

IN RE: PETITION FOR VARIANCE
W side of County Ridge Lane; 525 feet
S of Back River Neck Road
15th Election District
6th Councilmanic District
(1500-1550 Country Ridge Lane)

Hyattstown Properties LLC
Legal Owner

Cellco Partnership d/b/a
Verizon Wireless
Contract Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
*
*
* CASE NO. 2011-0145-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Petitioner Cellco Partnership d/b/a Verizon Wireless ("Verizon"), through its real estate and zoning manager, Brian Stover, and its attorney David H. Karceski with Venable LLP. The Petition was also signed by Anthony Malek on behalf of the legal owner of the subject property, Hyattstown Properties, LLC. Verizon requests a variance from Section 426.6.A.1 of the Baltimore County Zoning Regulations (Zoning Regulations or BCZR), to allow a wireless telecommunications tower to be set back 115 feet from any other owner's residential property line in lieu of the required 200 feet. The tower is proposed to be located on the portion of the subject property zoned B.M. (Business, Major), a zoning classification which permits towers by right. The requested relief is more fully described on a three page site plan, which includes elevation drawings for the tower and related equipment shelter, submitted and accepted into evidence as Petitioner's Exhibits 1A – 1C.

Mr. Karceski and Christopher D. Mudd appeared at the requisite public hearing to represent Verizon Wireless. Also appearing in support of the requested relief were: Jose Espino,

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By [Signature]

a Verizon Wireless Radio Frequency (RF) Engineer; Michael McGarity, Director of Wireless Services for Daft McCune Walker Inc. (DMW), the engineering firm responsible for preparation of the site plan for this property; Mitchell Kellman, Director of Zoning Services for DMW; Stephanie Petway with Network Building & Consulting, LLC, tower development consultants for Verizon Wireless; and Paul Dugan, President of Millennium Engineering, the consulting firm who confirmed compliance of Verizon's proposed tower with Federal Communication Commission (FCC) electromagnetic safety regulations. Upon receipt of their resumes, which were marked and accepted into evidence as Petitioner's Exhibits 2, 3, 4, 5 and 6, Verizon Wireless' witnesses were all accepted as experts: Mr. McGarity was offered and accepted as an expert in the Zoning Regulations that pertain to wireless telecommunications facilities contained in BCZR Section 426 and the regulations that pertain to site plan preparation; Mr. Kellman as a zoning specialist with detailed knowledge of the BCZR; Mr. Espino as a RF Engineer; Ms. Petway in the location of sites for wireless telecommunications facilities; and Mr. Dugan in the field of professional engineering.

One interested citizen, Adriene Metzbower, also appeared at the hearing. Ms. Metzbower resides at 287 Southeastern Terrace, which is located south of the subject property, near the intersection of Southeastern Terrace and Nicoloy Way. Ms. Metzbower was concerned with the safety of living nearby a tower and the particular location selected for the proposed tower on the subject property. She requested that if this Commission were to grant Petitioner's requested variance, additional landscaping be installed on the property's main road frontage at Back River Neck Road as part of the approval.

The public hearing proceeded by way of a combination of testimony by Petitioner's expert witnesses, which is outlined below, and a proffer by Petitioner's counsel. In this case,

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By PJG

Verizon requests to construct a 105-foot tall wireless telecommunications tower, which Verizon proposes as a monopole structure, as well as related equipment that will be clustered together in a compound next to the monopole. The facility is proposed to be constructed on an elongated and irregular-shaped property comprised of 11.97± acres, located in the Essex area of Baltimore County, south of and adjacent to Back River Neck Road between it and Southeast Boulevard. As shown on Petitioner's Exhibit 7, this section of Back River Neck Road was described by Petitioner as a well-traveled commercial corridor, lined on both sides with commercial zoning and commercial uses.

The property is almost entirely zoned B.M. and improved with a commercial shopping center known as the "Country Ridge Shopping Center." The site has two points of vehicular ingress and egress onto Back River Neck Road and, as shown on a County aerial photograph / zoning map, marked and accepted into evidence as Petitioner's Exhibit 7, Country Ridge Lane runs through the shopping center from its frontage on Back River Neck Road and terminates within the site. A County-approved site plan, marked and accepted into evidence as Petitioner's Exhibit 8, indicates that the shopping center was developed around the location reserved for Country Ridge Lane. Specifically, the main shopping center building, which is L-shaped, was built up against and on the west side of Country Ridge Lane and around its terminus at the center of the property. Two commercial pad sites are located in close proximity to Back River Neck Road, at the northwestern corner of the property, and surface off-street parking spaces are located on the opposite side of Country Ridge Lane, which serve on-site commercial tenants.

Located to the rear of the main shopping center building (along the western edge of the subject property) are multiple service and loading areas for the building's tenants. As shown and indicated on sheet 1A of Petitioner's Exhibit 1, Verizon's monopole and related equipment are

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By [Signature]

proposed to be positioned in this area behind the existing building, and specifically tucked within a notch in the rear building wall, such that on three sides (the north, east and south sides) the equipment compound will be concealed from view and the tower itself will be partially buffered.

Immediately west of the subject property are a number of parcels that are zoned D.R.10.5 (Density Residential) and improved with residential uses. A review of Verizon's site plan indicates that the tower, in its proposed location, will be no closer than 115 feet to a residential property line. Because BCZR Section 426.6.A.1 requires towers to be located at least 200 feet from the nearest residential property line, Verizon requested a variance to permit the 115 foot setback.

As explained during the hearing, Verizon seeks a tower in this proposed location in order to improve network coverage for its cellular services. Specifically, Verizon received complaints from residents in the area about dropped calls and sluggish data services, and company studies and data confirmed that Verizon's services do not operate at peak levels in this area. (See Petitioner's Exhibits 12 (Search Ring Map) and 13 & 14 (Propagation Maps)). Through its RF Engineer, Jose Espino, Verizon explained that a "gap" exists in its communication network in the Essex area of eastern Baltimore County, which expert testimony was not disputed. (See Petitioner's Exhibits 13 & 14). As explained by Mr. Espino, Verizon was able to utilize various instruments and technology to identify the boundaries of the area in which a tower would need to be located in order to help fill the "gap," which area they identified as the "search ring." (See Petitioner's Exhibit 12). Then, Stephanie Petway, Petitioner's tower development consultant, conducted a thorough investigation within the search ring, according to the requirements of BCZR Section 426, and chose the subject location. Mr. Espino confirmed that, in his expert opinion, this location fills the outstanding "gap." The County's Tower Review Committee

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By [Signature]

(TRC) likewise verified the existence of a "gap" and agreed that the proposed tower in the proposed location would help fill it.

The undersigned is generally familiar with the operations of Verizon Wireless and other wireless communications providers by virtue of the many cases that have come before me under similar requests. Suffice it to say, wireless telecommunications technology has exploded on the public scene and consciousness. Nearly everyone has mobile phone services to provide communications and provide access to online data bases and Internet applications. Many phones are now equipped with complex broadband micro processors capable of all types of applications and functions, not just sending and receiving text messages, e-mails, etc. This communications system would not be possible without the installation of a series of towers throughout the geographic area to be served.

Therefore, this Commission understands the need for wireless telecommunications companies to continue to construct towers throughout the region, in order to provide their customers with the seamless service that is demanded. Based upon the testimony of Verizon's experts and the corroborating decision of the TRC, I recognize that the site proposed for the subject tower in this case is the preferred location to help meet those service needs in this area of Essex.

Ms. Metzbower expressed some concern over the proposed wireless telecommunications facilities. Initially, she questioned the safety of living and carrying on day-to-day activities in close proximity to such facilities. She indicated that she was not only concerned for the safety of herself and her neighbors, but also for the safety of the children who attend the childcare facility located within the shopping center. However, Verizon's expert, Mr. Paul Dugan, explained how the technology works and presented a report, offered as Petitioner's Exhibit 6, demonstrating that

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By [Signature]

the electromagnetic emissions generated by the proposed tower will be far less than what the FCC deems to be acceptable. In this Commission's opinion, Mr. Dugan's testimony adequately addressed any concerns regarding the electromagnetic emissions safety of the proposed tower.

Additionally, Ms. Metzbower inquired about the physical location of the tower facility on the subject property. As indicated, Ms. Metzbower lives southeast of the subject property, which is in an area that, as shown in a photograph simulation presented as Petitioner's Exhibit 17, is partially shielded from the proposed tower. Notwithstanding this fact, she was concerned about the proximity of the proposed tower to other residences on the opposite side of the shopping center, and, in particular, she asked whether consideration was given to placing the tower close to Back River Neck Road near the northeast corner of the site, further away from the residential properties to the west. Referring to Petitioner's Exhibit 1A, Ms. Metzbower suggested that the Tower could be placed in the existing parking lot that serves the shopping center. Verizon's witnesses explained that Verizon attempted to place the tower in this area, but that the shopping center owner rejected that location. The primary reason is that locating the tower in front of the building would force the elimination of numerous parking spaces needed to serve the present and future tenants within the shopping center and keep the center viable. The shopping center owner also has plans to make physical improvements to the shopping center to update and improve its image; placing the tower in front of the center would impede those efforts. (See Petitioner's Exhibit 11 (Letter from owner confirming intent to improve center)).

Furthermore, Verizon's experts opined that the location, as proposed, was the best possible spot on the subject property to mitigate the tower's visual impact and that placing it in the front of the shopping center, close to Back River Neck Road, would have greater impact than if the tower were tucked-in behind the building. Constructing the tower in the middle of the

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By [Signature]

parking lot would prevent Verizon from utilizing existing structures to help screen the tower from nearby properties. Mr. Kellman noted that locating the tower in the parking lot would, in fact, increase visibility of the tower from Back River Neck Road and other nearby properties, thus nullifying any potential aesthetic benefit.

In addition to addressing the tower's location, Verizon's witnesses confirmed that various tower options were considered to help minimize any impact stemming from the proposed tower. For example, they discounted utilizing a "monopine" tower, because it was not fitting for the surrounding urban environment. Verizon also considered painting the monopole blue, but Ms. Petway opined that the use of blue paint often times does not achieve the desired effect at all times; in particular, she noted that on cloudy days, the blue paint actually makes the tower more visible, when viewed against the grey clouds. Another option that Verizon's witnesses discussed is a "candelabra" monopole and antenna design. (See Petitioner's Exhibit 15 (photograph of "candelabra" monopole)). This particular design is new to this Commission, and Verizon suggested that it could help mitigate visual impacts.

Upon consideration of Ms. Metzbower's concerns about the tower location and Verizon's testimony in response, this Commission is satisfied that the location as proposed is the better site for the tower. It is surrounded on three sides by the existing building, which helps mitigate visual effects when viewing the tower from the north, east, and south; locating the tower in front of the shopping center would actually increase its visibility. Further, I recognize that placing the tower in the middle of the parking lot would not be practical for the shopping center, because it will effectively eliminate parking spaces needed to serve the tenants. In sum, tucking the tower behind the existing building amid the loading docks is more appropriate than placing it in front of the shopping center, which is supposed to be undergoing a facelift in the near future. Even

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By PM

though the tower will be visible from the residences to the west, the installation of a board-on-board fence around the facility will help shield the equipment compound from the residences, thus mitigating the impact.

