

IN RE: PETITIONS FOR SPECIAL HEARING & * BEFORE THE
 SPECIAL EXCEPTION E/S Pot Spring * ZONING COMMISSIONER
 Road, 130 ft. NE c/l Loch Raven *
 Road; W/S Dulaney Valley Road * OF BALTIMORE COUNTY
 2300 Dulaney Valley Road *
 4th Councilmanic District *
 Legal Owner: Cardinal Shehan * Case No. 97-271-SPIX
 Center, Inc., *
 Lessee: Bell Atlantic NYNEX Mobile *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a single Petition for Special Hearing and Special Exception for the property located at 2300 Dulaney Valley Road in northern Baltimore County. The Petition is filed by Cardinal Shehan Center, Inc., property owner and Bell Atlantic NYNEX Mobile, Lessee. Relief is requested to approve a wireless transmitting and receiving facility on the subject site, pursuant to Sections 1A03.3.B.14 and 502 of the Baltimore County Zoning Regulations (BCZR); and to amend the site plan previously approved in case No. 96-84-X. The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petitions for Special Hearing and Special Exception.

Appearing at the requisite public hearing held for this case was Maurice Thompson, II and Kent Lutz on behalf of Bell Atlantic Nynex Mobile, co-Petitioners. Also present was Tim Madden, the engineer who prepared the site plan. The Petitioners were represented by Robert A. Hoffman, Esquire and Timmy Ruppertsberger, Esquire, of Venable, Baetjer and Howard, LLP. There were no Protestants or other interested persons present.

The subject property is a large site, approximately 104.47 acres. The property is divided into several parcels; the subject lot being known as parcel No. 6 and is zoned R.C.4. The property is located near the Loch

ORDER OF PLANNING
 DATE 7/29/97
 BY [Signature]

MAILED 11 2 1997

Raven Reservoir and adjacent to Dulaney Valley Road in north central Baltimore County.

The premises are well known to the Zoning Commissioner and are used to house a hospice and related facilities. The continued use of the property in this fashion will not be affected by the subject Petition, which seeks only approval to lease a small portion of a six story building which is located on the site. Specifically, the property owner has entered into a lease with Bell Atlantic Nynex Mobile to allow that company to place its wireless transmitting and receiving antennas and related equipment atop the building. I am familiar with the business of Bell Atlantic Nynex Mobile and similar companies by virtue of numerous Petitions for Special Exception which have been filed in the recent years. These companies, including Bell Atlantic Nynex Mobile, are establishing a network of antenna sites in Baltimore County and the Baltimore Metropolitan area. The business of Bell Atlantic Nynex Mobile is to provide a mobile communication network, by which its customers may use mobile phones, fax and similar technology.

Testimony and evidence presented in this case was that Bell Atlantic's network in this vicinity contained a coverage hole and that an additional wireless transmitting and receiving facility was necessary. A search of the vicinity was undertaken and it was determined that the most appropriate location was the subject site. The Petitioners' Exhibits Nos. 3 and 5 depict existing and future conditions following the installation of the antennas on this site. These exhibits clearly show that additional coverage is warranted and this communication gap will be filled by utilization of the subject property.

The Petitioners propose construction of 9 antennas atop the building. Also, a small unmanned structure containing the necessary hardware will be placed on the roof. The proposed facility will be unmanned and produce low

CHECK RECEIVED FOR PAGES
Date 7/26/97
By M. Howard

levels of electric energy. An environmental impact statement submitted (Petitioners' Exhibit No. 2) concludes that the proposed use will not be detrimental to the health, safety or general welfare of the locale.

It is also to be noted that the subject property is already used for similar purposes. In case No. 96-84-X, a Petition for Special Exception was approved permitting the installation of antennas on the roof of this building by APC/Sprint, a competing mobile communication provider. Clearly, the relief granted in the instant case is entirely consistent with the Order issued in that manner.

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions for Special Exception and Special Hearing. This is an entirely appropriate location for the installation of the proposed antennas and is entirely more appropriate than any other sites in the vicinity. The antennas will be of little impact to the subject property and surrounding locale.

Finally it is to be noted that certain of the requirements contained in Section 502.7.C are not applicable here. Specifically, Section 502.7.C.4 & 5 requires a chain link fence around the facility and the submission of a landscape plan. Obviously, neither of these considerations are warranted here, in that the proposed use will be roof mounted.

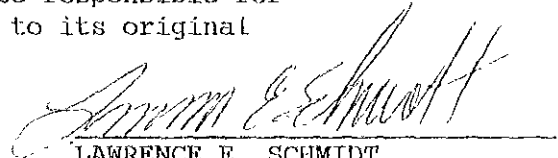
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of February, 1997 that, pursuant to the Petitions for Special Hearing and Special Exception, approval for a wireless transmitting and receiving facility on the subject site, pursuant to Sections 1A03.3.B.14 and 502 of the Baltimore County Zoning Regulations (BCZR); and

CASE RECEIVED FOR FILING
Date 2/26/97
By M. G. [Signature]

to amend the site plan previously approved in case No. 96-84-X, 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

f.ES:mmn

ORDER GRANTED FOR PLANNING
DATE
BY



BLENHEIM RD.

R.C. 4
EAGLES NEST

Baltimore
Water
Supply

R.C. 4

RUMPOYER FALLS
SLATE PASS

RAVEN

RESERVOIR

BRYN
AWEL

R.C. 4

HIGHWAY 57

R.C. 3

R.C. 4

D.R. 1

R.C. 4

OLD BOSTLY ROAD

R.C. 5

PADONIA
ESTATES
R.C. 4

Stella Marie
Hospice

D.R. 2

CHILDRENS
VILLAGE
D.R. 2

D.R. 10.5

R.C. 4

D.R. 3.6

D.R. 16

D.R. 10

WINGLAKE
3.5

D.R. 1
SPRING

6

2-11-60
4

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

REV 271
11/4/97



ZONING DESCRIPTION

97-271-SPHX

BEGINNING for the same at a point distant North 67° 36' 43" East 367.10 feet from a point on the east side of Pot Spring Road, 60 feet wide, which is located 130 feet, more or less, northeasterly from the intersection of the east side of Pot Spring Road with the centerline of Loch Raven Road, thence the following courses and distances:

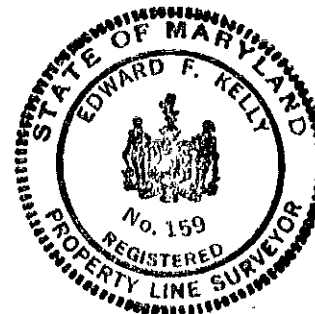
North 67° 36' 43" East 1207.12 feet, South 12° 21' 44" East 425.11 feet, North 40° 21' 14" East 588.33 feet, South 50° 02' 45" East 188.32 feet, North 55° 50' 38" East 580.03 feet, South 29° 32' 25" West 1910.71 feet, South 45° 22' 09" West 416.37 feet, North 41° 42' 23" West 448.40 feet, North 47° 08' 46" East 89.54 feet, and North 40° 42' 40" West 1136.68 feet to the place of beginning.

CONTAINING 40.0 acres of land, more or less.

BEING known as 2300 and 2310 Loch Raven Road and located in the Eighth Election District of Baltimore County, Maryland.

This description has been prepared for zoning purposes only and is based on a plat recorded in Plat Book 63, Folio 78.

