

Given

IN RE: PETITION FOR ZONING VARIANCE	*	BEFORE THE
NWS West Road, 337 ft. NE of		
Kenilworth Drive	*	ZONING COMMISSIONER
110 West Road		
9th Election District	*	OF BALTIMORE COUNTY
4th Councilmanic District		
Legal Owner: 110 West Road	*	Case No. 97-88-A
Associates, L.P.		
Lessee: Bell Atlantic NYNEX Mobile		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 110 West Road in Towson. The Petition is filed by 110 West Road Associates Ltd. Partnership, property owner, and Bell Atlantic NYNEX Mobile, Lessee. Variance relief is requested pursuant to Section 426.1.B. of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft., a variance of 35 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Maurice Thompson, II and Kent Lutz on behalf of Bell Atlantic NYNEX Mobile. Also present in support of the Petition were David Moeslein and Chris Bennett. Richard L. Smith, of K.C.I. Technologies Inc., also appeared in support of the request. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

This matter is yet another in a series of cases which have recently come before this office on behalf of the mobile communication industry. In this instance, Bell Atlantic NYNEX Mobile, a mobile communication provider, has petitioned for relief in order to permit the construction of



Petition for Variance ⁸⁸

97-88-A

to the Zoning Commissioner of Baltimore County

for the property located at 110 West Road

which is presently zoned MLR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 part of hereof, hereby petition for a Variance from Section(s)

426.1.B of the Baltimore County Zoning Regulations to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft., a variance of 35 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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/Lessee:

Bell Atlantic NYNEX Mobile

(Type or Print Name)

Maurice Thompson, II

Signature

By: Maurice Thompson, II, Real Estate Consultant

9000 Junction Drive

Address

Annapolis Junction

MD

20701

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Robert A. Hoffman, Esq.

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

110 West Road Associates L.P.

(Type or Print Name)

MacKenzie Properties, Inc., General Partner

Signature

By: Gary J. Gill, Executive Vice President

(Type or Print Name)

Gary J. Gill

Signature

2328 West Joppa Road, Suite 200

Address

Phone No.

Lutherville

MD

21093

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.5 HR

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: *[Signature]*

DATE

8/22/96



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NWS West Road, 337 ft. NE of * ZONING COMMISSIONER
 Kenilworth Drive *
 110 West Road *
 9th Election District * OF BALTIMORE COUNTY
 4th Councilmanic District *
 Legal Owner: 110 West Road * Case No. 97-88-A
 Associates, L.P. *
 Lessee: Bell Atlantic NYNEX Mobile *
 Petitioner *

* * * * *

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This matter is yet another in a series of cases which have recently come before this office on behalf of the mobile communication industry. In this instance, Bell Atlantic NYNEX Mobile, a mobile communication provider, has petitioned for relief in order to permit the construction of

ORDER FOR FILING
 Date 10/9/96
 By M. Brak

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of October, 1996 that a variance from Section 426.1.B. of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility, in lieu of the required 200 ft., a variance of 35 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

10/9/96

By

M. Gork

LES/mmm

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 8, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 W. Allegheny Avenue
Towson, Maryland 21204

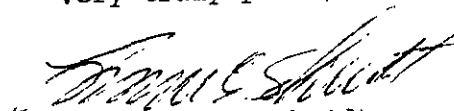
RE: Case No. 97-88-A
Petition for Zoning Variance
Property: 110 West Road
Bell Atlantic NYNEX Mobile/110 West Road Associates, L.P.

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Messrs. Maurice Thompson II and Kent Lutz, Bell Atlantic NYNEX Mobile
c: Mr. David Moeslein, 812-E Oregon Avenue, Linthicum, Md. 21090
c: Mr. Chis Bennett, 2328 W. Joppa Road, Lutherville, Md. 21093

MICROFILMED



Petition for Variance 88

97-88-A

to the Zoning Commissioner of Baltimore County

for the property located at 110 West Road
 which is presently zoned MLR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 part of hereof, hereby petition for a Variance from Section(s)

426.1.B of the Baltimore County Zoning Regulations to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft., a variance of 35 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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/Lessee:

Bell Atlantic NYNEX Mobile
 (Type or Print Name)
Maurice Thompson, II
 Signature
 By: Maurice Thompson, II, Real Estate Consultant
9000 Junction Drive
 Address
Annapolis Junction MD 20701
 City State Zipcode

Legal Owner(s):

110 West Road Associates L.P.
 (Type or Print Name)
 By: MacKenzie Properties, Inc., General Partner
 Signature
 By: Gary W. Gill Executive Vice President
 (Type or Print Name)
Gary W. Gill
 Signature

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
 (Type or Print Name)
Robert A. Hoffman
 Signature
210 Allegheny Ave. (410) 494-6200
 Address Phone No

2328 West Joppa Road, Suite 200
 Address Phone No.
Lutherville MD 21093
 City State Zipcode
 Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.
Robert A. Hoffman
Venable, Baetjer and Howard, LLP
 Name
210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
 Address Phone No.

Towson MD 21204
 City State Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
 unavailable for Hearing the following dates _____
 Next Two Months _____
 ALL _____ OTHER _____
 REVIEWED BY: _____ DATE _____

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98

97-88-A

**DESCRIPTION
110 WEST ROAD
THIS DESCRIPTION IS FOR A SETBACK VARIANCE
IN A "MLR" ZONE**

BEGINNING FOR THE SAME at a point on the northwesterly side of West Road; said point of beginning being 337' ± northeasterly from the centerline of Kenilworth Drive (80' wide) thence binding along the northwesterly side of said West Road two following courses:

- 1) Northeasterly by a curve to the right having a radius of 635.00 feet for a distance of 196.71 feet, said curve being subtended by a chord bearing North 47 degrees 30 minutes 11 seconds East 195.93 feet and
 - 2) North 56 degrees 22 minutes 40 seconds East 44.81 feet to a point on said road; thence in a northwesterly direction
 - 3) North 32 degrees 05 minutes 27 seconds West 634.63 feet to intersect the south right-of-way line of the Baltimore Beltway (I-695), thence binding on said right-of-way line of I-695
 - 4) Southwesterly by a line curving to the right having a radius of 2034.86 feet for a distance of 597.53 feet to a point on said road, said curve being subtended by a chord bearing South 86 degrees 37 minutes 27 seconds West 595.39 feet, thence in a southeasterly direction the two following courses and distances
 - 5) South 48 degrees 07 minutes 31 seconds East 257.46 feet and
 - 6) South 48 degrees 50 minutes 07 seconds East 741.23 feet to the place of beginning.
- Containing 6.322 acres of land more or less.



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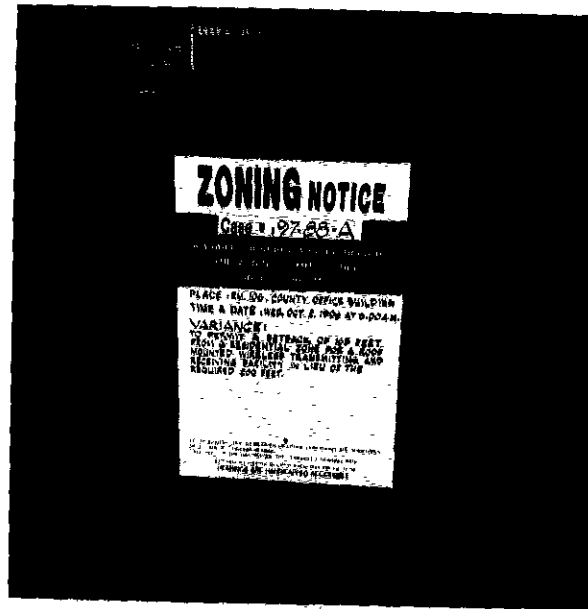
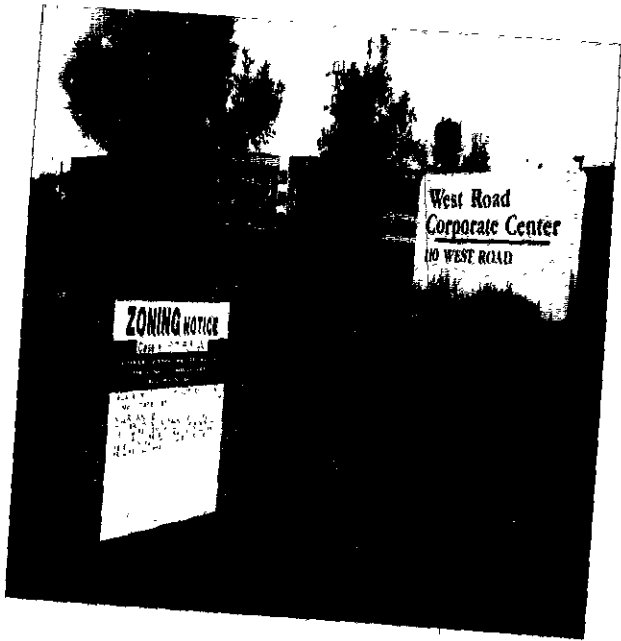
CASE NUMBER: 97-88-A (Item 88)
110 West Road
NWS West Road, 337' NE of Kenilworth Drive
9th Election District - 4th Councilmanic
Legal Owner(s): 110 West Road Associates, L.P.
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.

HEARING: WEDNESDAY, OCTOBER 2, 1996 at 9:00 a.m. in Room 106, County Office Building.

Post by: 9/17/96 Barbara Ormord 494-6201

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97-88-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9

Date of Posting 9-12-96

Posted for: OCT. 2, 1996 HEARING

Petitioner: 110 WEST RD ASSOC / BEU ATL. ANNEX

Location of property: 110 WEST RD RD

Location of Signer _____

Remarks: _____

Posted by Jenny Panger

Signature

Date of return: _____

Number of Signs: _____

MICROFILMED



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-88-A
(Item 88)
110 West Road
NWS West Road, 337' NE of Kenilworth Drive
9th Election District
4th Concourse
Legal Owner(s):
110 West Road Associates, L.P.

Lessee:
Bell Atlantic NYNEX Mobile
Variance: In permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.
Hearing: Wednesday, October 2, 1996 at 9:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations. Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9683 Sept. 5 CB8077

CERTIFICATE OF PUBLICATION

TOWSON, MD.

Sept 6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 5, 1996.

THE JEFFERSONIAN,
A. H. Enidbaum
LEGAL AD. - TOWSON

RECORDED



97-88-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

(AND SIGN POSTING AND RETURN)

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 88

Petitioner: Bell Atlantic NYNEX Mobile

Location: 110 West Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod

ADDRESS: 210 Allegheny Avenue

Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

MICROFILMED

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
September 5, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-88-A (Item 88)
110 West Road
NWS West Road, 337' NE of Kenilworth Drive
9th Election District - 4th Councilmanic
Legal Owner(s): 110 West Road Associates, L.P.
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.

HEARING: WEDNESDAY, OCTOBER 2, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-88-A (Item 88)
110 West Road
NWS West Road, 337' NE of Kenilworth Drive
9th Election District - 4th Councilmanic
Legal Owner(s): 110 West Road Associates, L.P.
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.