I should also note that the County Office of Planning has reviewed the Petition for Variance, including the proposed tower location, and issued a Zoning Advisory Committee (ZAC) comment in response to the variance request. Its ZAC comment, dated November 3, 2010, indicated that the Office of Planning "does not oppose the petitioner's request, as the monopole is approx. 105 feet in height. The nearest adjacent property is 115 feet, therefore anything that should fall should remain on the subject commercial property." Planning did, however, note that basic improvements in the form of additional low shrubbery and plantings at the property's two access points onto Back River Neck Road as well as repair or removal of a freestanding sign for the Country Ridge Shopping Center on this road frontage are in order. Ms. Metzbower likewise requested that, if this Commission were to grant the Petition for Variance, additional landscaping be required along Back River Neck Road, in an effort to jumpstart the revitalization of the shopping center, which, from Ms. Metzbower's perspective, is not in good condition. As for the sign, the shopping center owner indicated in the letter submitted as Petitioner's Exhibit 11 that it already intends to install new pylon signs as part of its efforts to rehabilitate the center.

Against this backdrop, Petitioner presented substantial evidence in support of its variance request. Petitioner's counsel and Mr. Kellman, Verizon's zoning specialist, addressed the requested setback variance for the tower. Mr. Kellman discussed his familiarity with the project and personal knowledge of the site from multiple prior site visits. As Mr. Kellman explained, and, as shown on Petitioner's site plan, the closest residentially-zoned property line is 115 feet

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By [signature]

from the base of the location proposed for the tower, which generates the need for a variance from the requirement that towers be located 200 feet from residential property lines. The distance to other residential property lines on other sides of the site are well in excess of the 200 feet required by BCZR Section 426 from the location of the tower. As shown on Petitioner's Exhibit No. 1, the distance to the southern, eastern and northern boundaries of the property are approximately 528 feet, 376 feet and 525 feet, respectively. As such, the Wireless Telecommunications Facilities Regulations contained in Section 426 do not require zoning relief from any residential property lines to the south, east or north of the site.

Petitioner went on to explain the purpose for the setback requirement from which the variance is requested. The 200-foot setback provision is related directly to the height of any proposed tower. In commercial zones, which include the property's BM zoning, wireless telecommunications towers are permitted to be 200 feet in height by right. It is for this reason that a setback from any residential property line of the same distance (200 feet) is required – to guard against a tower, 200 feet in height or less, from being taller than is the distance to an adjacent residential property. The concern is that, in the unlikely event that a tower were to fall, that it would fall onto an adjacent residential property.

This Commission agrees with Petitioner's explanation that the purpose for the provision is to ensure an adequate fall zone for a proposed tower, and it is important to note that the Planning Office based its ZAC comments on the same rationale. On this point, Petitioner offered a letter from a professional engineer with Rohn Products LLC, which was accepted into evidence as Petitioner's Exhibit 10. According to the letter, the fall zone for the proposed tower is 50 feet, less than half the distance between the proposed tower and the residential property line to the

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By psj

west. Thus, the 115 foot distance is more than adequate to satisfy the 50 foot fall zone for the proposed tower.

The Zoning Commissioner is permitted to grant variances, pursuant to BCZR Section 307, upon finding that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests and that requiring strict compliance with the Zoning Regulations would result in a practical difficulty for Petitioner. Having heard the testimony and considered the requests, I find that sufficient evidence and justification exists to grant the requested variance. I find that the requested variance relief is appropriate in this instance, given the property's unique characteristics, which include: (1) its irregular, elongated shape that limited the development scheme for the site; (2) the fact that the site is improved with an existing shopping center building and related parking, with little available ground space to adequately accommodate a tower and related equipment; and (3) the evidence, including Petitioner's Exhibits 7 and 8, showing that the shopping center was actually developed around a 30' drive-aisle that was reserved for Country Ridge Lane, which bisects the site and terminates within it.

I also find that, due to these unique circumstances, strict compliance with the applicable Zoning Regulations would result in a practical difficulty for Petitioner. Petitioner has identified a gap in its wireless coverage in this area and is required by the FCC to ensure that its network is adequate to serve its customers and meet its licensing requirements. If the requested variance were to be denied for this site, Verizon would not be able to fill the gap and meet the FCC's requirements. The evidence presented demonstrates that locating the tower elsewhere on the site is not an option for Petitioner, given the site's existing conditions. Locating the tower in front of the building would result in the elimination of a significant number of parking spaces that are

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By [signature]

needed to support the center's tenants, as well as be counterproductive to the much needed rehabilitation of the site.

Additionally, I find that the variance request can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to public health, safety or general welfare. Again, the purpose of the provision from which the setback variance is requested is to ensure an adequate fall zone for the tower. In the instant case, the tower is 105 feet in height, and the closest residential property line is 115 feet. Petitioner's Exhibit 10 also provides confirmation that the fall zone for the tower 50 feet, which is less than half of the distance from the proposed tower to the property line. The grant of the variance is, therefore within the spirit and intent of the BCZR.

Furthermore, the evidence demonstrates that there are mitigating circumstances surrounding Petitioner's request for zoning relief, which help assure that the grant of the relief will not cause injury to public health, safety, or general welfare. First, even though it may be up to 200 feet high by right, the tower has been limited to only 105 feet in height, which Verizon's experts indicated is the minimum height necessary to fill the coverage gap. Second, Mr. Dugan's testimony demonstrates that the tower, as proposed, will not have any detrimental effects stemming from electromagnetic emissions. Third, the ability to locate the tower on one of the largest (if not the largest) commercially zoned parcels within the search ring in a manner to assure that it is effectively surrounded on three sides by existing buildings helps mitigate its visibility. Finally, the facility will be partially buffered from the residential uses to the west, both by existing vegetation located along a portion of the property line, and by the board-on-board fencing that I will require to be installed around the facility.

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By [Signature]

Therefore, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the BCZR, as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be granted. As part of the approval of this variance, I will require landscape plantings, as requested by the Planning Office and Ms. Metzbower, as well as fencing around the tower's compound area, the limits of which are shown and indicated on Petitioner's Exhibit 1. Additionally, this Commission has considered the tower option described by Petitioner as a "candelabra" and will require that it be utilized at this site to help minimize any visual impact.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of January, 2011, that Petitioner's Variance request from Section 426.6.A.1 of the Baltimore County Zoning Regulations to allow a wireless telecommunications tower to be set back 115 feet from another owner's residential property line in lieu of the required 200 feet, be and is hereby **GRANTED**.

The relief granted herein is subject to the following conditions:

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Provided Petitioner is able to obtain all necessary approvals and permits from Baltimore County, Petitioner shall install a board-on-board wood fence, approximately six (6) feet in height, that connects to the rear building walls of the main shopping center structure, for the purpose of enclosing Petitioner's ground-based equipment within the tower compound area shown and indicated on Petitioner's Exhibit 1. Such fence shall be maintained by Petitioner.

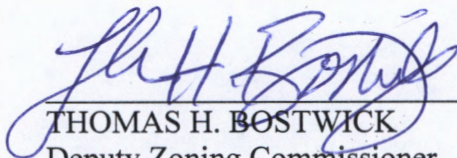
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By [signature]

3. Prior to the issuance of the building permit for the tower or in the next available planting season following issuance of the building permit for the tower, additional landscape plantings (low level shrubbery or other similar plantings) shall be installed by Petitioner or the owner of the subject property in close proximity to the two existing points of ingress and egress from the property onto Back River Neck Road.
4. Petitioner shall utilize a "candelabra" monopole and antenna design for this site, as shown and indicated on Petitioner's Exhibit 15.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 6, 2011

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

DAVID H. KARCESKI, ESQUIRE
CHRISTOPHER MUDD, ESQUIRE
VENABLE LLP
210 WEST PENNSYLVANIA AVENUE
SUITE 500
TOWSON MD 21204

Re: Petition for Variance
Case No. 2011-0145-A
Property: 1500-1550 Country Ridge Lane

Dear Mr. Karceski:

Enclosed please find the decision rendered in the above-captioned case.

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Stephanie M. Petway, Network Building & Consulting LLC, 7380 Coca Cola Drive, Suite 106, Hanover MD 21076
Michael McGarity and Mitchell Kellman, Daft McCune Walker Inc., 200 East Pennsylvania Avenue, Towson MD 21286
Jose Espino, Verizon Wireless, 9000 Junction Drive, Annapolis Junction MD 20701
Adriene Metzbower, 287 Southeastern Terrace, Essex MD 21221



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 1500-1550 Country Ridge Lane; 120-122 Back River Neck Road which is presently zoned BM, DR10.5, BR, BR-AS

Deed Reference: 26128/215 Tax Account # 1503473891
1503473890

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 Variance from Section(s)

426.6.A.1 of the Baltimore County Zoning Regulations to allow a wireless telecommunications tower to be set back 115 feet from any other owner's residential property line in lieu of the required 200 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

TO BE DETERMINED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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:

Cellco Partnership, d/b/a Verizon Wireless
Name - Type or Print By: Brian Stover, Real Estate and Zoning Manager

Signature
9000 Junction Drive 301-312-2000
Address Telephone No.
Annapolis Junction, MD 20701
City State Zip Code

Attorney For Petitioner:

David H. Karceski
Name - Type or Print

Signature
Venable LLP
Company
210 W. Pennsylvania Ave, S-500 410-494-6200
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

Name - Type or Print

Signature
Name - Type or Print

Signature
P.O. Box 656 3/674-1000
Address Telephone No.
Rockville, MD 20852
City State Zip Code

Representative to be Contacted:

David H. Karceski
Name

210 W. Pennsylvania Ave., S-500 410-494-6200
Address Telephone No.
Towson, MD 21204
City State Zip Code

Case No. 2011-045-A

Office Use Only

Estimated Length of Hearing
Unavailable for Hearing

Reviewed by [Signature] Date 10.20.10

REV 8/20/07

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Date 1-6-11

By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1500-1550 Country Ridge Lane; 120-122 Back River Neck Road
which is presently zoned BM, DR10.5, BR, BR-AS

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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:

Celco Partnership, d/b/a Verizon Wireless
Name/Type or Print By: Brian Stover, Real Estate
and Zoning Manager

Signature _____
9000 Junction Drive 301-312-2000
Address Telephone No.
Annapolis Junction, MD 20701
City State Zip Code

Attorney For Petitioner:

David H. Karceski
Name - Type or Print

Signature _____
Venable LLP
Company
210 W. Pennsylvania Ave., S-500 410-494-6200
Address Telephone No.
Towson, MD 21204
City State Zip Code

Legal Owner(s):

ANTHONY MALEK
Name - Type or Print

Signature _____
SAME AS ABOVE
Name - Type or Print
Signature _____
SAME AS ABOVE
PO Box 656
Address Telephone No.
Rockville, MD 20848
City State Zip Code

Representative to be Contacted:

David H. Karceski
Name
210 W. Pennsylvania Ave., S-500 410-494-6200
Address Telephone No.
Towson, MD 21204
City State Zip Code

Case No. 2011-0145-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____
Reviewed by JCM Date 10-20-10

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 1-6-11

By [Signature]

PETITION FOR VARIANCE
ATTACHED SHEET

Legal Owner:

Hyattstown Properties LLC

By: _____
Name: ANTHONY MALEK
Title: PRESIDENT
Address: P.O. Box 656
Rockville, Md
Phone: 301-674-1000



Description
To Accompany a Petition
For a Variance
Back River Neck Road
Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Hopewell Avenue with the centerline of Back River Neck Road, southeasterly along the centerline of Back River Neck Road, 300.40 feet, more or less, thence southwesterly 30.66 feet, more or less, to the point of beginning being situate on the southwestern right-of-way of said Back River Neck Road, thence leaving said point of beginning and running with and binding on a portion of said right of way of Back River Neck Road, referring all courses of this description to the Maryland Coordinate System (NAD 83), the following: (1) Southeasterly by a line curving to the right, having a radius of 5699.59 feet, for a distance of 472.90 feet (the arc of said curve being subtended by a chord bearing South 35 degrees 59 minutes 07 seconds East 472.76 feet) thence (2) South 33 degree 36 minutes 30 second East 145.23 feet, thence leaving said right of way (3) South 46 degrees 34 minutes 36 seconds West 939.41 feet, thence (4) North 68 degrees 58 minutes 15 seconds West 131.90 feet, thence (5) North 45 degrees 37 minutes 11 seconds West 277.71 feet, and thence (6) North 35 degrees 25 minutes 43 seconds East 1113.95 feet to the point of beginning; containing 11.97 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS
NOT INTENDED TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.

