

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 N/S Hernwood Road, and SE/S *
 Marriottsville Road * DEPUTY ZONING COMMISSIONER
 (5280 Hernwood Road) *
 2nd Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 * Case No. 98-463-X
 Gael R. Macnamara, Property Owner;
 WCBM of Maryland, Inc., Contract Purchasers

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, Gael R. Macnamara, and the Contract Purchasers, WCBM of Maryland, Inc., through their attorney, Joseph C. LaVerghetta, Esquire. The Petitioners request a special exception to permit wireless telecommunications towers and antennae and receiving facilities to be located on the subject property, pursuant to Section 1A01.2.C.23 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 Louis B. Mangione, Vice President of WCBM, and Joseph C. LaVerghetta, Esquire, attorney for the Petitioners. Other representatives of WCBM and others who participated in the preparation of the special exception request and site plan also appeared in support of the Petition. Several citizens from the surrounding community appeared as interested parties, including George Strohmer, and Bob and Winona Hocutt. No one appeared in opposition.

Testimony and evidence presented revealed that the subject property consists of 209 acres, more or less, zoned R.C.2 and is improved with a small building, known as the "B.B. Noves House" which is on the Maryland

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 Date 8/1/98
 By [Signature]

Historic Trust, Baltimore County Inventory List. The property is presently used for farming purposes; however, WCBM, which operates an AM radio station in Baltimore, is proposing to locate six (6) radio transmission towers on the subject property in the locations shown on the site plan submitted into evidence as Petitioner's Exhibit 1. The towers will occupy approximately 55 acres of the total 209-acre tract. In support of their request, testimony revealed that the Petitioners have applied to place the entire 209 acres into the Maryland Environmental Trust (MET). Furthermore, the Petitioners have agreed to allow Mr. George Strohmmer, who farms property in this vicinity, and has farmed this particular parcel of land for many years, to continue to farm the subject property. The Petitioners have also offered to make available to the surrounding community, the historic house located on the subject property for purposes of community meetings and other community events. However, the Petitioners noted that this building is in poor condition and would need extensive repairs prior to being used. Those repairs would be at the expense of the community, should they wish to utilize the house for community activities. The Petitioners also offered the 55 acres upon which these towers will be located for the purpose of grazing farm animals or farming involving drop-seeding, such as the cultivation of hay. Placing the towers on this land will require the installation of an underground cable system which would prevent a farmer from being able to cultivate, or till, the soil. Therefore, the only type of farming that could occur over the 55 acres would be the drop-seed type.

As noted above, several residents from the surrounding community appeared as interested parties. The Petitioners met with the community on a number of occasions and had a great deal of communication with those

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Date

BY

8/4/88
[Signature]

members prior to the hearing before me. This was evident by virtue of the familiarity of the parties with one another and the numerous agreements that had been reached between them prior to the hearing. Mr. Bob Hocutt, President of the Greater Patapsco Community Association, indicated that while his organization was not opposed to the Petitioners' request, their lack of opposition was contingent upon the entire 209-acre tract being placed into the Maryland Environmental Trust (MET) and the continued farming of the property by Mr. Strohmer, who has farmed this land for the past 50 years. Mr. Hocutt, Mr. Strohmer, and others who live in the Woodstock area, are very much concerned with the preservation of farming in this community and, therefore, would like to see the subject property continue to be used for agricultural purposes.

Prior to attending the hearing, the Petitioners' proposal was reviewed by the Tower Review Committee, who performed an extensive evaluation of the request, and determined that the relief requested should be granted. Furthermore, the Office of Planning reviewed the Petitioners' proposal and they, too, have recommended approval of the special exception request, subject to certain terms and conditions. The Office of Planning has recommended that the historic house on the property be preserved, and that the entire tract be placed into the Maryland Environmental Trust (MET). As noted previously, the Petitioners have made application to place the property into the MET, however, approval has not yet been obtained from the Board of Trustees of the MET.

It is clear that the B.C.Z.R. permits the use proposed in a R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore,

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Date 5/11/08
By [Signature]

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.

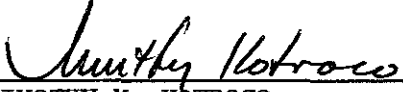
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of August, 1998 that the Petition for Special Exception to permit wireless telecommunications towers and antennae and receiving facilities to be located on the subject property, pursu-

ORDER RECEIVED FOR FILING
Date 8/4/98
By [Signature]

ant to Section 1A01.2.C.23 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 restrictions:

- 1) The Petitioners may apply for their permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) As a condition of the granting of this relief, the Petitioners shall place the entire 209-acre tract into the Maryland Environmental Trust. A copy of the approved application shall be submitted to the Department of Permits and Development Management (DPDM) for inclusion in this case file.
- 3) The Petitioners shall allow Mr. George Strohmmer to continue to farm those areas of the property that he has farmed over the past 50 years, for so long as he wishes to do so.
- 4) The historic "B.B. Noves House" shall be preserved by the Petitioners.
- 5) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/14/88
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

August 4, 1998

Joseph C. LaVerghetta, Esquire
1205 York Road, Suite 39-C
Lutherville, Maryland 21093

RE: PETITION FOR SPECIAL EXCEPTION
N/S Hernwood Road, and SE/S Marriottsville Road
(5280 Hernwood Road)
2nd Election District - 1st Councilmanic District
Gael R. Macnamara, Property Owner;
WCBM of Maryland, Inc., Contract Purchasers
Case No. 98-463-X

Dear Mr. LaVerghetta:

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 that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Gael R. Macnamara
1501 Maywood Avenue, Towson, Md. 21204-3652

Mr. George Strohmer
3501 Hernwood Road, Woodstock, Md. 21163

Mr. & Mrs. Bob Hocutt
2615 Ridge Road, Baltimore, Md. 21244

People's Counsel; Case Files





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

5280 Hernwood Road

which is presently zoned RC-2

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 a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Wireless telecommunications towers and antennas and receiving facilities pursuant to Section 1A01.2C.23.

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 of 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.

Petitioner

Contract Purchaser/Lessee:

WCM of Maryland, Inc.

Vice

(Type or Print Name) By: **Louis Mangione, President**

Signature

1205 York Road

Address

Lutherville, Maryland 21093

City

State

Zipcode

Legal Owner(s):

Gael R. Macnamara

(Type or Print Name)

Signature

(Type or Print Name)

Signature

1501 Maywood Avenue

(410) 823-8518

Address

Phone No.

