

M E M O R A N D U M

DATE: January 4, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0320-X - Appeal Period Expired

The appeal period for the above-referenced case expired on December 31, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

W side of New Cut Road, 2,300' E of
c/line of Harford Road
11th Election District
3rd Councilmanic District
(6850 Sunshine Avenue)

James Ralph Medley, *Legal Owner*
New Cingular Wireless, PCS, LLC
Lessee
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
Case No. 2012-0320-X

* * * * *
MOTION FOR RECONSIDERATION
ORDER AND OPINION

Now pending is a Motion for Reconsideration, filed by the Office of People's Counsel (OPC), and a letter with enclosures (filed by the Greater Kingsville Civic Association) dated August 12, 2012, which I will also construe as a Motion for Reconsideration. The Petitioner has filed an opposition to these motions.

In reviewing the papers, two issues are in dispute: the height of the tower and its lack of disguise. As to the first, I do not believe that the OPC or community have presented competent evidence establishing that a tower of 75' would suffice. Rather, the Petitioners' RF engineer (Amarjett Singh) testified that only a 95' tower would eliminate the "coverage gap" existing on Harford Road (for example), a busy thoroughfare in the immediate vicinity. I would be loathe to impose a height restriction less than the 95' proposed without the benefit of some expert or scientific testimony suggesting that a 75' tower would provide adequate coverage for Hydes, Kingsville, Glen Arm and Baldwin. These were the areas considered by the Tower Review Committee (Petitioners' Exhibit 7, p. 3), which found that there was a "need" for the tower, and that "no other co-location opportunities exists [sic]." Id. In addition, the taller tower allows for

ORDER RECEIVED FOR FILING

Date 11-29-12

By aw

co-location of three other providers, and covers a broader service area which (in the long run) should reduce the number of towers in any given area.

With regard to the second issue, I believe the OPC and community raise several valid points, and I will grant the Motion in part, to the extent that the Petitioners will be required to construct a disguised or stealth tower at the location. As noted in the original Order, AT&T did pledge to "work out any visual impact issues, if they arise, with the community." Id. In addition, as the OPC correctly notes, the Baltimore County Zoning Regulations (B.C.Z.R.) require that a tower be disguised, unless such a requirement is not "reasonable or advisable for the protection of properties surrounding the tower." B.C.Z.R. § 426.9.C.3. In this case, the Order was issued on August 13, 2012, before the Office of Administrative Hearings received from the community association its letter dated August 12, 2012. The undersigned indicated at the hearing that the citizens would have "a week" in which to submit comments, but I "jumped the gun" and issued the Order one day too soon.

Having now had the benefit of the community's submittal, and the Motion filed by the OPC, I agree that the tower should be disguised to minimize its visual impact upon surrounding properties and neighbors. Of course, even though beauty may be in the eye of the beholder, I do not think anyone believes that a cellular tower can be disguised in such a fashion as to make it attractive (or maybe even palatable). Instead, I share the opinion of a former Zoning Commissioner who, in approving a stealth tower in the Sparks area, noted that the decision was "not right, but simply less wrong." See Case No. 2009-0322-X.

In the above noted case, former Zoning Commissioner Wiseman ordered that the 87' tower be disguised as a silo. That case, like this one, involved RC 2 zoned property in a bucolic and rural setting. The tower here is just 8' taller, and the silo disguise would be in keeping with the

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2

By OW

agricultural nature of the Kingsville area. The community's August 12, 2012 submission contained several examples of silo stealth towers, and each was in excess of 100'. See letter dated August 12, 2012, Enclosure No. 6.

THEREFORE, IT IS ORDERED this 29th day of November, 2012, that the Order granting Special Exception approval for a telecommunications tower in the above matter, dated August 13, 2012, be and hereby is Amended, such that the 95' monopole must be disguised as a silo.

All other aspects of the August 13, 2012 Order and Opinion in this matter remain unchanged and shall continue in full force and effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 11-29-12

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 29, 2012

Gregory E. Rapisarda, Esquire
Saul Ewing, LLP
500 Pratt Street, Suite 900
Baltimore, Maryland 21202-3133

RE: **MOTION FOR RECONSIDERATION**
Petition for Special Exception
Case No.: 2012-0320-X
Property: 6850 Sunshine Avenue

Dear Mr. Rapisarda:

Enclosed please find a copy of the Order entered on the Motion for Reconsideration in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

- c: Peter Max Zimmerman, People's Counsel
Charles Wolpoff, President, Greater Kingsville Civic Association,
P.O. Box 221, Kingsville, MD 21087
Mike Pierce, 7448 Bradshaw Road, Kingsville, MD 21087
Joy Keller, Greater Kingsville Civic Association, 12225 Jerusalem Road,
Kingsville, MD 21087

**IN RE: PETITION FOR SPECIAL
EXCEPTION**

W side of New Cut Road, 2,300' E of
c/line of Harford Road
11th Election District
3rd Councilmanic District
(6850 Sunshine Avenue)

James Ralph Medley, *Legal Owner*
New Cingular Wireless, PCS, LLC
Lessee
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
Case No. 2012-0320-X

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings as a Petition for Special Exception filed for property located at 6850 Sunshine Avenue. The Petition was filed by the legal owner of the subject property, James Ralph Medley and the lessee, New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility (the "Petitioners"). The Special Exception Petition seeks approval to permit a telecommunications structure on a portion of the property which includes a 95' monopole and a 4' lightning rod; the structure and an equipment shelter will be located in a 50' x 50' fenced compound. The total Special Exception area will be 2,500 square feet or, if the access road is included, 14,339 square feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 2.

Appearing at the hearing on behalf of the Petitioners were Timothy Smolinski, Amarjeet Singh, Robert Posilkin, David Richardson, and Paul Whitley. Gregory Rapisarda, Esquire with Saul Ewing, LLP, attended and represented the Petitioners. Two members of the community attending the hearing (Mike Pierce and Joy Keller) and raised certain concerns regarding the tower that will be discussed later in this opinion.

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By SW

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Planning, dated July 17, 2012, which indicated no opposition to the Petitioners' request. That Department did, however, note that the property (which is zoned RC 2) is in agricultural preservation and also located in a rural legacy area. As such, the owners of the property sought and obtained a release of one acre of land from the preservation easement, which includes space for the proposed wireless communications facility, all utilities, and access to and from the facility. *See* Petitioners' Exhibit 5.

In addition, a ZAC comment was received from the Bureau of Development Plans Review (DPR), dated June 27, 2012, which indicated that a landscape plan may be required. *See* Petitioners' Exhibit 8. Petitioners' counsel acknowledged that such a plan may be required, and that issue will be addressed at the building permit phase of the project.

Finally, ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS), dated July 13, 2012, which indicated that Groundwater Management must review any proposed building permits for the site since the area is served by private well and septic.

According to a story in The Baltimore Sun, there were 504 cell tower locations in Baltimore County as of fall 2009. *See* The Baltimore Sun, January 14, 2010. And given society's insatiable appetite for wireless devices, this number will no doubt increase. No one likes cell towers, but they are simply a fact of our modern life.

In this case, AT&T proposes to construct a 95' tower in the Kingsville area, to fill a coverage gap in that rural area. The property in question is zoned RC 2, and under that

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By lw

classification such a tower is permitted as a special exception use. In support of its petition for special exception, the Petitioners presented the testimony (via proffer) of three witnesses.

The first witness was Timothy Smolinski, a site acquisition specialist for AT&T. Mr. Smolinski described the 95' tower, and indicated it was a typical monopole design, and included space for three other wireless carriers to co-locate their facilities. Mr. Smolinski stated that 95' was the minimum height needed to fill the service gap, and he noted that the topography and tree cover of this property would greatly reduce the visibility of the tower. In conclusion, Mr. Smolinski opined that the subject site was the best and only location for the tower, and that the proposed location would cause no more detrimental impact than if the tower was located elsewhere in the RC 2 zone.

Amarjeet Singh, a radio frequency engineer for AT&T, was the next witness. Mr. Singh testified that his job is to evaluate the coverage gap, and he explained that he prepared the "RF propagation maps" (Exhibit 3) which depict the extent of the coverage gap in this vicinity. Mr. Singh testified that all equipment will meet federal and state standards, and that 95' was the minimum height required to fill the service gap. Joy Keller (a resident of the Kingsville area) questioned why a 75' tower would not suffice, and she made reference to the RF Propagation Maps (Exhibit 11) that contained depictions of the coverage areas in either scenario; i.e., a 75' or 95' tower. While Mr. Singh conceded the green "coverage areas" on the maps looked, at first blush, to be similar, he pointed out that the 95' tower would, for example, provide coverage for a state highway (Maryland Route 147) known as Harford Road in this vicinity, while the 75' tower would not.

The final witness was David Richardson, a licensed architect with the firm of BC Architects Engineers. Mr. Richardson stated that he prepared the site plan, and was acquainted

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By LDW

with this property, which is 97 acres in the aggregate. He opined that the tower would not be detrimental to the public health, safety and welfare, and he also indicated that AT&T's proposal satisfied the special exception requirements set forth at Baltimore County Zoning Regulations (B.C.Z.R.) § 502.1. Mr. Richardson also explained that this would be an unmanned, remotely-monitored facility, and that it would have on-site inspections by AT&T staff every 1 to 3 months.

As is frequently done in these cases, AT&T performed a 99' balloon test, to determine whether the tower would be visible from various vantage points in the vicinity (Exhibit 9). Ten such photographs were taken, and in only three such locations would the tower be visible. Perhaps most importantly, as noted by the Department of Planning, the tower would not be visible from any designated scenic routes, including Harford Road.

At the conclusion of Petitioners' case, Ms. Keller addressed certain concerns of the Greater Kingsville Civic Association, and she submitted a letter signed by its president, Charles Wolpoff. (Protestant's Exhibit 2). The community's two primary concerns are with the height of the tower (a point discussed earlier) and the lack of appropriate measures to minimize the tower's visual impact. The community proposes a stealth tower disguised as a windmill, and a photograph was submitted of such a structure (Protestant's Exhibit 1). The community points to the report of the County's Tower Review Committee (Petitioners' Exhibit 7) which, though it recommended approval of the tower, indicated that AT&T pledged to "work out any visual impact issues ... with the community." This issue winds up being the crux of this case, and it will be discussed in greater detail in the following portion of this Opinion.

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By 192

LEGAL ISSUES

Wireless towers are permitted in RC zones by special exception, per B.C.Z.R. § 426.5. Here, it is undisputed Petitioners comply with the setback requirements of the regulations, and they need no other form of zoning relief for the project.

Under Maryland law, a special exception use is presumptively in the interest of the general welfare, absent evidence that the adverse effects of such use (inherent in all special exception uses) would be greater at the location proposed than elsewhere in the zone. *People's Counsel v. Loyola College*, 406 Md. 54 (2008). In this case, no evidence was presented to rebut this presumption, and Petitioners are therefore entitled to special exception relief.

Section 426 of the B.C.Z.R. imposes several other requirements for such towers permitted by special exception, as set forth in B.C.Z.R. § 426.9. The Petitioners' presented testimony that they attempted to locate the tower on existing structures (Petitioners' Exhibit 4) in the vicinity, and Mr. Singh opined that the tower is warranted, and is no higher than needed to accommodate the future co-location of three other providers. As such, B.C.Z.R. § 426.9.A is satisfied.

Section 426.9.C.1 and 2 sets forth additional conditions (i.e., that the tower cannot be sited on an available commercial site, and that the lot in an RC zone must be a minimum of five acres) that were addressed and satisfied by Petitioners' witnesses, as discussed earlier. Section 426.9.C.3 provides that the tower shall be "disguised as a structure or natural formation ... unless the Commissioner finds that the requirement is not reasonable or advisable for the protection of properties surrounding the tower." In this case, both the Department of Planning and Petitioners' witnesses opined that the tower was at or about the height of existing tree cover in the area, and would not be visible from the scenic routes or rural legacy areas in the vicinity. The only evidence to the contrary was contained within Mr. Wolpoff's letter (Protestant's Exhibit 2), but no

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By pw

adjoining neighbors or nearby residents testified that the tower needed to be disguised "for the protection of properties surrounding the tower." See B.C.Z.R. § 426.9.C.3. In fact, the Department of Planning advised the tower "will really only be visible from the property on which it will stand." Petitioners' Exhibit 8.

Based on the evidence in the record (on which I must base my decision), I do not believe that Petitioners should be required to disguise the tower. While "few people would argue that telecommunications towers are aesthetically pleasing," the zoning commissioner's "aesthetic judgment must be grounded in the specifics of the case." *Southwestern Bell Mobile Systems, Inc. v. Todd*, 244 F.3d 5 (1st Cir. 2001).

I am not unmindful of the fact that AT&T represented to the Tower Review Committee that it would "work out any visual impact issues" that arose. Of course, the Tower Review Committee indicated it "had no concerns with the proposed design of AT&T's tower," and its comments are only "advisory" in nature. B.C.Z.R. § 426.4.E.4. In the end, I simply do not believe there is sufficient evidence in the record to justify a condition that the tower be disguised as a windmill, especially given that to do so would result in a 400% cost increase, according to AT&T.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence offered, I find that Petitioners' Special Exception request should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 13th day of August, 2012, that Petitioners' request for Special Exception to permit a telecommunications structure on a portion of the property, including a 95' monopole and a 4' lightning rod, an equipment shelter located in a 50' x 50' fenced compound, comprising a total

ORDER RECEIVED FOR FILING

Date 8-13-12

By 192

Special Exception area of 2,500 square feet or, if the access road is included, 14,339 square feet,
be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners shall comply with the ZAC comments provided by Development Plans Review, Department of Environmental Protection and Sustainability, and the Department of Planning; all of which are attached and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 8-13-12

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

August 13, 2012

Gregory Rapisarda, Esquire
Saul Ewing, LLP
500 Pratt Street, 8th Floor
Baltimore, Maryland 21202

RE: Petition for Special Exception
Case No.: 2012-0320-X
Property: 6850 Sunshine Avenue

Dear Mr. Rapisarda:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mike Pierce, 7448 Bradshaw Road, Kingsville, MD 21087
Joy Keller, Greater Kingsville Civic Association, 12225 Jerusalem Road,
Kingsville, MD 21087



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6850 Sunshine Avenue, Kingsville MD 21087

which is presently zoned RC2

Deed References: 10154/00028

10 Digit Tax Account # 1900003443

Property Owner(s) Printed Name(s) James Ralph Medley

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. X a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for A telecommunications structure on a portion of the property which includes a 95' monopole and a 4' lightning rod. The structure and an equipment shelter will be located in a 50,x50' fenced compound. The total special exception area will be 2500 square feet, or, if access road is included, 14,339 square feet. 968

3. a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Name- Type or Print

Bill Brown Bill Brown

Signature

7150 Standard Drive

Hanover

MD

Mailing Address

City

State

21076

410-818-6441

wgbrown2@

Zip Code

Telephone #

Email Address Bechtel.com

Attorney for Petitioner:

Gregory Rapisarda- Saul Ewing, LLP

Name- Type or Print

[Signature]

Signature

500 Pratt Street, 8th Floor

Baltimore

MD

Mailing Address

City

State

21202

410-332-8963

grapisarda@saul.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

James Ralph Medley

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

6850 Sunshine Avenue,

Kingsville

MD

Mailing Address

City

State

21087

410-982-2110

N/A

Zip Code

Telephone #

Email Address

Representative to be contacted:

Paul Whitley- Agent for AT&T Mobility

Name - Type or Print

[Signature]

Signature

7380 Coca Cola Drive, Suite 106, Hanover

MD

Mailing Address

City

State

21076

443-752-0338

pwhitley@nbcllc.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2012-0320X Filing Date 6/13/12 Do Not Schedule Dates: _____ Reviewer _____

ORDER RECEIVED FOR FILING

REV. 10/4/1

Date 8-13-12

[Signature]



christopher consultants
engineering · surveying · land planning

**ZONING PROPERTY DESCRIPTION
STONEY BATTER_MEDLEY PROPERTY II
14,339 Square Feet or 0.3292 Acres**

**ZONING PROPERTY DESCRIPTION FOR 6850 SUNSHINE AVENUE, KINGSVILLE,
MARYLAND 21087.**

Beginning at a point on the west side of New Cut Road which is 30 foot wide at a distance of approximately 2300 feet east and then 1000 feet south of the centerline intersection of said New Cut Road and Harford Road; said beginning point also lying 386.00 feet from an Iron Pipe Found on the westerly right-of-way line of New Cut Road which lies at the beginning of the South 00°43' 00" East 1559.25 foot Deed line of the property recorded among the Land Records of Baltimore County, Maryland in Liber 10154 Folio 28; Thence the following courses and distances so as to include a part of the land described in the aforesaid deed:

South 00°58' 46" East 21.24 feet, South 69°22' 47" West 297.58 feet, North 76°50' 23" West 86.60 feet, South 13°29' 58" West 36.50 feet, North 78°11' 18" West 163.23 feet, North 11°48' 42" West 30.06 feet, North 78°11' 18" West 15.00 feet, North 11°48' 42" East 50.00 feet, South 78°11' 18" East 50.00 feet, South 11°48' 42" West 50.00 feet, North 78°11' 18" West 15.00 feet, South 11°48' 42" West 10.06 feet, South 78°11' 18" East 123.81 feet, North 13°29' 58" East 36.96 feet, South 76°50' 23" East 100.41 feet, North 69°22' 47" East 298.65 feet back to the point of beginning, containing 14,339 square feet or 0.3292 of an Acre of Land. Located in the 11th Election District of Baltimore County, Maryland.

Subject to any and all easements, rights of way and covenants of record.

Professional Certification. I hereby certify that this document was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 10888, Expiration Date May 9, 2012.

Donald F. Remmers

February 9, 2012

Donald F. Remmers
Professional Land Surveyor
Maryland Registration No. 10888
ccl #09010.001.00



christopher consultants, ltd.
7172 columbia gateway drive, suite 100
columbia, maryland 21046

voice 410.872.8690
fax 410.872.8693
web site www.christopherconsultants.com



2012-320-X

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0320-X
Petitioner: New Circular Wireless PCS, LLC d/b/a AT&T Mobility LLC
Address or Location: 6850 Sunshine Avenue, Kingsville Md 21087
Sunshine

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Whitley, NB#C
Address: 7380 Coca Cola Drive, Suite 106
Hanover MD 21076
Telephone Number: 443-752-0338

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

No. **83495**

Date: **6/13/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 6/15/2012 6/13/2012 14:38:41 S

REG #503 WALKIN RDOS LRB
 RECEIPT # 593191 6/13/2012 UFLH

Dept: 5 528 ZONING VERIFICATION

NO. 083495

Recpt Tot 9450.00

9450.00 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	806	0000		6150				\$450

Total: **\$450**

Rec From:

For:

6850 SUNSHINE AVE

2012-0320-X

#1257

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2012-0320-X

RE: Case No.: _____

Petitioner/Developer: _____

New Singular Wireless PCS, LLC

August 6, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

6850 Sunshine Ave

July 17, 2012

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,



July 17, 2012

(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)



NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2012-0320-X

6850 Sunshine Avenue

11th Election District - 3rd Councilmanic District

Legal Owner(s): James Ralph Medley

Contract Purchaser/Lessee: New Cingular Wireless PCS, LLC

Special Exception: to permit a telecommunications structure on a portion of the property which includes a 96' monopole and a 4' lightning rod; the structure and an equipment shelter will be located in a 50' x 50' fenced compound. The total Special Exception area will be 2500 sq. ft. or, if access road is included, 14,339 sq. ft.

Hearing: Monday, August 6, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

11/7/695 July 17

VARIANCES REQUESTED

ALTERATION OF THE LOT SIZE REQUIREMENT
TO AN AREA OF 380 ACRES PER SECTION

CERTIFICATE OF PUBLICATION

7/19/2012

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 7/17/2012.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 17, 2012 Issue - Jeffersonian

Please forward billing to:

Paul Whitley
NB & C

443-752-0338

7380 Coca Cola Drive, Ste. 106
Hanover, MD 21076

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0320-X

6850 Sunshine Avenue

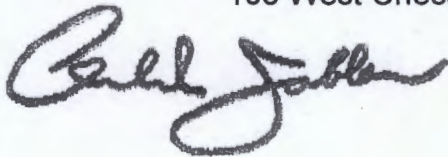
11th Election District – 3rd Councilmanic District

Legal Owners: James Ralph Medley

Contract Purchaser/ Lessee: New Cingular Wireless PCS, LLC

Special Exception to permit a telecommunications structure on a portion of the property which includes a 96' monopole and a 4' lightning rod; the structure and an equipment shelter will be located in a 50'x50' fenced compound. The total Special Exception area will be 2500 sq. ft. or, if access road is included, 14,339 sq. ft.

Hearing: Monday, August 6, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 2, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0320-X

6850 Sunshine Avenue

11th Election District – 3rd Councilmanic District

Legal Owners: James Ralph Medley

Contract Purchaser/ Lessee: New Cingular Wireless PCS, LLC

Special Exception to permit a telecommunications structure on a portion of the property which includes a 96' monopole and a 4' lightning rod; the structure and an equipment shelter will be located in a 50'x50' fenced compound. The total Special Exception area will be 2500 sq. ft. or, if access road is included, 14,339 sq. ft.

Hearing: Monday, August 6, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Gregory Rapisarda, Saul Ewing, 500 Pratt St., 8th Fl., Baltimore 21202
Bill Brown, New Cingular Wireless, 7150 Standard Dr., Hanover 21076
James Medley, 6850 Sunshine Avenue, Kingsville 21087
Paul Whitley, AT &T Mobility, 7380 Coca Cola Dr., Hanover 21076

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 17, 2012.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 31, 2012

James Ralph Medley
6850 Sunshine Avenue
Kingsville MD 21087

RE: Case Number: 2012-0320-X, Address: 6850 Sunshine Avenue

Dear: Mr. Medley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 13, 2012. 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,

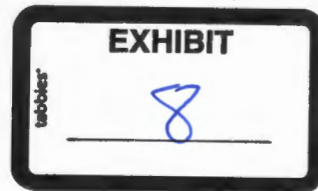
A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Paul Whitley, 7830 Coca Cola Drive, Suite 106, Hanover MD 21076
New Singular Wireless PCS LLC d/b/a At&T Mobility, Bill Brown, 7150 Standard Drive
Hanover, MD 21076
Gregory Rapisarda-Saul Ewing, LLP, 500 Pratt Street, 8th Floor, Baltimore, MD 21202



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item No. 2012-0320

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Landscape plan may be required.

DAK:CEN
cc: File
ZAC-ITEM NO 12-0320-07022012.doc

ORDER RECEIVED FOR FILING

Date 8-13-12

By DS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

8/6 1:30 pm
RECEIVED

JUL 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 13, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0320-X
Address 6850 Sunshine Avenue
(Medley Property)

Zoning Advisory Committee Meeting of June 18, 2012.

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

Comments from Groundwater Management (GWM):

1. Groundwater Mgmt. must review any proposed bldg. permits for this site, since this area is served by private well and septic.

Reviewer: Dan Esser (GWM)

Comments from Agricultural Preservation (AP):

2. This farm is subject to a Maryland Agricultural Land Preservation Foundation easement. The area proposed for the tower appears to be the area excluded from the easement. Before final approval a survey is required to verify the acreage for the cell tower is within the area excluded from the easement.

Reviewer: W.S. Lippincott (AP)

ORDER RECEIVED FOR FILING

Date 8-13-12

By aw

8/6 1:30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6850 Sunshine Avenue

INFORMATION:

Item Number: 12-320

Petitioner: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Zoning: RC 2

Requested Action: Special Exception

RECEIVED
JUL 24 2012
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to use the subject property for a telecommunications structure on the portion of the property shown on the site plan. The proposal includes a 95' monopole and a 4' lightning rod. The structure and an equipment shelter will be located in a 50x50-fenced compound. The total special exception area will be 2,500 square feet, or, if access road is included, 14, 339 square feet.

A balloon test was conducted for the subject proposal. County staff was not present. However, Planning staff did conduct a site visit to the property on July 11, 2012. During that site visit staff drove along Harford Road, which is a County designated scenic route, to determine the potential impact that the new wireless telecommunications structure could have on the scenic route and the surrounding properties. Staff used the photo simulation package provided by the Petitioner as a reference. The proposed wireless communications structure appears to be at the same height or slightly lower in height than the trees in the area. It also appears from the photo simulation package that the wireless communications structure will really only be visible from the property on which it will stand.

It should be noted that this property is in agricultural preservation and is also located in a Rural Legacy Area. However, the owners of the property have sought and obtained a release of one acre of land from the preservation easement, which includes space for the proposed wireless communications facility, all utilities, and access to and from the facility.

With the release of property from the easement and extensive driving along the scenic route and community, it is apparent that the proposed wireless telecommunications structure will not

ORDER RECEIVED FOR FILING

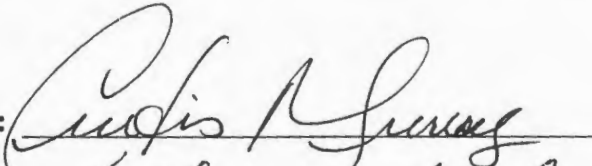
Date 8-13-12

By [Signature]

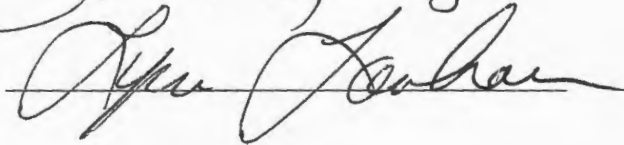
impact the surrounding properties, the scenic road, the rural legacy area, or the agricultural easement. Therefore this Department believes that this request will not be detrimental to the health, safety, or general welfare of the surrounding community.

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

Prepared by:



Division Chief:
AVA/LL: CM



ORDER RECEIVED FOR FILING

Date

8-13-12

By



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
 6850 Sunshine Avenue, W/S New Cut Road *
 2,300' E of c/line Harford Road * OF ADMINISTRATIVE
 11th Election & 3rd Councilmanic Districts *
 Legal Owner(s): James Ralph Medley * HEARINGS FOR
 Contract Purchaser(s): New Wireless PCS *
 AT&T Mobility * BALTIMORE COUNTY
 Petitioner(s) *
 2012-320-X

* * * * *

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

JUN 19 2012

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to Paul Whiteley, 7380 Coca Cola Drive, Suite 106, Hanover, MD 21076 and Gregory Rapisarda, Esquire, Saul Ewing, LLP, 500 Pratt Street, 8th Floor, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Case No.: 2012-0320-X

Exhibit Sheet

Petitioner/Developer

Protestants

JB 8/6
1:30 PM
BW 1-4-13
BW 11-29-12

No. 1	Smolinski CV	Photo of Windmill disguised tower
No. 2	Site Plan (7 sheets)	8-6-12 letter from Charles Wolpoff
No. 3	RF Propagation Map	
No. 4	Co-Location Opportunities + Search Ring Map	
No. 5	Letter from MALPF Oct. 26, 2011	
No. 6	DOP Letter, May 20, 2011	
No. 7	Tower Review Committee report 12-9-2011	
No. 8	ZAC Comments	
No. 9	Balloon Test + Map	
No. 10	Singh CV/Resume	
No. 11	RF Plots (6 pages)	
No. 12	Richardson CV/Resume	
13	FAA Report	

Tim Smolinski
2507 Rocky Branch Road
Vienna, VA 22181
703-255-0177 – Office - 703-581-4341 – Cell

Profile

Self motivated, ambitious, results oriented individual with over fifteen years experience in the telecommunications industry. Consistent top performer with a proven track record. Dedicated, loyal and persistent employee with a can-do attitude toward company and client.

Professional Experience

AT&T / Bechtel, June 2008 – Current

Site Acquisition Consultant

Responsibilities included locating sites, completing site candidate packages, negotiating site leases, researching zoning information, conducting caravans and technical team visits, and preparing lease packages.

Verizon Wireless, February 2007 – June, 2008

Site Acquisition Specialist

Responsibilities include locating sites, negotiating site leases, working with zoning and construction departments to zone and construct PCS sites.

Nextel Communications, March 2005 – February 2007

Project Manager – Special Projects

Responsibilities included management of distributed antenna sites, in-building sites and special project sites. Duties also included coordinating site acquisition, zoning and construction of sites.

T-Mobile USA, February 2002 – October 2003

Site Acquisition Consultant

Responsibilities included locating sites, completing site candidate packages, conducting caravans and technical team visits, reviewing construction drawings, and negotiate site leases. Successfully negotiated 47 site lease agreements.

Thinc Wireless, January 2000 – February 2002

Site Acquisition Consultant / Supervisor

Responsibilities included supervising a team of site acquisition consultants, reporting to the client, reviewing site candidate packages and site leases. Clients included Sprint PCS, Nextel, Nextel Partners, and T-Mobile. Successfully negotiated 62 site lease agreements.

TSR Wireless, February 1997 – January 2000

Site Acquisition Consultant

Responsibilities included negotiating site leases, completing site candidate packages, researching zoning information, conducting caravans and technical team visits, locating sites, preparing lease exhibits and reviewing construction drawings. Successfully negotiated 83 site lease agreements.

Spectrum Resources Inc., March 1993 – February 1997

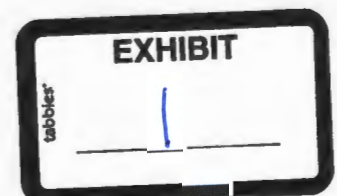
Financial Manager, Consultant

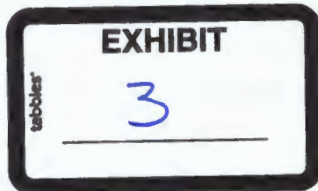
Managerial duties included budgeting, profit and loss reporting, general ledger reporting, and annual tax filing. Consulting duties included site acquisition, project management, tower acquisition, and various consulting projects.

Education -

Radford University 1988

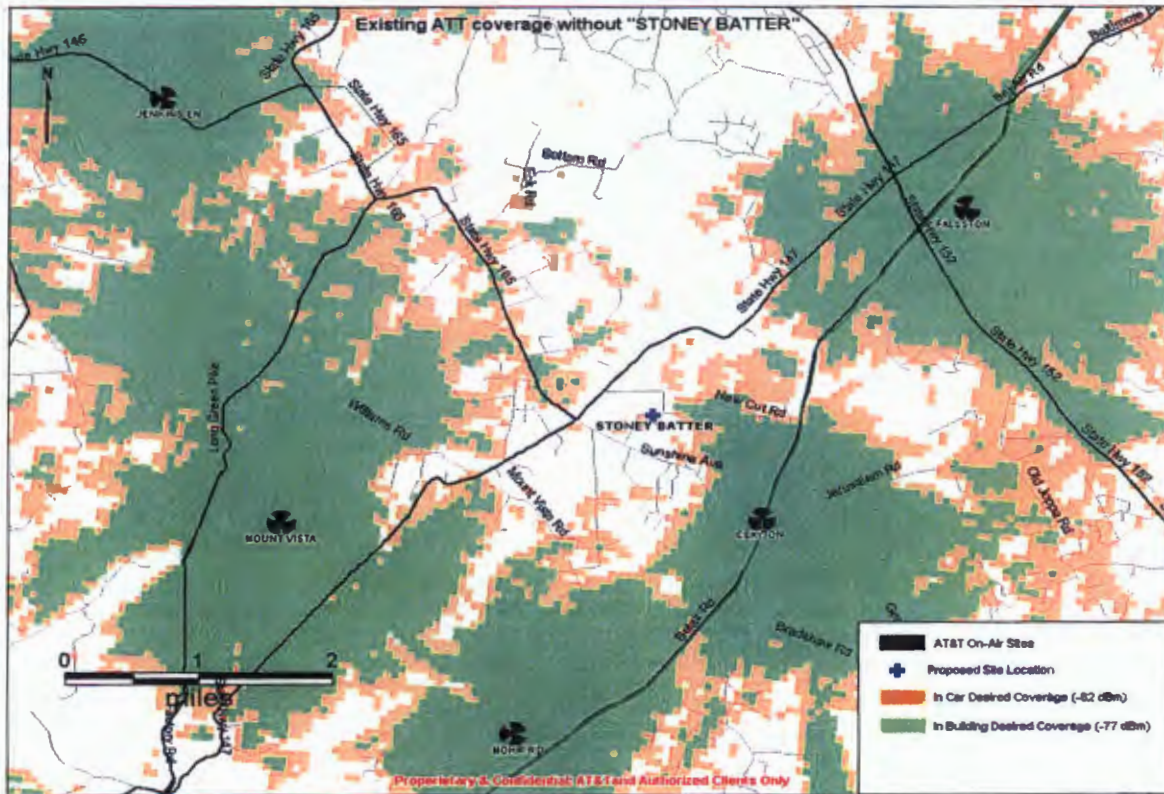
Bachelor of Science, Business Administration, Concentration in Finance.





RF PROPAGATION MAPS

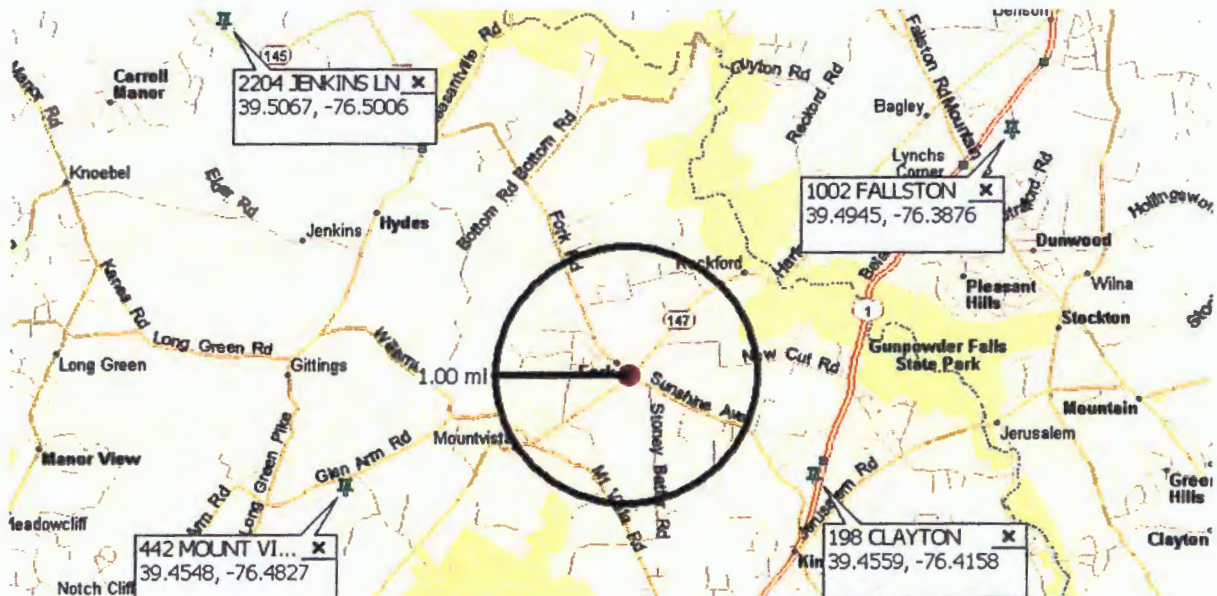
AT&T's Existing Coverage



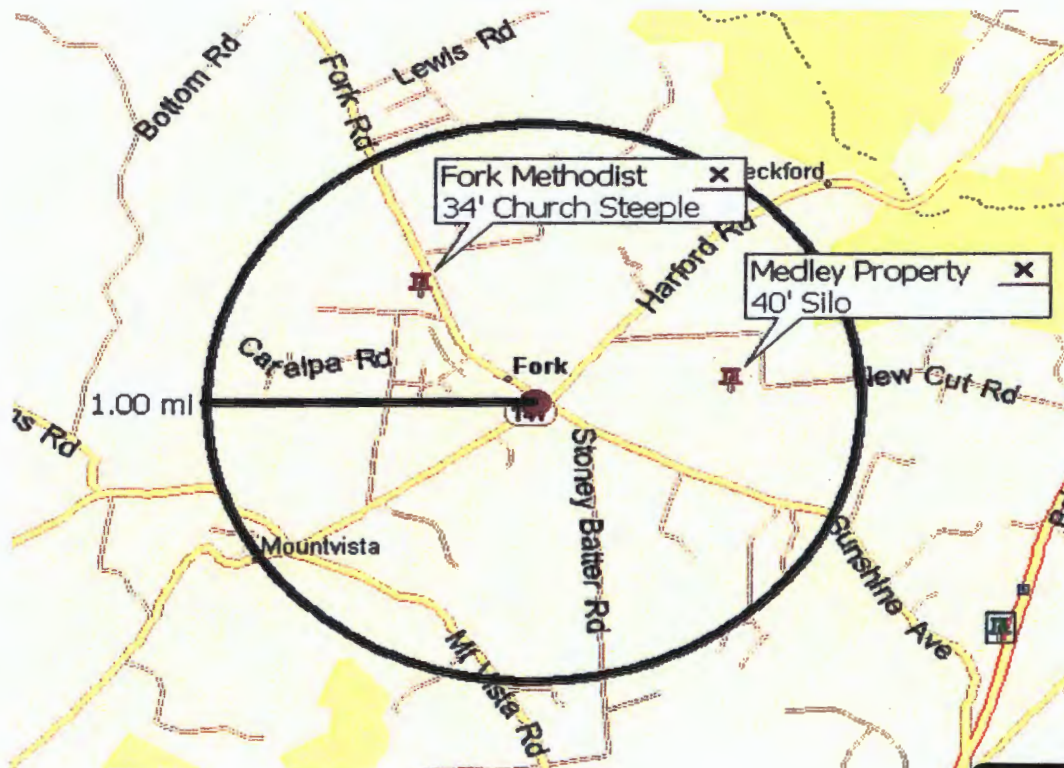
Search Ring & Co-located Opportunities

CO-LOCATION OPPORTUNITIES

ONE MILE RADIUS MAP FROM CENTER OF SEARCH RING & EXISTING AT&T SITES



EXISTING STRUCTURES WITHIN ONE MILE RADIUS



EXHIBIT

4



Maryland Department of Agriculture

Agriculture | Maryland's Leading Industry

Office of the Secretary

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
Earl F. Hance, Secretary
Mary Ellen Setting, Deputy Secretary

The Wayne A. Cawley, Jr. Building
50 Harry S. Truman Parkway
Annapolis, Maryland 21401

Internet: www.mda.state.md.us

410.841.5700 Baltimore/Washington
301.261.8106 Washington, D.C.
410.841.5914 Fax
800.492.5590 Toll Free

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

October 26, 2011

Mr. Gregory Rapisarda, Esquire
Saul Ewing LLP
500 E. Pratt Street, Suite 800
Baltimore, MD 21202

RE: MALPF File #03-88-08 - Approval to release a pre-existing dwelling

Dear Mr. Rapisarda:

On June 28, 2011, the Maryland Agricultural Land Preservation Foundation's Board of Trustees approved the release of your client's, Mr. Medley's, pre-existing dwelling (the historic house) if the released acreage is not subdivided from the farm.

Once you are ready to proceed, a draft of the proposed Amendment to Deed of Easement will be sent for your review. The document will require subordination of all liens, if any. After you speak with the lender, the Foundation will require three (3) copies of a survey (in 8 1/2" x 11" format) and a written metes and bounds description of the approved building envelope.

It is our understanding that Mr. Medley still needs to obtain various approvals with Baltimore County before proceeding. Please advise your client not to enter into any agreements with regard to the building envelope until the documentation with the Foundation is completed.

Thank you for your commitment to preserve some of Maryland's finest farmland. If you have any questions, please feel free to contact me at chasseDL@mda.state.md.us or by phone at (410) 841-5715.

Sincerely,

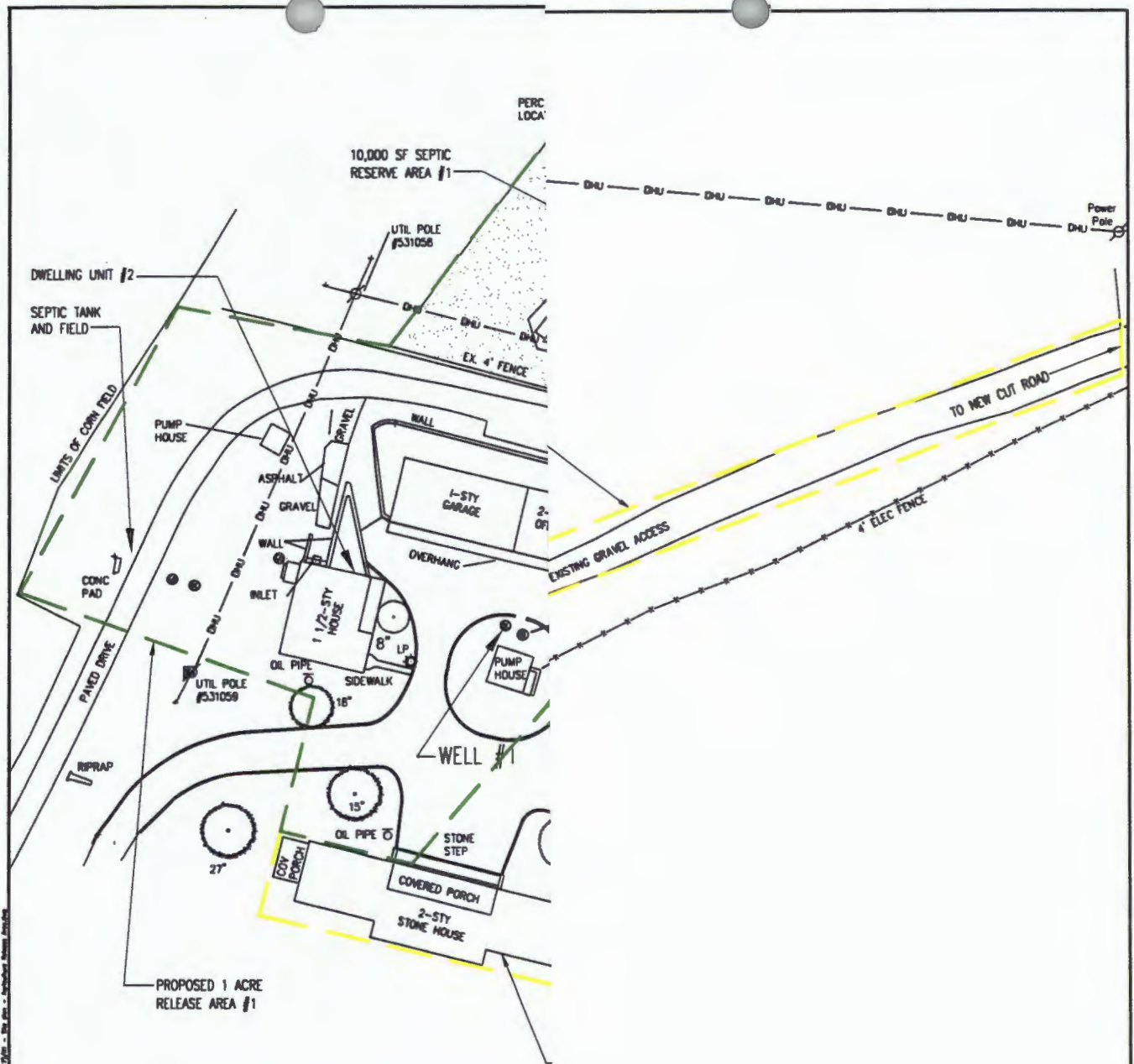
Diane Chasse

Diane Chasse
Administrator

cc: Wally Lippincott, Program Administrator
Nancy Forrester, Attorney General's Office

EXHIBIT

5



SCALE IN FEET



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 NUMBER 24552, EXPIRATION DATE 11/17/11.



