IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION	*	BEFORE THE
NE/S Fullerton Road and SE/S Marks Avenue	*	DEPUTY ZONING COMMISSIONER
14th Election District	*	OF BALTIMORE COUNTY
6th Councilmanic District (7507 Marks Avenue-Fullerton Park)	*	CASE NO. 03-316-SPHX
Baltimore County, Maryland, *Legal Owner* **and** Omnipoint Communications, LLC, *Lessee* *Petitioners*	* *	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Special Hearing filed by Baltimore County, Maryland as the legal owner of the property and the lessee of the site, Omnipoint Communications, LLC. The zoning requests involve property located at 7507 Marks Avenue in the Fullerton area of Baltimore County. The site is the location of the Fullerton Park, located on the east side of Belair Road. The special hearing request is to approve the use of a 3-acre portion of a parcel for a telecommunications tower and County park. The special exception request is to approve a 110 ft. tall telecommunications tower and athletic field light pole.

Appearing at the hearing on behalf of the request were Hillorie Morrison and Ryan Conawg, representing Omnipoint Communications and Karl Nelson, attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the Petitioner, Omnipoint Telecommunications, is interested in constructing a 110 ft. tall telecommunications tower on the subject property. Their proposal is to take down an existing floodlight pole located at the Fullerton Park. This light pole is one of the stanchions used to support the floodlights which illuminate the athletic fields located at the Fullerton Park. Omnipoint proposes to reconstruct the light pole in such a manner so as to not only support the floodlights, but also to accommodate their telecommunications

3/26/03

antenna thereon. In addition, the pole will be constructed so as to accommodate two additional antennas on the pole in order to allow the requisite co-location.

The testimony and evidence offered at the hearing clearly demonstrated that the applicant has met with the Linover Improvement Association and received their support. Evidencing this fact was a letter submitted into evidence as Petitioners' Exhibit No. 3. In addition, the applicant has received the support and approval of the Department of Recreation & Parks, inasmuch as the Fullerton Park is controlled and operated by that department. In order to proceed with the installation of this tower, the special hearing request is necessary to allow the 3- acre parcel which supports the telecommunications tower to continue to be utilized as a County park. Furthermore, the normal special exception requirements are necessary.

It is clear the Baltimore County Zoning Regulations permit the Petitioner's use in a D.R.3.5 zone by special exception. It is equally clear that the proposed use is not 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 shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioner's Exhibit No. 1 has 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 use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

3/26/03

In addition to the necessary requirements of section 502.1 of the Baltimore County Zoning Regulations, the Petitioner is also required to satisfy the requirements of Section 426.9 of the Baltimore County Zoning Regulations. The uncontradicted testimony and evidence offered at the hearing clearly demonstrated that the Petitioner does satisfy the additional burdens imposed upon them by Section 426.9. Accordingly, the special exception request shall be granted.

Furthermore, the Petitioner's special hearing request to allow the 3-acre parcel of land which supports this telecommunications tower to also continue to be used as a County park, be and is hereby granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 26th day of March, 2003, that the special exception request, to approve a 110 ft. tall telecommunications tower and athletic field light pole, be and is hereby APPROVED, subject, however, to the following restriction:

1. The Petitioner shall be required to construct the telecommunications tower to not only support the floodlights for the athletic fields and the antenna for Omnipoint Communications, but also be allowed to permit the co-location of two additional users.

IT IS FURTHER ORDERED, that the special hearing request is to approve the use of a 3-acre portion of a parcel for a telecommunications tower and County park, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

ORDER RECEIVED FOR FILING
Date 3/26/03
By

Timothy Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Baltimore County
Zoning Commissioner

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

March 26, 2003

Karl J. Nelson, Esquire
Saul Ewing & Associates
100 S. Charles Street
Baltimore, Maryland 21202

Re: Petitions for Special Hearing, & Special Exception
Case No. 03-316-SPHX
Property: 7507 Marks Avenue, Fullerton Park

Dear Mr. Nelson:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and special exception have been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Hillorie Morrison
Ryan Conawg
12050 Baltimore Avenue
Beltsville, MD 20705

Robert Bendler, Dept. of Recreation & Parks

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on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Fullerton Park 7507 Marks Avenue

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

use of a three acre portion of a parcel for telecommunications tower and county park

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Omnipoint Communications CAP Operations LLC (Lessee) Hillorie S. Morrison
Name - Type or Print

Signature

240-264-8600X8616
12050 Baltimore Avenue
Address — Telephone No.

Beltsville, Maryland 20705
City — State — Zip Code

Attorney For Petitioner:

Karl J. Nelson
Name - Type or Print

City

Signature

Saul Ewing & Associates
Company

410-332-8663
100 S. Charles Street
Address — Telephone No.

Baltimore, Maryland 21202
City — State — Zip Code

Legal Owner(s):

Baltimore County, Maryland
Name - Type or Print

Signature

Robert Bendler
Name - Type or Print

Signature

410-887-3810
301 Washington Ave
Address — Telephone No.

Towson Md 21204
State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By SDT **Date** 01-10-03

Case No. 03-316-SPHX

REV 9/15/98

3/26/03

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Fullerton Park 7507 Marks Avenue

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and 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

a 110 foot high telecommunications tower and athletic field light pole

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Omnipoint Communications CAP Operations LLC (Lessee) Hillorie S. Morrison
Name - Type or Print

Hillorie S. Morrison
Signature

240-264-8600X8616
12050 Baltimore Ave Beltsville MD 20705
Address Telephone No.

City State Zip Code

Legal Owner(s):

Baltimore County, Maryland
Name - Type or Print

Robert Bendler
Signature

Robert Bendler
Name - Type or Print

Signature

410. 887-3810
400 Washington Avenue
Address Telephone No.

Baltimore, Maryland 21204
State Zip Code

Attorney For Petitioner:

Karl J. Nelson
Name - Type or Print City

Signature

Saul Ewing & Associates
Company

410-332-8663
100 S. Charles Street
Address Telephone No.

Baltimore, Maryland 21202
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

Case No. 03-316-SPHX

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 45 min.

UNAVAILABLE FOR HEARING

Reviewed By SDF Date 01-10-03

REV 09/15/98

DEED DESCRIPTION OF 3.00 ACRE
"SPECIAL EXCEPTION AREA"

ALL that certain lot or piece of ground situate in the Fourteenth Election District of Baltimore County, State of Maryland, and particularly described as follows, that is to say:

BEGINNING at a point, said point being S 47 Degrees 45 Minutes W a distance of six hundred forty eight feet and sixteen one hundredths of a foot (648.16'), And S 42 Degrees 15 Minutes E a distance of forty seven feet and four one hundredths of a foot (47.04') from a Planted Stone as referenced by deed dated September 26, 1952 and recorded among the Land Records of Baltimore County in Liber 2183, Page 0069 was conveyed by Julia S. Borchers and Melvin F. Borchers, her husband to the County Commissioners of Baltimore County.
From said point of beginning, S 42 Degrees 15 Minutes E a distance of three hundred sixty one feet and fifty one hundredths of a foot (361.50') to a point,
Thence S 47 Degrees 45 Minutes W a distance of three hundred sixty one feet and fifty one hundredths of a foot (361.50') to a point,
Thence N 42 Degrees 15 Minutes W a distance of three hundred sixty one feet and fifty one hundredths of a foot (361.50') to a point,
Thence, N 47 Degrees 45 Minutes E a distance of three hundred sixty one feet and fifty one hundredths of a foot (361.50') to a point and place of beginning.