Towson, Maryland

21204-3652

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY: **CAM**

DATE

28 May 98

ORDER RECEIVED FOR FILING

Date

By



98-463-X

403

MATIS WARFIELD
CONSULTING ENGINEERS

Description to Accompany Zoning Petition
5280 Hernwood Road
2nd Election District
RC-2 Zoning

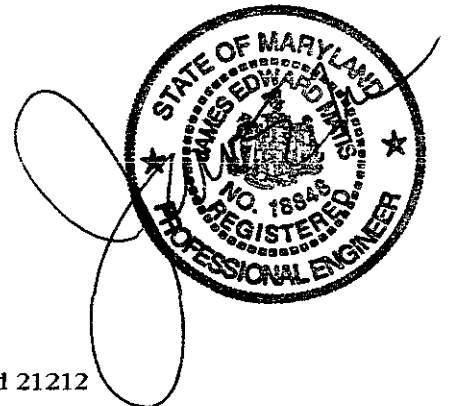
May 26, 1998

Beginning for the same at a point on the north side of Marriottsville Road, distant North 89° 45' East 1200 feet +/- from the intersection of the centerlines of Marriottsville Road and Powells Run Road, running thence:

1. South 07° 56' 04" West 3293.41 feet to the center of Hernwood Road thence binding for part of the way along said centerline of Hernwood Road,
2. South 87° 07' 27" West 1480.16 feet thence,
3. North 37° 32' 02" West 2209.42 feet thence,
4. North 38° 36' 41" West 742.16 feet thence,
5. North 72° 17' 00" West 178.48 feet thence,
6. North 15° 27' 34" East 742.42 feet thence,
7. North 86° 33' 36" East 1259.68 feet thence binding for part of the way along the north side of Marriottsville Road,
8. North 86° 18' 14" East 2461.92 feet to the place of beginning.

Containing 209.7348 acres +/-

This description is intended for zoning purposes only and shall not be used for conveyance of land.



MATIS WARFIELD, INC.
6600 York Road • Suite 209 • Baltimore, Maryland 21212
Tel: 410-377-7596 • Fax: 410-377-7657

98-463-x AG3

**NOTICE OF ZONING
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: #98-463-X
5280 Hemwood Road
N/S Marriottsville Road,
1200' NE of centerline
Powells Run Road
2nd Election District
1st Councilmanic District
Legal Owner(s):
Gael R. Macnamara
Petitioner:
WCBM of Maryland, Inc.

Special Exception: to approve wireless telecommunications towers and antennas and receiving facilities

Hearing: Wednesday, July 8, 1998 at 2:00 p.m., in Room 407, County 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.

6/356 June 18 c237412

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/18/, 1998

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 6/18/, 1998.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 953763

DATE 28 May 98 ACCOUNT R-001-6150

463
AMOUNT \$ 300.00

RECEIVED FROM: Matis Warfield (for WCRM)

FOR: 5280 Hearnwood Rd

SPX

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

| PROCESS | ACTUAL | TIME |
|------------------------------|-----------|--------------------|
| 5/28/1998 | 5/28/1998 | 10:36:15 |
| REG 0003 | CASHIER | KOAS INC. DRAWER 7 |
| 5 MISCELLANEOUS CASH RECEIPT | | |
| Receipt # | 047524 | 65LN |
| CF. NO. | 053763 | |

300.00 CHECK
Baltimore County, Maryland

98-463-X

CASHIER'S VALIDATION

Seini
7/18

CERTIFICATE OF POSTING

463

RE: Case # ~~98-464-X~~
Petitioner/Developer:
(WCBM Of Maryland)
Date of Hearing/~~Closing~~:
(July 8, 1998)

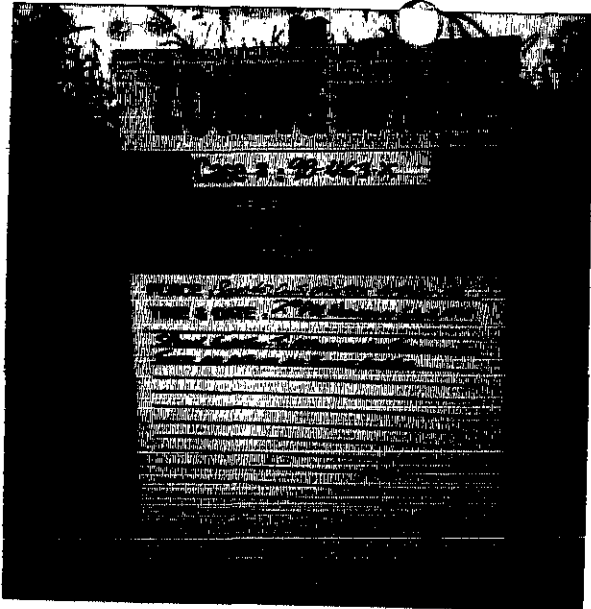
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21284

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

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 _____
5280 Hernwood Road Baltimore, Maryland 21133 _____

The sign(s) were posted on _____ June 23, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 6/23/98
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 463
Petitioner: WCBM Maryland Inc
Address or Location: 5280 Hemwood Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph C. Wierghetta, Esq.
Address: 1205 YORK ROAD
Luthersville MD 21093
Telephone Number: (410) 825-8400

Revised 2/20/98 - SCJ

98-463-X

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. 98-463-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Exemption for wireless
telecommunications towers & antennas and
Receiving facilities.

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
Department of Permits and
Development Management

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

June 9, 1998

NOTICE OF ZONING 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: 98-463-X
5280 Hernwood Road
N/S Marriottsville Road, 1200' NE of centerline Powells Run Road
2nd Election District - 1st Councilmanic District
Legal Owner: Gael R. Macnamara
Petitioner: WCBM of Maryland, Inc.

Special Exception to approve wireless telecommunications towers and antennas and receiving facilities.

HEARING: Wednesday, July 8, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: Joseph C. LaVerghetta, Esquire
Gael R. Macnamara
WCBM of Maryland, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 23, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 18, 1998 Issue - Jeffersonian

Please forward billing to:

Joseph C. LaVerghetta, Esquire 410-825-8400
1205 York Road
Lutherville, MD 21093

NOTICE OF ZONING 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: 98-463-X
5280 Hernwood Road
N/S Marriottsville Road, 1200' NE of centerline Powells Run Road
2nd Election District - 1st Councilmanic District
Legal Owner: Gael R. Macnamara
Petitioner: WCBM of Maryland, Inc.

Special Exception to approve wireless telecommunications towers and antennas and receiving facilities.

HEARING: Wednesday, July 8, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt SCJ

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.



Baltimore County
Department of Permits and
Development Management

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

June 29, 1998

Joseph C. LaVerghetta, Esq.
1205 York Road, Suite 39C
Lutherville, MD 21093

RE: Item No.: 463
Case No.: 98-463-X
Petitioner: WCBM of Maryland,
Inc.
Location: 5280 Hernwood Road

Dear Mr. LaVerghetta:

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 May 28, 1998.