6850 SUNSHINE AVENUE - LANDOWNER: JAMES
SITE PLAN TO ACCOMPANY APPLICATIONS FOR BY-RIGHT RELEASE OF TWO 1-

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Memorandum

TO: Wallace S. Lippincott, Manager
Agricultural Preservation, DEPRM

DATE: May 17, 2011

FROM: Lynn Lanham, Chief
Development Review, Office of Planning

SUBJECT: Request for Review of a requested exclusion of two (2) one-acre areas around
pre-existing dwellings from the agricultural easement.
James Medley
6850 Sunshine Avenue

The Office of Planning has reviewed the request and recommends the following:

Since no new dwellings or access points are proposed, the proposal to exclude the existing houses and acreage surrounding the dwellings should have no impact upon the rural quality of the area. The Office of Planning previously reviewed the initial cell tower request and found that the property has no landmark historic designations and neither Sunshine Avenue nor New Cut Road are scenic routes.

The Office of Planning has also supported the request to allow access to Sunshine Avenue via an existing farm road and right of way. See attached waiver approval.

The Office of Planning supports the requested exclusions.

LL:kma
Attachment
c: Carmela Iacovelli



KEVIN KAMENETZ
County Executive

ANDREA VAN ARSDALE, *Director*
Office of Planning

May 20, 2011

Mr. James Medley
6850 Sunshine Avenue
Kingsville, MD

Re: 6850 Sunshine Avenue

Dear Mr. Medley:

Your request for a waiver from the provision of Section 32-4-409 (b) of the Baltimore County Code to allow access to the local or collector street through an existing farm road to Sunshine Avenue came to this office via a request from Wallace S Lippincott, Jr, Manager, Land Preservation, Environmental Protection and Sustainability.

As such, you are not required to provide in-fee access for the proposed exclusion area at 6850 Sunshine Avenue. Access to the existing and potential one-acre exclusion area may be provided via the private driveway and a minimum 20' wide private right of way for Ingress and Egress as shown on the plan. Said access shall be protected by a permanent use-in-common/maintenance agreement that shall run in perpetuity. The permanent use-in-common/maintenance agreement shall be recorded with the respective deeds for the named properties.

Should you have any questions concerning the matters stated herein, please call Lynn Lanham with the Office of Planning at 410-887-3480.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Van Arsdale", is written over a horizontal line.

Andrea Van Arsdale
Director

AVA:LL:kma

c: Wallace S. Lippincott, Jr., Environmental Protection and Sustainability
Carmela Iacovelli, Environmental Protection and Sustainability



BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: December 9, 2011

TO: Colleen Kelly, Development Manager
Department of Permits and Development Management

FROM: The Tower Review Committee
Richard A. Cohen

SUBJECT: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

The Tower Review Committee (TRC) met with representatives of AT&T Wireless on October 25, 2011, to discuss their updated application package, submitted to the TRC on October 3, 2011. AT&T's initial application for the construction of a new, permanent telecommunications tower, with a proposed overall height of 95 ft, was previously reviewed by the TRC on April 28, 2009. The structure is to be located on private property owned by James Ralph Medley, in Council District #3. This recommendation supersedes the TRC's previous recommendation for this AT&T site, dated July 29, 2011.

Pursuant to AT&T's revised application, the TRC is submitting the following advisory comments to the Development Review Committee (DRC), in accordance with Section 426 of the Baltimore County Zoning Regulations:

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

Findings:

AT&T has provided the TRC with all requested information to effectively demonstrate that no other co-location opportunities exists, in or around their search ring, that would suffice in providing AT&T their required coverage in the intended area. The overall height of the new monopole tower structure, as planned by AT&T, is 99 ft above ground level, which includes a 4 ft lightning rod and all other appurtenances.

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

Findings:

AT&T has shown in supplemental drawings submitted to the TRC along with their application that in addition to AT&T's [antennas], to be positioned at the top 95 ft RC, the proposed monopole tower will be constructed to support [antennas] for at least two (2) future co-locators, for the tower structure's total support of at least three wireless

Subject: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

12/9/2011

service providers. Further, it appears that AT&T's planned fenced compound, sized at 50'x50', will provide suitable equipment space for AT&T and at least two (2) possible future co-locators.

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

Findings:

The proposed site is in an RC-2 (Agricultural) zoned location, with adjacent property zoning of RC-2 and RC-5 (Rural Residential), and will require a hearing for Special Exception according to Baltimore County Zoning Regulation - Section 426.5.

AT&T's representative, Mr. Greg Rapisarda, informed the TRC that the Maryland Agricultural Land Preservation Foundation (MALPF) had granted an exemption for property upon which to construct the monopole and an access path to it from New Cut Road.

The TRC had requested that AT&T, as soon as possible, submit proof of their MALPF filing and outcome; however, it should be noted that the request was satisfied on 11/21/2011, when AT&T forwarded to the TRC via email, a copy of a letter from MALPF to Mr. Rapisarda, showing that the release of the property was approved on 10/26/2011.

Per construction drawings, aerial photography, and other information presented to the TRC by AT&T, there are no [off-site] residential dwellings within 500 ft of AT&T's proposed tower site, with the exception of the residence on the subject parcel.

➤ *Located and designed to minimize its visibility from residential and transitional zones.*

Findings:

Based on the site survey, photo simulations presented by AT&T, and the site inspection by the TRC and their consultants, the proposed monopole designed telecommunications tower will be visible from both Sunshine Ave and New Cut Road, and to residents living along those roads.

The TRC has no concerns with the proposed design of AT&T's tower; however, it was recommended by the TRC that in the event the community would have objections to the visual impact of the current monopole and request improved minimization, then AT&T should consider disguising or redesigning the structure. AT&T agreed with the TRC's recommendation and plans to work out any visual impact issues, if they arise, with the community.

Subject: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

12/9/2011

Conclusion

[The TRC agrees, based on the applicant's presentation and burden of proof via the submitted documentation, that they have effectively demonstrated existing coverage deficiencies in their target area. Additionally, AT&T has satisfactorily supported their need for a new tower, to be constructed at the location of 6850 Sunshine Ave, Kingsville, MD 21087, which will allow for improved coverage to areas of Hydes and Kingsville, as well as areas of Glen Arm and Baldwin, in the forms of both emergency and non-emergency communications. Therefore, the TRC deems the proposed AT&T site as necessary.]

Recommendation

The Tower Review Committee, by a unanimous decision, recommends the construction of a new 95 ft AT&T telecommunications tower (with a 4 ft lighting rod included in the overall height of 99 ft), in the location as proposed by AT&T; conditioned upon: AT&T fulfilling their agreement to submit as soon as possible to the TRC, Appendixes A and B of the TRC application, in order to complete all of the requirements of Section 426.

The TRC also requests that the advisory comments provided herein be forwarded to the Development Review Committee for further processing.

Tower Review Committee

Richard A. Bohn, Tower Coordinator
Curtis Murray, Office of Planning
Harry Wujek, Community Member TRC
Richard Sterba, OIT Representative

CC: Greg Rapisarda, Saul Ewing c/o AT&T
Linda Flannery-Liebermann, Bechtel c/o AT&T
Sabrina Chase, ACA, Baltimore County Office of Law
Robert Stradling, Director, Baltimore County Office of Information Technology
Baltimore County [Cell Tower] Liaison

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-19-12

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

RE: Baltimore County
Item No. 2012-0320-X
Special Exception
James Ralph Medley
6850 Sunshine Avenue

Dear Ms. Lewis:

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. 2012-0320-X

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item No. 2012-0320

DATE: June 27, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Landscape plan may be required.

DAK:CEN
cc: File
ZAC-ITEM NO 12-0320-07022012.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6850 Sunshine Avenue

INFORMATION:

Item Number: 12-320

Petitioner: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Zoning: RC 2

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to use the subject property for a telecommunications structure on the portion of the property shown on the site plan. The proposal includes a 95' monopole and a 4' lightning rod. The structure and an equipment shelter will be located in a 50x50-fenced compound. The total special exception area will be 2,500 square feet, or, if access road is included, 14,339 square feet.

A balloon test was conducted for the subject proposal. County staff was not present. However, Planning staff did conduct a site visit to the property on July 11, 2012. During that site visit staff drove along Harford Road, which is a County designated scenic route, to determine the potential impact that the new wireless telecommunications structure could have on the scenic route and the surrounding properties. Staff used the photo simulation package provided by the Petitioner as a reference. The proposed wireless communications structure appears to be at the same height or slightly lower in height than the trees in the area. It also appears from the photo simulation package that the wireless communications structure will really only be visible from the property on which it will stand.

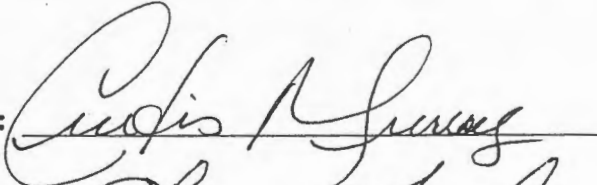
It should be noted that this property is in agricultural preservation and is also located in a Rural Legacy Area. However, the owners of the property have sought and obtained a release of one acre of land from the preservation easement, which includes space for the proposed wireless communications facility, all utilities, and access to and from the facility.

With the release of property from the easement and extensive driving along the scenic route and community, it is apparent that the proposed wireless telecommunications structure will not

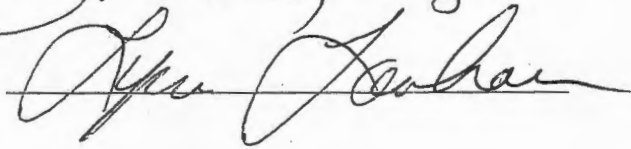
impact the surrounding properties, the scenic road, the rural legacy area, or the agricultural easement. Therefore this Department believes that this request will not be detrimental to the health, safety, or general welfare of the surrounding community.

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

Prepared by:

A handwritten signature in cursive script, appearing to read "Curtis R. Jurek", written over a horizontal line.

Division Chief:
AVA/LL: CM

A handwritten signature in cursive script, appearing to read "Steve L. Lohan", written over a horizontal line.





Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole
Not Visible

View from Harford Rd. & Fork Rd.
approximately 3,000ft. west of site



Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole
Not Visible

View from Harford Rd. & Country Hill Ct.
approximately 3,900ft. west of site



Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole
Not Visible

View from Country Hill Court
approx. 3,675ft. west-southwest of site

99ft. Balloon Test



Stoney Batter_Medley Property II

10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole Simulation

View from Sunshine Avenue
approximately 1,700ft. southwest of site

GOULD DIGITAL IMAGING



Merrywood DR



Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole
Not Visible

View from Sunshine Ave. & Merrywood Dr.
approximately 3,900ft. west of site

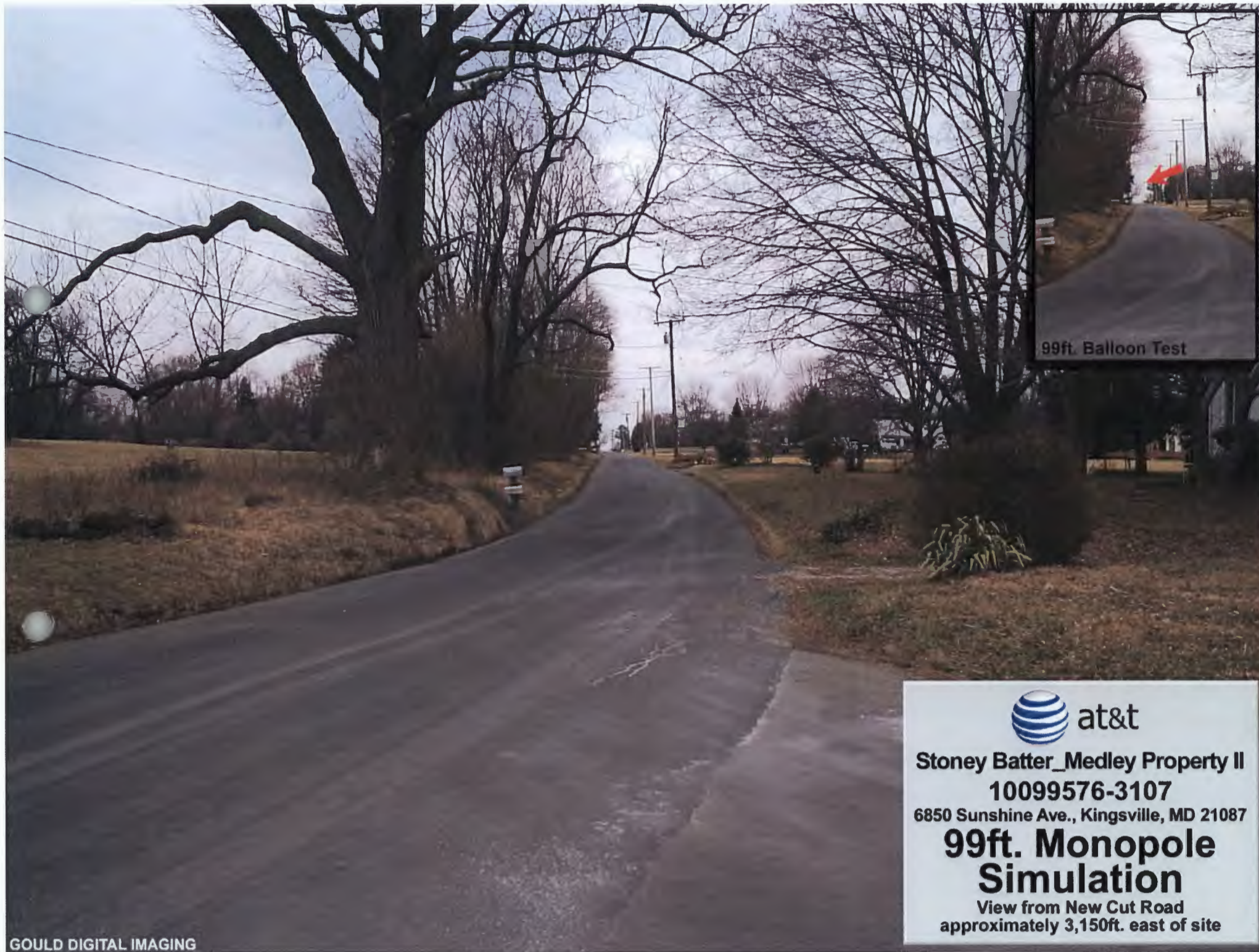


Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole
Not Visible

View from Hennessy Lane
approximately 2,770ft. southeast of site



99ft. Balloon Test



Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole Simulation

View from New Cut Road
approximately 3,150ft. east of site

99ft. Balloon Test



Stoney Batter_Medley Property II
10099576-3107
6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Simulation**

View from New Cut Road
approximately 560ft. east of site



Stoney Batter_Medley Property II

10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

**View from Fork Rd. & Upland Rd.
approx. 4,220ft. west-northwest of site**



Stoney Batter_Medley Property II
10099576-3107
6850 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole
Not Visible

View from Harford Rd. & New Cut Rd.
approximately 2,125ft. northwest of site

AMARJEET SINGH

Professional Summary

- Highly skilled 15 years RF Engineering experience in wireless network design, optimization and network operations skills. Mainly responsible in managing, designing and supervising UMTS and GSM wireless network for various operators and vendors in Asia and North America (Air Tel, Crown castle, T-Mobile, Ericsson and Nortel). Has the ability to function in fast paced telecommunication environment. Demonstrated interpersonal and team building skills by effectively communicating with both technical and non-technical audiences.
- Proven expertise with the essential components of RF engineering including frequency planning, optimization and drive testing, traffic analysis and interference analysis.
- Excellent project management, interpersonal, and business communication skills with the experience required to remain highly focused and extremely effective in fast-paced, demanding environments

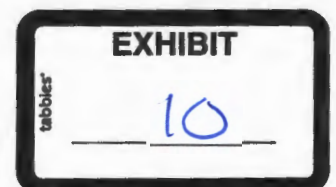
Work Experience

- Cell planning for Macro sites, Micro cell planning in GSM900, GSM1800 and UMTS.
- Assessing the RF Coverage on Motorways, A-Roads, prime commercials, residential locations and presenting reports for future planning strategies, using Prediction Tool and Drive Test Analysis using Neptune.
- Conduct initial site surveys according to the Nominal Cell plan design, giving Search Rings and choose options from site acquisition team with minimum deviation from the final plan & search grid.
- Conducting RF final surveys with site acquisition agent and Build Team.
- Accessing Site-heights, Antenna Orientation, Tilts, Selecting Antennas, and propagation model for cell-sites according to Clutter specifications
- Designing new cell sites to meet BT standardized RxLev and RxQual target.
- Designed new cell sites; provided data fill for all new builds; attended court hearings for RF technical support; performed Transmitter test; guided RE to acquire property/cellsite location that would maximize network coverage; performed frequent drives of the network collecting the drive data and analyzing the problems identified; trained and performed knowledge transfer to other fellow/new employees. Gained experience in RF design, transmission and optimization for GSM networks; designing cell sites and optimizing parameters to improve key indexes and key performance indicators.

Training:

- Internal training by Lucent Technologies for Drive Test, network optimization and analyzing drive test data.
- Internal training for site selection and LOS survey.
- Internal training by Lucent Technologies for Installation and commissioning of BTS 2000.ASSET, ILSA, NEPTUNE

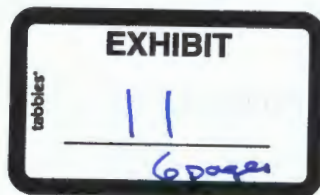
Education



- *B.E. (Bachelor of Engineering), Electronics,*
- *Diploma, Electronics*
- *Diploma, Marketing Management, IMT*

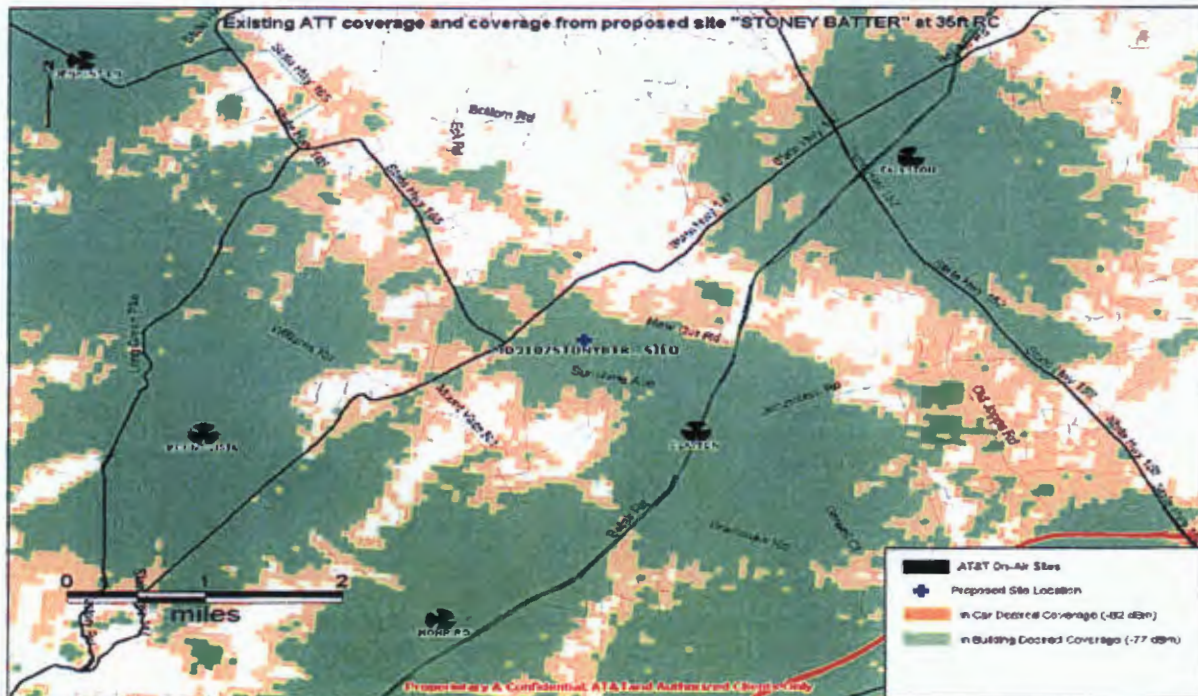
Tools / Skills

- Expert in planning tool-CelPlan, Atoll, Asset, EDX Signal Pro, Planet EV 4.2, TEMS Cell Planner TCP, dB Planner and Wizard.
- Drive Test Post Processing tools: XCAL, XCAP, Wind catcher, Actix Analyzer, TEMS Desk CAT, FICS and Setram.
- Excellent working knowledge of MapInfo 9.5, Ericsson OSS, Nortel OSS
- Knowledge of RBS6000, RBS3000 AND RBS2000



SILO RF PROPAGATION MAPS

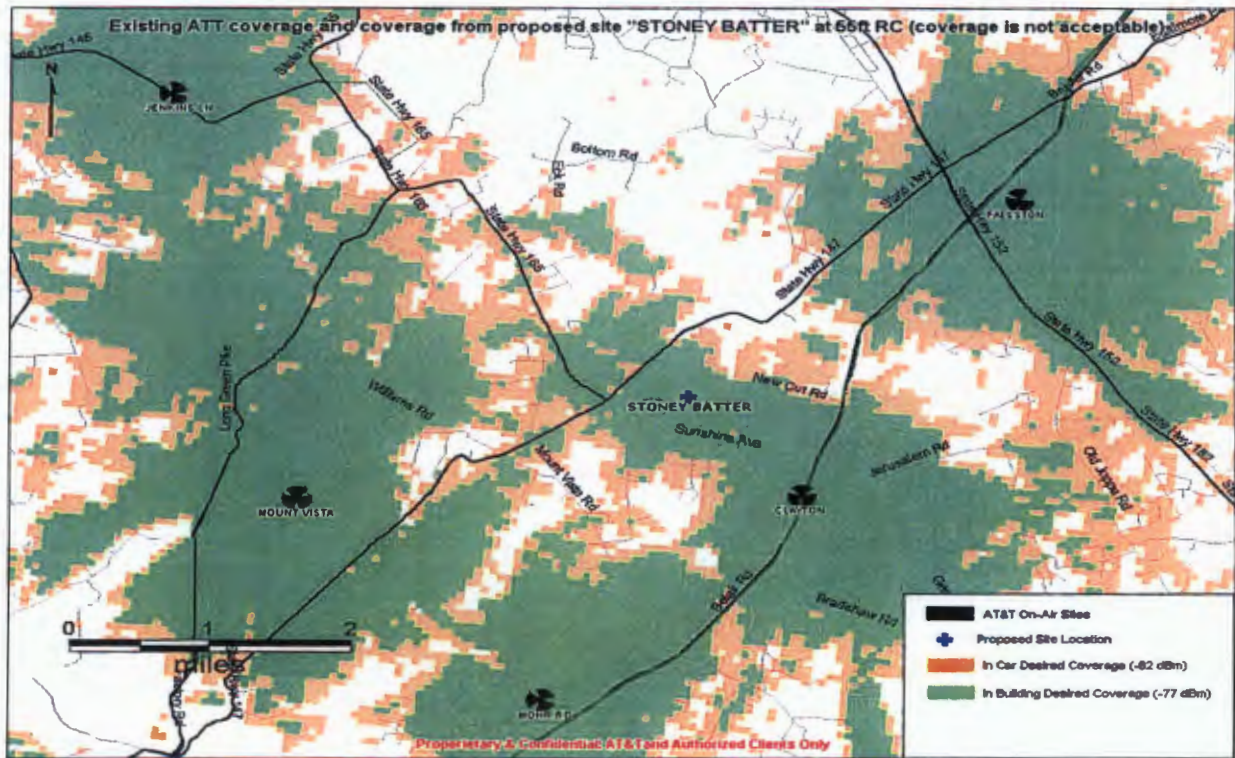
Existing Coverage and Proposed Coverage with a 35' RC (40' Silo with Flush Mount Antennas)



EXHIBIT

tabbies

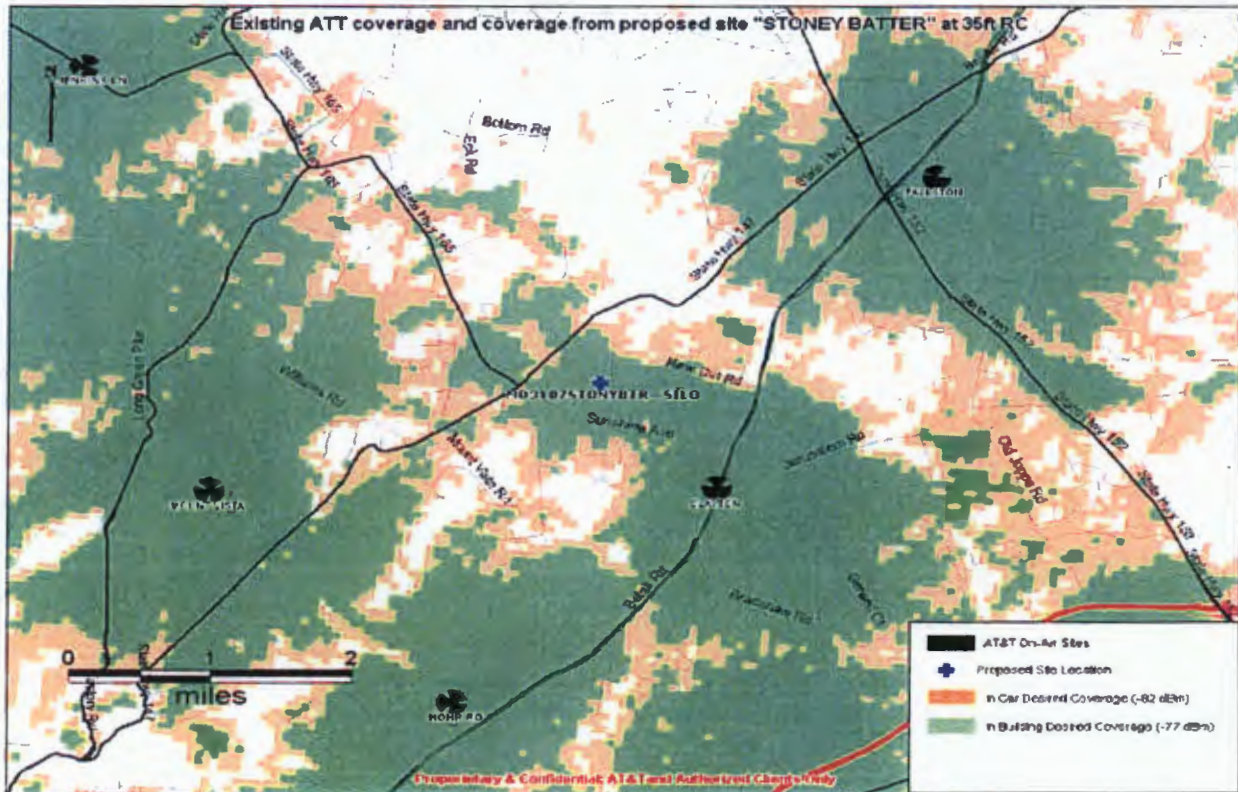
Existing Coverage and Proposed Coverage with a 55' RC (40' Silo with 15' Pole Mounts)



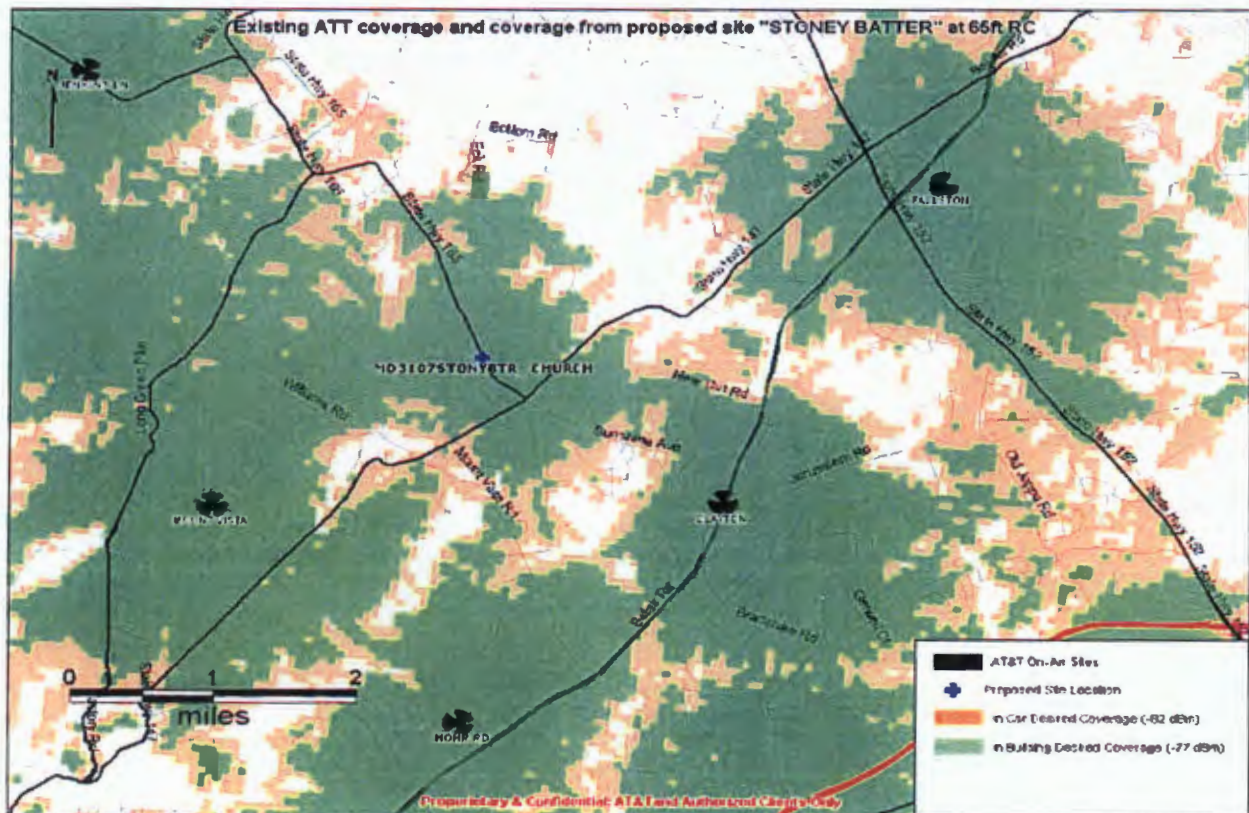


STEEPLE RF PROPAGATION MAPS

Existing Coverage and Proposed Coverage with a 35' RC (Church)

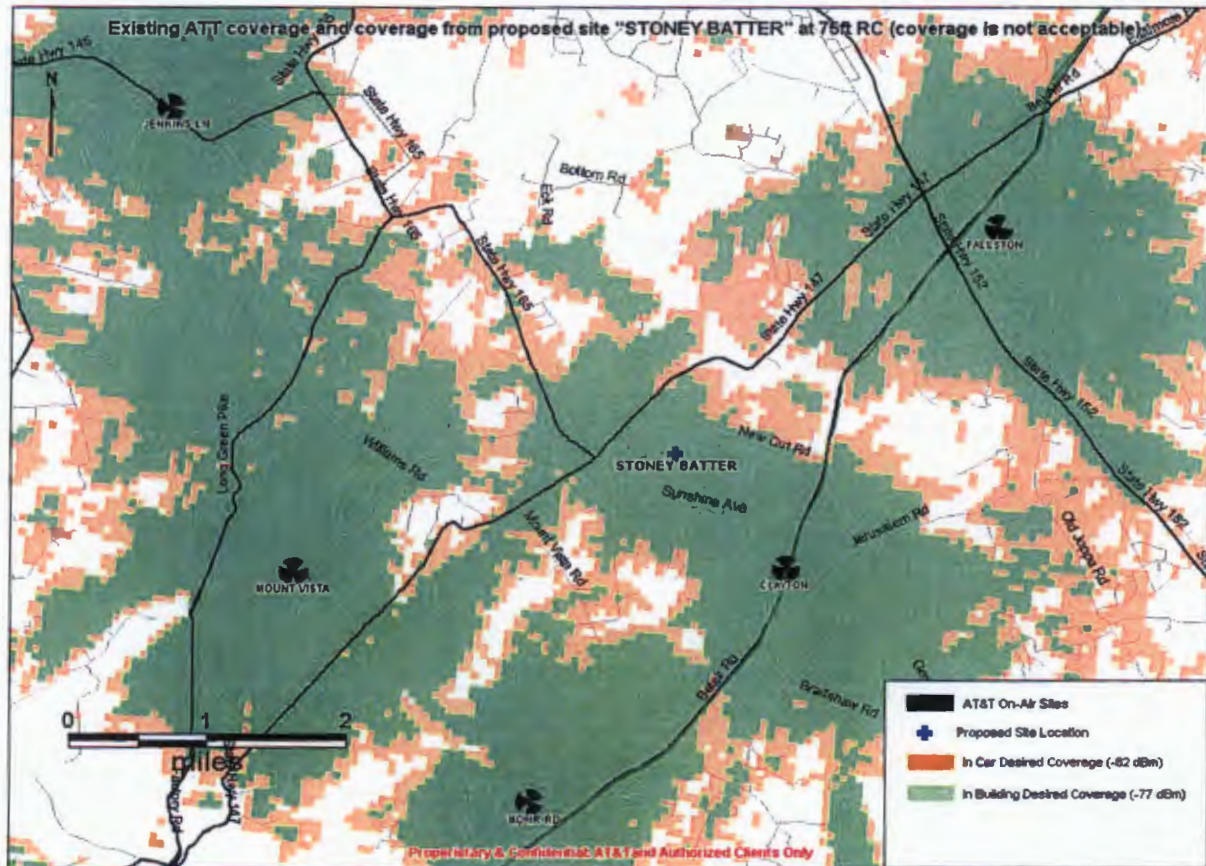


tablets.





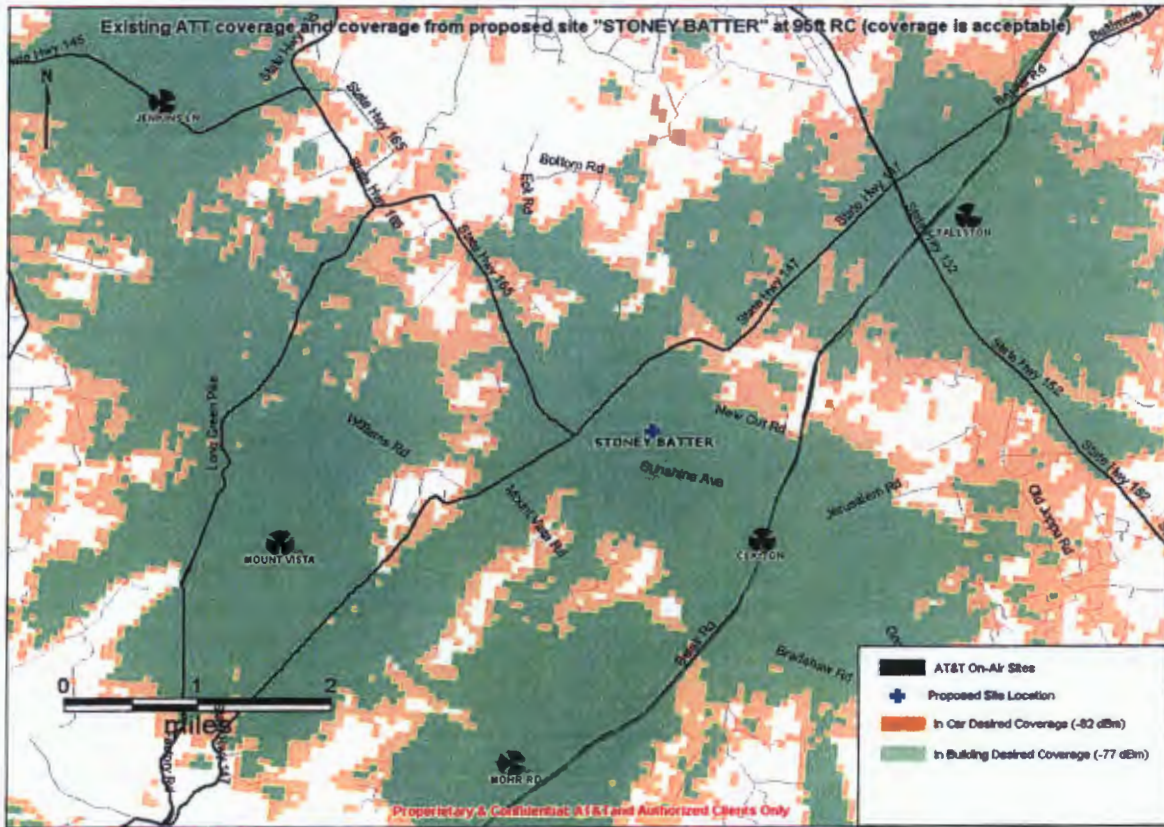
AT&T's Existing Coverage and Proposed Coverage with a 75' RC (monopole)



EXHIBIT

tabbles

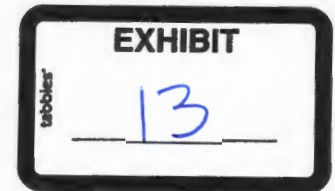
AT&T's Existing Coverage and Proposed Coverage with a 95' RC (monopole)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2011-AEA-1526-OE



Issued Date: 06/09/2011

Keith Wiggins
PPL Electric Utilities
2 N. Ninth Street
Allentown, PA 18101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Transmission Line #13, 47631N28709
Location:	Hazleton, PA
Latitude:	40-56-30.61N NAD 83
Longitude:	76-01-31.84W
Heights:	105 feet above ground level (AGL) 1793 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/09/2012 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (718) 553-4542. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AEA-1526-OE.

Signature Control No: 141781882-144301384
Katie Venticinque
Specialist

(DNE)

DAVID RICHARDSON – ARCHITECT

PROFILE

Registered architect with extensive experience in the management, planning and design of large-scale projects in foodservice, education, multi-family housing, office development and telecommunications projects. Twenty eight years total architectural experience; seven years experience with wireless telecommunications sites.

ARCHITECTURAL EXPERIENCE

BC Architects Engineers, PLC

November 2003 – Present

Falls Church, VA

Architect. Commercial and residential architecture practice. Provide architectural design.

- Architectural and civil design and project management for wireless telecommunications projects in Mid-Atlantic region.
- Permit and zoning coordination for telecommunications projects.
- Expert witness for zoning boards in Baltimore County (MD), Harford County (MD), Washington County (MD), King George County (VA).

In addition:

- Manage all aspects of architectural practice for AE firm.
- Projects include: custom residences (3,500 sf to 7,000 sf), residential additions and renovations and restaurant design.
- Sketch, develop and CADD-draft drawings and specifications for design and construction documentation for all projects.
- Construction administration, contract development, marketing and business development.

Frasier Richardson Architects

May 2002 – November 2003

Baltimore, MD & Norfolk, VA

Principal. Commercial and residential architecture practice. Residential design; commercial and foodservice planning and design.

Continuation of previous practice – see below.

Grant Architects

January 2001 – April 2002

Baltimore, MD

Associate. Directed a project team of architects and draftsmen for national and regional clients. Served on management committee.

Project Manager. Managed team and ongoing projects for national and regional clients with specialization in student housing and assisted living facilities.

- Projects included North Campus housing at the University of Connecticut, Storrs, CT (apartments and a dormitory for 1,000 students); Fuller Court Student Housing, Magnolia, Arkansas (apartments for 300 students); California University of Pennsylvania campus master planning and student housing, California, PA (apartments for 280 students); Patuxent Naval Air Station Museum (with Mitchell/Giurgola Architects); new, 240-resident Genesis assisted living/Alzheimer's facility, Manassas, VA; renovation of an elementary school to a 180-resident Regency Park assisted living facility, Clarksburg, WV
- Served on management committee that plans and oversees staffing, procedures and marketing
- Managed and administrated Windows 2000 office network, including plotters, computers and other hardware and software

Frasier Richardson Architects

June 1996 – January 2001

Baltimore, MD & New York, NY

Principal. Co-owner and manager of Baltimore office of commercial architecture practice. Provided architectural, interior and foodservice design for national commercial clients.

- Established and managed all aspects of architectural practice
- Projects included: Continental Airlines in-flight kitchen design and masterplanning for GHW Bush Airport, Houston, TX; Newark Airport, Newark, NJ; LAX, Los Angeles, CA; Chelsea Catering facility upgrades/new employee cafeteria, TX; Applebee's restaurants, Maryland and Pennsylvania; Johnny Rockets renovation plan, Washington, DC
- Sketched, developed and CADD-drafted drawings and specifications for design and construction documentation for all projects
- Additional residential work for apartment renovation in Manhattan and house additions/ renovations in Baltimore, MD, Richmond, VA and Severna Park, MD

1113 Architects, Inc.

June 1992 – June 1996

Baltimore, MD

Principal. Promoted from project manager. Directed project teams for regional and local clients. Managed strategic planning and implementation of marketing programs.

Project Manager. Managed ongoing commercial and institutional projects.



a r c h i t e c t s
e n g i n e e r s

- Projects included Boston Markets in Maryland, Pennsylvania and Northern Virginia; Johns Hopkins outpatient clinic, Baltimore, MD
- Project architect for these and other projects, responsible for all phases of design, documentation and construction administration
- Established marketing program. Developed and implemented strategic plan, including lead generation, computerization of database and marketing materials; produced RFPs and proposals

Nichols Architects
Baltimore, MD

November 1988 - May 1992

Project Manager. Promoted from project architect. Managed team of 12 architects to design, document and construction administrate large-scale industrial, commercial and educational projects.

Project Architect. Worked with vice-president to manage a team of 12 architects.

- Projects included new Elkridge Elementary School, Columbia, MD; new Northeastern Elementary School, Columbia, MD; new Hamilton Associates office/R&D building, Owings Mills, MD; Airport Commons business park planning/design for Manekin Corporation, Linthicum, MD; business park and R&D building design for the Constellation Group, Olney, MD; Silver Spring Alzheimer's Day Care Center, Silver Spring, MD
- Marketing coordinator for firm, supported by three administrators

Friedman McAlpin Architects
New York, NY
Architectural Designer

1985 - 1988

Walker Associates International
New York, NY
Architectural Designer

1984 - 1985

Butler Rogers Baskett
New York, NY
Architectural Designer

1982 - 1984

Design Coalition
New York, NY
Architecture Intern

1980 - 1982

EDUCATION

B.A., Sarah Lawrence College, Bronxville, NY - 1977 - 1980

The Institute for Architecture and Urban Studies, New York, NY 1980

University of Virginia, Charlottesville, VA - 1974-1976

ADDITIONAL EXPERIENCE

Casual dining critic for the *Baltimore Sun's* weekly "Live" section (December 1999 - 2001)

Contributing writer, *Baltimore Magazine* (1992-1995)

Case No.: 2012-0320-X

JB 8/6
1:30
PM

Exhibit Sheet

Petitioner/Developer

Protestants

GW 4-13
BW 11-29-12

No. 1	Smolinski CV	Photo of Windmill disguised tower
No. 2	Site Plan (7 sheets)	8-6-12 Letter from Charles Wolpoff
No. 3	RF Propagation Map	
No. 4	Co-Location Opportunities + Search Ring Map	
No. 5	Letter from MALPF Oct. 26, 2011	
No. 6	DOP Letter, May 20, 2011	
No. 7	Tower Review Committee report 12-9-2011	
No. 8	ZAC Comments	
No. 9	Balloon Test + Map	
No. 10	Singh CV/Resume	
No. 11	RF Plots (6 pages)	
No. 12	Richardson CV/Resume	
13	FAA Report	



PROTESTANT' S
EXHIBIT NO. 1

August 6, 2012

To: The Baltimore County Zoning Commissioner

Re: New Tower Application for 6850 Sunshine Avenue, Kingsville, MD 21087

The Greater Kingsville Civic Association ("GKCA"), with over 200 member families, has, as one of its primary missions, the protection and preservation of the rural character of the Greater Kingsville community. So it is understandable that we are concerned about the proposed construction of a very tall cell tower on a parcel zoned RC-2, when such towers are supposed to be located in business districts.

