY WHITE PINES

ZONING PLAN
PROPERTY LOCATED
IN
9TH DISTRICT BALTO CO MD
3.736 ACRES

- SPECIAL MEASURING EXCEPTIONS:**
- △ EXACT PLACEMENT OF THE SATELLITE RECEIVE ANTENNA.
 - △ LANDSCAPING SHALL BE IN ACCORDANCE WITH PERMISSIBLE LANDSCAPING 4 & 5.

PETITIONER'S EXHIBIT

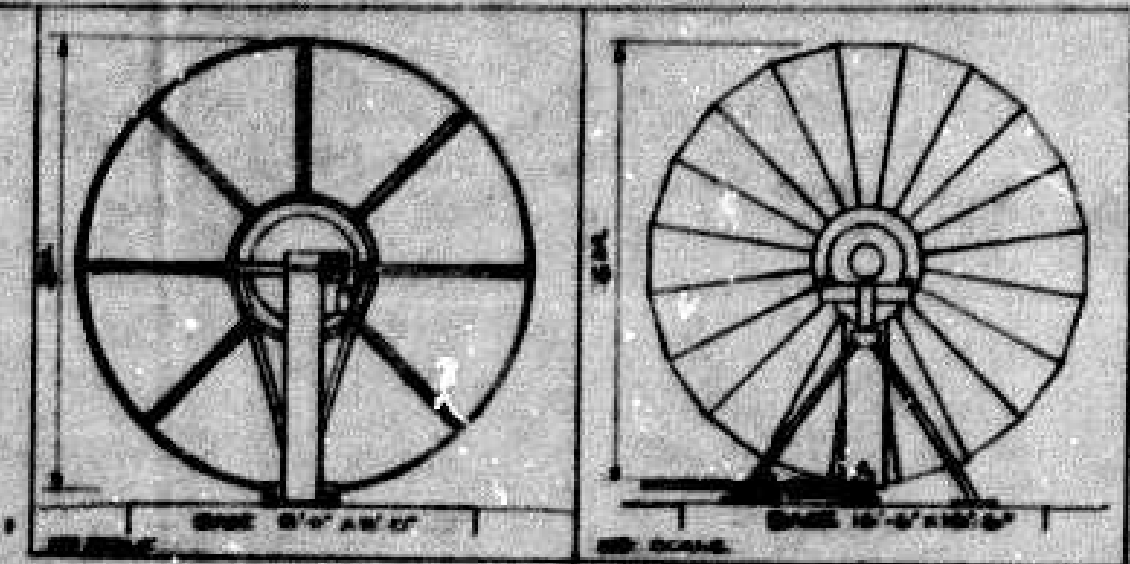
SCALE 1" = 40' MARCH 3, 1982
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE. TOWSON, MD