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 Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



Due Date: June 19, 1998

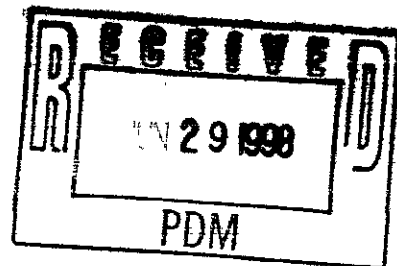
TO: Arnold Jablon
FROM: R. Bruce Seeley *ANS/6*
SUBJECT: Zoning Item #463

5280 Hernwood Road

Zoning Advisory Committee Meeting of June 8, 1998

- 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:
- 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).
- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 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).
- X Agriculture Preservation - comments attached.

GP:WL:sp
Attachment

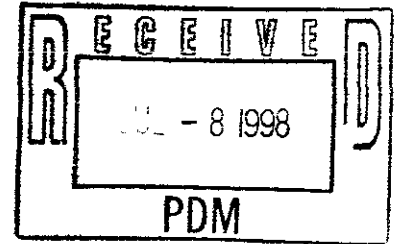


Document2

Due Date: June 15, 1998

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/jf*
SUBJECT: Zoning Item #463

Macnamara Property, Hernwood Road



HEARING 7-8-98

Zoning Advisory Committee Meeting of June 8, 1998

- 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 (Section 14-401 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).



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

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 June 8, 1998

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:

443, 444, 446, 447, 448, 449, 450, 452, 453, 455,
456, 460, 461, 462, 463, 464, 465, and John D.
Barone

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 6694
Item No. 463 CAM

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
lc 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

INTEROFFICE CORRESPONDENCE

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

Date: June 23, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, 457, 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

16844 Wesley Chapel Road
Case No. 98-381-SPHA

1820 Clearwood Road
Case No. 98-438-SPHA

Hereford Plaza
Case No. 97-308-SPHA

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 30, 1998

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

SUBJECT: 5280 Hernwood Road

INFORMATION:

Item Number: 463
Petitioner: WCBM of Maryland, Inc.
Property Size: 209.7348± acres
Zoning: RC 2
Requested Action: Special Exception
Hearing Date: July 8, 1998, 2:00 pm

The property in question, 5280 Hernwood Road, contains approximately 209± acres zoned RC 2, Agricultural. The petitioner requests a Special Exception for 6 towers and wireless transmitting and receiving facilities for WCBM radio, an AM radio station.

The Baltimore County Tower Review Committee recommended approval of the petitioner's request on May 21, 1998 (see attached report).

The property is within the area of the draft Patapsco/Granite Area Community Plan. It should be noted that the property adjoins to the south the Strohmer farm which has been placed in a Maryland Agricultural Land Preservation Foundation easement. The existing house is the B.B. Noyes house, MHT Inventory Number BA 889, a federal style house located in close proximity to tower # 3 (the inventory number should be included in the site data notes).

SUMMARY OF RECOMMENDATIONS:

A conservation easement is being sought for the property which would preserve future use of the property. The request for Special Exception is consistent with the draft Patapsco/Granite Area Community Plan provided the remaining land remains in agricultural use and the existing house is preserved.

This office recommends that if the Special Exception is granted, conditions should be placed in the order stating:

1. The existing house should be preserved.
2. The property should be placed in a conservation easement, in perpetuity.

Section Chief: _____

Attachment

AFK:JL:DI:lsn

RE: PETITION FOR SPECIAL EXCEPTION
5280 Hernwood Road, N/S Marriottsville Rd, 1200'
NE of c/i Powells Run Rd, 2nd Election District, 1st
Councilmanic

Legal Owners: Gael R. Macnamara
Contract Purchaser: WCBM of Maryland, Inc.

Petitioner(s)

* * * * *

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-463-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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Joseph C. Laverghetta Esq., 1205 York Road, Suite 39C, Lutherville, MD 21093, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

INTEROFFICE MEMORANDUM

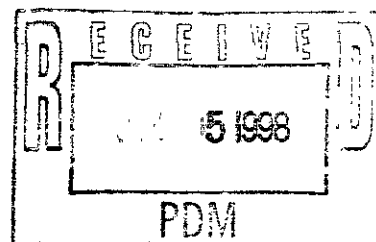
TO: ATTENDEES OF TOWER REVIEW COMMITTEE MEETING OF 5/21/98
FROM: WILLIAM H. BOND, DIRECTOR *Bill*
OFFICE OF INFORMATION TECHNOLOGY
SUBJECT: COMMITTEE REPORT
DATE: MAY 27, 1998
CC: N/A

REFERENCE ZAC-4463

Please note the attached report of the Tower Review Committee concerning your petition. A copy of this report has been forwarded to the Director of the Department of Permits and Development Management, so that any request for filing petitions before the Zoning Commissioner can be filed at your convenience.

If you have any questions on the information contained in this report, please feel free to contact me at (410) 887-2441.

Thank you.



TOWER REVIEW COMMITTEE

RECOMMENDATION REPORT

May 21, 1998

Petitioner: WCBM
TRC #: 98002
Petition: Placement of six (6) AM radio towers (393')
5280 Hernwood Road

A meeting of the Tower Review Committee was held on May 21, 1998, in order to review the request mentioned above. The petitioner and his representatives were in attendance at the meeting.

The Committee's recommendations are as follows:

Planning Considerations

There are two primary concerns raised. First is the use of the RC2 (Agriculture Preservation zone) for placement of the towers. As the preservation of agriculture is a major component of the County's Rural Strategy, the continued use of the undeveloped portion of the property for farming is advocated, as is the continuing efforts of the petitioner to work with the Maryland Environmental Trust to insure preservation of the land. Second is the concern about the existing WCBM broadcasting towers in the designated Growth Area of Owings Mills. In the event that these towers are no longer needed, it is recommended that all efforts be made to remove the towers from the site, and/or adaptively re-use the towers.
See comment below (*)

Community Considerations

As per the applicant's stated intentions, the property, with the exception of the tower base and buildings, should remain in agricultural use. Additionally, the offer of the existing building to be used by the community (if repaired and maintained by the community), has merit. Due to the size of the proposed 6 towers, there is not a reasonable alternative site that is less intrusive and will meet the acreage requirements for the provider. The provider has worked with the Greater Patapsco Community Association on the proposal. The Association approves of the concept of keeping the farm agricultural as well as allowing the community use of the existing building.
See comment below (*)

Information Technology Considerations

The towers, 393' each in height, should be grouped together (as per submitted plan) in order to provide the radio coverage needed. The group of six towers are considered as one "use" providing unified radio communication coverage.