CONTAINING an area of 130,680.00 Square Feet or 3.000 acres of land

Being part of the same property by deed dated September 26, 1952 and recorded among the Land Records of Baltimore County in Liber 2183, Page 0069 was conveyed by Julia S. Borchers and Melvin F. Borchers, her husband to the County Commissioners of Baltimore County.

STATE OF MARYLAND
THOMAS J. SLEPANSKI
3214
PROFESSIONAL ENGINEER
12/18/02

03316 SPAX

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

8007

No. 16387

DATE 01/10/03 ACCOUNT R001CCCL6150

AMOUNT $ 705.00
($155.00 of which
Flow through
Escrow)

RECEIVED FROM: T. MOBILE USA INC

See Exception $ 380.00
FOR: SPECIAL HEARING $ 325.00
TITLE $ 705.00

03-316-SPHX.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL
01/10/2003 01/10/2003 11:
REG W006 WALKIN KMCM 04 PM
RECEIPT 1 127 01/10/2003 OPEN
DEP 5 528 NG OLRIT
CR NO. 016387
Recpt Tot
705.00 CK
Baltimore County, Maryland

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: 03-316-SPHX
7507 Marks Avenue
Corner of northeast side Fullerton Road and southeast side Marks Avenue
14th Election District - 6th Councilmanic District
Legal Owner(s): Baltimore County, Maryland, Robert Bendler
Contract Purchaser: Omnipoint Communications CAP Operations, Hillorie Morrison

Special Exception to approve a 110 foot high telecommunications tower and athletic field light pole

Hearing: Wednesday, February 19, 2003 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT 2/611 Feb. 4 C586103

CERTIFICATE OF PUBLICATION

2/6/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4/, 2003.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

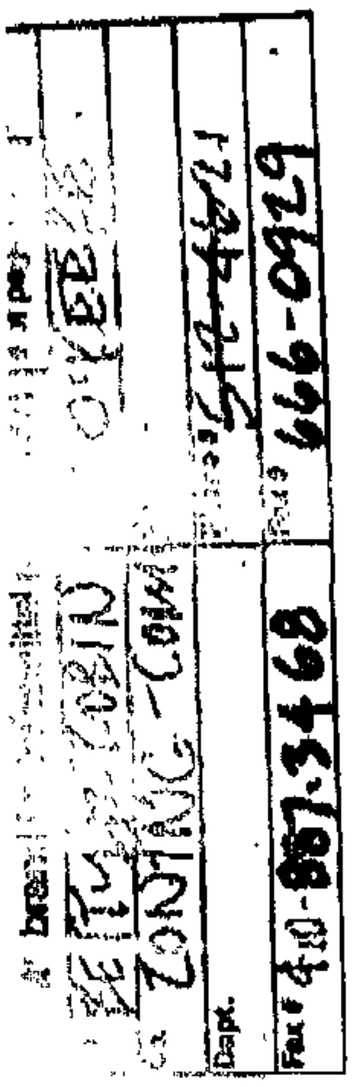
ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-316-SPHX

Petitioner/Developer: T-MOBILE USA ET AL.

Date of Hearing/Closing: FEB. 19, 2003



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

ATTENTION: BECKY HART
887-5708

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 7507 MARKS AVE

The sign(s) were posted on January 31, 2003
(Month, Day, Year)

Sincerely,

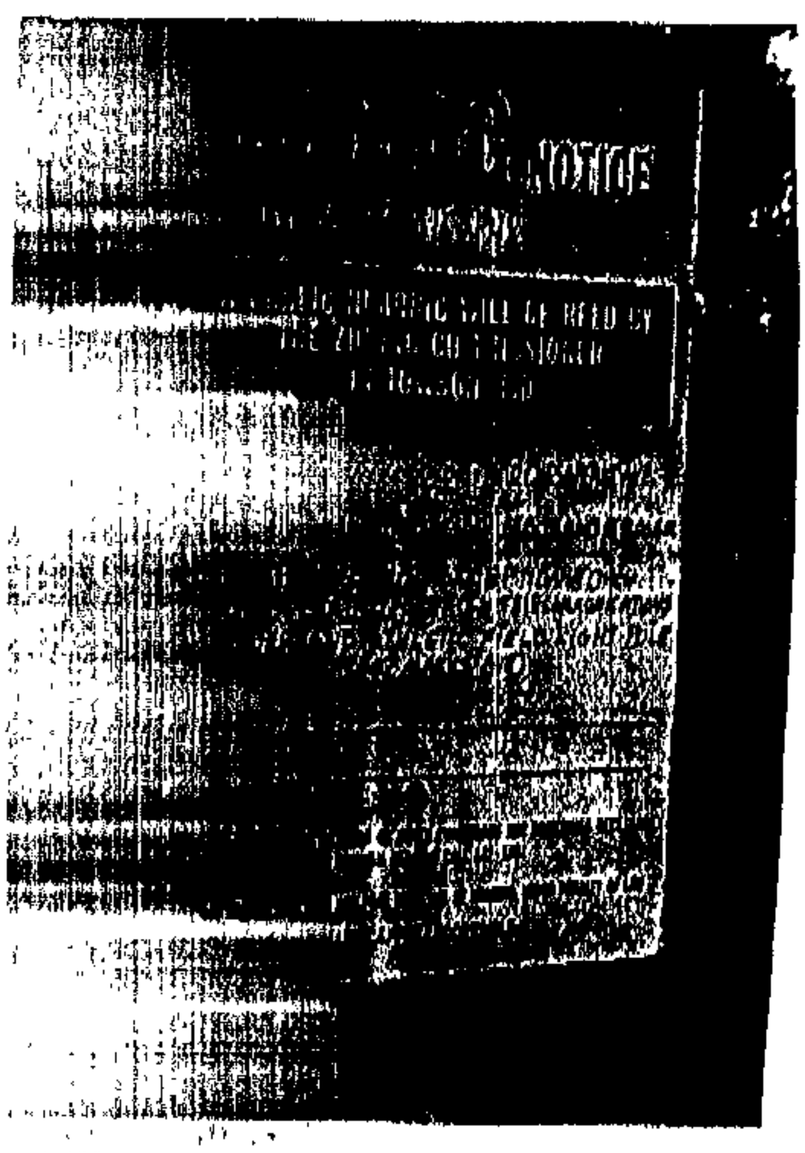
Patrick M. O'Keefe 1/31/03
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 03-316-SPHX

Petitioner/Developer: T. MOBILE ETAL

Date of Hearing/Closing: March 19, 2003

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

RESCHEDULED
FOR SNOW STORM

ATTENTION: BECKY HART

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 7507 MARKS AVE

The sign(s) were posted on February 26, 2003
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/26/03
(Signature of Sign Poster and Date)