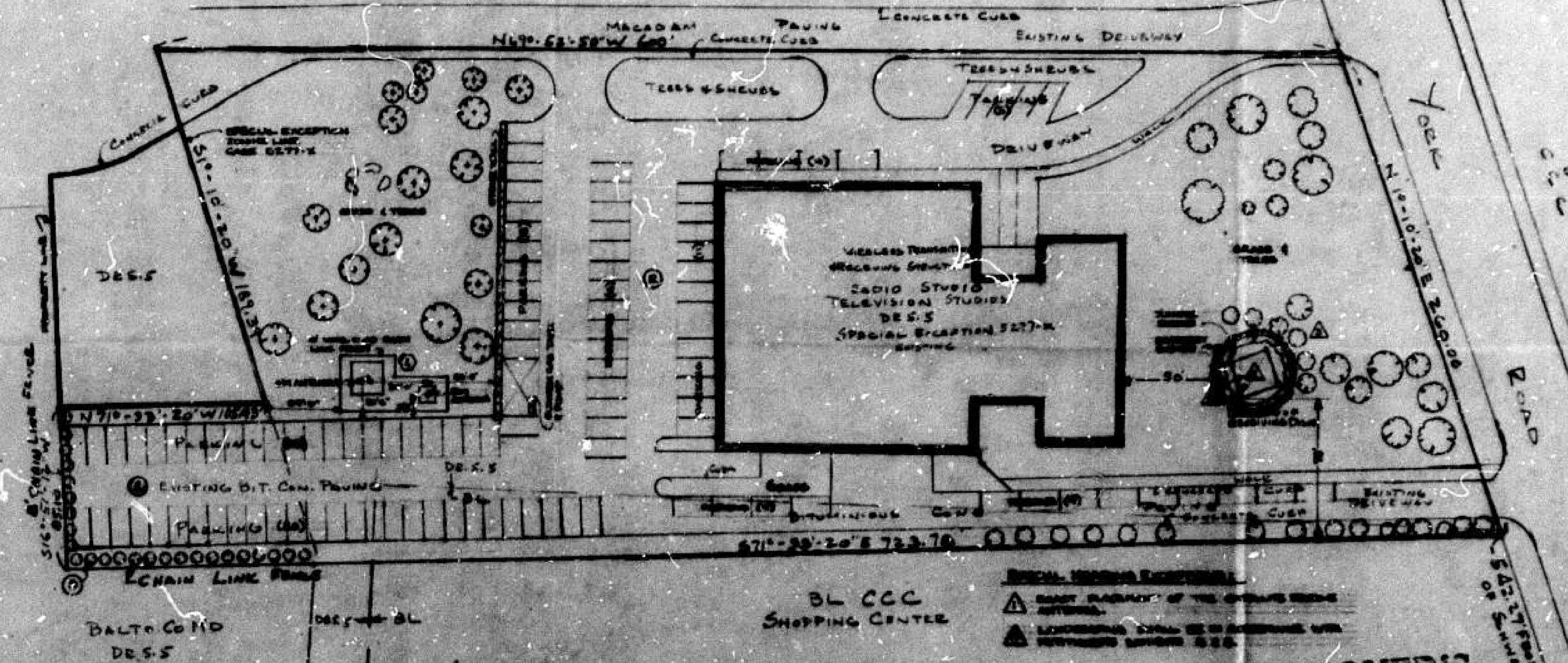
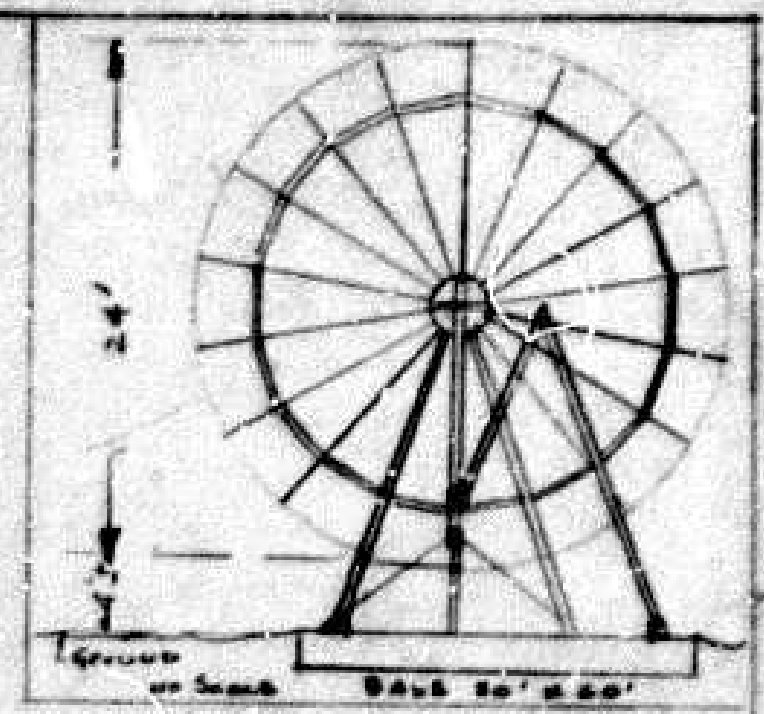
PROPOSED SATELLITE RECEIVE ANTENNA LOCATIONS

1-23-84

① THE TWO SATELLITE RECEIVE ANTENNAS SHALL BE 6.0' x 3.0' DISHES, RESPECTIVELY. THE 6.0' DISH SHALL HAVE A MAXIMUM HEIGHT OF 23'-0". THE ANTENNAS WILL BE MOUNTED ON CONCRETE PADS INSTALLED FLUSH WITH THE LOWEST GROUND LEVEL.



△ THE SATELLITE RECEIVE ANTENNA SHALL BE A THREE DISH, A MAXIMUM HEIGHT OF 23' AND BE PLACED ON A CONCRETE PAD INSTALLED FLUSH WITH GROUND LEVEL AT GROUND HIGHEST LEVEL.



ZONED DR S.S. WITH SPECIAL EXCEPTION
 RADIO STUDIO, TELEVISION STUDIO AND WIRELESS
 TRANSMISSION AND RECEIVING STRUCTURE WITH
 PRIMARY TRANSMISSION STRUCTURE LOCATED ELSEWHERE
 # 5277-X MAY 23, 1961

- SPECIAL EXCEPTION RESTRICTIONS:**
- ① ADDITIONAL SETBACK IS IN COMPLIANCE WITH SECTION 10.01 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 - ② ALL EXISTING FENCING ON THE LOT IS TO BE MAINTAINED (NO CHAINS).
 - ③ EXISTING SCREENING AS INDICATED IN WHITE PAGES.