A transmission building will be required to service and control the tower signals. An existing building on the property may be used by WCBM (and by the community) if the community can obtain County approvals and fund the partial restoration of the building. If it cannot be used, a new structure will have to be constructed by the petitioner. See comment below (*)

Telecommunication Engineering Considerations

Background:

Many of the more familiar types of wireless radio systems, such as television, FM radio, paging, to name a few, use antennas which are mounted on structures to transmit signals. AM radio systems however, use the tower itself as the radiating antenna. Signals in the AM band travel much farther than those in higher frequency bands, sometimes hundreds of miles. In order to avoid interfering with the signals of other stations on the same or adjacent frequencies, AM radio stations often use directional antenna systems to focus the signal over the area where they desire to have coverage, and minimize the signal in other directions. Multiple towers are used to create an antenna array that controls the direction of the signal. The spacing of the towers, length of the ground radials, and phasing of the power fed to each tower must all be carefully designed and controlled in order to maximize the signal in the direction of the desired coverage area and minimize the signal in the direction of other co-channel or adjacent channel stations.

The technical review of the request included an analysis of the petitioner's need for the transmission site. The existing site in Owings Mills was selected over 50 years ago, but with a dramatic geographic change in population into surrounding suburbs, WCBM needs to serve this population with a site more to the west of its existing site.

AM radio facilities are generally not well suited for co-location. The directional tower arrays require a very large land area compared with other wireless system needs, and the site must be at least two miles from any high tension power lines. Because the towers radiate signals, AM stations cannot "use" any other providers' tower. Additionally, AM radio towers are not an appropriate site for locating cellular-PCS antenna. It is possible at times however, to locate a small whip antenna on these towers, but the panel type antennas used by cellular/PCS systems would block the signals from the AM tower and alter the directional pattern of the station.


Recommendations

It is the recommendation of the Tower Review Committee to approve the petitioner's request for construction of six AM radio towers at the proposed site, per the petitioner's submitted plan.

*NB: In general discussion of related issues to this request, discussion between the committee and the petitioner led to a possible consideration of the removal of two towers from the Owings Mills site immediately upon completion and activation of the new towers, with a third tower being considered for removal after one year.

Committee Members

William H. Bond, Director
Office of Information Technology



Arnold F. 'Pat' Keller, Director
Office of Planning

Alexander B. Page III,
Community Representative



Ann R. Muller,
Interim Tower Coordinator

Date 5/27/98

Recommendations

It is the recommendation of the Tower Review Committee to approve the petitioner's request for construction of six AM radio towers at the proposed site, per the petitioner's submitted plan.

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William H. Bond

William H. Bond, Director
Office of Information Technology

Pat Keller

Arnold F. "Pat" Keller, Director
Office of Planning

Alexander B. Page III,
Community Representative

Ann R. Muller,
Interim Tower Coordinator

Date: 5/27/98



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 8, 2002

Joseph C. La Verghetta, Esquire
1205 York Road, 4th Floor
Lutherville, Maryland 21093

Re: Petition for Special Exception
Case No. 98-463-X
Property: 5280 Hernwood Road

Dear Mr. La Verghetta:

Thank you for your letter dated August 19, 2002. You explained in your letter that your client, WCBM, is requesting permission to change the demarcations and lighting for the radio tower located at 5280 Hernwood Road. Said radio tower was the subject of Special Exception Case No. 98-463-X. After reading the substance of your letter, I find that the changes you propose to the radio tower are within the spirit and intent of my original approval. Therefore, it is appropriate for you to proceed with these modifications at this time.

If I can be of any further assistance, please feel free to contact my office.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

JOSEPH C. LAVERGHETTA, CHARTERED
ATTORNEY AT LAW

1205 YORK ROAD, 4TH FLOOR
LUTHERVILLE, MD. 21093

TEL: (410) 825-8400

FAX: (410) 825-8407
joel@mfe.bz

August 19, 2002

Mr. Tim Kotrocco, Esq.
Deputy Zoning Commissioner Baltimore County
County Courts Building, Room 405
401 Bosley Avenue
Towson, MD 21204

406 2 1 ...

RE: Special Exemption Case No. 98-463-X
5280 Hernwood Road

Dear Mr. Kotrocco:

On behalf of the petitioner I am writing for the purpose of advising that a change to the Tower demarcations and lightings is occurring. I believe that this change is within the "spirit and intent" of compliance with the original grant.

Specifically, the petitioner advised that it would use a dual, intensity lighting system pursuant to FAA approval that would consist of white strobe lights for daytime and red incandescent lights for nighttime. Petitioner did in fact install this lighting system. However, once the antenna system was energized to transmit the WCBM broadcast the system has proved to be unreliable in performance, and additionally poses a threat to the integrity of the broadcast system.

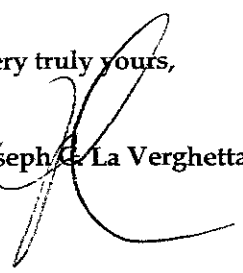
As a result of the problems experienced I have had a request submitted to the controlling federal agency: the Federal Aviation Administration, to convert to painted towers for the daytime and the red incandescent lights for the nighttime. The FAA has approved the change and I enclose herewith said approvals. The FAA is requiring that only towers 4, 5 and 6 be painted and lighted. The FAA paint requirements are as follows: the colors shall be "aviation orange" (which is more red than orange) and "aviation white"; the height of the tower (approx. 385') is divided into 7 bands (approx. 55') and alternate in color with the bottom and top bands being the "aviation orange".

This conversion will take place over the next 3 to 4 weeks. The current white strobes will not be dismantled until the three towers have been painted. Thank you for your considerations in this matter. I am available for any questions that you may have.

Very truly yours,

Joseph C. La Verghetta

CC: WCBM Maryland, Inc.





Federal Aviation Administration
 Eastern Regional Office
 1 Aviation Plaza-AEA-520
 Jamaica, NY 11434

AERONAUTICAL STUDY NO. ^
 2002-AEA-2581-OE
 PRIOR STUDY NO.
 1999-AEA-3984-OE

Issued Date: 8/16/2002

CARL E SMITH CONSULTING ENGINEERING
 WCEM MARYLAND INC.
 2324 N CLEVELAND-MASSILLION RD
 BATH, OH 44210

**** MARKING & LIGHTING RECOMMENDATION ****

The Federal Aviation Administration has completed an evaluation of your request concerning:

| | |
|-----------------|---|
| Structure Type: | Antenna Tower |
| Location: | RANDALLSTOWN, MD |
| Latitude: | 39-22-21.1 NAD83 |
| Longitude: | 76-51-30.2 |
| Heights: | 392 feet above ground level (AGL) 674 feet above mean sea level (AMSL) |

Based on this evaluation, we have no objection to the change provided the structure is marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 K Change 1 Obstruction Marking and Lighting, paint/red lights - Chapters 3 (Marked), 4, 5 (Red), & 12.

