

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Dorchester Avenue, 300' N *
of the c/l of Calverton Street * DEPUTY ZONING COMMISSIONER
(824 Dorchester Avenue) *
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
* Case No. 97-408-X
Baltimore County, Maryland, Owners;
AT&T Wireless Services, Inc., Contract Lessees - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception for that property known as 824 Dorchester Avenue, located in the vicinity of Ingleside Avenue and Route 40 in Catonsville. The Petition was filed by the owner of the property, Baltimore County, Maryland, by Frederick J. Homan, Director of Finance, and the Contract Lessee, AT&T Wireless Services, Inc., by John M. Andrews, Jr., Agent, through their attorney, S. Leonard Rottman, Esquire. The Petitioners seek special exception approval for a wireless transmitting and receiving facility on the subject property, pursuant to Sections 204.3.B.1 and 1B01.1.C.20 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were John M. Andrews, Jr. and Michael Yglesias, representatives of AT&T Wireless Services, Inc., and Paul Dorf, Esquire, attorney for the Petitioners. Appearing as an interested party was Steve Cumby, a nearby resident of the area. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.591 acres, split zoned R.O. and B.M.-C.C.C.

ORDER RECEIVED FOR FILING

Date

By

and is the site of an elevated water tank. The property is located just south of the Baltimore National Pike (U.S. Route 40) near Ingleside Avenue in Catonsville. The Petitioners have entered into a contract to lease a 300 sq.ft. area of the subject site to AT&T Wireless Services, Inc. for the installation of a wireless transmitting and receiving facility. The proposed facility will consist of a 12' x 20' concrete pad to support the unmanned equipment cabinet and nine (9) telecommunication antennae which will be mounted atop the existing water tank. Testimony indicated that no new structures are proposed and that the antenna will be barely visible to the surrounding community. Further testimony indicated that all of the special exception requirements set forth in Sections 502.1 and 502.7 of the B.C.Z.R. have been satisfied.

It is clear that the B.C.Z.R. permits the use proposed in a R.O./B.M.-C.C.C. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

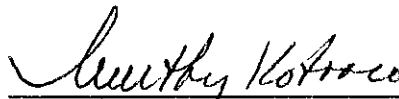
After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of May, 1997 that the Petition for Special Exception seeking approval for a wireless transmitting and receiving facility on the subject property, pursuant to Sections 204.3.B.1 and 1B01.1.C.20 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.

TMK:bjs



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ADJUTANT RECEIVED FOR FILING
Date 5/13/97
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

May 13, 1997

S. Leonard Rottman, Esquire
Adelberg, Rudow, Dorf, Hendler and Sameth
600 Mercantile Bank & Trust Building
Two Hopkins Plaza
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION
W/S Dorchester Avenue, 300' N of the c/l of Calverton Street
(824 Dorchester Avenue)
1st Election District - 1st Councilmanic District
Baltimore County, Maryland, Owners; AT&T Wireless Services, Inc.,
Contract Lessees - Petitioners
Case No. 97-408-X

Dear Mr. Rottman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Frederick J. Homan
Director of Finance, Baltimore County

Mr. John M. Andrews, Jr., AT&T Wireless Services, Inc.
8403 Colesville Road, 16th Floor, Silver Spring, Md. 20910

People's Counsel

Case File

RE: PETITION FOR SPECIAL EXCEPTION *
824 Dorchester Avenue, W/S Dorchester Ave,
300'+/- N of c/l Calverton Street *

1st Election District, 1st Councilmanic *

Legal Owner(s): Baltimore County Maryland
Contract Pur./Lessee: AT&T Wireless Svcs.
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 97-408-X

* * * * *

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 25th day of April, 1997, a copy of the foregoing Entry of Appearance was mailed to S. Leonard Rottman, Esq., Adelberg, Rudow, Dorf, 2 Hopkins Plaza, Suite 600, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



97-408-X

**DESCRIPTION
PORTION OF PROPERTY OF THE COUNTY
COMMISSIONERS OF BALTIMORE COUNTY
WEST SIDE OF DORCHESTER AVENUE AND NORTH
OF CALVERTON AVENUE, ELECTION DISTRICT NO. 1**

This Description is for a "Special Exception" in an "RO" Zone.