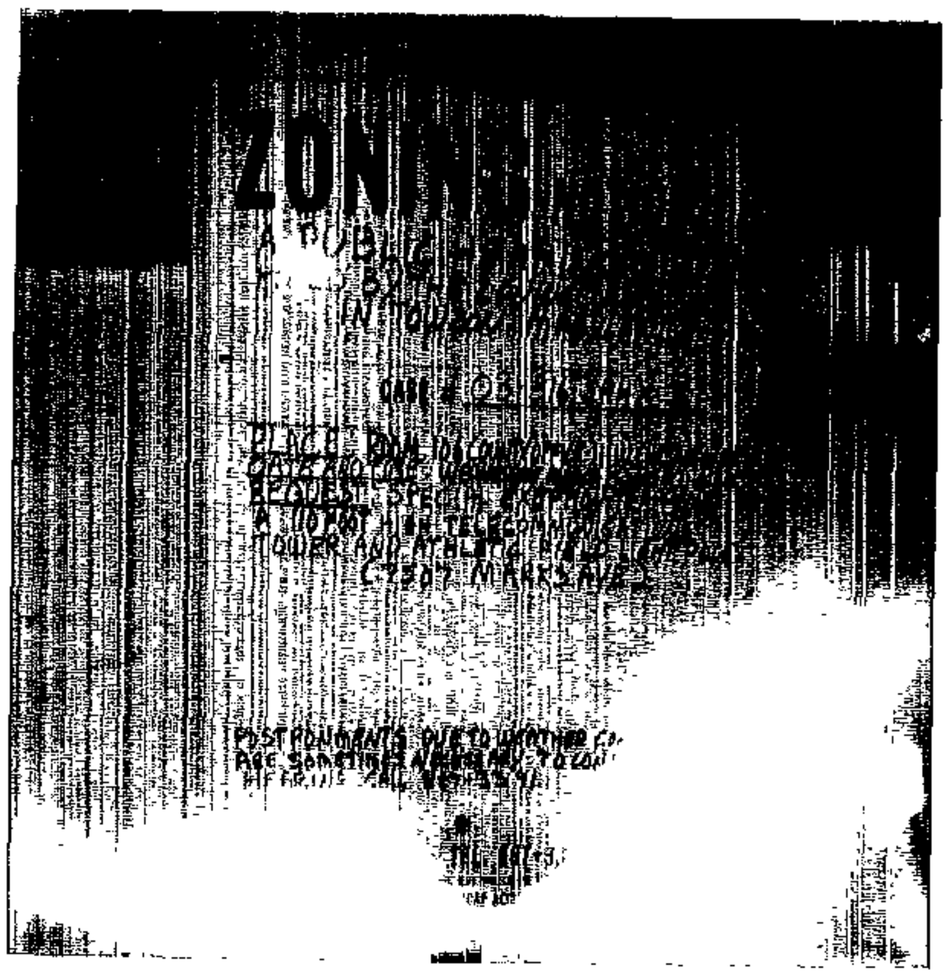
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-857
(Telephone Number)

7507
MARKS AVE.



4" brand fax transmittal memo 7671 | # of pages ▸ 1

To Patrick O'Keefe	From Dave Blake		
Co.	Co. ZONING COMM		
Dept.	Phone # 887-3391		
Fax # 410-887-3468	Fax # 666-0919		

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION	*	BEFORE THE
	7507 Marks Avenue; Corner NE side Fullerton Rd & SE side Marks Avenue	*	ZONING COMMISSIONER
	14th Election District 6th Councilmanic District	*	FOR
	Legal Owner(s): Baltimore County, MD Contract Purchaser(s): Omipoint Communications	*	BALTIMORE COUNTY
	CAP Operations, LLC, H. Morrison, Lessee Petitioner(s)	*	03-316-SPHX

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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 22nd day of January, 2002, a copy of the foregoing Entry of Appearance was mailed to Karl J. Nelson, Saul, Ewing & Associates, 100 S. Charles Street, Baltimore, MD 21202, Attorney for Petitioner(s).

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 4, 2003 Issue - Jeffersonian

Please forward billing to:
Hillorie Morrison for [redacted]-240-264-8600 x8166
Omnipoint Communications CAP Operations, LLC
1250 Baltimore Avenue
Beltsville, MD 20705

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: 03-316-SPHX
7507 Marks Avenue
Corner of northeast side Fullerton Road and southeast side Marks Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Baltimore County, Maryland, Robert Bendler
Contract Purchaser: Omnipoint Communications CAP Operations, Hillorie Morrison

Special Exception to approve a 110 foot high telecommunications tower and athletic field light pole.

Hearings: Wednesday, February 19, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 22, 2003

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: 03-316-SPHX
7507 Marks Avenue
Corner of northeast side Fullerton Road and southeast side Marks Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Baltimore County, Maryland, Robert Bendler
Contract Purchaser: Omnipoint Communications CAP Operations, Hillorie Morrison

Special Exception to approve a 110 foot high telecommunications tower and athletic field light pole.

Hearings: Wednesday, February 19, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Baltimore County, Maryland, Robert Bendler, 301 Washington Ave., Towson 21204
Karl J. Nelson, Saul Ewing & Associates, 100 S. Charles St., Baltimore 21202
Omnipoint Communications CAP Operations, Hillorie Morrison, 12050 Baltimore Avenue, Beltsville 20705

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 4, 2003.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 21, 2003

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: 03-316-SPHX
7507 Marks Avenue
Corner of northeast side Fullerton Road and southeast side Marks Avenue
14th Election District – 6th Councilmanic District
Legal Owner: Baltimore County, Maryland, Robert Bendler
Contract Purchaser: Omnipoint Communications CAP Operations, Hillorie Morrison

Special Exception to approve a 110 foot high telecommunications tower and athletic field light pole.

Hearings: Wednesday, March 19, 2003 at 11:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Baltimore County, Maryland, Robert Bendler, 301 Washington Ave., Towson 21204
Karl J. Nelson, Saul Ewing & Associates, 100 S. Charles St., Baltimore 21202
Omnipoint Communications CAP Operations, Hillorie Morrison, 12050 Baltimore Avenue, Beltsville 20705

NOTES: (1) **THE PETITIONER MAY HAVE THE ZONING NOTICE SIGN REPOSTED BY JUST HAVING A STRIP ADDED TO THE SIGN ON THE PROPERTY WITH THE DATE OF THE NEW HEARING DATE. *MUST BE POSTED BY TUESDAY, MARCH 4, 2003.***
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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on Recycled Paper

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/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 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: 03 - 316 · SPHX

Petitioner: OMNIPOINT COMMUNICATIONS COPOP. LLC.

Address or Location: FULLERTON PARK 7507 MARKS AVE BALT, MD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: HILLARY HARRISON FOR OMNIPOINT COMMUNICATIONS CORP. OPERATIONS LLC. (LESSEE.)

Address: 1250 BALTIMORE AVE.

BELTSVILLE, MD. 20705.

Telephone Number: 240 - 264 - 8600 x 8616.

Revised 2/20/98 - SCJ

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 14, 2003

Karl J. Nelson
Saul & Ewing & Associates
100 S. Charles Street
Baltimore, MD 21202

Dear Mr. Nelson:

RE: Case Number: 03-316-SPHX, 7507 Marks Avenue, Fullerton Park

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 10, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Robert Bendler, 301 Washington Avenue, Towson, MD 21204
Hillorie S. Morrison, Omnipoint Communications CAP Operations,12050 Balto.Ave., Beltsville, MD 20705

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on Recycled Paper

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No.: 305, 307-311, 316-322, 324 &325

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 28, 2003

FROM Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 27, 2003
Item Nos. 305, 306, 307, 308, 310,
311, 312, 313, 314, 315, 316, 320,
321, 322, 323, 324, and 325

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS HLT

DATE: February 20, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 21, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:
316

305-308, 310, 311, 313, 315-319, 321-325

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: December 19, 2002

TO: Donald T. Rascoe, Development Manager
Department of Permits and Development Management

FROM: Tower Review Committee

SUBJECT: T-Mobile Light Pole Conversion (Tower) – Fullerton Park

The Tower Review Committee met on December 18, 2002 and is making the following advisory comments to the Development Review Committee (DRC) in accordance with section 426.4 of the Baltimore County Zoning Regulations in reference to the proposed re-construction of an existing flood light pole located at the Fullerton Park of Belair Road, Baltimore County, Maryland.