So that aeronautical charts and records can be updated, please advise National Aeronautical Charting Office (NACO) in writing, with a courtesy copy to the FAA, when the new system is installed and operational. NACO notification should be addressed to Aeronautical Charting Division, SSMC-4 Room 5601 AVN-511C, 1305 East-West Hwy, Silver Spring, Maryland 20910.

If the structure is subject to the authority of the Federal Communications Commission, a copy of this letter will be forwarded to them and application should be made for permission to change the marking and/or lighting as requested.

This evaluation concerns the effect of the marking and/or lighting changes on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (718) 553-3497. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2002-AEA-2581-OE.

Norman Cain
 Norman Cain
 Specialist

(M&L)

cc: NACO w/map



Federal Aviation Administration
 Eastern Regional Office
 1 Aviation Plaza-AEA-520
 Jamaica, NY 11434

AERONAUTICAL STUDY NO.
 2002-AEA-2609-OE
 PRIOR STUDY NO.
 1999-AEA-3985-OE

Issued Date: 8/16/2002

CARL E SMITH CONSULTING ENGINEERING
 WCBM MARYLAND INC.
 2324 N CLEVELAND-MASSILLION RD
 BATH, OH 44210

**** MARKING & LIGHTING RECOMMENDATION ****

The Federal Aviation Administration has completed an evaluation of your request concerning:

| | |
|-----------------|---|
| Structure Type: | Antenna Tower |
| Location: | RANDALLSTOWN, MD |
| Latitude: | 39-22-26.8 NAD83 |
| Longitude: | 76-51-26.9 |
| Heights: | 392 feet above ground level (AGL) 892 feet above mean sea level (AMSL) |

Based on this evaluation, we have no objection to the change provided the structure is marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 K Change 1 Obstruction Marking and Lighting, paint/red lights - Chapters 3(Marked), 4,5(Red), & 12.

So that aeronautical charts and records can be updated, please advise National Aeronautical Charting Office (NACO) in writing, with a courtesy copy to the FAA, when the new system is installed and operational. NACO notification should be addressed to Aeronautical Charting Division, SSMC-4 Room 5601 AVN-511C, 1305 East-West Hwy, Silver Spring, Maryland 20910.

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This evaluation concerns the effect of the marking and/or lighting changes on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (718)553-3497. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2002-AEA-2609-OE.

Norman Cain
 Norman Cain
 Specialist

(M&L)

cc: NACO w/map



Federal Aviation Administration
 Eastern Regional Office
 1 Aviation Plaza-AEA-520
 Jamaica, NY 11434

AERONAUTICAL STUDY NO.
 2002-AEA-2611-OE
 PRIOR STUDY NO.
 1999-AEA-3986-OE

Issued Date: 8/16/2002

CARL E SMITH CONSULTING ENGINEERING
 WCBM MARYLAND INC.
 2324 N CLEVELAND-MASSILLION RD
 BATH, OH 44210

**** MARKING & LIGHTING RECOMMENDATION ****

The Federal Aviation Administration has completed an evaluation of your request concerning:

| | |
|-----------------|---|
| Structure Type: | Antenna Tower |
| Location: | RANDALLSTOWN, MD |
| Latitude: | 39-22-33 NAD83 |
| Longitude: | 76-51-24 |
| Heights: | 392 feet above ground level (AGL) 892 feet above mean sea level (AMSL) |


Based on this evaluation, we have no objection to the change provided the structure is marked and/or lighted in accordance with FAA Advisory Circular 70/7460-1 K Change 1 Obstruction Marking and Lighting, paint/red lights - Chapters 3(Marked), 4, 5(Red), & 12.

So that aeronautical charts and records can be updated, please advise National Aeronautical Charting Office (NACO) in writing, with a courtesy copy to the FAA, when the new system is installed and operational. NACO notification should be addressed to Aeronautical Charting Division, SSMC-4 Room 5601 AVN-511C, 1305 East-West Hwy, Silver Spring, Maryland 20910.

If the structure is subject to the authority of the Federal Communications Commission, a copy of this letter will be forwarded to them and application should be made for permission to change the marking and/or lighting as requested.

This evaluation concerns the effect of the marking and/or lighting changes on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (718)553-3497. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2002-AEA-2611-OE.


 Norman Cain
 Specialist

(M&L)

cc: NACO w/map

JOSEPH C. LAVERGHETTA, CHARTERED
ATTORNEY AT LAW

1205 YORK RD., 4TH FLOOR
LUTHERVILLE, MD 21093

TEL: (410) 825-8400

FAX: (410) 825-8407

*Send copy to
Laverghetta +
File this in file*

May 16, 2000

*Amended Plat
Approved as written
in the spirit + intent
of my original decision.
MLK
5/18/00*

Mr. Tim Kotrocco, Esq.
Deputy Zoning Commissioner Baltimore County
County Courts Building, Room 405
401 Bosley Avenue
Towson, Maryland 21204

Re: Special Exception Case NO. 98-463-X
5820 Hernwood Road

Dear Mr. Kotrocco:

On behalf of the petitioner I am writing for the purpose of requesting that an Amended Plat Accompanying Petition for Special Exception (copy of which is enclosed) be accepted in the above captioned case in the "spirit and intent" of compliance with the original grant.

Pursuant to your Findings of Facts and Conclusions of Laws dated August 4, 1998 (copy enclosed), Petitioner proceeded forward to the permit application. At the development review board all County agencies, with the exception of the Department of Environmental Protection and Resources Management (DEPRM), approved the proposed development. Since the time of this meeting until the present, the Petitioner has diligently pursued alternatives in design and location within the farm for the proposed AM radio antenna facility to satisfy DEPRM, as well as the Army Corp of Engineers and the Maryland Department of the Environment. The issues with these three agencies being the impact to the streams, wetland and wetland buffers.

After considerable and extensive work by petitioner's various experts, modifications to the antenna facility, and relocation on the property have been worked out that will avoid construction of the antenna facility in the aforesaid environmental elements. These modifications will effect less land, and allow for substantially more land to be farmed.

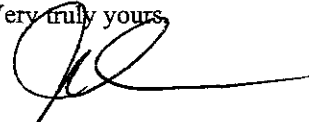
I have forward copies of the Amended Plat to Mr. George Strohmer, the community liason and the individual farming the land. A copy has also been provided to Mrs. Rosalyn Roddy, President of the Greater Patapsco Community Association. Mr. Strohmer advises that he has no objections and supports the amendment. Mrs. Roddy advised that the amended plat has been reviewed by the GPCA Board and it supports the amendment.

