

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NE/S Frederick Road, 150 ft.
NW/S Nine Mile Circle * ZONING COMMISSIONER
2832 Nine Mile Circle
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District
Legal Owner: Catonsville Lodge # * Case No. 97-583-X
2323, Benevolent & Protective Order
of the Elks of the U.S.A., Inc. *
Lessee: Bell Atlantic Nynex Mobile
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 2832 Nine Mile Circle in Catonsville. The Petition was filed by the Catonsville Lodge No. 2323, Benevolent and Protective Order of the Elks of the United States of America, Inc., property owner, and Bell Atlantic Nynex Mobile, Lessee. Special Exception relief is requested to approve a wireless transmitting and receiving facility in a D.R.1 zone, pursuant to Section 1B01.1.C.20 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly shown on the plan to accompany the Petition for Special Exception, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were Maurice Thompson II, Anjana Nagarajan-Butaney and Kent Lutz, on behalf of Bell Atlantic Nynex Mobile. Also present was Tim Madden, a landscape architect with Morris, Ritchie and Associates. Eugene L. Shaver, a neighbor, appeared as an interested person. The Petitioners were represented by Robert A Hoffman, Esquire.

This is another in a series of Petitions which have come before this Zoning Commissioner from Bell Atlantic Nynex Mobile. As is well known, Bell Atlantic Nynex Mobile is a corporation engaged in the business of providing mobile and wireless communications. The company provides mobile phone service, as well as mobile fax and data transmission. As is the case

ORDER RECEIVED FOR FILING
8/14/97
Date
by

with both Bell Atlantic Nynex Mobile and similar companies, the Petitioner is establishing a mobile communications wireless transmitting and receiving facility network across Baltimore County. The company installs its equipment, including antennas and related electronic equipment, at numerous locations throughout the County in order to provide an unbroken communications network. These facilities are installed so as to provide a continuous network to the company's customers so that a mobile user is handed off from one facility to the next.

Bell Atlantic Nynex has installed its equipment on numerous existing buildings, towers and other structures. In some cases, the company petitions for relief in order to construct monopoles or towers. In most instances, the BCZR requires that a special exception approval be obtained before equipment can be installed.

In this case, the Petitioner proposes installing its equipment upon an existing Baltimore Gas and Electric tower located on property owned by the Elks Lodge of Catonsville, No. 2323. An examination of the site plan shows that the Elks Club owns approximately 11.03 acres at that location. The property fronts Frederick Road, not far from the Patapsco Valley Park. The front portion of the Elks site is improved with an existing lodge building and macadam parking area. The rear portion of the site is relatively unimproved. Additionally, as the site plan indicates, Baltimore Gas & Electric Company has control of the 66 ft. wide easement across the rear portion of the Elks property. Located on that easement is one of BG&E's large transmission towers. The towers connect electric cables to other towers which are offsite.

The Petitioner, Bell Atlantic Nynex Mobile, proposes erecting its antennas on a portion of the BG&E tower. The tower is approximately 104 ft. in height and the antennas will be located at the 94 ft. level. It was

ORDER RECEIVED FOR FILING
Date 5/18/97
By M. G. Goad

indicated that the antennas can be installed safely at that location on the tower without disruption to BG&E's power line. Additionally, at the base of the tower, but off of the 66 ft. right of way, Bell Atlantic will construct a small equipment building to house its accessory equipment. The building will be approximately 10 ft. x 30 ft. in dimension, with a height of 11 ft. The base building will be on the Elks property.

The relevant provisions of the BCZR regarding wireless transmitting and receiving facilities (Section 502.7) recommend that such facilities be placed on existing structures. This goal is to prevent the proliferation of monopoles and new towers across the landscape. Clearly, this is an acceptable and appropriate location for the installation of this equipment. In my judgment, the installation of Bell Atlantic's mobile equipment will not cause any detriment to the health, safety or general welfare of the locale. Specifically, I find that the Petitioner has satisfied the requirements of Sections 502.7 and 502.1 of the BCZR. Moreover, it is to be noted that no variance relief is necessary.