The Tower Review Committee's (TRC) report to the Development Review Committee has approved the tower despite the RC-2 agricultural zoning; despite the anticipated high-visibility of the tower from both Sunshine Avenue and New Cut Road; despite the fact that AT&T needed to obtain an exemption from the Maryland Agricultural Land Preservation Foundation; and last, but far from least, to members of our board, despite the exceedingly beautiful scenic merit of this farmland with its magnificent historic stone main house.

The Tower Review Committee report added, however, that *"it was recommended by the TRC that in the event the community would have objections to the visual impact of the current monopole and request improved minimization, then AT&T should consider disguising or redesigning the structure. AT&T agreed with the TRC's recommendation and plans to work out any visual impact issues, if they arise, with the community."*

The GKCA is grateful to the TRC for this input. Since the site has such immense scenic value, we certainly want to see the impact minimized. We have seen fake tree and silo disguises, but neither appeals to us as legitimate for this site. The trees just look fake, and a silo would be so much taller than typical Baltimore County silos, which are typically around 40 feet. We have seen what we think are rather successful cell tower/windmill combinations (attached), and this concept has the greatest chance of visually fitting the site. It is completely legitimate, looking quite normal in an old farmstead (in spite of the great height). The proposed location of the tower near the home and accessory buildings further supports the design of a windmill. The enclosed photograph of a cell tower/windmill looks better than other designs we have seen so we could support this or something similar. This design incorporates a traditional tapered support structure (not on a monopole) and the apparatus for the needed communications equipment blends better with the metal construction of the tower. Further, while hardly unobtrusive, it makes a better statement that THIS IS A FARM. We also request the opportunity to see AT&T's suggested design for a more visually compatible tower as this process continues.

Our other main concern is with the height of the structure. Ninety-five feet tall is excessive. We desire the height to be as short as possible. We reviewed the information on AT&T tests performed at lower heights and they proved that it would still increase cell coverage well beyond what exists currently.

Another concern we have was with the lack of notification to neighbors of the Special Exception hearing. Neighbors adjacent to the property have told members of our board that they did not receive notification of the August 6, 2012 hearing. We, therefore, respectfully request an additional 30 days for you to leave the record open for additional comments.

Thank you for your attention to our concerns. Our community is very proud of this beautiful farm, and we share the owner's hope that revenue from this tower will help to keep the farm vital and successful.

Sincerely,

Charles Wolpoff / Jmk

Charles Wolpoff
President

Attachment

PROTESTANT' S

EXHIBIT NO.

2

June 13, 2012

W. Carl Richards Jr., Chief
111 W. Chesapeake Avenue
Towson, Maryland 21204

**RE: Justification Statement Supporting New Cingular Wireless PCS, LLC's
Petition for a Special Exception to Construct a Telecommunications Facility
Located at 6850 Sunshine Avenue Kingsville, Maryland 21087**

Dear Mr. Richards:

Please find attached to this Justification Statement, New Cingular Wireless PCS, LLC's d/b/a AT&T Mobility LLC ("AT&T") Petition for a Special Exception to construct a 99' telecommunications tower, which includes a 95' monopole with a 4' lightning rod. The structure and an equipment shelter will be located within a 50'x 50' compound surrounded by a board on board wood fence.

I. AT&T's Goals and Lack of Existing Coverage

AT&T is licensed by the Federal Communications Commission (FCC) to provide wireless telecommunications services in the Baltimore market area. There is currently a coverage gap in the Hydes and Kingsville area especially along the intersection of Harford Road (SR147) and Fork Road (SR165) and parts of Sunshine Avenue, in which services are either unavailable or extremely weak, causing problems ranging from a complete lack of coverage to "dropped" calls. AT&T has determined that in order to provide adequate minimum coverage, an additional site is needed along Sunshine Avenue, to fill this gap. The proposed cell site will ensure overlapping coverage and desired handoffs among existing cell sites. As shown in the attached propagation studies, there is a significant lack of coverage in this area.

II. Lack of Co-location Opportunities

AT&T first looked for existing structures on which antennas could be installed to meet the coverage objectives for the area. Due to the subject area being primarily residential and rural agricultural there were no existing commercial buildings or structures which would normally present co-location opportunities. AT&T investigated co-location on the existing 40' silo at the Medley property as well as a 35' steeple at Fork Methodist

Episcopal Church. Neither of the existing structures provided the height required by AT&T to meet its coverage objectives for the area. See Exhibit A - Co-location Opportunities. When we realized a new structure was needed, we identified the proposed location. Because the Property is part of an agricultural preservation easement, the landowner and AT&T pursued approvals from the Maryland Agricultural Land Preservation Foundation (MALPF) to permit the potential use of a telecommunications facility. The process of approvals took nearly two years before the landowner, AT&T, and MALPF agreed to the proposed configuration.

III. The Proposed Tower

AT&T is proposing a new telecommunication facility that will consist of the construction of a 99' telecommunications tower, which includes a 95' monopole with a 4' lightning rod (Tower). An 11'-5" x 20' shelter on a concrete pad will be located at the base of the Tower within a 50' x 50' compound area screened on all sides with an 8' high board on board wood fence.

IV. AT&T's proposal is consistent with § 426 of the Baltimore County Zoning Ordinance:

§ 426.2 Legislative policy for siting of wireless telecommunications antennas and towers.

It is the intent of Baltimore County that:

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

- *Whenever possible AT&T seeks out collocation opportunities first. There were no viable collocation candidates available in this area.*

B. If a new tower must be built, the tower should be:

1. Constructed to accommodate at least three providers;

- *The proposed Tower is designed to accommodate up to four (4) carriers.*

2. Erected in a medium- or high-intensity commercial zone when available; and

- *There are no high-density commercially zoned properties within AT&T's targeted search area. There are medium-density commercially zoned*



**NETWORK BUILDING
& CONSULTING, LLC**

Over 25 years experience

properties within the targeted search area (east of the property). AT&T evaluated these parcels and found (1) they have a district designation of "Commercial Rural" which would require a Special Exception, and (2), the size of the parcels would not accommodate a tower setback of 200' from adjacent residential property lines, thus requiring a variance or multiple variances. There are medium-density commercially zoned properties (west of the proposed property). AT&T evaluated these properties as well, but confirmed that AT&T already has an existing site near Sunshine Avenue and Belair Road, which is south of those properties, and thus these properties would not work because of the proximity to the existing site. See attached Exhibit B - Zoning Maps.

3. Located and designed to minimize its visibility from residential and transitional zones.

- *The proposed Tower is located on a 97+ acre parcel and is setback from adjacent residential property lines by 304' to the north, 511' to the east, 1673' to the south and 1401' to the west. The proposed Tower will have a neutral, gray galvanized finish.*

§ 426.4. Tower Review Committee

- *The Tower Review Committee issued a Recommendation on December 9, 2011. See attached Exhibit C – TRC Recommendation.*

§ 426.5. Location and height restrictions for wireless telecommunications towers and antennas.

- *AT&T's proposed Tower is less than 200' (95' monopole with a 4' lightning rod) in an R.C. zone which requires a Special Exception. AT&T's proposed panel antennas will be smaller than the allowable antenna size (15' high, 3' diameter) in an R.C. zone.*

§ 426.6. Setback requirements for wireless telecommunications towers.

A. Setbacks.

1. A tower shall be set back at least 200 feet from any other owner's residential property line.
- *The proposed tower will be setback a minimum of 304' from the nearest property line. This proposal will meet all applicable setbacks. See attached Exhibit D - Zoning Drawings.*

2. A structure housing equipment for a tower shall meet the minimum setback requirements from any other owner's property or zone line.

- ***The proposed equipment shelter will meet all applicable setbacks.***

3. Notwithstanding the provisions of Section 102.2 of these regulations, if multiple structures housing equipment for a tower are located on the same owner's property, a yard or setback is not required between the structures.

- ***N/A***

B. Except as required by the Federal Aviation Administration:

1. Stroboscopic lights are not permitted on a tower.

- ***The Federal Aviation Administration (FAA) evaluated AT&T's proposed Tower location and height and issued an FAA Determination, which determined that no marking and lighting of the proposed Tower was required for aviation safety. See attached Exhibit E - FAA Determination.***

2. The tower, antenna and supporting lines shall be neutral in color.

- ***The proposed Tower will have a gray galvanized finish which will reduce its visual impact.***

C. If a tower is located in a residential or transitional zone, any structure housing equipment for the tower shall be:

1. Screened in accordance with the Landscape Manual, Class "A" screening requirements.

2. Faced with a material compatible with buildings or structures surrounding the tower.

- ***The proposed landscaping and fencing matches the aesthetics of the surrounding area.***

D. Upon completion of a tower and every five years after the date of completion, the owner of the tower shall submit to the Code Official written certification from a professional engineer verifying that the tower and any structure housing equipment for the tower meets all applicable Building Code and safety requirements.

- ***AT&T will comply with this requirement.***

E. The owner of a tower shall submit annually to the Tower Coordinator written certification of the number of providers and antennas on the tower.

- ***AT&T will comply with this requirement.***

§ 426.7. Security bond.

A. An applicant for a building permit for a tower shall provide:

1. A security bond in an amount not to exceed \$40,000 and a term not to exceed 25 years; or
2. A fee not to exceed \$5,000.

B. The Administrative Officer shall determine the form and amount of the bond or fee in accordance with § 3-1-202 of the Baltimore County Code.

C. The Code Official may use the bond or fee to procure repair of unsafe or hazardous conditions under Section 426.8 or removal of a tower under Section 426.10 in accordance with § 3-6-402 of the Baltimore County Code.

- ***AT&T will comply with all applicable bond requirements.***

§ 426.8. Unsafe or hazardous conditions.

A. The owner of a tower and any structure housing equipment for the tower shall maintain the tower and any structure in good working condition and correct any unsafe or hazardous conditions, which may include:

1. Conditions caused by vandalism.
2. Flaking or worn exterior paint.
3. Illegal or improper occupancy of the tower or structure.

- ***AT&T will comply with Tower maintenance requirements.***

B. The provisions of this section shall be enforced in accordance with Article 3, Title 6 of the Baltimore County Code.

§ 426.9. Additional conditions for towers permitted by exception.

Towers permitted by special exception shall meet the requirements of this section.

A. A petitioner shall have the burden of demonstrating that:

1. The petitioner has made a diligent attempt to locate the antenna on an existing tower or nonresidential building or structure;
- ***AT&T first looked for existing structures on which antennas could be installed to meet the coverage objectives for the area. Due to the subject area being primarily residential and rural agricultural there were no existing commercial buildings or structures which would normally present co-location opportunities. AT&T investigated co-location on the existing 40' silo at the Medley property. AT&T's Radio Frequency (RF) Engineers analyzed for flush-mounting antennas on the side of the silo at a centerline height of 35' as well as pole-mounting the antennas above the top of the silo at a centerline height of 55'. Neither of the silo installation options provided AT&T with enough height to achieve its coverage objectives. See attached Exhibit F1 - Silo RF Propagation Maps. AT&T also investigated co-location on a 35' steeple at Fork Methodist Episcopal Church. The steeple did not provide AT&T with enough height to achieve its coverage objectives. See attached Exhibit F2 - Steeple RF Propagation Maps. Neither of the existing structures provided the height required by AT&T to meet its coverage objectives for the area. See Exhibit A - Co-location Opportunities. In addition, the landowner and AT&T, at the suggestion of the tower committee and in a proactive attempt to eliminate potential conflicts, pursued approval through MALPF so there would not be an issue with a telecommunications facility on preserved land. MALPF's approval was eventually granted after nearly two years of activity.***
2. Due to the location, elevation, engineering, technical feasibility or inability to obtain a lease or ownership of a location elsewhere, the construction of a tower at the proposed location is warranted;
- ***AT&T has exhausted all alternatives and in order to meet its coverage objectives must propose building a Tower.***
3. To the extent technically feasible, the tower has been designed to accommodate antennas of at least two other providers; and
- ***The proposed tower has been designed to accommodate up to four (4) carriers.***
4. The height of the tower is no higher than what is required to enable present and future co-location of other providers.
- ***The height of AT&T's proposed Tower is not higher than required to meet AT&T's coverage needs and should be satisfactory for future providers' co-location needs. AT&T Radio Frequency (RF) Engineers analyzed the antenna height required to meet its coverage needs. The RF Engineers prepared RF Propagation Maps using***

computer modeling to demonstrate existing coverage without its Tower and expected coverage with its antennas at centerline heights of 95' and 75'. The 95' antenna height achieved AT&T's coverage objective, while the 75' antenna height left gaps in coverage. See attached Exhibit G - RF Propagation Maps (AT&T Existing Coverage Without Site, AT&T Existing and Proposed Coverage with 95' RC and AT&T Existing and Proposed Coverage with 75' RC).

B. The Zoning Commissioner shall review the petitioner's submittal with regard to the legislative policy under Section 426.2.

C. In a residential or transitional zone, a tower shall meet the following additional requirements.

1. A petitioner shall have the burden of demonstrating that:
 - a. There is no available, suitable site for the tower in a medium or high intensity commercial zone, identifying with particularity any sites considered; or
 - ***There are no high-density commercially zoned properties within AT&T's targeted search area. There are medium-density commercially zoned properties within the targeted search area (east of the property). AT&T evaluated these parcels and found (1) they have a district designation of "Commercial Rural" which would require a Special Exception, and (2), the size of the parcels would not accommodate a tower setback of 200' from adjacent residential property lines, thus requiring a variance or multiple variances. There are medium-density commercially zoned properties (west of the proposed property). AT&T evaluated these properties as well, but confirmed that AT&T already has an existing site near Sunshine Avenue and Belair Road, which is south of those properties, and thus these properties would not work because of the proximity to the existing site. See attached Exhibit B - Zoning Maps.***
 - b. Due to topographical or other unique features, the proposed site is more consistent with the legislative policy under Section 426.2 than a site in an available medium or high intensity commercial zone.
 - ***As described in the section above, there are medium-density commercially zoned properties within the targeted search area (east of the property), but due to a unique feature of the properties (small size), a variance or multiple variances would be required to meet required tower setbacks.***

2. A tower in an R.C. Zone shall be located on a lot of at least five acres. In all other residential or transitional zones, a tower shall be located on a lot of at least three acres.

- ***The subject lot is 97.73 acres in size. The requested special exception area shall be 2,500 square feet.***

3. In granting a special exception, the Zoning Commissioner, or Board of Appeals upon appeal, shall impose conditions or restrictions as provided in Section 502.2. In addition, the Commissioner shall require that the tower be disguised as a structure or natural formation, such as a flagpole, steeple or tree, which is found, or likely to be found, in the area of the tower unless the Commissioner finds that the requirement is not reasonable or advisable for the protection of properties surrounding the tower.

- ***AT&T prepared a visual impact survey of the proposed Tower, which involved elevating a red, weather balloon at a height of 99' at the proposed Tower location and driving the surrounding area to take photos. A simulation of the proposed Tower was added to the photos, creating a photo-simulation. See attached Exhibit H - Photosimulations. While the proposed Tower is neutral in color, AT&T is willing to address community concerns seeking further blending with the surroundings.***

§ 426.10. Removal of towers.

A. The Code Official may issue a citation to the owner for removal of a tower, including all aboveground structures, equipment and paving, if:

1. The Code Official determines that the tower has not been in actual and continuous use for 12 consecutive months;
2. The owner has failed to correct an unsafe or hazardous condition under Section 426.8 within the time prescribed in a correction notice issued by the Code Official; or
3. The owner has notified the Code Official that use of the tower has terminated.

- ***AT&T will comply with these requirements.***

V. AT&T's proposal is consistent with § 502 of the Baltimore County Zoning Ordinance:

§ 502.1 Conditions determining granting of a special exception.

Before any special exception may be granted, it must appear that the use for which the special exception is granted will not:

- A. Be detrimental to the health, safety, or general welfare of the locality involved;

- B. Tend to create congestions in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;
- G. Be inconsistent with the purposes of the property's zoning classification nor in any way inconsistent with the spirit and intent of these zoning regulations;
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone.

- ***AT&T's proposed use will not contribute to any of the conditions outlined above in § 502.1.***

§ 502.7 Wireless Communication Towers.

- A. A special exception may not be granted for any wireless telecommunications tower over 200 feet in height which is within 1-1/2 miles of an existing district on the Baltimore County Final Historic Landmarks list or any of the following historical districts on the National Register of Historic Places, namely, Oella, My Lady's Manor, Western Run, Worthington Valley, Greenspring Valley, Corbett and Long Green Valley, unless the Zoning Commissioner or the Board of Appeals, upon appeal, finds that the proposed use will not be detrimental to or materially detract from the documented values of any such district due to the height of the proposed tower and its placement and visibility relative to such district.

- ***AT&T's proposed wireless telecommunications tower is less than 200 feet and therefore is not subject to the provisions provided above in § 502.7A.***

B. Towers within scenic viewshed.

1. A Special exception may not be granted for a wireless telecommunications tower located in an RC-2, RC-3, RC-4, RC-5, RC-6 or RC-7 Zone within a scenic viewshed unless the Zoning Commissioner finds that the proposed tower will not interfere with or be detrimental to the scenic viewshed elements.

2. The Zoning Commissioner shall determine interference or detriment based upon substantial evidence, comparing the scenic viewshed elements to the proposed tower location, in order to determine whether the proposed tower

Over 25 years experience

blocks any scenic viewshed elements or is not visually in harmony with any scenic viewshed elements when the elements and the tower can be seen simultaneously.

3. The Zoning Commissioner may also consider whether public funds have been spent acquiring easements or entering into other agreements to minimize development or protect aesthetics in areas immediately adjacent to the proposed tower and whether other public or private agreements exist to minimize development or protect aesthetics in areas immediately adjacent to the proposed tower.

a. Except as provided in this paragraph, the presence of the easements and agreements may be probative of the possible interference of the proposed tower with scenic viewshed elements.

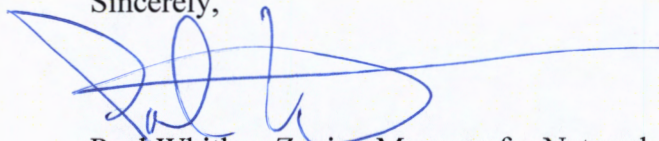
b. The absence of the easements and agreements may not be probative of the possible interference of the proposed tower with scenic viewshed elements.

- ***AT&T's proposed wireless telecommunications tower is not located within a scenic viewshed and therefore is not subject to the provisions outlined above in § 502.7B.***

VI. Conclusion

AT&T respectfully requests that you find this application meets the County's objectives as set out in Section 426 of the Baltimore County Zoning Regulations for the construction of a new telecommunications facility. If you need further information, please do not hesitate to call me at (443)752-0338.

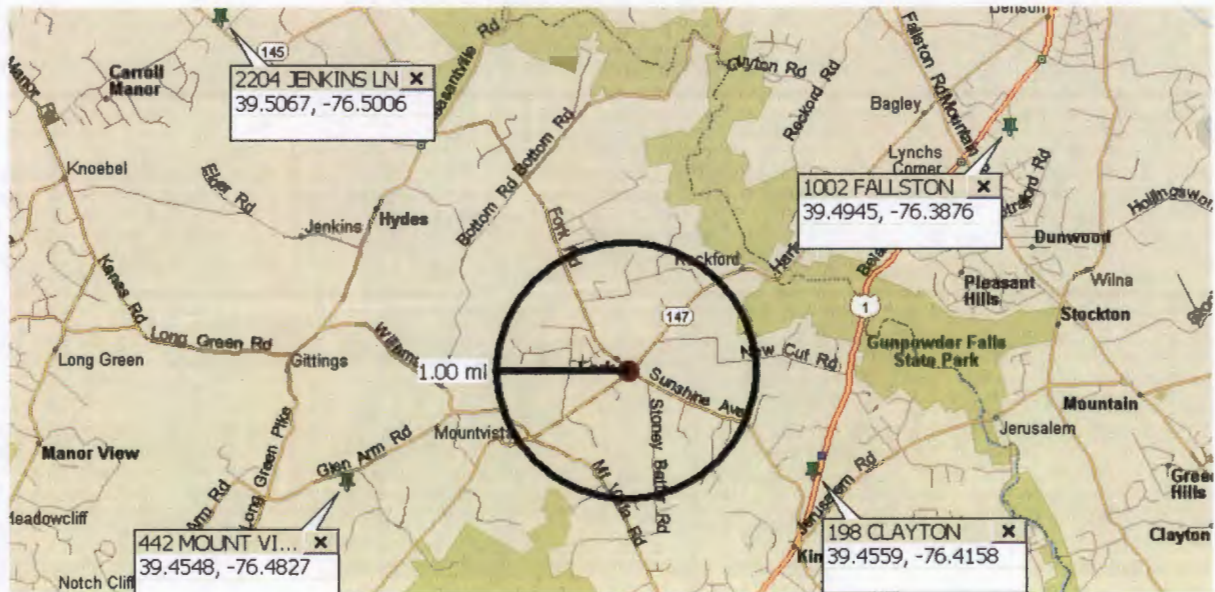
Sincerely,



Paul Whitley, Zoning Manager for Network Building and Consulting, LLC, on behalf of AT&T Mobility LLC

EXHIBIT A - CO-LOCATION OPPROTUNITUES

ONE MILE RADIUS MAP FROM CENTER OF SEARCH RING & EXISTING AT&T SITES



EXISTING STRUCTURES WITHIN ONE MILE RADIUS



FORK METHODIST EPISCOPAL CHURCH – 35' STEEPLE



MEDLEY PROPERTY – 40' SILO



EXHIBIT B - ZONING MAPS

The zone of the property to be used for this site is RC2.



There are no high-density commercially zoned properties within the search ring. There are medium-density commercially zoned properties within the search ring (east of the proposed property), but the parcels have a district designation of "Commercial Rural" which would require a Special Exception. Additionally, the size of the parcels would not accommodate a tower setback of 200' from adjacent residential property lines, thus requiring a variance or multiple variances.

There are medium-density commercially zoned properties (west of the proposed property) but AT&T already has an existing site (near Sunshine Avenue and Belair Road) which is south of those properties.

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: December 9, 2011

TO: Colleen Kelly, Development Manager
Department of Permits and Development Management

FROM: The Tower Review Committee 

SUBJECT: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

The Tower Review Committee (TRC) met with representatives of AT&T Wireless on October 25, 2011, to discuss their updated application package, submitted to the TRC on October 3, 2011. AT&T's initial application for the construction of a new, permanent telecommunications tower, with a proposed overall height of 95 ft, was previously reviewed by the TRC on April 28, 2009. The structure is to be located on private property owned by James Ralph Medley, in Council District #3. This recommendation supersedes the TRC's previous recommendation for this AT&T site, dated July 29, 2011.

Pursuant to AT&T's revised application, the TRC is submitting the following advisory comments to the Development Review Committee (DRC), in accordance with Section 426 of the Baltimore County Zoning Regulations:

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

Findings:

AT&T has provided the TRC with all requested information to effectively demonstrate that no other co-location opportunities exists, in or around their search ring, that would suffice in providing AT&T their required coverage in the intended area. The overall height of the new monopole tower structure, as planned by AT&T, is 99 ft above ground level, which includes a 4 ft lightning rod and all other appurtenances.

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

Findings:

AT&T has shown in supplemental drawings submitted to the TRC along with their application that in addition to AT&T's [antennas], to be positioned at the top 95 ft RC, the proposed monopole tower will be constructed to support [antennas] for at least two (2) future co-locators, for the tower structure's total support of at least three wireless

Subject: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

12/9/2011

service providers. Further, it appears that AT&T's planned fenced compound, sized at 50'x50', will provide suitable equipment space for AT&T and at least two (2) possible future co-locators.

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

Findings:

The proposed site is in an RC-2 (Agricultural) zoned location, with adjacent property zoning of RC-2 and RC-5 (Rural Residential), and will require a hearing for Special Exception according to Baltimore County Zoning Regulation - Section 426.5.

AT&T's representative, Mr. Greg Rapisarda, informed the TRC that the Maryland Agricultural Land Preservation Foundation (MALPF) had granted an exemption for property upon which to construct the monopole and an access path to it from New Cut Road.

The TRC had requested that AT&T, as soon as possible, submit proof of their MALPF filing and outcome; however, it should be noted that the request was satisfied on 11/21/2011, when AT&T forwarded to the TRC via email, a copy of a letter from MALPF to Mr. Rapisarda, showing that the release of the property was approved on 10/26/2011.

Per construction drawings, aerial photography, and other information presented to the TRC by AT&T, there are no [off-site] residential dwellings within 500 ft of AT&T's proposed tower site, with the exception of the residence on the subject parcel.

➤ *Located and designed to minimize its visibility from residential and transitional zones.*

Findings:

Based on the site survey, photo simulations presented by AT&T, and the site inspection by the TRC and their consultants, the proposed monopole designed telecommunications tower will be visible from both Sunshine Ave and New Cut Road, and to residents living along those roads.

The TRC has no concerns with the proposed design of AT&T's tower; however, it was recommended by the TRC that in the event the community would have objections to the visual impact of the current monopole and request improved minimization, then AT&T should consider disguising or redesigning the structure. AT&T agreed with the TRC's recommendation and plans to work out any visual impact issues, if they arise, with the community.

Subject: New Tower Application – Revised Recommendation

12/9/2011

Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

Conclusion

[The TRC agrees, based on the applicant's presentation and burden of proof via the submitted documentation, that they have effectively demonstrated existing coverage deficiencies in their target area. Additionally, AT&T has satisfactorily supported their need for a new tower, to be constructed at the location of 6850 Sunshine Ave, Kingsville, MD 21087, which will allow for improved coverage to areas of Hydes and Kingsville, as well as areas of Glen Arm and Baldwin, in the forms of both emergency and non-emergency communications. Therefore, the TRC deems the proposed AT&T site as necessary.]

Recommendation

The Tower Review Committee, by a unanimous decision, recommends the construction of a new 95 ft AT&T telecommunications tower (with a 4 ft lighting rod included in the overall height of 99 ft), in the location as proposed by AT&T; conditioned upon: AT&T fulfilling their agreement to submit as soon as possible to the TRC, Appendixes A and B of the TRC application, in order to complete all of the requirements of Section 426.

The TRC also requests that the advisory comments provided herein be forwarded to the Development Review Committee for further processing.

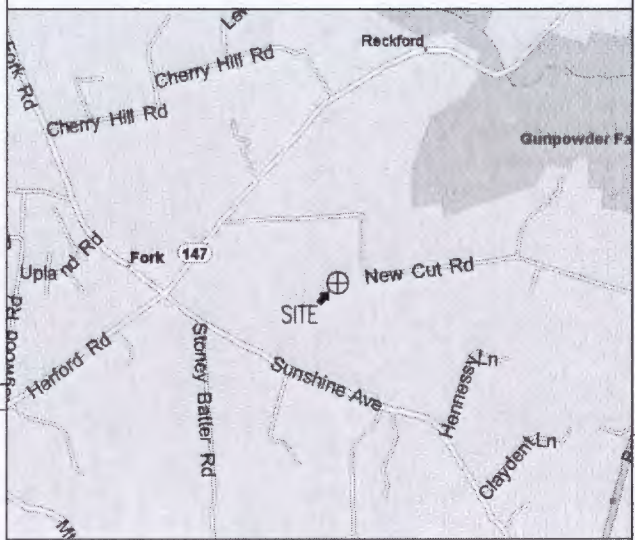
Tower Review Committee

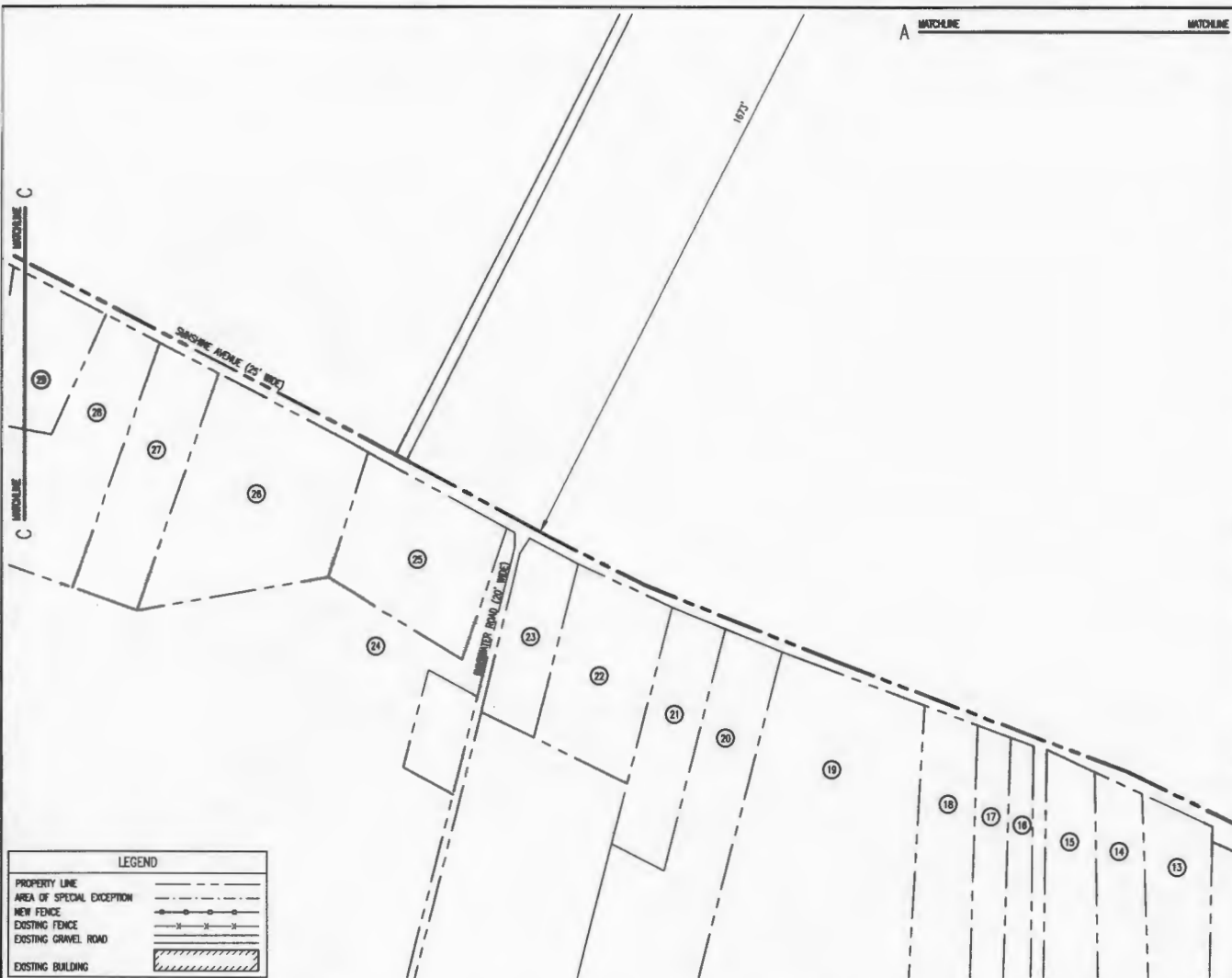
Richard A. Bohn, Tower Coordinator
Curtis Murray, Office of Planning
Harry Wujek, Community Member TRC
Richard Sterba, OIT Representative

CC: Greg Rapisarda, Saul Ewing c/o AT&T
Linda Flannery-Liebermann, Bechtel c/o AT&T
Sabrina Chase, ACA, Baltimore County Office of Law
Robert Stradling, Director, Baltimore County Office of Information Technology
Baltimore County [Cell Tower] Liaison

02-29-12 DAVID 14:28:53 Y:\Drawings - 2009\AT&T\Rowland\Stoney Batter-C. Medley Property II - 10099576_3107\Zoning - Rev. 3 - 2012-02-29\T1.dwg

EXHIBIT D - ZONING DRAWINGS

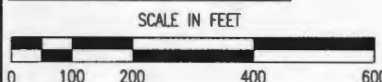
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SCOPE OF WORK: INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY ON A PORTION OF THE PROPERTY CONTAINING A 99' TOWER STRUCTURE, WHICH INCLUDES A 95' MONOPOLE FOR ANTENNAS AND A 4' LIGHTNING ROD. THE TOWER STRUCTURE AND A EQUIPMENT SHELTER WILL BE LOCATED WITHIN A 2,500 SF COMPOUND SURROUNDED BY A BOARD ON BOARD WOOD FENCE.																																																		
PROPERTY OWNER NAME: JAMES RALPH MEDLEY																																																		
SITE & MAILING ADDRESS: 6850 SUNSHINE AVE KINGSVILLE, MD 21087																																																		
LATITUDE: N 38° 25' 7.89" NAD 83																																																		
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GROUND ELEVATION: 480'																																																		
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NAME OF APPLICANT: NEW CINCULAR WIRELESS PCS LLC d/b/a AT&T MOBILITY																																																		
UTILITY INFORMATION																																																		
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TELECOM: VERIZON (800) 483-5000																																																		
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				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 NUMBER 24552, EXPIRATION DATE 11/12/13.																																														



- 1 6800 SUNSHINE AVENUE
JAMES BAUMANN
TAX ACT # 13000048
ZONING DISTRICT: RC-2
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 17
SUBJECT TO COVENANTS AND CONDITIONS
DEVELOPED IN AN AGRICULTURAL
PRESERVATION EASEMENT
LIBER 1973 FOLIO 295
(P. 87 NO. 138)
- 2 6800 NEW CUT ROAD
ADRIAN S. & HILDEE E. HUGHES
TAX ACT # 23000028
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
LOT 6
P. 87 NO. 138
- 3 6800 NEW CUT ROAD
JOHN V. SERRANO, JR.
PATRICIA A. SERRANO
TAX ACT # 13000047
ZONING DISTRICT: RC-2 & RC-5
LIBER 1989 FOLIO 723
P. 87 NO. 138
- 4 6800 NEW CUT ROAD
BARNABAS J. & KATHLEEN R. SCHNEIDER
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 11
- 5 6800 NEW CUT ROAD
ROBERT W. & ETHEL W. BRYER
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 13
- 6 NEW CUT ROAD
CHARLES F. & DANIEL M. VINCH
TAX ACT # 13000031
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 24
- 7 6800 NEW CUT ROAD
KATHLEEN LINDA HUSTON
& FOWARD T. HUSTON
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 25
- 8 6800 NEW CUT ROAD
SOUTHERN, LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 27
- 9 6800 NEW CUT ROAD
CLAYTON IRREVOCABLE TRUST
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 142
- 10 NEW CUT ROAD
BRIAN B. & BRENDA L. LAUDERDALE
TAX ACT # 13000030
ZONING DISTRICT: RC-2 & RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 47
- 11 6800 SUNSHINE AVENUE
ROBERT J. & BERNARD HOGAN
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 PARCEL 128
- 12 6800 SUNSHINE AVENUE
MATTHEW JAY & DANIEL T. MORRISON
TAX ACT # 23000030
ZONING DISTRICT: RC-5
LIBER 1989 FOLIO 118
TAX MAP 54 GRID 18 PARCEL 207
- 13 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 18
- 14 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 19
- 15 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 20
- 16 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 21
- 17 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 22
- 18 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 23
- 19 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 24
- 20 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 25
- 21 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 26
- 22 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 27
- 23 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 28
- 24 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 29
- 25 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 30
- 26 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 31
- 27 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 32
- 28 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 33
- 29 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 34
- 30 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 35
- 31 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 36
- 32 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 37
- 33 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 38
- 34 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 39
- 35 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 40
- 36 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 41
- 37 6800 SUNSHINE AVENUE
HENRIK F. PROPERTIES LLC
TAX ACT # 13000030
ZONING DISTRICT: RC-5
LIBER 2549 FOLIO 0008
TAX MAP 54 GRID 18 PARCEL 42

LEGEND

- PROPERTY LINE
- AREA OF SPECIAL EXCEPTION
- NEW FENCE
- EXISTING FENCE
- EXISTING GRAVEL ROAD
- EXISTING BUILDING



PART SITE PLAN
SCALE: 1"=200' - 11'x17"
SCALE: 1"=100' - 24'x36"

BC architects engineers

5608 COLLIER PARK, SUITE 101
FALLS CHURCH, VA 22041-2880
TEL: (703) 871-8000
FAX: (703) 871-8300

**STONEY BATTER MEDLEY
PROPERTY II
10099576_3107**

6850 SUNSHINE AVE
KINGSVILLE, MD 21087

at&t

7130 STRAND RD
HAGERSTOWN, MD 21079

01-27-12	SPECIAL EXCEPTION	DR	COM	COM
01-27-12	SPECIAL EXCEPTION	DR	COM	COM
01-11-11	CHANGED TO SHELTER	GMW	COM	COM
03-18-09	FINAL ZONING DRAWINGS	AMS	COM	BMQ
03-12-09	PRELIMINARY ZONING DRAWINGS	SB	COM	BMQ
NO.	DATE	REVISIONS	BY	CHK
SCALE:	AS SHOWN	DESIGNED: B. QUINN	DRAWN:	GMW

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 NUMBER 24552, EXPIRATION DATE 11/17/13.



**BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA**

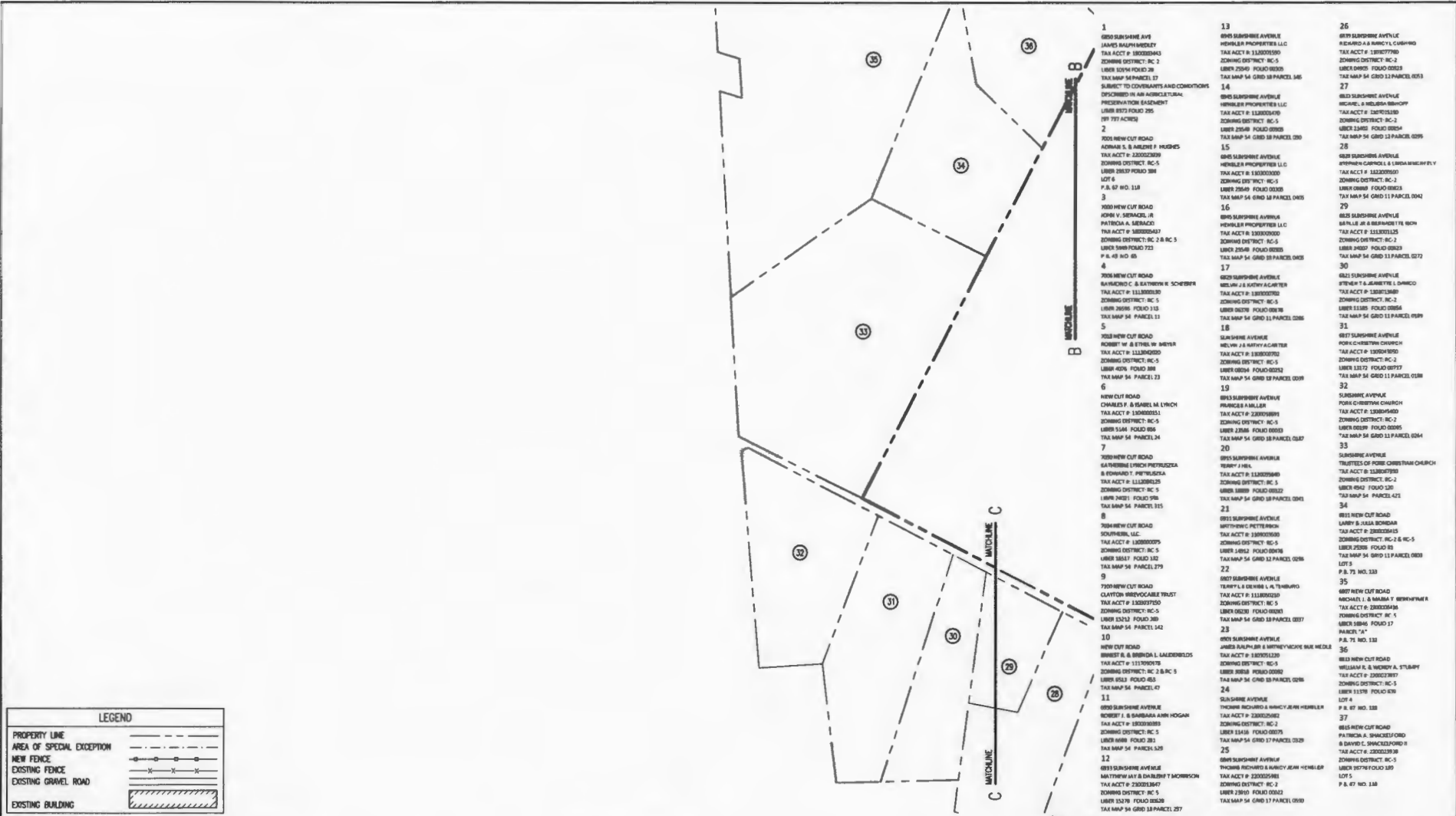
PART SITE PLAN

DRAWING NUMBER: **A-2**

REV: **3**

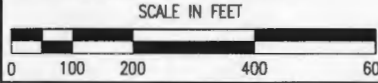
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03-05-12 DAVID 14:37:36



LEGEND

- PROPERTY LINE
- AREA OF SPECIAL EXCEPTION
- NEW FENCE
- EXISTING FENCE
- EXISTING GRAVEL ROAD
- EXISTING BUILDING



PART SITE PLAN
 SCALE: 1"=200' - 11"x17"
 SCALE: 1"=100' - 24"x36"

BC architects engineers

8080 COLUMBIA PIKE, SUITE 101
 FALLS CHURCH, VA 22041-3008
 TEL: (703) 871-6000
 FAX: (703) 871-6300

**STONEY BATTER_MEDLEY
 PROPERTY II
 10099576_3107**

6850 SUNSHINE AVE
 KINGSVILLE, MD 21087

at&t

7100 STANBURY DR
 HANOVER, MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	01-27-12	SPECIAL EXCEPTION	DR	COM	COM
2	01-27-12	SPECIAL EXCEPTION	DR	COM	COM
1	01-11-11	CHANGED TO SHELTER	GMW	COM	COM
0	03-18-09	FINAL ZONING DRAWINGS	AMS	COM	BMQ
A	03-12-09	PRELIMINARY ZONING DRAWINGS	SB	COM	BMQ

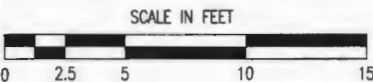
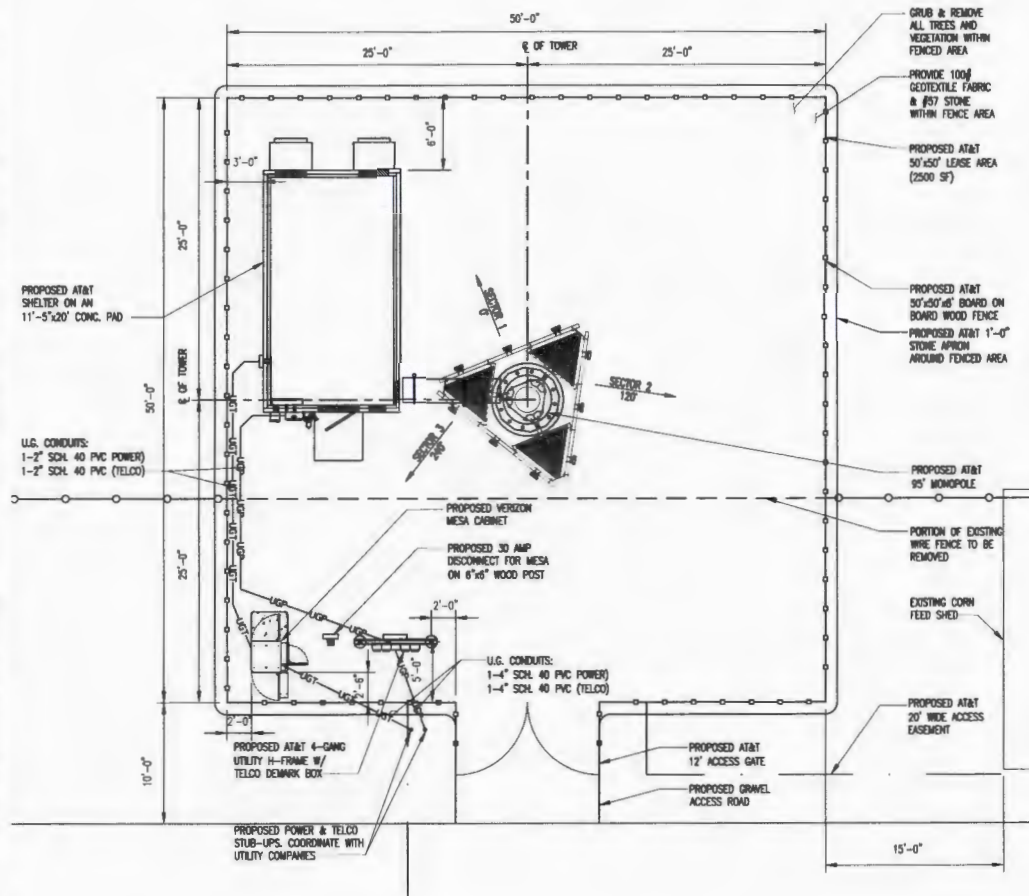
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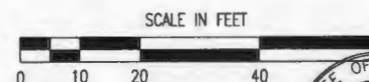
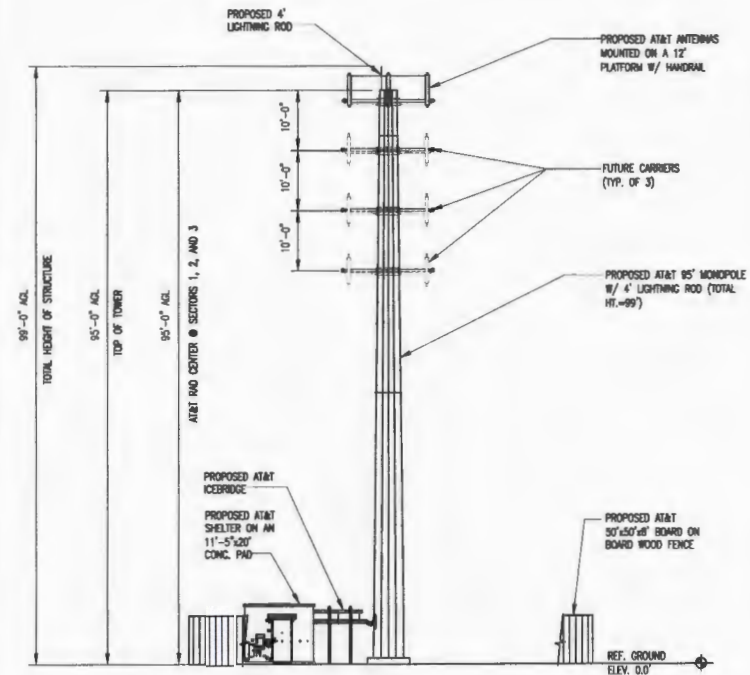
**BC ARCHITECTS ENGINEERS
 FALLS CHURCH, VA**

PART SITE PLAN

DRAWING NUMBER	REV
A-3	3



COMPOUND PLAN 1
SCALE: 1"=5'



ELEVATION 2
SCALE: 1"=20'

BC
architects
engineers

3000 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-3008
TEL: (703) 871-6000
FAX: (703) 871-6300

**STONEY BATTER MEDLEY
PROPERTY II
10099576_3107**
6850 SUNSHINE AVE
KINGSVILLE, MD 21087



7150 SHIMMARD DR
HUNTER, MD 21076

3.	01-27-12	SPECIAL EXCEPTION	DR	CDM	COM
2.	01-27-12	SPECIAL EXCEPTION	DR	CDM	COM
1.	01-11-11	CHANGED TO SHELTER	GMW	CDM	COM
0.	03-18-09	FINAL ZONING DRAWINGS	AMS	CDM	BMQ
A.	03-12-09	PRELIMINARY ZONING DRAWINGS	SD	CDM	BMQ
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED: B. QUINN	DRAWN:	GMW	

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 24552, EXPIRATION DATE 11/17/13.



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

COMPOUND PLAN & ELEVATION

DRAWING NUMBER
A-4



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2011-AEA-1526-OE

Issued Date: 06/09/2011

Keith Wiggins
PPL Electric Utilities
2 N. Ninth Street
Allentown, PA 18101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Transmission Line #13, 47631N28709
Location:	Hazleton, PA
Latitude:	40-56-30.61N NAD 83
Longitude:	76-01-31.84W
Heights:	105 feet above ground level (AGL) 1793 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/09/2012 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

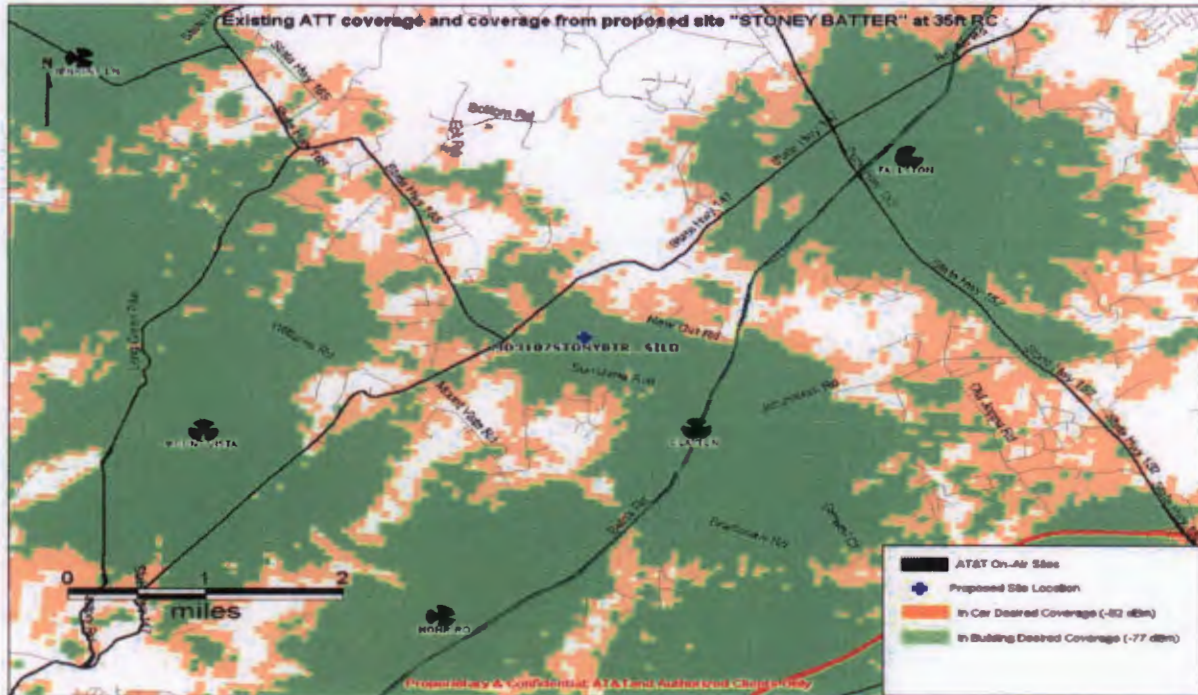
If we can be of further assistance, please contact our office at (718) 553-4542. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-AEA-1526-OE.

Signature Control No: 141781882-144301384
Katie Venticinque
Specialist

(DNE)

EXHIBIT F1 - SILO RF PROPAGATION MAPS

Existing Coverage and Proposed Coverage with a 35' RC (40' Silo with Flush Mount Antennas)



Existing Coverage and Proposed Coverage with a 55' RC (40' Silo with 15' Pole Mounts)

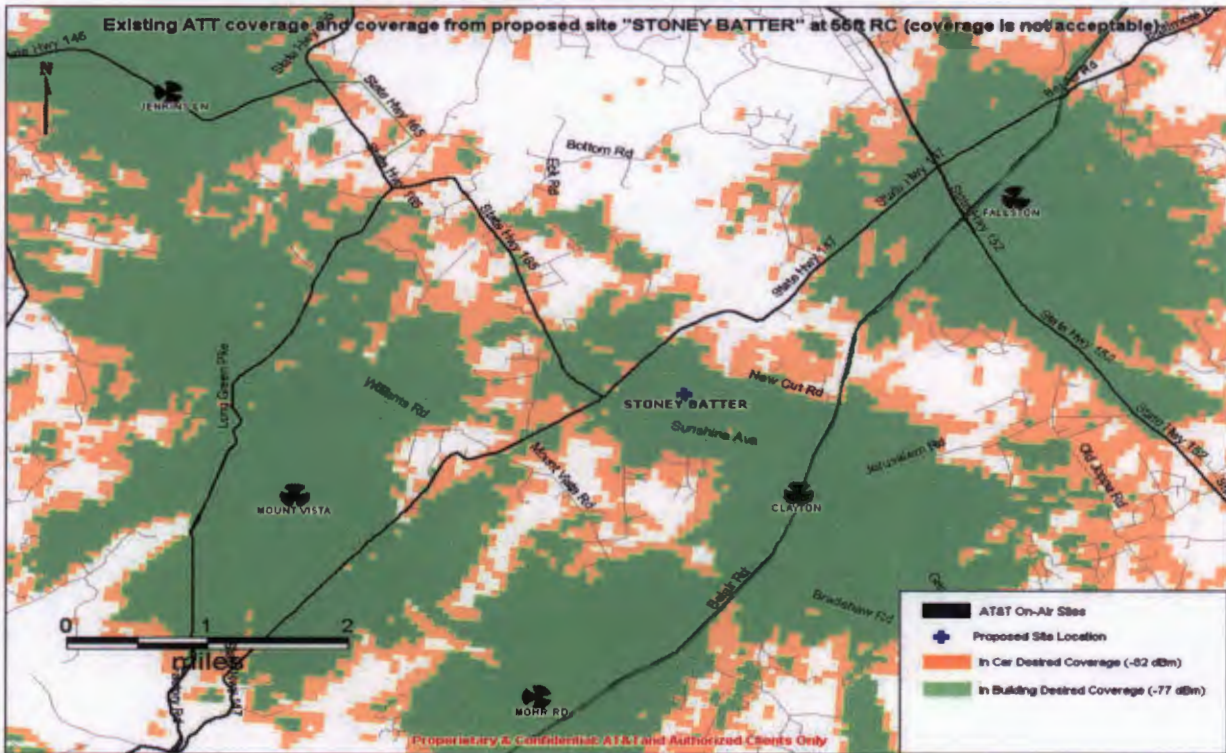
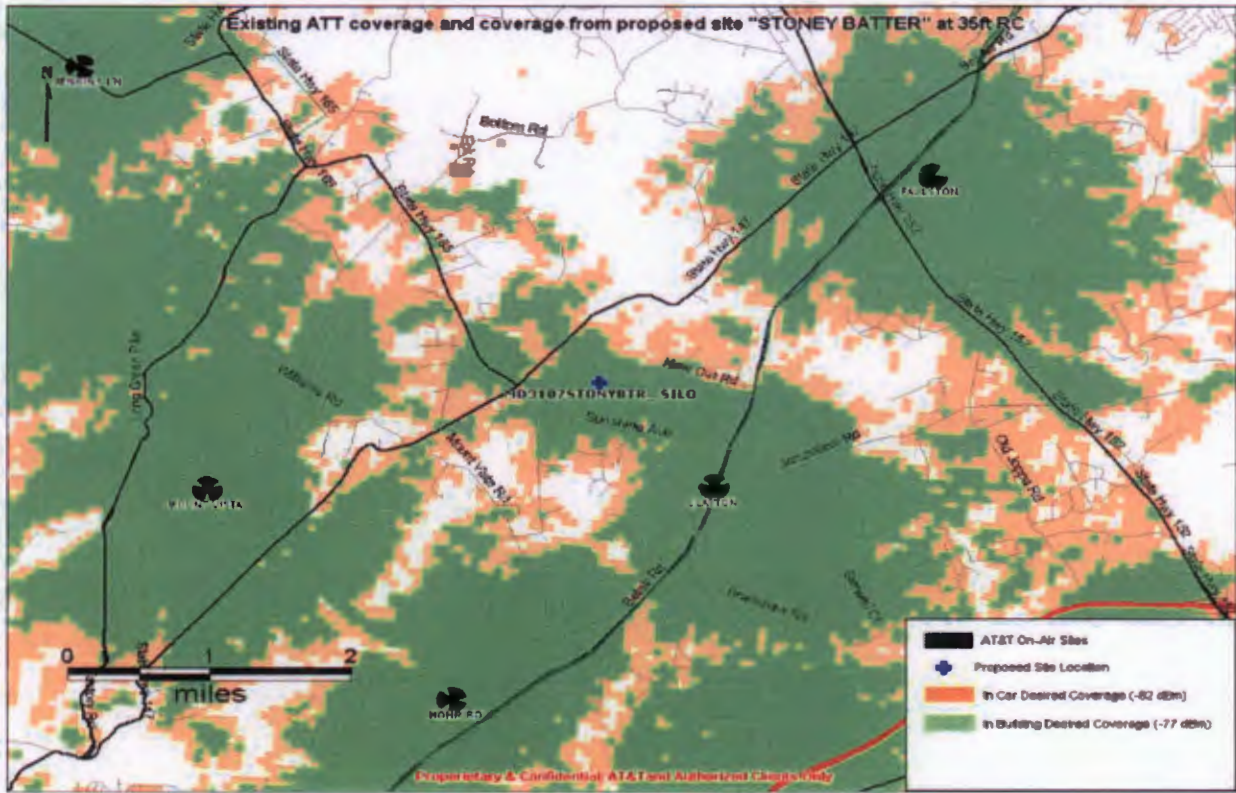


EXHIBIT F2 - STEEPLE RF PROPAGATION MAPS

Existing Coverage and Proposed Coverage with a 35' RC (Church)



Existing Coverage and Proposed Coverage with a 65' RC (Church Steeple Replacement)

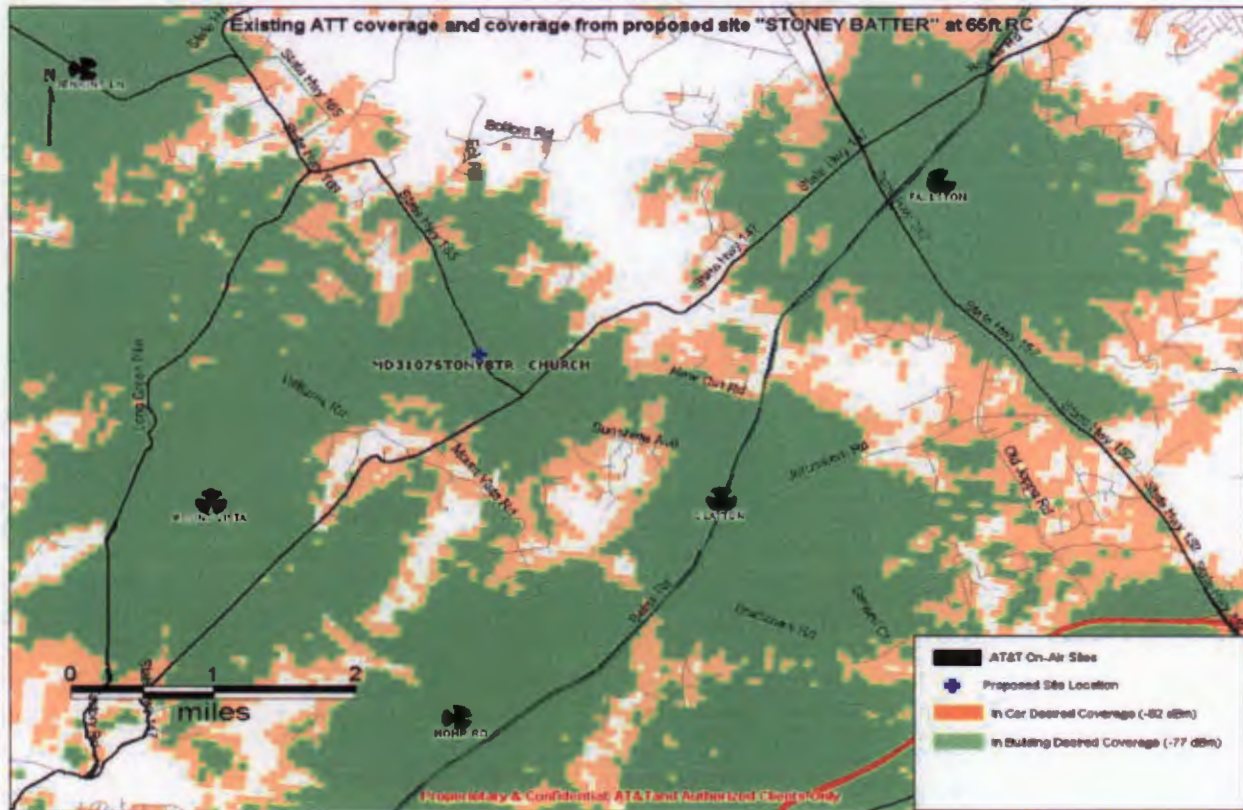
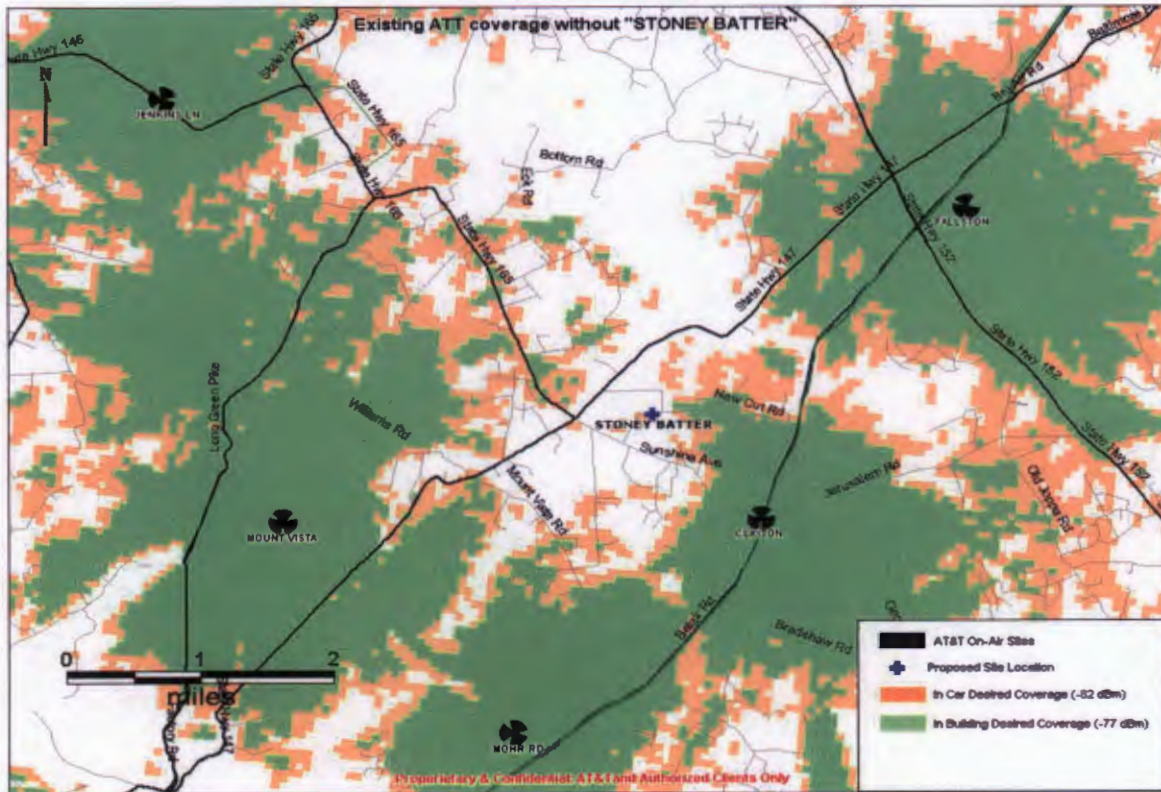
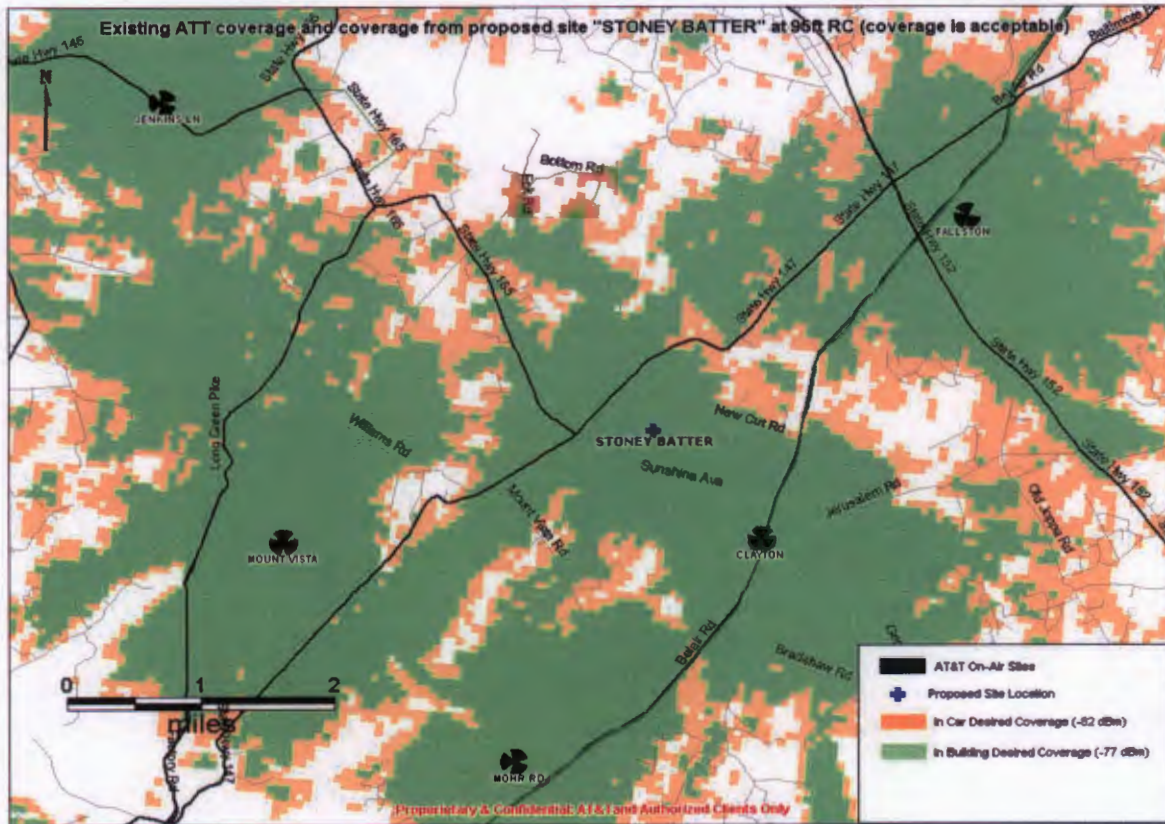


EXHIBIT G - RF PROPAGATION MAPS

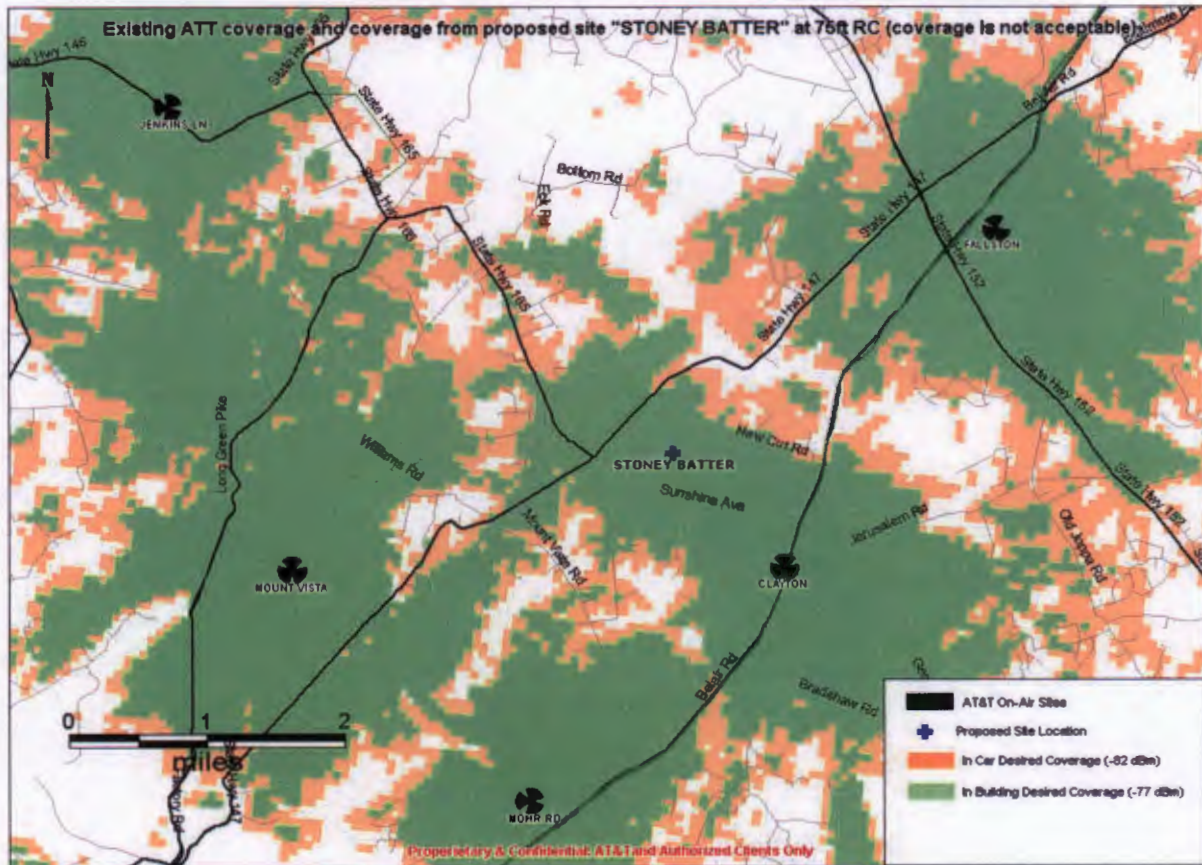
AT&T's Existing Coverage



AT&T's Existing Coverage and Proposed Coverage with a 95' RC (monopole)



AT&T's Existing Coverage and Proposed Coverage with a 75' RC (monopole)





Stoney Batter_Medley Property II

10099576-3107

6850 Sunshine Ave., Kingsville, MD 21057

**99ft. Monopole
Not Visible**

View from Fork Rd. & Upland Rd.
approx. 4,220ft. west-northwest of site



 **at&t**
Stoney Batter_Medley Property II
10099576-3107
6850 Sunshine Ave., Kingsville, MD 21087
99ft. Monopole
Not Visible
View from Hartford Rd. & New Cut Rd.
approximately 2,125ft. northwest of site



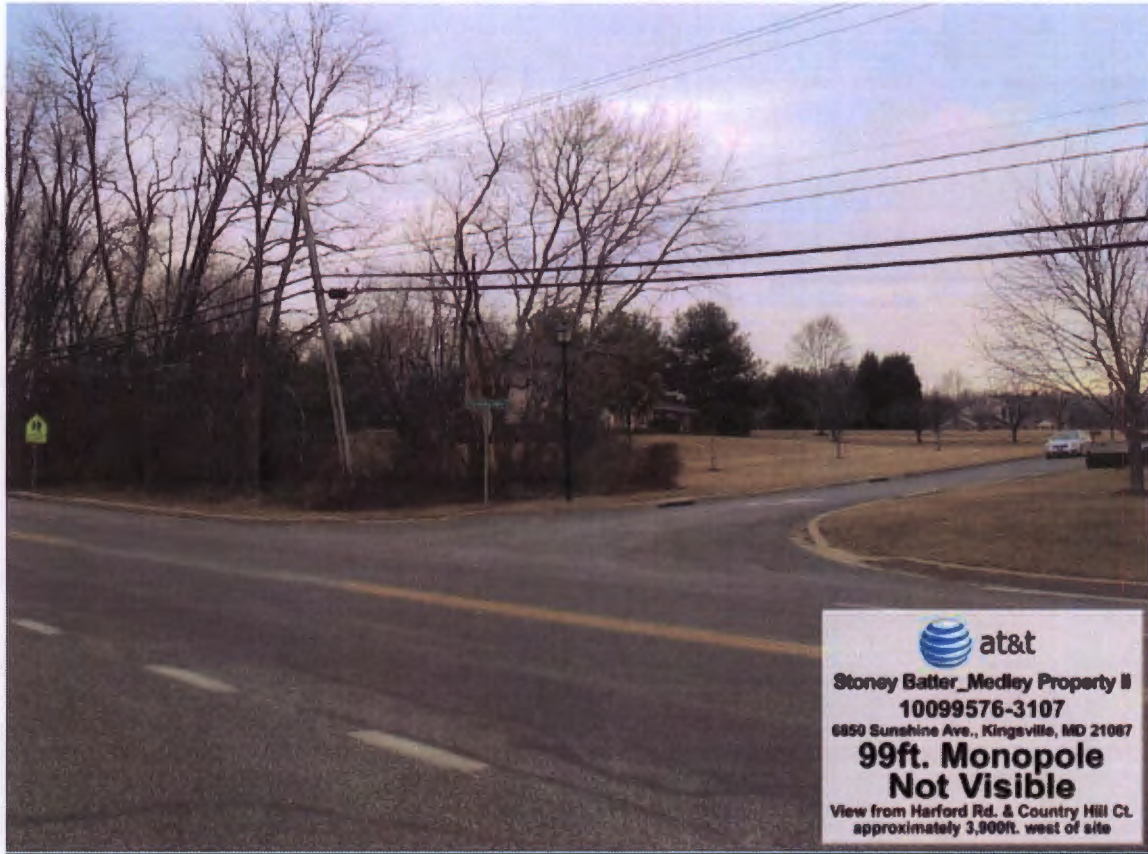
Stoney Battor_Medley Property II

10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Harford Rd. & Fork Rd.
approximately 3,000ft. west of site



Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Harford Rd. & Country Hill Ct.
approximately 3,900ft. west of site



Stoney Batter_Medley Property II
10099576-3107

6860 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Country Hill Court
approx. 3,675ft. west-southwest of site

99ft. Balloon Test



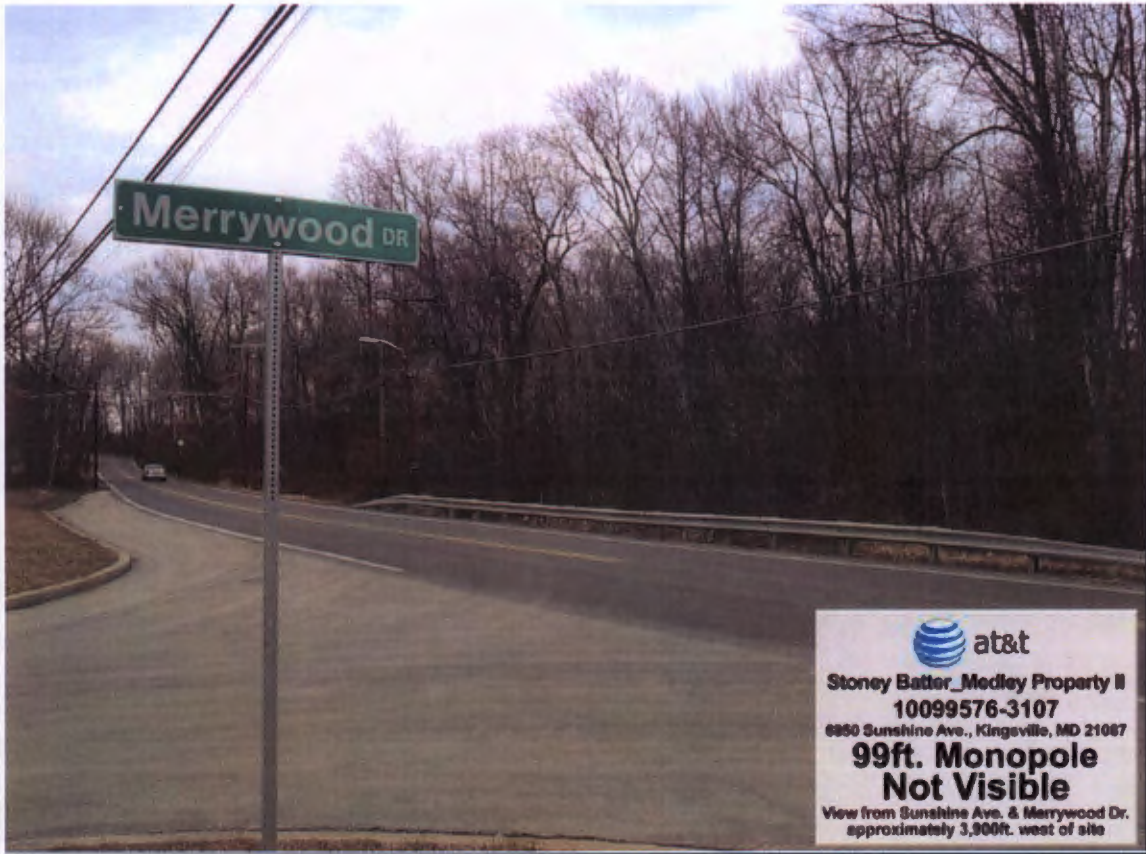
Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingville, MD 21087

99ft. Monopole Simulation

View from Sunshine Avenue
approximately 1,700ft. southwest of site

GOULD DIGITAL IMAGING





Stoney Batter_Medley Property II
10099576-3107

6880 Sunshine Ave., Kingville, MD 21087

99ft. Monopole
Not Visible

View from Hennessy Lane
approximately 2,770ft. southeast of site



2005.01.01 DIGITAL IMAGING



Stoney Batter_Medley Property II
10099576-3107

6868 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Simulation**

View from New Cut Road
approximately 3,150ft. east of site



99ft. Balloon Test



Stoney Batter_Medley Property II
10099576-3107
6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Simulation**

View from New Cut Road
approximately 680ft. east of site

GOULD DIGITAL IMAGING



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76137

Aeronautical Study No.
2011-AEA-1526-OE

Issued Date: 06/09/2011

Keith Wiggins
PPL Electric Utilities
2 N. Ninth Street
Allentown, PA 18101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Transmission Line #13, 47631N28709
Location:	Hazleton, PA
Latitude:	40-56-30.61N NAD 83
Longitude:	76-01-31.84W
Heights:	105 feet above ground level (AGL) 1793 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part I)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part II)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/09/2012 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO

SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

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

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

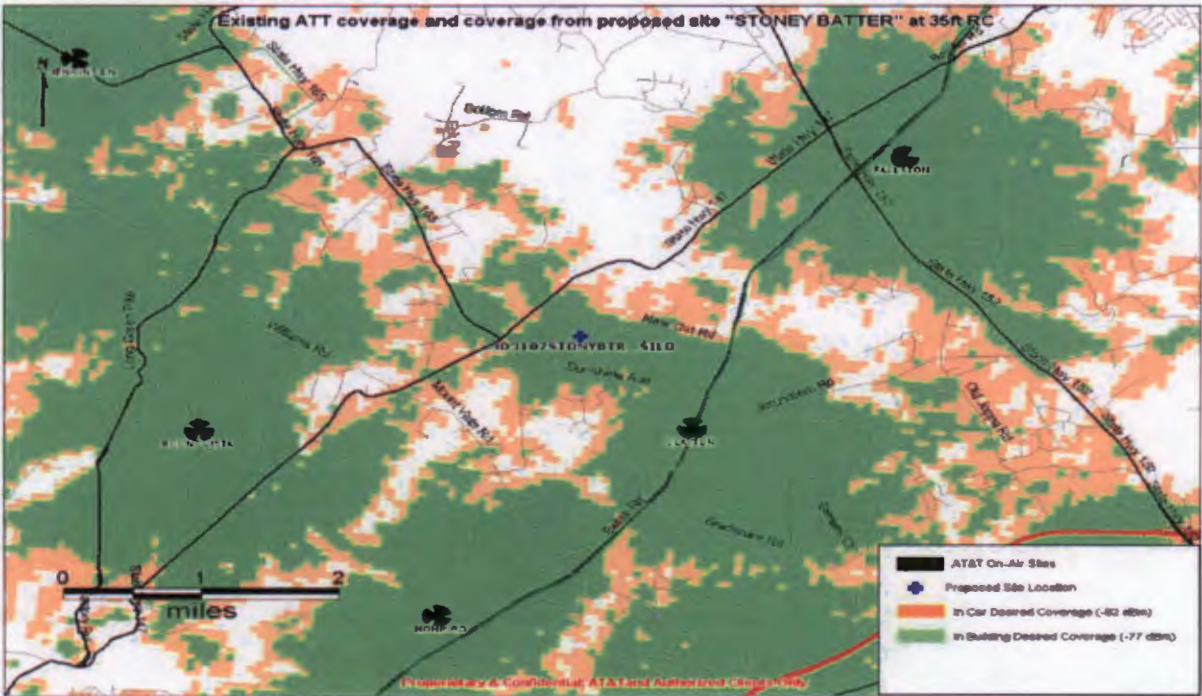
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Signature Control No: 141781882-144301384
Katie Venticinque
Specialist

(DNE)

EXHIBIT F1 - SILO RF PROPAGATION MAPS

Existing Coverage and Proposed Coverage with a 35' RC (40' Silo with Flush Mount Antennas)



Existing Coverage and Proposed Coverage with a 55' RC (40' Silo with 15' Pole Mounts)

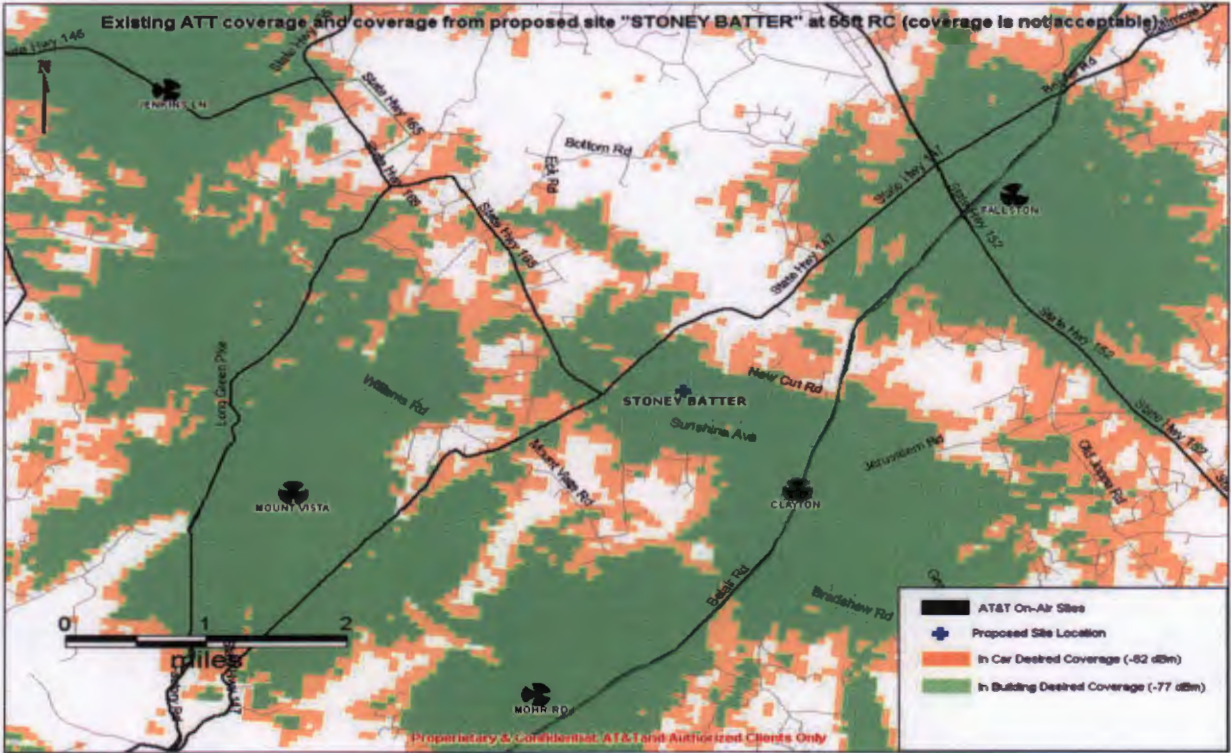
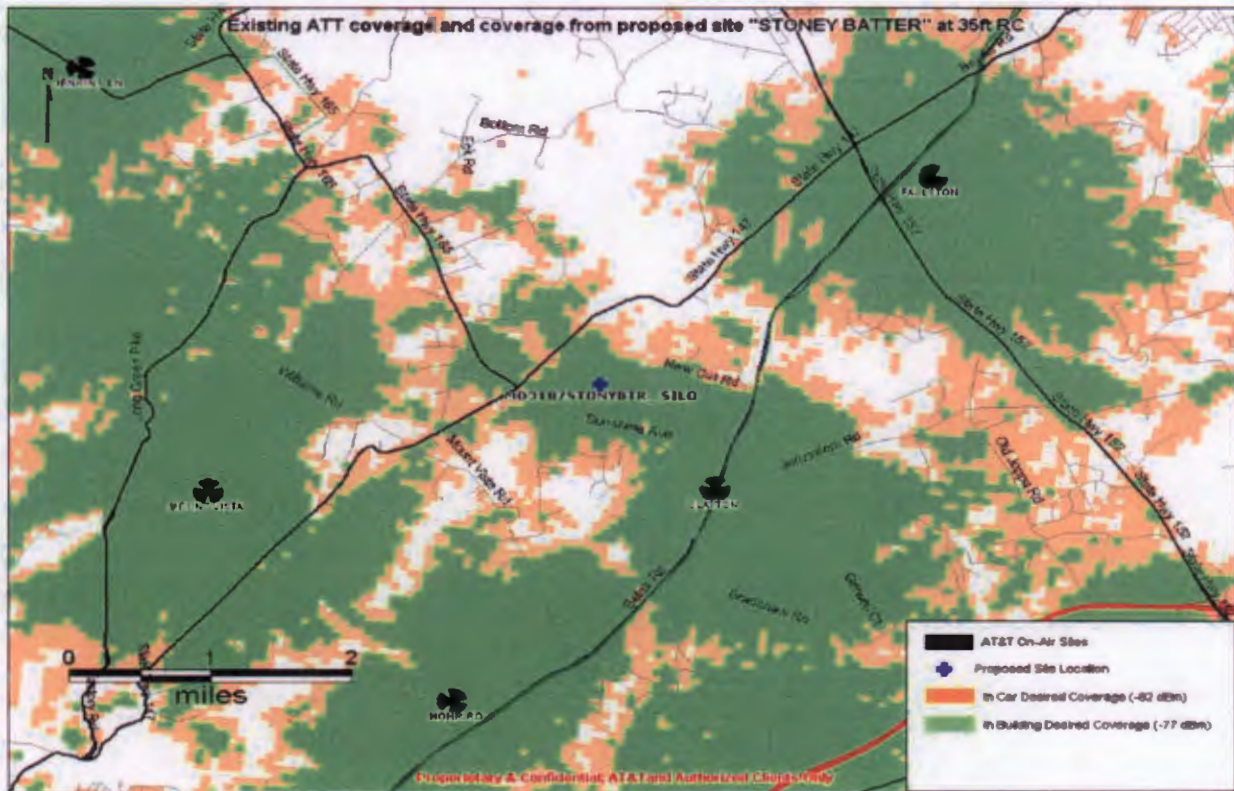