Page 2, May 4, 2000
Deputy Commission Kotrocco

Therefore, on behalf of the Petitioner I am requesting this Plat be accepted as within the "Spirit and Intent" of your original August 4, 1998 decision. The geometry of the tower array is approximately the same; the environmental impacts to streams, wetlands, and wetland buffers have been obviated; the farming operation currently ongoing will be substantially preserved and the old stone house remains unaffected by the change. I believe these modifications to be beneficial and within the special exception grant's spirit and intent.

Thank you for your considerations in this matter. I am available for any questions that you may have.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. LaVerghetta', with a long horizontal flourish extending to the right.

Joseph C. LaVerghetta

JCL

ENCLS: 2

CC: Mr. Nicholas B. Mangione

Mr. George Strohmer, 3501 Hernwood Road, Granite, Md. 21163

Mrs. Rosalyn Roddy, President, GPCA, 3036 Hernwood Road, Granite, Md. 21163

MATIS WARFIELD
CONSULTING ENGINEERS

June 3, 1998

**Baltimore County Department of Permits
And Development Management
Zoning Office
111 West Chesapeake Avenue
Towson, Maryland 21204**

**RE: ~~Case # 98-463-X~~
5280 Hernwood Road**

Dear Sirs,

Enclosed please find 2 prints of the Landscape Plan to accompany the petition for special exception. Please place these plans in the case file.

Should you have any questions please feel free to contact me.

Very truly yours,
MATIS WARFIELD, INC.