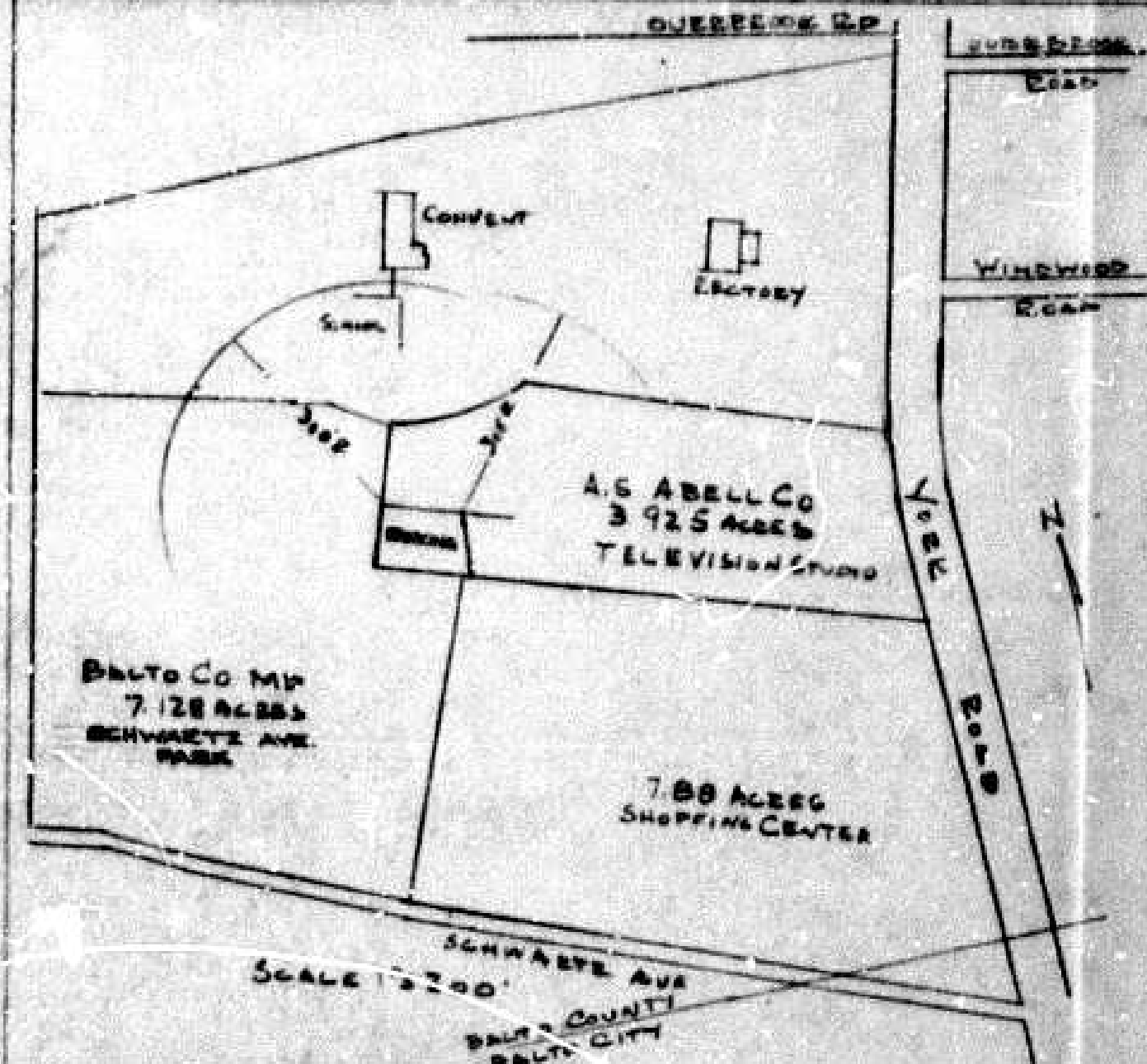
ZONING PLAT
 PROPERTY LOCATED
 IN
 9TH DISTRICT BALTO CO MD
 9.736 ACRES ±

- SPECIAL EXCEPTION RESTRICTIONS:**
- △ SHALL BE PLACED ON A CONCRETE PAD INSTALLED FLUSH WITH GROUND LEVEL AT GROUND HIGHEST LEVEL.
 - △ LOCATIONS SHALL BE IN ACCORDANCE WITH REGULATIONS UNDER S.S.

WENTONER'S
 LAND 3



April 10, 1984
 William S. Wentoner
 SCALE 1" = 40' MARCH 2, 1982
 GRENOLD, CROSS & EYLEE
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE. TOWSON, MD