Edward F. Kelly
Edward F. Kelly
Registered Property Line Surveyor No. 159



400z.des

[] 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

[] 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

[] 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 271

ZONING NOTICE

Case No.: 97-271-SPHX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A WIRELESS
TRANSMITTING + RECEIVING FACILITY.
SPECIAL HEARING TO AMEND SITE PLAN
PREVIOUSLY APPROVED IN CASE NO.
96-84-X.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

No. **028079**
17-271-5PHX

DATE 13 JAN 97 ACCOUNT R-001-6152

Item 287

AMOUNT \$ 50.00

RECEIVED FROM:

Freeking

FOR:

VAP. car

MICROFILMED

UNION CASHIER PINK-AGENCY YELLOW-CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

#1011 R. J. Smith
BALTIMORE COUNTY, MARYLAND
R-001-6152

CERTIFICATE OF POSTING

RE: Case No.: 97-271 SPHX

Petitioner/Developer: CARDINAL SHEHAN CENTER, ETAL
c/o ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 2/19/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2300 DULANEY VALLEY RD.
& POT SPRING ROAD ENTRANCES

The 2 sign(s) were posted on 1/30/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/2/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

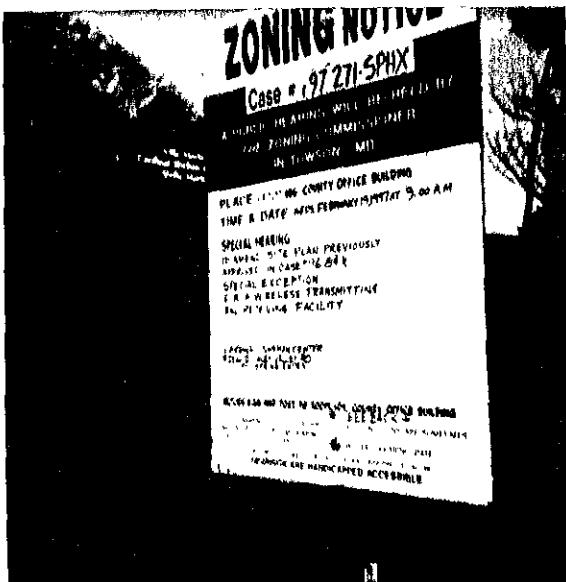
523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



97-271 SPHX
POT SPRING ROAD
ENTRANCE

BALTIMORE COUNTY, MARYLAND

No. 028517

OFFICE OF FINANCE - REVENUE DIVISION DROP-OFF --- NO REVIEW

MISCELLANEOUS CASH RECEIPT ITEM #271 CASE 97-271-SPHX

DATE 12/30/96 ACCOUNT 001-6150

AMOUNT \$ 550.00 (VCR)

RECEIVED FROM: Venable, Baetjer & Howard

#040 - SPECIAL HEARING
#050 - SPECIAL EXCEPTION

FOR: 2300 Dulaney Valley Road

01A009DD65MIDPNC \$550.00
BA C009421AHL2-31-96

VALIDATION OR SIGNATURE OF CASHIER
REVISION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-271-SPHX

Petitioner/Developer: CARDINAL SHEHAN CENTER, INC. ETAL

c/o ROB HOFFMAN, ESO

Date of Hearing/Closing: 2/19/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #2300 DULANEY VALLEY ROAD & POT SPRING RD, ENTRANCES - CORRECTED.

The ⁽²⁾ sign(s) were posted on 1/30/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/31/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

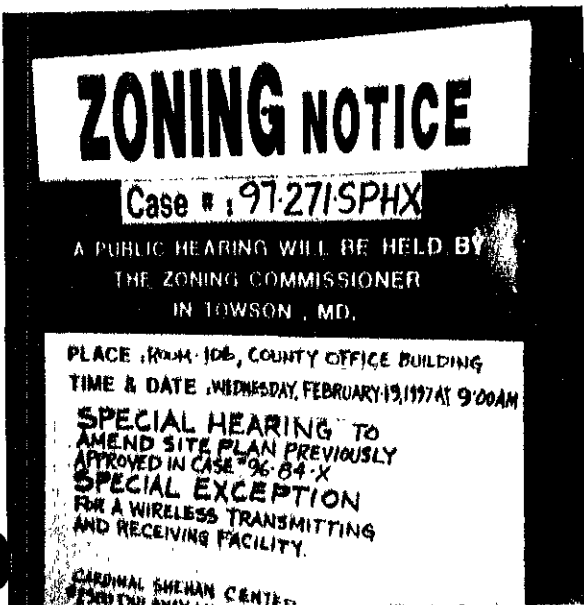
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



97-271-SPHX
CARDINAL SHEHAN
#2300 DULANEY VALLEY RD
c/o ROB HOFFMAN, ESO

TO: PUTUMENT PUBLISHING COMPANY
January 30, Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6200

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: 97-271-SPHX (Item 271)
2300 Dulaney Valley Road - Cardinal Shehan Center, Inc.
E/S Pot Spring Rd., 130' NE c/1 Loch Raven Rd., also W/S Dulaney Valley Rd.
8th Election District - 4th Councilmanic
Legal Owner(s): Cardinal Shehan Center, Inc.

Special Hearing to amend site plan previously approved in case #96-84-X.
Special Exceptio for a wireless transmitting and receiving facility.

HEARING: WEDNESDAY, FEBRUARY 19, 1997 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

January 24, 1997

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: 97-271-SPHX (Item 271)
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Special Hearing to amend site plan previously approved in case #96-84-X.
Special Exceptio for a wireless transmitting and receiving faciltiy.

HEARING: WEDNESDAY, FEBRUARY 19, 1997 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Cardinal Shehan Center, Inc.
Bell Atlantic NYNEX Mobile
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEB. 4, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



MICROFILM



Baltimore County
Department of Permits and
Development Management

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

February 18, 1997

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

RE: Item No.: 271
Case No.: 97-271-SPHX
Petitioner: Cardinal Shehan Center

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 December 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)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: February 10, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for February 3, 1997
Item Nos. (271, 289, 290, & 293

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: January 29, 1997

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. (271, 287, 289, 290, 293, and 294

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 W. Long*

Division Chief: *Carol L. Kerns*

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

January 27, 1997

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 JAN. 27, 1997.

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: (271) 287, 288, 289, 290, 292, 293, 294, 295 AND 297.

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

cc: File



ITEM #271
2300 DULANEY VALLEY ROAD

97-271-SPHX

Petition was dropped off by Rob Hoffman on 12/22/96.

WCR called Rob on 1/7/97 and informed him that the petition needed to be corrected by 1/8/97 or he would miss the agenda. The corrections needed were:

Outline the special exception area on the 200 scale map.

There is no point of beginning on the plat.

The described area should be 5 acres and located only in the R.C.-4 area.

On 1/9/97, SCJ called Rob and told him that if the corrections were not in the office by Friday, they would miss another week on the agenda.

On 1/10/97, SCJ again called Rob to remind him that the corrections needed to be in the office today or he would be held back another week. On 1/10/97, Barb came in to see SCJ and said that the engineer would have the plans by Monday. SCJ informed Barb that they would be held back another week if the plans were not here by today. Barb said that was okay. SCJ also informed Barb that there may be more revisions needed after the petition was reviewed by a planner once it is placed on the agenda.