James E. Matis, P.E.
JEM/jm
Copy: Joe LaVerghetta
enclosure

98.463-X

Citizens

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

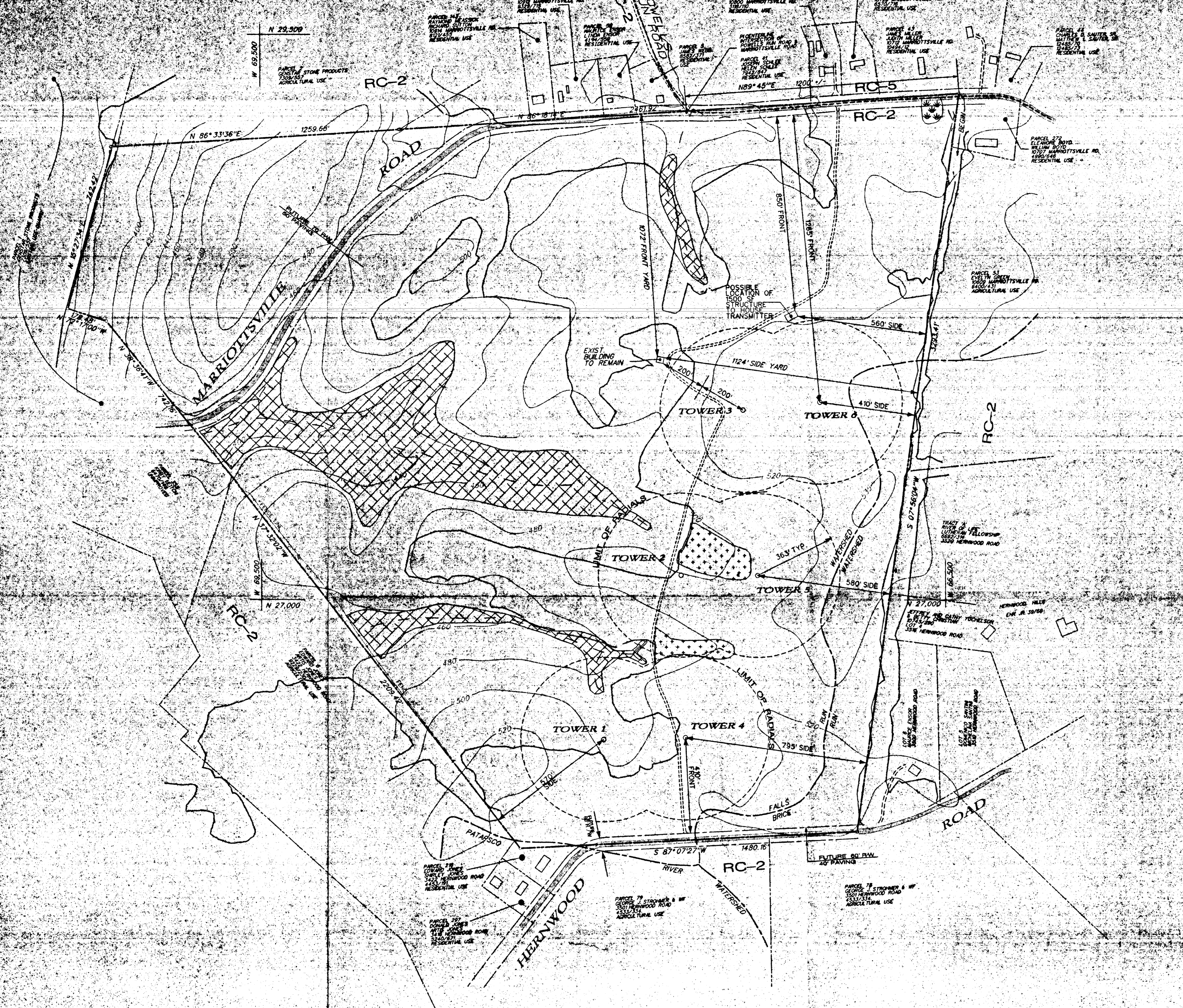
NAME

ADDRESS

George Strohmmer
Bob & Winona Hocutt

3501 Kenwood Rd 21163
2615 Ridge Rd 21244

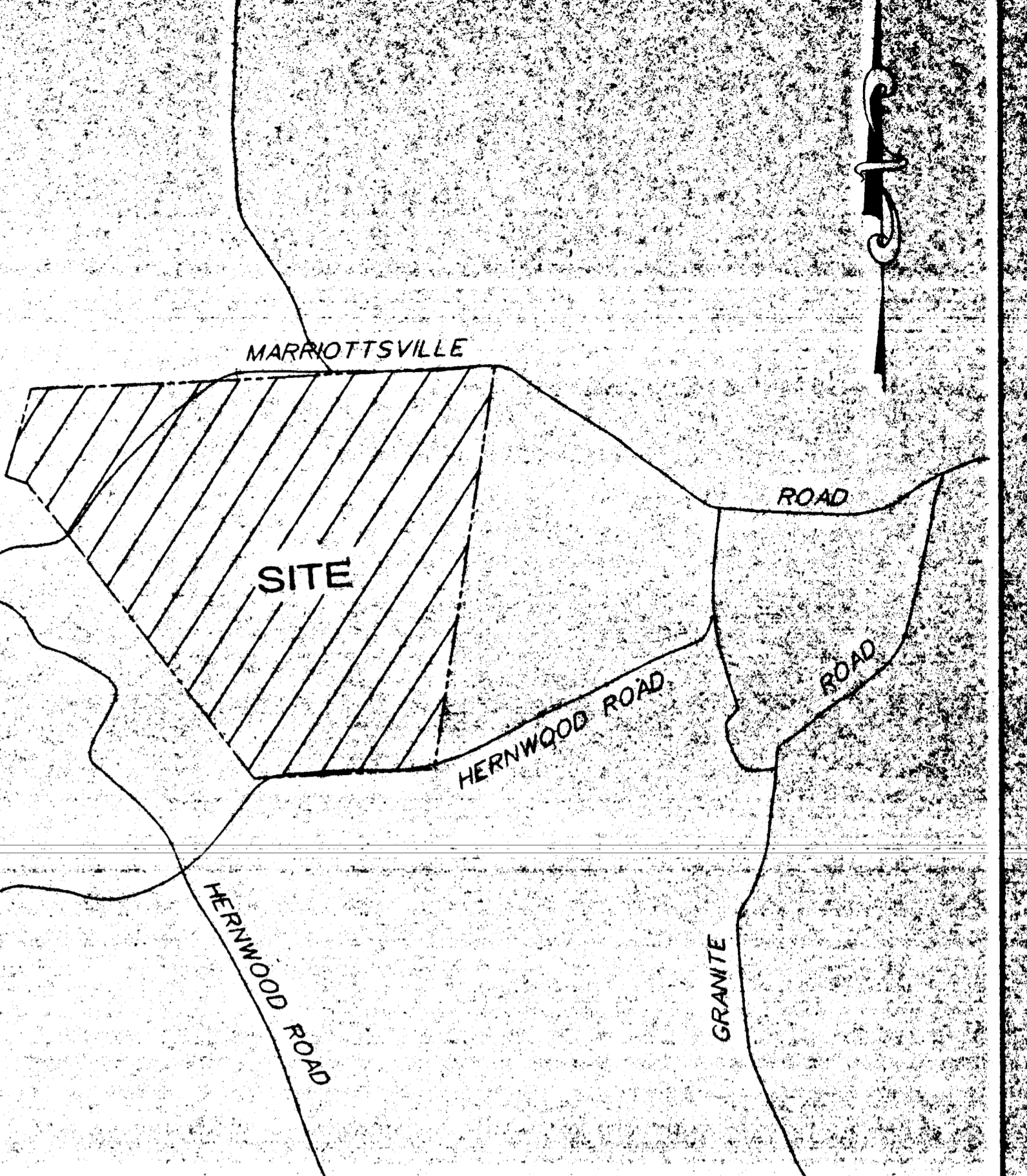




PLAN
1" = 200'

NOTE: THE PROPOSED SIX TOWER ARRAY AND TRANSMITTING FACILITY ARE WIRED TOGETHER THROUGH A SERIES OF UNDERGROUND RADIALS TO FORM A SINGLE AM RADIO SIGNAL. THE TOWER ARRAY AND THE TRANSMITTING FACILITY THEREFORE REPRESENT A SINGLE USE.

A SPECIAL EXCEPTION IS REQUESTED PURSUANT TO SECTION 1A01.2C.2.3 TO PERMIT WIRELESS TELECOMMUNICATIONS TOWERS.



LOCATION MAP
SCALE 1" = 1,000'

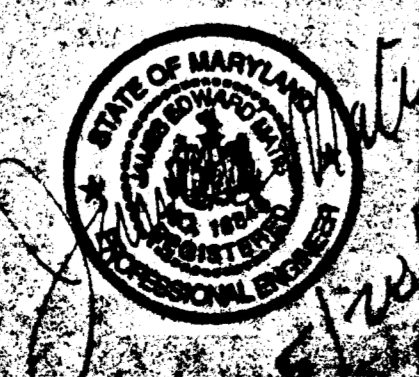
LEGEND

- PROPERTY LINE: _____
- ZONING BOUNDARY LINE: - - - - -
- EXISTING CONTOURS: _____
- EMERGENT WETLAND (APPROXIMATE): [Symbol]
- EMERGENT PRIOR CONVERTED WETLAND (APPROXIMATE): [Symbol]
- FORESTED WETLAND (APPROXIMATE): [Symbol]
- TREE LINE (APPROXIMATE): _____