- *Antennas should be placed on existing towers, buildings, and structures, including those of public utilities, where feasible.*

Findings: T-Mobile has provided all requested information to the Tower Review Committee (TRC) to successfully demonstrate that no other co-location opportunities exist at this location that would suffice in providing their requested coverage. As such, T-Mobile has proposed to tear down and reconstruct an existing 100 foot light pole for the athletic field and add an additional ten feet at the top for their antenna array.

- *If a tower must be built, the tower should be: Constructed to accommodate at least three providers.*

Findings: T-Mobile has stated that the new light pole will be constructed so as to support additional height if needed by another carrier. Additional carriers will have the option to add additional height or place their antenna arrays below T-Mobile on the structure. In either case, the structural integrity will be capable of accommodating two additional carriers.

- *Erected in a medium or high intensity commercial zone when available.*

Findings: Fullerton Park is located in a D.R.5.5 zone This tower will require a special exception hearing.

03-316-SPHX

- *Located and designed to minimize its visibility from residential and transitional zone.*

Findings: As there already exist multiple light poles of 100 feet around the athletic fields, and based on T-Mobile's comments that the community concerns were minimal, we find that the visual impact will be negligible.

Conclusion

By a unanimous vote of the Tower Review Committee, it was agreed that the advisory comments provided above be forwarded to the Development Review Committee for further processing.

Tower Review Committee

Charles C. Dennis, Tower Coordinator
Jeff Long, Office of Planning
Harry Wujek, Community Member TRC
Richard Sterba, OIT Representative

CC: Patrick Roddy, Baltimore County Office of Law
Hillorie Morrison, T-Mobile
Thomas Iler, Director, OIT

Attachments: Original T-Mobile Application to DRC only

03-316-SPHX

Jpi
2/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-316 & 03-317**
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

'03

Robert L. Ehrlich Jr.
Governor
Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

January 21, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue, Room 111
Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1·17·03

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 316 JRA

Dear. Mr. Zahner:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

Pet Ex #3

I am aware of T-Mobile's plan to replace an existing athletic field light pole with a new pole, 10 feet higher, which would also accommodate telecommunications antennas.

Not Opposed X

Opposed_____

No Position_____

Comments

Jay Franc (president) Name

Linover Improvement Assoc. Organization

2-11-03 Date

Send To:
Ms. Hillorie Morrison
T-Mobile USA
12050 Baltimore Avenue
Beltsville, Maryland 20705

Telephone 443-570-0014
FAX 240-264-8610
E-mail Hillorie.Morrison@t-mobile.com

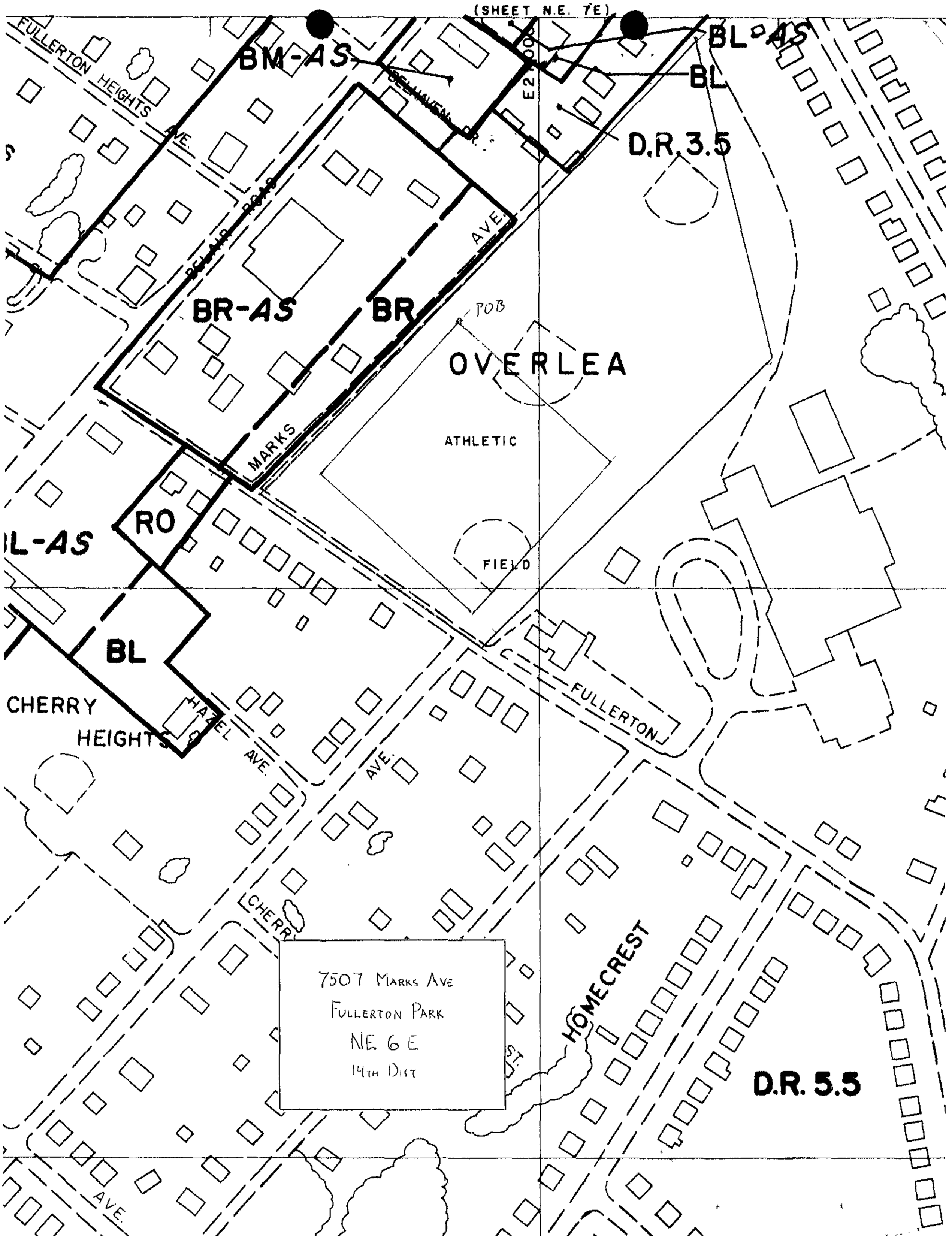
Thank you very much for your cooperation on this matter.

PLEASE PRINT CLEARLY

CASE NAME FULLERTON PARK
CASE NUMBER 03-316 SPHX
DATE 3-19-03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Ryan Conaway	12050 Baltimore Ave, ~~Beltsville, MD 20705~~	Beltsville, MD 20705	Ryan.Conaway@t-mobile.com
HILLORIE MORRISON	12050 Baltimore Ave	Beltsville, MD 20705	Hillorie.morrison@t-mobile.com
Karl Nelson	100 S. Charles St.	Baltimore MD 21146	knelson@sabl.com


(SHEET N.E. 7E)
FULLERTON HEIGHTS
AVE.
BM-AS
DELHAVEN DR.
E 2
BL-AS
BL
D.R. 3.5
DELAIR ROAD
AVE.
BR-AS
BR
POB
OVERLEA
ATHLETIC
MARKS
RO
IL-AS
FIELD
BL
CHERRY
HEIGHTS
HAZEL AVE.
AVE.
FULLERTON
CHERRY
7507 Marks Ave
Fullerton Park
NE 6 E
14th Dist
HOMECREST
D.R. 5.5
AVE.