EXHIBIT F2 - STEEPLE RF PROPAGATION MAPS

Existing Coverage and Proposed Coverage with a 35' RC (Church)



Existing Coverage and Proposed Coverage with a 65' RC (Church Steeple Replacement)

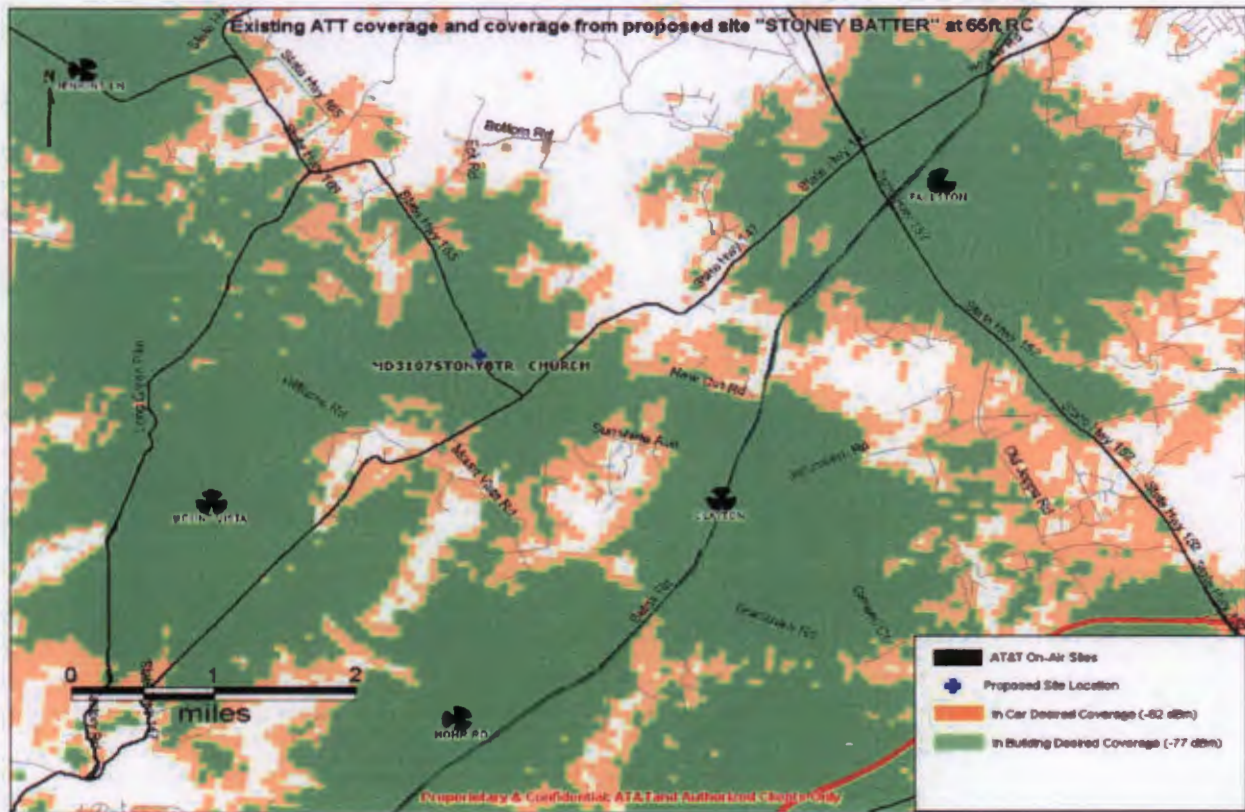
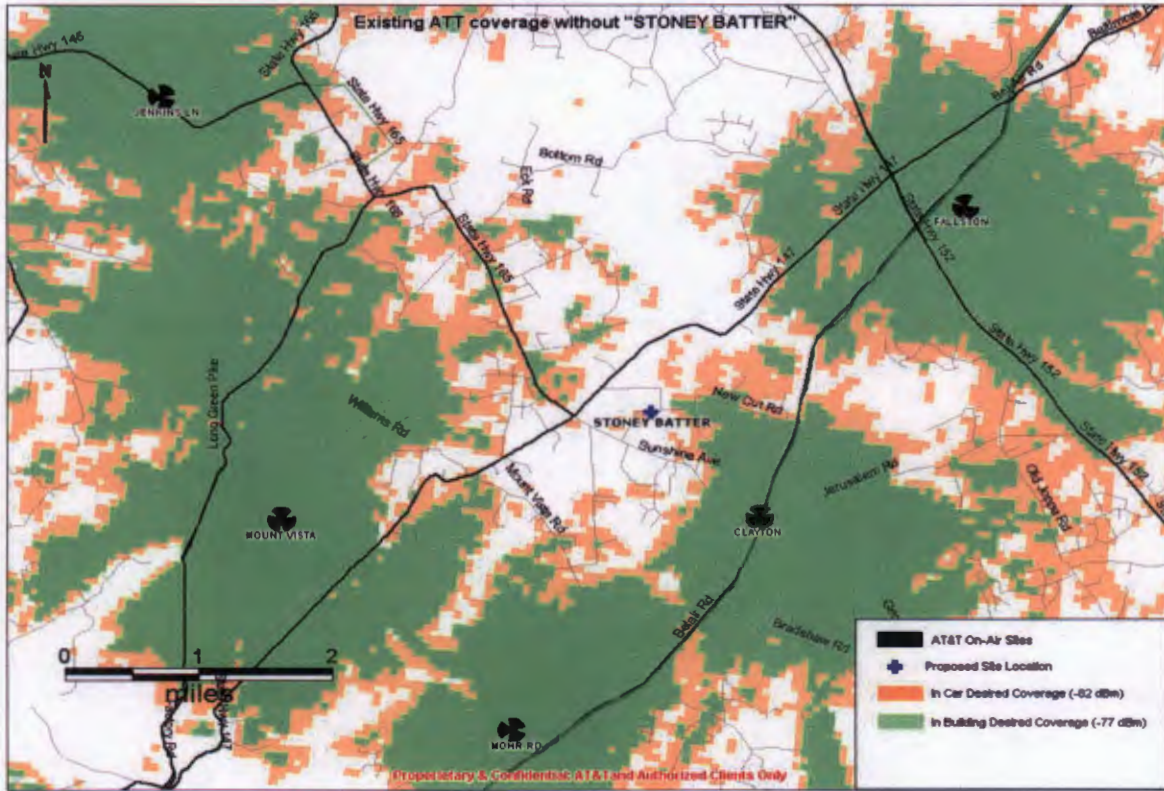
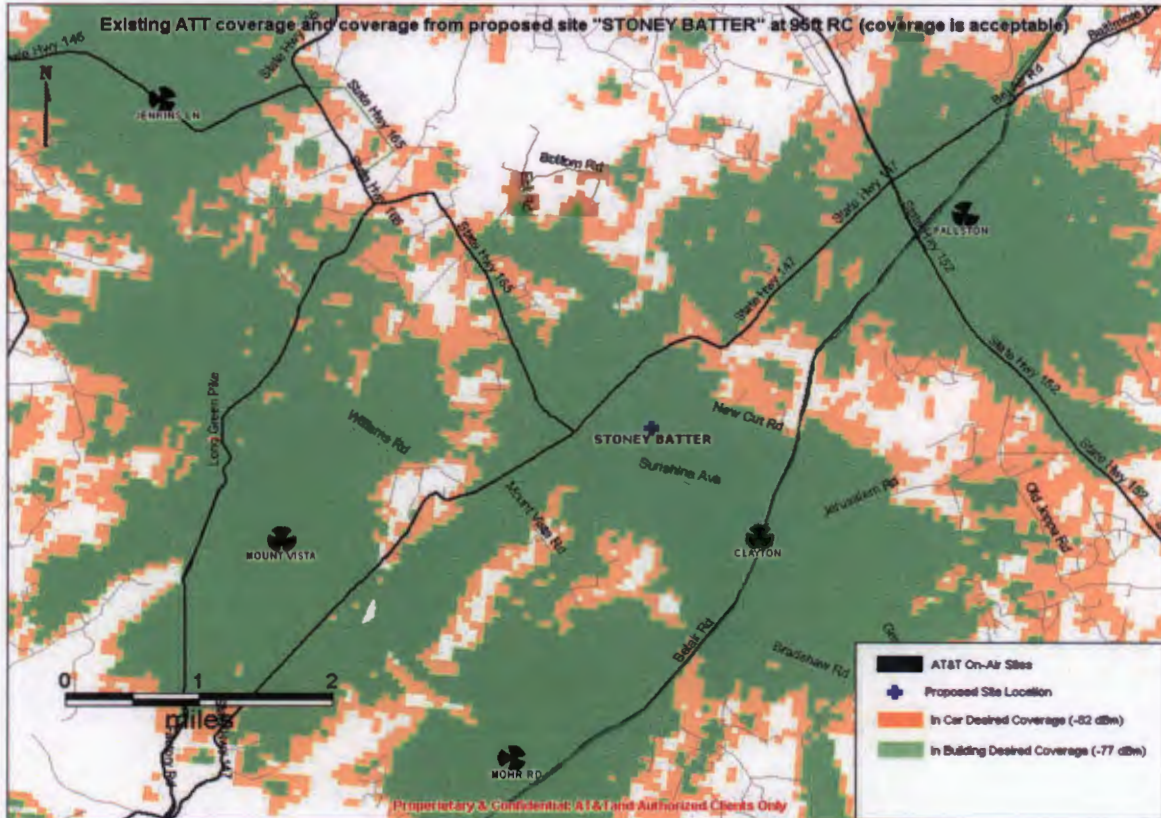


EXHIBIT G - RF PROPAGATION MAPS

AT&T's Existing Coverage



AT&T's Existing Coverage and Proposed Coverage with a 95' RC (monopole)



AT&T's Existing Coverage and Proposed Coverage with a 75' RC (monopole)

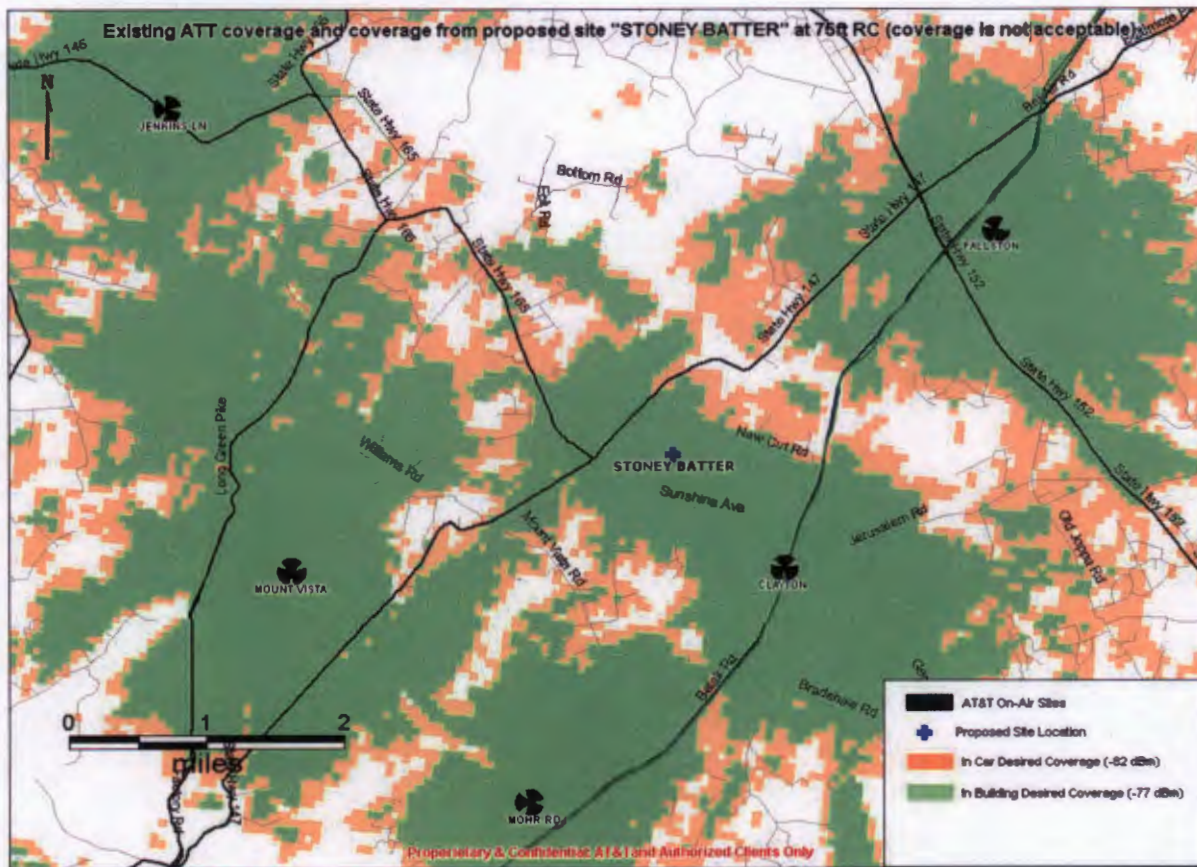
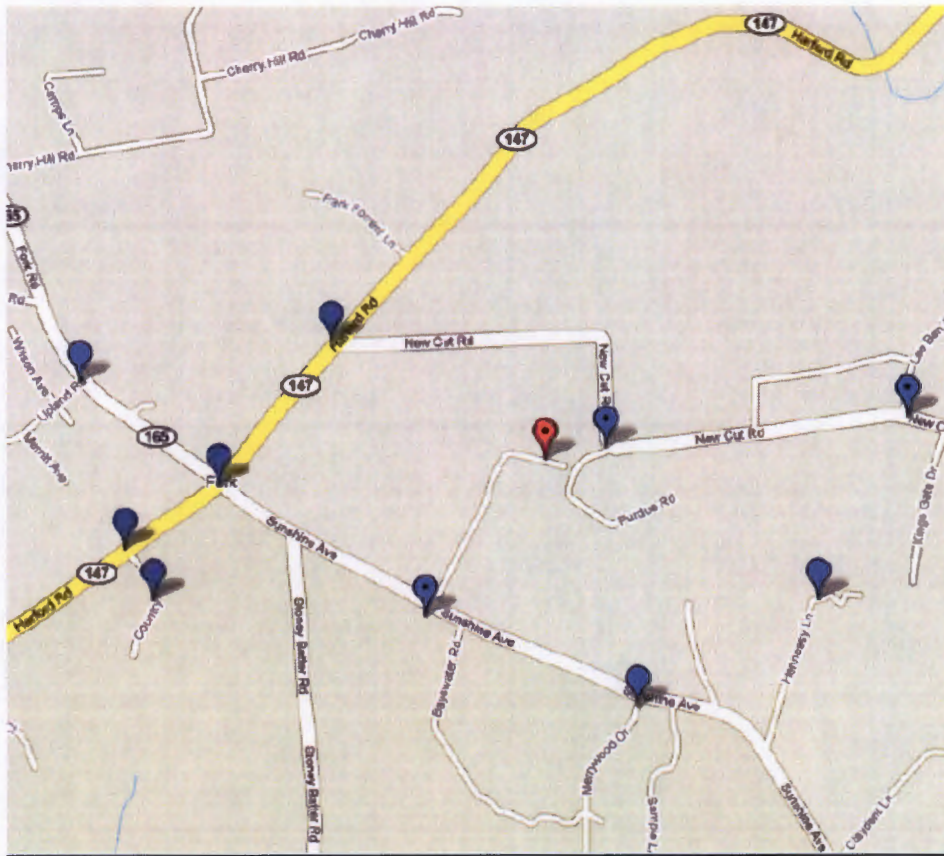


EXHIBIT H - PHOTSIMULATIONS

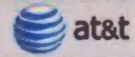




 **at&t**
Stoney Batter_Medley Property II
10099576-3107
6860 Sunshine Ave., Kingsville, MD 21087
99ft. Monopole
Not Visible
View from Fork Rd. & Upland Rd.
approx. 4,220ft. west-northwest of site



 **at&t**
Stoney Batter_Medley Property II
10099576-3107
6860 Sunshine Ave., Kingsville, MD 21087
99ft. Monopole
Not Visible
View from Harford Rd. & New Cut Rd.
approximately 2,125ft. northwest of site



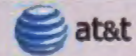
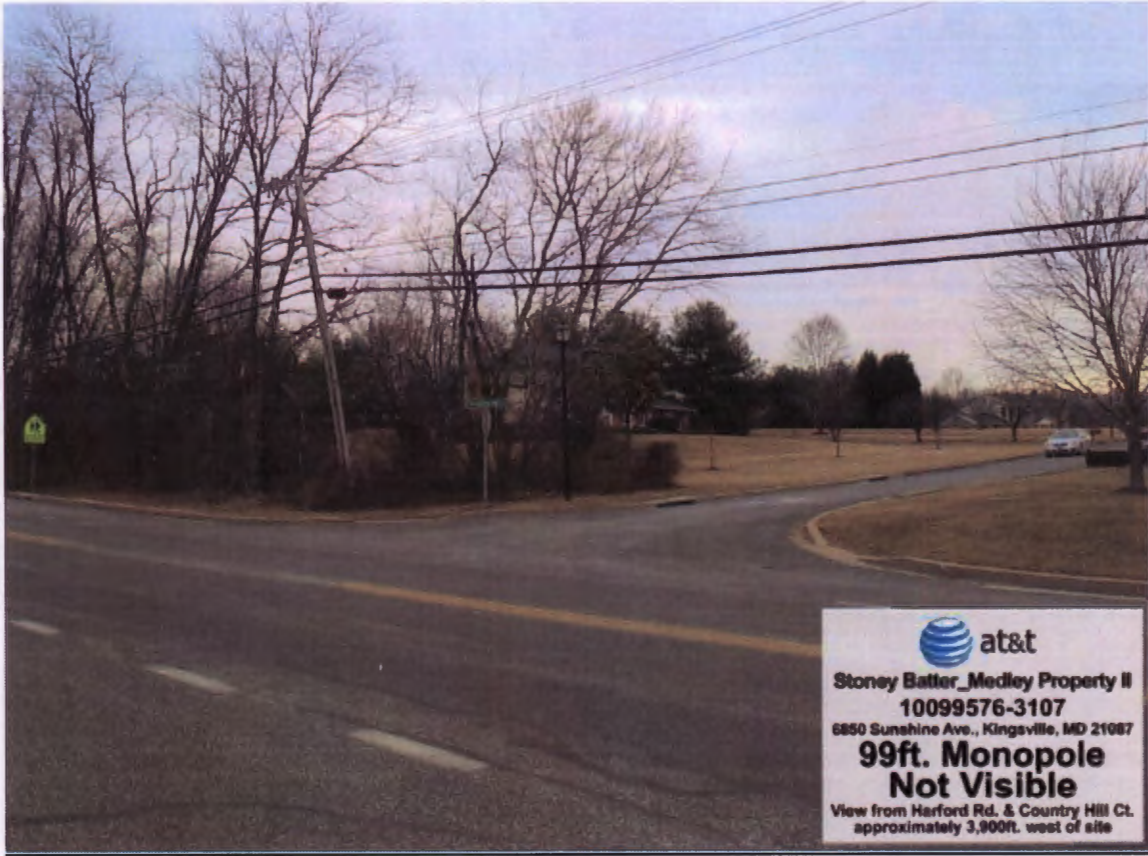
Stoney Batter_Medley Property II

10099576-3107

6880 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Harford Rd. & Fork Rd.
approximately 3,000ft. west of site

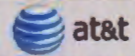


Stoney Batter_Medley Property II
10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Harford Rd. & Country Hill Ct.
approximately 3,900ft. west of site



at&t

Stoney Batter_Medley Property II

10099576-3107

6860 Sunshine Ave., Kingsville, MD 21087

99ft. Monopole

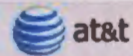
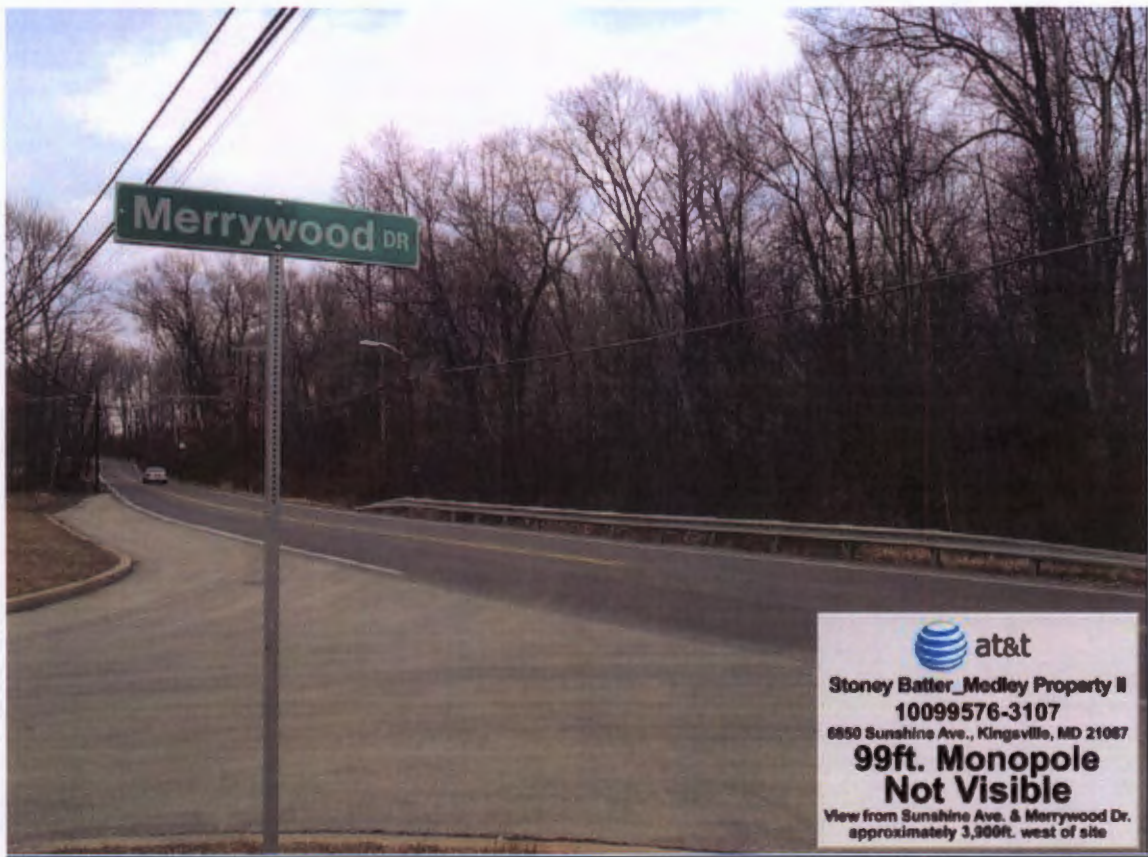
Not Visible

View from Country Hill Court
approx. 3,675ft. west-southwest of site



 **at&t**
Stoney Batter_Medley Property II
10099576-3107
6850 Sunshine Ave., Kingsville, MD 21087
99ft. Monopole
Simulation
View from Sunshine Avenue
approximately 1,700ft. southwest of site

GOULD DIGITAL IMAGING



Stoney Batter_Medley Property II

10099576-3107

6850 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Sunshine Ave. & Merrywood Dr.
approximately 3,900ft. west of site



Stoney Batter_Medley Property II

10099576-3107

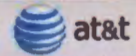
6880 Sunshine Ave., Kingsville, MD 21087

**99ft. Monopole
Not Visible**

View from Hennessy Lane
approximately 2,770ft. southeast of site



99ft. Balloon Test



Stoney Batter_Medley Property II

10099576-3107

6880 Sunshine Ave., Kingville, MD 21087

**99ft. Monopole
Simulation**

View from New Cut Road
approximately 3,150ft. east of site

SCULL D. DIGITAL IMAGING

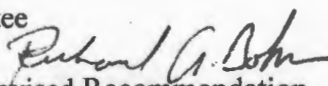


GOULD DIGITAL IMAGING

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: December 9, 2011

TO: Colleen Kelly, Development Manager
Department of Permits and Development Management

FROM: The Tower Review Committee 

SUBJECT: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

The Tower Review Committee (TRC) met with representatives of AT&T Wireless on October 25, 2011, to discuss their updated application package, submitted to the TRC on October 3, 2011. AT&T's initial application for the construction of a new, permanent telecommunications tower, with a proposed overall height of 95 ft, was previously reviewed by the TRC on April 28, 2009. The structure is to be located on private property owned by James Ralph Medley, in Council District #3. This recommendation supersedes the TRC's previous recommendation for this AT&T site, dated July 29, 2011.

Pursuant to AT&T's revised application, the TRC is submitting the following advisory comments to the Development Review Committee (DRC), in accordance with Section 426 of the Baltimore County Zoning Regulations:

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

Findings:

AT&T has provided the TRC with all requested information to effectively demonstrate that no other co-location opportunities exists, in or around their search ring, that would suffice in providing AT&T their required coverage in the intended area. The overall height of the new monopole tower structure, as planned by AT&T, is 99 ft above ground level, which includes a 4 ft lightning rod and all other appurtenances.

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

Findings:

AT&T has shown in supplemental drawings submitted to the TRC along with their application that in addition to AT&T's [antennas], to be positioned at the top 95 ft RC, the proposed monopole tower will be constructed to support [antennas] for at least two (2) future co-locators, for the tower structure's total support of at least three wireless

Subject: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

12/9/2011

service providers. Further, it appears that AT&T's planned fenced compound, sized at 50'x50,' will provide suitable equipment space for AT&T and at least two (2) possible future co-locators.

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

Findings:

The proposed site is in an RC-2 (Agricultural) zoned location, with adjacent property zoning of RC-2 and RC-5 (Rural Residential), and will require a hearing for Special Exception according to Baltimore County Zoning Regulation - Section 426.5.

AT&T's representative, Mr. Greg Rapisarda, informed the TRC that the Maryland Agricultural Land Preservation Foundation (MALPF) had granted an exemption for property upon which to construct the monopole and an access path to it from New Cut Road.

The TRC had requested that AT&T, as soon as possible, submit proof of their MALPF filing and outcome; however, it should be noted that the request was satisfied on 11/21/2011, when AT&T forwarded to the TRC via email, a copy of a letter from MALPF to Mr. Rapisarda, showing that the release of the property was approved on 10/26/2011.

Per construction drawings, aerial photography, and other information presented to the TRC by AT&T, there are no [off-site] residential dwellings within 500 ft of AT&T's proposed tower site, with the exception of the residence on the subject parcel.

➤ *Located and designed to minimize its visibility from residential and transitional zones.*

Findings:

Based on the site survey, photo simulations presented by AT&T, and the site inspection by the TRC and their consultants, the proposed monopole designed telecommunications tower will be visible from both Sunshine Ave and New Cut Road, and to residents living along those roads.

The TRC has no concerns with the proposed design of AT&T's tower; however, it was recommended by the TRC that in the event the community would have objections to the visual impact of the current monopole and request improved minimization, then AT&T should consider disguising or redesigning the structure. AT&T agreed with the TRC's recommendation and plans to work out any visual impact issues, if they arise, with the community.

Subject: New Tower Application – Revised Recommendation
Re: AT&T Wireless @ 6850 Sunshine Ave, Kingsville, MD 21087

12/9/2011

Conclusion

[The TRC agrees, based on the applicant's presentation and burden of proof via the submitted documentation, that they have effectively demonstrated existing coverage deficiencies in their target area. Additionally, AT&T has satisfactorily supported their need for a new tower, to be constructed at the location of 6850 Sunshine Ave, Kingsville, MD 21087, which will allow for improved coverage to areas of Hydes and Kingsville, as well as areas of Glen Arm and Baldwin, in the forms of both emergency and non-emergency communications. Therefore, the TRC deems the proposed AT&T site as necessary.]

Recommendation

The Tower Review Committee, by a unanimous decision, recommends the construction of a new 95 ft AT&T telecommunications tower (with a 4 ft lighting rod included in the overall height of 99 ft), in the location as proposed by AT&T; conditioned upon: AT&T fulfilling their agreement to submit as soon as possible to the TRC, Appendixes A and B of the TRC application, in order to complete all of the requirements of Section 426.

The TRC also requests that the advisory comments provided herein be forwarded to the Development Review Committee for further processing.

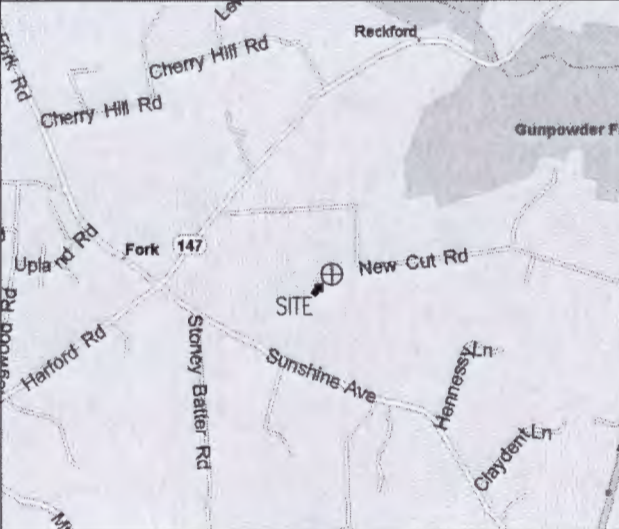
Tower Review Committee

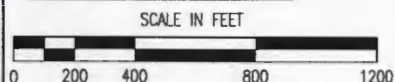
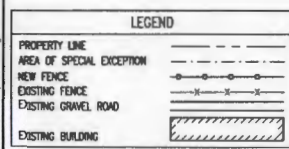
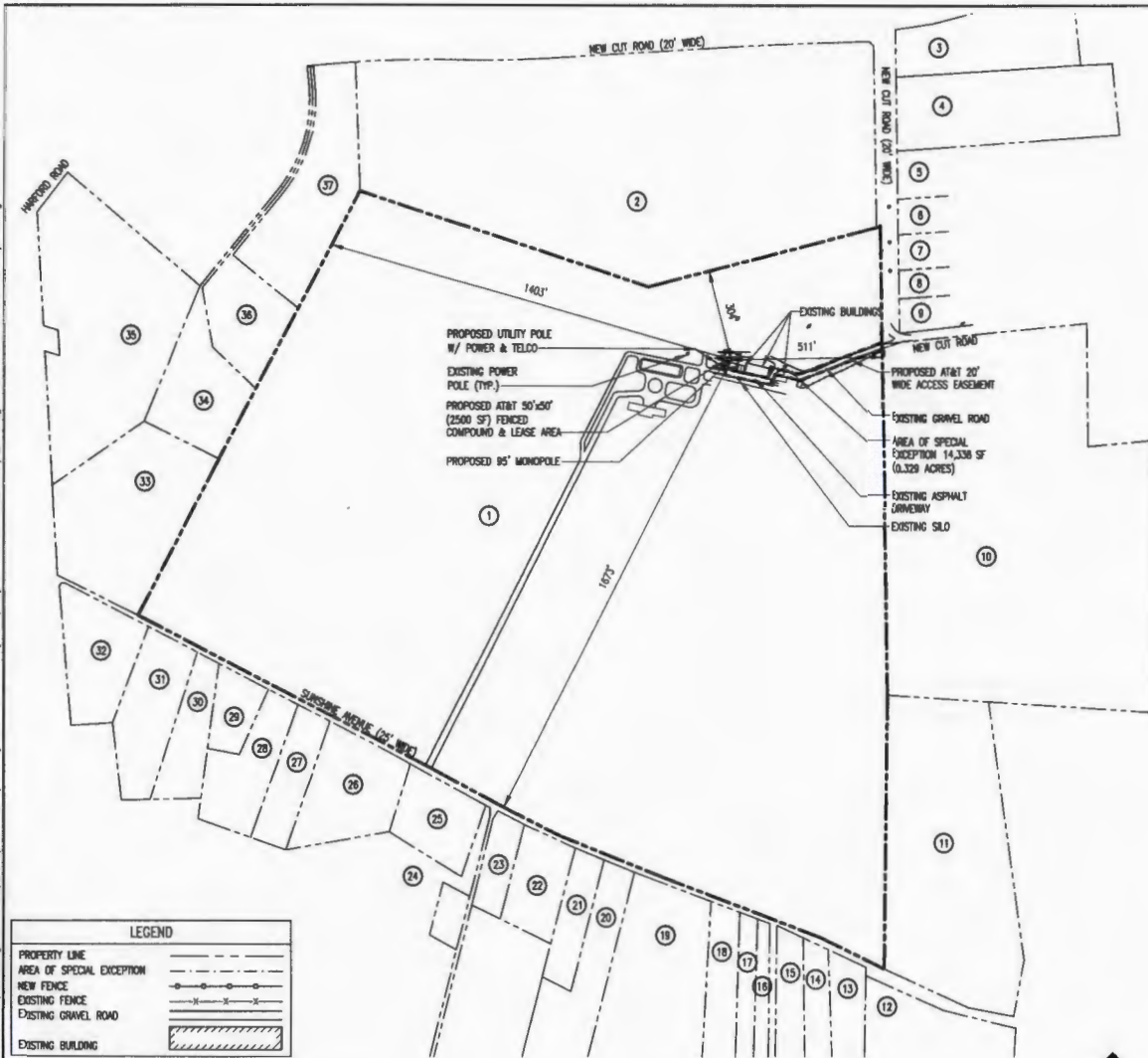
Richard A. Bohn, Tower Coordinator
Curtis Murray, Office of Planning
Harry Wujek, Community Member TRC
Richard Sterba, OIT Representative

CC: Greg Rapisarda, Saul Ewing c/o AT&T
Linda Flannery-Liebermann, Bechtel c/o AT&T
Sabrina Chase, ACA, Baltimore County Office of Law
Robert Stradling, Director, Baltimore County Office of Information Technology
Baltimore County [Cell Tower] Liaison

02-29-12 DAVID 14:29:53 Y:/Drawings - 2009/AT&T/Rawland/Stoney Batter-C_Medley Property II - 10099576_3107/Zoning - Rev 3 - 2012-02-29/7/1.dwg

EXHIBIT D - ZONING DRAWINGS

PROJECT INFORMATION																																													
SCOPE OF WORK: INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY ON A PORTION OF THE PROPERTY CONTAINING A 99' TOWER STRUCTURE, WHICH INCLUDES A 95' MONOPOLE FOR ANTENNAS AND A 4' LIGHTNING ROD. THE TOWER STRUCTURE AND A EQUIPMENT SHELTER WILL BE LOCATED WITHIN A 2,500 SF COMPOUND SURROUNDED BY A BOARD ON BOARD WOOD FENCE.																																													
PROPERTY OWNER NAME: JAMES RALPH MEDLEY																																													
SITE & MAILING ADDRESS: 6850 SUNSHINE AVE KINGSVILLE, MD 21087																																													
LATITUDE: N 38° 28' 7.86" NAD 83																																													
LONGITUDE: W 76° 25' 52.99" NAD 83																																													
GROUND ELEVATION: 480'																																													
JURISDICTION: BALTIMORE COUNTY																																													
COUNCILMATIC DISTRICT: 3rd																																													
ELECTION DISTRICT: 11th																																													
ZONING: RC-2 (RURAL CONSERVATION)																																													
ZONING MAP #: 054C2																																													
TAX MAP: 54, GRID: 12, PARCEL: 17																																													
DEED REF: LIBER 10154, FOLIO 28																																													
TAX ID NUMBER: 2400004016																																													
NAME OF APPLICANT: NEW CINGULAR WIRELESS PCS LLC d/b/a AT&T MOBILITY																																													
UTILITY INFORMATION																																													
UTILITIES:	BC&E	(800) 285-8177																																											
POWER:	VERIZON	(800) 483-5000																																											
TELCO:																																													
DRAWING INDEX		REV																																											
10099576-T-1	TITLE SHEET	3																																											
10099576-C-1	SURVEY SHEET 1	3																																											
10099576-C-2	SURVEY SHEET 2	3																																											
10099576-A-0	SITE PLAN	3																																											
10099576-A-1	PART SITE PLAN	3																																											
10099576-A-2	PART SITE PLAN	3																																											
10099576-A-3	PART SITE PLAN	3																																											
10099576-A-1	COMPOUND PLAN & ELEVATION	3																																											
ZONING NOTES																																													
PRIOR ZONING: PRIOR HEARINGS: PRIOR CRG HISTORY: PRIOR DRC HISTORY: PRIOR ELECTRICAL PERMITS: OTHER PRIOR PERMITS: PRIOR WAIVER APPROVALS: ACTIVE ZONING VIOLATIONS: PREVIOUS COMMERCIAL PERMIT:	NO PRIOR ZONING PETITIONS HAVE BEEN FILED. NO PRIOR HEARINGS HAVE BEEN HELD. NO PRIOR CRG HISTORY. NO PRIOR DRC HISTORY. NO PRIOR ELECTRICAL PERMITTING HISTORY. NO OTHER PRIOR PERMITTING HISTORY. NO PRIOR WAIVER APPROVALS. NO ACTIVE ZONING VIOLATIONS. NO PREVIOUS COMMERCIAL PERMIT.	OTHER PROJECT INFORMATION: - NOT HISTORIC - NOT CBGA - NOT FLOODPLAIN - NOT WITHIN AIRPORT ZONING DISTRICT - NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS																																											
																																													
SCALE: 1"=2000' - 11x17 SCALE: 1"=1000' - 24x36																																													
 architects engineers		 7100 STRONG RD HAGERSTOWN, MD 21074																																											
STONEY BATTER_MEDLEY PROPERTY II 10099576_3107 6850 SUNSHINE AVE KINGSVILLE, MD 21087		<table border="1"><tr><td>3</td><td>01-27-12</td><td>SPECIAL EXCEPTION</td><td>DR</td><td>CDM</td><td>CDM</td></tr><tr><td>2</td><td>01-27-12</td><td>SPECIAL EXCEPTION</td><td>DR</td><td>CDM</td><td>CDM</td></tr><tr><td>1</td><td>01-11-11</td><td>CHANGED TO SHELTER</td><td>GAHW</td><td>CDM</td><td>CDM</td></tr><tr><td>0</td><td>03-18-09</td><td>FINAL ZONING DRAWINGS</td><td>AWG</td><td>CDM</td><td>BMQ</td></tr><tr><td>A</td><td>03-12-09</td><td>PRELIMINARY ZONING DRAWINGS</td><td>SH</td><td>CDM</td><td>BMQ</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="3">SCALE: AS SHOWN</td><td>DESIGNED</td><td>B. QUINN</td><td>DRAWN</td><td>GAHW</td></tr></table>	3	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM	2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM	1	01-11-11	CHANGED TO SHELTER	GAHW	CDM	CDM	0	03-18-09	FINAL ZONING DRAWINGS	AWG	CDM	BMQ	A	03-12-09	PRELIMINARY ZONING DRAWINGS	SH	CDM	BMQ	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE: AS SHOWN			DESIGNED	B. QUINN	DRAWN	GAHW
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		BC ARCHITECTS ENGINEERS FALLS CHURCH, VA																																											
TITLE SHEET		DRAWING NUMBER																																											
T-1		3																																											



SITE PLAN
SCALE: 1"=400'



BC
architects
engineers

3800 COLLIERIA PARK, SUITE 100
FALLS CHURCH, VA 22041-2000
TEL: (703) 671-6000
FAX: (703) 671-6300

**STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107**

6850 SUNSHINE AVE
KINGSVILLE, MD 21087

at&t

7150 STANDARD DR
FALLS CHURCH, VA 22041-2000

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	01-27-12	SPECIAL EXCEPTION	DR	COM	COM
2	01-27-12	SPECIAL EXCEPTION	DR	COM	COM
3	01-11-11	CHANGED TO SHELTER	GMW	COM	COM
4	03-18-09	FINAL ZONING DRAWINGS	AMS	COM	BAQ
A	03-12-09	PRELIMINARY ZONING DRAWINGS	SB	COM	BAQ
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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 NUMBER 24552, EXPIRATION DATE 11/17/13.

STATE OF MARYLAND
CHRISTOPHER S. MORTON
2012-24552
PROFESSIONAL ENGINEER

**BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA**

SITE PLAN

DRAWING NUMBER	REV
A-0	3



SITE PLAN

DRAWING NUMBER	REV
A-1	3

3	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
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A	03-12-09	PRELIMINARY ZONING DRAWINGS	SSI	CDM	BMF
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

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 NUMBER 24552, EXPIRATION DATE 11/17/13.