Revised Plans + Descriptions
Received on 1-14-97

1/14/97



Baltimore County
Department of Permits and
Development Management

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

97-271-6PHX

December 30, 1996

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #271)
2300 Dulaney Valley Road
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION * ZONING COMMISSIONER
2300 Dulaney Valley Road (Cardinal * OF BALTIMORE COUNTY
Shehan Center, Inc.), E/S Pot Spring Rd., *
130' NE c/l Loch Raven Rd., also W/S *
Dulaney Valley Rd., 8th Election District, *
4th Councilmanic *

Legal Owner(s): Cardinal Shehan Center, Inc.
Lessee: Bell Atlantic NYNEX 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.

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 20th day of February, 1997, 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

77 - ~~777~~ 271 - SPHX

Search area

NO office - no commercial
existing from APC.

4 1/2 feet by 18" -

~~no~~ requirements met

not required to
comply w/ (E)-(V) or (C)-(S)

11/2/82 2/19

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

December 20, 1996

Hand Delivery

Mr. Carl Richards
Department of Permits
and Development Management
County Courts Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Property Owner: Cardinal Shehan Center, Inc.
Petitioner: Bell Atlantic NYNEX Mobile
Location: 2300 Dulancy Valley Road
Petition for Special Exception and Special Hearing

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Exception and Special Hearing with regard to the above captioned property. The petitioner proposes to use the site as a wireless transmitting and receiving facility. This request has not been previously reviewed by your office. Pursuant to Jim Thompson of Zoning Enforcement, this property is not in violation of any zoning laws. Enclosed are the following documents:

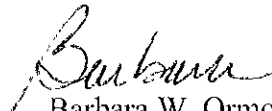
1. Petition for Special Exception and Special Hearing (3)
2. Zoning description (3)
3. 200' scale zoning map (1)
4. Site Plans (12)
5. Environmental Impact Statement (1)
6. Two checks totalling \$550.00.

371
D. J. O'Connell
12/22/96
H. J. Richards
ok

Mr. Carl Richards
December 20, 1996
Page 2

If you have any questions, please give me a call.

Sincerely,


Barbara W. Ormord
Legal Assistant

bw
cc: Robert A. Hoffman, Esquire

FOIDOC51/BAW01/0035783 01



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

139 N. MAIN ST., STE. 200
BEL AIR, MD 21014

110 WEST RD., STE 105
TOWSON, MD 21204

(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

(410) 821-1690
FAX (410) 821-1748

LETTER OF TRANSMITTAL

TO Baltimore County Zoning Commission
Old Courthouse
Towson Md.

DATE: 2-19-95	JOB NO. 109178
ATTENTION: Lawrence Schmidt	
RE: Bell Atlantic's Loch Raven site	
Case # 97271 SP118	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
3	2/19/95	1#2	(Revised) Plan to Accompany Special Exception

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Larry - Please replace Plans I
submitted to you today
at the Hearing with
the enclosed.

Thanks,

COPY TO _____

SIGNED: _____

Tim Mudd

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

MAURICE THOMPSON, II

Kent Lutz

Tim Madden

Jimmy Ruppshagen

210 Allegheny Ave 21204

9000 JUNCTION DRIVE ANNAPOLIS JUNCTION 20701

9000 Junction Drive Annapolis Junction MD 20701

MRA 110 West Rd. Towson, Md. 21204

210 Allegheny Ave



271

97-271-5PHX

ENVIRONMENTAL IMPACT STATEMENT

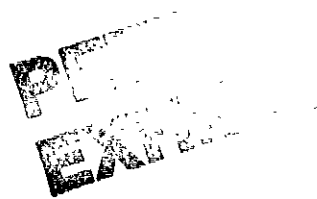
FOR ITEM NO. 201

FOR THE PROPOSED ANTENNAS

AND EQUIPMENT SHELTER

LOCATED AT 2300 DULANEY VALLEY ROAD

BALTIMORE COUNTY, MARYLAND



2

Prepared for:

**Bell Atlantic NYNEX Mobile
180 Washington Valley Road
Bedminster, New Jersey 07921**

Prepared by:

**Morris & Ritchie Associates, Inc.
110 West Road, Suite 105
Towson, Maryland 21204**

November 1996

MRA #10478



271

Petition for Special Exception and Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 2300 Dulaney Valley Road

97-271-SPHX

which is presently zoned RC4

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a wireless transmitting and receiving facility pursuant to Section 1A03.3.B.14 and 502 of the Baltimore County Zoning Regulations; and a Special Hearing to amend site plan previously approved in Case No. 96-84-X.

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

I, or we, agree to pay expenses of above Special Exception 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)

By: Maurice Thompson II
Signature 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
Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
City State Zipcode

Legal Owner(s):

Cardinal Shehan Center, Inc.

(Type or Print Name)

By: Sr. Louis Mary Battle, R.S.M.
Signature

By: Sr. Louis Mary Battle, R.S.M., President
(Type or Print Name)

Signature

2300 Dulaney Valley Road (410) 252-4500
Address Phone No.

Towson MD 21204
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.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

unavailable for Hearing the following dates _____

Next Two Months _____

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

DROP OFF
NO REVIEW
12/22/96
WCR



MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

February 25, 1997

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

RE: Case No. 97-271-SPHX
Petitions for Special Hearing & Special Exception
Location: 2300 Dulaney Valley Road
Bell Atlantic Nynex Mobile/Cardinal Shehan Center, Petitioners

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing & Special Exception have been granted with restriction.

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 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Messrs. Maurice Thompson II and Kent Lutz
9000 Junction Drive
Annapolis Junction, Maryland 20701

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: January 29, 1997

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 (271), 287, 289, 290, 293, and 294

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 W. Long

Division Chief:

Gary L. Kerns

PK/JL



Baltimore County
Department of Permits and
Development Management

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

February 7, 1997

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #271)
Cardinal Shehan Center, Inc.
2300 Dulaney Valley Road
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. The vicinity map is not at the 1"=1,000' scale shown on the plan and is not legible for road location or site outline.
2. The 40-acre site area as described is far in excess of the minimum 5-acre lot area required under Section 502.7. Also the 40 acres must be outlined on a copy or copies of the 1" =200' scale zoning map with a P.O.B. clearly shown or, for the sake of simplicity, staff suggests limiting the special exception area to 5-6 acres. Plan note #22 puts to question the accuracy of the information under the engineers seal and is not acceptable on a zoning hearing site plan.
3. Several calls on the zoning description do not match the bearings and distances shown on the plan. The description must agree with the special exception site plan area, metes and bounds.

MICROFILMED

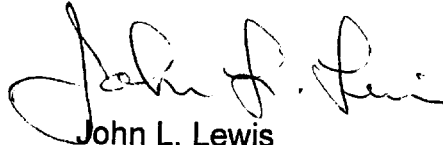


Robert A. Hoffman, Esquire
February 7, 1997
Page 2

4. State the height of the building and the maximum height of the WTRS on same.
5. An environmental impact statement is required per Section 502.7.C.10.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John L. Lewis
Planner II
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