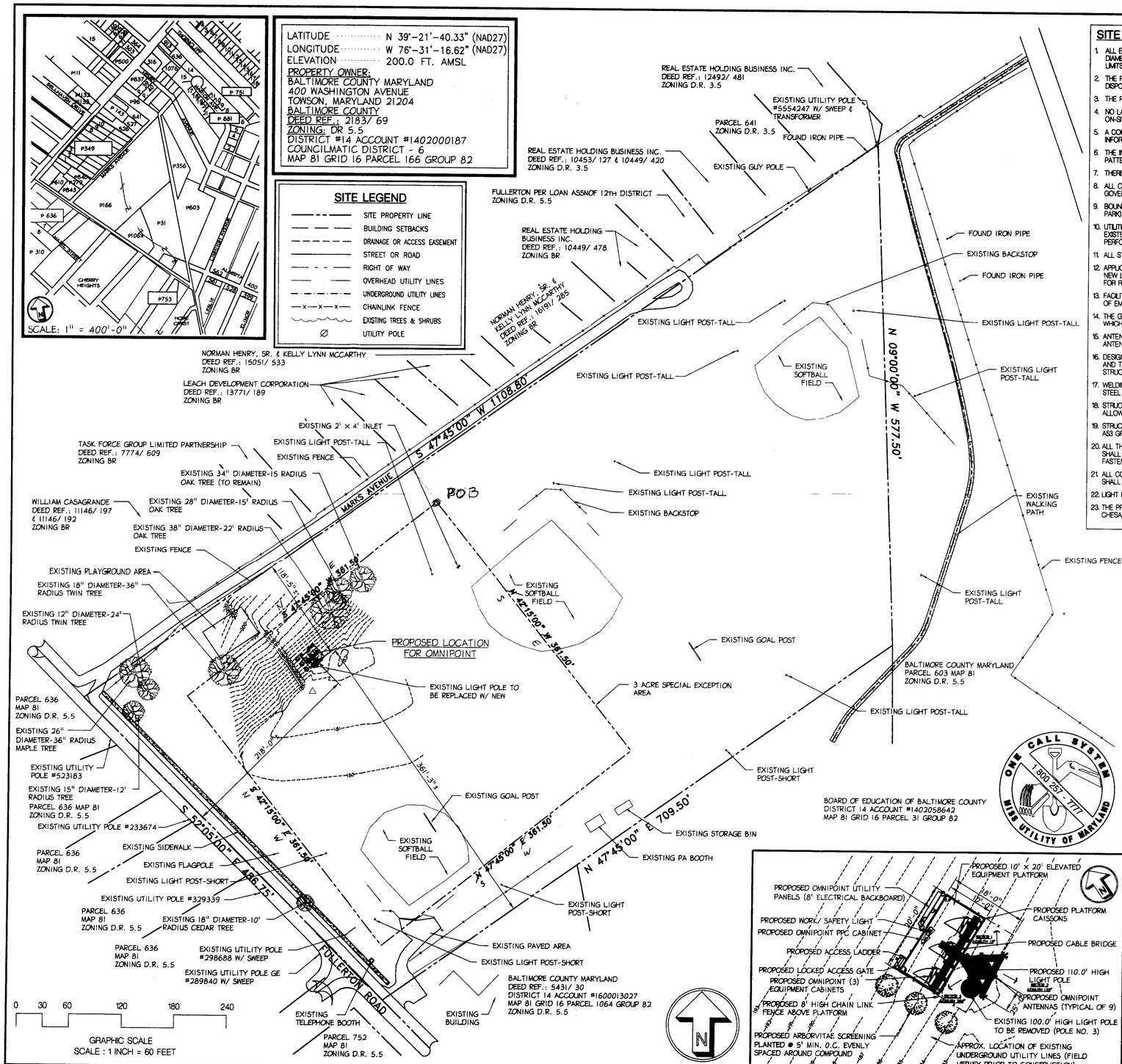
LATITUDE ..... N 39°-21'-40.33" (NAD27)
LONGITUDE ..... W 76°-31'-16.62" (NAD27)
ELEVATION ..... 200.0 FT. AMSL
PROPERTY OWNER:
BALTIMORE COUNTY MARYLAND
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
BALTIMORE COUNTY
DEED REF.: 2183/ 69
ZONING: DR 5.5
DISTRICT #14 ACCOUNT #1402000187
COUNCILMATIC DISTRICT - 6
MAP 81 GRID 16 PARCEL 166 GROUP 82

SITE LEGEND

- SITE PROPERTY LINE
- BUILDING SETBACKS
- DRAINAGE OR ACCESS EMENT
- STREET OR ROAD
- RIGHT OF WAY
- OVERHEAD UTILITY LINES
- UNDERGROUND UTILITY LINES
- CHAINLINK FENCE
- EXISTING TREES & SHRUBS
- UTILITY POLE