August 24, 2010

Project No. 09149.A (L09149.A)



Michael D. Martin
8.25.10

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **61051**

Date: **10.20.10**

PAID RECEIPT

BUSINESS ACTUAL TIME
 10/20/2010 10/20/2010 09:02:05

REG MB03 WALKIN RD06 LRD
 >>RECEIPT N 489755 10/20/2010

Dept 5 528 ZONING VERIFICATION

FR NO. 061051

Recpt Tot \$325.00
 \$325.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150				325.-

Total: **325.-**

Rec From: **A. MALEK**

For: **2011-0145-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

30110145-A

**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: # 2011-0145-A
1500-1550 Country Ridge Lane, 120-122 Back River Neck Road

w/side of Country Ridge Lane, 525 feet +/- south of Back River Neck Road
15th Election District
6th Councilmanic District

Legal Owner(s):
Anthony Malek

Variance: to allow a wireless telecommunications tower be setback 115 feet from any other owner's residential property line in lieu of the required 200 feet.

Hearing: Monday, December 20, 2010 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.

12/008 Dec. 2 262165

CERTIFICATE OF PUBLICATION

12/2/, 2010

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 12/2/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

12-20-10

CERTIFICATE OF POSTING

2011-0145-A

RE: Case No.: _____

Petitioner/Developer: _____

Anthony Malek

Dec 20, 2010

Date of Hearing/Closing: _____

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

Attn: Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1500-1550 Country Ridge Lane, 120-122 Back River Neck Road

December 4 2010

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

Sincerely,

Robert Black

December 6, 2010

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE #2011-0145-A

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

Room 104 JEFFERSON BUILDING

PLACE: 105 WEST CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: Monday, December 20, 2010 7:00 A.M.

REQUEST VARIANCE TO PERMIT A WIRELESS TELECOMMUNICATIONS
TOWER TO BE SITUATED 115 FEET FROM ANY OTHER OWNER'S RESIDEN-
TIAL PROPERTY LINE IN LIEU OF THE REQUIRED 200 FEET

ADJUSTMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM DATE CALL 667-3301

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 2, 2010 Issue - Jeffersonian

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

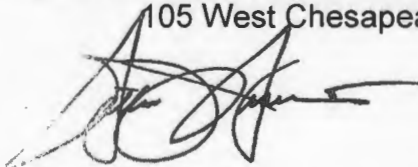
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0145-A

1500-1550 Country Ridge Lane, 120-122 Back River Neck Road
W/side of Country Ridge Lane, 525 feet +/- south of Back River Neck Road
15th Election District – 6th Councilmanic District
Legal Owners: Anthony Malek

Variance to allow a wireless telecommunications tow be setback 115 feet from any other owner's residential property line in lieu of the required 200 feet.

Hearing: Monday, December 20, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
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
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 15, 2010

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: 2011-0145-A

1500-1550 Country Ridge Lane, 120-122 Back River Neck Road
W/side of Country Ridge Lane, 525 feet +/- south of Back River Neck Road
15th Election District – 6th Councilmanic District
Legal Owners: Anthony Malek

Variance to allow a wireless telecommunications tower to be setback 115 feet from any other owner's residential property line in lieu of the required 200 feet.

Hearing: Monday, December 20, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Brian Stover, Cellco, 9000 Junction Dr., Annapolis 20701
Anthony Malek, P.O. Box 656, Rockville 20852

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 4, 2010**
- (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.

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 2011-0145-A
Petitioner: CELLCO PARTNERSHIP d/b/a Verizon Wireless
Address or Location: 1500-1550 COUNTRY RIDGE LANE, BALTO, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID KARCESKI, Esq.
Address: VENABLE, LLP
210 W. PENNSYLVANIA AVE., Suite 500
TOWSON, Md. 21204
Telephone Number: 410-494-6200



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 15, 2010

Anthony Malek
P.O. Box 656
Rockville, Maryland 20852

Dear Mr. Malek:

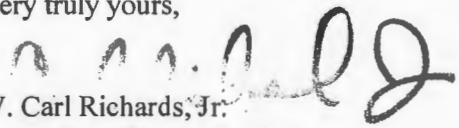
RE: Case # 20110145-A 1500-1550 Country Ridge Lane 120-122 Back River Neck Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 20, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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:rjc

Enclosures

c: People's Counsel
Venable LLP, David Karceski 210 W. Pennsylvania Ave Towson, MD 21204
Cellco Partnership, d/b/a Verizon Wireless Brian Stover, Real Estate and Zoning Manager

TB 12/20 11AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 3, 2010

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

SUBJECT: Country Ridge Shopping Center 120-122 Back River Neck Road
INFORMATION:

Item Number: 11-145

Petitioner: Anthony Malek

Zoning: BM, DR 10.5, BR, BR-AS

Requested Action: Variance

To permit a wireless telecommunications tower to be set back from any other owner's residential property line in lieu of the required 200 ft.

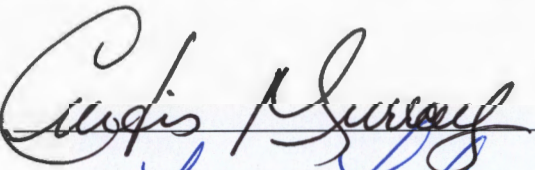
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request, as the proposed monopole is approx. 105 feet in height. The nearest adjacent property is 115 feet, therefore anything that should fall should remain on the subject commercial property.

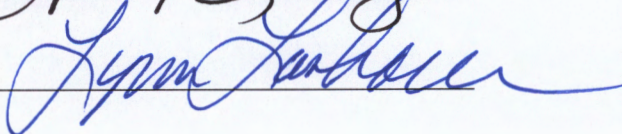
Additionally the Country Ridge Shopping Center shall be upgraded. The most basic of improvements is the landscaping of the two front entrances to the center with additional low shrubbery and plantings. In addition, the shopping center sign is in disrepair and must be removed or upgraded.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



RECEIVED

NOV 24 2010

ZONING COMMISSIONER

TB
12-20-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 01 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: December 1, 2010
SUBJECT: Zoning Item # 11-145-A
Address 1500 – 1550 Country Ridge Lane
(Malek Property)

Zoning Advisory Committee Meeting of October 25, 2010.

- 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 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - X The proposed development area is located outside the Chesapeake Bay Critical Area (CBCA), but part of the overall property is located within an Intensely Developed Area within the CBCA. Show the Critical Area limits on the plans.

Reviewer: Paul Dennis

Date: November 18, 2010

TB 12/20
11am



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 28, 2011

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2011-0145-A
1500-1550 COUNTRY RIDGE LN.
CELICO PARTNERSHIP
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0145-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in dark ink, appearing to read "Michael P. Bailey".

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

*Hearing
12/20/10*

Date: DEC. 3, 2010

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

RE: Baltimore County
Item No 2011-0145-A
120-122 BACKRIVER NECK RD
HYATTSTOWN PROPERTIES, LLC
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0145-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For [^] Steven D. Foster, Chief
Access Management Division

SDF/mb

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: November 1, 2010

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2010
Item Nos. 2011-126, 137, 140, 141,
142, 144, 145, 146 and 147

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11082010 -NO COMMENTS.doc

TB 12/20 11am

RE: PETITION FOR VARIANCE * BEFORE THE
1500-1550 Country Ridge Lane; W/S Country *
Ridge Lane, 525' S of Back River Neck Road* ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts
Legal Owner(s): Anthony Malek * FOR
Contract Purchaser(s): Cellco Partnership *
Petitioner(s) * BALTIMORE COUNTY
* 2011-145-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter §. 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 26 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of October, 2010, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2011-0145-A

DATE 17-20-10

CITIZEN'S SIGN-IN SHEET

[illegible]

CASE NAME Back River Neck Rd
CASE NUMBER 2011-145-A
DATE 12/28/12

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karceski ✓	210 W. Penn Ave	5th Fl, Towson, MD 21204	dkarceski@
Stephanie Petway ✓	7380 Coca Cola Dr.	Hanover, MD 21076	spetway@netbk.com
Chris Medel ✓	210 W. Pennsylvania Ave	5th Fl. Towson MD 21204	edmedel@verizon.com
Mitch Kellman ✓	200 E. Pennsylvania Ave	Towson, MD 21286	mkellman@dmw.com
Michael McGarity ✓	"	"	mmcgarity@dmw.com
JOSE ESPINO	9000 Junction Dr	Annapolis Junction 20701	jose.espin@verizonwireless.com

**NETWORK BUILDING
& CONSULTING, LLC**

**STEPHANIE M.
PETWAY**
ZONING PROJECT MANAGER
SPETWAY@NBCLLC.COM

MOBILE: 240.401.0907
OFFICE: 410.712.7092
WWW.NETWORKBUILDING.COM

7380 COCA COLA DR, SUITE 106, HANOVER, MD 21076



Case No.: 2011-0145-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 A-C	3-page site plan	
No. 2	Mike McCarty's resume	
No. 3	Mitch Kellman resume	
No. 4	Jose Espino resume	
No. 5	Stephanie Petway resume	
No. 6	Paul Bogen resume Millennium Eng. Report	
No. 7	aerial photograph	
No. 8	Shopping Center site plan From 1989	
No. 9	photos of property	
No. 10	letter regarding fall zone	
No. 11	statement of owner's intent to redevelop site	
No. 12	search ring	



MICHAEL D. McGARITY
Director of Wireless Services

Education

University of Maryland College Park, B.S., Civil Engineering

Professional Summary

Mr. McGarity has eleven years experience in managing wireless telecommunications projects for numerous carriers, including AT&T Wireless Services, Sprint PCS, Nextel Communications, Cingular Wireless, and T-Mobile USA. Mr. McGarity implements an innovative and practical approach to providing site planning, zoning, engineering, surveying and permitting services for wireless carriers throughout Maryland. Mr. McGarity provides a close and personal link with his clients, providing expertise from site inception to completion in the field. Mr. McGarity is proficient with Microstation and mentors his staff with providing detailed plans that are compliant with local jurisdictional standards. Mr. McGarity is actively involved with other development projects within DMW to gain additional engineering experience as he works toward acquiring his Professional Engineering License.