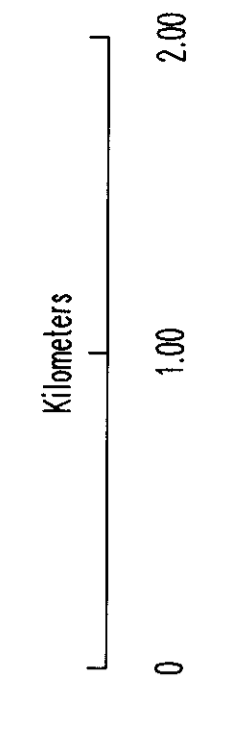
RECEIVED

Alt Wireless Services
WASH/BMT-PCS
Best Server
CellCAD II v2.4
STInList

Alt-Correy LAT:39-23-31N LON:76-31-11W CE: 120m
SIN#1 ORIN:30 'IN TXH:50.00 'M ERP:120.0W ANI:AWS90162
SIN#2 ORIN:150 'IN TXH:50.00 'M ERP:120.0W ANI:AWS90162
SIN#3 ORIN:270 'IN TXH:50.00 'M ERP:120.0W ANI:AWS90162
Metcalf-Portville LAT:39-23-16N LON:76-32-47W CE: 114m
SIN#1 ORIN:30 'IN TXH:45.00 'M ERP:120.0W ANI:08979498
SIN#2 ORIN:150 'IN TXH:45.00 'M ERP:120.0W ANI:08979498
SIN#3 ORIN:270 'IN TXH:45.00 'M ERP:120.0W ANI:08979498
BAM-Cromwell Bridge LAT:39-24-08N LON:76-34-05W CE: 135m
SIN#1 ORIN:30 'IN TXH:30.00 'M ERP:120.0W ANI:AWS90160
SIN#2 ORIN:150 'IN TXH:30.00 'M ERP:120.0W ANI:AWS90160
SIN#3 ORIN:270 'IN TXH:30.00 'M ERP:120.0W ANI:AWS90160
Penthouse LAT:39-24-08N LON:76-36-17W CE: 139m
SIN#1 ORIN:30 'IN TXH:83.00 'M ERP:120.0W ANI:AWS90162
SIN#2 ORIN:150 'IN TXH:83.00 'M ERP:120.0W ANI:AWS90162
SIN#3 ORIN:270 'IN TXH:83.00 'M ERP:120.0W ANI:AWS90162
Rutton towers LAT:39-24-53N LON:76-37-52W CE: 105m
SIN#1 ORIN:30 'IN TXH:36.00 'M ERP:120.0W ANI:AWS90160
SIN#2 ORIN:150 'IN TXH:36.00 'M ERP:120.0W ANI:AWS90160
SIN#3 ORIN:270 'IN TXH:36.00 'M ERP:120.0W ANI:AWS90160
Providence Rd LAT:39-25-25N LON:76-33-54W CE: 140m
SIN#1 ORIN:30 'IN TXH:60.00 'M ERP:120.0W ANI:08979498
SIN#2 ORIN:150 'IN TXH:60.00 'M ERP:120.0W ANI:08979498
SIN#3 ORIN:270 'IN TXH:60.00 'M ERP:120.0W ANI:08979498
Wash Providence Fire Dept

OVERLAYS
State Highways
State Routes
State Lines and Rivers
Tertiary Highways

THRESHOLDS
(>= dbm)
>= -85
>= -90



AT&T Wireless Services
WASH/BALT-PCS
Best Server
CellCAD II v2.4
STIndist

AT&T-Correy LAT:39-23-31N, LON:76-31-17W GE: 120m
SINK1 ORIN:30 'IN THT:50.00 M ERP:120.0W ANI:WNS0162
SINK2 ORIN:150 'IN THT:50.00 M ERP:120.0W ANI:WNS0162
SINK3 ORIN:270 'IN THT:50.00 M ERP:120.0W ANI:WNS0162
Motorola-Portville LAT:39-23-16N, LON:76-32-47W GE: 114m
SINK1 ORIN:30 'IN THT:45.00 M ERP:120.0W ANI:DB979486
SINK2 ORIN:150 'IN THT:45.00 M ERP:120.0W ANI:DB979486
SINK3 ORIN:270 'IN THT:45.00 M ERP:120.0W ANI:DB979486
BAM-Cromwell Bridge LAT:39-24-03N, LON:76-34-05W GE: 135m
SINK1 ORIN:30 'IN THT:30.00 M ERP:120.0W ANI:WNS0160
SINK2 ORIN:150 'IN THT:30.00 M ERP:120.0W ANI:WNS0160
SINK3 ORIN:270 'IN THT:30.00 M ERP:120.0W ANI:WNS0160
Penthouse LAT:39-24-08N, LON:76-36-17W GE: 139m
SINK1 ORIN:30 'IN THT:83.00 M ERP:120.0W ANI:WNS0162
SINK2 ORIN:150 'IN THT:83.00 M ERP:120.0W ANI:WNS0162
SINK3 ORIN:270 'IN THT:83.00 M ERP:120.0W ANI:WNS0162
Ruralco Towers LAT:39-24-53N, LON:76-37-59W GE: 103m
SINK1 ORIN:30 'IN THT:36.00 M ERP:120.0W ANI:WNS0160
SINK2 ORIN:150 'IN THT:36.00 M ERP:120.0W ANI:WNS0160
SINK3 ORIN:270 'IN THT:36.00 M ERP:120.0W ANI:WNS0160
U.S. Tower LAT:39-24-58N, LON:76-38-00W ANI:WNS0160



Exhibit 2a

OVERLAYS
Intersecting Highways
State Highways
County Boundaries
Municipal City Limits
Territory Highways

THRESHOLDS
(>= dbm)
> -65
> -70



SCALE: 1:24,000
03/19/97 11:50

- Notes
1. Current Owner and Address:
Cardinal Sheehan Center, Inc.
2300 Dulany Valley Road
Towson, Maryland 21284
 2. Contract Lessee: Bell Atlantic Nynex Mobile
180 Washington Valley Road
Bedminster, New Jersey 07921
 3. Street Address: 2300 Dulany Valley Road
 4. Site Area: 104.47 Acres (172.17)
 5. Existing Use: Hospice
 6. Site Data: Tax Map 52, Block 14, Parcel 6
Tax Account Nos. 08-19-07-4725
08-19-07-4728
 7. The proposed wireless transmitting and receiving facility will consist of nine (9) sectorized panel antennas (FA-13) measuring 4' by 1' to pole mounted on the side of the existing peristyle roof. The top antennas will be in line with the peristyle roof parapets. The prede equipment shelter will be 12' by 22' mounted on a framing member on the main roof.
 8. No water or sanitary utilities are required for the facility.
 9. The information and boundary location shown herein have been compiled from sources considered to be reliable; however their accuracy is not guaranteed and is subject to revision.
 10. Environmental protection agency standards and guidelines relating to radiation emissions shall be met at all times.
 11. When the use is terminated, the proposed installation shall be removed.
 12. Every five years, or sooner in the event of substantial damage a certification by a professional engineer registered in Maryland shall be filed with the Department of Permits and Licenses indicating that the antennas, all mounting brackets and hardware meets all safety requirements. Any repairs or modifications to the antennas shall be made in accordance with the safety requirements, or to maintain the safety thereof, shall be performed prior to the filing of such certification.
 13. No white stroboscopic lights are permitted or proposed.
 14. There are no signs proposed for this facility.
 15. Floor area ratio: N/A
 16. Amenity open space: N/A
 17. Parking Required: 0 spaces
The proposed site improvements do not block or affect any existing parking spaces or aisle ways.
 18. This site was the subject of the following permits:
B174851
B178628
B129638
 19. Zoning History:
This site was the subject of Zoning Case Number 78-220A which requested a variance to permit an increase in the maximum width of the antennas from 12' to 13' and an increase in the maximum height of the antennas from 30' to 35'. On April 17, 1978, the Zoning Commissioner granted the requests.
This site was the subject of Zoning Case Number 83-102A which requested a variance to permit an increase in the maximum width of the antennas from 13' to 14' and 25' to 26' ft. requirements respectively. On November 9, 1982, the Zoning Commissioner granted the requests.
This site was the subject of Zoning Case Number 86-84X which requested a variance to permit an increase in the maximum height of the antennas from 35' to 40' and an increase in the maximum width of the antennas from 14' to 15' ft. requirements respectively. On October 16, 1986, the Zoning Commissioner granted the requests.
A commercial telecommunications facility that causes obstruction to a public utility or other facility shall be removed and shall be replaced within 60 days of termination of the facility.
REPEATED ZONING ACTION
Special Exception pursuant to BCZR F403.3B 14 and Section 502 to permit a wireless transmitting and receiving facility in a R.C.4 zone.
Special Meeting to amend the approved plan Zoning Case No. 89-84X
THIS NOTE DELETED.