BC
architects
c a g i n e e r s

8000 COLUMBIA AVE. SUITE 201
FALLS CHURCH, VA 22033
TEL: (703) 671-2000
FAX: (703) 671-2000

STONEY BATTER-MEDLEY
PROPERTY II
10099576_3107
6550 SUNSHINE AVE
FALLS CHURCH, VA 22033

at&t
THE STONEY BATTER
PROJECT, 02/27/12

NO.	DATE	REVISIONS	BY	CHK
1	01-27-12	SPECIAL EXCEPTION	DR	COM
2	01-27-12	CHANGED TO SUBMITTER	DR	COM
3	01-27-12	FINAL ZONING DRAWINGS	DR	COM
4	02-12-09	PRELIMINARY ZONING DRAWINGS	DR	COM

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STATE OF VIRGINIA
PROFESSIONAL ENGINEER
CHRISTOPHER A. MEDLEY
No. 26502
Exp. 11/21/23

REV	DRAWING NUMBER	DATE
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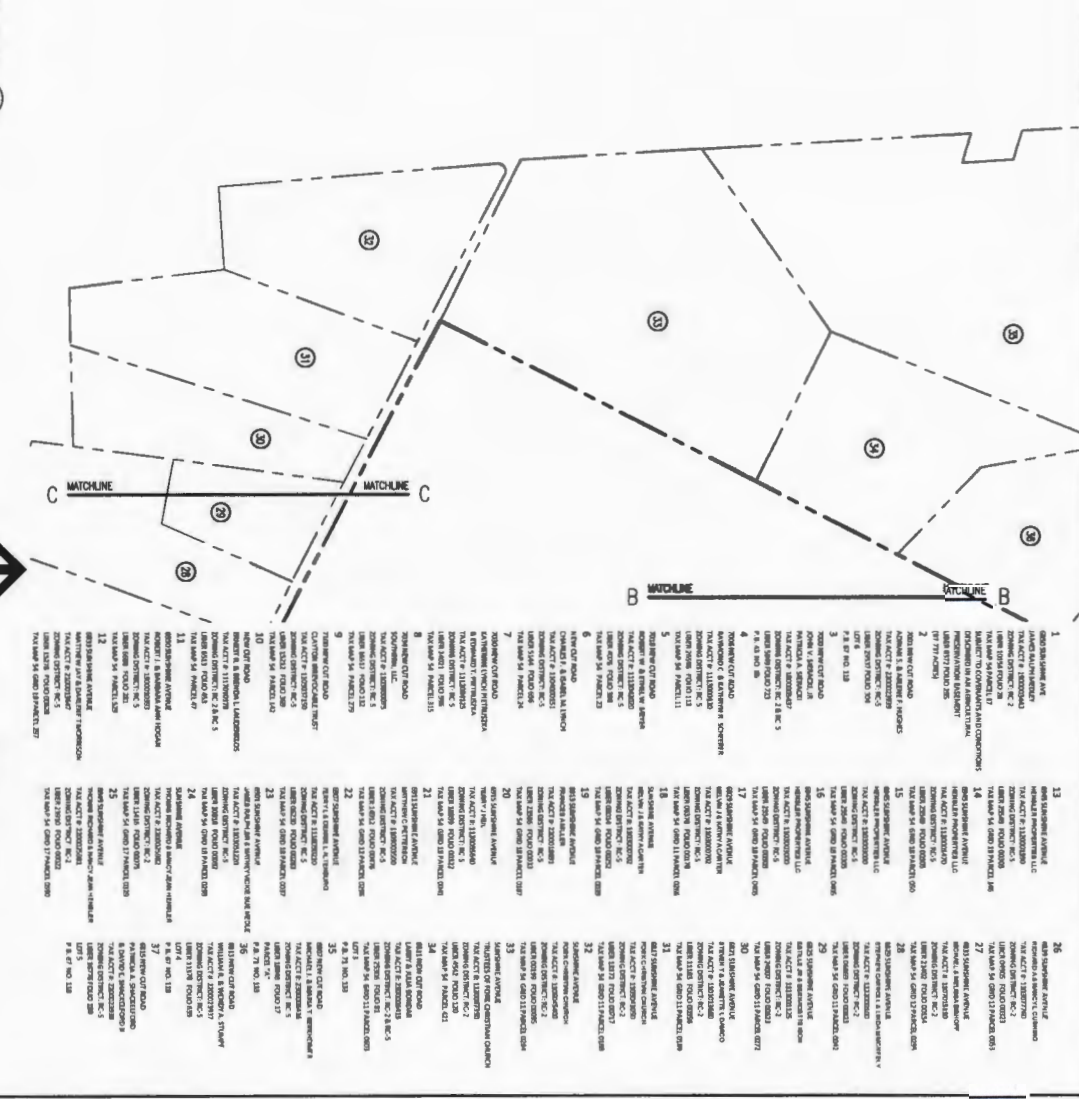
LEGEND

PROPERTY LINE
AREA OF SPECIAL EXCEPTION
NEW FENCE
EXISTING FENCE
EXISTING DRIVE PAVEMENT
EXISTING BUILDING

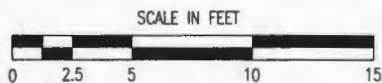
SCALE IN FEET
0 100 200 400 600

PART SITE PLAN
SCALE: 1"=100' - 11'x17"
SCALE: 1"=100' - 24'x36"

TRUE NORTH



1. 100'x150' LOT 1, 100'x150' LOT 2, 100'x150' LOT 3, 100'x150' LOT 4, 100'x150' LOT 5, 100'x150' LOT 6, 100'x150' LOT 7, 100'x150' LOT 8, 100'x150' LOT 9, 100'x150' LOT 10, 100'x150' LOT 11, 100'x150' LOT 12, 100'x150' LOT 13, 100'x150' LOT 14, 100'x150' LOT 15, 100'x150' LOT 16, 100'x150' LOT 17, 100'x150' LOT 18, 100'x150' LOT 19, 100'x150' LOT 20, 100'x150' LOT 21, 100'x150' LOT 22, 100'x150' LOT 23, 100'x150' LOT 24, 100'x150' LOT 25, 100'x150' LOT 26, 100'x150' LOT 27, 100'x150' LOT 28, 100'x150' LOT 29, 100'x150' LOT 30, 100'x150' LOT 31, 100'x150' LOT 32, 100'x150' LOT 33, 100'x150' LOT 34, 100'x150' LOT 35, 100'x150' LOT 36.



TRUE NORTH



95'-0" A2L

TOTAL HEIGHT OF STRUCTURE

95'-0" A2L

TOP OF TOWER

95'-0" A2L

AT&T RAD CENTER @ SECTIONS 1, 2, AND 3

10'-0"

10'-0"

10'-0"

PROPOSED 4" LIGHTNING ROD

PROPOSED AT&T ANTENNAS MOUNTED ON A 12" PLATFORM W/ HANDRAIL

FUTURE CARRIERS (TYP. OF 3)

PROPOSED AT&T 95' MONOPOLE W/ 4" LIGHTNING ROD (TOTAL HT.=99')

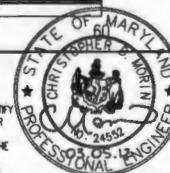
PROPOSED AT&T ICEBRIDGE

PROPOSED AT&T SHELTER ON AN 11'-5" x 20' CONC. PAD

PROPOSED AT&T 50' x 50' x 5' BOARD ON BOARD WOOD FENCE

REF. GROUND

BC ***** *****	DRAWING NUMBER	REVISION
	A-4	3



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DUAL LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 24552, EXPIRATION DATE 11/17/13.

June 13, 2012

W. Carl Richards Jr., Chief
111 W. Chesapeake Avenue
Towson, Maryland 21204

**RE: Justification Statement Supporting New Cingular Wireless PCS, LLC's
Petition for a Special Exception to Construct a Telecommunications Facility
Located at 6850 Sunshine Avenue Kingsville, Maryland 21087**

Dear Mr. Richards:

Please find attached to this Justification Statement, New Cingular Wireless PCS, LLC's d/b/a AT&T Mobility LLC ("AT&T") Petition for a Special Exception to construct a 99' telecommunications tower, which includes a 95' monopole with a 4' lightning rod. The structure and an equipment shelter will be located within a 50'x 50' compound surrounded by a board on board wood fence.

I. AT&T's Goals and Lack of Existing Coverage

AT&T is licensed by the Federal Communications Commission (FCC) to provide wireless telecommunications services in the Baltimore market area. There is currently a coverage gap in the Hydes and Kingsville area especially along the intersection of Harford Road (SR147) and Fork Road (SR165) and parts of Sunshine Avenue, in which services are either unavailable or extremely weak, causing problems ranging from a complete lack of coverage to "dropped" calls. AT&T has determined that in order to provide adequate minimum coverage, an additional site is needed along Sunshine Avenue, to fill this gap. The proposed cell site will ensure overlapping coverage and desired handoffs among existing cell sites. As shown in the attached propagation studies, there is a significant lack of coverage in this area.

II. Lack of Co-location Opportunities

AT&T first looked for existing structures on which antennas could be installed to meet the coverage objectives for the area. Due to the subject area being primarily residential and rural agricultural there were no existing commercial buildings or structures which would normally present co-location opportunities. AT&T investigated co-location on the existing 40' silo at the Medley property as well as a 35' steeple at Fork Methodist

Episcopal Church. Neither of the existing structures provided the height required by AT&T to meet its coverage objectives for the area. See Exhibit A - Co-location Opportunities. When we realized a new structure was needed, we identified the proposed location. Because the Property is part of an agricultural preservation easement, the landowner and AT&T pursued approvals from the Maryland Agricultural Land Preservation Foundation (MALPF) to permit the potential use of a telecommunications facility. The process of approvals took nearly two years before the landowner, AT&T, and MALPF agreed to the proposed configuration.

III. The Proposed Tower

AT&T is proposing a new telecommunication facility that will consist of the construction of a 99' telecommunications tower, which includes a 95' monopole with a 4' lightning rod (Tower). An 11'-5" x 20' shelter on a concrete pad will be located at the base of the Tower within a 50'x 50' compound area screened on all sides with an 8' high board on board wood fence.

IV. AT&T's proposal is consistent with § 426 of the Baltimore County Zoning Ordinance:

§ 426.2 Legislative policy for siting of wireless telecommunications antennas and towers.

It is the intent of Baltimore County that:

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

- *Whenever possible AT&T seeks out collocation opportunities first. There were no viable collocation candidates available in this area.*

B. If a new tower must be built, the tower should be:

1. Constructed to accommodate at least three providers;

- *The proposed Tower is designed to accommodate up to four (4) carriers.*

2. Erected in a medium- or high-intensity commercial zone when available; and

- *There are no high-density commercially zoned properties within AT&T's targeted search area. There are medium-density commercially zoned*

properties within the targeted search area (east of the property). AT&T evaluated these parcels and found (1) they have a district designation of "Commercial Rural" which would require a Special Exception, and (2), the size of the parcels would not accommodate a tower setback of 200' from adjacent residential property lines, thus requiring a variance or multiple variances. There are medium-density commercially zoned properties (west of the proposed property). AT&T evaluated these properties as well, but confirmed that AT&T already has an existing site near Sunshine Avenue and Belair Road, which is south of those properties, and thus these properties would not work because of the proximity to the existing site. See attached Exhibit B - Zoning Maps.

3. Located and designed to minimize its visibility from residential and transitional zones.

- *The proposed Tower is located on a 97+ acre parcel and is setback from adjacent residential property lines by 304' to the north, 511' to the east, 1673' to the south and 1401' to the west. The proposed Tower will have a neutral, gray galvanized finish.*

§ 426.4. Tower Review Committee

- *The Tower Review Committee issued a Recommendation on December 9, 2011. See attached Exhibit C – TRC Recommendation.*

§ 426.5. Location and height restrictions for wireless telecommunications towers and antennas.

- *AT&T's proposed Tower is less than 200' (95' monopole with a 4' lightning rod) in an R.C. zone which requires a Special Exception. AT&T's proposed panel antennas will be smaller than the allowable antenna size (15' high, 3' diameter) in an R.C. zone.*

§ 426.6. Setback requirements for wireless telecommunications towers.

A. Setbacks.

1. A tower shall be set back at least 200 feet from any other owner's residential property line.
- *The proposed tower will be setback a minimum of 304' from the nearest property line. This proposal will meet all applicable setbacks. See attached Exhibit D - Zoning Drawings.*

2. A structure housing equipment for a tower shall meet the minimum setback requirements from any other owner's property or zone line.

- ***The proposed equipment shelter will meet all applicable setbacks.***

3. Notwithstanding the provisions of Section 102.2 of these regulations, if multiple structures housing equipment for a tower are located on the same owner's property, a yard or setback is not required between the structures.

- ***N/A***

B. Except as required by the Federal Aviation Administration:

1. Stroboscopic lights are not permitted on a tower.

- ***The Federal Aviation Administration (FAA) evaluated AT&T's proposed Tower location and height and issued an FAA Determination, which determined that no marking and lighting of the proposed Tower was required for aviation safety. See attached Exhibit E - FAA Determination.***

2. The tower, antenna and supporting lines shall be neutral in color.

- ***The proposed Tower will have a gray galvanized finish which will reduce its visual impact.***

C. If a tower is located in a residential or transitional zone, any structure housing equipment for the tower shall be:

1. Screened in accordance with the Landscape Manual, Class "A" screening requirements.

2. Faced with a material compatible with buildings or structures surrounding the tower.

- ***The proposed landscaping and fencing matches the aesthetics of the surrounding area.***

D. Upon completion of a tower and every five years after the date of completion, the owner of the tower shall submit to the Code Official written certification from a professional engineer verifying that the tower and any structure housing equipment for the tower meets all applicable Building Code and safety requirements.

- ***AT&T will comply with this requirement.***

E. The owner of a tower shall submit annually to the Tower Coordinator written certification of the number of providers and antennas on the tower.

- ***AT&T will comply with this requirement.***

§ 426.7. Security bond.

A. An applicant for a building permit for a tower shall provide:

1. A security bond in an amount not to exceed \$40,000 and a term not to exceed 25 years; or
2. A fee not to exceed \$5,000.

B. The Administrative Officer shall determine the form and amount of the bond or fee in accordance with § 3-1-202 of the Baltimore County Code.

C. The Code Official may use the bond or fee to procure repair of unsafe or hazardous conditions under Section 426.8 or removal of a tower under Section 426.10 in accordance with § 3-6-402 of the Baltimore County Code.

- ***AT&T will comply with all applicable bond requirements.***

§ 426.8. Unsafe or hazardous conditions.

A. The owner of a tower and any structure housing equipment for the tower shall maintain the tower and any structure in good working condition and correct any unsafe or hazardous conditions, which may include:

1. Conditions caused by vandalism.
2. Flaking or worn exterior paint.
3. Illegal or improper occupancy of the tower or structure.

- ***AT&T will comply with Tower maintenance requirements.***

B. The provisions of this section shall be enforced in accordance with Article 3, Title 6 of the Baltimore County Code.

§ 426.9. Additional conditions for towers permitted by exception.

Towers permitted by special exception shall meet the requirements of this section.

A. A petitioner shall have the burden of demonstrating that:

1. The petitioner has made a diligent attempt to locate the antenna on an existing tower or nonresidential building or structure;
- *AT&T first looked for existing structures on which antennas could be installed to meet the coverage objectives for the area. Due to the subject area being primarily residential and rural agricultural there were no existing commercial buildings or structures which would normally present co-location opportunities. AT&T investigated co-location on the existing 40' silo at the Medley property. AT&T's Radio Frequency (RF) Engineers analyzed for flush-mounting antennas on the side of the silo at a centerline height of 35' as well as pole-mounting the antennas above the top of the silo at a centerline height of 55'. Neither of the silo installation options provided AT&T with enough height to achieve its coverage objectives. See attached Exhibit F1 - Silo RF Propagation Maps. AT&T also investigated co-location on a 35' steeple at Fork Methodist Episcopal Church. The steeple did not provide AT&T with enough height to achieve its coverage objectives. See attached Exhibit F2 - Steeple RF Propagation Maps. Neither of the existing structures provided the height required by AT&T to meet its coverage objectives for the area. See Exhibit A - Co-location Opportunities. In addition, the landowner and AT&T, at the suggestion of the tower committee and in a proactive attempt to eliminate potential conflicts, pursued approval through MALPF so there would not be an issue with a telecommunications facility on preserved land. MALPF's approval was eventually granted after nearly two years of activity.*
2. Due to the location, elevation, engineering, technical feasibility or inability to obtain a lease or ownership of a location elsewhere, the construction of a tower at the proposed location is warranted;
- *AT&T has exhausted all alternatives and in order to meet its coverage objectives must propose building a Tower.*
3. To the extent technically feasible, the tower has been designed to accommodate antennas of at least two other providers; and
- *The proposed tower has been designed to accommodate up to four (4) carriers.*
4. The height of the tower is no higher than what is required to enable present and future co-location of other providers.
- *The height of AT&T's proposed Tower is not higher than required to meet AT&T's coverage needs and should be satisfactory for future providers' co-location needs. AT&T Radio Frequency (RF) Engineers analyzed the antenna height required to meet its coverage needs. The RF Engineers prepared RF Propagation Maps using*

computer modeling to demonstrate existing coverage without its Tower and expected coverage with its antennas at centerline heights of 95' and 75'. The 95' antenna height achieved AT&T's coverage objective, while the 75' antenna height left gaps in coverage. See attached Exhibit G - RF Propagation Maps (AT&T Existing Coverage Without Site, AT&T Existing and Proposed Coverage with 95' RC and AT&T Existing and Proposed Coverage with 75' RC).

B. The Zoning Commissioner shall review the petitioner's submittal with regard to the legislative policy under Section 426.2.

C. In a residential or transitional zone, a tower shall meet the following additional requirements.

1. A petitioner shall have the burden of demonstrating that:
 - a. There is no available, suitable site for the tower in a medium or high intensity commercial zone, identifying with particularity any sites considered; or
 - ***There are no high-density commercially zoned properties within AT&T's targeted search area. There are medium-density commercially zoned properties within the targeted search area (east of the property). AT&T evaluated these parcels and found (1) they have a district designation of "Commercial Rural" which would require a Special Exception, and (2), the size of the parcels would not accommodate a tower setback of 200' from adjacent residential property lines, thus requiring a variance or multiple variances. There are medium-density commercially zoned properties (west of the proposed property). AT&T evaluated these properties as well, but confirmed that AT&T already has an existing site near Sunshine Avenue and Belair Road, which is south of those properties, and thus these properties would not work because of the proximity to the existing site. See attached Exhibit B - Zoning Maps.***
 - b. Due to topographical or other unique features, the proposed site is more consistent with the legislative policy under Section 426.2 than a site in an available medium or high intensity commercial zone.
 - ***As described in the section above, there are medium-density commercially zoned properties within the targeted search area (east of the property), but due to a unique feature of the properties (small size), a variance or multiple variances would be required to meet required tower setbacks.***

2. A tower in an R.C. Zone shall be located on a lot of at least five acres. In all other residential or transitional zones, a tower shall be located on a lot of at least three acres.

- *The subject lot is 97.73 acres in size. The requested special exception area shall be 2,500 square feet.*

3. In granting a special exception, the Zoning Commissioner, or Board of Appeals upon appeal, shall impose conditions or restrictions as provided in Section 502.2. In addition, the Commissioner shall require that the tower be disguised as a structure or natural formation, such as a flagpole, steeple or tree, which is found, or likely to be found, in the area of the tower unless the Commissioner finds that the requirement is not reasonable or advisable for the protection of properties surrounding the tower.

- *AT&T prepared a visual impact survey of the proposed Tower, which involved elevating a red, weather balloon at a height of 99' at the proposed Tower location and driving the surrounding area to take photos. A simulation of the proposed Tower was added to the photos, creating a photo-simulation. See attached Exhibit H - Photosimulations. While the proposed Tower is neutral in color, AT&T is willing to address community concerns seeking further blending with the surroundings.*

§ 426.10. Removal of towers.

A. The Code Official may issue a citation to the owner for removal of a tower, including all aboveground structures, equipment and paving, if:

1. The Code Official determines that the tower has not been in actual and continuous use for 12 consecutive months;
2. The owner has failed to correct an unsafe or hazardous condition under Section 426.8 within the time prescribed in a correction notice issued by the Code Official; or
3. The owner has notified the Code Official that use of the tower has terminated.

- *AT&T will comply with these requirements.*

V. AT&T's proposal is consistent with § 502 of the Baltimore County Zoning Ordinance:

§ 502.1 Conditions determining granting of a special exception.

Before any special exception may be granted, it must appear that the use for which the special exception is granted will not:

- A. Be detrimental to the health, safety, or general welfare of the locality involved;

- B. Tend to create congestions in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air;
- G. Be inconsistent with the purposes of the property's zoning classification nor in any way inconsistent with the spirit and intent of these zoning regulations;
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 Zone.

- ***AT&T's proposed use will not contribute to any of the conditions outlined above in § 502.1.***

§ 502.7 Wireless Communication Towers.

- A. A special exception may not be granted for any wireless telecommunications tower over 200 feet in height which is within 1-1/2 miles of an existing district on the Baltimore County Final Historic Landmarks list or any of the following historical districts on the National Register of Historic Places, namely, Oella, My Lady's Manor, Western Run, Worthington Valley, Greenspring Valley, Corbett and Long Green Valley, unless the Zoning Commissioner or the Board of Appeals, upon appeal, finds that the proposed use will not be detrimental to or materially detract from the documented values of any such district due to the height of the proposed tower and its placement and visibility relative to such district.
- ***AT&T's proposed wireless telecommunications tower is less than 200 feet and therefore is not subject to the provisions provided above in § 502.7A.***
- B. Towers within scenic viewshed.
 - 1. A Special exception may not be granted for a wireless telecommunications tower located in an RC-2, RC-3, RC-4, RC-5, RC-6 or RC-7 Zone within a scenic viewshed unless the Zoning Commissioner finds that the proposed tower will not interfere with or be detrimental to the scenic viewshed elements.
 - 2. The Zoning Commissioner shall determine interference or detriment based upon substantial evidence, comparing the scenic viewshed elements to the proposed tower location, in order to determine whether the proposed tower



**NETWORK BUILDING
& CONSULTING, LLC**

Over 25 years experience

blocks any scenic viewshed elements or is not visually in harmony with any scenic viewshed elements when the elements and the tower can be seen simultaneously.

3. The Zoning Commissioner may also consider whether public funds have been spent acquiring easements or entering into other agreements to minimize development or protect aesthetics in areas immediately adjacent to the proposed tower and whether other public or private agreements exist to minimize development or protect aesthetics in areas immediately adjacent to the proposed tower.

a. Except as provided in this paragraph, the presence of the easements and agreements may be probative of the possible interference of the proposed tower with scenic viewshed elements.

b. The absence of the easements and agreements may not be probative of the possible interference of the proposed tower with scenic viewshed elements.

- ***AT&T's proposed wireless telecommunications tower is not located within a scenic viewshed and therefore is not subject to the provisions outlined above in § 502.7B.***

VI. Conclusion

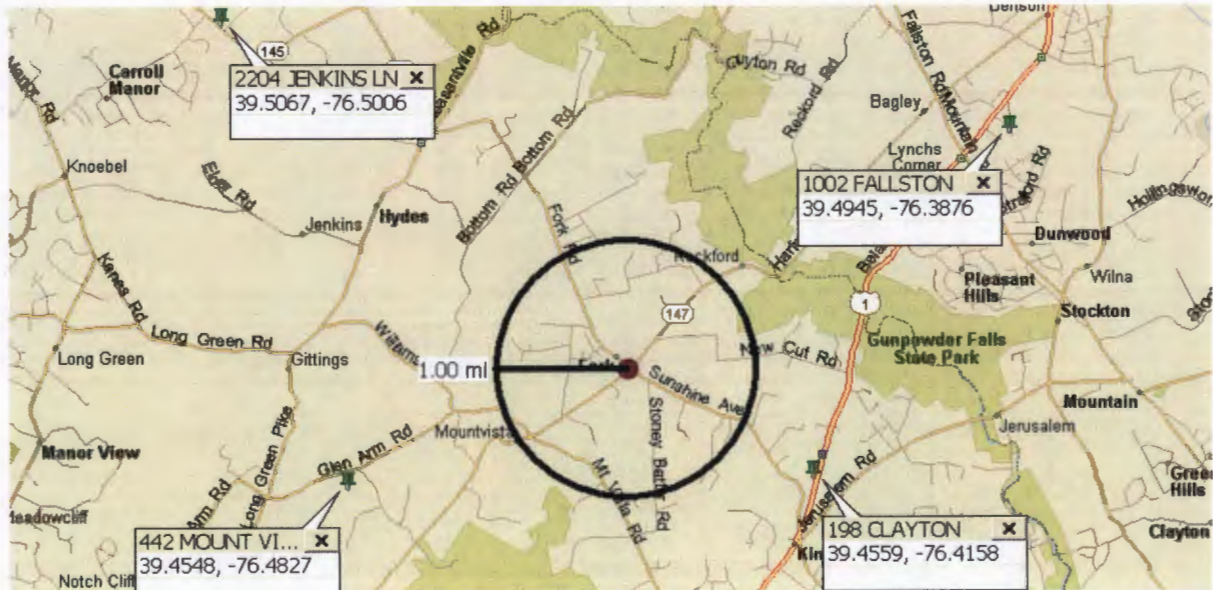
AT&T respectfully requests that you find this application meets the County's objectives as set out in Section 426 of the Baltimore County Zoning Regulations for the construction of a new telecommunications facility. If you need further information, please do not hesitate to call me at (443)752-0338.

Sincerely,

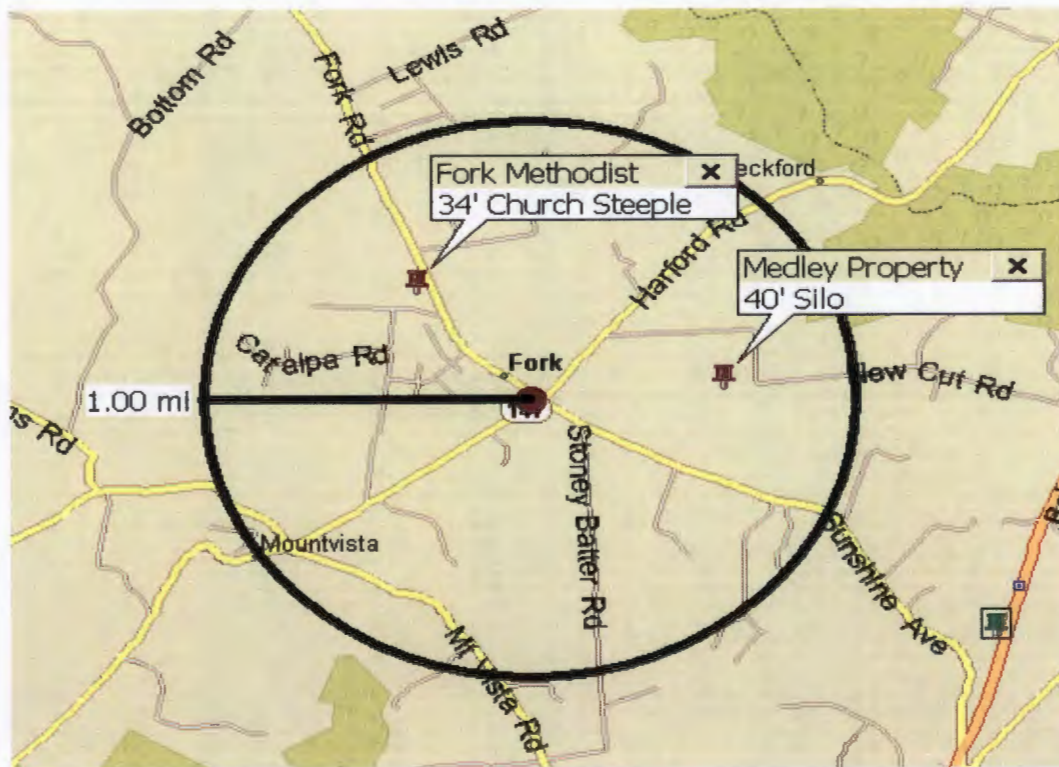
Paul Whitley, Zoning Manager for Network Building and Consulting, LLC, on behalf of AT&T Mobility LLC

EXHIBIT A - CO-LOCATION OPPROTUNITUES

ONE MILE RADIUS MAP FROM CENTER OF SEARCH RING & EXISTING AT&T SITES



EXISTING STRUCTURES WITHIN ONE MILE RADIUS



FORK METHODIST EPISCOPAL CHURCH – 35' STEEPLE

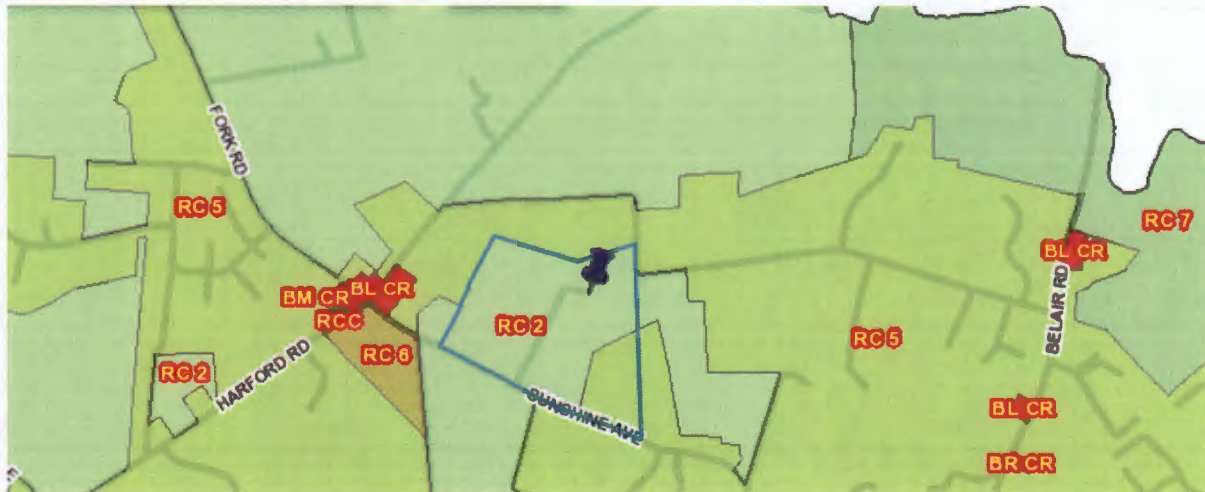


MEDLEY PROPERTY – 40' SILO



EXHIBIT B - ZONING MAPS

The zone of the property to be used for this site is RC2.



There are no high-density commercially zoned properties within the search ring. There are medium-density commercially zoned properties within the search ring (east of the proposed property), but the parcels have a district designation of "Commercial Rural" which would require a Special Exception. Additionally, the size of the parcels would not accommodate a tower setback of 200' from adjacent residential property lines, thus requiring a variance or multiple variances.

There are medium-density commercially zoned properties (west of the proposed property) but AT&T already has an existing site (near Sunshine Avenue and Belair Road) which is south of those properties.

From: John Beverungen
To: Gregory E. Rapisarda
Date: 1/17/2013 2:54 PM 0320-X
Subject: Re: 2012 - 0302-X - Request for Clarification
CC: Debra Wiley; People's Counsel

Mr. Rapisarda,

I am in receipt of your emails regarding the above case. The most recent order in this matter was the 11-29-12 order on the motion for reconsideration. That order--or the original order--was never appealed, and the file is no longer with this Office. As such, I do not believe that (technically speaking) I am authorized to issue any further "orders" with regard to the matter, but I am more than happy to clarify the order, as you have requested. Similar clarification letters have been written by County staff through the years, and they are referred to as "spirit and intent" letters.

In any event, the 11-29-12 Order permitted a "95' monopole," which refers to the cellular antenna itself. As noted in your correspondence, AT&T envisioned a 4' lightning rod on that monopole, so the height of the antenna and lightning rod would have been a combined 99'. Now that the tower will be disguised as a silo, you have indicated that a 4' dome would be included at the top, to serve the same function as the lightning rod used on ordinary cellular towers. So, in the end, I believe the 99' total height (comprised of a 95' tower with a 4' lightning rod or dome) is consistent with the 11-29-12 Order in this case.

I will also forward a copy of your emails, and this response, to the Department of PAI, for inclusion in the case file, which is stored with that agency.

John Beverungen
ALJ

0320-X

Debra Wiley - Fwd: RE: 2012 - 0302-X - Request for Clarification

From: John Beverungen
To: Debra Wiley
Date: 1/17/2013 2:51 PM
Subject: Fwd: RE: 2012 - 0302-X - Request for Clarification

for the file

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 01/17/13 2:49 PM >>>

Judge Beverungen -

I'm writing to report that I've now confirmed that the Greater Kingsville Civic Association consents and supports AT&T's request for a clarification that the total height of the silo and dome be 99'.

Thank you,
 Greg

Gregory E. Rapisarda | SAUL EWING LLP
 Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202
 T: (410) 332-8963 | F: (410) 332-8155

From: Rapisarda, Gregory E.
Sent: Thursday, January 17, 2013 11:39 AM
To: 'jbeverungen@baltimorecountymd.gov'
Cc: 'People's Counsel'
Subject: 2012 - 0302-X - Request for Clarification

Judge Beverungen -

AT&T is redesigning its site as a silo pursuant to your Order and Opinion dated 11/29/12 (attached). Originally, AT&T requested a 99' structure that included a 95' monopole with a 4' lightning rod. This allowed AT&T's antennas to be placed at a height of 95'. Your Order and Opinion confirms the antenna need for the antenna height (for adequate coverage) and requires the 95' monopole to be a silo.

In order for AT&T to achieve its interior antenna height (or close to it), the silo must be designed to be no taller than 99'. This will allow AT&T to construct a 95' silo and allow for a 4' dome at the top which, in effect, replaces the lightning rod. Absent this clarification, the approval process may force a maximum height of 95' (dome included).

People's Counsel and Charles Wolpoff, President of Kingsville, support this clarification and a total height of 99'. Although it's been difficult to obtain official support from the entire Kingsville Board (based on timing of meetings, calls, work schedule, etc.), I have no reason to believe the entire Board will not support this clarification.

Consequently, AT&T requests a clarification of your Order and Opinion to approve a silo to not to exceed a total height, dome included, of 99'. Said another way, your Order and Opinion can approve a 95' silo with a dome not to exceed 4'.

Thank you for your consideration. I am available to discuss or provide you with any information, including a draft order, that you may require.

November 27, 2012

VIA HAND DELIVERY & ELECTRONIC MAIL

The Honorable John E. Beverungen
Administrative Law Judge
Office of Administrative Hearings
for Baltimore County
400 Washington Avenue
Towson, MD 21204

RECEIVED

NOV 27 2012

OFFICE OF ADMINISTRATIVE HEARINGS

RE: AT&T's Response to Motions for Reconsideration
Case No.: 2012-0320-X

Dear Judge Beverungen:

I am writing on behalf of my client New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility LLC ("AT&T" or "Petitioner"), the lessee of a portion of 6850 Sunshine Avenue, Kingsville, Maryland 21087 (the "Property"). On August 13, 2012, you issued an Order and Opinion (the "Order") granting AT&T's request for a special exception to, among other things, construct a 95' monopole with a 4' lightning rod at the Property (the "Facility"). Shortly thereafter, the Office of People's Counsel ("People's Counsel" or "PC") and The Greater Kingsville Civic Association ("Kingsville" or "KA") filed reconsideration motions to ask Your Honor to modify the Order to require reduction of the Facility's height and mitigation of the actual or potential visual impact of the monopole through a disguise (each a "Motion" or collectively the "Motions"). The Motions fail to raise any new issues and all issues raised were considered in the Order. This letter constitutes AT&T's response (the "Response") to the Motions.

A. Summary of Argument

After years of due diligence, AT&T filed a Petition for Special Exception accompanied by a ten page justification statement, which was, in turn, supported by more than 20 pages of exhibits (the "Petition"). At the August 6, 2012 hearing, AT&T presented expert testimony and other evidence to support its Petition. AT&T's evidence established the Facility's compliance with the BCZR and its compatibility with the Property and surrounding area. Meanwhile, the

opposition adduced no evidence to contradict AT&T's evidence or challenge the legal presumption of validity. As a result, the Order is legally and factually correct in providing that, in this case, "no evidence was presented to rebut this presumption, and [AT&T is] therefore entitled to special exception relief. Order at p. 5. As such, the Motions should be denied and the Order should be affirmed.

B. Standard of Review

The Administrative Law Judge ("ALJ") is authorized to review the Petition, hold a public hearing on same, and, after considering the evidence in light of the applicable law, grant or refuse the Petition. BCZR § 500.5. In this case, the ALJ must find compliance with the general conditions applicable to all special exceptions found in BCZR § 502.1, and the specific conditions applicable to a proposed telecommunications facility found in § 426 *et. seq.*

While analyzing and evaluating compliance under the BCZR, the ALJ must apply the judicially created "*Schultz v. Pritts* standard." *People's Counsel v. Loyola College*, 406 Md. 54, 69-70 (2008). As noted in the Order, "[u]nder Maryland law, a special exception is presumptively in the interests of the general welfare, absent evidence that the adverse effects of such use (inherent in all special exception uses) would be greater at the location proposed than elsewhere in the zone." Order at p. 5, citing *Loyola College*. Overcoming this presumption requires evidence of non-inherent adverse effects (i.e. above and beyond inherent) that is "[s]trong and substantial." *Loyola College*, 406 Md. at 85. Bald allegations or evidence that merely confirms inherent adverse effects are insufficient. *Id.*

The record is clear that AT&T met its burden at the hearing, and the Motions fail to raise are insufficient to overturn AT&T's special exception or the findings and conclusions in the Order. As such, the Motions should be denied and the Order affirmed.

C. The Motions

In the Motions, People's Counsel asks Your Honor to reconsider the Order for the following reasons: :

1. That "the testimony [shows] the height is excessive beyond what is needed" and, consequently, the 95' tall monopole should be reduced to 75' tall;
2. That "there [was] no evidence [in the record] of 'topographical or other unique features..'" to justify finding that the Facility complied with section 426.9.C.1.b of the Baltimore County Zoning Regulations ("BCZR");
3. That the Facility will be visible to Sunshine Avenue "a designated scenic route under Master Plan 2020;" and

4. That “conditional approval” by the Tower Review Committee (“TRC”) requires the Facility be disguised.

Kingsville asks Your Honor to reconsider the Order for the following reasons:

1. That the notification requirements [of the BCZR] were not met; and
2. That the Order was based on “materially inaccurate information” about the Facility’s visibility and, once the accurate information is reviewed, the Order should be modified to reduce the height and require a disguise.

As set forth below, neither People’s Counsel nor Kingsville raise any issue to warrant Your Honor to modify the Order in anyway.

D. The People’s Counsel’s Arguments Fail To Warrant Modification to the Order

1. Contrary to the People’s Counsel’s Incorrect Assertion, the Height of the Monopole is Not Excessive or Unnecessary

People’s Counsel claims the monopole’s height “is excessive beyond what is needed” and that the “excessive height” is problematic because a 75’ tall monopole “would accommodate the coverage gap.” PC Motion at 2. Without any support from the evidence in the record, People’s Counsel alleges that AT&T “admitted it seeks an additional 24 ft to cover additional areas and roadways beyond the coverage gap.” *Id.* Finally, and again without any basis in fact, People’s Counsel alleges that “a 75 ft tower would better accommodate natural screenings or a disguise required by the zoning regulations.” *Id.*

The record is replete with evidence that directly contradicts People’s Counsel’s arguments. The Order specifically details how Amareet Singh, AT&T’s radio frequency (“RF”) engineer, testified that “95’ was the minimum height required to fill the service gap.” Order at p. 3. The Order also details Mr. Singh’s testimony that he evaluated AT&T’s coverage at 75’ and confirmed that 75’ was insufficient for AT&T’s coverage objectives. Order at p. 3. Further, the Order notes that Joy Keller, a representative of Kingsville at the hearing, questioned Mr. Singh about differences she perceived in the RF propagation maps for coverage at 75’ and 95’. *Id.* The Order reflects that, in response to these questions, Mr. Singh specifically described how 75’ would not cover Harford Road, while 95’ would. *Id.* The record was clear that Harford Road was part of AT&T’s coverage gap and part of AT&T’s service goals. *See e.g.* A. Singh Testimony and AT&T’s Justification Statement to Petition, p. 1.

Given the clarity in the record, and the numerous examples cited in the Order, it is simply inaccurate for People’s Counsel to claim that the height is excessive, much less that AT&T

“admitted it seeks the additional 24ft to cover areas and roadways beyond the coverage gap.”¹
PC Motion at 2.

2. Contrary to People’s Counsel’s Allegations, the Record Contains Evidence of “Topographical or Other Unique Features” in Compliance with § 426.9.C.1.b.

People’s Counsel erroneously claims that there is “no evidence of ‘topographical or other unique features’ at this site that would minimize the view of the tower from Sunshine Avenue, New Cut Road or other surrounding sites.” PC Motion at 2, citing BCZR § 426.9.C.1.b. This false premise provides a basis to claim that the Facility does not satisfy the legislative policies in § 426.2, and, as a result, the Facility must be disguised under BCZR § 426.9.C.3. *Id.*, p. 2-3. This argument fails because the record does contain evidence of “topographical or other unique features.”

The record contains evidence of “topographical or other unique features” of the Facility’s design on and at the Property, all of which support a finding that AT&T met its burden with respect to BCZR § 426.9.C.1.b. As the Order notes, the Facility will be situated on a 97+ acre farm. Order at p. 4. A 97+ acre farm is a unique feature of the Property. The Order further provides that “it is undisputed [that] Petitioners comply with the setback requirements of the [BCZR].” Order at p. 5. In fact, the Facility will be setback 1,673 feet from Sunshine Avenue and more than 1,200 feet from New Cut Road. *See* Zoning Drawing No. A-0 at Petitioner’s Exhibit 2. These setbacks are other “unique features” of the Property that help to minimize the Facility’s visibility and impact. The Facility will not be visible from Harford Road, a “designated scenic route” near the Property. *See* Visual Impact Survey at Petitioner’s Exhibit 9. In fact, the location and topography of the Property and surrounding areas are two reasons why the Facility will not be visible from Harford Road, despite its proximity, and why the visibility of the Facility will be limited to specific portions of Sunshine Avenue and New Cut Road, the only two roads that abut the Property. *See id.*

Accordingly, AT&T met its burden to demonstrate “topographical and other unique features” that illustrate the Facility’s compliance with BCZR 426.9.C.1.b and establish the *Loyola College* exception. The allegations in the PC Motion merely confirm inherent adverse effects (i.e. visibility) and fall far short of the “strong and substantial” evidence required to overcome AT&T’s established presumption. *Loyola College*, 406 Md. at 85. Consequently, People’s Counsel’s second argument fails as a matter of law.

¹ The origination of these allegations is unclear, as no one from the Office of People’s Counsel attended the hearing.

3. Sunshine Avenue is not a Designated Scenic Route and § 502.7 is Inapplicable

People's Counsel incorrectly claims that Sunshine Avenue is a "designated scenic route under Master Plan 2020." PC Motion at 3. If Sunshine Avenue was a designated scenic route, the BCZR would prohibit granting a special exception unless the ALJ "finds that the proposed tower will not interfere with or be detrimental to the scenic viewshed elements." BCZR 502.7. In essence, and because the Facility will be visible from portions of Sunshine Avenue, § 502.7 adds requirements that, arguably, serve to rebut *Loyola's* legislative presumption. In this case, however, Sunshine Avenue is not a designated scenic route.

This scenic route issue arose at the hearing and Mr. Smolinski of AT&T provided testimony that Sunshine Avenue was not a designated scenic route. *See Smolinski Testimony*. The 2020 Master Plan and the County's Map of Designated Scenic Routes confirm that Sunshine Avenue is not a designated scenic route. *See Exhibit 1*. As a result, § 502.7 is inapplicable. Further, any visibility to typical roads is inherent to any tower. As noted in the Order, "[i]n this case, no evidence was presented to rebut this presumption [that inherent adverse effects are no greater here than elsewhere in the zone]." Order at p. 5.

4. The TRC Report Does Not Mandate a Disguise²

People's Counsel claims that TRC "only granted conditional approval" of the Facility if the community had no objections to the visual impact. PC Motion at 3. This argument fails because TRC is only an advisory body.