Partial List of Projects

AT&T Wireless expansions throughout the Maryland area
Cellular One network expansions throughout the Maryland area
Cingular Wireless network expansions throughout the Maryland area
Nextel Communications network expansions throughout the Maryland area
Sprint PCS network expansions throughout the Maryland area
T-Mobile USA network expansions throughout the Maryland and Northern Virginia areas
Verizon Wireless network expansions throughout the Maryland West Virginia areas

Memberships and Awards

American Society of Civil Engineers (Student Chapter 1994-1996)

Professional Experience

Daft-McCune-Walker, Inc., Towson, Maryland, 1997 - Present
Pavex, Inc., Cockeysville, MD, 1996-1997

PETITIONER' S

EXHIBIT NO.

2

DMW

DAFT MCCUNE WALKER INC

MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning
Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 11 years of experience working in zoning administration and subdivision regulation for the public sector; 9 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings.

Partial List of Projects

Charlestown Retirement Community, Baltimore County, MD
GBMC, Baltimore County, MD
Goucher College, Baltimore County, MD
Hopewell Point, Baltimore County, MD
Notre Dame Preparatory School, Baltimore County, MD
Oakcrest Village Retirement Community, Baltimore County, MD
Sheppard and Enoch Pratt Hospital, Baltimore County, MD
Waterview, Baltimore County, MD

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present
Baltimore County Office of Permits and Development Management - Development Control,
1988-2000

PETITIONER'S

EXHIBIT NO.

3

Jose Manuel Espino
20000 Pinebark Way
Brinklow, MD. 20862
(301) 641-8222

CAREER:

October '06 to Present Verizon Wireless
RF Engineer

Responsible for the RF design of regional wireless (Cellular and PCS) voice and data network

- Issue search areas based on existing network design.
- Assess multiple candidates to assure best possible network functionality and reliability.
- Redesign mature network areas to minimize capacity constraints.
- Work with the System Performance group to reduce Lost Calls and Ineffective Attempts (LC's & IA's)
- Prepare FCC/FAA submissions.
- Conduct and oversee field tests for potential sites, analyze data.
- Analyze switch statistics and drive data for optimal new site integration, system optimization.
- Perform radio engineering evaluation for system planning and site acquisition.
- Create and use RF propagation and planning tools.
- Plan frequency assignments and identify technical parameters for network growth
- Plan near-term integration of new technologies for first applications in network
- Identify causes of RF interference and troubleshoot interference problems with System Performance
- Attend Zoning hearings in support of new cell site acquisitions
- Perform Macro/Micro Cell design, including antenna selection, placement, utilizing knowledge of CDMA, EVDO and microwave to contribute to network design

June '02 to October '06 Verizon Wireless
Sr. Switch Technician

Responsible for advanced installation, operation and maintenance of switching, data communications, and peripheral equipment in the MTSO.

- Performed maintenance, upgrades and integrations to MTSO switching equipment such as 5E, ECP, Flexent GNP & MM-AP platforms.
- Produce written procedures for cell integrations, HD cuts, carrier adds, etc.
- Instrumental in EV-DO deployment for Washington D.C. system.
- Work closely with Performance (PSG) to ensure optimal network quality.
- Priority Access team leader for network operations.
- Conduct quality audits and perform preventative maintenance procedures to ensure optimal switch performance.
- Recipient of numerous MVP awards.

June '99 to June '02 Verizon Wireless
Switch Technician

Responsible for daily maintenance of cellular communications equipment including Lucent 5ESS and ECP switches, Flexent GNP-AP and MM-AP, CDPD, OMP-FX, IWF and other peripheral equipment.

- Performed system wide AMPS retune.
- Tested, accepted, provisioned, hooked up T1's and T3's.
- Created virtual T1.
- Performed numerous software upgrades to 5ESS, ECP, OMP-FX, GNP-AP and MM-AP, CSD - IWF.
- Involved with the new ATM cut over and F-link additions between AJ and Adelphi MTSO's.
- Add new IMA/CA voice mail systems to Adelphi switch; provide VM support for W/B region.
- Received Data training from Global Knowledge: Networking Fundamentals & Internetworking with TCP/IP as well as Verizon Wireless data training, 3Com IWF training, UNIX training through Lucent as well as OMP-FX, IMA-CA.
- Received 3 E.L.E.C.T. awards in team commitment, leadership and customers first

May '96 to June '99: Bell Atlantic Mobile
Field Engineer - Cells

Responsible for daily maintenance & operation of cellular digital, analog and packet data systems in Washington D.C.

- Member of integration team for the following projects: CDMA, CDMA over ADC, RF fingerprinting / interdiction, IIMM and AML, & CRTU.

- Beta tested ADPCM and CDMA over AML for engineering team.
- Recognized ADC expert.
- Project manager for Windows 95 deployment for Baltimore / Washington Network Division
- Member of 1998 Internship recruiting team.

PETITIONER'S

EXHIBIT NO.

4

Stephanie M. Petway

1913 Woodshade Court, Mitchellville, Maryland, 20721

Home Phone: 301-390-7946 Cell Phone: 240-401-0907

spetway@nbcllc.com

Summary of Qualifications

Over 15 years of extensive professional experience in wireless telecommunication field, with emphasis on providing zoning and permitting services for various clients in local jurisdiction throughout the Washington/Baltimore area, in addition to the Philadelphia, Central Pennsylvania and South New Jersey areas.

Work Experience

ZONING PROJECT MANAGER, AUGUST 1999 TO PRESENT

Network Building and Consulting, - Hanover, Maryland

Provide zoning and site development evaluations as part of a wireless site development team. Responsibilities consist of evaluating potential sites for wireless telecommunication facilities on behalf of various clients, such as AT&T, Cingular, T-Mobile, Nextel, Sprint and currently, Verizon Wireless, in a multitude of jurisdictions in throughout the Baltimore/Washington market. Coordinate with other members of the site development team to meet aggressive deadlines for the acquisition, permitting, and construction of wireless telecommunication facilities. Duties also include representing clients before local and municipal planning staffs, planning commissions, and boards to obtain zoning approval and building permits to construct wireless telecommunication facilities.

ZONING MANAGER APRIL 1997 TO AUGUST 1999

Wireless Enterprises, Columbia, Maryland

Responsibilities consisted of providing zoning and permitting services to various Wireless Clients throughout the Philadelphia/Central Pennsylvania and Southern New Jersey area; as well as the Washington DC/Baltimore markets. Services included representing clients before local and municipal governments, planning commissions, and zoning boards of appeal, drafting documents for various zoning applications, working in concert with engineering and architectural firms, and land use attorneys in obtaining zoning approvals and building permits, as it related to telecommunication facilities.

ZONING ASSOCIATE, MARCH 1996- APRIL 1997

LCC International, McLean Virginia

Responsibilities consisted of providing zoning and permitting services for Nextwave Communications in the Washington DC/Baltimore markets. Services included representing Nextwave before local and municipal governments, planning commissions, and zoning boards, preparing zoning applications and documents, reviewing engineering plans, and working with land use attorneys in obtaining zoning approvals and building permits to construct telecommunication facilities.

PETITIONER' S

EXHIBIT NO.

5

MILLENNIUM ENGINEERING, P.C.

303 Valley Hunt Drive
Phoenixville, Pennsylvania 19460

Office: 610-495-0690
Fax: 610-495-0691

www.millenniumengineering.net

Mobile: 610-220-3820
Email: pauldugan@comcast.net

December 1, 2010

Attn: Stephanie M. Petway, Zoning Project Manager
Network Building & Consulting, LLC
7380 Coca Cola Drive, Suite 106
Hanover, MD 21076

Re: RF Safety FCC Compliance of Proposed Communications Facility
Site Name: Middleborough, Proposed 105' Monopole
1500-1550 Country Ridge Lane, Baltimore, MD 21221
120-122 Back River Neck Road, Baltimore, MD 21221
(Election District 15, Baltimore County)

Dear Ms. Petway,

I have performed an analysis to provide an independent determination and certification that the proposed Verizon Wireless communications facility at the above referenced property will comply with Federal Communications Commission (FCC) exposure limits and guidelines for human exposure to radiofrequency electromagnetic fields (Code of Federal Regulation 47 CFR 1.1307 and 1.1310). As a registered professional engineer I am under the jurisdiction of the State Registration Boards in which I am licensed to hold paramount the safety, health, and welfare of the public and to issue all public statements in an objective and truthful manner.

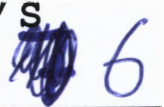
The proposed communications facility consists of a proposed 105' monopole. The proposed Verizon Wireless antenna configuration from the information furnished to me consists of (1) 700 MHz (LTE) antenna (CSS X7C-865-0 or equivalent), (2) 850 MHz (cellular) antennas (CSS SA15-78-0D or equivalent, and (2) 1900 MHz (PCS) antennas (Antel LPA-185063/12CF or equivalent) on each of three faces (total of 15 antennas) spaced 120 degrees apart (AZ 4/124/244) on the horizontal plane with a centerline of 100' above ground level. Transmitting from these antennas initially will be (1) 700 MHz (LTE) wideband channel, up to (8) 850 MHz (cellular) CDMA channels, and up to (10) 1900 MHz (PCS) CDMA channels per face.

The following assumptions are made for reasonable upper limit radiofrequency emissions from the proposed facility due to Verizon Wireless antennas alone:

- (1) 700 MHz (LTE) transmit antenna (X7C-865-0) per face at 0-10 deg mech downtilt
- (1) 850 MHz (cellular) transmit antenna (SA15-78-0D) per face at 0-10 deg mech downtilt
- (1) 1900 MHz (PCS) transmit antenna (LPA-185063/12CF) per face at 0-10 deg mech downtilt
- (1) 700 MHz (LTE) wideband channel at 40W max power before cable loss/antenna gain
- (8) 850 MHz (cellular) CDMA channels at 20W max power (per channel) before cable loss/antenna gain
- (10) 1900 MHz (PCS) CDMA channels at 16W max power (per channel) before cable loss/antenna gain
- The facility would be at or near full capacity during busy hour

PETITIONER'S

EXHIBIT NO.





PETITIONER'S

EXHIBIT NO.

7



Site Name: VZW Middleborough
Wireless Communication Facility
Back River Neck Rd
Baltimore, MD 21221

Photograph Information:
View from the North Entrance
Looking South Bound on
Back River Neck Rd
Showing the Existing Site

 **NETWORK BUILDING
& CONSULTING, LLC**

PETITIONER' S

EXHIBIT NO.

9A



Site Name: VZW Middleborough
Wireless Communication Facility
Back River Neck Rd
Baltimore, MD 21221

Photograph Information:
View from the North Entrance
Looking North Bound on
Back River Neck Rd
Showing the Existing Site

 **NETWORK BUILDING
& CONSULTING, LLC**

98



Site Name: VZW Middleborough
Wireless Communication Facility
Beck River Neck Rd
Baltimore, MD 21221

Photograph Information:
View from the Main Entrance
Looking Southwest
Showing the Existing Site

 **NETWORK BUILDING
& CONSULTING, LLC**

9C



1 Fairholm Avenue
Peoria, IL 61603 USA
Phone 309-566-3000
FAX 309-566-3079
Toll Free 800-727-ROHN

July 16, 2010

Network Building & Consulting, LLC
812 Oregon Avenue, Ste. E
Linthicum, MD 21090

Attn: Michael Comiskey

Reference: 105' Tapered Pole for VZW Middleborough
Baltimore County, MD

Dear Mr. Comiskey:

The referenced pole would be designed to meet the specified loading requirements in accordance with the ANSI/TIA-222-G for 90 MPH 3-second wind speed with no ice and 40 MPH 3 second gust wind speed with 0.75 inches radial ice. Structure Class: II; Exposure Category: C; Topographic Category: 1.