20. A Limited Exemption under Section 26-171(M)(D) of the Baltimore County Development Regulations was approved by the DRC on 11/10/97. DRC No. 1267-94M, 07/97/94.
Utility Note: Nynex/Mobility at 1-800-257-7777 - 48 hours prior to doing any excavation in the area of the antennas, the contractor shall call the utility companies to determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any damage to existing utilities caused by the contractor's failure to locate and preserve any and all underground utilities.
21. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

22. THIS NOTE DELETED.

23. A Limited Exemption under Section 26-171(M)(D) of the Baltimore County Development Regulations was approved by the DRC on 11/10/97. DRC No. 1267-94M, 07/97/94.
Utility Note: Nynex/Mobility at 1-800-257-7777 - 48 hours prior to doing any excavation in the area of the antennas, the contractor shall call the utility companies to determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any damage to existing utilities caused by the contractor's failure to locate and preserve any and all underground utilities.
24. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

25. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

26. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

27. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

28. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

29. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

30. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

31. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

32. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

33. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

34. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

35. Utilities requested clearance by Federal Law, a tower, antenna or mastpole for a commercial telecommunication facility shall be painted gray or a similar color that will minimize its visibility.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
139 N. MAIN ST., SUITE 200, BEL AIR, MARYLAND 21034
(410) 879-1890 FAX (410) 879-1820
110 WEST ROAD, SUITE 105, TOWSON, MARYLAND 21284
(410) 871-1840 FAX (410) 821-1748