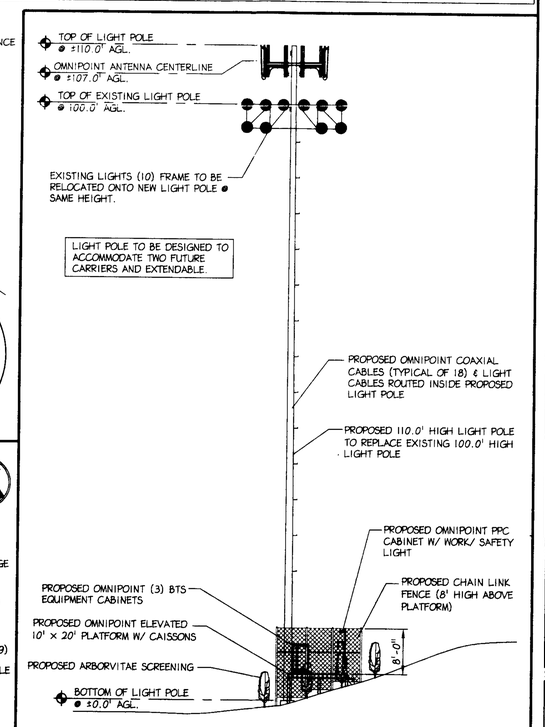
SITE GENERAL NOTES

1. ALL EXISTING BUILDINGS, WATERCOURSES, MARSHES, ROCK OUTCROPS, WOODED AREAS, SINGLE TREES LARGER THAN 8" IN DIAMETER AT THREE FEET ABOVE GROUND LEVEL AND ALL OTHER SIGNIFICANT FEATURES HAVE BEEN SHOWN WITHIN THE LIMITS OF DISTURBANCE UNDERGROUND IMPROVEMENTS, IF ANY, AND NOT VISIBLE OR MARKED BY "ONE CALL" ARE NOT SHOWN.
2. THE PROPOSED DEVELOPMENT IS UNMANNED AND THEREFORE DOES NOT REQUIRE A MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL, OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
3. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE SIGNS OF ADVERTISING.
4. NO LANDSCAPING WORK IS PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT OTHER THAN THAT SHOWN. EXISTING ON-SITE VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT.
5. A COMPLETE BOUNDARY SURVEY OF THE HOST PARCEL HAS NOT BEEN PERFORMED BY BETZWOOD ASSOCIATES. ALL INFORMATION ON THIS PLAN IS NOT TO BE USED FOR BOUNDARY, TITLE, OR CONSTRUCTION PURPOSES.
6. THE INCREASE IN STORM WATER RUNOFF DUE TO THE INCREASE IN IMPERVIOUS AREA IS INSIGNIFICANT, EXISTING DRAINAGE PATTERNS WILL NOT BE ALTERED. THEREFORE, DRAINAGE STRUCTURES ARE NOT PROPOSED.
7. THERE IS NO OFF-STREET PARKING SPACE PROPOSED WITH THIS APPLICATION.
8. ALL CONSTRUCTION FOR SITE IMPROVEMENTS SHALL CONFORM TO APPLICABLE SPECIFICATIONS, STANDARDS, AND OF THE GOVERNMENTAL OR UTILITY AUTHORITY HAVING JURISDICTION.
9. BOUNDARY INFORMATION WAS OBTAINED FROM A PLAN PERPARED BY OMC ENGINEERING DATED 12/16/02 BAN-252E (FULLERTON PARK) EXISTING FEATURES PLAN
10. UTILITIES SHOWN ON PLAN ARE TAKEN FROM OWNERS RECORDS AND FIELD LOCATION OF VISIBLE SURFACE FEATURES. THE EXISTENCE, EXTENT & EXACT HORIZONTAL & VERTICAL LOCATIONS OF UTILITIES HAS NOT BEEN VERIFIED. ANY CONTRACTOR PERFORMING WORK ON THIS SITE MUST CONTACT MD ONE CALL UTILITY AT LEAST 48 HOURS PRIOR TO COMMENCING WORK.
11. ALL STUCTURAL STEEL SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
12. APPLICANT PROPOSES AN UN-MANNED, MODULAR, RADIO EQUIPMENT CABINETS & ASSOCIATED ANTENNAS MOUNTED TO A NEW LIGHT POLE REPLACING THE EXISTING. THE PROPOSED FACILITY IS UNMANNED AND VISITED ONCE TO TWICE A MONTH FOR ROUTINE MAINTENANCE.
13. FACILITY WILL BE INDEPENDENTLY POWERED WITH SEPARATE SERVICE & METER. FACILITY WILL NOT BE LIGHTED WITH EXCEPTION OF EMERGENCY CONDITIONS. A SINGLE SWITCHED LIGHT LOCATED NEAR EQUIPMENT AND THE ATHLETIC FIELD LIGHTS.
14. THE GENERAL CONTRACTOR AND/ OR HIS SUB-CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
15. ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY & ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES & SUPPORT STRUCTURES.
16. DESIGN REQUIREMENTS FOR THE ANTENNA SUPPORTING STRUCTURES ARE PER BOCA NATIONAL BUILDING CODE/ 1996, AND THE EIA/ TIA-222-F STRUCTURAL STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES & 2000 IBC - STRUCTURAL WIND LOAD STANDARDS & RELATIONSHIP W/ TIA/ EIA 222.
17. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-92 STRUCTURAL WELDING CODE - STEEL WELD ELECTRODES SHALL BE E70XX.
18. STRUCTURAL STEEL SHALL CONFORM TO LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN & PLASTIC DESIGN INCLUDING THE COMMENTARY & THE CODE OF STANDARD PRACTICE.
19. STRUCTURAL STEEL PLATES & SHAPES SHALL CONFORM TO ASTM A36. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE 'B'. ALL STRUCTURAL STEEL COMPONENTS & FABRICATED ASSEMBLIES SHALL BE HOT-DIPPED GALVANIZED AFTER
20. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8"ø MINIMUM BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS & WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED.
21. ALL COAXIAL CABLE CONNECTIONS & TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES.
22. LIGHT POLE IS TO BE DESIGNED TO ACCOMMODATE TWO FUTURE CARRIERS AND EXTENDABLE.
23. THE PROPOSED DEVELOPMENT IS NOT LOCATED WITH A FLOODPLAIN AND NOT WITH THE CRITICAL AREA OF CHESAPEAKE BAY.



1 SITE PLAN
LS-1 SCALE: 1" = 60'-0"

2 ENLARGED PLAN
LS-1 SCALE: 1" = 10'-0"



3 SITE ELEVATION
LS-1 SCALE: 1" = 10'-0"

Betzwood Associates PC
Architects & Engineers
Robin J. Kohn, AIA
Regis W. Kulak, PE
523 Kimberton Road, Suite 118 Phoenixville, PA 19460
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

SEAL BLOCK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

BOARD OF ARCHITECTS 9374 STATE OF MARYLAND

ROBIN J. KOHN AIA - MD. #9374 01.19.03

OMNIPOINT COMMUNICATIONS
CAP OPERATIONS, LLC
a subsidiary of T-MOBILE-USA., INCORPORATED
fka VOICESTREAM WIRELESS CORPORATION

12050 BALTIMORE AVENUE BELTSVILLE, MD 20705
Tel. (240) 264-8600 FAX (240) 264-8610

APPROVALS

Omnipoint	
LANDLORD	
LEASING	
R.F.	
ZONING	
CONSTRUCTION	

NOTE

PROJECT NO.	DRAWN BY	CHECK BY
OP-417	DMT	RJK

SUBMITTALS

NO.	DATE	ISSUE
0	12/18/02	ISSUED FOR ZONING
1	12/30/02	REISSUED FOR ZONING
2		
3		
4		
5		
6		
7		
8		
9		

GRAPHIC SCALE
0 1 2

PROJECT
FULLERTON PARK
SITE #BAN-252E
LIGHT POLE REPLACEMENT
FULLERTON ROAD
BALTIMORE, MARYLAND 21236
BALTIMORE COUNTY
ELECTION DISTRICT #14 ACCOUNT #1402000187
COUNCILMATIC DISTRICT - 6

SHEET TITLE
SITE PLAN, ENLARGED PLAN AND ELEVATION

SHEET NUMBER
LS-1

FULLERTON PARK SITE #BAN-252E
FULLERTON PARK SITE #BAN-252E
FULLERTON PARK SITE #BAN-252E
FULLERTON PARK SITE #BAN-252E

OMNIPOINT COMMUNICATIONS
CAP OPERATIONS, LLC

a subsidiary of T-MOBILE USA., INCORPORATED,

fka VOICESTREAM WIRELESS CORPORATION

FULLERTON PARK
FULLERTON ROAD
BALTIMORE, MARYLAND 21236
SITE #BAN-252E
LIGHT POLE REPLACEMENT

LEGEND

ADJ	ADJUSTABLE	MIN	MINIMUM	A-1	ANTENNA MARK NUMBER
AGL	ABOVE GROUND LEVEL	MTL	METAL	(E)	EXISTING
AMSL	ABOVE MEAN SEA LEVEL	NIC	NOT IN CONTRACT	(N)	NEW
ANT	ANTENNA	NTS	NOT TO SCALE	(P)	PROPOSED
APPROX	APPROXIMATE	OC	ON CENTER	℄	CENTERLINE
AZI	AZIMUTH	OHP	OVERHEAD POWER	⅊	PLATE
BTS	BASE TRANSMISSION STATION	OHT	OVERHEAD TELCO	B/W	BARBED WIRE
CAB	CABINET	PCS	PERSONAL COMMUNICATIONS SERVICES	C/L	CHAINLINK
CONC	CONCRETE	PWR	POWER	ø	DIAMETER
CONT	CONTINUOUS	SF	SQUARE FOOT	W/	WITH
CONST	CONSTRUCTION	SHT	SHEET		
COAX	COAXIAL	SIM	SIMILAR		
CJ	CONSTRUCTION JOINT	SS	STAINLESS STEEL		
DIA	DIAMETER	STL	STEEL		
DTL	DETAIL	TELCO	TELEPHONE COMPANY		
DWG	DRAWING	TO	TOP OF		
EA	EACH	TYP	TYPICAL		
ELEC	ELECTRIC	VIF	VERIFY IN FIELD		
ELEV	ELEVATION	UON	UNLESS OTHERWISE NOTED		
EQ	EQUAL	USGS	U.S. GEOLOGICAL SURVEY		
EQUIP	EQUIPMENT	WWF	WELDED WIRE FABRIC		
EXT	EXTERIOR				
FF	FINISH FLOOR				
FTG	FOOTING				
GA	GAUGE				
GALV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GRND	GROUND				
INT	INTERIOR				
LG	LONG				
MAX	MAXIMUM				
MFG	MANUFACTURER				