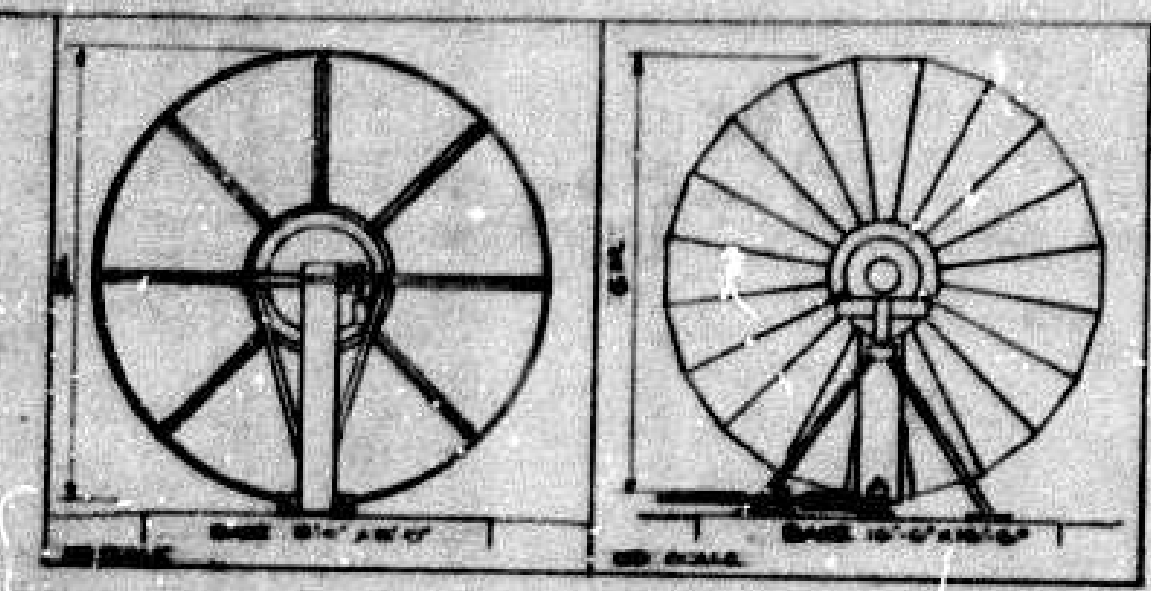
PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY J. E. O'Leary
 PLANNING
 DATE 5/14/82
 BY [Signature]
 ZONING COMMISSIONER
 DATE 5/14/82
84-268-SPH
C-534-84

ZONED DR 5.5 WITH SPECIAL EXCEPTION
 RADIO STUDIO, TELEVISION STUDIO AND WIRELESS
 TRANSMISSION AND RECEIVING STRUCTURE WITH
 PRIMARY TRANSMITTING STRUCTURE LOCATED ELSEWHERE
 # 5277-X MAY 29, 1961