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 of Baltimore County this 14th day of August 1997 that a Petition for Special Exception for approval of a wireless transmitting and receiving facility in a D.R.1 zone, pursuant to Section 1B01.1.C.20 of the Baltimore County Zoning Regulations (BCZR), 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.

2 Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, the Department of Environmental Protection and Resource Management (DEPRM) dated July 14, 1997 are adopted in their entirety and made a part of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 8/14/97
By M. Hovak



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 14, 1997

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

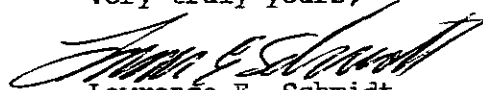
RE: Petition for Special Exception
Case No. 97-583-X
Bell Atlantic Nynex Mobile/Catonsville Lodge No.
2323 Benevolent and Protective Order of Elks of the
USA, Inc., Petitioners

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception 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 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Messrs. Maurice Thompson II & Anjana Nagarajan-Butaney
Bell Atlantic Nynex Mobile
9000 Junction Drive, Annapolis Junction, Md. 20701

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
2832 Nine Mile Circle, NE/S Frederick Rd,		
150' NW/S Nine Mile Circle, 1st	*	ZONING COMMISSIONER
Election District, 1st Councilmanic		
Legal Owner(s): Catonsville Elks Lodge	*	OF BALTIMORE COUNTY
No. 2323, et al.		
Contract Purchaser(s): Bell Atl. NYNEX	*	CASE NO. 97-583-X
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.

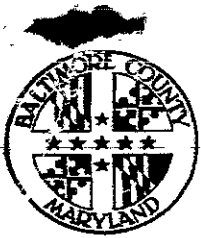
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 5th day of August, 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



Petition for Special Exception

97-583-X

to the Zoning Commissioner of Baltimore County

for the property located at 2832 Nine Mile Circle, Catonsville
which is presently zoned DR1

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 in a DR1 zone pursuant to Section 1B01.1.C.20.

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.

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)

Signature [Signature]

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

Towson MD 21204
City State Zipcode

Owns Right-of-Way Interest

Baltimore Gas and Electric

Contact: Darnell Singleton, Account Representative
7152 Windsor Blvd., Balti. MD 21224
410-281-3473

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.

Legal Owner(s):

Catonsville Lodge No. 2323, Benevolent and Protective Order of
Elks of the United States of America, Inc.

(Type or Print Name)

By: James M. Baeck
Signature James Baeck, President, Elks Lodge #2323

Fraternal Order of Police, Waterloo Lodge No. 69, Inc.
(Type or Print Name)

By: Thomas Dupczak
Signature Thomas Dupczak, President, FOP

2832 Nine Mile Circle

Address Phone No.

Catonsville MD 21288
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: UCR

DATE 6/24/97

**DROP-OFF
NO REVIEW**

Baltimore Gas and Electric Company
7152 Windsor Boulevard
Baltimore, Maryland 21244

97-583X



June 17, 1997

Robert A. Hoffman
Venable Baetjer & Howard LLP
210 Allegheny Ave
Towson, MD 21204

Dear Mr. Hoffman:

This letter is to confirm that on May 7, 1997, BGE executed an antenna site lease agreement with Bell Atlantic Nynex Mobile (BANM) for the establishment of an antenna site at transmission structure #251. This structure is located within BGE's transmission line right-of-way at the rear of the property located at 2832 Nine Mile Circle, Catonsville. BANM's antenna array shall be installed on the transmission structure with the proposed BANM building located just outside of the transmission right-of-way on the property located at 2832 Nine Mile Circle, Catonsville.

If you have any questions, I can be reached at (410)281-3473.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darnell Singleton', is written over a horizontal line.