2 / S-1 — SECTION NUMBER / SHEET NUMBER — DRAWING SECTION

4 / S-1 — SECTION NUMBER / SHEET NUMBER — DETAIL

5 / E-1 — SECTION NUMBER / SHEET NO. — DETAIL ENLARGEMENT

2 — REVISION NUMBER

DATUM ELEVATION

MATCH LINE

(TB) TEST BORING
(WP) WORK POINT
(DP) DATUM POINT

CAST IN PLACE OR PRE-CAST CONCRETE
LIGHT WEIGHT CONCRETE
EARTH: UNDISTURBED
EARTH: BACKFILL
CRUSHED STONE, GRAVEL OR POROUS FILL
PLASTER CEMENT, SAND, GROUT
ROCK OR STONE
RIGID INSULATION
STEEL
METAL, ALUMINUM, ECT.
CONCRETE MASONRY UNIT
BRICK

DRAWING INDEX

T-1 TITLE SHEET

LS-1 SITE PLAN, ENLARGED SITE PLAN AND ELEVATION

1. Per Section 426.1, the replacement light pole is considered a tower: "Tower: A self-supporting, guyed or freestanding structure that is designed and constructed for the purpose of supporting one or more wireless telecommunication purposes, whether such support is the primary or secondary purpose of the structure."

2. Per Section 426.2, the proposals meets the legislative policy for siting of wireless telecommunications antennas and towers, as documented in the report of the December 18, 2002 meeting of the Baltimore County Tower Review Committee. The Tower Review Committee voted to recommend approval of the application at its meeting of December 18, 2002. As documented in the report, there was no suitable structure for collocation, there was no available commercially zoned parcel of sufficient size to accommodate setbacks from residential zone, the pole will be only 10 feet higher than the existing light poles and will function as a light pole and the pole is designed to be extendible to accommodate up to two additional carriers.

3. Per Section 426.6, no stroboscopic lights will be placed on the tower and it will be faced with a material matching the other athletic field light. the Tower owner shall submit annually to the Tower Coordinator written certification as to the number of providers and antennas on the tower.

4. Per Section 426.7, applicant shall provide a security bond or fee as determined by the County.

5. Per Section 426.8, the Tower and supporting equipment shall be maintained in good working condition with no unsafe or hazardous conditions

6. The Petition meets the conditions of 426.9 as documented in the report of the December 18, 2002 meeting of the Tower Review Committee

7. The provisions of Section 502.7.B are not applicable to the proposed tower because it is in a D.R. 5.5 Zone.

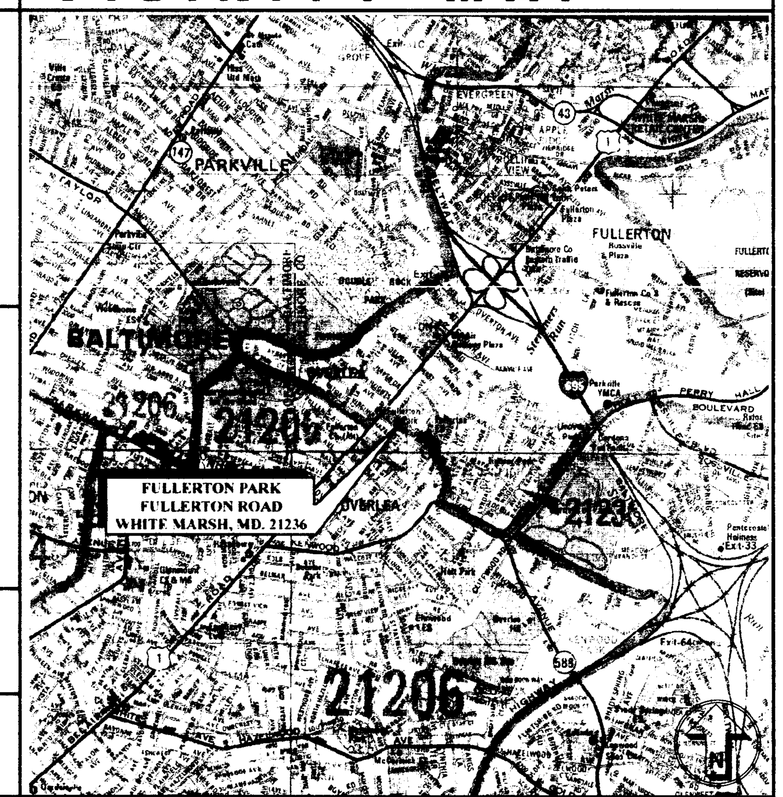
PROJECT DESCRIPTION:

THE PROPOSED WORK WILL CONSISTS OF ATTACHING AN ANTENNA PLATFORM TO A REPLACED 110'-0" HIGH LIGHT POLE TO BE USED AS A MOUNTING FOR (9) PANEL ANTENNAS, EACH 54" x 12" x 4" AT 107.0' CENTERLINE TOP AT 110.0', 10' HIGHER THAN EXISTING 100.0' HIGH LIGHT POLE, A 10' x 20' ELEVATED PLATFORM WILL BE PLACED AT THE BASE OF THE EXISTING LIGHT POLE TO MOUNT (3) EQUIPMENT CABINETS 3.08' x 51.18' x 63.54' HIGH AND RELATIVE EQUIPMENT. ACCESS TO SITE UTILIZATION OF EXISTING ACCESS DRIVE. THE LIGHTS ON THE EXISTING POLE WILL BE MOUNTED ON THE REPLACEMENT POLE AT THE SAME HEIGHT.

DRIVING DIRECTIONS:

FROM T-MOBILE OFFICE GO SOUTHWEST ON US-1 BALTIMORE AVENUE (1.1 MILES). TURN RIGHT (WEST) ONTO O'DELL ROAD (0.5 MILES). TURN RIGHT (NORTHWEST) ONTO SR-212 (POWDER MILL ROAD) (0.9 MILES). TURN OFF ONTO RAMP TOWARDS I-95/ BALTIMORE (0.9 MILES). MERGE ONTO I-95 EAST (33.7 MILES). AT I-95 EXIT 64B, TURN OFF ONTO RAMP TOWARDS I-695/ TOWSON (0.2 MILES). MERGE ONTO I-695 BALTIMORE BELTWAY OUTER LOOP NORTH (1.4 MILES). AT I-695 EXIT 32A, TURN OFF ONTO RAMP TOWARDS US-1/ OVERLEA (0.2 MILES). BEAR RIGHT (SOUTHWEST) ONTO US-1 BELAIR ROAD (0.8 MILES) SITE IS ON YOUR LEFT.