**SITE PLAN TO ACCOMPANY
BUILDING PERMIT APPLICATION
FOR
BELL ATLANTIC NYNEX MOBILE
LOCH RAVEN SITE**

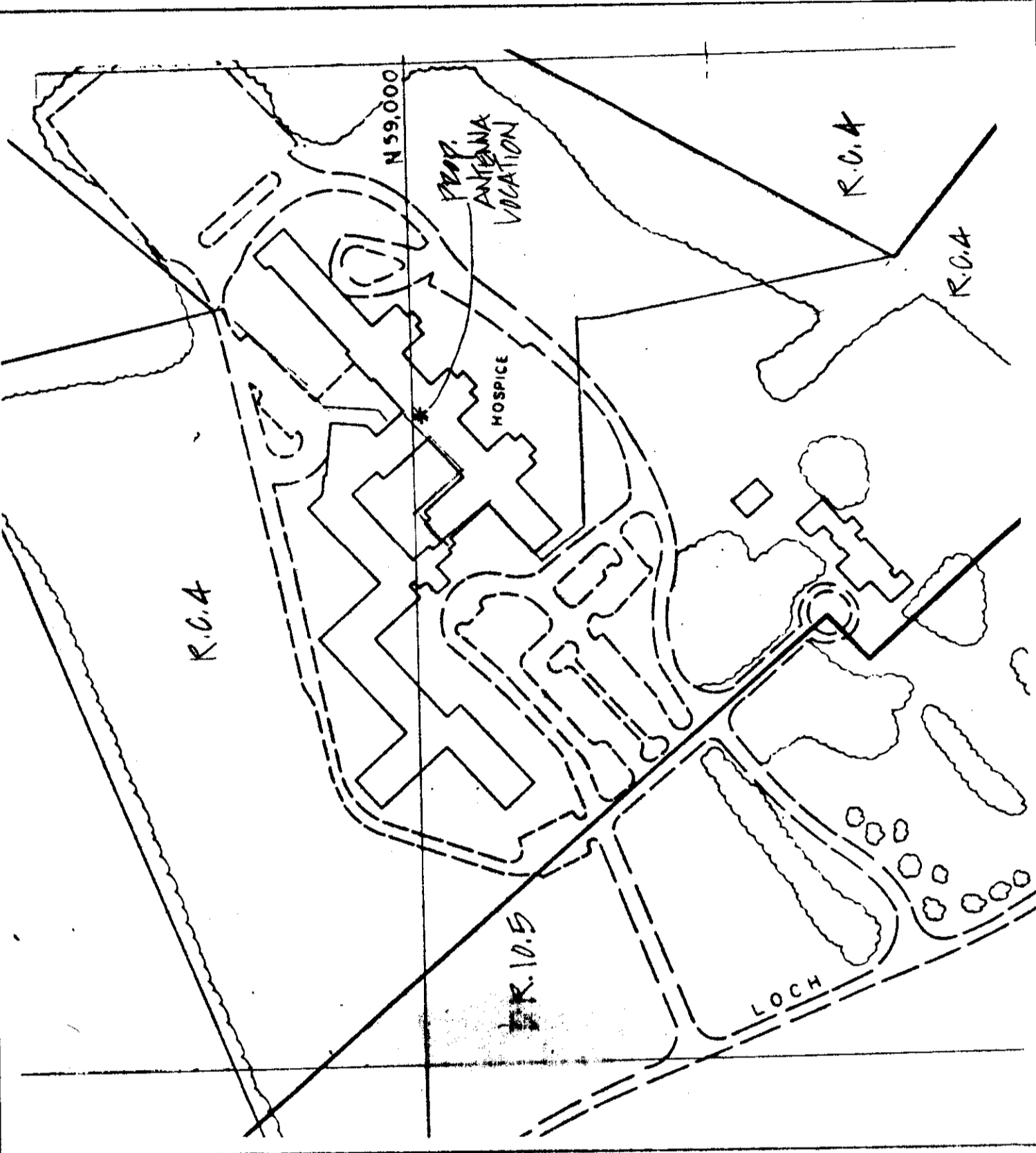
MRA

OF MARYLAND

REVISIONS

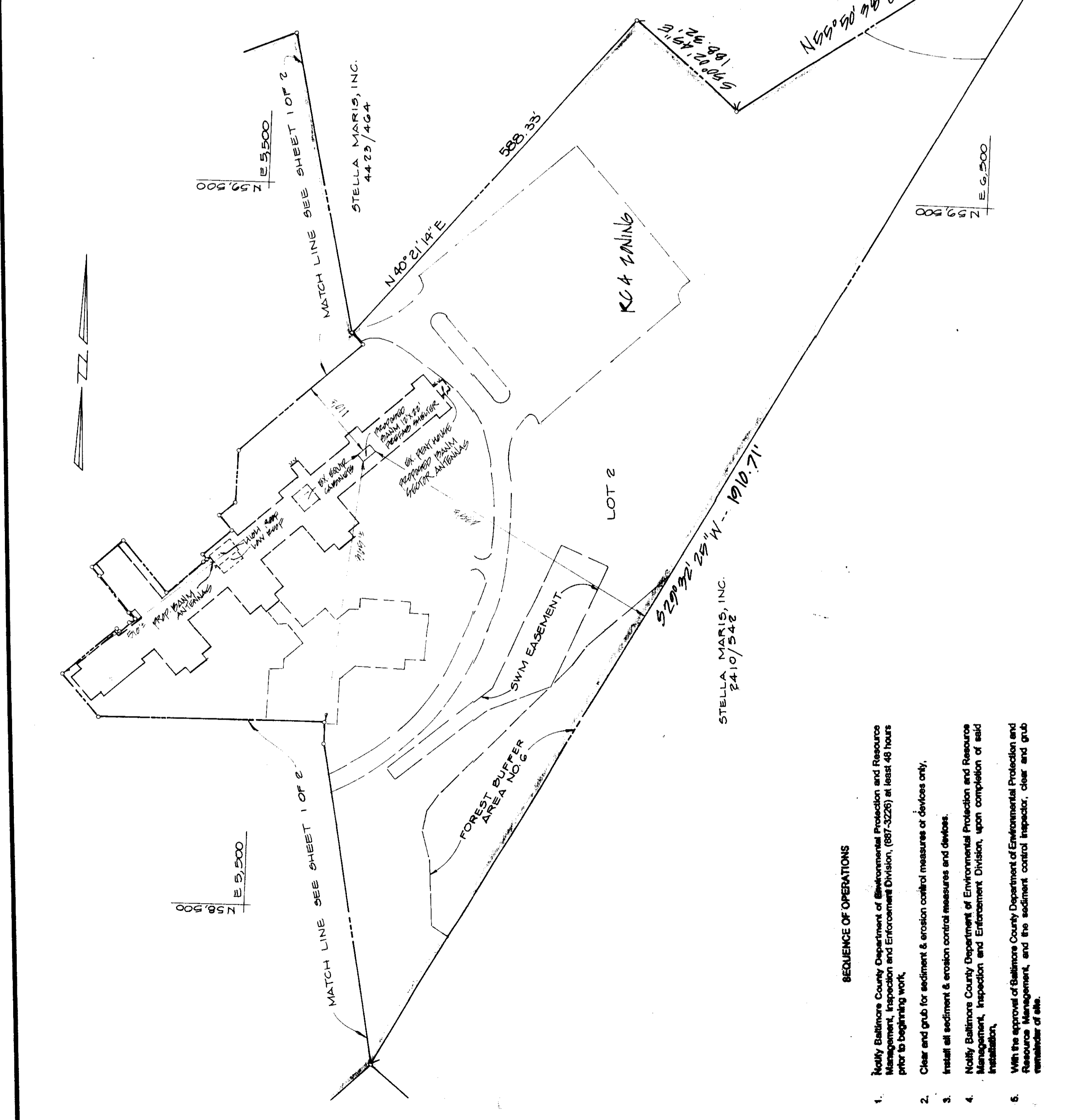
DATE	REVISIONS
2-18-97	REV. PER ZONING COMMENTS

JOB NO. 10478
SCALE: 1/8"=1'-0"
DATE: 11/10/97
DRAWN BY: LCB
DESIGN BY: LCB
REVIEW BY: PRM
SHEET: 2 OF 2



SEDIMENT CONTROL REQUIREMENTS FOR USE OF BLANKET PLAN

1. All sediment control practices will be based on criteria from the current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. The maximum allowable sedimentation rate shall be 1.0 ton per acre per year. Erosion 14.03 (have been amended) Note - Silt fence is preferred to straw bales since the effective life of straw bales is limited to three months.
2. Following initial soil disturbances or re-disturbances, permanent or temporary stabilization shall be completed within 7 working days.
3. Topsoil will be stockpiled within the limits of the site and the area down slope protected by straw bales, dikes or silt fence.
4. All clearing and grading shall be completed in the following sequence:
 1. Clear and grub for the installation of construction entrance, silt fence, straw bale dikes and other sediment control practices.
 2. Install silt fence, straw bales, straw wattles, construction entrance and any other sediment control practices as required by the inspector.
 3. Grade the site and/or construct any structures, paving and/or utilities.
 4. Stabilize the site according to the seeding and sodding specs.
 5. After site has been stabilized (minimum stabilization by seeding and sodding), with the exception of the driveway, concrete sidewalks, concrete sediment control structures and stabilizer remaining disturbed areas.
5. Access to the site will be available at all times to the District and Baltimore County personnel.
6. Any sediment or erosion control features installed by a developer that are damaged or disturbed during construction shall be restored or repaired before the need of each working day. If this is impractical, permission prior to disturbance is required from the Sediment Control Division of the Department of Environmental Protection and Resource Management (upon receipt of a permit, 8:00 a.m. to 4:00 p.m., Monday through Friday) or proposed work to request this permission.
7. The following sediment control measures will be employed in such manner that the following slope undisturbed areas will not be contaminated by sediment.
 1. Silt fence
 2. Straw bales
 3. Straw wattles
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 99. Straw wattles
 100. Straw wattles



SEQUENCE OF OPERATIONS

1. Notify Baltimore County Department of Environmental Protection and Resource Management, Inspection and Enforcement Division, (867-5325) at least 48 hours prior to beginning work.
2. Clear and grub for sediment & erosion control measures or devices only.
3. Install all sediment & erosion control measures and devices.
4. Notify Baltimore County Department of Environmental Protection and Resource Management, Inspection and Enforcement Division, upon completion of said installation.
5. With the approval of Baltimore County Department of Environmental Protection and Resource Management, and the sediment control inspector, clear and grub remainder of site.

NOT TO SCALE

OWNER/DEVELOPER'S CERTIFICATION:

I/We hereby certify that any clearing, grading, construction and/or development will be done pursuant to this plan and that any responsible personnel involved in this construction project will have a Certificate of Attendance at a Maryland Department of the Environment approved training program for the control of sediment and erosion before beginning the project. I/We also certify that the site will be inspected at the end of each working day, and that any needed maintenance will be completed so as to insure that all sediment control practices are left in operational condition. I/We authorize the right of entry for periodic static evaluation by the Baltimore County Soil Conservation District Board of Supervisors of their subdistrict agents.

Signature: *Kent A. Lutz* Date: 11/10/97
Title: CONSULTANT ENGINEER
Print Name: KENT A. LUTZ
Firm Name: MORRIS & RITCHIE ASSOCIATES, INC.

CONSULTANT'S CERTIFICATION:

I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site and the information provided to me by the owner/developer. I have reviewed this plan with the owner/developer. I have reviewed this erosion and sediment control plan with the owner/developer.

Signature: *Danald N. Mitten* Date: JANUARY 2, 1997
Print Name: DANALD N. MITTEN
Firm Name: MORRIS & RITCHIE ASSOCIATES, INC.