Beginning for the same at a point on the western right of way line of Dorchester Avenue (40' wide); said point of beginning being South 17 degrees 02 minutes West 220' $\pm$ to intersect the northern right of way line of Calverton Street (40' wide); thence binding on the dividing line between Lots 35 and 36 as shown on the Plat of Catonsville Heights and recorded among the Land Records of Baltimore County in Plat Book 6-178

1. North 72 degrees 58 minutes West, 120.00 feet to intersect the dividing line between Lots 1 through 13 and 36 through 43; thence binding on a portion of said line
2. North 17 degrees 02 minutes West, 129.00 feet $\pm$ to intersect the existing "RO/BM-CC" zoning line shown on the Baltimore County Zoning Map "SW 1-f"; thence binding on said zone line
3. North 64 degrees 24 minutes East, 123.00 feet $\pm$ to a point on the north boundary line of the aforementioned Catonsville Heights; thence binding on said line
4. South 41 degrees 23 minutes East, 26.5 feet $\pm$ to the end of Dorchester Avenue where it intersects the aforesaid north boundary line; thence binding on the western right of way line of Dorchester Avenue
5. South 17 degrees 02 minutes West, 179.71 feet $\pm$ to the point of beginning.

Containing 0.463 acres of land, more or less (20,183 square feet $\pm$).

c:\wp51\ar&rl96013k.des

408



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 in Towson, Maryland on the property identified herein as follows:

Case: #97-408-X
824 Dorchester Avenue
W/6 Dorchester Avenue, 300'
+/- N of Calverton Street
1st Election District

1st Councilmanic

Legal Owner(S):
Baltimore County Maryland
Special Exception: for a wireless transmitting and receiving facility.

Hearing: Wednesday, April 30, 1997 at 9:00 a.m. in Rm. 106, County Office Building, 111 W. Chesapeake Avenue.

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.

4/058 April 3 C131804

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/3, 1997

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 4/3, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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

408

No.

028758

DATE 3-21-97 ACCOUNT Equl-6150

AMOUNT \$ 300.00

RECEIVED FROM: APPT. SERVICES - 824 D. R. H. S. R. R.

Sp. L. (050)

FOR: _____

03A91#0256NICHRC

\$300.00

BA C002:34PM03-21-97

VALIDATION OR SIGNATURE OF CASHIER

DISCOUNT
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

CERTIFICATE OF POSTING

RE: Case No.: 97-408-X

Petitioner/Developer: AT&T WIRELESS SERVICES
C/O LEONARD ROTTMAN, ATTY.

Date of Hearing/Closing: 4/30/97

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 824 DORCHESTER RD.
(N.W. SIDE DORCHESTER RD - N OF CALVERTON ST.)

The sign(s) were posted on 4/14/97
(Month, Day, Year)

Sincerely,

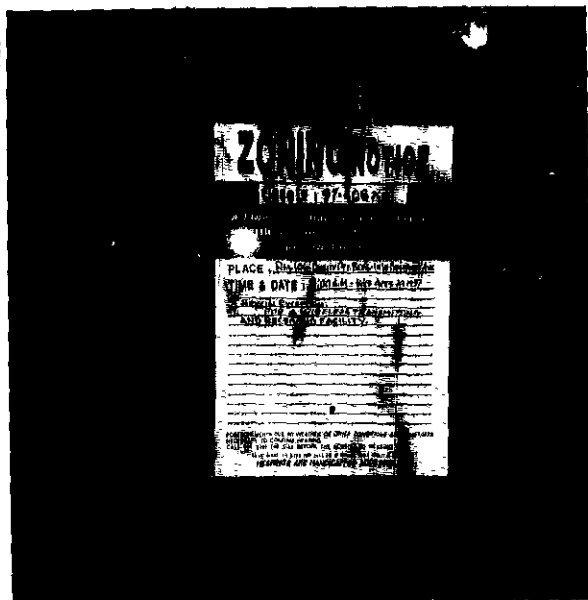
Richard E. Hoffman 4/14/97
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