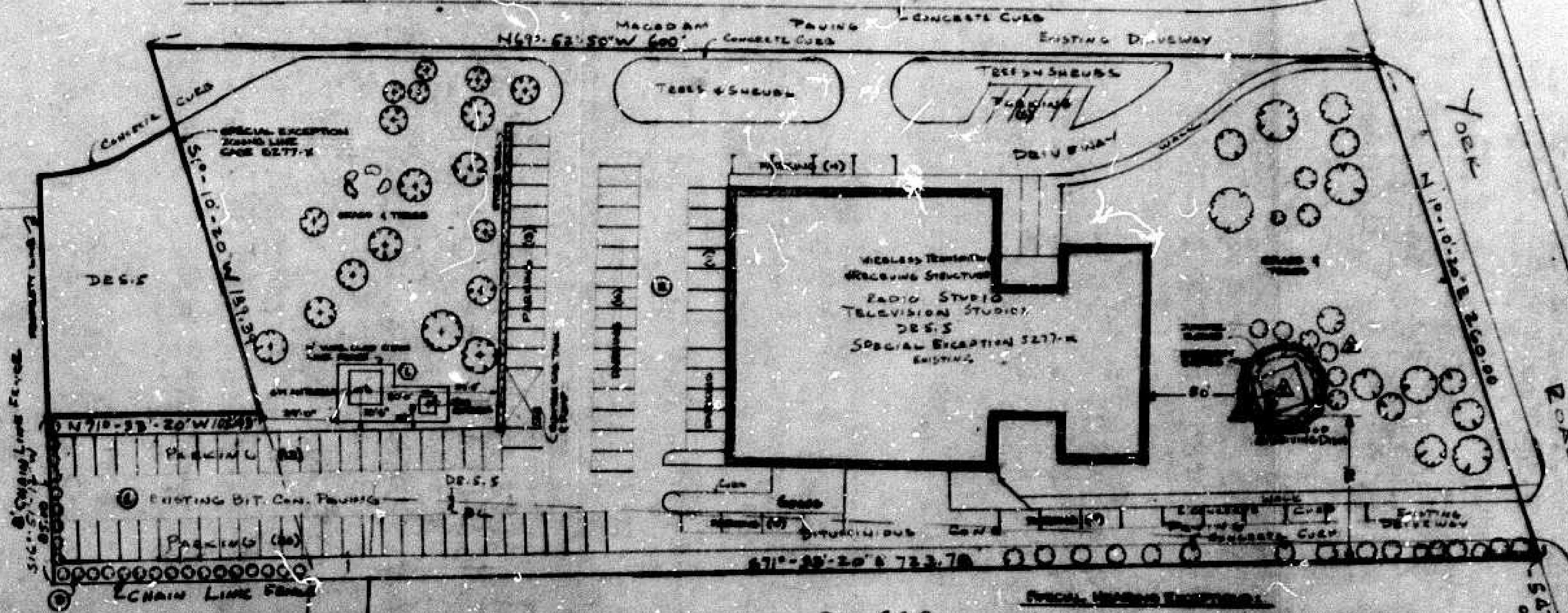
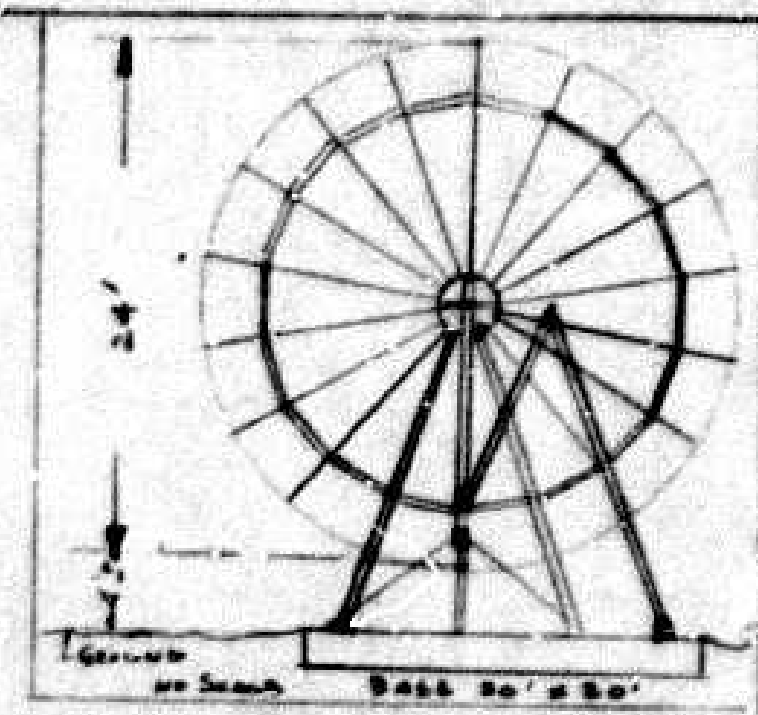
- SPECIAL EXCEPTION INSTRUCTIONS:**
- ① ADDITIONAL ZONING IS IN COMPLIANCE WITH SECTION 16.04 OF THE BALTIMORE COUNTY ZONING ORDINANCE.
 - ② ALL EXISTING BUILDINGS ON THE ENTIRE SITE AS SHOWN.
 - ③ OVERSEEN SCREENING AS REQUIRED.
 - ④ WAREHOUSE BUILDING AS SHOWN.

PROPOSED SATELLITE RECEIVE ANTENNA LOCATIONS

① 1.25-84
 THE TWO SATELLITE RECEIVE ANTENNAS SHALL BE 6M. DIA. DISHES, RESPECTIVELY. THE 6M DIA DISH SHALL HAVE A MAXIMUM HEIGHT OF 23'0". THE ANTENNAS WILL BE MOUNTED ON CONCRETE PADS INSTALLED FLUSH WITH THE LOWEST GROUND LEVEL.



THE SATELLITE RECEIVE ANTENNA SHALL BE A 7 METRE DIA. A MAXIMUM HEIGHT OF 23' AND BE BASED ON A CONCRETE PAD INSTALLED FLUSH WITH GROUND LEVEL AT GROUND HIGHEST LEVEL.