HEARING: WEDNESDAY, OCTOBER 2, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: 110 West Road Associates, LP
Bell Atlantic NYNEX Mobile
Robert A. Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 88
Case No.: 97-88-A
Petitioner: 110 West Rd. Assoc. LP

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MAILED



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: September 13, 1996

FROM: *RB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 9, 1996
Item Nos. 082, 083, 086, 088,
089, 090, 091, 092, & 093

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 6, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 81, 83, 86, 88, 90, 92 and 93

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

ROUGH WIRING

All switches, receptacles, and lights to be counted as outlets:

FIXTURES	FIXTURES
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service	\$44.00
Not over 200 amp. service	\$52.00
Over 200 amp. service	\$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional
6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

	Secondary Fee
Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . .	\$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA	\$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA	\$17.00 -- \$6.00
Over 75 HP, KW or KVA	\$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps	\$17.00
Over 400, not over 800 amps	\$25.00
Over 800 amps	\$43.00

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA	\$19.00
Over 200 to 500 KVA	\$21.00
Over 500 KVA	\$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee. \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each \$17.00
Single unit, non-automatic, Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00

PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW	\$17.00
11 to 25 KW	\$21.00
26 to 50 KW	\$28.00
Over 50 KW	\$34.00

Where inspection is not on a one-time basis, Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 09/05/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 03, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 82, 83, 85, 86, 88, 90,
91 AND 93.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

REC'D



BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING

All switches, receptacles, and lights to be counted as outlets:

FIXTURES	FIXTURES
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service	\$44.00
Not over 200 amp. service	\$52.00
Over 200 amp. service	\$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional
6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee	Secondary Fee
Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . .	\$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA	\$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA	\$17.00 -- \$6.00
Over 75 HP, KW or KVA	\$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps	\$17.00
Over 400, not over 800 amps	\$25.00
Over 800 amps	\$43.00

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES
OUTDOOR SUB-STATIONS

Not over 200 KVA	\$19.00
Over 200 to 500 KVA	\$21.00
Over 500 KVA	\$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool Lights (Use fixture & appliance schedule)

REINSPECTION OR REINTRODUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4": applying rough wiring schedule for each sign,
minimum fee. \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic,
1 to 20 HP each \$17.00
Single unit, non-automatic,
Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES
1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW	\$17.00
11 to 25 KW	\$21.00
26 to 50 KW	\$28.00
Over 50 KW	\$34.00

Where inspection is not on a one-time basis, Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00
Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate \$ 3.00
PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SINGLE, ONE-ITEM INSPECTIONS.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sep. 6, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Sep/3/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	81	454
	82	
	83	475
	84	
	87	
	88	
	90	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILM

BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

ROUGH WIRING

All switches, receptacles, and lights to be counted as outlets:

FIXTURES	
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

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Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, EACH \$43.00

Issuance of duplicate certificate \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

B-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 098

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/DE 45A are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

PETITION PROBLEMS

#81 --- RT

1. Need authorization for person to sign for legal owner.
2. Need title of person signing for contract purchaser.

#82 --- CAM

1. No review information on bottom of petition form.

#85 --- MJK

1. Can't read printed name of contract purchaser.

#87 --- JLL

1. Need telephone number for attorney.

#88 --- JLL

1. Need authorization for person who signed for attorney.
2. Need telephone number for legal owner.

#93 --- JCM

1. No hardship or practical difficulty on petition form.
2. Notary section is incomplete.

MICROFILMED

8/27/96

RE: PETITION FOR VARIANCE
110 West Road, NWS West Road, 337' NE
of Kenilworth Drive, 9th
Election District, 4th Councilmanic

Legal Owner(s): 110 West Road Assoc., L.P.
Lessee: Bell Atlantic NYNEX Mobile
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-88-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

HRGS, 10/2

CARRY

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

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

No. 023307

97-89

89

DATE 8/22/96 ACCOUNT 001-6150

AMOUNT \$ 285.00 (WCR)

RECEIVED FROM: Law Offices - Thomas L. Hennessey

#020 - VARIANCE
#080 - SIGN POSTING
11101 Raphael Road

DROP-OFF
NO REVIEW

FOR: _____

CV + SIGN

03A91#0006MICHRC 285.00
BA C011#04AM08-22-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

No. 024766

JLL #385

97-88

DATE 8/22/96 ACCOUNT R0016150

AMOUNT \$ 285.00

RECEIVED FROM: VENABLE BRETTIER + HOWARD

FOR: 1 REV. 250.00
1 SIGN 35.00

CV + SIGN

03A91#0006MICHRC 285.00
BA C011#04AM08-22-96

VALIDATION OR SIGNATURE OF CASHIER

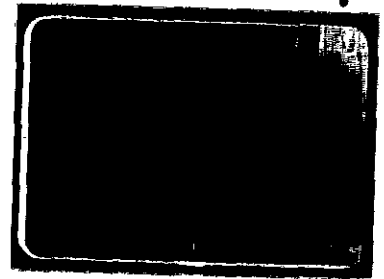
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MMM 5824 FILMSORT® & DUPLICARD® Cards



3M, St Paul, MN

MMM 5824 FILMSORT® & DUPLICARD® Cards



3M, St Paul, MN

its antennas and a supporting equipment structure on the roof of an existing building located at 110 West Road. As has been stated in previous opinions issued by this office, Bell Atlantic NYNEX Mobile and similar companies are establishing communication networks in the Baltimore County area in order to provide wireless communication services. To establish these networks, antennas are placed atop of existing structures or upon monopoles in geographic areas or grids. In this case, Bell Atlantic wishes to construct antennas on the subject building in order to increase capacity in the vicinity. This building, which fronts West Road, borders the Baltimore Beltway (Interstate 695) in the rear. Obviously, many of the vehicles which travel the Beltway utilize Bell Atlantic's system.

Wireless transmitting and receiving facilities are permitted by right in an M.L.R. zone, thus special exception relief is not necessary. However, the proposed use will be approximately 165 ft. from a residential zone line. That zone line is consistent with the center line of the Baltimore Beltway. On the other side of the Beltway, an existing community of residential homes is present, zoned D.R.5.5. In view of the requirement that wireless transmitting and receiving facilities will be a minimum of 200 ft. from any residential zone, the subject variance is necessary.

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. The testimony and evidence offered on behalf of the Petitioner is persuasive. I am convinced that the Petitioner has satisfied the requirements of Section 307 of the BCZR and the case law. Moreover, it is clear that the required variance relief is consistent with the BCZR and will not be detrimental to surrounding properties.

ORDER RECEIVED FOR FILING

Date

10/19/96

By

M. Gorup

Petitioners

PLEASE PRINT CLEARLY

PROTESTER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

216 Allegheny 21204

MAURICE THOMPSON, II

9000 JUNCTION DRIVE 20701

Kent Lutz

9000 Junction Dr., Annapolis Junction 20701

DAVID MOESLEIN

812 E OREGON AVENUE LINTHicum MD 21090

Chris Bennett

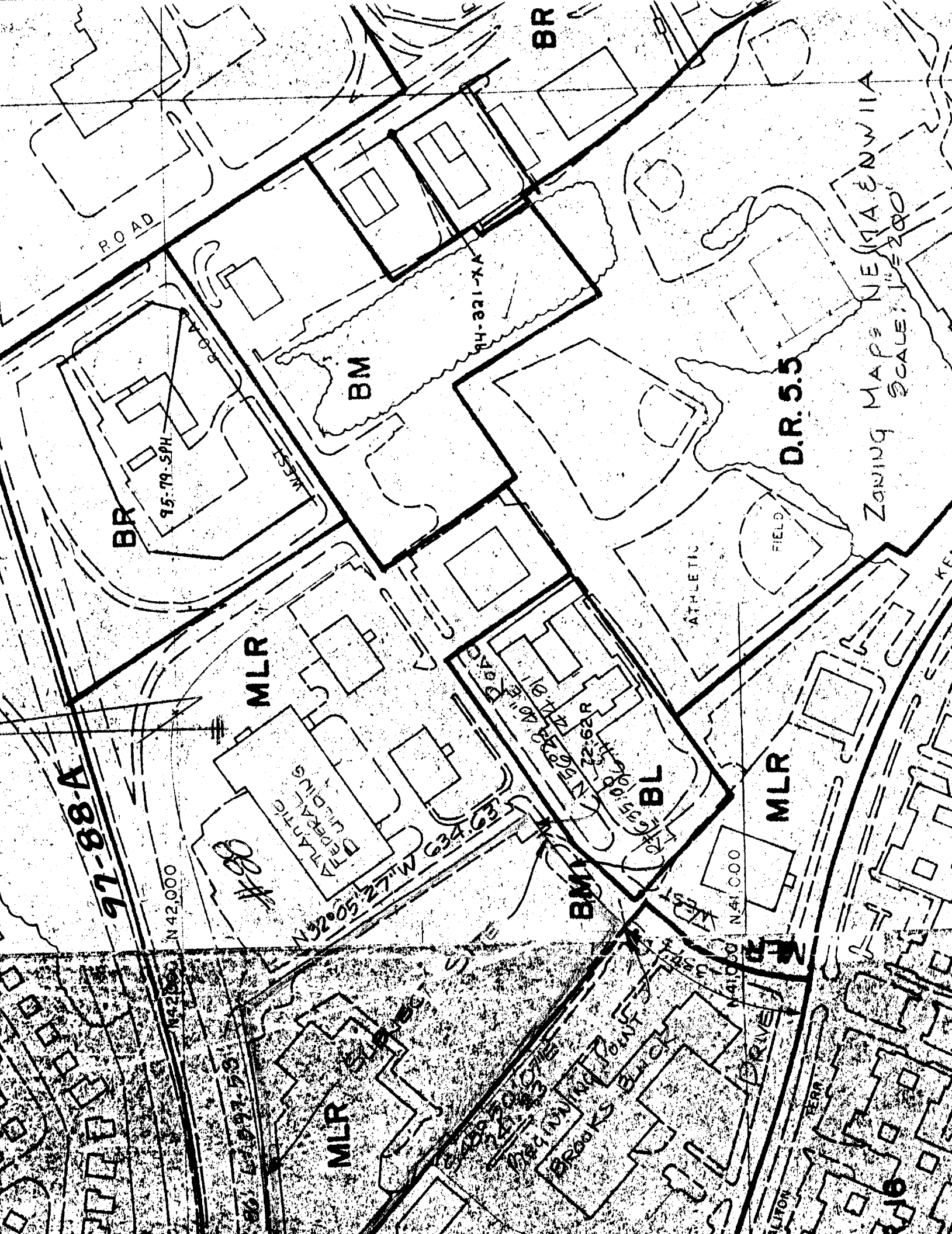
2328 W. Joppa Rd Lutherville MD 21093

RICHARD L. SMITH

KCI TECHNOLOGIES, INC.
10 NORTH PARK DR. 21030



MICROFILMED



ROAD

BR

BR

95-79-SPH

WEST

BM

94-321-AA

D.R. 5.5

ZAVING MAPS NE (17A) ENWIA
SCALE: 1"=200'

ATHLETIC

FIELD

MLR

97-88-A

N 42,000

#80

ATLANTIC
FEDERAL
BUILDING

N 32° 05' 27" W
634.63'

10-11-12
17-19
20-21-22
23-24-25
26-27-28
29-30-31
32-33-34
35-36-37
38-39-40
41-42-43
44-45-46
47-48-49
50-51-52
53-54-55
56-57-58
59-60-61
62-63-64
65-66-67
68-69-70
71-72-73
74-75-76
77-78-79
80-81-82
83-84-85
86-87-88
89-90-91
92-93-94
95-96-97
98-99-100

