

George Gurelir - Land Planner ①

Westinghouse Broadcasting Company
ZONING CASE 86-402 SPH
Special Hearing to amend site plan
and special exception approved 81-28XA
to permit 2 additional satellite dishes

Preliminary Testimony Outline/G.E.G.

Special Exception Proofs, 502.1 BCZR

a. Be detrimental to health, safety or
general welfare of locality involved?

No! • Use authorized by previous
special exception 81-28XA
• No health or safety issues
involved in placing two
additional satellite dishes
on site.

• Amendment promotes the
general public welfare by
providing an enhanced and
sole source network link.
• Promotes the H.S.W. and general ^{amenities}

b. Tend to create congestion in roads,
streets, or alleys therein?

No! • Facility does not generate
traffic

②
• In fact, permitted uses under
current DR 3.5 zoning would
create substantially more
traffic than does this S.E.
use.

c. Create a potential hazard from
fire, panic, or other dangers?

No! • Improvements required to
comply with all applicable
codes & regulations dealing
with life/safety issues

d. Tend to overcrowd land or cause
undue concentration of population

No! • Extremely minimal site
coverage. Facility is one
which serves population
rather than one which
generates population
increases.

e. Interfere with adequate provisions
for schools, parks, water, sewers,
transportation, or other public
requirements, conveniences, or
improvements?

③
No! • Facility is not a consumer
of public facilities or services
• To contrary,

f. Interfere with adequate light & air?

No! • Not at issue
• Setbacks for two new dishes
as shown on plan substantially
exceed those required by BCZR
for "other principal structures"
in a DR-1 zone as was the
zoning when 81-28XA was
granted in September of 1980.

g. Be inconsistent with the property's
DR-1 (DR 3.5) (or DR) zoning
classification nor in any way be
inconsistent with spirit and
intent of BCZR?

No! • All wireless transmitting
structures are treated
as S.E. in all DR-Zones

④
• Previous case 81-28XA
authorized the existing
site facilities and made
a determination that the
standards of 502.1 were
met and that the health,
safety, and general welfare
of the community would not
be adversely affected
• Adding the two new dish
antennae do not materially
alter the site conditions
or the impact of the currently
authorized

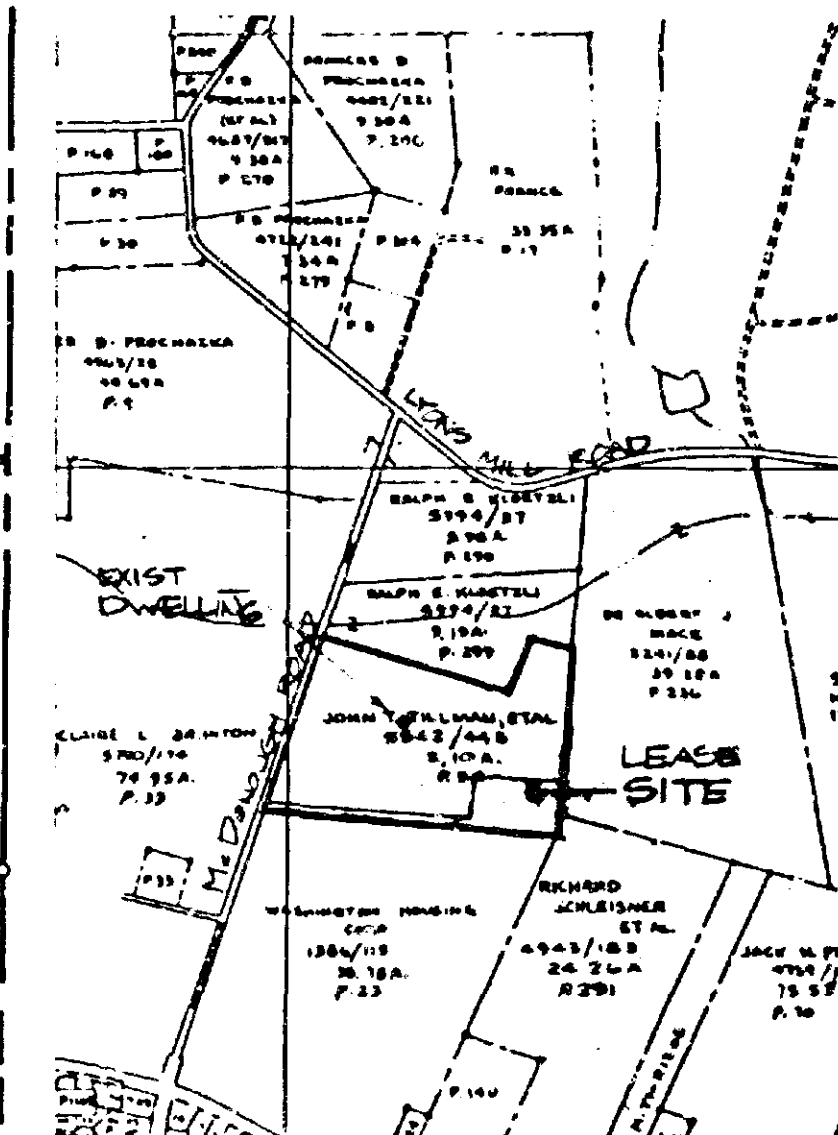
PRIOR RESTRICTIONS (AS LISTED IN ZONING CASE #81-28-2A)