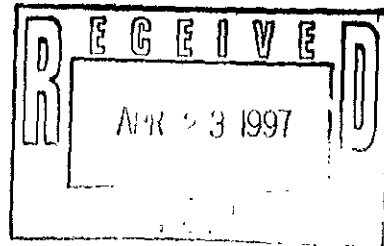
904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



824 DORCHESTER RD.
POSTED 4/14/97
Richard E. Hoffman 4/14/97





Baltimore County
Department of Permits and
Development Management

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

ZONING 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 408

Petitioner: AT&T WIRELESS, Inc.

Location: 824 DORCHESTER RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: S. LEONARD ROTTMAN, ESQ.

ADDRESS: ADELBERG, RUDDOW, DORF, HENDLER & SAMETH.

600 MERCANTILE BANK & TRUST Bldg. BALD. Md.
TWO HOPKINS PLAZA. 21201

PHONE NUMBER: 539-5195

AJ:ggs

(Revised 09/24/96)

THE SECRETARY OF THE ARMY,
WASHINGTON, D.C.

OFFICE OF THE SECRETARY OF THE ARMY

MEMORANDUM FOR THE SECRETARY
FROM THE SECRETARY OF THE ARMY

100-100000

1. The following information was received from the
Department of the Interior, Bureau of Land Management,

Washington, D.C., on 10/10/50:

RE: SECRETARY OF THE ARMY
PROPERTY OF THE ARMY

OFFICE OF THE SECRETARY OF THE ARMY

MEMORANDUM FOR THE SECRETARY
FROM THE SECRETARY OF THE ARMY

100-100000

1. The following information was received from the
Department of the Interior, Bureau of Land Management,

Washington, D.C., on 10/10/50:

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

Date to be Posted: Anytime before but no later than * ~~8/30/96~~

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICECase No.: 97-408-X

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

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL EXCEPTION TO APPROVE A
WIRELESS TRANSMITTING AND RECEIVING
FACILITY IN AN RO ZONE.

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**

ATTN: L. ROTTMAN

**BALTIMORE COUNTY DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT**

ADVERTISING SIGNS MAY BE OBTAINED FROM THE FOLLOWING:

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Voice Mail: (410) 646-8354
Pager: (410) 759-8571
Fax: (410) 628-2574

PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT IS REQUIRED IF YOU WISH TO SELECT A VENDOR NOT SHOWN ON THE LIST ABOVE.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE VENDORS, NOR DO WE RECOMMEND ANY SPECIFIC VENDOR. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES DO VARY.

Revised 3/4/97

TO: PUTUXENT PUBLISHING COMPANY
April 4, 1997 Issue - Jeffersonian

Please forward billing to:

S. Leonard Rottman, Esq.
600 Mercantile Bank & Trust Building
Baltimore, MD 21201
539-5195

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-408-X
824 Dorchester Avenue
W/S Dorchester Avenue, 300'+/- N of c/l Calverton Street
1st Election District - 1st Councilmanic
Legal Owner(s): Baltimore County Maryland

Special Exception for a wireless transmitting and receiving facility.

HEARING: WEDNESDAY, APRIL 30, 1997 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

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

March 28, 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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-408-X
824 Dorchester Avenue
W/S Dorchester Avenue, 300' +/- N of c/l Calverton Street
1st Election District - 1st Councilmanic
Legal Owner(s): Baltimore County Maryland

Special Exception for a wireless transmitting and receiving facility.