BL

BM

MLR

N 41,000

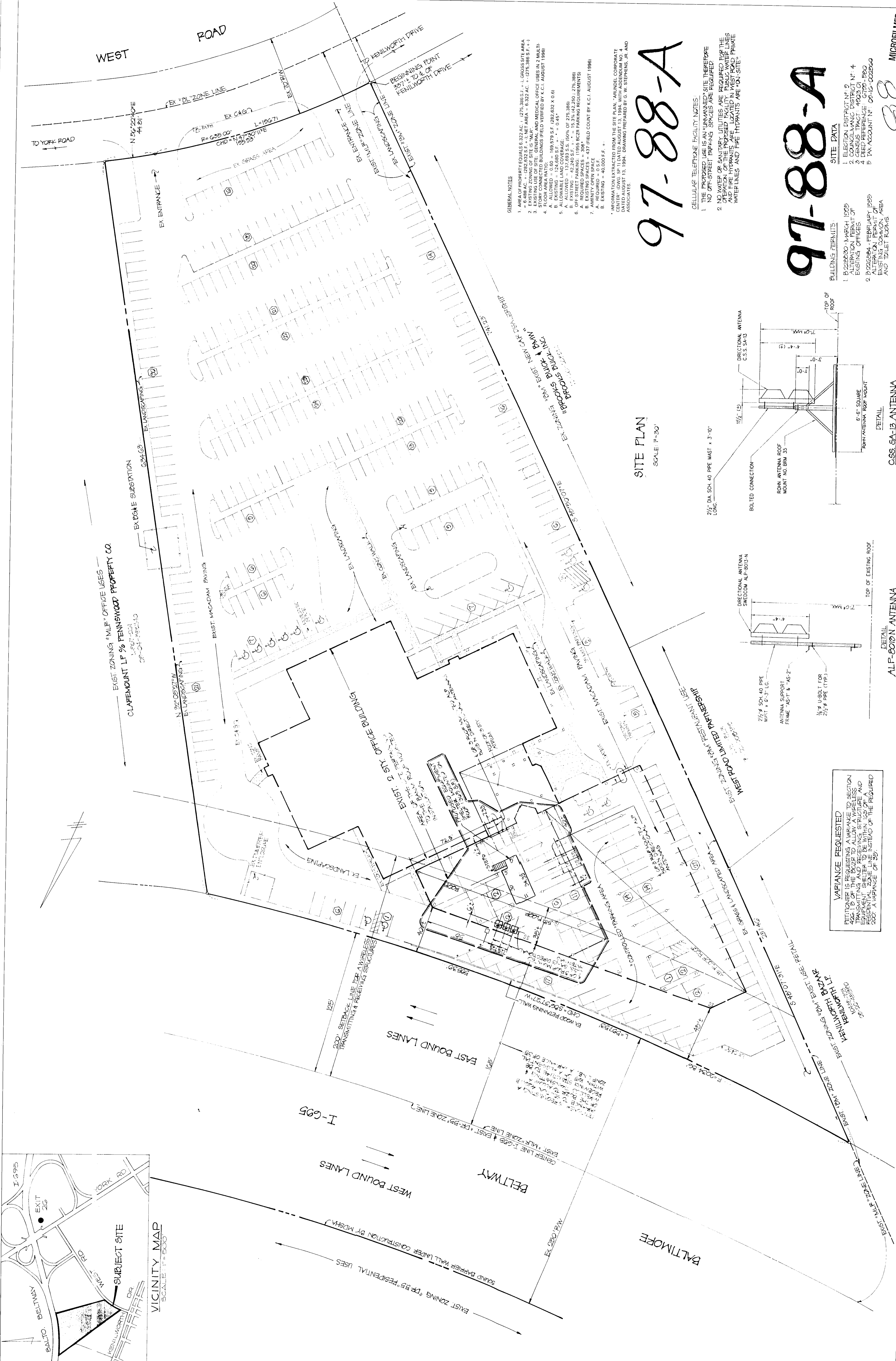
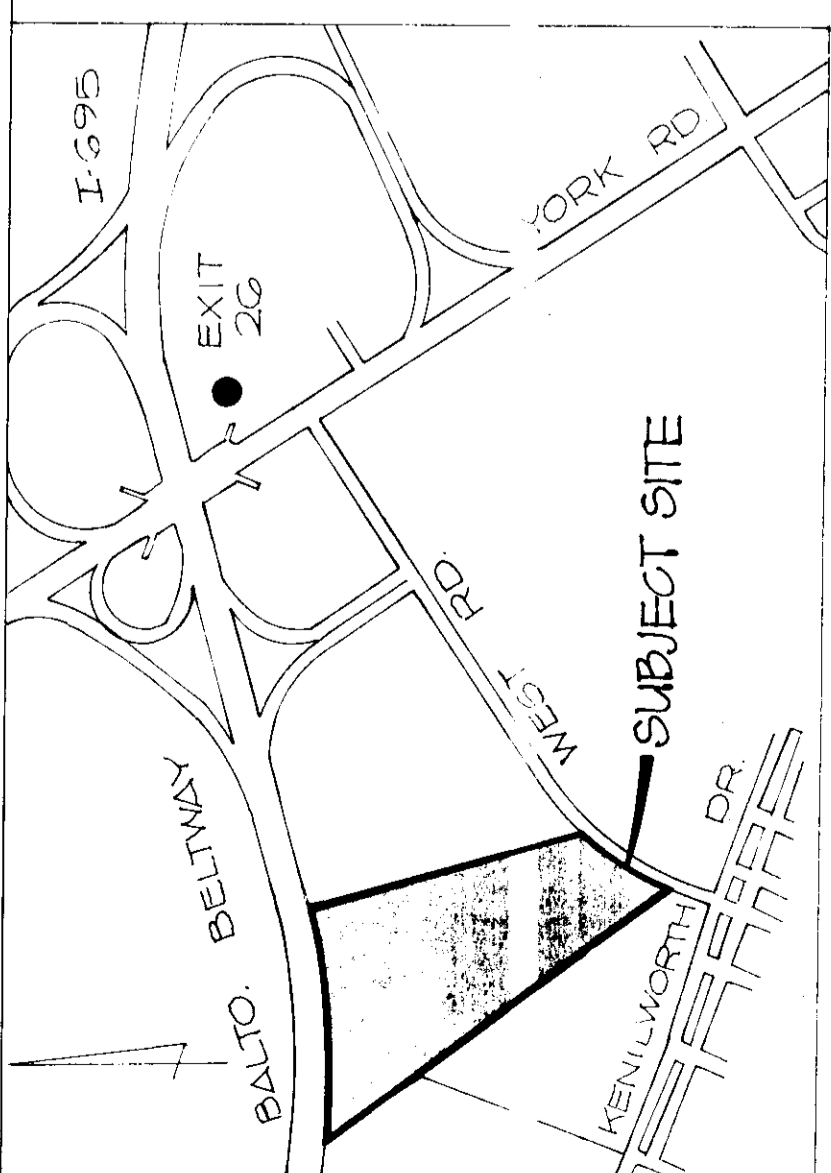
MLR

BROOKS
BLOCK

DRIVE

MILITON

97-88-B



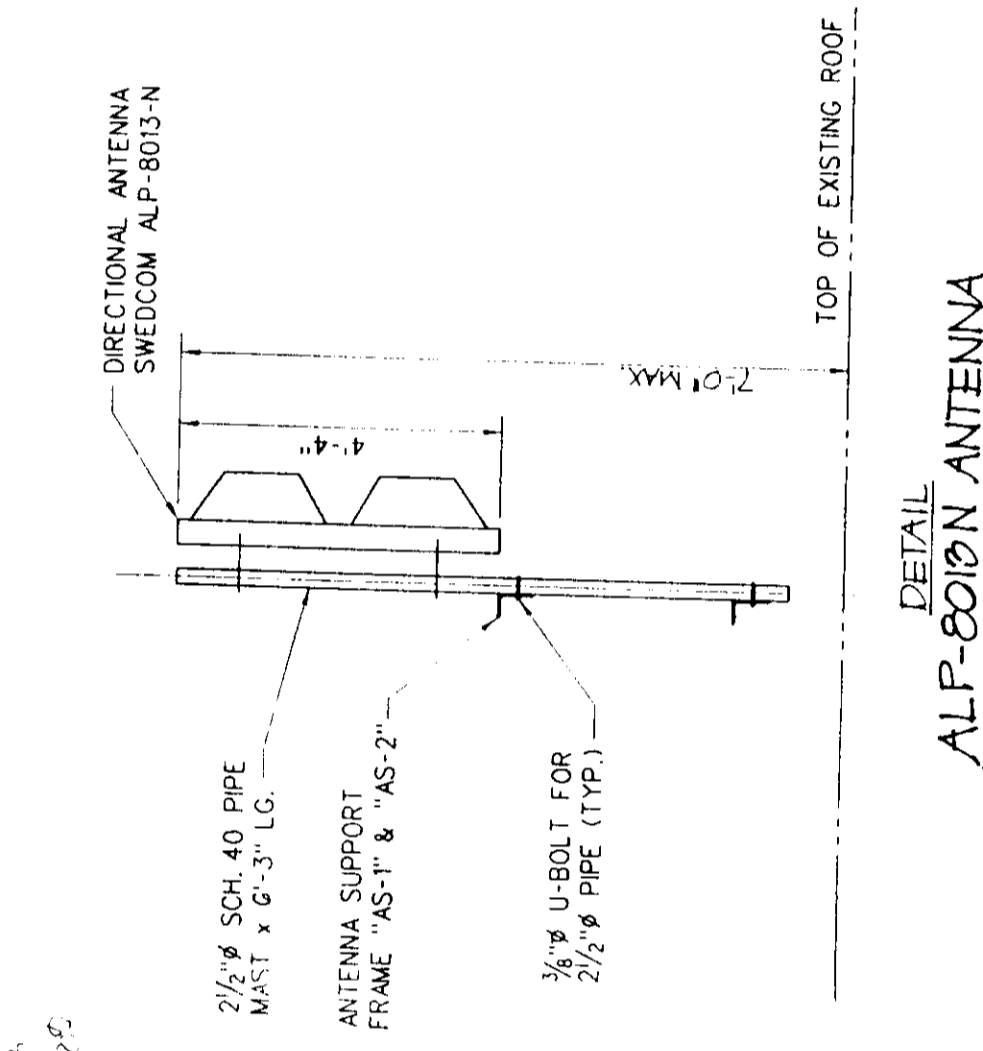
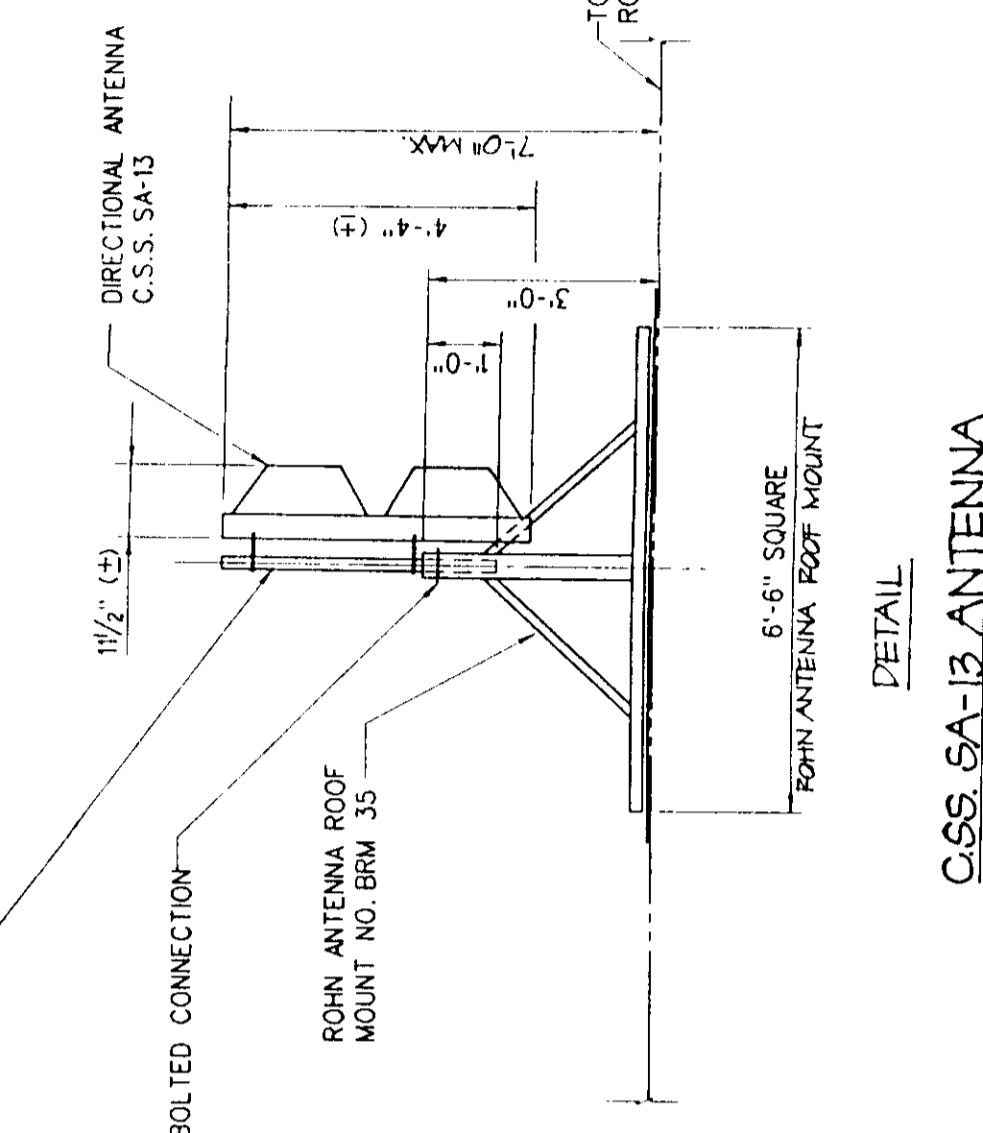
- GENERAL NOTES**
1. AREA OF PROPERTY IS 0.25 AC. ±. L. GROSS SITE AREA = 6.88 AC. ±. NET AREA = 6.32 AC. ±. (0.56 AC. ±. ± 1.1)
 2. EXISTING ZONING OF SITE IS "M1"
 3. EXISTING ZONING MAP NO. 1005
 4. STORY CONNECTED BUILDINGS FIELD VERIFIED BY K.C.I. AUGUST 1988
 5. ALLOWED = 0.00 - 109,579 S.F. (282,032 ± 0.0)
 6. EXISTING = 124,680 S.F. ±. ± 0.45
 7. EXISTING = 42,240 S.F. ±. ± 19.3% (42,240 ± 774.388)
 8. REQUIRED SPACES = 300' RICH PARKING REQUIREMENTS
 9. AMOUNT OF SPACES = 437 FIELD COUNT BY K.C.I. AUGUST 1988
 10. REQUIRED = 0 S.F.
 11. EXISTING = 40,000 F.F. ±
- * INFORMATION EXTRACTED FROM THE SITE PLAN, "ARUNDEL CORPORATE CENTER", DATED AUGUST 13, 1984. DRAWING PREPARED BY G. W. STEPHENS, JR. AND ASSOCIATES.