1. THE ENTRY DRIVE SHALL HAVE BITUMINOUS PAVEMENT CONTINUING 30 FEET INTO THE SUBJECT PROPERTY FROM THE RIGHT-OF-WAY OF MC DONOUGH ROAD.
2. A FENCE AND GATE SHALL BE INSTALLED ACROSS THE ENTRY DRIVE IN THE AREA ADJACENT TO MC DONOUGH ROAD.
3. THE PORTION OF THE SITE CONTAINING IMPROVEMENT SHALL BE ENCLOSED WITHIN A SECURITY FENCE.
4. THE SERVICE ROAD, OTHER THAN THE ENTRY PORTION REFERENCED ABOVE, AND THE PARKING

- AREA SHALL BE SURFACED WITH NO. 2 AND/OR CRUSHER RUN STONE.
5. THE AREA INSIDE THE SECURITY FENCE SHALL BE SEEDED, MULCHED, AND MAINTAINED BY MOWING.
 6. THE TERMS OF THE DECLARATION SIGNED JULY 24, 1980, BY CHARLES C. PERRY, III, VICE PRESIDENT OF VESTINGHOUSE, RECORDED AMONG THE LAND RECORDS OF BALTIMORE, LIBER 6187, FOLIO 681, SHALL BE MET.
 7. THE TOWER SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE BOCA (BUILDING OFFICIALS CONFERENCE OF AMERICA) CODE AND THE EIA (ELECTRONIC

- INDUSTRY ASSOCIATION) STANDARDS (RS 222C), AND A MARYLAND REGISTERED ENGINEER SHALL CERTIFY COMPLIANCE.
8. THE TOWER SHALL BE LOCATED 70 FEET AND THE GUY WIRES SHALL BE LOCATED 15 FEET FROM THE NORTH BOUNDARY LINE OF THE LEASED PROPERTY.
 9. A REVISED SITE PLAN SHALL BE SUBMITTED, INCORPORATING ALL OF THE ABOVE RESTRICTIONS, AND MUST BE APPROVED BY THE DEPARTMENT OF PERMITS AND LICENSES, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING.

BARBARA G. BRANGER
5542/443 21.0 AC P.34



VICINITY MAP 1" = 100'

DR. ALBERT MACE
2241/88 39.28A P.236

- SITE DATA**
1. EXISTING ZONING OF SITE: DR-1 AND DR-2.
 2. ELECTION DISTRICT: SECOND
 3. AREA OF TRACT: 2.635 ACRE ±
 4. EXISTING TRANSMITTING BUILDING "UNOCCUPIED" AREA OF EXISTING BUILDING: 280 SQ. FT.
 5. EXISTING USE ON SITE: - RECEIVING AND TRANSMITTING EARTH STATION ANTENNAS. - RECEIVING AND TRANSMITTING TOWER. - TRANSMITTING BUILDING "UNOCCUPIED".
- PROPOSED:**
TWO RECEIVING AND TRANSMITTING EARTH STATION ANTENNAS.
6. EXISTING PARKING REQUIREMENT PER 300 SQ. FT. = 1.
 7. EXISTING PARKING PROVIDED: 2.
- A SPECIAL EXCEPTION AND SETBACK WAS APPLIED FOR AND APPROVED: JUNE 21, 1980.
- DRAWING BASED UPON SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE. BALTIMORE, MD. 21206. (301) 483-5150 DATED JAN. 28, 1980.
- ELEVATIONS REFERRED TO BALTO. CO. HUB NO. 11029: ELEV. 543.326; CONTOUR INTERVAL 2'. ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE:
NO. 11028; N32982.34 W48380.49
NO. 11029; N31960.83 W48723.00