It is our understanding that the design of the referenced pole may require consideration of a contained fall radius in the event a catastrophic wind speed were to result in a failure. Although the pole would not be designed to fail, stronger sections than required will be provided in the lower portion of the pole. This would result in an increased safety factor in the lower sections. This design would enable the pole to fail through a combination of bending and buckling in the upper portion of the pole should a catastrophic wind loading occur. Failure in this manner would result in the upper portion of the pole folding over the lower portion, resulting in a fall zone **less than 50 ft away from the base of the pole.**

Please contact us at your convenience should you have further questions concerning the safety of pole structures or other aspects of pole design.

Sincerely,

A handwritten signature in black ink, appearing to read "Habib Azouri", written over a circular professional engineer seal.

Habib Azouri, P.E.
Engineering Manager

cc: Ken Cordrey



PETITIONER'S

EXHIBIT NO.

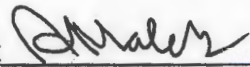
10

Hyattstown Properties LLC.

P. O. BOX 656 • ROCKVILLE MD 20848-0656
301-840-0000 • (Fax) 301-230-2100

" Hyattstown Properties LLC. " is in the process of
redeveloping " Country Ridge Shopping Center " To
accommodate a new grocery store anchor tenant in the 60,000
Sq. Ft. Flea Market Building.

Part of this redevelopment will include a new shopping center
pylon sign , along with new landscaping at both entrances of
the center.

x 

Anthony Malek
Owner
Hyattstown Properties LLC

x 12/17/10

Date

PETITIONER' S
EXHIBIT NO. 11



welcome to
Baltimore County, Maryland

Select Identify Theme

Zoning*

Toggle Display Theme(s)

Create Map

Locate
Address

Zoom In

Zoom Out

Previous
View

Pan

Identify

Legend

Print

Help

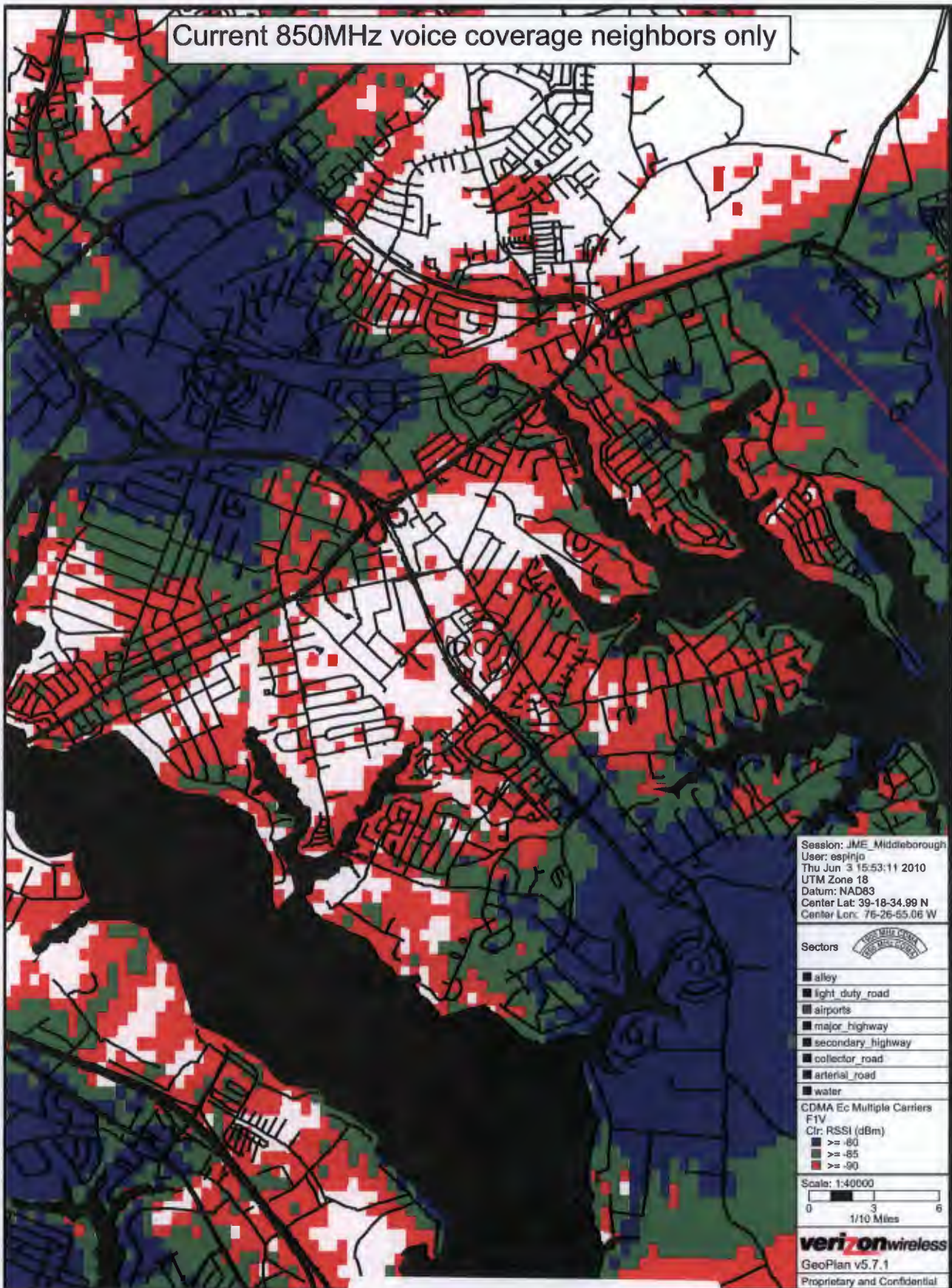
Close



PETITIONER'S

EXHIBIT NO.

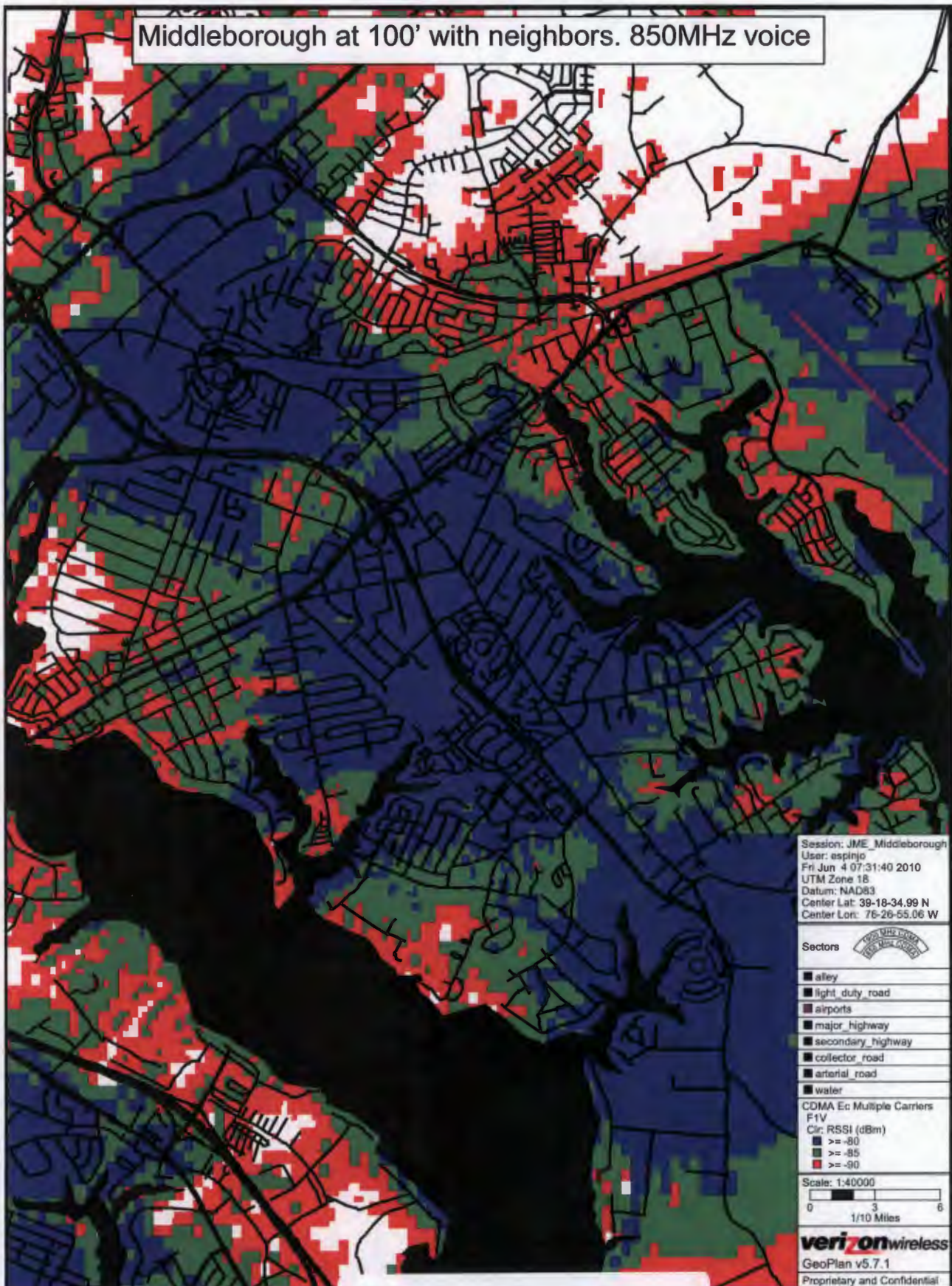
12



PETITIONER'S

EXHIBIT NO.

13



PETITIONER' S

EXHIBIT NO.

14

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 20
Resolution No. 101-10

Mr. John Olszewski, Sr., Chairman
By Request of County Executive

By the County Council, December 6, 2010

A RESOLUTION authorizing and providing for the issuance and sale by Baltimore County, Maryland, pursuant to the Maryland Economic Development Revenue Bond Act (the "Act"), as its limited obligations and not upon its faith and credit or pledge of its taxing power, of one or more series of its bonds (as defined in the Act) in an amount not to exceed \$4,500,000 for the purpose of financing, refinancing and reimbursing Hyattstown Properties LLC, a Maryland limited liability company, acting on behalf of itself or one or more related or affiliated entities (together, the "Facility Applicant") for all or a portion of the costs of a certain facility (as defined in the Act), such facility to consist of and include: (A) renovations to and improvements, including tenant fit-out, of the Country Ridge Shopping Center owned by the Facility Applicant and located at 1500-1552 Country Ridge Lane, Essex, Baltimore County, Maryland, for use as a retail shopping center; (B) certain working capital expenditures; (C) capitalized interest; (D) any required deposit to a debt service reserve fund or other reserve fund; (E) all or a portion of the issuance costs of the bonds; and (F) the costs of any bond insurance, credit enhancement or costs of interest rate protection, if necessary and as permitted by the Act; such facility to be used by the Facility Applicant in its business of owning and managing commercial and retail facilities; reserving in Baltimore County, Maryland certain rights concerning the issuance of such bonds; generally describing the public purposes to be served and the financing transaction to be accomplished; specifying the maximum aggregate principal amount of such bonds that may be issued; authorizing the County Executive to specify, prescribe, determine, provide for or approve certain matters, details, forms, documents or procedures appropriate to the authorization, sale, security, issuance, delivery, or payment of or for such bonds; and specifying and describing various matters in connection therewith, as required or permitted by the Act.