HEARING: WEDNESDAY, APRIL 30, 1997 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: AT&T Wireless Services, Inc.
S. Leonard Rottman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 15, 1997.
(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

April 28, 1997

S. Leonard Rottman, Esquire
Adelberg, Rudow, Dorf, Hendler & Sameth
600 Mercantile Bank & Trust Building
Two Hopkins Plaza
Baltimore, MD 21201

RE: Item No.: 408
Case No.: 97-408-X
Petitioner: Baltimore County, MD

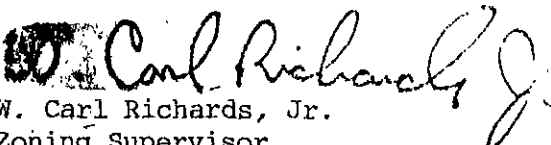
Dear Mr. Rottman:

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 March 21, 1997.

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 (410-887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/23/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 31, 97

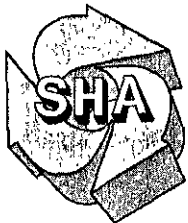
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

396	404
397	405
398	406
401	408
402	
403	

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 4.1.97
Item No. 408 J.C.M.

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: April 2, 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. 387, 396, 402, 404, 405, 406, 407, and 408

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



8

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/07/96

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 April 17, 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.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

397, 402, 403, 404, 405, 406, 407, and 408

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 807-4381, MS 1107F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: April 7, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for April 7, 1997
Item Nos. 402, 403, 404, 405, 406, 407, 408 and 386

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

RWB:HJO:cab

cc: File

ZONE407.NOC

PETITION PROBLEMS

#395 --- MJK

1. Sign form incomplete/incorrect.

#396 --- MJK

1. Sign form incomplete/incorrect.

#397 --- MJK

1. Sign form incomplete/incorrect.

#401 --- JRA

1. NO sign form in folder.
2. Incomplete description on folder.

#402 --- JRA

1. NO sign form in folder.
2. Notary section is incorrect/incomplete.
3. No review information on bottom of petition form.
4. Not marked as flood zone on folder.

#408-- JCM

1. No telephone number for legal owner.
2. Two copies of sign form in folder - why?

ENVIRONMENTAL IMPACT STATEMENT

for

B.C. Water Tank

KCI Job No. 1696013K

**PETITONER'S
EXHIBIT NO. 2**

Prepared for:
AT&T Wireless Services, Inc.
8403 Colesville Road
Silver Spring, MD 20910