97-88-A

- CELLULAR TELEPHONE FACILITY NOTES:**
1. THE PROPOSED USE IS AN "UNMANNED" SITE THEREFORE NO OFF-STREET PARKING SPACES ARE REQUIRED
 2. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE PROPOSED FACILITY. PUBLIC WATER LINES AND SEWER LINES ARE TO BE LOCATED AT PRIVATE WATER LINES AND FIRE HYDRANTS ARE ON-SITE.

97-88-A

- SITE DATA**
1. ELECTION DISTRICT NO. 9
 2. CONGRESSIONAL DISTRICT NO. 4
 3. CENSUS TRACT - 4003.01
 4. DEED REFERENCE - G205-590
 5. TAX ACCOUNT NO. - 02-16-022540
- BUILDING FEATURES:**
1. BLOORING MATERIAL: 1005
 2. ALTERATION PERMIT OF EXISTING OFFICES
 3. 2000GPA - FEBRUARY 1985
 4. ALTERATION PERMIT OF EXISTING COMMON AREA AND TOILET ROOMS



VARIANCE REQUESTED

THE USER IS REQUESTING A VARIANCE TO SECTION 405 TO PERMIT THE INSTALLATION OF TRANSMITTING AND RECEIVING ANTENNAE AND EQUIPMENT. THE USER REQUESTS THAT THE ANTENNAE BE WITHIN 300' OF A VARIANCE OF 350'.

Bell Atlantic NYNEX Mobile 180 WASHINGTON VALLEY ROAD BEDMINSTER, N.J. 07921		DRAWING TITLE: SITE PLAN 1 FLAT TO ACCOMPANY PETITION FOR VARIANCES	DRAWING ISSUE STATUS CURRENTLY: B A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR MUNICIPAL REVIEW/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/ISSUES D - ISSUED FOR CONSTRUCTION E - (SPECIFY)
KCI TECHNOLOGIES INC. ENGINEERS • PLANNERS • SURVEYORS HUNT VALLEY, MARYLAND 21038-1888 (410) 316-7800		PROJECT: PROPOSED CELLULAR TELEPHONE FACILITY - WEST ROAD CORPORATE CENTER 110 WEST ROAD TOWSON, MARYLAND 21284	DRAWING NO.: 1 OF 1 SHEET NO.: 1 OF 1 PRINT DATE:
KCI JOB NO. 01-9613		PROJECT OWNER: 110 WEST ROAD ASSOCIATES LIMITED PARTNERSHIP	DOCUMENT NO.:
SCHEDULE OF REVISIONS			
7			
6			
5			
4			
3			
2			
1			
0			
REV.	DESCRIPTION OF CHANGES	DRAWN BY	DATE

Handwritten signature and date: 10/1/88

MICROFILMED

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NWS West Road, 337 ft. NE of * ZONING COMMISSIONER
 Kenilworth Drive * OF BALTIMORE COUNTY
 110 West Road *
 9th Election District *
 4th Councilmanic District * Case No. 97-88-A
 Legal Owner: 110 West Road *
 Associates, L.P. *
 Lessee: Bell Atlantic NYNEX Mobile *
 Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 110 West Road in Towson. The Petition is filed by 110 West Road Associates Ltd. Partnership, property owner, and Bell Atlantic NYNEX Mobile, Lessee. Variance relief is requested pursuant to Section 426.1.B. of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft., a variance of 35 ft. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Maurice Thompson, II and Kent Lutz on behalf of Bell Atlantic NYNEX Mobile. Also present in support of the Petition were David Moeslein and Chris Bennett. Richard L. Smith, of K.C.I. Technologies Inc., also appeared in support of the request. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

This matter is yet another in a series of cases which have recently come before this office on behalf of the mobile communication industry. In this instance, Bell Atlantic NYNEX Mobile, a mobile communication provider, has petitioned for relief in order to permit the construction of

its antennas and a supporting equipment structure on the roof of an existing building located at 110 West Road. As has been stated in previous opinions issued by this office, Bell Atlantic NYNEX Mobile and similar companies are establishing communication networks in the Baltimore County area in order to provide wireless communication services. To establish these networks, antennas are placed atop of existing structures or upon monopoles in geographic areas or grids. In this case, Bell Atlantic wishes to construct antennas on the subject building in order to increase capacity in the vicinity. This building, which fronts West Road, borders the Baltimore Beltway (Interstate 695) in the rear. Obviously, many of the vehicles which travel the Beltway utilize Bell Atlantic's system.

Wireless transmitting and receiving facilities are permitted by right in an M.L.R. zone, thus special exception relief is not necessary. However, the proposed use will be approximately 165 ft. from a residential zone line. That zone line is consistent with the center line of the Baltimore Beltway. On the other side of the Beltway, an existing community of residential homes is present, zoned D.R.5.5. In view of the requirement that wireless transmitting and receiving facilities will be a minimum of 200 ft. from any residential zone, the subject variance is necessary.

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. The testimony and evidence offered on behalf of the Petitioner is persuasive. I am convinced that the Petitioner has satisfied the requirements of Section 307 of the BCZR and the case law. Moreover, it is clear that the required variance relief is consistent with the BCZR and will not be detrimental to surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of October, 1996 that a variance from Section 426.1.B. of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility, in lieu of the required 200 ft., a variance of 35 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date _____
 By _____
 LES/mnn

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204 (410) 887-4386

October 8, 1996

Robert A. Hoffman, Esquire
 Venable, Baetjer and Howard
 210 W. Allegheny Avenue
 Towson, Maryland 21204

RE: Case No. 97-88-A
 Petition for Zoning Variance
 Property: 110 West Road
 Bell Atlantic NYNEX Mobile/110 West Road Associates, L.P.

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mnn

att.

Messrs. Maurice Thompson II and Kent Lutz, Bell Atlantic NYNEX Mobile
 c: Mr. David Moeslein, 812-E Oregon Avenue, Linthicum, Md. 21090
 c: Mr. Chris Bennett, 2328 W. Joppa Road, Lutherville, Md. 21093

ORDER RECEIVED FOR FILING
 Date _____
 By _____

ORDER RECEIVED FOR FILING
 Date _____
 By _____

ORDER RECEIVED FOR FILING
 Date _____
 By _____

Petition for Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at 110 West Road
 which is presently zoned MLR

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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 part of hereof, hereby petition for a Variance from Section(s)

426.1.B. of the Baltimore County Zoning Regulations to permit a setback of 165 ft. from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 ft., a variance of 35 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing 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/Lessee:
 Bell Atlantic NYNEX Mobile
 (Type or Print Name)
 Signature: *Maurice Thompson II*
 By: Maurice Thompson, II, Real Estate Consultant
 9000 Junction Drive
 Annapolis Junction MD 20701
 City State Zipcode

Legal Owner(s):
 110 West Road Associates L.P.
 (Type or Print Name)
 By: MacKenzie Properties, Inc., General Partner
 Signature: *Gary A. Gill*
 By: Gary A. Gill, Executive Vice President
 (Type or Print Name)
 Signature: *Gary A. Gill*
 2328 West Joppa Road, Suite 200
 Lutherville MD 21093
 City State Zipcode
 Name, Address and phone number of legal owner, contract purchaser or representative to be contacted:
 Robert A. Hoffman
 Venable, Baetjer and Howard, LLP
 210 Allegheny Ave. Towson, MD 21204 (410) 494-6200
 City State Zipcode Phone No.

Attorney for Petitioner:
 Robert A. Hoffman
 Venable, Baetjer and Howard, LLP
 (Type or Print Name)
 Signature: *Robert A. Hoffman*
 210 Allegheny Ave. Towson, MD 21204 (410) 494-6200
 City State Zipcode Phone No.