PETITIONER' S

EXHIBIT NO.

16



Site Name: VZW Middleborough
Wireless Communication Facility
Back River Neck Rd
Baltimore, MD 21221

Photograph Information:
1511 Barkley Ave
View from the South
Showing the Existing Site


**NETWORK BUILDING
& CONSULTING, LLC**

PETITIONER'S

EXHIBIT NO.

17

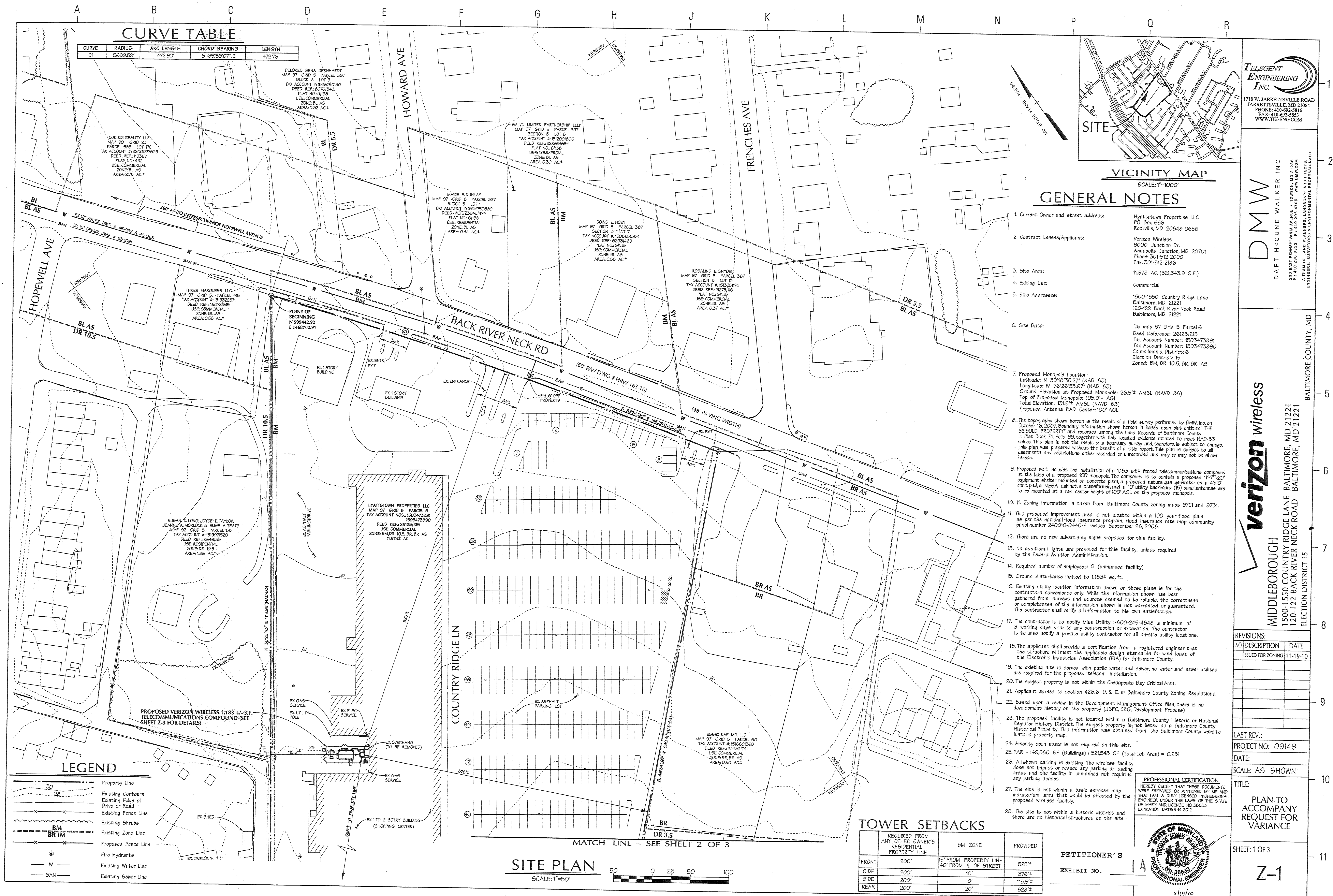
Location Map VZW Middleborough



PETITIONER'S

EXHIBIT NO.

18



11/18/2010 mncgprty c:\hgm\09149-f

ZONING HISTORY

Zoning Case #57-51-X
Petition: Special exception for a gas station granted subject to approval of site plan by Bureau of Public Services and Office of Planning and Zoning by zoning commissioner.
Order: petition granted 1-24-63

Zoning Case #63-160-RX
Petition: Reclassification from RG to BL and special exception for a gas station granted by the zoning commissioner.
Order: petition granted 12-6-63

Zoning Case #64-154-X
Petition: Special exception for signs granted by deputy zoning commissioner.
Order: petition granted 6-1-64

Zoning Case #86-353-X
Petition: Special exception for a service garage granted by the deputy zoning commissioner in accordance with revised plan dated 12-10-85.
Order: petition granted 3-14-86

Zoning Case #96-226-X
Petition: Special exception to approve relocation of an existing pawn shop.
Order: Withdrawn 3-6-02

Zoning Case #99-49-SPHX
Petition: Special Exception to permit a pawn shop and Special Hearing to approve a finding that existing pawn brokers are exempt from the restrictions of Section 436.4(A) of the BCZR, but not exempt from the special exception requirements set forth in Section 502.1 of the BCZR pursuant to Bill No. 112-95, dismissed without prejudice by Deputy Zoning Commissioner.
Order: petition dismissed without prejudice 10-20-98

COMMERCIAL PERMITS

1500-1550 Country Ridge Lane

1502 Country Ridge Lane - B68053 Daycare Permit
1504 Country Ridge Lane - B637516 Alteration Permit
1510 Country Ridge Lane - B743478 Alteration Permit
1544 Country Ridge Lane - B662349 Alteration Permit
1538 Country Ridge Lane - B485777 Sign Permit
1546 Country Ridge Lane - B543126 Sign Permit

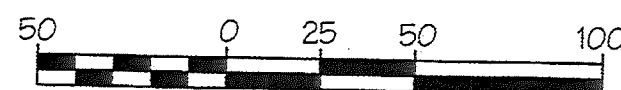
120-122 Back River Neck Road

121 Back River Neck Road - B657578 Fire Alteration Permit
120 Back River Neck Road - B430931 Commercial Permit
120 Back River Neck Road - B505539 Minor Residential Permit

Note: The listed permits are on file with the Baltimore County PDM database and archived records and do not include electrical permits.

SITE PLAN

SCALE: 1"=50'

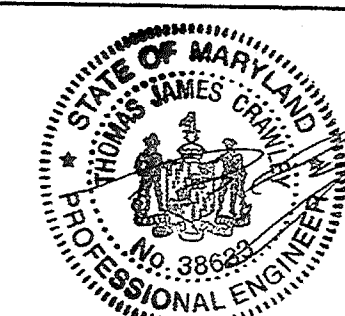


LEGEND

- Property Line
- Existing Contours
- Existing Edge of Drive or Road
- Existing Zone Line

PETITIONER'S
EXHIBIT NO. 13

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 38633
EXPIRATION DATE: 5-14-2012



REVISIONS:	
NO.	DESCRIPTION
1	ISSUED FOR ZONING
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

DATE

11-19-10

LAST REV.:

PROJECT NO: 09149

DATE:

SCALE: AS SHOWN

TITLE:

PLAN TO
ACCOMPANY
REQUEST FOR
VARIANCE

SHEET: 2 OF 3

Z-2

**TELECENT
ENGINEERING
INC.**
1718 W. JARRETTVILLE ROAD
JARRETTVILLE, MD 21084
PHONE: 410-692-5816
FAX: 410-692-5883
WWW.TEI-ENG.COM

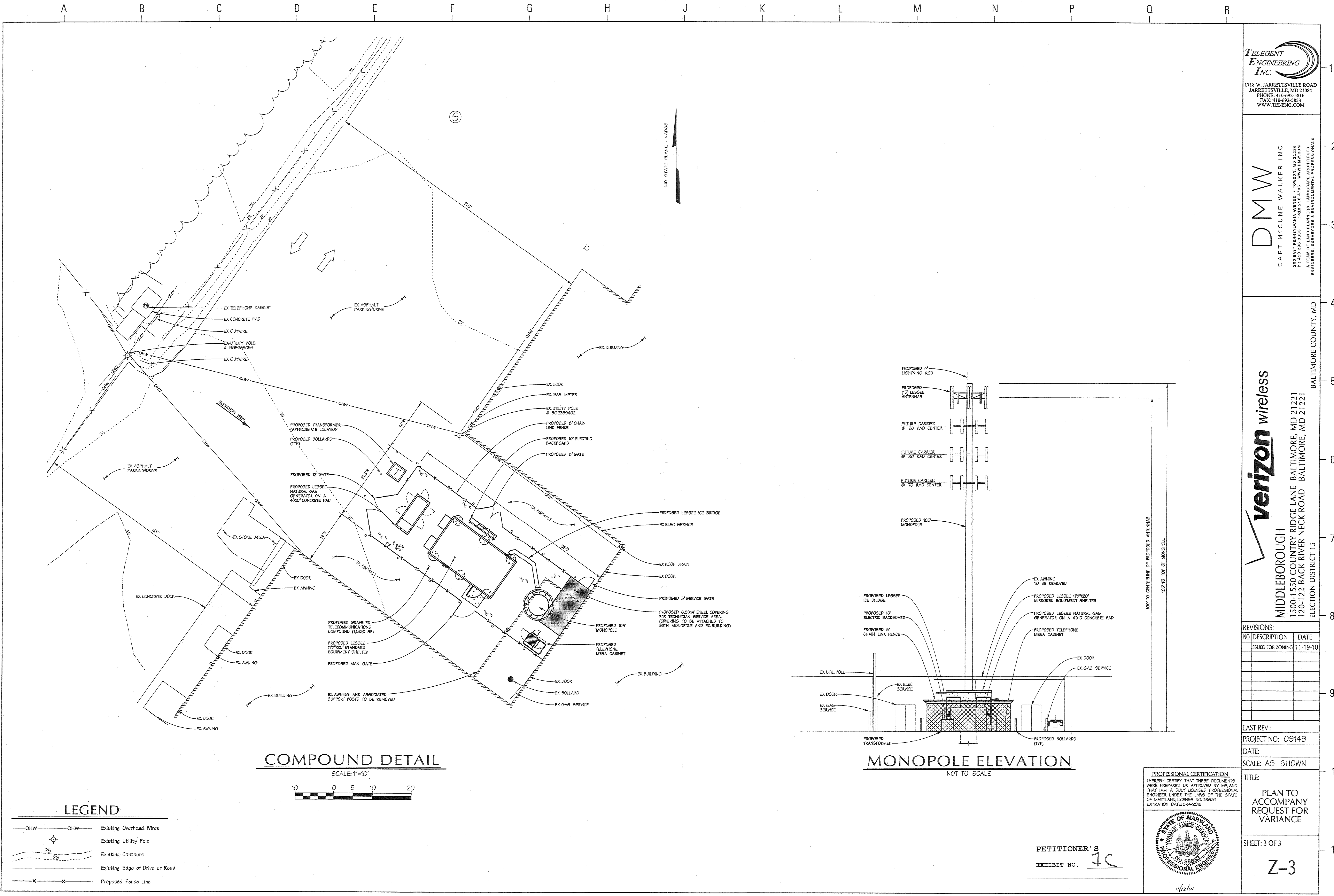
DMW
DAFT MCCUNE WALKER INC.
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21206
P: 410 280 3383 F: 410 299 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

verizon wireless

MIDDLEBOROUGH
1500-1550 COUNTRY RIDGE LANE BALTIMORE, MD 21221
120-122 BACK RIVER NECK ROAD BALTIMORE, MD 21221
ELECTION DISTRICT 15