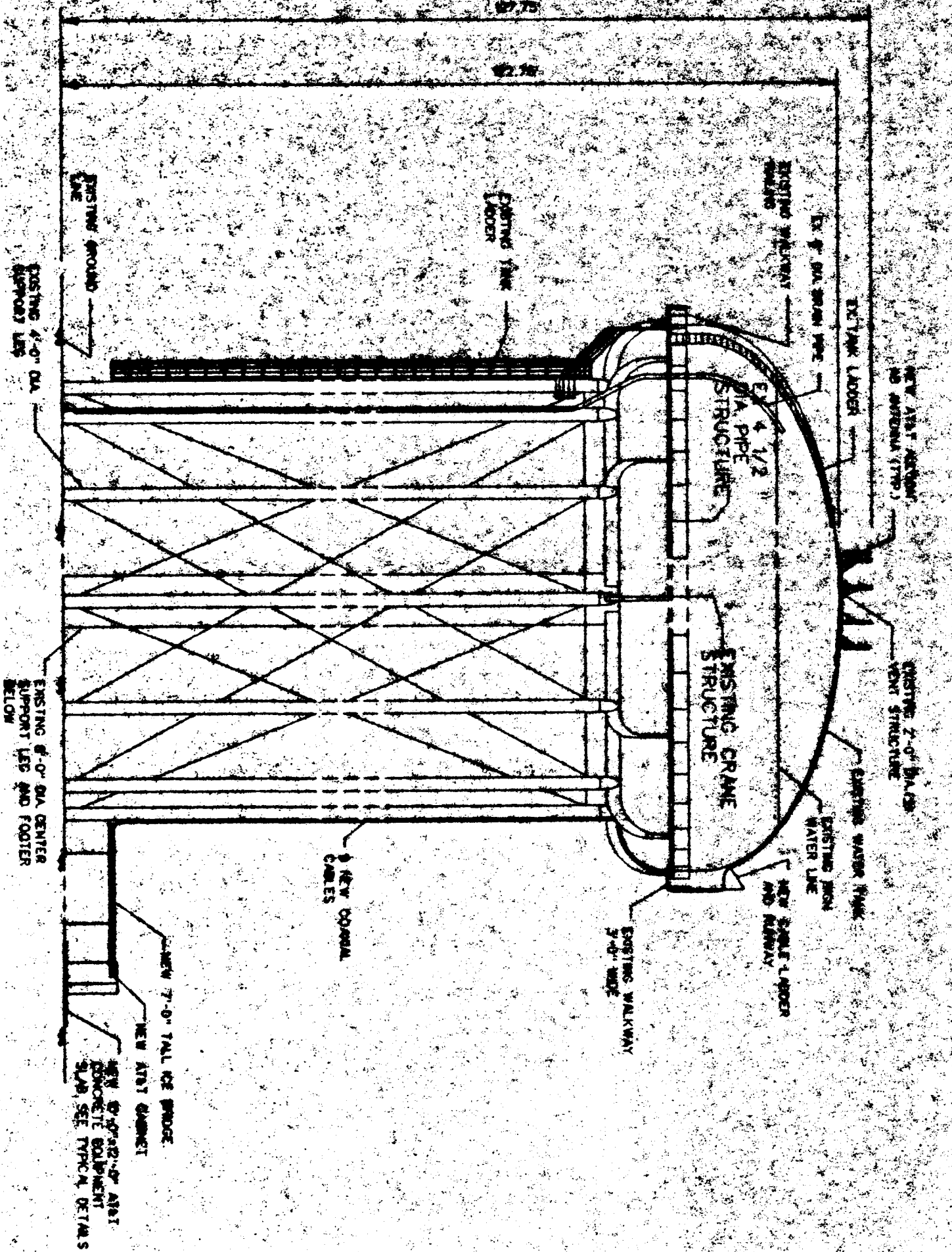
Prepared by:
KCI Technologies, Inc.
14409 Greenview Dr., Suite 102
Laurel, MD 20708