Darnell Singleton
Account Representative
BGE

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



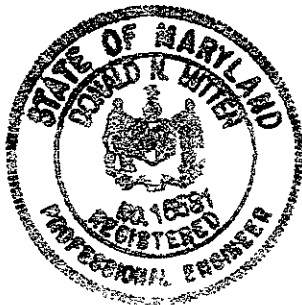
ZONING DESCRIPTION

BEGINNING at a point distant 150 feet more or less measured northwesterly along the north side of Frederick Road (Md Rte. 144), 60 feet wide, from the intersection of the north side of Frederick Road and the northwest side of Nine Mile Circle. Thence the following courses and distances:

North 65° 12'30" West 240.30 feet, North 65° 12'30" West 34.00 feet,
North 56° 52'20" West 66.00 feet, North 45° 07'00" East 100.00 feet,
North 44° 53'00" West 36.00 feet, North 45° 07'00" East 60.00 feet,
North 22° 56'30" West 97.00 feet, North 27° 06'40" East 62.84 feet.
North 57° 56'30" West 50.00 feet, North 40° 33'30" East 858.00 feet,
South 36° 02'00" East 531.58 feet, South 43° 24'00" West 682.10 feet,
South 35° 10'00" West 231.40 feet, to the place of beginning.

CONTAINING 11.03 Acres of land more or less.

BEING known as 2832 Nine Mile Circle and located in the First Election District of Baltimore County, Maryland, also being known as Parcel 1 as recorded in Deed Liber 11824, Folio 122.



Donald N. Mitten

Donald N. Mitten, P.E.
Associate

GP:mak\al10405\banneker.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

NOTICE OF HEARING
The Zoning Commission 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: #97-583-X
2832 Nine Mile Circle
NES Frederick Road, 150' NW/4 Nine Mile Circle
1st Election District
Legal Owner(s):
Catonville Lodge No. 2222, Benevolent and Protective Order of Elks of the United States of America, Inc. and Fraternal Order of Police, Waterloo Lodge No. 69, Inc., Legal Owner of Right-of-way.
Contract Purchaser(s):
Bell Atlantic NYNEX Mobile
Special Exception for a wireless transmitting and receiving facility.
Hearing: Monday, August 11, 1997 at 2:00 p.m., Room 407 Courts Bldg., 401 Bosley Avenue.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations.
Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.
7/24/97 July 17 C158861

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/17, 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 7/17, 1997.

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035885

DATE 6/24/97 ACCOUNT 001-6150

AMOUNT \$ 300.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: #050 - SPECIAL EXCEPTION
2832 Nine Mile Circle

DROP-OFF — NO REVIEW
ITEM #583

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/25/1997 6/24/1997 14:28:23
REQ WS03 CASHIER UNIL ULM DRAWER 3
5 MISCELLANEOUS CASH RECEIPT
Receipt # 006774 DFLN
CR NO. 035885
\$300.00 ADVANCE DEPT
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 97-583-X

Petitioner/Developer: NYNEX, ETAL
C/O ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 8/11/97

@ 2:00 PM
RM-407-CCB

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 FREDERICK RD. @
9-MILE LANE

The sign(s) were posted on 7/18/97
(Month, Day, Year)

Sincerely,

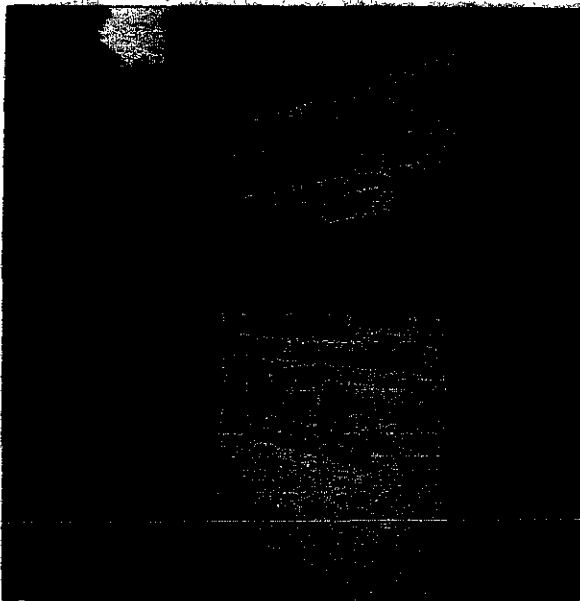
Patrick M O'Keefe 7/28/97
(Signature of Sign Poster and Date)