BALTIMORE COUNTY, MD

11/10/2010 mncgpr-ty.ctb\\mncgpr-ty.ctb



STORE	TENANT	SQ. FT.	REMARKS	REQ. PARK.
1	AMES	60,934	1/200	304.67
2	DANA'S	2,000	1/300	6.66
3	DANA'S	1,600	1/200	8.00
4	BEAUTY SALON	1,600	1/300	5.33
5	BARGAIN BIN	2,000	1/200	10.00
6	VALU FOODS	21,090	1/200	105.45
7	RESTAURANT	1,875	20/1000	93.75
8	VIDEO	1,675	1/200	8.37
9	RITE AID DRUG STORE	6,250	1/200	31.25
10	DOCTOR'S OFFICES	2,000	1/300	6.66
11	DOCTOR'S OFFICES	2,000	3.3/1000	6.66
12	RESTAURANT	2,000	1/50	40.00
13	BAKERY	2,000	1/200	10.00
14	SALTO. COUNTY HEALTH DEPT.	6,000	1/300	20.00
15	LIQUOR & PKG. GOODS STORE	4,000	1/200	20.00
16	VACANT	5,100	1/200	25.50
17	LAUNDROMAT	2,600	1/300	8.66
18	DRY CLEANERS	2,800	1/200	9.33
19	BANK	2,400	1/300	8.00
20	SNOWBALL STAND	200	1/200	1.00
130,324		TOTAL REQ. PARK.	730.42	574.05
		TOTAL PARK. PROV.	832	

"COUNTRY RIDGE"
GROUP HOMES
D.R. 10.5

D.R. 10.5
"COUNTRY RIDGE"
GROUP HOMES

COUNTRY RIDGE
SHOPPING CENTER

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 5/9/89
BY [Signature]
PLANNING COMMISSIONER
DATE 5-4-89

TYPICAL PARKING
DETAIL: ALL STRIPING
TO BE PAINTED LINES
4" WIDE

GENERAL NOTES:

AREA OF PROPERTY — 11.96± AS-
EXISTING ZONING — BL
EXISTING USE — SHOPPING CENTER
PROPOSED USE — SHOPPING CENTER

PARKING DATA:

SEE TABLE
ALL SCREENING IS EXISTING
4' CHAIN LINK FENCE SLATTED
HC HANDICAP SPACES

PERMIT # C-547-89

15TH ELECT. DIST.
5TH COUNCIL DIST.
SCALE: 1"=50'

PETITIONER'S
EXHIBIT NO. 8



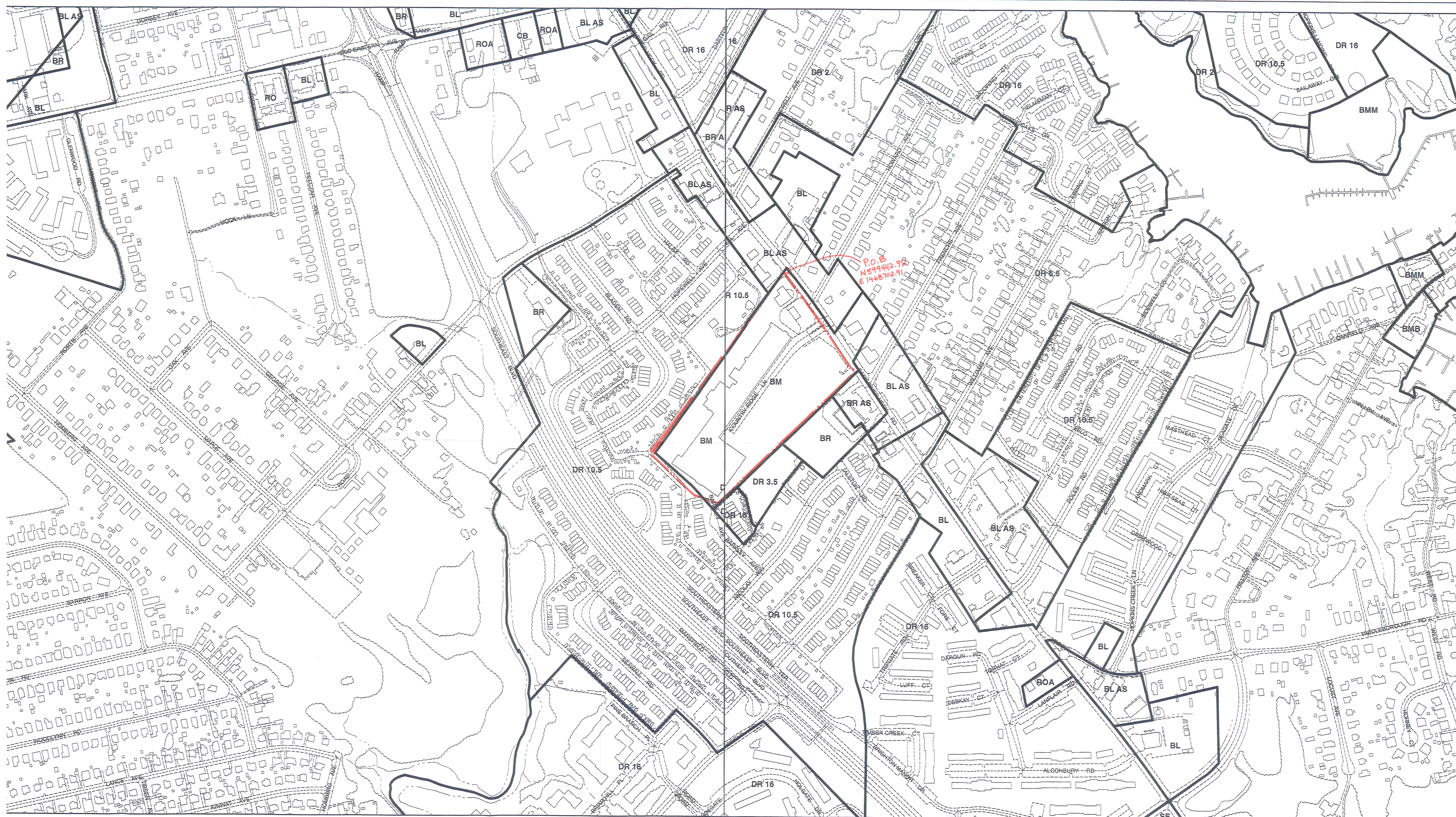
PETITIONER' S
EXHIBIT NO. 15

Site Name: **Barkers Crossroads**
New Wireless Facility
7008 Elkton Drive
Springfield, VA 22158

Photograph Information:
7008 Elkton Dr
Showing the Proposed
Colocation



NETWORK BUILDING
& CONSULTING, LLC



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	LENGTH
C1	5699.59'	472.90'	S 35°59'07" E	472.76'

DELORES SENA BERNHARDT
MAP 97 GRID 5 PARCEL 367
BLOCK A LOT 5
TAX ACCOUNT #:1526750130
DEED REF.:80701345
PLAT NO.:6138
USE:COMMERCIAL
ZONE:BL AS
AREA:0.32 AC.±

CORUZZI REALTY LLP
MAP 90 GRID 23
PARCEL 589 LOT 17C
TAX ACCOUNT #: 2200027639
DEED REF: 11931/8
PLAT NO: 4/12
USE: COMMERCIAL
ZONE: BL AS
AREA: 2.78 AC.±

MARIE E. DUNLAP
MAP 97 GRID 5 PARCEL 367
BLOCK B LOT 1
TAX ACCOUNT #: 1504750380
DEED-REF: 239451474
PLAT NO.: 6/138
USE: RESIDENTIAL
ZONE: BL AS
AREA: 0.44 AC.±

DORIS E. HOEY
MAP 97 GRID 5 PARCEL-367
SECTION 8 - LOT 7
TAX ACCOUNT #: 1508651382
DEED REF: 6263/469
PLAT NO.: 6/138
USE: COMMERCIAL
ZONE: BL AS
AREA: 0.58 AC.±

ROSALIND E. SNYDER
MAP 97 GRID 5 PARCEL 367
SECTION B LOT 13
TAX ACCOUNT #: 1513551170
DEED REF.: 21275116
PLAT NO.: 61136
USE: COMMERCIAL
ZONE: BL AS
AREA: 0.37 AC.±

THREE MARQUESS LLC.
MAP 97 GRID 5, PARCEL 415
TAX ACCOUNT #: 1519322371
DEED REF: 16072/615
USE: COMMERCIAL
ZONE: BL AG
AREA: 0.55 AC.±

SUSAN C. LONG, JOYCE L. TAYLOR,
JEANNE K. MORLOCK, & ELSIE A. TEATS
MAP 97 GRID 5 PARCEL 58
TAX ACCOUNT #: 1519071520
DEED REF.: 9649/38
USE: RESIDENTIAL
ZONE: DR 10.5

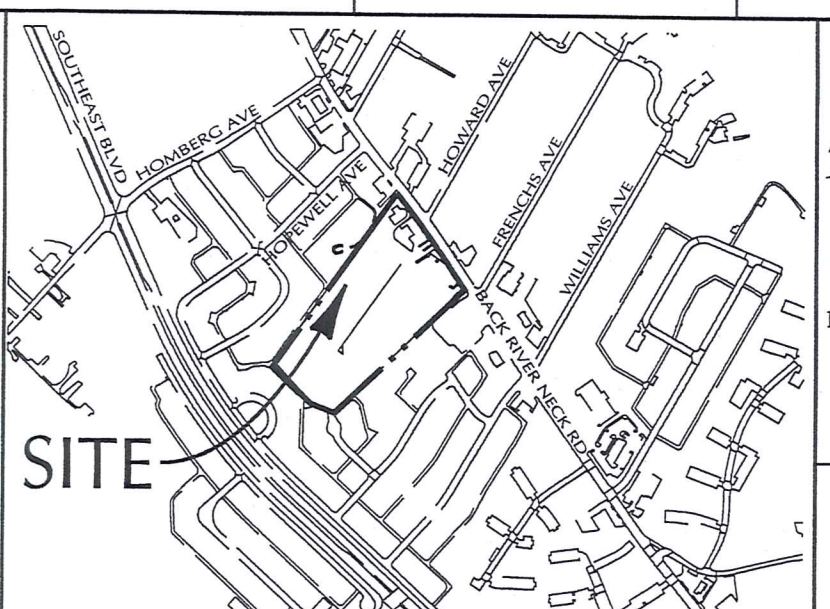
RYATTSTOWN PROPERTIES LLC
MAP 97 GRID 5 PARCEL 6
TAX ACCOUNT NOS.: 1503473891
1503473890
DEED REF.: 26128/215
USE: COMMERCIAL
ZONE: BM, DR 10.5, BR, BR AS
11.97± AC.