April, 1997



WATER TANK ELEVATION

NOT TO SCALE

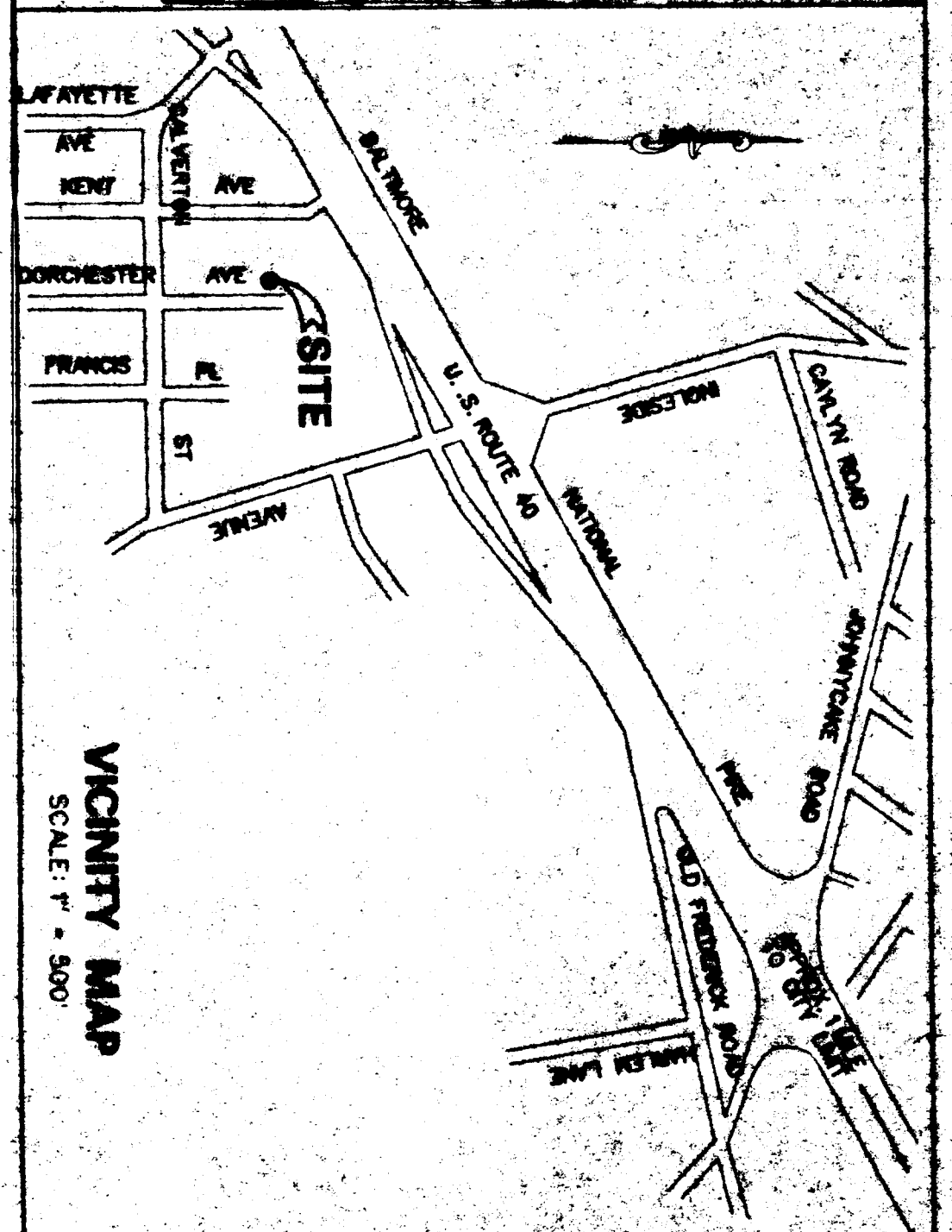