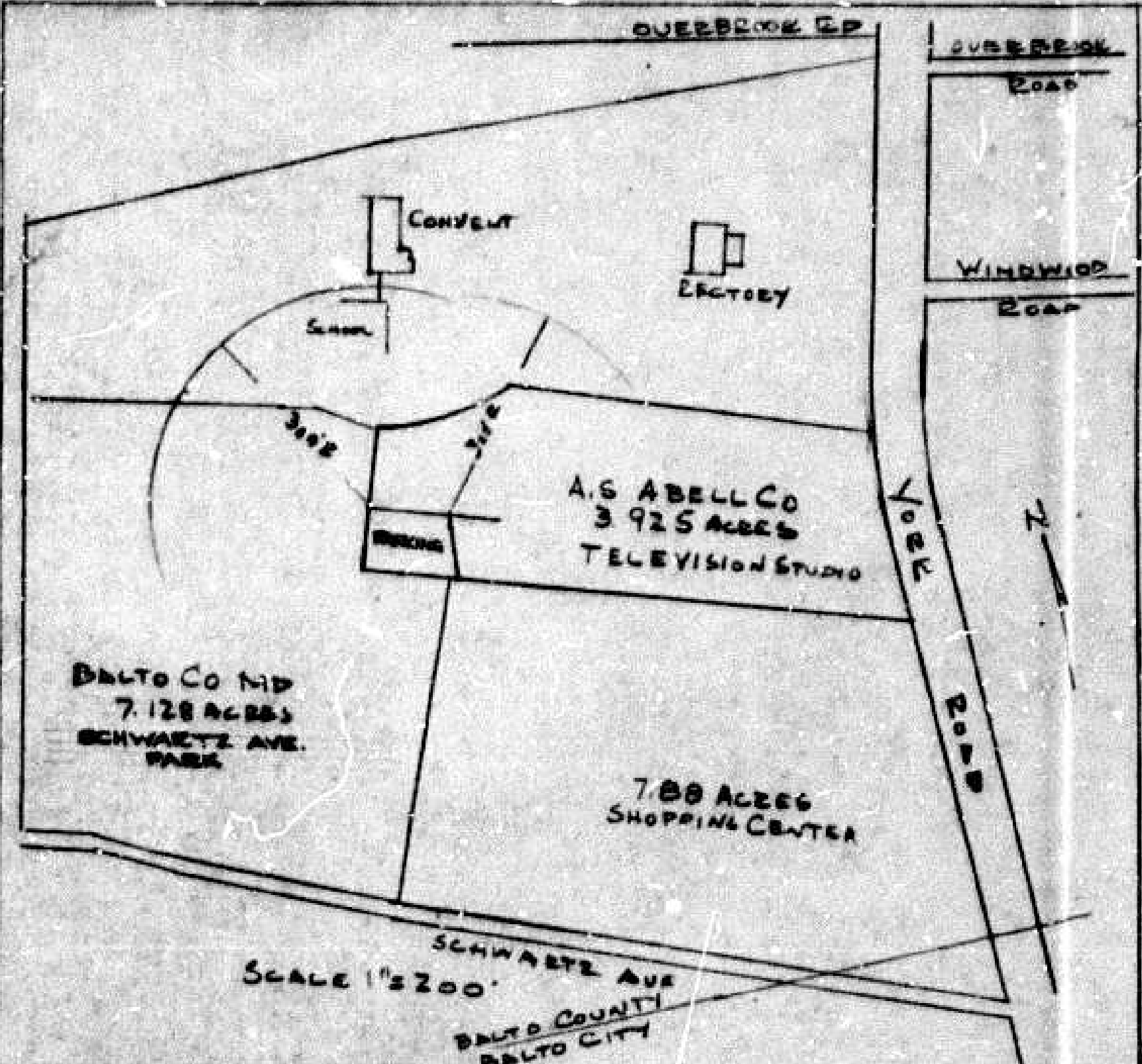
ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO CO MD
9.736 ACRES ±

- SPECIAL EXCEPTION INSTRUCTIONS:**
- ① EXACT PLACEMENT OF THE SATELLITE RECEIVE ANTENNA.
 - ② LANDSCAPING SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE ZONING ORDINANCE.