PROPOSED VERIZON WIRELESS 1,183 +/- S.F.—
TELECOMMUNICATIONS COMPOUND (SEE

EX. OVERHANG
(TO BE REMOVED)

MAP 97 GRID 5 PARCEL 6
TAX ACCOUNT #:1516601360
DEED REF:23483741
USE:COMMERCIAL
ZONE:BR, BR AS
AREA:0.90 AC.±

MD STATE PLANE - NAD83



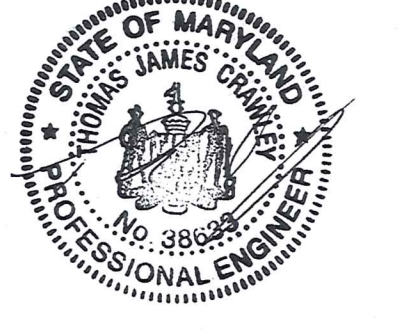
**TELECENT
ENGINEERING
INC.**

1718 W. JARRETTSVILLE ROAD
JARRETTSVILLE, MD 21084
PHONE: 410-692-5816
FAX: 410-692-5853

VICINITY MAP
SCALE: 1"=1000'
GENERAL NOTES

- Current Owner and street address: Hyattstown Properties LLC
P.O. Box 656
Rockville, MD 20848-0656
2. Contract Lessee/Applicant: Verizon Wireless
9000 Junction Dr.
Annapolis, Junction, MD 20701
Phone: 301-512-2000
Fax: 301-512-2186
3. Site Area: 11.973 AC (521,543.9 S.F.)
4. Existing Use: Commercial
5. Site Addresses: 1500-1850 Country Ridge Lane
Baltimore, MD 21221
120-122 Back River Neck Road
Baltimore, MD 21221
6. Site Data: Tax map 97 Grid 5 Parcel 6
Deed Reference: 26129/215
Tax Account Number: 1503473991
Tax Account Number: 03473990
Counincilman District: 6
Election District: 15
Zoned: BM, DR 10.5, BR, BR AG
7. Proposed Monopole Location: Tax map 97 Grid 5 Parcel 6
Latitude: N 39°18'35.27" (NAD 83)
Longitude: W 76°26'53.67" (NAD 83)
Ground Elevation at Proposed Monopole: 26.5'± AMSL (NAVD 88)
Top of Proposed Monopole: 105.0'± AGL
Total Elevation: 131.5'± AMSL (NAVD 88)
Proposed Antenna RAD Center: 100' AGL
8. The topography shown hereon is the result of a field survey performed by DMN, Inc. on October 16, 2007. Boundary information shown hereon is based upon plat entitled "THE SEIBOLD PROPERTY" and recorded among the Land Records of Baltimore County in Plat Book 74, Folio 93, together with field located evidence rotated to meet NAD-83 values. This plan is not the result of a boundary survey and, therefore, is subject to change. This plan was prepared without the benefit of a title report. This plan is subject to all easements and restrictions either recorded or unrecorded and may or may not be shown hereon.
9. Proposed work includes the installation of a 1183 s.f.f. fenced telecommunications compound at the base of a proposed 105' monopole. The compound is to contain a proposed 11"-7"x20" equipment shelter mounted on concrete piers, a proposed natural gas generator on a 4"x10" conc. pad, a MESA cabinet, a transformer, and a 10' utility hooded 100' panel antennas are to be mounted at a rad center height of 100' AGL on the proposed monopole.
10. 11. Zoning Information is taken from Baltimore County zoning maps 97C1 and 97B1.
11. This proposed improvement area is not located within a 100 year flood plain as per the national flood insurance program, flood insurance rate map community panel number 240010-0440-F revised September 26, 2006.
12. There are no new advertising signs proposed for this facility.
13. No additional lights are proposed for this facility, unless required by the Federal Aviation Administration.
14. Required number of employees: 0 (unmanned facility)
15. Ground disturbance limited to 1,183± sq. ft.
16. Existing utility location information shown on these plans is for the contractors convenience only. While the information shown has been gathered from surveys and sources deemed to be reliable, the correctness or completeness of the information shown is not warranted or guaranteed. The contractor shall verify all information to his own satisfaction.
17. The contractor is to notify Miss Utility 1-800-245-4948, a minimum of 3 working days prior to any construction or excavation. The contractor is to also notify a private utility contractor for all on-site utility locations.
18. The applicant shall provide a certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Baltimore County.
19. The existing site is served with public water and sewer, no water and sewer utilities are required for the proposed telecom installation.
20. The subject property is not within the Chesapeake Bay Critical Area.
21. Applicant agrees to section 426.6 D & E in Baltimore County Zoning Regulations.
22. Based upon a review in the Development Management Office files, there is no development history on the property (JSPC, CRG, Development Process)
23. The proposed facility is not located within a Baltimore County Historic or National Register History District. The subject property is not listed as a Baltimore County Historical Property. This information was obtained from the Baltimore County website historic property map.
24. Amenity open space is not required on this site.
25. FAR : 146,580 SF (Buildings) / 521,543 SF (Total Lot Area) = 0.281
26. All show parking is existing. The wireless facility does not impact or reduce any parking or loading areas and the facility is unmanned not requiring any parking spaces.
27. The site is not within a basic services map moratorium area that would be affected by the proposed wireless facility.
28. The site is not within a historic district and there are no historical structures on the site.
- PROFESSIONAL CERTIFICATION**
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME/AN THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 396633
EXPIRATION DATE: 5-14-2012

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE
 OF MARYLAND, LICENSE NO. 38633
 EXPIRATION DATE: 5-14-2012



	REQUIRED FROM ANY OTHER OWNER'S RESIDENTIAL PROPERTY LINE	BM ZONE	PROVIDED
FRONT	200'	15' FROM PROPERTY LINE 40' FROM & OF STREET	525'+
SIDE	200'	10'	376'+
SIDE	200'	10'	116.5'+
REAR	200'	20'	528'+

P:\09149\ENGR\09149.Z1 Tue Oct 19 10:05:05 2010 REVIEW SET: 10-14-1

DMW
DAFT MCCUNE WALKER INC.

verizon wireless

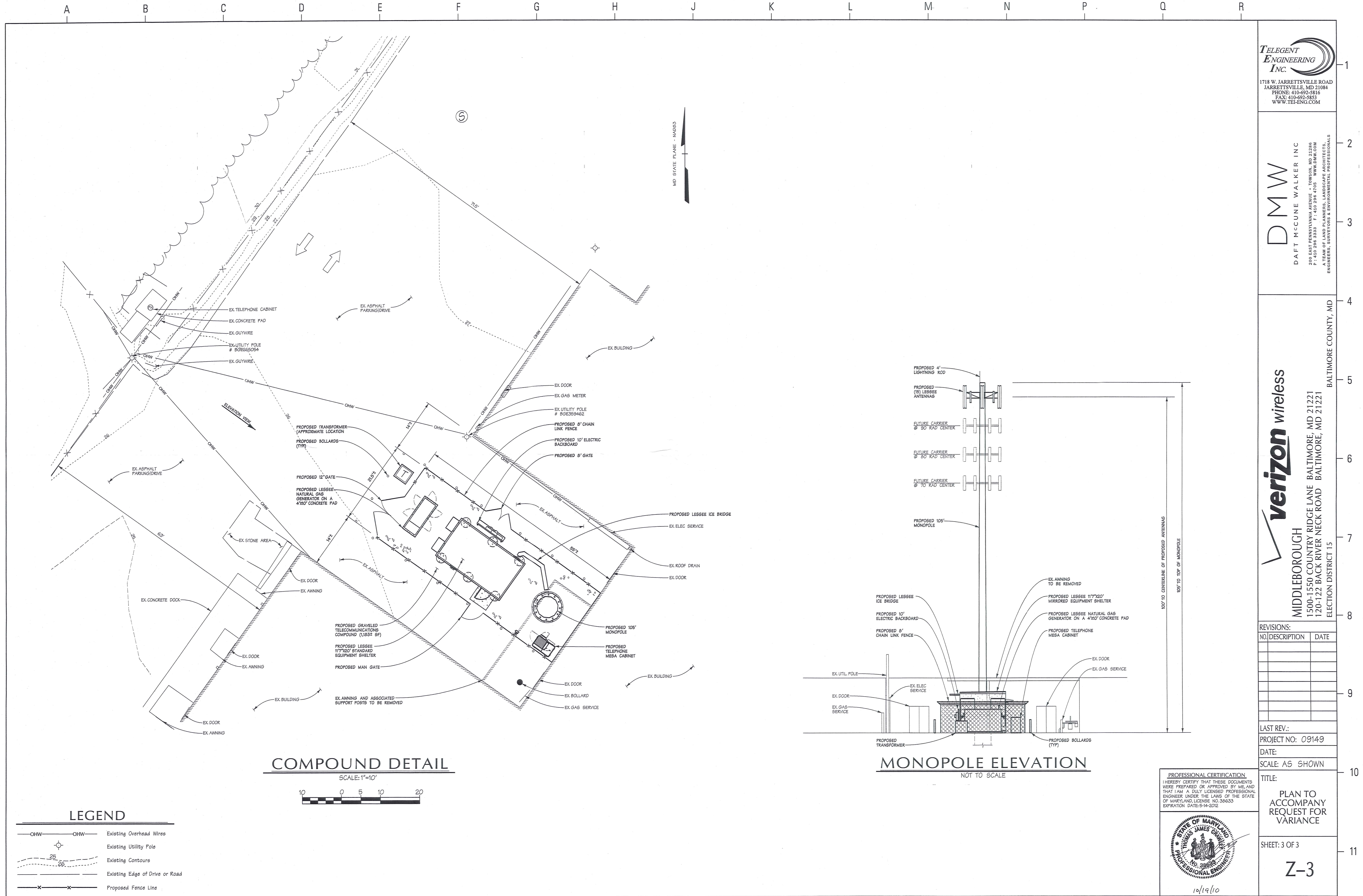
MIDDLEBOROUGH
1500-1550 COUNTRY RIDGE LANE BALTIMORE, MD 21221
120-122 BACK RIVER NECK ROAD BALTIMORE, MD 21221
ELECTION DISTRICT 15

REVISIONS:		DATE
NO.	DESCRIPTION	

LATEST REV.:
 PROJECT NO: 09149
 DATE:
 SCALE: AS SHOWN
 TITLE:
 PLAN TO
 ACCOMPANY
 REQUEST FOR
 VARIANCE
 SHEET: 1 OF 3
 Z-1

10/19/2010 mmcgerity c:\hpm\09149.pr-f

10/19/2010 10:06:19 AM at \\pna09149\pna09149.dwg



TELECENT ENGINEERING INC.
1718 W. JARRETTSVILLE ROAD
JARRETTSVILLE, MD 21084
PHONE: 410-692-5816
FAX: 410-692-5853
WWW.TEI-ENG.COM

DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 286 3333 F: 410 286 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

verizon wireless
MIDDLEBOROUGH
1500-1550 COUNTRY RIDGE LANE BALTIMORE, MD 21221
120-122 BACK RIVER NECK ROAD BALTIMORE, MD 21221
ELECTION DISTRICT 15
BALTIMORE COUNTY, MD