OFFICE USE ONLY
 ESTIMATED LENGTH OF HEARING _____
 unavailable for hearing the following dates
 Next Two Months
 ALL OTHER DATE
 REVIEWED BY: _____ DATE _____

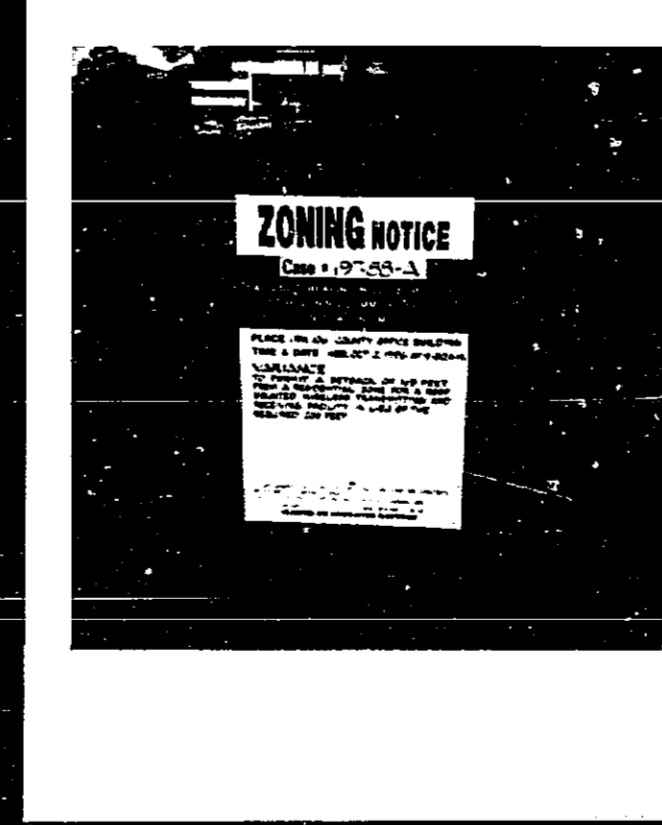
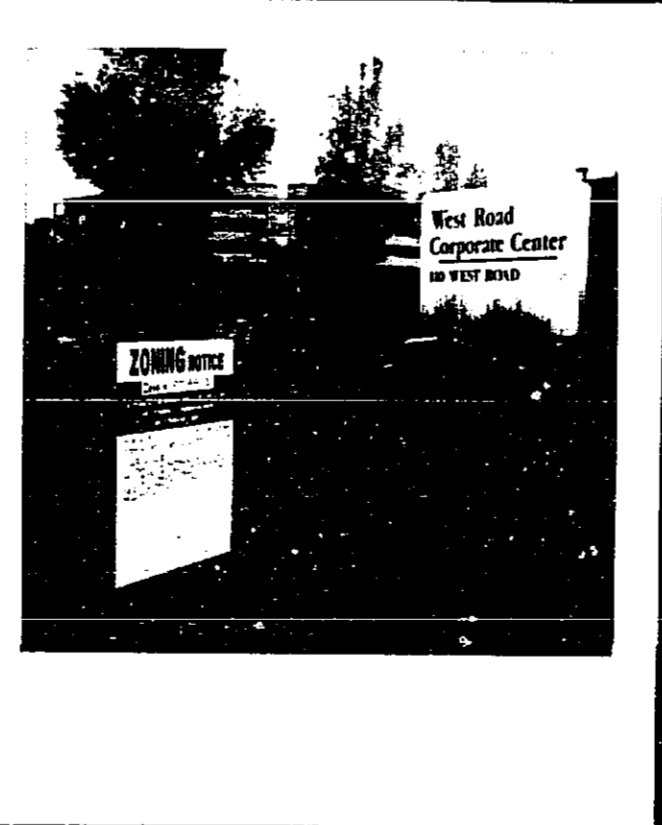
KCI TECHNOLOGIES
 DESCRIPTION 97-88-A
 THIS DESCRIPTION IS FOR A SETBACK VARIANCE
 IN A "MLR" ZONE

BEGINNING FOR THE SAME at a point on the northwesterly side of West Road; said point of beginning being 337'± northeasterly from the centerline of Kenilworth Drive (80' wide) thence binding along the northwesterly side of said West Road two following courses:

- 1) Northeasterly by a curve to the right having a radius of 635.00 feet for a distance of 196.71 feet, said curve being subtended by a chord bearing North 47 degrees 30 minutes 11 seconds East 195.93 feet and
- 2) North 56 degrees 22 minutes 40 seconds East 44.81 feet to a point on said road; thence in a northwesterly direction
- 3) North 32 degrees 05 minutes 27 seconds West 634.63 feet to intersect the south right-of-way line of the Baltimore Beltway (I-695), thence binding on said right-of-way line of I-695
- 4) Southwesterly by a line curving to the right having a radius of 2034.86 feet for a distance of 597.53 feet to a point on said road, said curve being subtended by a chord bearing South 86 degrees 37 minutes 27 seconds West 595.39 feet, thence in a southeasterly direction the two following courses and distances
- 5) South 48 degrees 07 minutes 31 seconds East 257.46 feet and
- 6) South 48 degrees 50 minutes 07 seconds East 741.23 feet to the place of beginning. Containing 6.322 acres of land more or less.



CASE NUMBER: 97-88-A (Item 88)
 110 West Road
 NWS West Road, 337' NE of Kenilworth Drive
 9th Election District - 4th Councilmanic
 Legal Owner(s): 110 West Road Associates, L.P.
 Lessee: Bell Atlantic NYNEX Mobile
 Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.
 HEARING: WEDNESDAY, OCTOBER 2, 1996 at 4:00 A.M. in Room 109, County Office Building.
 Post by: 9/17/96 Barbara Ormond 494-6201



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9 Date of Posting: 9-12-96
 Posted for: OCT 2, 1996 HEARING
 Petitioner: 110 WEST RD ASSOCY, BELL ATL NYNEX
 Location of property: 110 WEST ROAD
 Location of Signs: _____
 Remarks: _____
 Posted by: Henry Praeger Signature Date of return: _____
 Number of Signs: _____

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the County Board of Appeals, hereby gives notice that a public hearing will be held on the County Office Building, 400 Washington Avenue, Towson, Maryland 21204 as follows:
 Case #97-88-A
 Item 88
 110 West Road
 NWS West Road, 337' NE of Kenilworth Drive
 9th Election District
 4th Councilmanic District
 Legal Owner(s): 110 West Road Associates, L.P.
 Lessee: Bell Atlantic NYNEX Mobile
 Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.
 HEARING: WEDNESDAY, OCTOBER 2, 1996 at 4:00 A.M. in the County Office Building.
 LAWRENCE E. SCHMIDT
 Zoning Commissioner for Baltimore County

CERTIFICATE OF PUBLICATION
 TOWSON, MD., Sept 6, 1996
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 5, 1996.
 THE JEFFERSONIAN,
 A. Henickson
 LEGAL AD. - TOWSON

HEARING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.
(AND SIGN POSTING AND RETURN)
PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Carl Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 88
Petitioner: Bell Atlantic NYNEX Mobile
Location: 116 West Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Barbara W. Ciment
ADDRESS: 210 Allegheny Avenue
Towson, Md. 21204
410-887-6201

(Revised 04/09/93)

TO: FUTURE PUBLISHING COMPANY
September 9, 1996 Issue - Jeffersonian

Please forward billing to:
Barbara W. Ciment
Venable, Beetsler and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
410-887-6201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-88-A (Item 88)
110 West Road
MS West Road, 337' NE of Kenilworth Drive
9th Election District - 4th Councilmanic
Legal Owner(s): 110 West Road Associates, L.P.
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.

HEARING: WEDNESDAY, OCTOBER 2, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-88-A (Item 88)
110 West Road
MS West Road, 337' NE of Kenilworth Drive
9th Election District - 4th Councilmanic
Legal Owner(s): 110 West Road Associates, L.P.
Lessee: Bell Atlantic NYNEX Mobile

Variance to permit a setback of 165 feet from a residential zone for a roof mounted wireless transmitting and receiving facility in lieu of the required 200 feet.

HEARING: WEDNESDAY, OCTOBER 2, 1996 at 9:00 a.m. in Room 106, County Office Building.

Carl Jablon
Arnold Jablon
Director

cc: 110 West Road Associates, LP
Bell Atlantic NYNEX Mobile
Robert A. Hoffman, Esq.

NOTES: (1) HEARING SIGN A POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 24, 1996

Robert A. Hoffman, Esquire
Venable, Beetsler and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 88
Case No.: 97-88-A
Petitioner: 110 West Rd. Assoc. LP

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: September 13, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 9, 1996
Item Nos. 882, 883, 886, 888,
889, 890, 891, 892, & 893

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb
cc: File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 6, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 81, 83, 86, 88, 90, 92 and 93

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*
Division Chief: *Carol L. Kline*

PK/JL

ITEM#1/PZINE/TXT.NVL

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5000

Office of the Fire Marshal
(410)887-8800

DATE: 09/05/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 03, 1996.

Item No.: SEE BELGW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 82, 83, 85, 86, 88, 90, 91 AND 93.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sept 6, 96

FROM: R. Bruce Seelye
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 8/4/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 81 454
82 475
83
84
87
88
90

RBS
BRUCE@DEPRM/TATSBP



David L. Winstead
Secretary
Parker F. Williams
Administrator

8-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 088

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 45A are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#81 --- RT

1. Need authorization for person to sign for legal owner.
2. Need title of person signing for contract purchaser.

#82 --- CAM

1. No review information on bottom of petition form.

#85 --- MJK

1. Can't read printed name of contract purchaser.

#87 --- JLL

1. Need telephone number for attorney.

#88 --- JLL

1. Need authorization for person who signed for attorney.
2. Need telephone number for legal owner.

#93 --- JCM

1. No hardship or practical difficulty on petition form.
2. Notary section is incomplete.

8/27/96

RE: PETITION FOR VARIANCE * BEFORE THE *
110 West Road, NWS West Road, 337' NE * ZONING COMMISSIONER *
of Kenilworth Drive, 9th * OF BALTIMORE COUNTY *
Election District, 4th Councilmanic * *
Legal Owner(s): 110 West Road Assoc., L.P. * CASE NO. 97-88-A *
Lessee: Bell Atlantic WYEX Mobile * *
Petitioners * * * * *