SCALE 1" = 40' MARCH 2, 1982
 GERMOLD, CAROL E. TILLEY
 REGISTERED LAND SURVEYOR
 412 DELAWARE AVE. TOWSON, MD

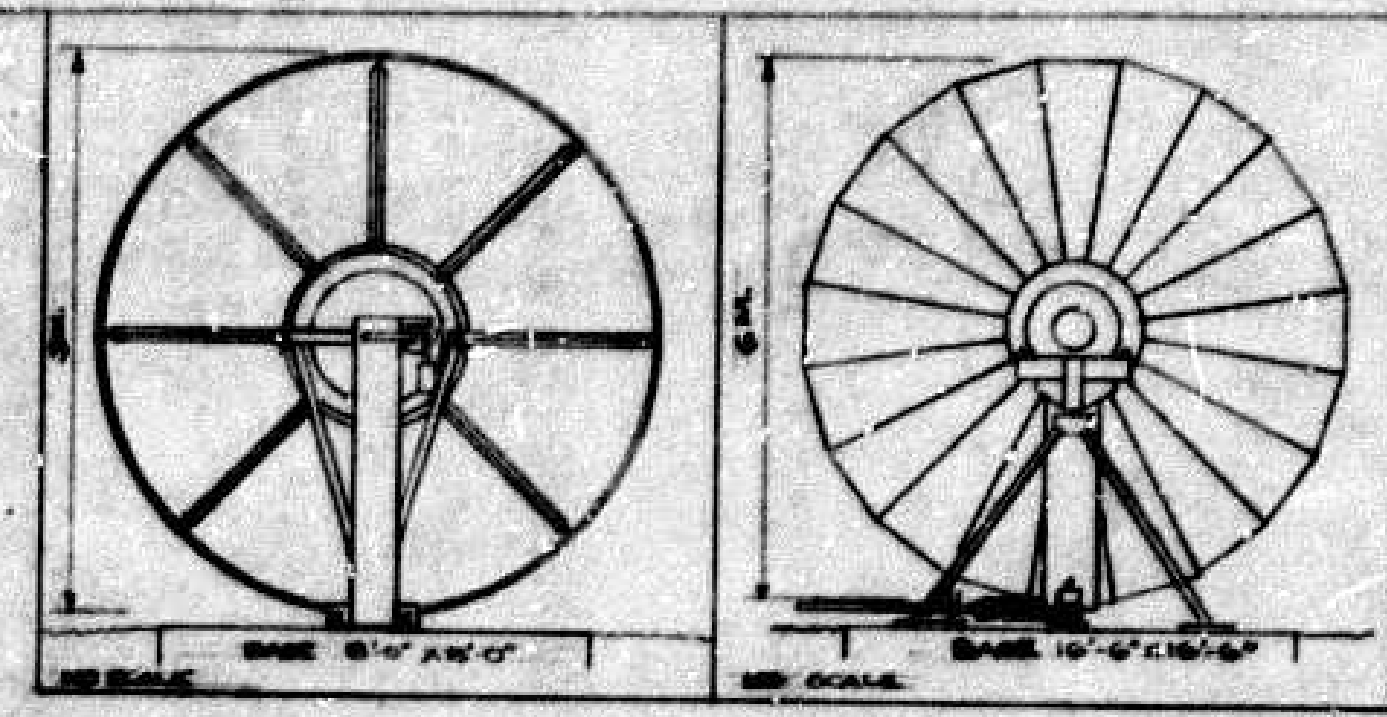
MICROFILMED



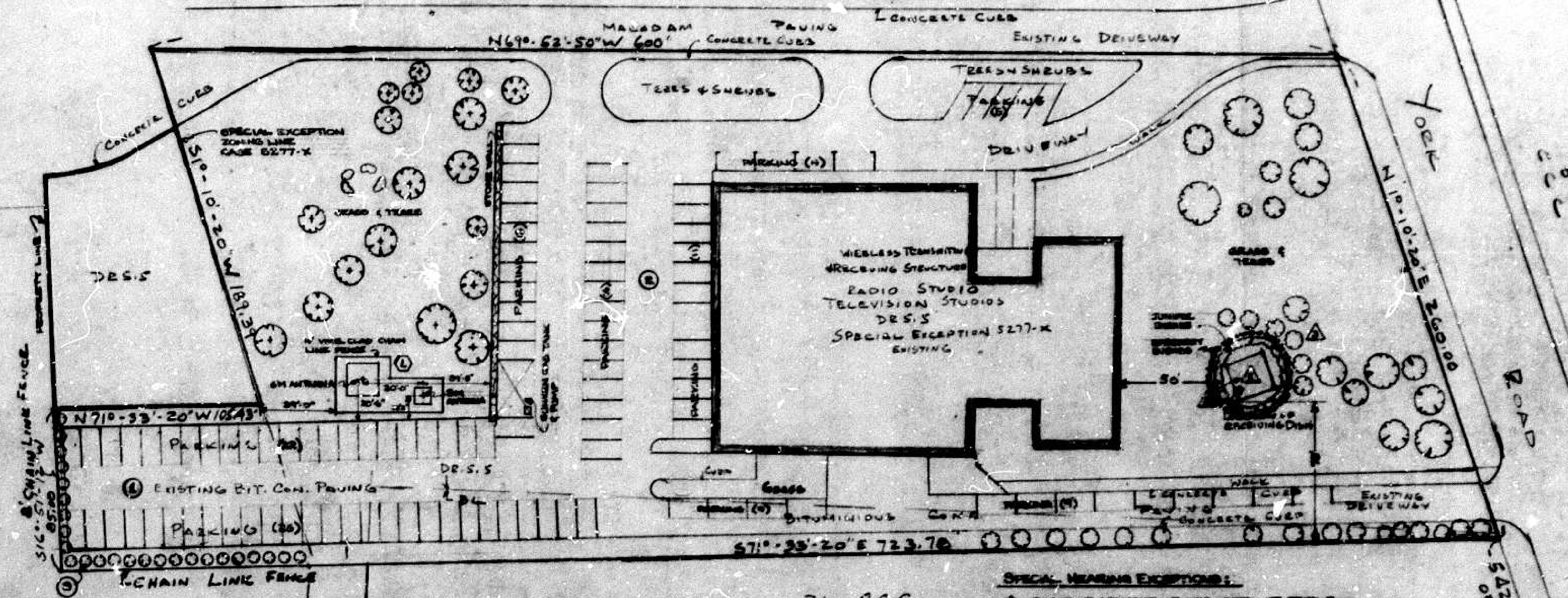
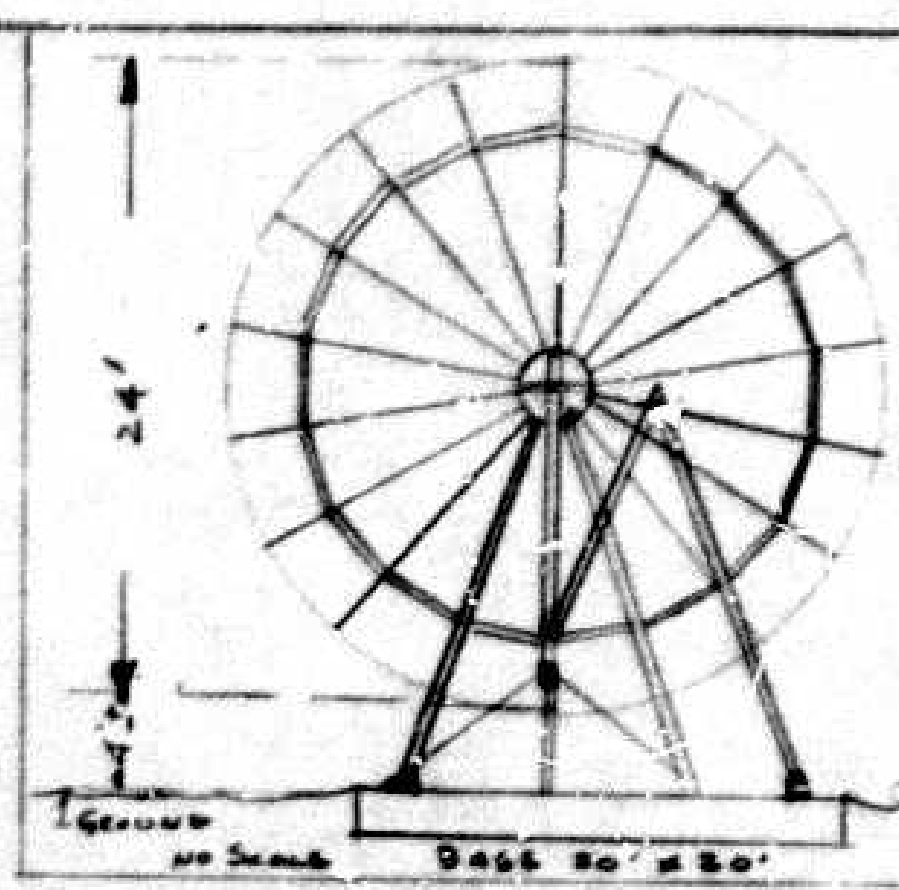
PLANS APPROVED
OFFICE OF PLANNING & ZONING
 BY S.E.O.
 DATE 5/24/84
 BY [Signature]
 ZONING COMMISSIONER
 DATE 5/24/84
 84-268-SPN
 C-554-84