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)



FREDERICK RD / 9 MILE LA.
NYNEX

7/18/97



Baltimore County
Department of Permits and
Development Management

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

917-583-X

June 24, 1997

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

RE: Drop-Off Petition (Item #583)
2832 Nine Mile Circle
1st 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 form pertaining to this. 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 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure



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:

ZONING NOTICE

Case No.: 97-583-X

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

PLACE: *

DATE AND TIME: *

REQUEST: SPECIAL EXCEPTION FOR A
WIRELESS TRANSMITTING AND
RECEIVING FACILITY.

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

TO: PUTUXENT PUBLISHING COMPANY
July 17, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormrod
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
410-494-6200

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

CASE NUMBER: 97-583-X
2832 Nine Mile Circle
NE/S Frederick Road, 150' NW/S Nine Mile Circle
1st Election District - 1st Councilmanic
Legal Owner(s): Catonsville Lodge No. 2323, Benevolent and Protective Order of Elks of the United States of America, Inc. and Fraternal Order of Police, Waterloo Lodge No. 69, Inc.; Legal Owner of Right-of-way.
Contract Purchaser(s): Bell Atlantic NYNEX Mobile

Special Exception for a wireless transmitting and receiving facility.

HEARING: MONDAY, AUGUST 11, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley 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

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: 97-583-X

2832 Nine Mile Circle

NE/S Frederick Road, 150' NW/S Nine Mile Circle

1st Election District - 1st Councilmanic

Legal Owner(s): Catonsville Lodge No. 2323, Benevolent and Protective Order of Elks of the United States of America, Inc. and Fraternal Order of Police, Waterloo Lodge No. 69, Inc.; Legal Owner of Right-of-way.

Contract Purchaser(s): Bell Atlantic NYNEX Mobile

Special Exception for a wireless transmitting and receiving facility.

HEARING: MONDAY, AUGUST 11, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Thomas Dupczak
Bell Atlantic NYNEX Mobile
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 27, 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

August 6, 1997

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

RE: Item No.: 583
Case No.: 97-583-X
Petitioner: James Baeck

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 June 24, 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,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

2



____ Attach original petition

Date: July 15, 1997

To: Arnold L. Jablon

From: Bruce Seeley *BS/JP*

Subject: Zoning: #583

Catonsville Elks Lodge

Zoning Advisory Committee Meeting of: July 14, 1997

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

jablon.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: July 11, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
for July 21, 1997
Item Nos. 579, 580, 581, 582, 583,
584, 585, 586, 587, 588, & 589

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

RWB:HJO:jrb

cc: File

ZONE721.NOC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 8, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 579, 581, 582, 583, 584, 586, 588, and 589

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL



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 7-14-97
Item No. 583 WCR

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,

P. J. Gredlein
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 Government
Fire Department



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

17 1987

(410) 887-4500

July 10, 1987

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 JULY 14, 1987

Item No.: SEE BELOW

Zoning Agenda.

Gentlemen:

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

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

579, 581, 582, 583, 584, 585, 586, 588, and 589

REVIEWED: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 807-4281, MS-1102F
cc: File





Baltimore County
Department of Permits and
Development Management

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

August 12, 1997

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

RE: Drop-Off Petition Review (Item #583)
Petitioner: Bell Atlantic NYNEX Mobile
2832 Nine Mile Circle
1st 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.

One copy of the 1" = 200' scale official zoning map must be submitted for the property.

Add previous commercial permit(s). The permit number(s) of work on the same property and the approximate date of the last improvement listed on the plat or, if very old, age of existing building.

Add zoning hearings, CRG, waivers. The case number(s), date of the order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings. List any CRG approval dates or waiver numbers and dates on the plat.



Robert A. Hoffman, Esquire
August 12, 1997
Page 2

Add note: "Proposed building is not in the floodplain".