ENTRY OF APPEARANCE

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

HEGS, 10/2

CAREY

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

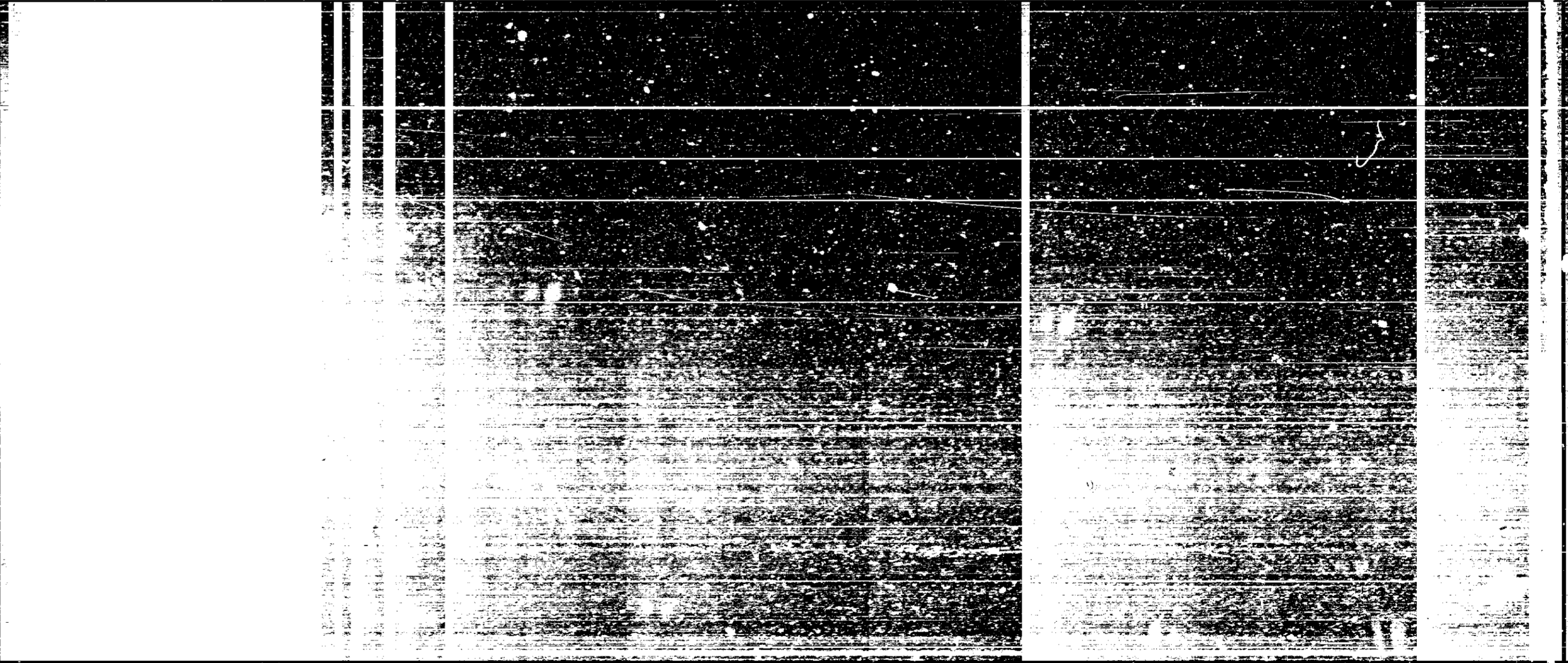
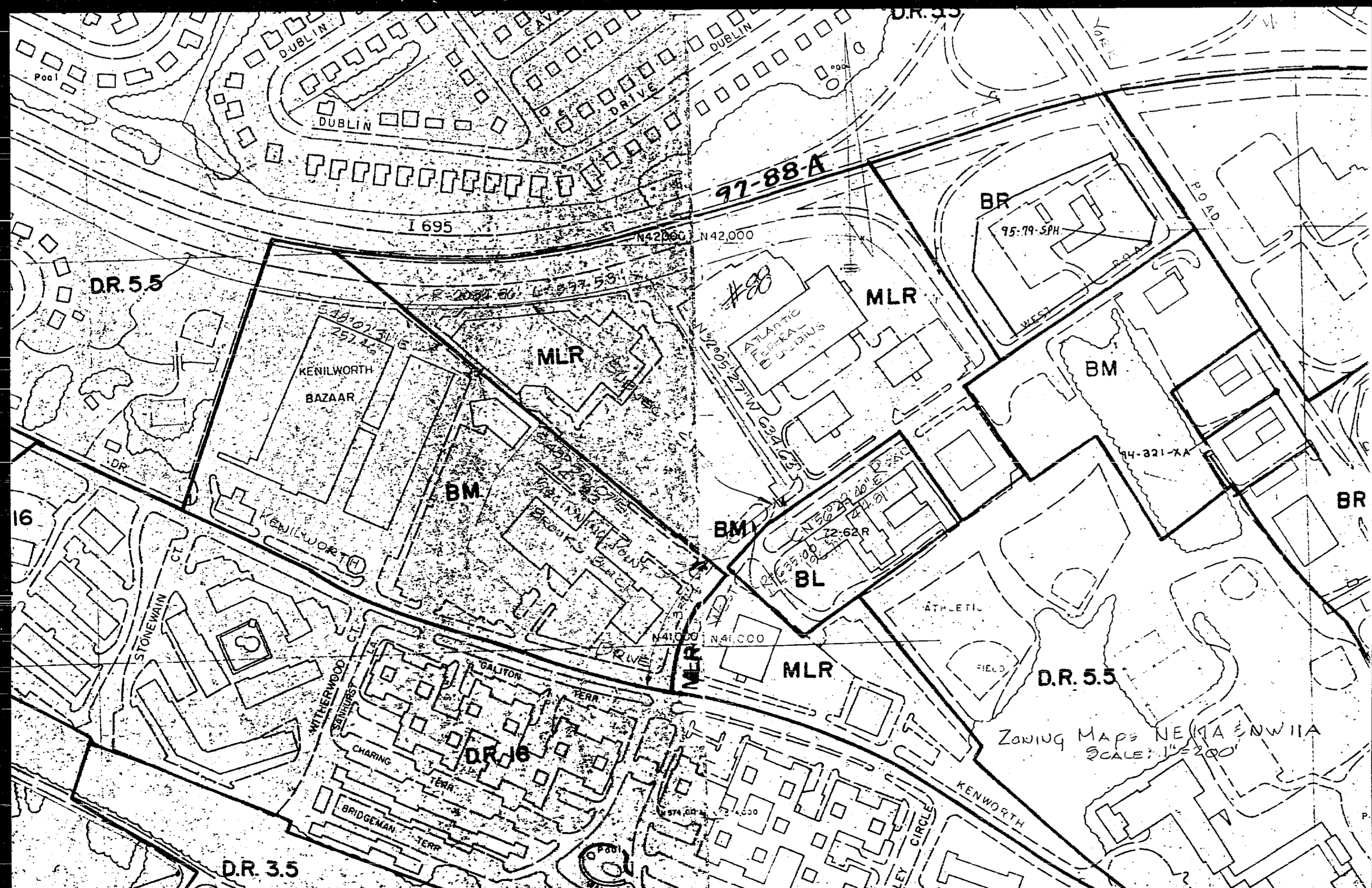
I HEREBY CERTIFY that on this 17th day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

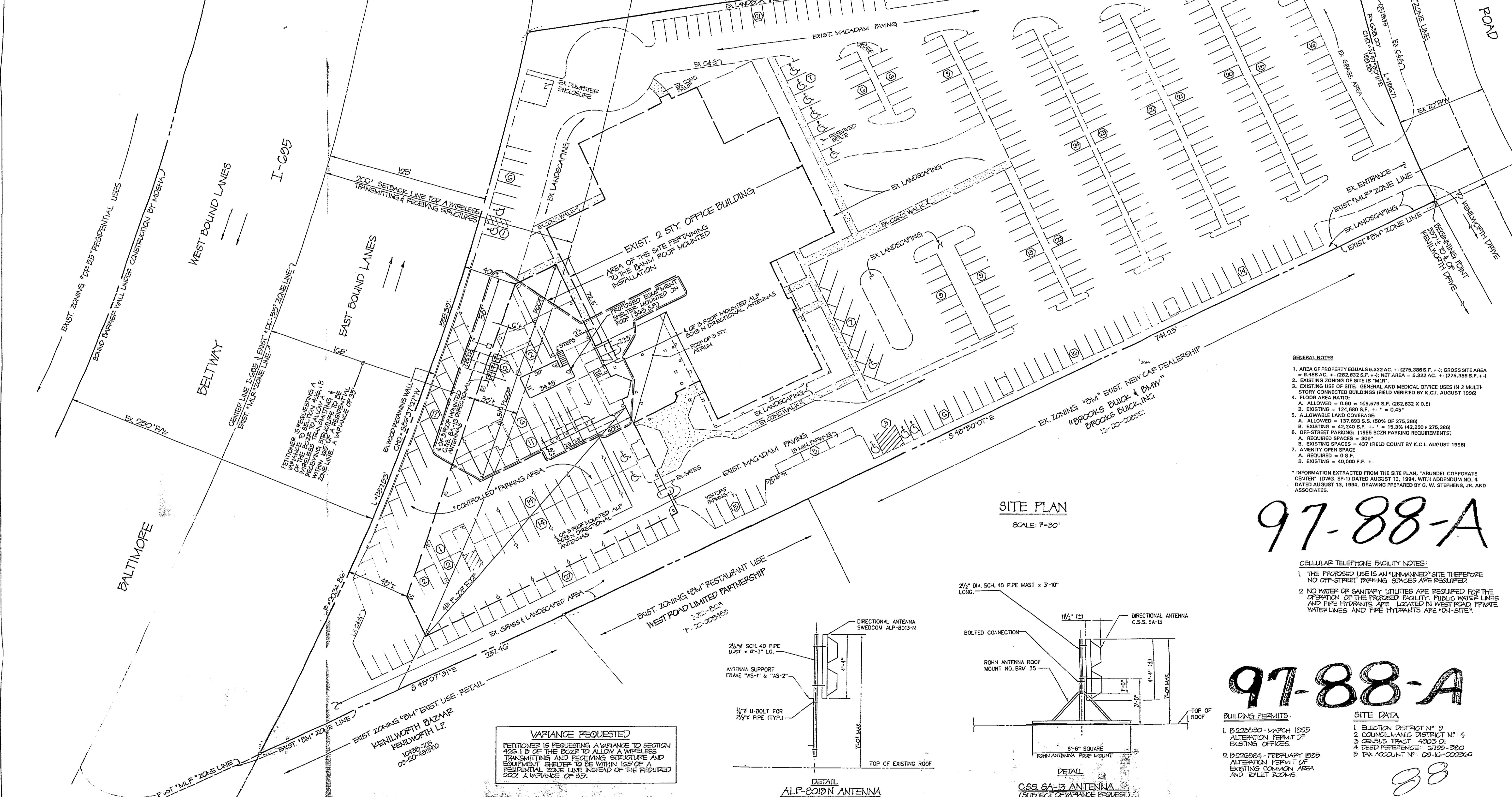
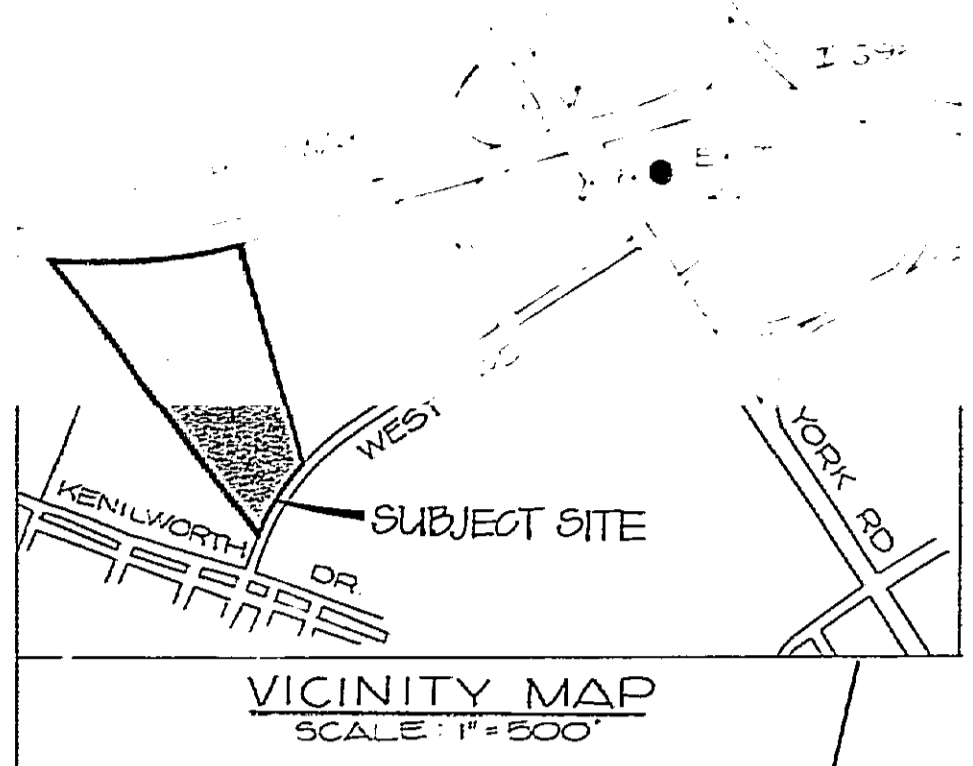
Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