**BALTIMORE COUNTY
PLANNING AND ZONING
ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howarth
Chairman, County Council

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

LOCH RAVEN
DAM AREA
15-A

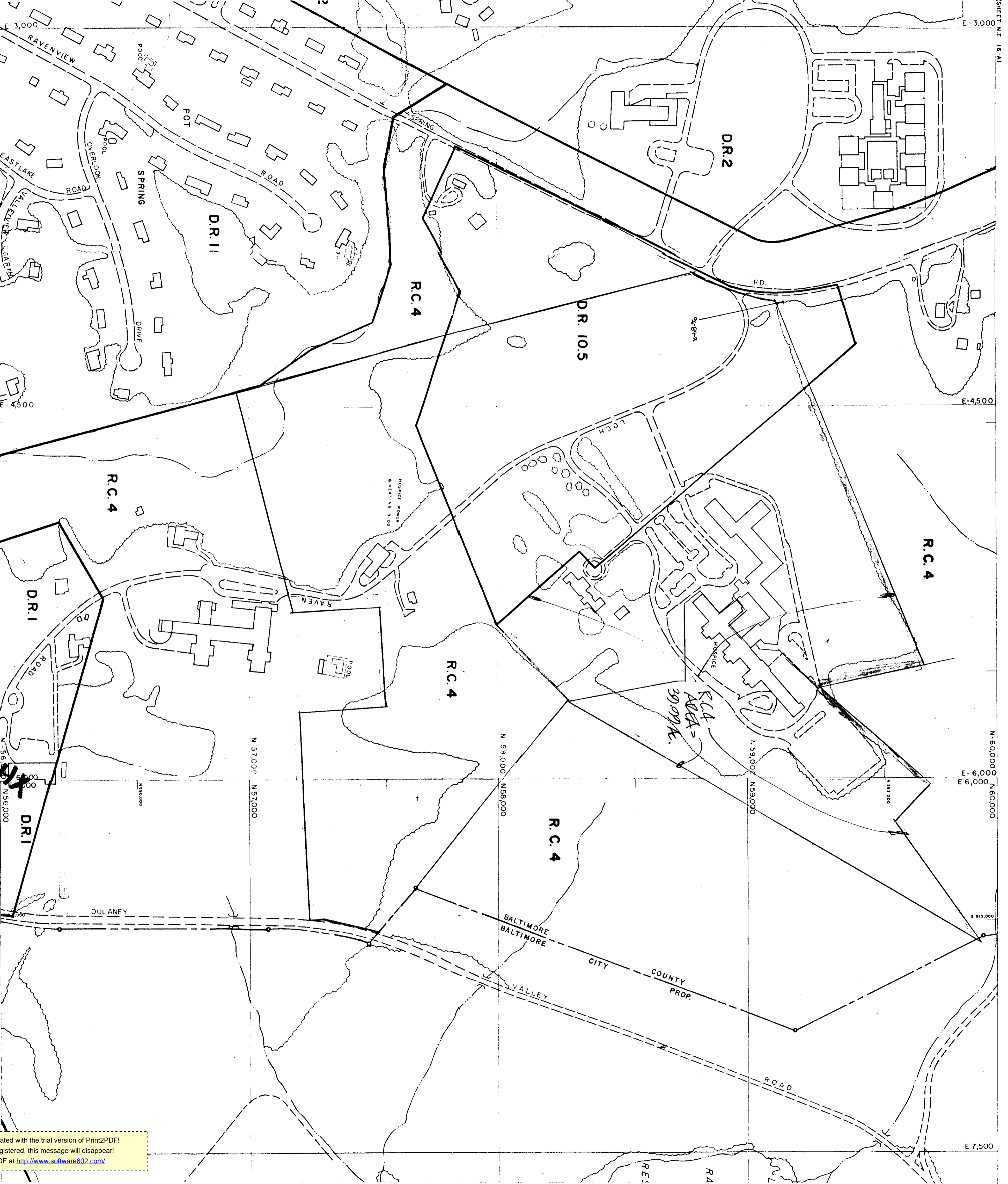
R - NW
U - SW

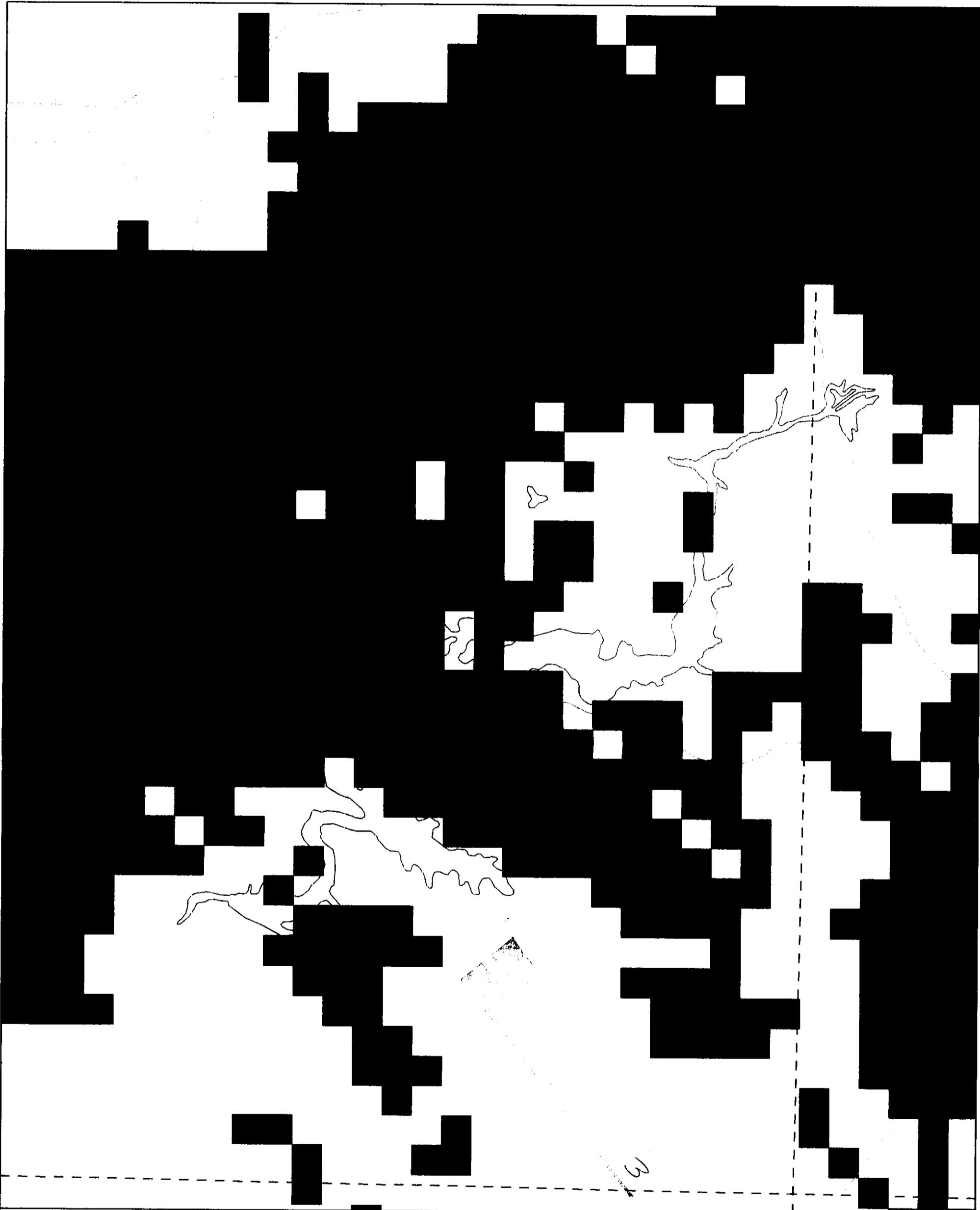
BALTIMORE COUNTY
ZONING MAPS
NE 15-A
NE 15-B
Scale: 1" = 200'