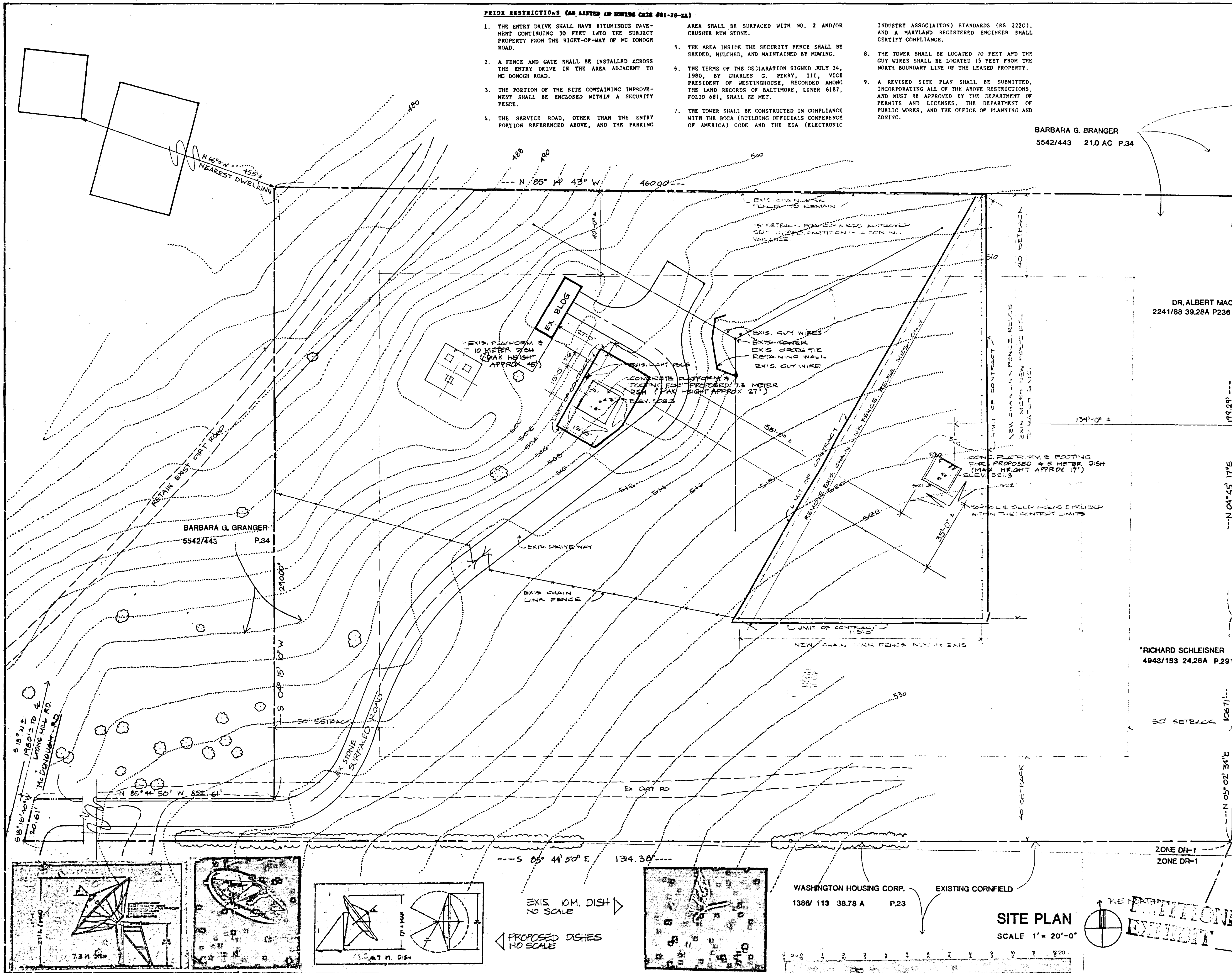
*RICHARD SCHLEISNER
4943/183 24.26A P.29

- GENERAL NOTES**
1. ALL AREAS DISTURBED BY WORK IN THIS CONTRACT SHALL BE FINE GRADED AND SEEDED IN ACCORDANCE WITH THE SPECIFICATIONS.
 2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-559-0100 A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION AND AGAIN PRIOR TO PLANTING.
 3. ALL CONSTRUCTION SHALL FOLLOW LATEST MSHA AND BALTIMORE COUNTY STANDARDS AND SPECIFICATIONS.

REVISED PLANS
#268
2-3-86

PROBST-MASON, INC. ARCHITECTS
800 WYNDHURST AVENUE SUITE 207
BALTIMORE, MARYLAND 21210 301/433-8283

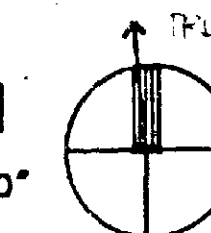
COMMISSION 015-25
DATE: JAN 24, 1986
DRAWING NO.
OF



WASHINGTON HOUSING CORP.
1388/ 113 38.78 A P.23

EXISTING CORNFIELD

SITE PLAN
SCALE 1" = 20'-0"



THE NORTH
PRITIONER'S
EXHIBIT