ZONED: DR 5.5 WITH SPECIAL EXCEPTION
 RADIO STUDIO, TELEVISION STUDIO AND WIRELESS
 TRANSMISSION AND RECEIVING STRUCTURE WITH
 PRIMARY TRANSMITTING STRUCTURE LOCATED ELSEWHERE
 # 5277-X MAY 23, 1961

PROPOSED SATELLITE RECEIVE ANTENNA LOCATIONS:
 1. 23'-84"
 THE TWO SATELLITE RECEIVE ANTENNAS SHALL BE 60" & 30"
 DISHES, RESPECTIVELY. THE 60" DISH WILL HAVE A MAXIMUM
 HEIGHT OF 23'-0". THE ANTENNAS WILL BE MOUNTED ON
 CONCRETE PADS INSTALLED PLUSH WITH THE LOWEST GROUND
 LEVEL.



THE SATELLITE RECEIVE ANTENNA SHALL BE A 7 METER
 DISH, A MAXIMUM HEIGHT OF 28' AND BE MOUNTED ON A
 CONCRETE PAD INSTALLED PLUSH WITH GROUND LEVEL
 AT GROUND HIGHEST LEVEL.



BALTO CO MD
 DR 5.5

BL CCC
 SHOPPING CENTER

SPECIAL EXCEPTION RESTRICTIONS:

- ① ADDITIONAL PARKING IS IN COMPLIANCE WITH SECTION 408.4 OF THE BALTIMORE COUNTY ZONING ORDINATIONS.
- ② ALL EXISTING PARKING ON THE ENTIRE SITE AS INDICATED. (NO GRACES)
- ③ EVERGREEN SCREENING AS INDICATED. (NO WHITE PINES)

SPECIAL HEARING EXCEPTIONS:

- ① EXACT PLACEMENT OF THE SATELLITE RECEIVE ANTENNA.
- ② LANDSCAPING SHALL BE IN ACCORDANCE WITH DETAILING SHEETS A & B.

ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO CO MD
3.736 ACRES ±



SCALE 1" = 40' MARCH 2, 1982
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE TOWSON, MD