Add note: "Site does not conflict with Section 502.7, BCZR".

Screening and landscaping must be provided in accordance with the landscape manual and all other manuals adopted pursuant to Section 22-105 of the Baltimore County Code. Contact Avery Harden at 410-887-3751.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

97-2630
Submitted 97-3004
6/20/97
8
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
410-494-6201

June 4, 1997

Hand Delivery

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

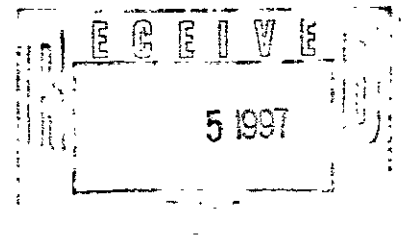
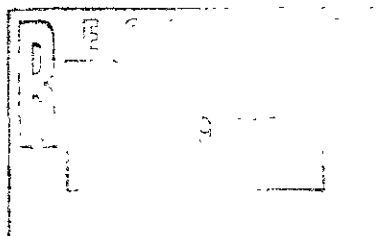
Re: Property Owner: Catonsville Lodge No. 2323, Benevolent and
and Protective Order of Elks of the United States of America, Inc.
and Fraternal Order of Police, Waterloo Lodge No. 69, Inc.
Petitioner: Bell Atlantic NYNEX Mobile
Location: 2832 Nine Mile Circle
Petition for Special Exception

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Exception 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 (3)
2. Zoning description (3)
3. 200' scale zoning map (1)
4. Site Plans (12)
5. Environmental Impact Statement (1)
6. Check in the amount of \$300.00

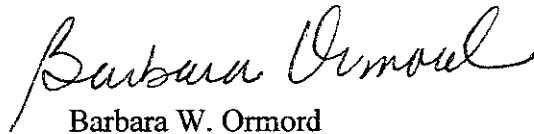
583
6/24/97



Mr. Carl Richards
June 4, 1997
Page 2

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

Sincerely,

A handwritten signature in cursive script, reading "Barbara Ormord".

Barbara W. Ormord
Legal Assistant

bw
cc: Robert A. Hoffman, Esquire

TO1DOCS1/BAW01/0045458.01

28332 Nine Mile Circle

583

6/6/97 -- WCR called Rob -- BGE must sign & amend any existing special exceptions on the property.

6/13/97 -- WCR told me to call Rob & tell him he had until 5 p.m. today to get information in or we would send petition back.

6/13/97 -- SCJ called. Rob & Barb both out - unreachable. Told his office they had until 5 p.m. on 6/16 to get corrected information to me or I would send back entire package.

6/16/97 -- Barb called WCR. Will have information to us tomorrow.

6/18/97 -- No information received. WCR said to send petition back. Called Barb and told her entire package was being returned. Sent entire petition package back to Rob.

CARL:

- ① BGE contact listed on petition
- ② Letter from BGE attached to petitions
- ③ No existing special exceptions on or anywhere near site.
Barb

28332 Nine Mile Circle

97-583-X

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Barb

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME
Rob Hoffman
Tim Madden, MRA
Kent Lutz
Anjana Nagarajan - Butaney
MAURICE THOMPSON, II

ADDRESS
210 Allegheny Ave 21204
110 West Rd Towson, Md. 21204
9600 Junction Dr. Annapolis, Md 20701
9000 Junc. Dr Annap Junc MD 20701
9000 JUNCTION DR., ANNAP. JUNC., MD 20701



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

EUGENE L. SHAVER

ADDRESS

116 S. HILTOP RD. 21228-5543



Environmental Impact Statement

Bell Atlantic NYNEX Mobile
Banneker Site

MRA Project No. 10405.11

May 1997

Prepared for:

Bell Atlantic NYNEX Mobile
500 Junction Drive
Arling Heights, MD 21010

Prepared by:

Morris & Ritchie Associates, Inc.
110 West Road, Suite 105
Towson, MD 21204
410-821-1690
410-821-1748 Fax