Petitioner

NAME	ADDRESS
<u>Rob Hoffman</u>	<u>210 Allegheny 21204</u>
<u>MAURICE THOMPSON, II</u>	<u>9000 JUNCTION DRIVE 20701</u>
<u>Kent Lute</u>	<u>7500 Junction Dr. Annapolis Junction 20701</u>
<u>David Hestlein</u>	<u>512 E. GREENWOOD AVENUE CUMMERS MD 21046</u>
<u>Chris Baetjer</u>	<u>234 W. JEFFERSON ST. LETHBRIDGE AL 21073</u>
<u>Richard L. Smith</u>	<u>KCI TECHNOLOGIES, INC. 10 NORTH PARK DR. 21030</u>





- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 6.322 AC. ± (275,385 S.F. ±). GROSS SITE AREA = 6,488 AC. ± (282,632 S.F. ±). NET AREA = 6,322 AC. ± (275,385 S.F. ±)
 2. EXISTING ZONING OF SITE IS "MLP" OFFICE USES BY CLAREMOUNT LP % PENNSWOOD PROPERTY CO. (2867-051 09-04-282140)
 3. EXISTING USE OF SITE, GENERAL AND MEDICAL OFFICE USES IN 2 MULTI-STORY CONNECTED BUILDINGS FIELD VERIFIED BY K.C.I. AUGUST 1996
 4. FLOOR AREA RATIO
 - A. ALLOWED = 0.60 = 165,579 S.F. (282,632 X 0.6)
 - B. EXISTING = 124,800 S.F. ± = "0.45"
 5. ALLOWABLE LAND COVERAGE
 - A. ALLOWED = 132,695 S.F. (60% OF 275,389)
 - B. EXISTING = 42,240 S.F. ± = "15.3%" (42,250 / 275,389)
 6. OFF-STREET PARKING: 1955 BCCA PARKING REQUIREMENTS:
 - A. REQUIRED SPACES = 308
 - B. EXISTING SPACES = 437 (FIELD COUNT BY K.C.I. AUGUST 1996)
 7. AMENITY OPEN SPACE
 - A. REQUIRED = 0 S.F.
 - B. EXISTING = 40,000 S.F. ±
- * INFORMATION EXTRACTED FROM THE SITE PLAN, "ARUNDEL CORPORATE CENTER" (DWG. SP-1) DATED AUGUST 13, 1994, WITH ADDENDUM NO. 4 DATED AUGUST 13, 1994. DRAWING PREPARED BY G. W. STEPHENS, JR. AND ASSOCIATES.

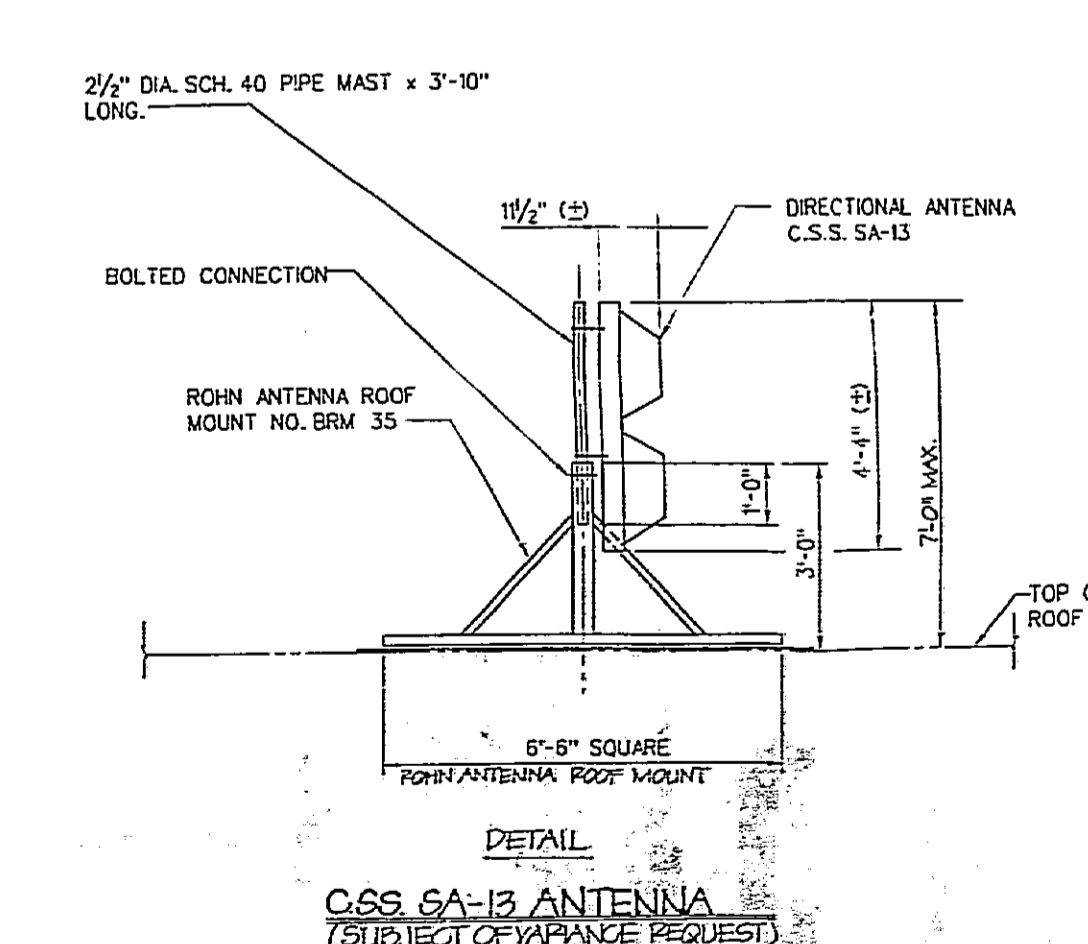
97-88-A

- CELLULAR TELEPHONE FACILITY NOTES**
1. THE PROPOSED USE IS AN "UNMANNED" SITE THEREFORE NO OFF-STREET PARKING SPACES ARE REQUIRED
 2. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THE PROPOSED FACILITY. PUBLIC WATER LINES AND FIRE HYDRANTS ARE LOCATED IN WEST ROAD PRIVATE WATER LINES AND FIRE HYDRANTS ARE "ON-SITE"

97-88-A

- BUILDING PERMITS**
1. B 022820 - MARCH 1995 ALTERATION PERMIT OF EXISTING OFFICES
 2. B 022864 - FEBRUARY 1995 ALTERATION PERMIT OF EXISTING COMMON AREA AND TOILET ROOMS
- SITE DATA**
1. ELECTION DISTRICT NO. 2
 2. COUNCILMANS DISTRICT NO. 4
 3. CONGRESS TRACT - 40029 OF
 4. DEED REFERENCE: G759-580
 5. TAX ACCOUNT NO. 09-16-002850

88



VARIANCE REQUESTED

PETITIONER IS REQUESTING A VARIANCE TO SECTION 406.1 B OF THE 2002Z TO ALLOW A WIRELESS TRANSMITTING AND RECEIVING STRUCTURE AND EQUIPMENT SITUATED TO BE WITHIN 100' OF A RESIDENTIAL ZONE LINE INSTEAD OF THE REQUIRED 200' A VARIANCE OF 20'.