The Order captures TRC's role when it provides that TRC comments are "only 'advisory' in nature." Order at p. 6., citing BCZR § 426.4.E.4. TRC's role is to evaluate a petition for a new telecommunications facility "with regard to the legislative policy under Section 426.2." BCZR § 426.4.E.3. Upon completing its evaluation, TRC "may provide advisory comments to the [ALJ] concerning the proposed tower." BCZR § 426.4.E.4. The BCZR leaves no doubt that TRC is an advisory body and the ALJ is not bound by its comments.

For the reasons stated above, and based upon the evidence in the record, People's Counsel's Motion should be denied and the Order should be affirmed.

E. Kingsville's Arguments Fail To Warrant Modification to the Order

² There are two TRC Recommendations for the Facility. The "Revised Recommendation," dated December 9, 2011, provides that it "supersedes the TRC's previous recommendation for this AT&T site, dated July 29, 2011." The July 29, 2011 report makes reference to AT&T's agreement to work with the community to address visual impact concerns, while the Revised Recommendation makes no such mention. Despite the lack of recommendation and advisory nature of a TRC Recommendation, AT&T is not opposed to implementing reasonable measures that may further reduce the already limited visual impact.

1. AT&T Complied With the Notice Requirement in the BCZR

Kingsville claims, as it did when it participated in the hearing, that the “legally required notification was never provided to the most impacted neighbors.” KA Motion at p. 1. Kingsville argues that the Property is fronted by two roads, Sunshine Avenue and New Cut Road, and only Sunshine Avenue was posted. *Id.* (alleging that “there was no notification on *that* [i.e. New Cut Road] frontage” (emphasis in original)). In its Motion, Kingsville admits that Petitioner satisfied the posting requirements.³ Regardless, Kingsville’s attendance at, and participation in, the hearing constitutes actual knowledge, as opposed to the constructive knowledge from the posting, which, effectively, waives its argument. Moreover, Maryland law prohibits Kingsville from raising notice as an issue when it attended and participated in the hearing. *See Clark v. Wolman*, 243 Md. 597, 600 (1966) (finding the law “well settled” that actual knowledge can replace required constructive knowledge); *see also, Thompson v. Employment Sec. Admin.*, 34 Md. App. 640, 646 (1977) (holding that defective notice is waived by a claimant’s active participation at a hearing). As such, this argument fails as a matter of law.

2. The Record Supports the Facility and the Order, and, Exaggerated Allegations of “Materially Inaccurate Information” are, as a Matter of Law, Insufficient to Rebut AT&T’s Evidence

Kingsville ignores the great weight of evidence in the record and cherry picks sentences from the two page Planning Report to argue the 95’ height should be reduced, the Facility should be disguised, and that “the decision [i.e. Order] was based on materially inaccurate information provided from the Department of Planning and AT&T.”⁴ KA Motion at 1-2. Kingsville is plainly wrong.

The evidence demonstrates that a 95’ monopole is the minimal height necessary to satisfy AT&T’s coverage objective. *See supra*, part D.1. Neither Maryland law nor the BCZR require the Facility to be disguised. *See supra* part D.2. At most, a disguise is discretionary, based on factual findings by the ALJ. *See id.* and BCZR 426.9.C.3. Finally, there was no evidence that countered, contradicted, or otherwise outweighed the evidence adduced by AT&T, which means the *Loyola* presumption was never rebutted.

Kingsville attempts a pedantic game of “gotcha” by attempting to highlight a few sentences in the Planning Report to justify reconsideration, and essentially asks Your Honor to

³ The posting requirements are governed by BCZR § 500.7, and detailed in the “Required Posting Standards” issued by the Department of Permits and Development Management Zoning Review. Evidence in the record proves that Petitioner hired a third party sign poster, approved by the County. The County approved sign poster complied with the required posting standards, posted the sign at least 15 days prior to the hearing, and filed the required posting certification with the County. The posting certification was read into or acknowledged on the record and referenced in the Order as having been satisfied. Order at p. 6.

⁴ The argument that AT&T “provided” inaccurate information is based on an opinion that AT&T’s photos were “poor quality” and did not “accurately represent what one sees at this site.” KA Motion at p. 1.

ignore the totality of the record. This strategy impedes on the ALJ's job, which is to evaluate and weigh all of the evidence. *See* BCZR § 500.5. Kingsville dramatically points to the Planning Report for a purported "astoundingly inaccurate statement" that "[i]t also appears from the photo simulation package that the wireless communications structure will really only be visible from the property on which it will stand," and that the "tower was at or about the height of the existing tree cover in the area." KA Motion at p. 1-2. To demonstrate these alleged inaccuracies, Kingsville offers AT&T's photosimulations, which illustrate the Facility visible off the Property and height above the treeline. *Id.* at 1-2. Kingsville's focus, however, misses the forest for the trees.

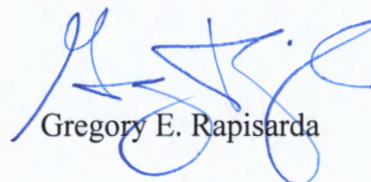
The Order is proper because it is not based solely on the Planning Report. Instead, Your Honor considered the entire record. *See e.g.*, "[b]ased on the evidence in the record, on which I [Judge Beverungen] must base my decision..." Order at p. 6. Furthermore, Kingsville cites no authority to suggest, much less require, reconsideration of a decision merely because allegedly inaccurate statements were contained within a larger record or considered as part of a decision. Finally, Kingsville's attack is cut off by the legal presumption that ALJ's properly perform their duties. *See Foley v. Hovnanian at Kent Island, LLC*, 410 Md. 128, 164 (2009). An ALJ is bound to review and weigh all the evidence and render a decision accordingly. These duties were performed and the Order was issued – properly granting AT&T's special exception relief.

In the end, Kingsville cannot ignore the record or the underlying law, particularly BCZR and *Loyola College*, both of which support if not require approval of the Facility as proposed. Consequently, and as a matter of law, Kingsville's arguments fail, there are no issues to be reconsidered, and the Order should be affirmed.

F. Conclusion:

For the foregoing reasons, AT&T asks that the Motions be denied and the Order be affirmed. In the event Your Honor believes a modification to the Order is warranted, AT&T requests a hearing to address any issues related to such potential modifications.

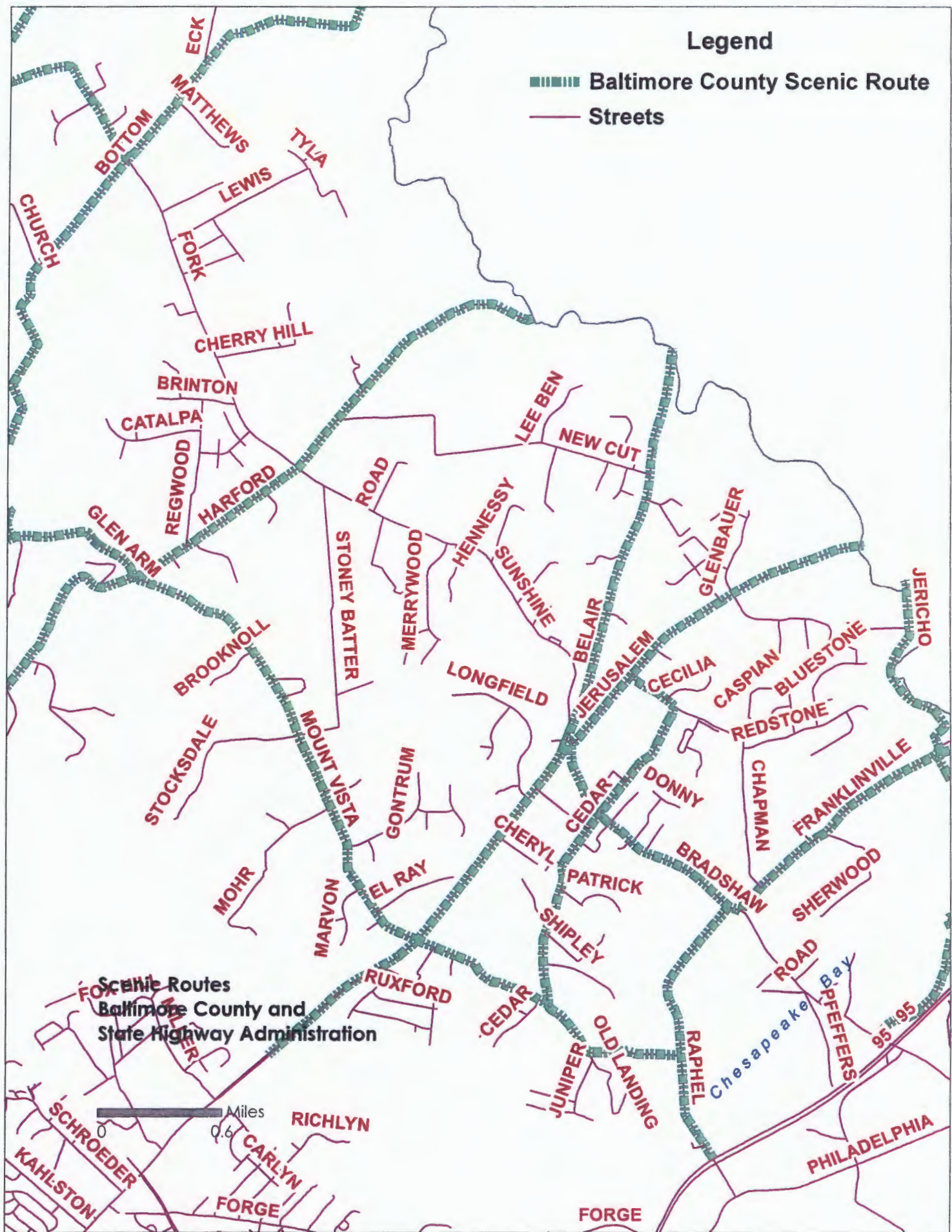
Yours truly,



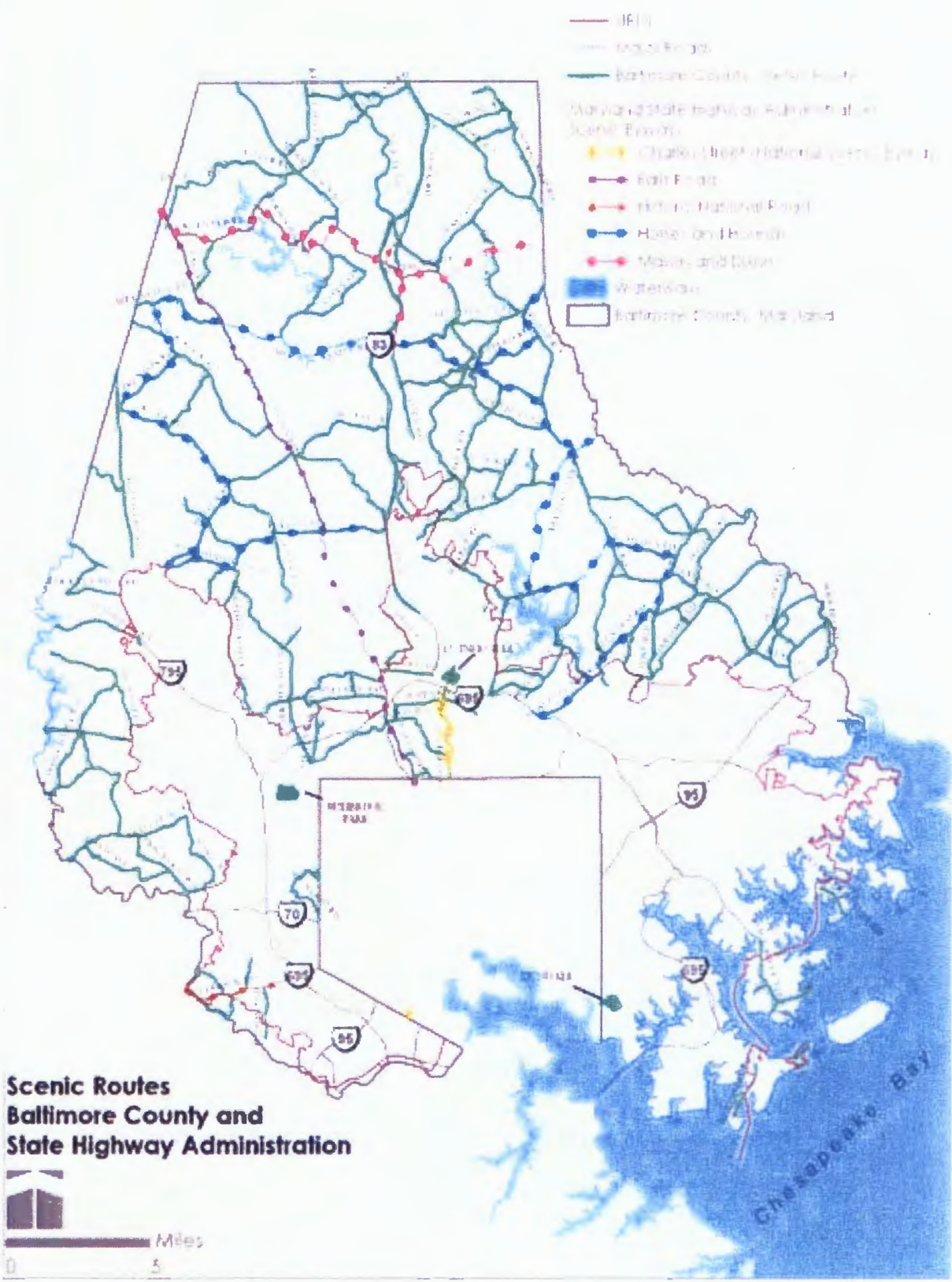
Gregory E. Rapisarda

GER:lh

cc: Carole S. Demilio, Esquire, Office of the People's Counsel (*via* First Class Mail)
Charles Wolpoff, President, Greater Kingsville Civic Association (*via* First Class Mail)



Map 26: Scenic Routes



Debra Wiley - Re: 2012-0320-X - 6850 Sunshine Ave., Kingsville

From: John Beverungen
To: Gregory E. Rapisarda
Date: 11/21/2012 1:24 PM
Subject: Re: 2012-0320-X - 6850 Sunshine Ave., Kingsville
CC: Debra Wiley; People's Counsel

That is fine.

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 11/21/12 12:51 PM >>>

Judge Beverungen -

Multiple emergencies have collided this afternoon that will likely prohibit me from finalizing and filing AT&T's Response to the Motions for Reconsideration. I apologize for the last minute nature of this email. AT&T absolutely wants to file a response. I'm leaving for SC tonight to return on Monday. If you permit, I will file AT&T's response on Tuesday 11/27/12. Please let me know if you have any questions and I appreciate your consideration.

Have a great Thanksgiving.

Greg

Gregory E. Rapisarda | SAUL EWING LLP

Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202

T: (410) 332-8963 | F: (410) 332-8155

"Saul Ewing LLP <saul.com>" made the following annotations:

+~~~~~+

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+~~~~~+

*Extension
to Nov. 21st***Debra Wiley - RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville**

From: Debra Wiley
To: Rapisarda, Gregory E.
Date: 11/13/2012 11:07 AM
Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville
CC: Counsel, People's

Good Morning Mr. Rapisarda,

On behalf of Judge Beverungen, your request for another extension (November 21, 2012) has been granted.
Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 11/13/2012 10:36 AM >>>

Dear Judge Beverungen -

I'm not sure if this makes any difference to you, but given that next Wednesday is the day before Thanksgiving, I'm happy to amend my request and file AT&T's responses by COB on Tuesday November 20, 2012.

Thank you,

Greg

Gregory E. Rapisarda | SAUL EWING LLP
Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202
T: (410) 332-8963 | F: (410) 332-8155

From: Rapisarda, Gregory E.
Sent: Tuesday, November 13, 2012 10:34 AM
To: 'Debra Wiley'
Cc: People's Counsel
Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

Dear Judge Beverungen -

I'm writing to request, what I know will be, the final deadline extension request. It is now clear that AT&T the Kingsville Civic Association will be unable to resolve the outstanding issues. As a result, I'm asking for permission to file AT&T's responses by COB next Wednesday November 21, 2012.

I'm happy to provide any additional information you may need and appreciate your consideration with this request.

Thank you,

Greg

Gregory E. Rapisarda | SAUL EWING LLP

Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202

T: (410) 332-8963 | F: (410) 332-8155

From: Debra Wiley [<mailto:dwiley@baltimorecountymd.gov>]

Sent: Wednesday, October 31, 2012 10:06 AM

To: Rapisarda, Gregory E.

Cc: People's Counsel

Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

Good Morning,

On behalf of Judge Beverungen, your request for an additional extension (November 14, 2012) has been granted. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 10/31/2012 9:36 AM >>>

Dear Judge Beverungen, care of Ms. Wiley -

I'm writing on behalf of AT&T to request another extension to respond to the Motions for Reconsideration. In short, we're still hopeful there will not be a need to file any response, but we haven't yet heard a final word from the Kingsville Civic Association. The Association was going to provide AT&T with a final answer about a

2nd Additional extension granted to 10/31 on 10/10

Debra Wiley - RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

From: Debra Wiley
To: Rapisarda, Gregory E.
Date: 10/10/2012 11:01 AM
Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville
CC: peoplescounsel@baltimorecountymd.gov

1st req. for extension to 10/10

Good Morning,

On behalf of Judge Beverungen, your request for an additional extension (October 31, 2012) has been granted.

Please let me know if I can be of any further assistance. Thanks.

Debbie Wiley
 Legal Administrative Secretary
 Office of Administrative Hearings
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 10/9/2012 3:47 PM >>>

Dear Mrs. Wiley,

This is an email request to Judge Beverungen to request an additional extension to AT&T's deadline to respond to the motions for reconsideration in the above matter. AT&T continues to work with the Kingsville Civic Association and the People's Counsel to resolve the community's concerns. We have all met and made progress, but we still need to coordinate a meeting with Kingsville's Board to finalize the options and discussions. We anticipate that the meeting will occur within the next 7-10 days.

As a result of the ongoing discussions, AT&T requests an additional 3 week extension to allow time to settle. If granted, AT&T's deadline to respond to the motions for reconsideration would be 10/31/12.

I am authorized to inform you that the People's Counsel and Kingsville Civic Association support this request for a deadline extension.

Please let me know if you would like any additional information, and thank you for your consideration.

Greg

Gregory E. Rapisarda | SAUL EWING LLP
 Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202

T: (410) 332-8963 | F: (410) 332-8155

1st request

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Monday, September 24, 2012 10:05 AM
To: Rapisarda, Gregory E.
Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

Good Morning,

On behalf of Judge Beverungen, your request for a two-week extension (October 10, 2012) has been granted. Please let me know if I can be of any further assistance. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Debra Wiley 9/21/2012 9:55 AM >>>

Thanks, you also.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 9/21/2012 9:51 AM >>>

Thank you, and I understand. Generally, I think we're all very flexible and are just looking for some room to try and work things out.

Thanks again, and enjoy your weekend.

Greg

Gregory E. Rapisarda | SAUL EWING LLP
Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202

T: (410) 332-8963 | F: (410) 332-8155

From: Debra Wiley [<mailto:dwiley@baltimorecountymd.gov>]
Sent: Friday, September 21, 2012 9:50 AM
To: Rapisarda, Gregory E.
Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

Good Morning,

Unfortunately, I am unable to grant this extension without Judge Beverungen's approval. He is due back in the office on Monday, Sept. 24th, and I certainly will bring this to his attention and get back to you at that time.

Thanks in advance for your cooperation in this matter.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 9/20/2012 5:31 PM >>>

Debbie -

AT&T has begun talking with the People's Counsel and The Kingsville Civic Association in an effort to work toward a resolution of the issues raised in the motions for reconsideration. I understand all parties are open to such a "settlement" and we (all parties) are meeting next Tuesday afternoon to discuss.

As a result, AT&T would like to request an extension of time to file a response to both motions for reconsideration. As of now, AT&T's deadline was Wednesday September 26, 2012. A two week extension (i.e. AT&T's response due on or before Oct. 10, 2012) should give us time to meet, discuss, and work out the details of an agreement. There is a very good chance we won't need a full two weeks, but it's possible it will take that long. The People's Counsel supports the extension request, and I've copied People's Counsel on this email.

Please let me know if I need to send a formal request to the Judge or whether there is any other information I can provide.

Thank you,

Greg

Gregory E. Rapisarda | SAUL EWING LLP

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+~~~~~+

Debra Wiley - RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

From: Debra Wiley
To: Rapisarda, Gregory E.
Date: 9/12/2012 2:11 PM
Subject: RE: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

You're more than welcome. I will be certain to pass your message to Judge Beverungen as well as place a copy of your e-mail in the file in the event anything arises. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> "Rapisarda, Gregory E." <GRapisarda@saul.com> 9/12/2012 2:09 PM >>>

Debbie -

Very appreciated. Please let Mr. Beverungen know we'll file our (AT&T's) response by 9/26/12 (2 weeks). Thanks again and please let me know if anything else arises or if you have any questions or concerns.

Greg

Gregory E. Rapisarda | SAUL EWING LLP
Lockwood Place | 500 East Pratt Street, 8th Floor | Baltimore, MD 21202
T: (410) 332-8963 | F: (410) 332-8155

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]
Sent: Wednesday, September 12, 2012 1:58 PM
To: Rapisarda, Gregory E.
Subject: Motion for Reconsideration - 2012-0320-X - 6850 Sunshine Ave., Kingsville

Good Afternoon,

As promised, please find attached the Motion for Reconsideration received today from the Greater Kingsville Civic Association.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

"Saul Ewing LLP <saul.com>" made the following annotations:

+~~~~~+

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+~~~~~+

The Greater Kingsville Civic Association, Inc.

P.O. BOX 221 ~ KINGSVILLE, MARYLAND 21087

September 11, 2012

HAND DELIVERED

The Honorable John E. Beverungen
Administrative Law Judge
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

SEP 12 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Cell Tower Proposal, Case No. 2012-0320-X
6850 Sunshine Avenue, Kingsville

Dear Judge Beverungen,

Thank you for this opportunity to Motion for Reconsideration as per your conversation with Greater Kingsville Civic Association (GKCA) board member, Joy Keller. We hereby request a reposting and second hearing in this case. We further request that the initial decision in this case be revised to require that the cell tower be disguised and reduced in height. We believe such a conclusion is warranted by the facts, regulations and relevant precedent.

Notification Requirements Were Not Met

The legally required notification was never provided to the most impacted neighbors. This property has *two* road frontages, Sunshine Avenue and New Cut Road. It appears that the proposed tower location would be only several hundred feet from New Cut Road. Yet there was no notification posted on *that* frontage. A sign was only obscurely posted on Sunshine Avenue, which most New Cut Road neighbors would seldom have reason to travel. In a similar Kingsville case (Schwandtner property), where the closer impacted frontage was not posted, the Hearing Officer required reposting and held another hearing with the same legal requirements. Therefore, we respectfully request a reposting and second hearing to occur in this case.

Inaccurate Information Was Provided

One of our gravest concerns and a prominent reason for this case to receive further consideration is that the decision was based on materially inaccurate information provided from the Department of Planning and AT&T:

The Planning office report attached to the Order (also reference page 6 of the Order) states, "It also appears from the photo simulation package that the wireless communications structure will really only be visible from the property on which it will stand." This is an astoundingly inaccurate statement. Although the photo simulation pictures are amazingly poor quality (considering modern photographic technology) and do not accurately represent what one actually sees in person at this site, they still show the tower being quite visible from various locations *off* the property. This is especially true of the up-close view from New Cut Road, unless someone mistakenly thought that was taken from *on* the property, since it is so close to the road there. Please review the photos submitted in Patricia Garner's August 12, 2012 letter to more accurately appreciate the historical beauty and proposed impact to this site.

Proposed Height is Unacceptable

The Order relied on a crucial piece of inaccurate information, cited on page five of the Order: "In this case, both the Department of Planning and petitioner's witnesses opined that the tower was at or about the height of existing tree cover in the area." This information is obviously incorrect. There is no way that a 95-foot tower uphill on a generally open landscape *cannot be* very visible from both Sunshine Avenue and New Cut Road. AT&T's information says the existing silo is 40 foot tall and their own photo shows the trees surrounding the proposed tower's site are only slightly taller than the existing silo. Clearly, a 95 foot tower would be *much* taller. Precedent has been set as per the Baltimore County case #2009-0322-X where the proposed 120 foot height was *reduced* to 87 feet, *and* a disguise was required. In light of the specific situation in this case, we request that the height of the tower be reduced, preferably to no higher than 75 feet.

Regulations and Precedent Require Height Reduction and Disguise or Redesign

Please note that the BCZR regulations require a disguise as mentioned on page five of the Order: "Section 426.9.C.3 provides that the tower 'should be disguised as a structure or natural formation...unless the Commissioner finds the requirement is not reasonable or advisable for the protection of properties surrounding the tower.'" We believe that, if this case is reconsidered using the full available information, the unavoidable conclusion is that this requirement is indeed reasonable and advisable.

The GKCA has been supportive of this request for a tower by not outright opposing it, but only asking for some form of disguise as recommended by the Tower Review Commission's comment (page 6 of the Order): "It was recommended by the TRC that in the event the community would have objections to the visual impact of the current monopole and request improved minimization, then AT&T should consider disguising or redesigning the structure." Significantly, "AT&T agreed with the TRC's recommendation and plans to work out any visual impact issues, if they arise, with the community." (Ref. page 6 of the Order).

Since our last letter to AT&T, over two years ago, (also enclosed in Patricia Garner's August 12, 2012 letter) in which we requested some camouflage alternatives for this proposed tower, we expected that AT&T would utilize their experience and come back to the GKCA and Kingsville community with their best options for disguise. Instead, we were not notified of any recent tests or any progress on this proposal and were not even notified of the ALJ hearing. This has left our board struggling to perform our own research in the field of cell tower camouflage under an unnecessarily tight time constraint. We were initially in favor of a functioning old-style windmill, but quickly came to understand that this application is best suited for a single carrier and four carriers may not work. Our thoughts then went in the direction of a silo, which could completely hide the cell apparatus. However, the extreme height in such a visible stretch of rural road would stand out too much. As we understand, the only remaining option for disguise is the barely acceptable 'stealth pole' which is similar to a flagpole disguise without the flag. (Reference: photo example attached or see web link: <http://www.flickr.com/photos/stealthconcealment/7337110084/in/set-72157630048573004>)

Apparently, without the weight of a flag, the pole does not have to be as large in diameter. Our understanding is that stealth poles average 36 inches in diameter and that all of the cell apparatus would be enclosed inside the pole. An additional factor in its favor is the relatively low cost. Based on considerations of what we feel would be least visually offensive while being monetarily feasible, this is preferable, unless the silo height could be substantially reduced.

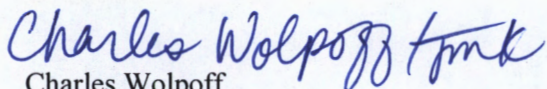
Conclusion

We request that the height of the proposed tower be reduced *and* a disguise be required. Our preference is a silo if the height is reduced to 75 feet or less; otherwise, we request a stealth pole, which would be reduced to 80 feet or less.

We appreciate the opportunity for further review in light of the fact that the initial decision was made without due consideration of additional information provided within the seven day allotment discussed at the hearing and that the decision was based on incorrect information from both the Petitioner and the Department of Planning.

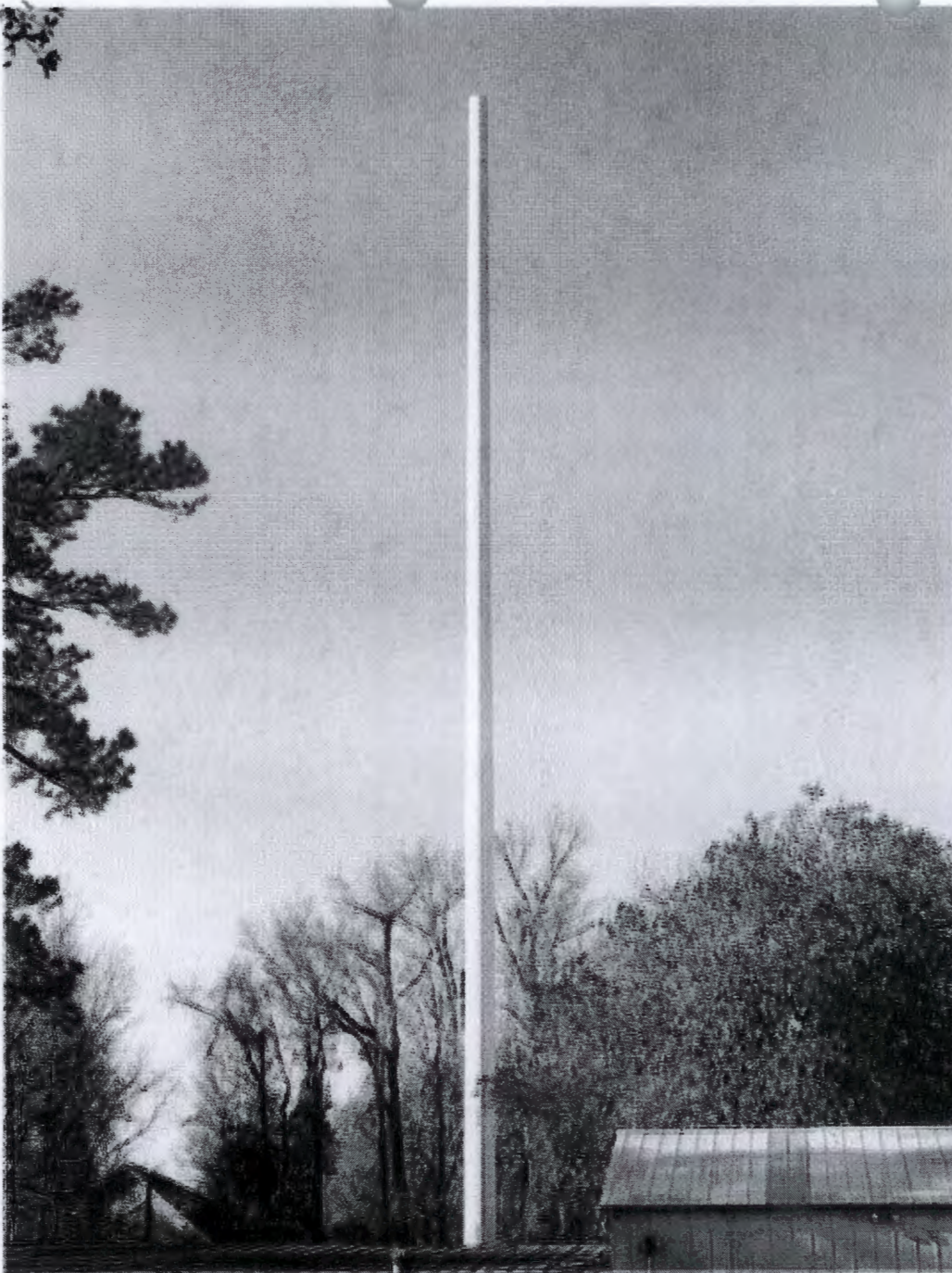
Thank you once again for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Charles Wolpoff". The signature is fluid and cursive, with a stylized "W" and "P".

Charles Wolpoff
President, Greater Kingsville Civic Association

cc: Gregory Rapisarda, Esquire (via email)
Peter Max Zimmerman, People's Counsel (via email)
Carole S. Demilio, Deputy People's Counsel (via email)



STEALTH Town Center

This 145', 5 Carrier Monopole is located in Mt. Pleasant, SC



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

September 7, 2012

RECEIVED

SEP 07 2012

OFFICE OF ADMINISTRATIVE HEARINGS

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: James Ralph Medley/New Cingular Wireless, PCS, LLC
6850 Sunshine Avenue
Case No. : 2012-320-X

Dear Judge Beverungen,

Please accept this letter as a Rule K Motion for Reconsideration of the Findings of Fact and Conclusions of law granting a petition for special exception for a telecommunications tower in a Resource Conservation (R.C.) 2 zone dated August 13, 2012. It is our understanding that citizens/community group for the area participated at the hearing and will also request reconsideration based on their observations at the hearing. Please note also that our office entered its appearance on June 19, 2012.

Based on a review of the record, additional consideration is warranted to address more particularly several concerns.

A traditional-looking cell tower is proposed on a distinctive residential and farming site visible from both Sunshine Avenue and New Cut Road in the Kingsville area. The site has been designated for agricultural preservation and is also within a Rural Legacy Area under the Baltimore County Master Plan 2020. Both designations inure to the benefit of the entire community, as well as the homeowner. The owner has elected to allow the construction of a wireless telecommunications tower on the site. But acquiescence does not rest with the homeowner alone. BCZR establishes strict standards and requirements before approval can be granted. Not only do the usual restrictions in BCZR 502.1 apply to the special exception, BCZR 426.9 imposes additional standards and restrictions to minimize the impact on the community at large.

Some standards are particularly noteworthy for reconsideration here. It is important to see the hierarchy established in the law. The theme throughout BCZR Section 426 is to locate towers on (i) existing structures, and (ii) in medium or high intensity commercial zones. The provider has the burden to explain why such preferences are not feasible. There are no exceptions in BCZR to these site preferences to maximize the provider's profits or satisfy its desire to expand the range of coverage beyond the identified gap in service.

If (i) and (ii) above are not feasible and a new tower must be built, more restrictions come into play. BCZR 426.2 B. 3. requires that if a new tower is built anywhere, it should be **"Located and designed to minimize its visibility from residential and transitional zones."** And if a tower is located in a residential zone, among other standards, BCZR 426.9 A. 4. limits the height to **"... no higher than what is required to enable present and future co-location of other providers."** BCZR 426.9 C.1.b. requires that if a residential site is proposed, it must have such **"... topographical or other unique features, [so that] the proposed site is more consistent with the legislative policy under Section 426.2 than a site in an available medium or high intensity commercial zone."** This means essentially that the features of the residential site are comparable to a medium or high intensity commercial zone to insure the tower is **"... located and designed to minimize visibility from residential and transitional zones"** even if it is constructed in a residential zone. Natural geographic screenings such as forests come to mind. But if natural features do not shield the tower from view, BCZR 426.9. C.3 imposes an additional standard:

" In granting a special exception, the Zoning Commissioner, or Board of Appeals upon appeal, shall impose conditions or restrictions as provided in Section 502.2. In addition, the Commissioner shall require that the tower be disguised as a structure or natural formation, such as a flagpole, steeple or tree, which is found, or likely to be found, in the area of the tower unless the Commissioner finds that the requirement is not reasonable or advisable for the protection of properties surrounding the tower."

In the case here, there is no evidence that these select provisions in BCZR have been satisfied.

First, the testimony here is that the height is excessive beyond what is needed. It is clear from the evidence a tower of 75 ft would accommodate the coverage gap; the provider admitted it seeks the additional 24 ft to cover additional areas and roadways beyond the coverage gap. Moreover, a 75 ft tower would better accommodate natural screenings or a disguise required by the zoning regulations.

Second, there is no evidence of **"topographical or other unique features"** at this site that would minimize the view of the tower from Sunshine Avenue, New Cut Road or other surrounding sites. The land is flat and without benefit of a forested screening in front of the tower itself; only a few trees are located in the yard area and of course no vegetation exists in the fenced open pastures. As a result, the tower would be visible in the surrounding areas to the

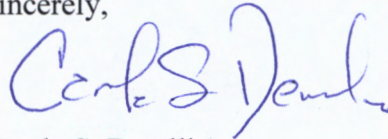
north and south of New Cut Road and Sunshine Avenue (a designated scenic route under Master Plan 2020), respectively, as well as from those roadways.

Third, the provider has made no attempt to disguise the tower itself as required by BCZR and The Tower Review Committee (TRC). The TRC only granted conditional approval to the tower. It noted that if the community had objections to the visual impact, then AT&T should disguise or redesign the structure. Since the community does have objections, the TRC approval is conditional on AT&T disguising or redesigning the tower structure. Furthermore, AT&T agreed with this condition. It is clear that a disguise is now required; and the Administrative Law Judge has the authority to require that the tower be disguised. Just because a windmill is not acceptable does not mean this provision is eliminated. At a minimum, an Order granting the Reconsideration is appropriate to investigate and mandate a suitable disguise. At the very least, the ALJ should consider proposals from both the community and AT&T, or impose a suitable alternative disguise. Another hearing may be appropriate in conjunction with this additional evidence. Even so, there is evidence to deny the use altogether.

Finally, it is our understanding the citizens submitted a post-hearing memorandum because the sign was not visible to allow the community to prepare for the hearing. We believe the points in that August 13th correspondence to the Administrative Law Judge should be considered in this request for reconsideration, as well any separate letter for reconsideration filed by the interested parties.

Thank you for your consideration.

Sincerely,



Carole S. Demilio
Deputy People's Counsel

cc: Gregory Rapisarda, Esquire
Robin Beers
Joy Keller
Doug Behr

August 12, 2012

Judge John E. Beverungen
Administrative Law Judge
Office of Administrative Hearings
Jefferson Building,
Towson, Maryland 21204

RECEIVED

AUG 13 2012

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Case # 2012-0320-X 6850 Sunshine Avenue Cell Tower proposal

Dear Judge Beverungen,

Thank you for the opportunity to submit comments concerning the cell tower proposal for 6850 Sunshine Avenue. This beautiful historic farm is important to me as a nearby neighbor, community member and past President of the Greater Kingsville Civic Association (GKCA).

As you can see from the enclosed photos (Enclosures #1-#3), that although this property may not be officially designated as "scenic" or "historic", it is truly both. This property was even featured on a local historic house tour some years ago. This photogenic site is one of the most treasured scenes that compose the rural fabric of the Kingsville – Fork area. Now picture a hundred foot pole with four different sets of horizontal antennas jutting out on the horizon. I am sorry, but the small distant photos I saw submitted in AT&T's packet do not come close to showing the actual impact seen in person either from Sunshine Avenue (where these photos are taken) or the up close view the New Cut Road neighbors will see.

Enclosed also (Enclosure # 4) is the last correspondence from the GKCA from two years ago. It states clearly the concern both scenic and historic of the impact of a cell tower and yet shows the desire of the neighbors and community to help an agricultural use property find a way to sustain that use. After the 2010 request for camouflage alternatives it was my hope and expectation as a neighbor that AT&T would use their experience and research and return to the GKCA and neighbors presenting their best options for camouflage.

From what I understand the idea of a windmill cell tower was not well received at the hearing and after discussion with some GKCA board members we seem to agree that the windmill option could be aesthetically challenging with more than one carrier. The extreme proposed height of the tower at approximately 100' makes it difficult for any disguise to effectively work. I would like to request that a more reasonable level be considered to literally reduce the visual impact to this bucolic setting.

Enclosure # 5 is an article that tells of another Baltimore County case (Case No. 2009-0322-X) where the proposed 120' height was reduced to 87' and the disguise of a barn silo was used. A barn silo for this Sunshine Avenue site might be a better option than some other options, since it is an active farm with an existing silo, but would again be more

fitting if the approximately 100' could be reduced some so there is not quite so much contrast with the existing 40' silo.

Enclosure # 6 shows some examples that were found in research that again seem more suiting at a reduced height and it would be critical, as shown in the photos, to have sufficient diameter by ratio to match the height so it looks like a silo rather than a large pencil. Also critical is a color similar to the existing silo and a very rounded dome to match the existing silo. Also noteworthy is that according to the information on the enclosure and received by phone, it appears cost per vertical foot may be equal or even less than conventional metal towers. So it appears this may be a feasible option.

I would also respectfully request that the GKCA and I have the opportunity to see AT&T's design ideas for a more aesthetically pleasing tower as this project proceeds forward.

Thank you for your time and consideration for all these concerns. I am hopeful that in working together we can preserve this exceptional beauty for others to enjoy in the future.

Sincerely,



Patricia L. Garner

The Greater Kingsville Civic Association, Inc.

P.O. BOX 221

KINGSVILLE, MARYLAND 21087

August 16, 2010

Tim Smolinski
Site Acquisition Consultant
Network Building & Consulting
2507 Rocky Branch Rd
Vienna, VA 22181

Re: Proposed AT&T Tower at Stoney Batter - Medley Property - 10099576_3107

Dear Mr. Smolinski,

The Greater Kingsville Civic Association, as its primary mission, strives to protect the rural and scenic nature of our community and area.

We have received and reviewed the plans for a 95' cell tower at 6850 Sunshine Avenue in Kingsville. We understand that ATT customers have encountered difficulties with reception in this area, and that ATT intends to construct this system to provide better service.

While we understand this need, we are, of course, concerned with the impact that such a tower could have on the historic character and scenic view. While the property has not been officially designated as "historic", either through the Baltimore County Landmarks process or the National Register, we feel that the age of the house and its setting is nevertheless of value to preserve, including its surroundings. Sunshine Ave is a designated scenic route in the County's Master Plan and therefore is of special concern. Has the possibility of collocation with an existing tower or mounting on an existing nonresidential structure been considered and determined to not be feasible? If so, we encourage ATT to do everything possible to minimize the potential visual impact of this new tower by restricting its height to the minimum necessary to provide proper service and to allow future collocation of, at most, two other providers. While the planned placement close to the existing residence and accessory structures is apparently intended to reduce its visual impact on this scenic, agricultural area, we are concerned that it might detract from the historic character of the buildings themselves. We would like to hear what measures are being planned to camouflage or otherwise make the antenna less noticeable such as a "flagpole" or tree.

In addition, will the owners be applying to the Maryland Agricultural Land Preservation Foundation for a partial termination of the preserved district since, by the provisions of the 1989 Deed of Easement to MALPF, they gave up the "right to develop or subdivide the above described land for industrial, commercial or residential use or purpose"?

Thanks for any information you can provide. We look forward to hearing back from you soon.

Regards,

Michael Pierce
Corresponding Secretary

87-foot Silo Design Ok'd For Phone Tower

January 14, 2010 | By Arthur Hirsch | Arthur Hirsch, arthur.hirsch@baltsun.com

Verizon Wireless has been given permission to put up a new cell phone tower up to 87 feet tall in rural northern Baltimore County, but only if it is disguised as a silo, not a pine tree as originally proposed. A lawyer for a group opposing the tower said he expects to appeal the ruling. In a 16-page decision released Wednesday, County Zoning Commissioner William J. Wiseman III wrote that he was not persuaded by opponents' arguments that the proposed pine tree tower would hurt property values or scenic views in the Sparks-Glencoe area, but this was one of those occasions when he "must choose an alternative that seems, not right, but simply less wrong." He granted the "special exception" for the tower on land owned by Richard Lehnert in a field near Belfast Road and Interstate 83 if it is built to look like a silo "painted in a brick or terra cotta color."

Lehnert said he was unhappy years ago with the proposal for a silo design, which he considers more conspicuous than the pine tree.

"It's going to stand out," said Lehnert. "What you've got is a sore thumb sticking up. Look around here and try to find me an 80-foot silo."

The "pine tree" proposal was opposed by neighbors and by the Valleys Planning Council Inc., a preservation group. The organization's lawyer in the case, Richard C. Burch, said he was "disappointed that any cell tower in any form, disguised or otherwise" had been approved. He added that a silo "at first blush ... does look less hideous than the stealth monopine."

Asked about the next step, he said he considered it "more likely than not an appeal will be pursued."