VICINITY MAP



SCALE: 1" = 2000'-0"

PROJECT SUMMARY

SITE NUMBER: #BAN-252E
SITE NAME: FULLERTON PARK
SITE ADDRESS: FULLERTON ROAD
BALTIMORE, MARYLAND 21236
TAX NUMBER: MAP 81 GRID 16 PARCEL 166 GROUP 82
COUNTY NUMBER: ELECTION DISTRICT #14
ACCOUNT #1402000187
COUNCILMANIC DISTRICT- 6
DEED BOOK-FOLIO: 2183/ 69
CURRENT ZONING: DR 5.5 ZONING MAP NE 6 E
JURISDICTION: BALTIMORE COUNTY

PROPERTY OWNER: BALTIMORE COUNTY MARYLAND
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
CONTACT PERSON: PAT RODDY
TELE: 410-887-4420

APPLICANT: OMNIPOINT COMMUNICATIONS CAP OPERATIONS, LLC
a subsidiary of T-MOBILE USA, INCORPORATED
fka VOICESTREAM WIRELESS CORPORATION
12050 BALTIMORE AVENUE
BELTSVILLE MARYLAND 20705
CONTACT: TELE: 240-264-8600

SITE DATA:
LATITUDE: N 39-21'-40.33" (NAD27)
LONGITUDE: W 76-31'-16.62" (NAD27)
ELEVATION: 185'± AMSL ● BASE
USGS MAP: BALTIMORE EAST
REF. MAP: ADC BALTIMORE MARYLAND CITY & COUNTY
MAP: #28
GRID: F-13

T.T.V. PARTICIPANTS:

TTV REP:	NAME	COMPANY	TEL. NO.
R.F. ENG.	BRANDON BRAUNUCH	VCSTRM	
A & E REP.	D. TALUCCI	BTZWD.	
S.A.Q. REP.	KAREN LARKIN	VCSTRM	
CONST. REP.	BRAD BAYS	VCSTRM	
ZONING REP.	H. MORRISON	VCSTRM	
OWNER REP.			
OTHER			

BTS TYPE: ERICSSON RBS 2102 CDU-A

Betzwood & Associates PC
Architects & Engineers
Robin J. Kohn, AIA — Regis W. Kubit, PE
523 Kimberton Road, Suite 118 Phoenixville, PA 19460
tel. (610) 917-8831 fax (610) 917-8836
email mail@betzwood.com http://www.betzwood.com

SEAL BLOCK

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

ROBIN J. KOHN AIA - MD. #9374 01.19.03

OMNIPOINT COMMUNICATIONS
CAP OPERATIONS, LLC
a subsidiary of T-MOBILE USA., INCORPORATED
fka VOICESTREAM WIRELESS CORPORATION
12050 BALTIMORE AVENUE BELTSVILLE, MD 20705
Tel. (240) 264-8600 FAX (240) 264-8610

APPROVALS
Omnipoint
LANDLORD
LEASING
R.F.
ZONING
CONSTRUCTION

NOTE
This Document is the Creation, Design, Property and Copyrighted Work of Omnipoint Communications Cap Operations, LLP a Subsidiary of T-Mobile USA, Inc., fka Voicestream Wireless. Any Duplication or use Without Express Written Consent is Strictly Prohibited.

PROJECT NO.	DRAWN BY	CHECK BY
OP-417	DMT	RJK

SUBMITTALS

NO.	DATE	ISSUE
0	12/18/02	ISSUED FOR ZONING
1	12/30/02	REISSUED FOR ZONING
2		
3		
4		
5		
6		
7		
8		
9		

GRAPHIC SCALE
0 1 2

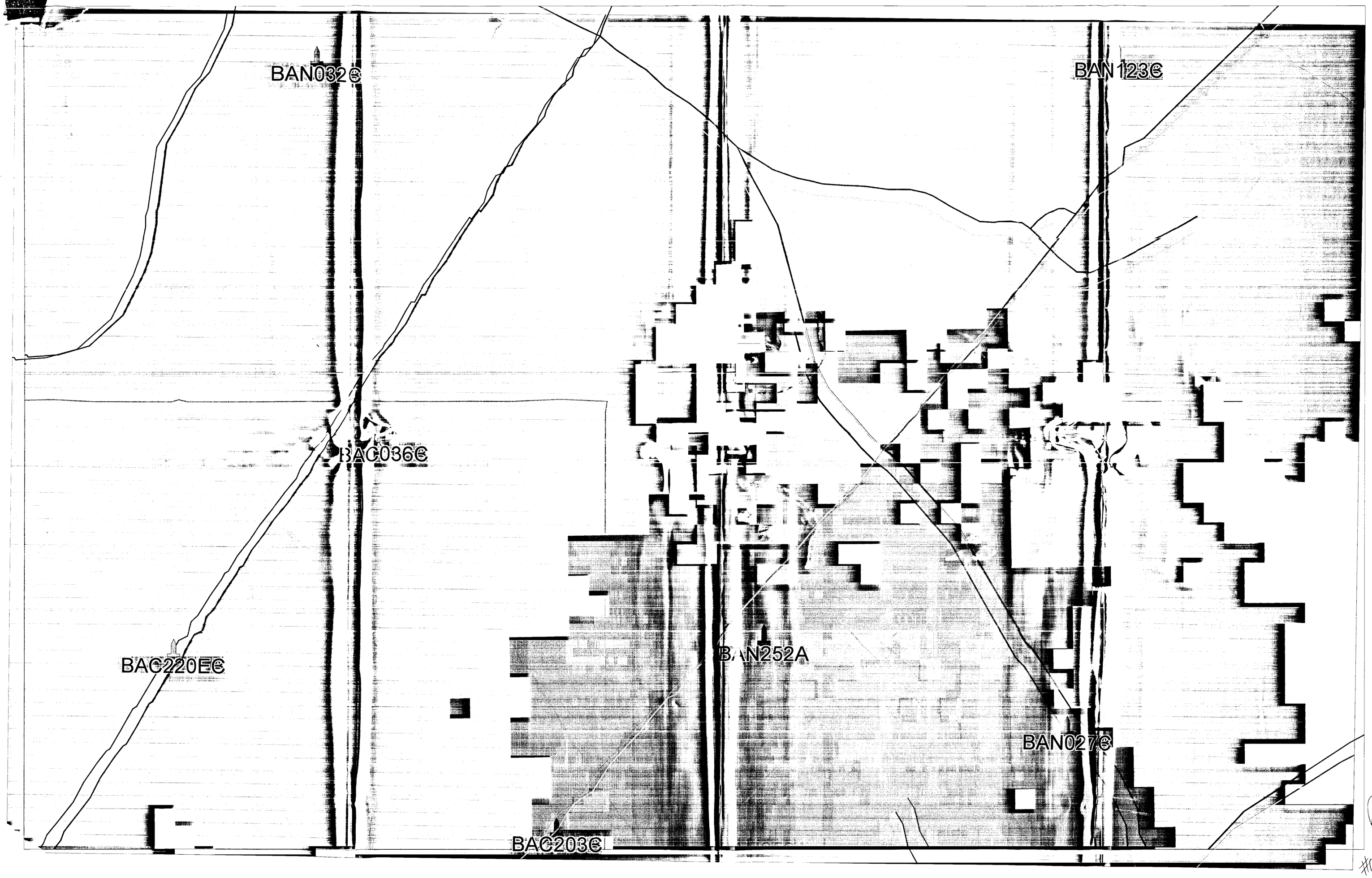
PROJECT
FULLERTON PARK
SITE #BAN-252E
LIGHT POLE REPLACEMENT
FULLERTON ROAD
BALTIMORE, MARYLAND 21236
BALTIMORE COUNTY
DISTRICT #14 ACCOUNT #1402000187
COUNCILMATIC DISTRICT - 6

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

FULLERTON PARK SITE #BAN-252E
FULLERTON PARK SITE #BAN-252E
FULLERTON PARK SITE #BAN-252E
FULLERTON PARK SITE #BAN-252E

Pet. Ex. #1 03-516-SPHX



Pet Ex 2
#03-36-SPHX