SCHEDULE OF REVISIONS

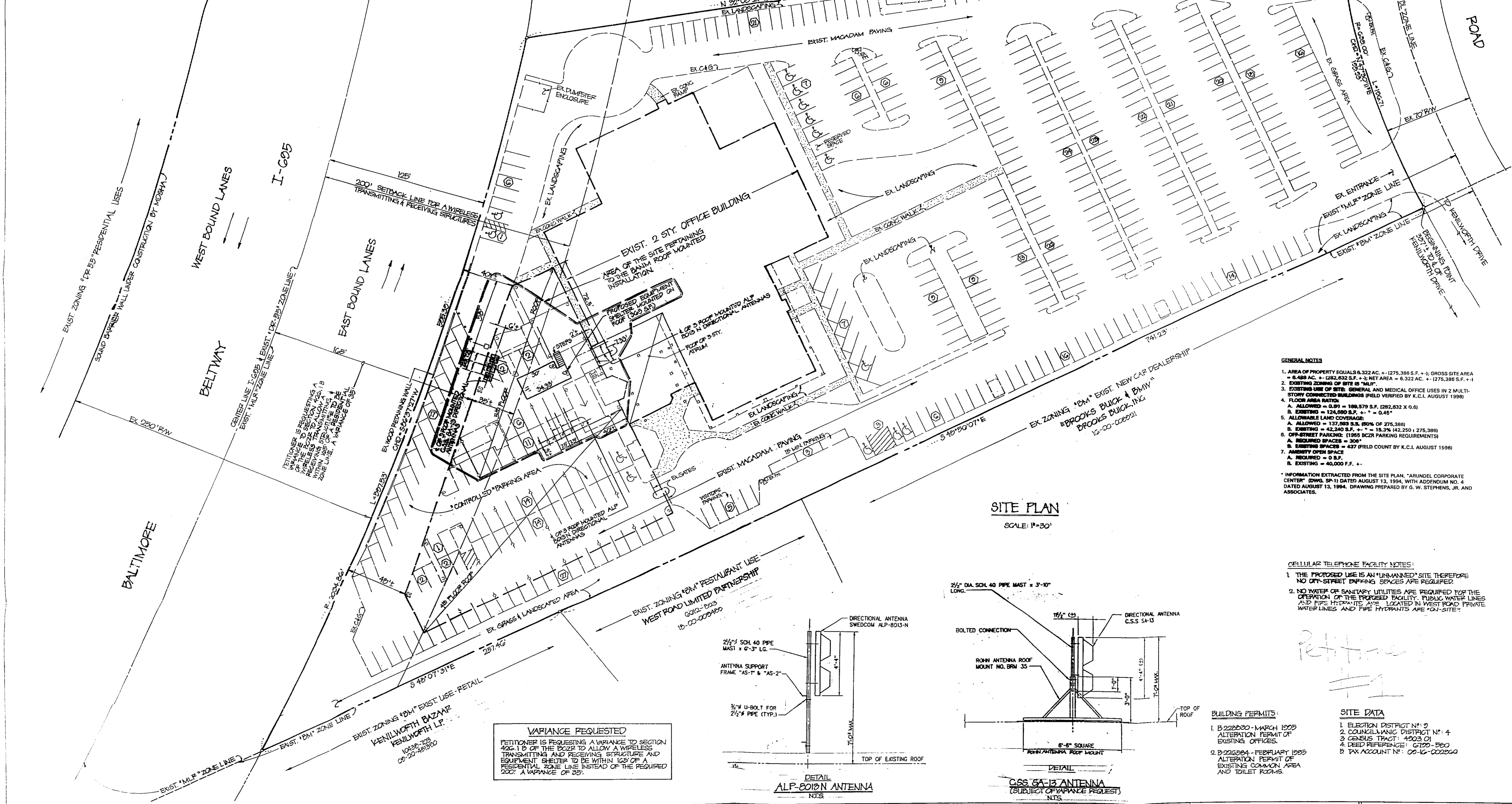
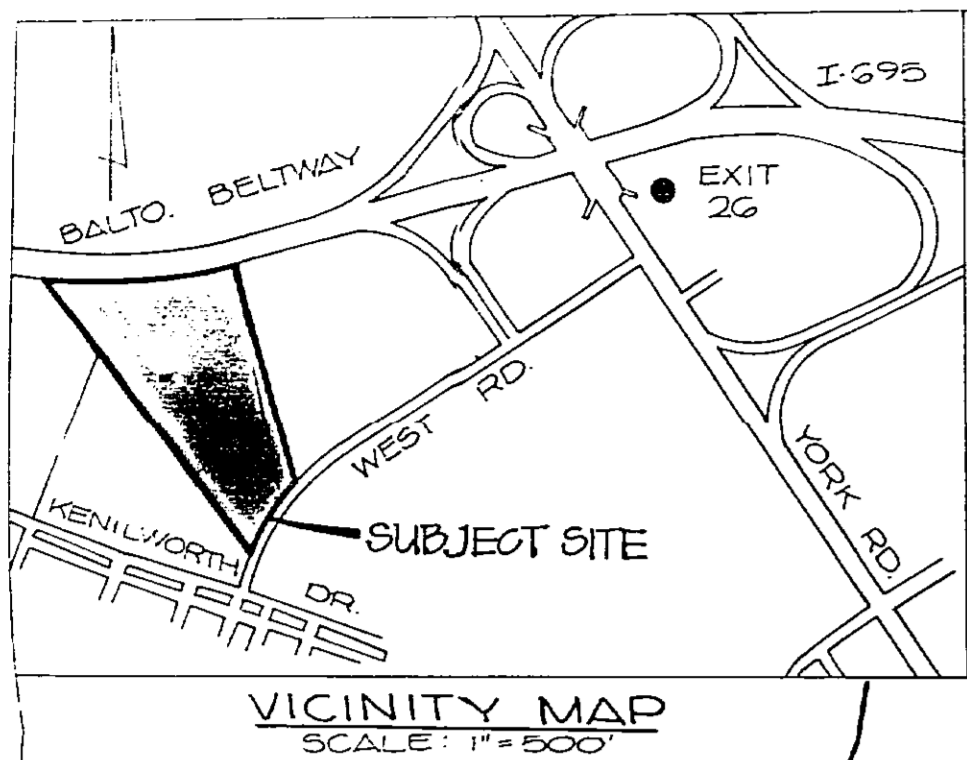
NO.	DESCRIPTION OF CHANGES	DRAWN BY	AUTH BY	ISSUE STATUS	ISSUE DATE

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
4 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21084 (410) 336-7800

Bell Atlantic NYNEX Mobile

180 WASHINGTON VALLEY ROAD
BEDMINSTER, N.J. 07921

DRAWING TITLE: SITE PLAN & PLAN TO ACCOMPANY PERMIT FOR VARIANCES	DRAWING ISSUE STATUS CURRENTLY: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> FOR CONSTRUCTION
PROJECT: PROPOSED CELLULAR TELEPHONE FACILITY - WEST ROAD CORPORATE CENTER 110 WEST ROAD TOWSON MARYLAND 21204	SHEET NO. 1 OF 1
PROPERTY OWNER: WEST ROAD CORPORATE CENTER	DATE: 08/13/94

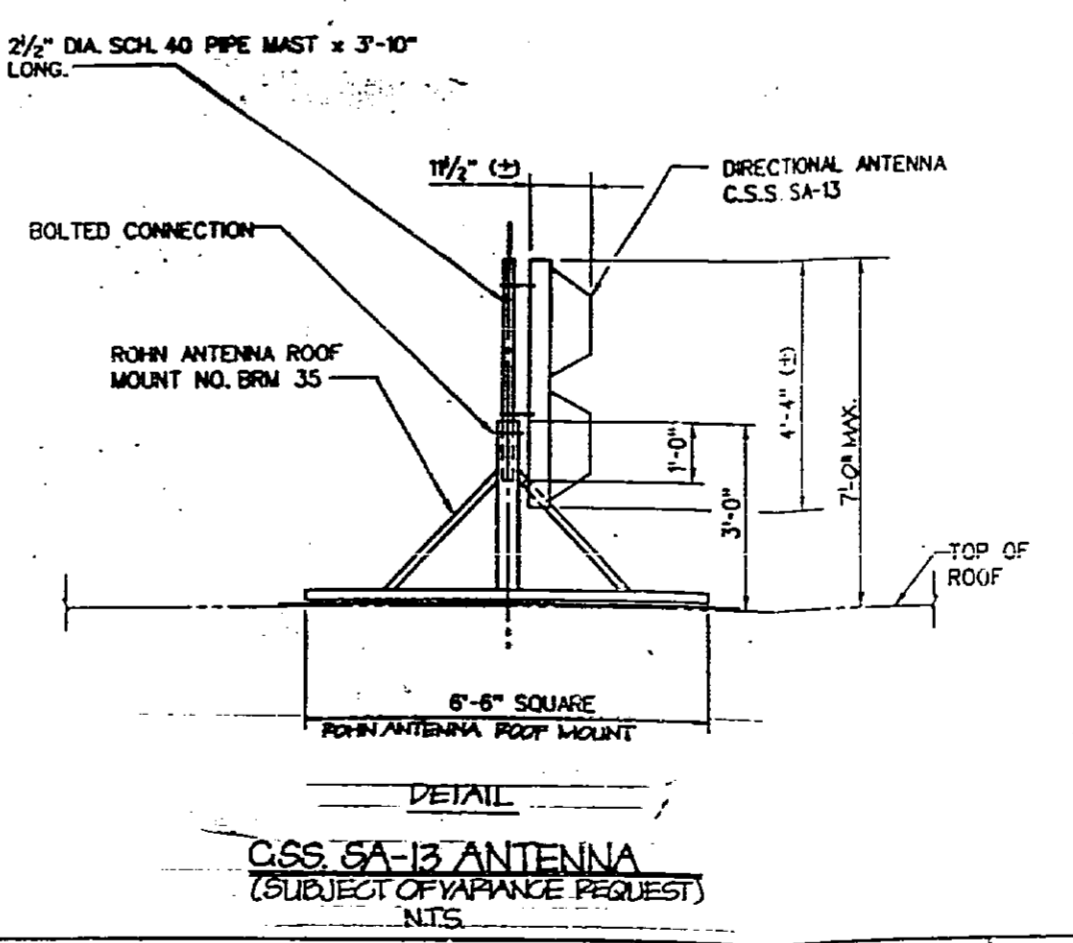


GENERAL NOTES

- AREA OF PROPERTY EQUALS 8.322 AC. = 375,388 S.F. = 1. GROSS SITE AREA = 6,488 AC. = 282,832 S.F. = 2 NET AREA = 6,322 AC. = 275,388 S.F. = 1
- EXISTING ZONING OF SITE IS "MLP"
- EXISTING USE OF SITE: GENERAL AND MEDICAL OFFICE USES IN 2 MULTI-STORY CONNECTED BUILDINGS (FIELD VERIFIED BY K.C.I. AUGUST 1998)
- FLOOR AREA RATIOS:
 - ALLOWED = 0.99 = 188,579 S.F. (282,832 X 0.6)
 - EXISTING = 124,800 S.F. = 0.45
- ALLOWABLE LAND COVERAGE:
 - ALLOWED = 137,989 S.F. (39% OF 375,388)
 - EXISTING = 42,240 S.F. = 11.3% (42,250 / 375,388)
- OFF-STREET PARKING: (100% IN-LOT PARKING REQUIREMENTS)
 - REQUIRED SPACES = 300
 - EXISTING SPACES = 437 (FIELD COUNT BY K.C.I. AUGUST 1998)
 - AMENITY OPEN SPACE:
 - REQUIRED = 0.0
 - EXISTING = 40,000 S.F. = 0
- INFORMATION EXTRACTED FROM THE SITE PLAN "ARUNDEL CORPORATE CENTER" (DWG. SP-11) DATED AUGUST 13, 1994, WITH ADDENDUM NO. 4 DATED AUGUST 13, 1994. DRAWING PREPARED BY G. W. STEPHENS, JR. AND ASSOCIATES.

CELLULAR TELEPHONE FACILITY NOTES:

- THE PROPOSED USE IS AN UNMANNED SITE THEREFORE NO OFF-STREET PARKING SPACES ARE REQUIRED.
- NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THE PROPOSED FACILITY. TRUNK WATER LINES AND FIRE HYDRANTS ARE LOCATED IN WEST ROAD PRIVATE WATERLINES AND FIRE HYDRANTS ARE ON-SITE.



VARIANCE REQUESTED

PETITIONER IS REQUESTING A VARIANCE TO SECTION 466.13 OF THE ZONING TO ALLOW A WIRELESS TRANSMITTING AND RECEIVING STRUCTURE AND EQUIPMENT SHELTER TO BE WITHIN LOT OF A RESIDENTIAL ZONE LINE INSTEAD OF THE REQUIRED 500'. A VARIANCE OF 55'.



SCHEDULE OF REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRAWN BY	DATE	ISSUE DATE
1				
2				
3				
4				
5				
6				

KCI TECHNOLOGIES INC.
ENGINEERS • PLANNERS • SURVEYORS
10 NORTH PARK DRIVE
HUNT VALLEY, MARYLAND 21031-8818 (410) 216-7400

Bell Atlantic NYNEX Mobile

180 WASHINGTON VALLEY ROAD
BEDMINSTER, N.J. 07921

DRAWING TITLE: SITE PLAN + PLAT TO ACCOMPANY PETITION FOR VARIANCES		DRAWING ISSUE STATUS CURRENTLY -	
PROJECT: PROPOSED CELLULAR TELEPHONE FACILITY - WEST ROAD CORPORATE CENTER 110 WEST ROAD TOWSON, MARYLAND 21204		A - ISSUED FOR PRELIMINARY INFORMATION ONLY B - ISSUED FOR MUNICIPAL REVIEW/APPROVALS C - ISSUED FOR CONSTRUCTION PERMITS/BIDS D - ISSUED FOR CONSTRUCTION E - (SPECFY)	
PROPERTY OWNER: 110 WEST ROAD ASSOCIATES LIMITED PARTNERSHIP	FIRST ISSUE: DRAWN BY: CHECKED BY:	DRAWING NO. 1 OF 1	SHEET NO. 1 OF 1
	SCALE: AS SHOWN	PROJECT NO.	PRINT DATE:
		DOCUMENT NO.	