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1988

William A. Howarth
Chairman



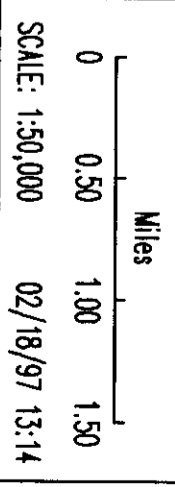


cc-bows
 Best Server
 CellCAD II v3.0
 Stihlist

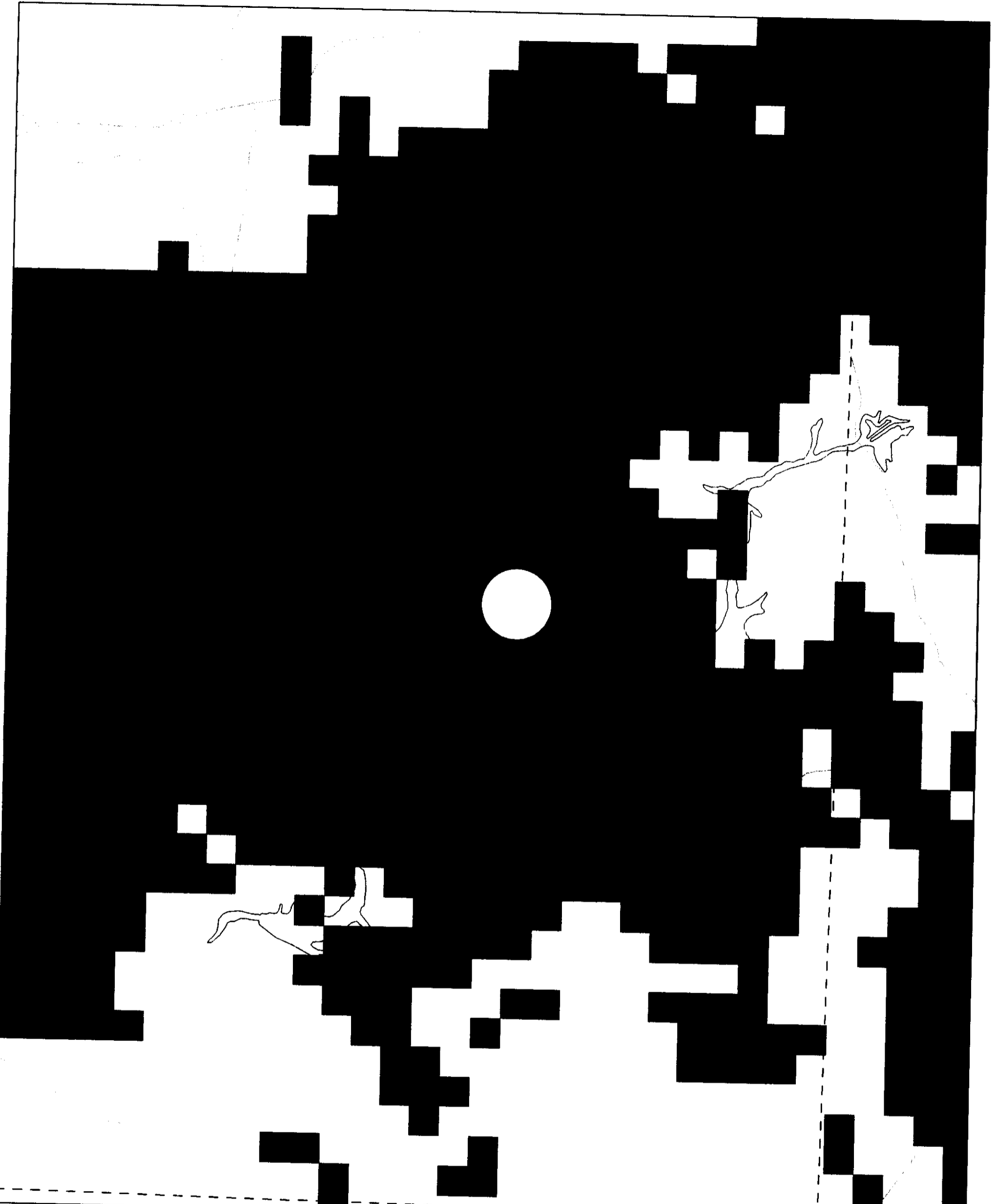
HAMPTON PLAZA (G)
 LAT:39-24-09N LON:76-35-49W
 GE: 463ft
 STN:A ORTN:4 'TN TXHT:220 ft
 ERP:50.00 W ANI:ALP 8013-N
 DT:6M HW:0 LD:100
 STN:B ORTN:124 'TN TXHT:220 ft
 ERP:20.00 W ANI:ALP 8013-N
 DT:12M HW:0 LD:100
 STN:C ORTN:244 'TN TXHT:220 ft
 ERP:50.00 W ANI:ALP 8013-N
 DT:16M HW:0 LD:100
 STN:Y1 ORTN:4 'TN TXHT:220 ft
 ERP:100.00 W ANI:ALP 8013-N
 DT:6M HW:0 LD:100
 STN:Y2 ORTN:124 'TN TXHT:220 ft
 ERP:40.00 W ANI:ALP 8013-N
 DT:12M HW:0 LD:100
 STN:Y3 ORTN:244 'TN TXHT:220 ft
 ERP:100.00 W ANI:ALP 8013-N
 DT:16M HW:0 LD:100
 LUSKINS (G1)
 LAT:39-24-03N LON:76-34-04W
 GE: 266ft
 STN:A ORTN:4 'TN TXHT:100 ft
 ERP:20.00 W ANI:ALP 8013-N
 DT:4M HW:0 LD:100
 STN:B ORTN:124 'TN TXHT:100 ft
 ERP:50.00 W ANI:ALP 8013-N
 DT:0M HW:0 LD:100
 *** Legend incomplete. See report!

THRESHOLDS OVERLAYS
 (>= dBm)
 <=-85

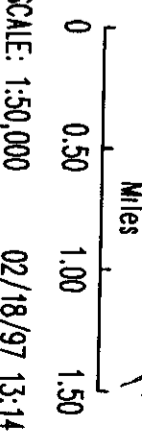
County Boundaries
 MSA/RSA Boundaries
 Shorelines and Rivers



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cc-bows Best Server CellCAD II v3.0 Sitelist	HAMPION PLAZA (G) LAT:39-24-09N LON:76-35-49W GE: 463ft STN:A ORIN:4 'TN TXHT:220 ft ERP:50.00 W ANI:ALP 8013-N DI:6M HW:0 LD:100 STN:B ORIN:124 'TN TXHT:220 ft ERP:20.00 W ANI:ALP 8013-N DI:12M HW:0 LD:100 STN:C ORIN:244 'TN TXHT:220 ft ERP:50.00 W ANI:ALP 8013-N DI:16M HW:0 LD:100 STN:V1 ORIN:4 'TN TXHT:220 ft ERP:100.00 W ANI:ALP 8013-N DI:6M HW:0 LD:100 STN:V2 ORIN:124 'TN TXHT:220 ft ERP:40.00 W ANI:ALP 8013-N DI:12M HW:0 LD:100 STN:V3 ORIN:244 'TN TXHT:220 ft ERP:100.00 W ANI:ALP 8013-N DI:16M HW:0 LD:100 LUSKINS (GFT) LAT:39-24-03N LON:76-34-04W GE: 266ft STN:A ORIN:4 'TN TXHT:100 ft ERP:20.00 W ANI:ALP 8013-N DI:4M HW:0 LD:100 STN:B ORIN:124 'TN TXHT:100 ft ERP:50.00 W ANI:ALP 8013-N DI:0M HW:0 LD:100 *** Legend Incomplete. See report
THRESHOLDS OVERLAYS (>= dbm) <=-85	County Boundaries MSA/RSA Boundaries Shorelines and Rive



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