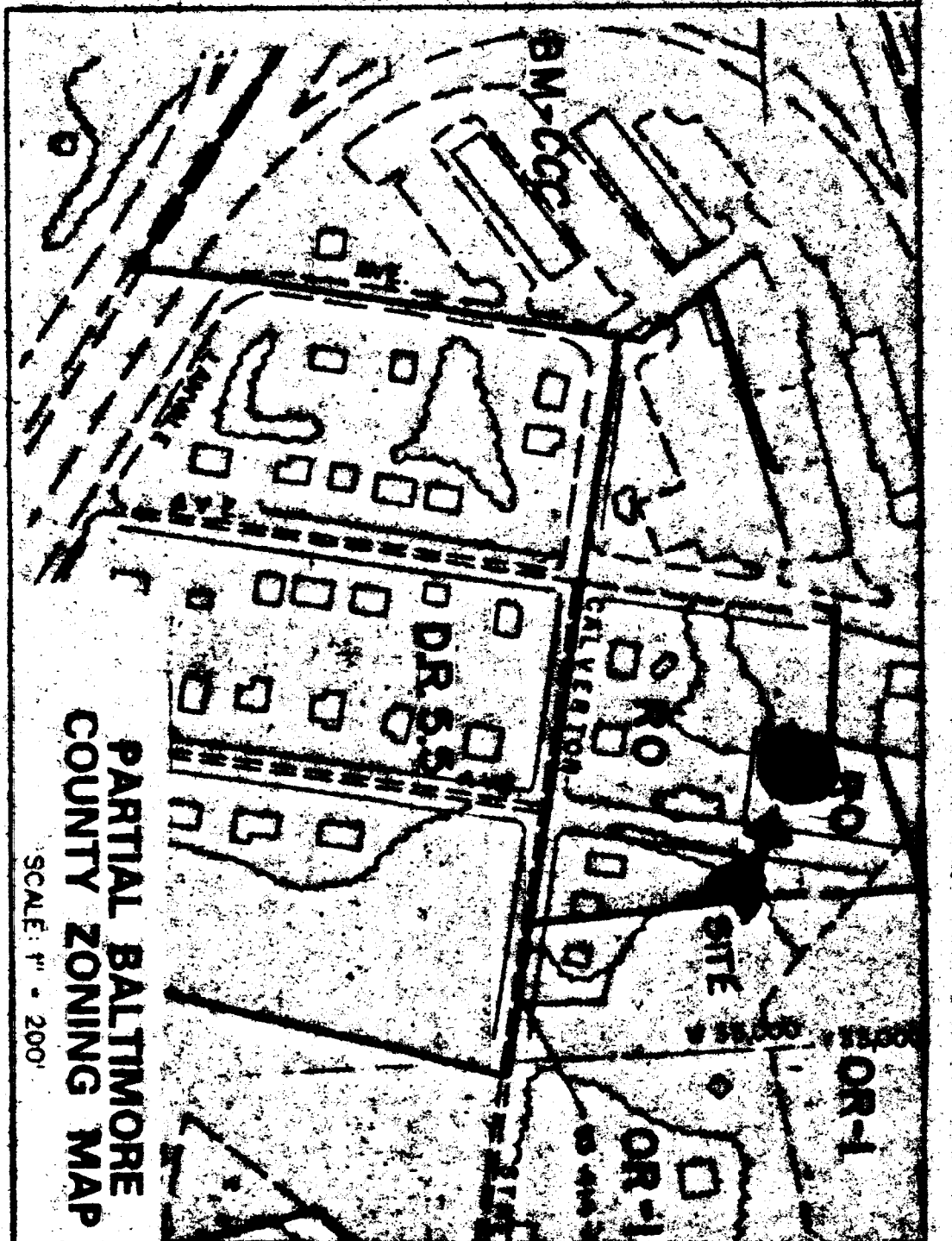
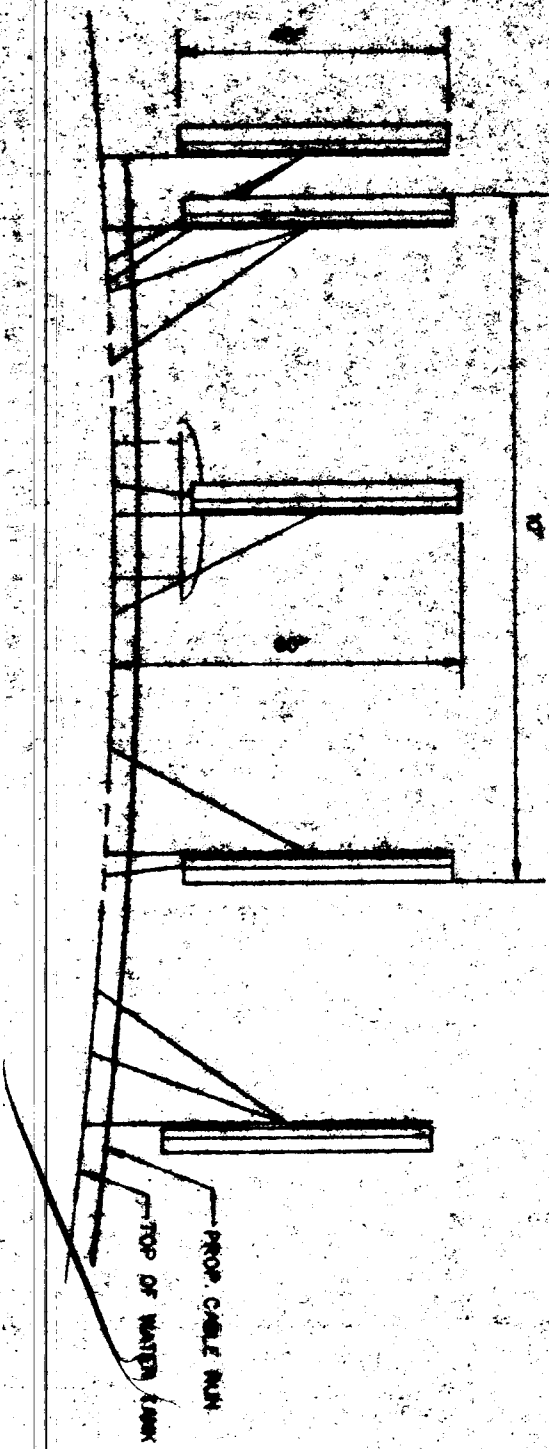