SITE DATA

GROSS AREA OF SITE: 209.7348 ACRES +/- (INCLUDES PORTIONS OF THE RIGHTS-OF-WAY FOR HERNWOOD AND MARRIOTTSVILLE ROAD)
 EXISTING ZONING: RC-2
 EXISTING USE: AGRICULTURAL
 PROPOSED USE: AGRICULTURAL AND WIRELESS TELECOMMUNICATIONS TOWERS SIX TOWER ARRAY
 TAX ACCOUNT # 0213201370
 DEED REFERENCE: SM 12163/678
 STORM WATER MANAGEMENT:
 QUANTITY: WAIVER TO BE SOUGHT ON THE BASIS OF THE INCREASE IN RUNOFF WILL BE LIMITED TO LESS THAN 10% ABOVE EXISTING CONDITIONS.
 QUALITY: TO BE ACHIEVED BY DIRECTING FLOW FROM NEW IMPERVIOUS SURFACES AS SHEET FLOW ACROSS LAWN.
 TAX MAP 76 PARCEL 16
 TOWER HEIGHT: 393 FEET
 DEVELOPMENT APPROVAL: (A)(7) LIMITED EXEMPTION PROCESSING SOUGHT
 PRIOR COMMERCIAL PERMITS: NONE
 PRIOR ZONING CASES: NONE
 SIGNAGE: NONE PROPOSED AT THIS TIME. HOWEVER, ANY FUTURE SIGNAGE TO COMPLY WITH SECTION 450 BCZR AND ALL ZONING SIGN POLICIES.
 AMENITY OPEN SPACE: N/A
 FLOOR AREA RATIO: N/A
 NEAREST KNOWN HISTORIC STRUCTURE: BLUNT HOUSE IS 7900 +/- FEET SOUTHEAST OF SOUTHERMOST PROPERTY LINE.
 EXISTING BUILDING: [Symbol] (A) [Symbol] (B) [Symbol] (C) [Symbol] (D) [Symbol] (E) [Symbol] (F) [Symbol] (G) [Symbol] (H) [Symbol] (I) [Symbol] (J) [Symbol] (K) [Symbol] (L) [Symbol] (M) [Symbol] (N) [Symbol] (O) [Symbol] (P) [Symbol] (Q) [Symbol] (R) [Symbol] (S) [Symbol] (T) [Symbol] (U) [Symbol] (V) [Symbol] (W) [Symbol] (X) [Symbol] (Y) [Symbol] (Z) [Symbol] (AA) [Symbol] (AB) [Symbol] (AC) [Symbol] (AD) [Symbol] (AE) [Symbol] (AF) [Symbol] (AG) [Symbol] (AH) [Symbol] (AI) [Symbol] (AJ) [Symbol] (AK) [Symbol] (AL) [Symbol] (AM) [Symbol] (AN) [Symbol] (AO) [Symbol] (AP) [Symbol] (AQ) [Symbol] (AR) [Symbol] (AS) [Symbol] (AT) [Symbol] (AU) [Symbol] (AV) [Symbol] (AW) [Symbol] (AX) [Symbol] (AY) [Symbol] (AZ) [Symbol] (BA) [Symbol] (BB) [Symbol] (BC) [Symbol] (BD) [Symbol] (BE) [Symbol] (BF) [Symbol] (BG) [Symbol] (BH) [Symbol] (BI) [Symbol] (BJ) [Symbol] (BK) [Symbol] (BL) [Symbol] (BM) [Symbol] (BN) [Symbol] (BO) [Symbol] (BP) [Symbol] (BQ) [Symbol] (BR) [Symbol] (BS) [Symbol] 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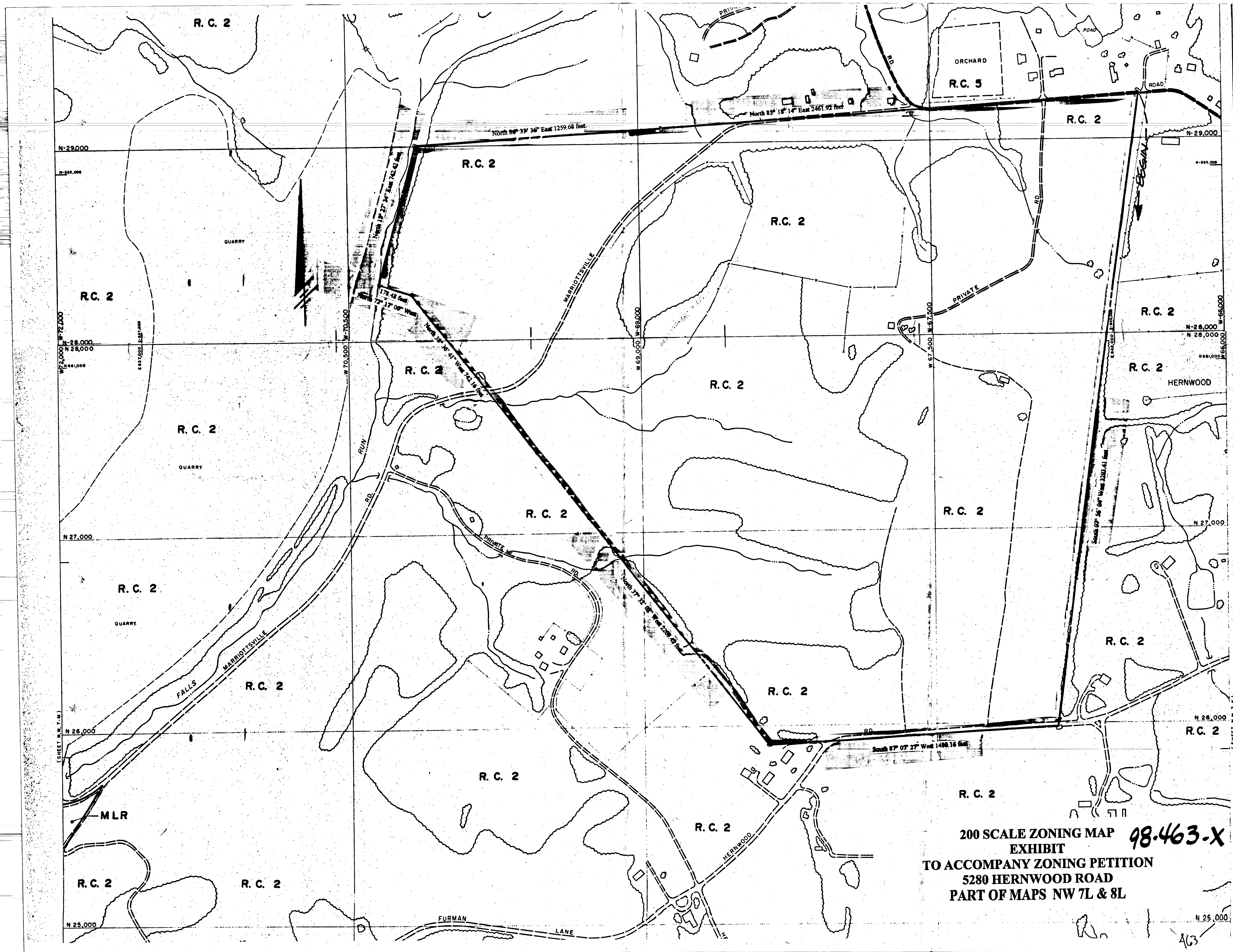


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 GABL R. MACNAMARA 37.4%
 RUTH R. MACNAMARA 12.6%
 CHARLES MARTIN RHODE, JR 25%
 MARGARET PURYEAR RHODE 25%
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 TOWSON, MARYLAND 21204-3652

PETITIONER
 WCBM OR MARYLAND, INC.
 MR. LOUIS MANGIONE, V.P.
 C/O JOSEPH C. LAVERGHETTA
 1208 YORK ROAD SUITE 390
 LUTHERVILLE, MD 21093
 410-823-8400

APPROVED JULY 7, 1998
 ADDITIONAL SIGNATURE
 EXISTING BUILDING #1
 PROPERTY

PETITIONER'S EXHIBIT 1
PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION,
5280 HERNWOOD ROAD
 BALTIMORE COUNTY, MD
 ELECTION DISTRICT NO. 2
 COUNCILMANIC DISTRICT NO. 1
 SCALE 1" = 200'
 MAY 26, 1998
 ITEM 463



200 SCALE ZONING MAP
 EXHIBIT **98.463-X**
 TO ACCOMPANY ZONING PETITION
 5280 HERNWOOD ROAD
 PART OF MAPS NW 7L & 8L