ANTENNA NOTES

1. Environmental protection agency standards and guidelines relating to radiation emissions and be met at all times. (BilNo. 64, 1986.)
2. When the use is terminated the structure shall be removed. (BilNo. 64, 1986.)
3. Every five years, or sooner in the event of substantial damage, a certification by a professional engineer registered in Maryland, a certification by a Maryland registered professional engineer shall be filed with the Department of Permits and Licenses indicating that the aforementioned structure meets all safety requirements. Any upgrading or maintenance required to comply with any code or the filing of such certification. (BilNo. 64, 1986.)
4. No white floodscope lights are permitted. (BilNo. 64, 1986.)

ANTENNA ELEVATION

NOT TO SCALE



SITE NOTES

408

97-408-X

GENERAL NOTES

1. Contractor shall contact a subcontractor utility locator for location of existing utilities prior to commencement of any construction activities. Contractor shall verify utility location and depth prior to any excavation. Location of utilities shown on the plan are approximate and for planning purposes only.
2. All work shall be completed in accordance with all State and Local codes and ordinances. The latest edition thereof.
3. Contractor shall secure all necessary permits for this project from all applicable governmental agencies.
4. Any permits which must be obtained shall be the contractor's responsibility. The contractor shall be responsible for obtaining all permits and requirements of the permits.
5. Contractor shall coordinate utility connections with appropriate utility owners.
6. Property boundaries taken from a plat, Baltimore County Department of Public Works titled "Dorchester Ave. - Elevated Tank" dated 5-26-55.
7. These plans are not for recordation or conveyance.
8. Existing pavement and other surfaces disturbed by contractor (which are not to be removed) shall be repaired to like-new condition.
9. Damage to utilities or property of others by the contractor during construction shall be repaired to preconstruction condition by the contractor.
10. Notify "Miss Utility" at (800) 251-7777 - 48 hours prior to doing any excavation in the area.
11. The location of existing underground utilities are shown in accordance with the "Miss Utility" map. The exact location of existing utilities shall be determined by the contractor and failure to locate and preserve any find underground utilities.
12. The proposed unnamed equipment cabinet for AT&T equipment requires 0 parking spaces.

NOTE:

1. Primary structure on the site is a 22' 75" high metal water tank.
2. As Environmental Impact Statement value submitted at the Special Exception Hearing.

SPECIAL EXCEPTION REQUEST

Petitioner is requesting a Special Exception per section 204.3 (B) (1) of the B&CZ to allow Baltimore County Maryland and used as a public utility use devoted water storage tank.



ISSUE DATE	
95% SUBMISSION	03-17-97
100% SUBMISSION	
PERMIT SUBMISSION	
SCHEDULE OF REVISIONS	
NO.	DESCRIPTION OF CHANGES
1	
2	
3	
4	
5	



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(301) 963-1821 (410) 792-8086
Fax: (410) 792-7419



AT&T WIRELESS SERVICES, INC.
8403 COLESVILLE ROAD, 16TH FLOOR
SILVER SPRING, MD 20910

SITE B054.1
DORCHESTER TANK
UNLICENSED WIRELESS
COMMUNICATION SITE
888 N. DORCHESTER RD.
CAPITOL HEIGHTS

DRAWING TITLE	
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SITE PLAN	
DRAWN BY: JEN	DRAWN NO: C1
CHECKED BY: JED	SHEET NO. 1 OF 1
SURVEYOR TO TECHNOLOGIES	SCALE: AS SHOWN
PROJECT NO. B054-K	
CAD FILE: B054-K.DWG	