The council's executive director, Teresa Moore, said she had not seen the ruling Wednesday, but she said her group originally opposed a 120-foot silo tower, and the 87-foot version also seemed beyond the bounds of what you would commonly see on local farms. She said there is one cell phone tower "silo" in the area the council represents, but that one is about 40-feet tall - closer to the height of real silos in the county.

As of the fall, there were 504 cell tower locations in the county, including one built into a chimney, another in a church steeple and one masquerading as a flagpole. The pine tree proposed by Verizon in this case would have been the county's first in that design.

Cell Tower disguises- Silos, etc.

Stealth Cell Towers



Stealth Cell Towers

SILO FOR A CELL TOWER We are now building concrete tower silos for the wireless communications industry. They are "cast-in-place" silos, designed by P.E. with a minimum 6" wall thickness, and steel reinforcing bars inside the wall. They are also equipped with an OSHA ladder or ladder with fall-arrest system, and openings in the wall as needed. The antennas can be mounted on the outside of the wall, or inside (near the top), and hidden by specially designed "stealth" panels. The silo towers can be self-contained with the antennas hidden and the equipment rooms inside the silo. We are also building these silos for farm feed storage with companies mounting antennas on the outside of the multi-functional silos. The silo towers are strong to withstand storm and wind damage, and are able to support many carriers. We build these silo towers on site in the following diameters: 16', 18', 20', 24' and 30' inside diameters.



+ ENLARGE IMAGE

"20' x 108' Tower in NJ"
With Antennas Hidden Under the RF Friendly Roof.



+ ENLARGE IMAGE

"The Old and the New"
Who would believe that the new, taller silo was built to house antennas and equipment for multiple carriers?



+ ENLARGE IMAGE

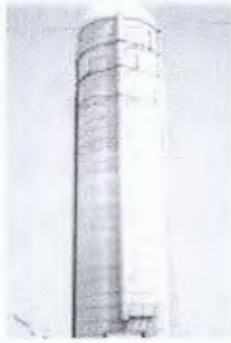
"20' x 140' Beside The PA Turnpike"
With Antennas Hidden Under The RF Friendly Roof.

LOCATED IN UPSTATE NY



+ ENLARGE IMAGE

"Silo Tower in Yonkers, NY"
30' x 100'



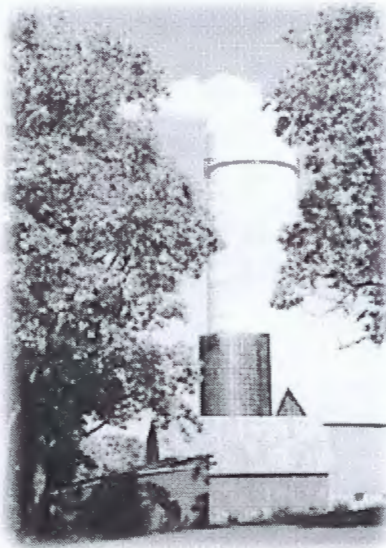
+ ENLARGE IMAGE

"30' x 124' Poured Concrete Silo"
Multiple Use:
Corn silage storage with elevated floor
for truck drive-thru, plus cell phone
antennas mounted for 3 carriers. Extra
income for the farmer!
NEAR FREDERICK, MD



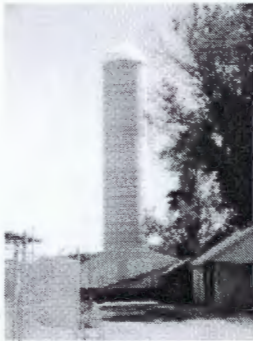
+ ENLARGE IMAGE

"Silo For A Cell Tower"
20' x 100'
Antennas Hidden Near The Top
LOCATED IN NORTHERN VA

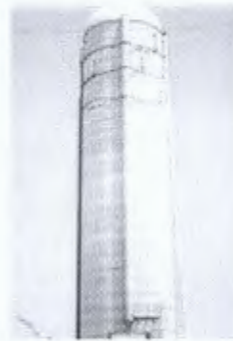


The Old and the New" **LOCATED IN UPSTATE NY**
new, taller silo was built to house antennas

and equipment for multiple carriers?



"20' x 108' Tower in NJ"



<http://www.sollenbergersilos.com/cell.html>

Tel: 717-264-9588

Fax: 717-709-9990 Contact Direct: Ken Mansfield

Farm Silos, Tanks, and Precast

Phone: 717-503-8909

Bob Francis

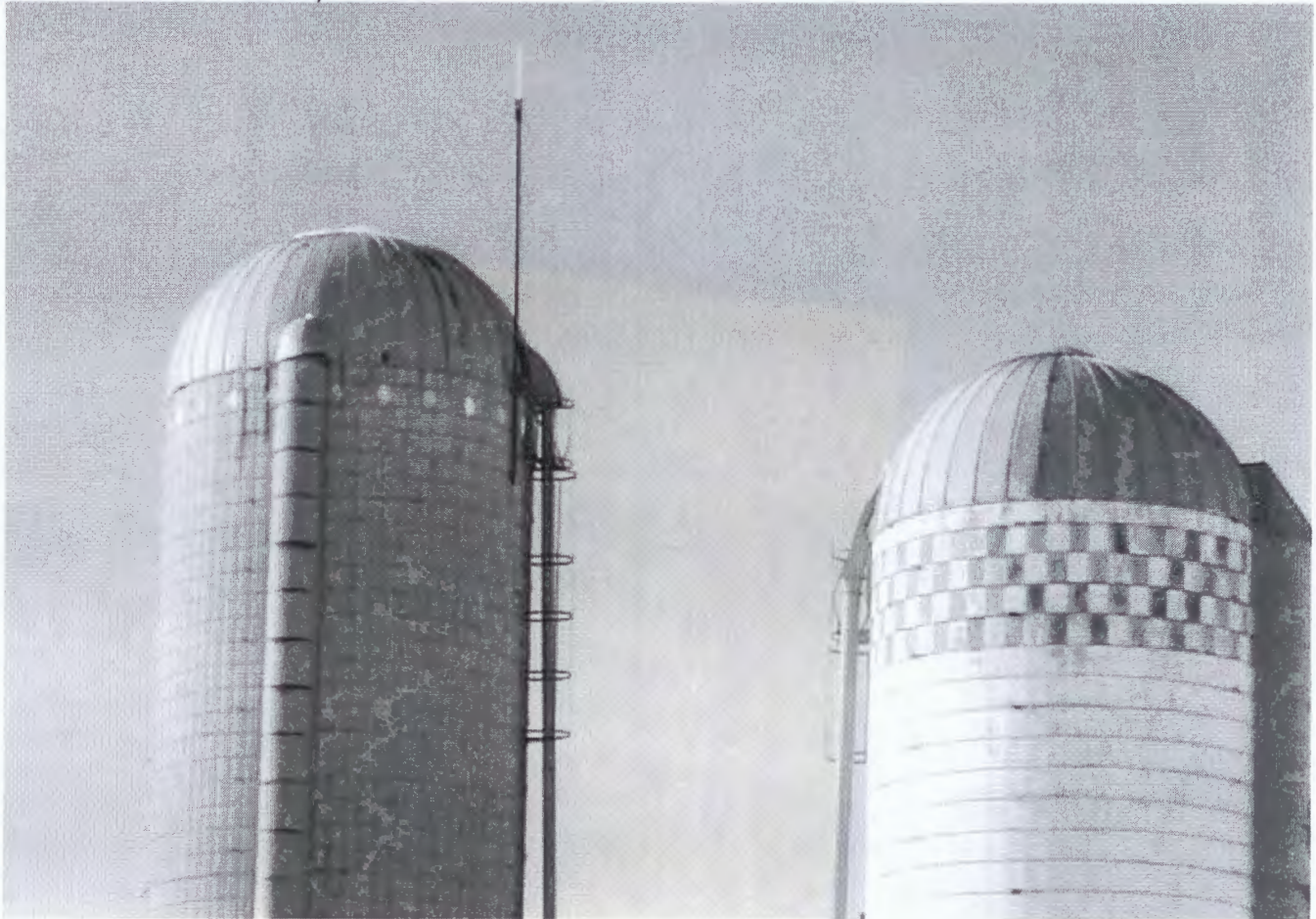
Sales Manager Tower Silos for Commercial and Industrial uses.

silobob@yahoo.com

Tower Silo Wireless Communications

<http://www.hansonsilo.com/wireless.php>

- The Cellular antennas can be mounted on the outside of the wall, or inside under a fiberglass roof. The silo towers can be self-contained with the antennas hidden and the equipment rooms inside the silo.
- We are also building these silos for farm feed storage with companies mounting antennas on the outside of the multi-functional silos. Our silo towers are strong to withstand storm and wind damage, and are able to support many carriers.
- Wireless silo towers on site in the following diameters: 12', 14' 16', 18', 20', 24' and 26' diameters.
- Cost per vertical foot significantly less than conventional metal towers.
- WiMax and GPS Silo towers are also available.
- We install Sub inch Real Time Kinetic (RTK) antennas on silos and grain legs for the John Deere Green Star and other auto steer systems



*If you ignore beauty, you will soon find yourself without it...
But if you invest in beauty, it will remain with you all the days of your life...*

—Frank Lloyd Wright







CASE NAME Cingular Wireless
CASE NUMBER 2012-320-X
DATE 8-6-2012

[illegible]

CASE NAME Cingular Wireless
CASE NUMBER 2012-320-X
DATE 8-6-2012

(for Petitioner)

NAME _____

ADDRESS

CITY, STATE, ZIP

E-MAIL

[illegible]

8/6 1:30

CASE NO. 2012- 0320-XCHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Landscape Plan may be required</u>
<u>7-16</u>	DEPS (if not received, date e-mail sent _____)	<u>Comments</u>
_____	FIRE DEPARTMENT	_____
<u>7-24</u>	PLANNING (if not received, date e-mail sent _____)	<u>Comments</u>
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-19-12</u>	
SIGN POSTING	Date: <u>7-17-12</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: See justification statement to Richards from Whitley (June 13, 2012).

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 11 Account Number - 1900003443

Owner Information

Owner Name: MEDLEY JAMES RALPH **Use:** AGRICULTURAL
Principal Residence: YES
Mailing Address: 6850 SUNSHINE AVE
KINGSVILLE MD 21087-1247 **Deed Reference:** 1) /10154/ 00028
2)

Location & Structure Information

Premises Address **Legal Description**
6850 SUNSHINE AVE 97.737 AC NS
0-0000 SUNSHINE AV
1000 SE HARFORD RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0054	0012	0017		0000				3	

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1827	6,554 SF	97.7300 AC	05

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT STONE	

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2012	07/01/2011	07/01/2012	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	185,800	185,800			
Improvements:	788,100	618,900			
Total:	973,900	804,700	974,000	804,700	
Preferential Land:	35,800			35,800	

Transfer Information

Seller: MEDLEY JAMES RALPH	Date: 11/20/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10154/ 00028	Deed2:
Seller: TRUCK TRAILER AG USE 83-84	Date: 09/23/1981	Price: \$320,000
Type: ARMS LENGTH IMPROVED	Deed1: /06330/ 00196	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: Approved 02/08/2012



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 11 Account Number - 1900003443

JAMES R. MEDLEY, ETAL
6330 / 196
97.74 A.
P.17

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

8/6 1:30 pm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUL 16 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 13, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0320-X
Address 6850 Sunshine Avenue
(Medley Property)

Zoning Advisory Committee Meeting of June 18, 2012.

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

Comments from Groundwater Management (GWM):

1. Groundwater Mgmt. must review any proposed bldg. permits for this site, since this area is served by private well and septic.

Reviewer: Dan Esser (GWM)

Comments from Agricultural Preservation (AP):

2. This farm is subject to a Maryland Agricultural Land Preservation Foundation easement. The area proposed for the tower appears to be the area excluded from the easement. Before final approval a survey is required to verify the acreage for the cell tower is within the area excluded from the easement.

Reviewer: W.S. Lippincott (AP)

8/6 1:30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

JUL 24 2012

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 6850 Sunshine Avenue

INFORMATION:

Item Number: 12-320

Petitioner: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Zoning: RC 2

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to use the subject property for a telecommunications structure on the portion of the property shown on the site plan. The proposal includes a 95' monopole and a 4' lightning rod. The structure and an equipment shelter will be located in a 50x50-fenced compound. The total special exception area will be 2,500 square feet, or, if access road is included, 14,339 square feet.

A balloon test was conducted for the subject proposal. County staff was not present. However, Planning staff did conduct a site visit to the property on July 11, 2012. During that site visit staff drove along Harford Road, which is a County designated scenic route, to determine the potential impact that the new wireless telecommunications structure could have on the scenic route and the surrounding properties. Staff used the photo simulation package provided by the Petitioner as a reference. The proposed wireless communications structure appears to be at the same height or slightly lower in height than the trees in the area. It also appears from the photo simulation package that the wireless communications structure will really only be visible from the property on which it will stand.

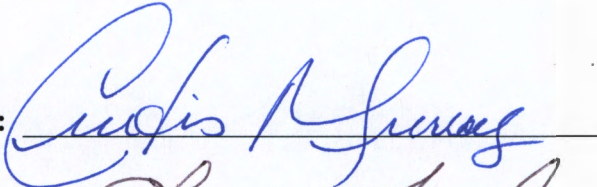
It should be noted that this property is in agricultural preservation and is also located in a Rural Legacy Area. However, the owners of the property have sought and obtained a release of one acre of land from the preservation easement, which includes space for the proposed wireless communications facility, all utilities, and access to and from the facility.

With the release of property from the easement and extensive driving along the scenic route and community, it is apparent that the proposed wireless telecommunications structure will not

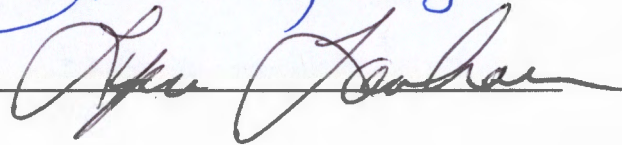
impact the surrounding properties, the scenic road, the rural legacy area, or the agricultural easement. Therefore this Department believes that this request will not be detrimental to the health, safety, or general welfare of the surrounding community.

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

Prepared by:



Division Chief:
AVA/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item No. 2012-0320

DATE: June 27, 2012

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Landscape plan may be required.

DAK:CEN
cc: File
ZAC-ITEM NO 12-0320-07022012.doc

8/6 1:30 PM
Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 31, 2012

James Ralph Medley
6850 Sunshine Avenue
Kingsville MD 21087

RE: Case Number: 2012-0320-X, Address: 6850 Sunshine Avenue

Dear: Mr. Medley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 13, 2012. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Paul Whitley, 7830 Coca Cola Drive, Suite 106, Hanover MD 21076
New Singular Wireless PCS LLC d/b/a At&T Mobility, Bill Brown, 7150 Standard Drive
Hanover, MD 21076
Gregory Rapisarda-Saul Ewing, LLP, 500 Pratt Street, 8th Floor, Baltimore, MD 21202

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0320-K
Special Exception
James Ralph Medley
6850 Sunshine Avenue.

Dear Ms. Lewis:

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. 2012-0320-K

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: July 17, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6850 Sunshine Avenue

INFORMATION:

Item Number: 12-320

Petitioner: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

Zoning: RC 2

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a special exception to use the subject property for a telecommunications structure on the portion of the property shown on the site plan. The proposal includes a 95' monopole and a 4' lightning rod. The structure and an equipment shelter will be located in a 50x50-fenced compound. The total special exception area will be 2,500 square feet, or, if access road is included, 14, 339 square feet.

A balloon test was conducted for the subject proposal. County staff was not present. However, Planning staff did conduct a site visit to the property on July 11, 2012. During that site visit staff drove along Harford Road, which is a County designated scenic route, to determine the potential impact that the new wireless telecommunications structure could have on the scenic route and the surrounding properties. Staff used the photo simulation package provided by the Petitioner as a reference. The proposed wireless communications structure appears to be at the same height or slightly lower in height than the trees in the area. It also appears from the photo simulation package that the wireless communications structure will really only be visible from the property on which it will stand.

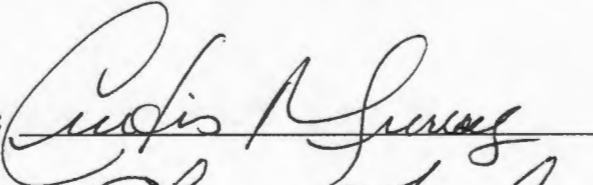
It should be noted that this property is in agricultural preservation and is also located in a Rural Legacy Area. However, the owners of the property have sought and obtained a release of one acre of land from the preservation easement, which includes space for the proposed wireless communications facility, all utilities, and access to and from the facility.

With the release of property from the easement and extensive driving along the scenic route and community, it is apparent that the proposed wireless telecommunications structure will not

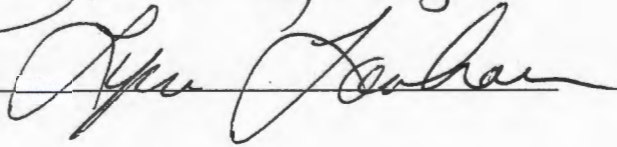
impact the surrounding properties, the scenic road, the rural legacy area, or the agricultural easement. Therefore this Department believes that this request will not be detrimental to the health, safety, or general welfare of the surrounding community.

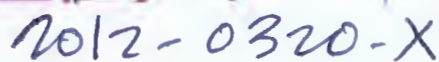
For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:

A handwritten signature in cursive script, appearing to read "Curtis R. Jones", written over a horizontal line.

Division Chief:
AVA/LL: CM

A handwritten signature in cursive script, appearing to read "Steve Jordan", written over a horizontal line.



RC 2

6818

6826

1700011965

1113000050 Lot # 1

1113000050 Lot # 1 PDM # 110317

Lot # B
1800005437

Lot # 1 7000

2200023938 Lot # 5

CLASS, JOHN & ANNA PROPERTY (PDM File/Project # 11-390)

Lot # 6

Pt. Bk. 67, Folio 118

2200023939

RC 5

054C1

7001

NEW CUT RD

1113000130

7018

1113042020

1104000151

7030

7034

7100

7104

6852

11 ED

NE 16-I

6854 6850

3 CD

RC 2

1900003443

ROAD

054C2

RC 5

1117010178

1900010393

6839

1103077760

19960135

2200025981

6849

2012-0320-X

06-11-12 GWLOZYN 15:16:52 Y:/Drawings - 2009/AT&T/_Rawland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/T1.dwg

PROJECT INFORMATION

SCOPE OF WORK:	INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY ON A PORTION OF THE PROPERTY CONTAINING A 99' TOWER STRUCTURE, WHICH INCLUDES A 95' MONOPOLE FOR ANTENNAS AND A 4' LIGHTNING ROD. THE TOWER STRUCTURE AND A EQUIPMENT SHELTER WILL BE LOCATED WITHIN A 2,500 SF COMPOUND SURROUNDED BY A BOARD ON BOARD WOOD FENCE.
PROPERTY OWNER NAME:	JAMES RALPH MEDLEY
SITE & MAILING ADDRESS:	6850 SUNSHINE AVE KINGSVILLE, MD 21087
LATITUDE:	N 39° 28' 7.69" NAD 83
LONGITUDE:	W 76° 25' 52.99" NAD 83
GROUND ELEVATION:	480'
JURISDICTION:	BALTIMORE COUNTY
COUNCILMATIC DISTRICT:	3rd
ELECTION DISTRICT:	11th
ZONING:	RC-2 (RURAL CONSERVATION)
ZONING MAP #:	054C2
TAX MAP:	TAX MAP: 54, GRID: 12, PARCEL: 17
DEED REF:	LIBER 10154, FOLIO 28
TAX ID NUMBER:	2400004016
NAME OF APPLICANT:	NEW CINGULAR WIRELESS PCS LLC d/b/a AT&T MOBILITY

UTILITY INFORMATION

UTILITIES		
POWER:	BG&E	(800) 265-6177
TELCO:	VERIZON	(800) 483-5000

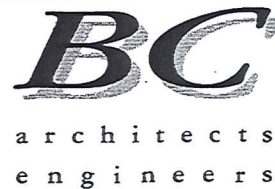
DRAWING INDEX

REV

T-1	TITLE SHEET	5
1 OF 3	SURVEY	5
2 OF 3	SURVEY	5
3 OF 3	SURVEY	5
A-0	SITE PLAN	5
A-1	PART SITE PLAN	5
A-2	PART SITE PLAN	5
A-3	PART SITE PLAN	5
A-4	ZONING DESCRIPTION PLAN	5
A-5	COMPOUND PLAN & ELEVATION	5

ZONING NOTES

PRIOR ZONING:	NO PRIOR ZONING PETITIONS HAVE BEEN FILED.	OTHER PROJECT INFORMATION:
PRIOR HEARINGS:	NO PRIOR HEARINGS HAVE BEEN HELD.	- NOT HISTORIC
PRIOR CRG HISTORY:	NO PRIOR CRG HISTORY.	- NOT CBCA
PRIOR DRC HISTORY:	NO PRIOR DRC HISTORY.	- NOT FLOODPLAIN
PRIOR ELECTRICAL PERMITS:	NO PRIOR ELECTRICAL PERMITTING HISTORY.	- NOT WITHIN AIRPORT ZONING DISTRICT
OTHER PRIOR PERMITS:	NO OTHER PRIOR PERMITTING HISTORY.	- NOT WITHIN ANY FAILED BASIC SERVICES
PRIOR WAIVER APPROVALS:	NO PRIOR WAIVER APPROVALS	- NO EXISTING OR PROPOSED SIGNS
ACTIVE ZONING VIOLATIONS:	NO ACTIVE ZONING VIOLATIONS	
PREVIOUS COMMERCIAL PERMIT:	NO PREVIOUS COMMERCIAL PERMIT	
TRC HISTORY:	APPROVED 12/9/11	



5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107

6850 SUNSHINE AVE
KINGSVILLE, MD 21087



7150 STANDARD DR
HANOVER, MD 21076



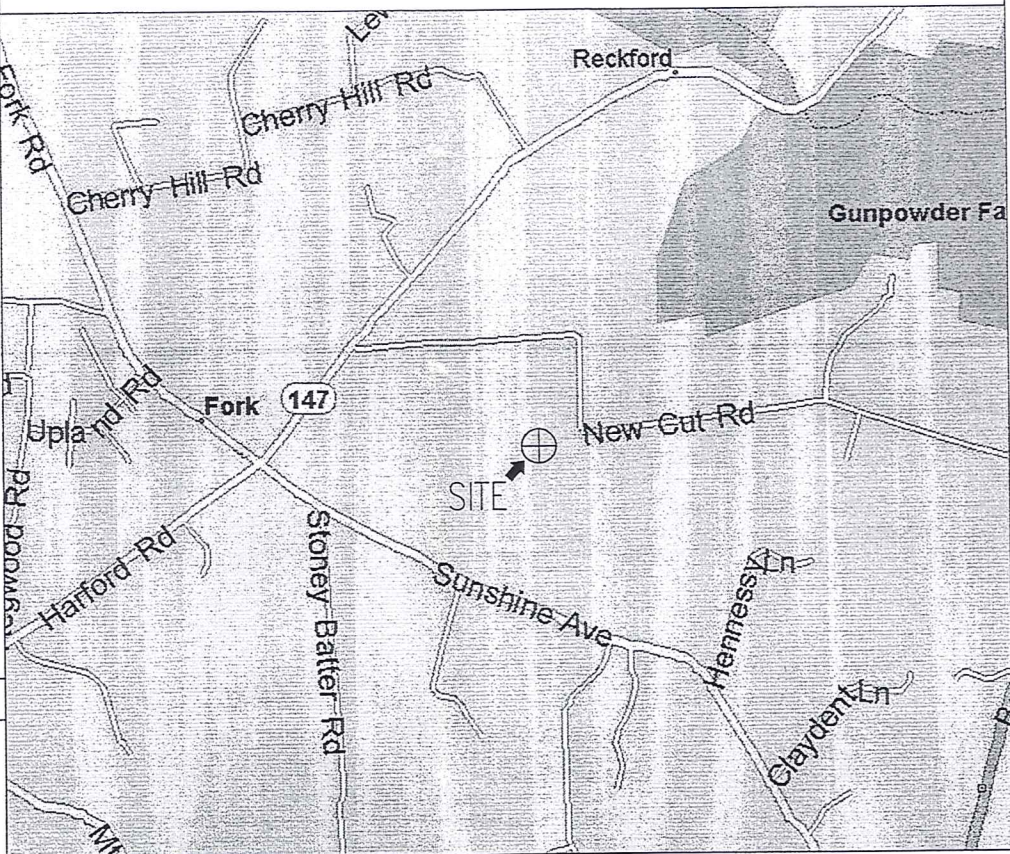
STONEY BATTER_MEDLEY PROPERTY II
10099576_3107

SITE PLAN / DRAWINGS TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

VICINITY MAP

DIRECTION:

DEPART BALTIMORE BELTWAY INNER LOOP, PARKVILLE, MD 21234 ON LOCAL ROAD(S) (SOUTH) 65 YDS TURN LEFT (SOUTH-EAST) ONTO ROBERN RD 0.2 MI TURN LEFT (SOUTH-EAST) ONTO GRENDON LN, THEN IMMEDIATELY TURN LEFT (NORTH-EAST) ONTO SR-147 [HARFORD RD] 8.4 MI TURN RIGHT (EAST) ONTO NEW CUT RD 0.6 MI TURN RIGHT (WEST) ONTO LOCAL ROAD(S) 0.1 MI ARRIVE AT SITE



SCALE: 1"=2000' - 11x17
SCALE: 1"=1000' - 24x36

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE (IBC 2006)

ELECTRICAL CODE:
NATIONAL ELECTRICAL CODE (NEC 2008)

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

AT&T CONSTRUCTION: _____

AT&T RF: _____

AT&T COMPLIANCE: _____

AT&T REAL ESTATE: _____

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED B. QUINN	DRAWN GMW		

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 NUMBER 24552, EXPIRATION DATE 11/17/13.



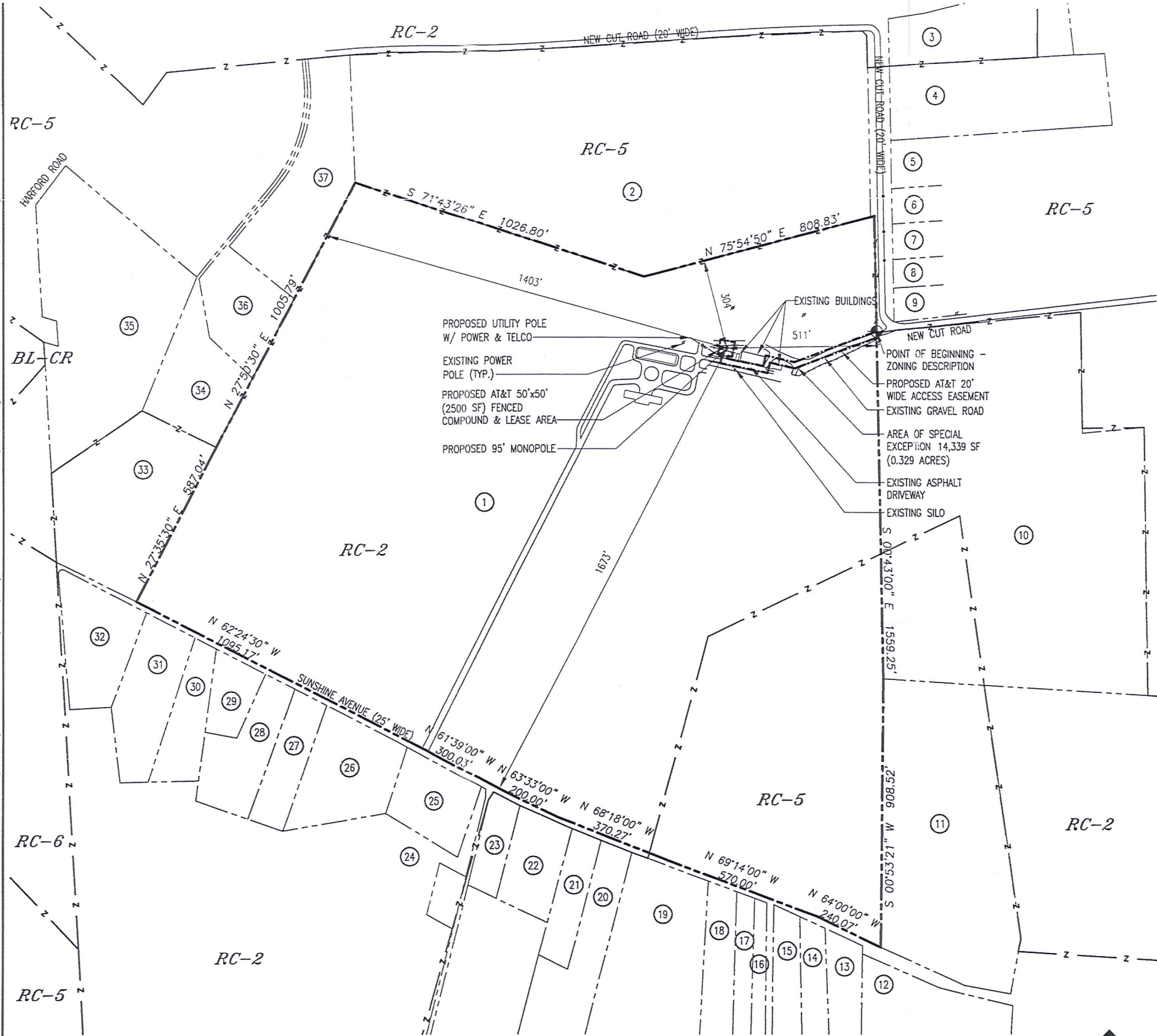
BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

TITLE SHEET

BC	DRAWING NUMBER	REV
	T-1	5

Y:/Drawings - 2009/AT&T/_Rawland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/A0.dwg

6-07-12 GWLOZYN 14:33:50



- 1
6850 SUNSHINE AVE.
JAMES RALPH MEDLEY
TAX ACCT #: 1900003443
ZONING DISTRICT: RC-2 & RC-5
LIBER 10154 FOLIO 28
TAX MAP 54 PARCEL 17
SUBJECT TO COVENANTS AND CONDITIONS
DESCRIBED IN AN AGRICULTURAL
PRESERVATION EASEMENT
LIBER 8372 FOLIO 295
(97.737 ACRES)
2
7001 NEW CUT ROAD
ADRIAN S. & ARLENE F. HUGHES
TAX ACCT #: 2200023939
ZONING DISTRICT: RC-5
LIBER 29537 FOLIO 304
LOT 6
P.B. 67 NO. 118
3
7000 NEW CUT ROAD
JOHN V. SIERACKI, JR
PATRICIA A. SIERACKI
TAX ACCT #: 1800005437
ZONING DISTRICT: RC-2 & RC-5
LIBER 5949 FOLIO 723
P.B. 43 NO. 65
4
7006 NEW CUT ROAD
RAYMOND C. & KATHRYN R. SCHEERER
TAX ACCT #: 1113000130
ZONING DISTRICT: RC-5
LIBER 26596 FOLIO 113
TAX MAP 54 PARCEL 11
5
7018 NEW CUT ROAD
ROBERT W. & ETHEL W. MEYER
TAX ACCT #: 1113042020
ZONING DISTRICT: RC-5
LIBER 4076 FOLIO 358
TAX MAP 54 PARCEL 23
6
NEW CUT ROAD
CHARLES F. & ISABEL M. LYNCH
TAX ACCT #: 1104000151
ZONING DISTRICT: RC-5
LIBER 5144 FOLIO 656
TAX MAP 54 PARCEL 24
7
7030 NEW CUT ROAD
KATHERINE LYNCH PIETRUSZKA
& EDWARD T. PIETRUSZKA
TAX ACCT #: 1112084125
ZONING DISTRICT: RC-5
LIBER 24021 FOLIO 596
TAX MAP 54 PARCEL 315
8
7034 NEW CUT ROAD
SOUTHERN, LLC
TAX ACCT #: 1103000075
ZONING DISTRICT: RC-5
LIBER 16517 FOLIO 132
TAX MAP 54 PARCEL 279
9
7100 NEW CUT ROAD
CLAYTON IRREVOCABLE TRUST
TAX ACCT #: 1103037150
ZONING DISTRICT: RC-5
LIBER 15212 FOLIO 369
TAX MAP 54 PARCEL 142
10
NEW CUT ROAD
ERNEST R. & BRENDA L. LAUDENKLOS
TAX ACCT #: 1117010178
ZONING DISTRICT: RC-2 & RC-5
LIBER 6513 FOLIO 453
TAX MAP 54 PARCEL 47
11
6950 SUNSHINE AVENUE
ROBERT J. & BARBARA ANN HOGAN
TAX ACCT #: 1900010393
ZONING DISTRICT: RC-5
LIBER 6688 FOLIO 281
TAX MAP 54 PARCEL 529
12
6933 SUNSHINE AVENUE
MATTHEW JAY & DARLENE T. MORRISON
TAX ACCT #: 2100013647
ZONING DISTRICT: RC-5
LIBER 15278 FOLIO 00628
TAX MAP 54 GRID 18 PARCEL 297

- 13
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001590
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 146
14
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001470
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 050
15
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
16
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
17
6929 SUNSHINE AVENUE
MELVIN J. & KATHY A. CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 06378 FOLIO 00178
TAX MAP 54 GRID 11 PARCEL 0266
18
SUNSHINE AVENUE
MELVIN J. & KATHY A. CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 08014 FOLIO 00252
TAX MAP 54 GRID 18 PARCEL 0039
19
6913 SUNSHINE AVENUE
FRANCES A. MILLER
TAX ACCT #: 2200018691
ZONING DISTRICT: RC-5
LIBER 23586 FOLIO 00033
TAX MAP 54 GRID 18 PARCEL 0187
20
6915 SUNSHINE AVENUE
TERRY J. HEIL
TAX ACCT #: 1120055640
ZONING DISTRICT: RC-5
LIBER 18959 FOLIO 00322
TAX MAP 54 GRID 18 PARCEL 0041
21
6911 SUNSHINE AVENUE
MATTHEW C. PETERSON
TAX ACCT #: 1109003500
ZONING DISTRICT: RC-5
LIBER 14912 FOLIO 00476
TAX MAP 54 GRID 12 PARCEL 0296
22
6907 SUNSHINE AVENUE
TERRY L. & DENISE L. ALTENBURG
TAX ACCT #: 1118050210
ZONING DISTRICT: RC-5
LIBER 06230 FOLIO 00283
TAX MAP 54 GRID 18 PARCEL 0037
23
6901 SUNSHINE AVENUE
JAMES RALPH, JR. & MATNEY VICKIE SUE MEDLEY
TAX ACCT #: 1103051220
ZONING DISTRICT: RC-5
LIBER 30818 FOLIO 00092
TAX MAP 54 GRID 18 PARCEL 0299
24
SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025982
ZONING DISTRICT: RC-2
LIBER 11416 FOLIO 00075
TAX MAP 54 GRID 17 PARCEL 0329
25
6849 SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025981
ZONING DISTRICT: RC-2
LIBER 23910 FOLIO 00022
TAX MAP 54 GRID 17 PARCEL 0590

- 26
6839 SUNSHINE AVENUE
RICHARD A. & NANCY L. CUSHING
TAX ACCT #: 1103077760
ZONING DISTRICT: RC-2
LIBER 04905 FOLIO 00323
TAX MAP 54 GRID 12 PARCEL 0053
27
6833 SUNSHINE AVENUE
MICHAEL & MELISSA BISHOFF
TAX ACCT #: 1107015150
ZONING DISTRICT: RC-2
LIBER 21402 FOLIO 00154
TAX MAP 54 GRID 12 PARCEL 0295
28
6829 SUNSHINE AVENUE
STEPHEN CARROLL & LINDA MCNEELY
TAX ACCT #: 1122000100
ZONING DISTRICT: RC-2
LIBER 05869 FOLIO 00823
TAX MAP 54 GRID 11 PARCEL 0042
29
6825 SUNSHINE AVENUE
ESTELLE JR. & BERNADETTE ISON
TAX ACCT #: 1113001125
ZONING DISTRICT: RC-2
LIBER 24007 FOLIO 00623
TAX MAP 54 GRID 11 PARCEL 0272
30
6821 SUNSHINE AVENUE
STEVEN T. & JEANETTE L. DAMICO
TAX ACCT #: 1101013680
ZONING DISTRICT: RC-2
LIBER 11183 FOLIO 00356
TAX MAP 54 GRID 11 PARCEL 0189
31
6817 SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1105043050
ZONING DISTRICT: RC-2
LIBER 13172 FOLIO 00717
TAX MAP 54 GRID 11 PARCEL 0188
32
SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1106045400
ZONING DISTRICT: RC-2
LIBER 00199 FOLIO 00095
TAX MAP 54 GRID 11 PARCEL 0264
33
SUNSHINE AVENUE
TRUSTEES OF FORK CHRISTIAN CHURCH
TAX ACCT #: 1120067350
ZONING DISTRICT: RC-2
LIBER 4542 FOLIO 120
TAX MAP 54 PARCEL 421
34
6811 NEW CUT ROAD
LARRY & JULIA BONDAR
TAX ACCT #: 2300006415
ZONING DISTRICT: RC-2 & RC-5
LIBER 25306 FOLIO 81
TAX MAP 54 GRID 11 PARCEL 0603
LOT 3
P.B. 71 NO. 133
35
6807 NEW CUT ROAD
MICHAEL J. & MARIA T. BERKHEIMER
TAX ACCT #: 2300006416
ZONING DISTRICT: RC-5
LIBER 18846 FOLIO 17
PARCEL "A"
P.B. 71 NO. 133
36
6813 NEW CUT ROAD
WILLIAM R. & WENDY A. STUMPF
TAX ACCT #: 2200023937
ZONING DISTRICT: RC-5
LIBER 11378 FOLIO 639
LOT 4
P.B. 67 NO. 118
37
6815 NEW CUT ROAD
PATRICIA A. SHACKELFORD
& DAVID E. SHACKELFORD II
TAX ACCT #: 2200023938
ZONING DISTRICT: RC-5
LIBER 16776 FOLIO 189
LOT 5
P.B. 67 NO. 118

LEGEND	
PROPERTY LINE	---
SPECIAL EXCEPTION AREA	---
ZONING DISTRICT	---
NEW FENCE	---
EXISTING FENCE	---
EXISTING GRAVEL ROAD	---
EXISTING BUILDING	---



SITE PLAN
SCALE: 1"=400'

TRUE NORTH

BC
architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107
6850 SUNSHINE AVE
KINGSVILLE, MD 21087

at&t
7150 STANDARD DR
HANOVER, MD 21076

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED B. QUINN		
			DRAWN GMW		

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY
THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY
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LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 24552, EXPIRATION DATE 11/17/13.



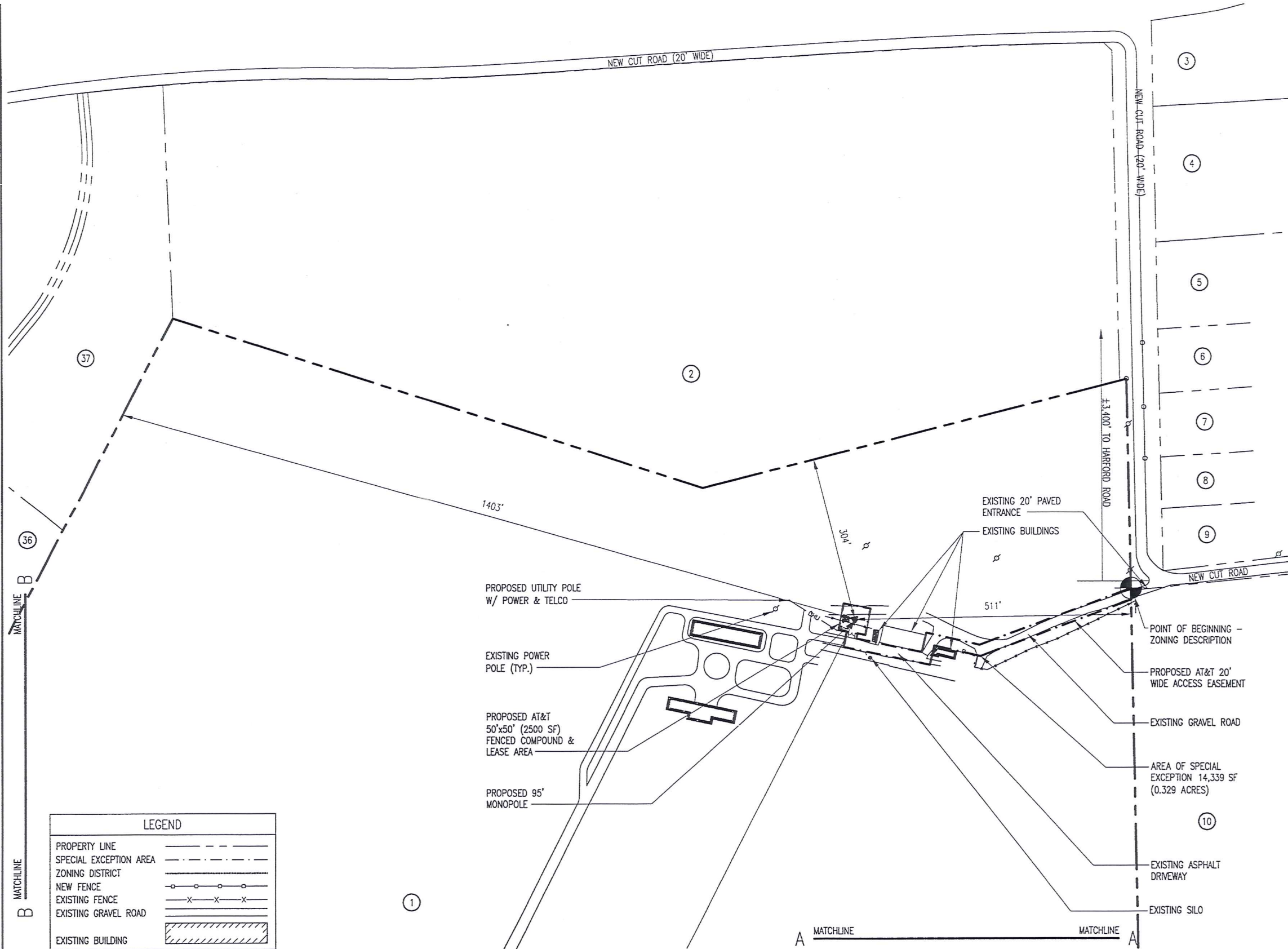
BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

SITE PLAN

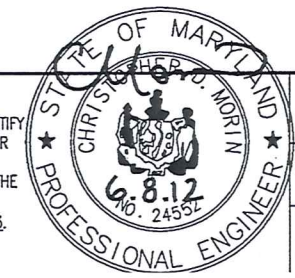
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	A-0	5

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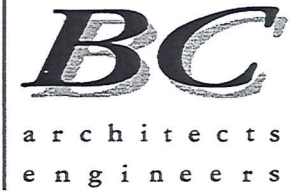
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6850 SUNSHINE AVE.
JAMES RALPH MEDLEY
TAX ACCT #: 1900003443
ZONING DISTRICT: RC-2
LIBER 10154 FOLIO 28
TAX MAP 54 PARCEL 17
SUBJECT TO COVENANTS AND CONDITIONS
DESCRIBED IN AN AGRICULTURAL
PRESERVATION EASEMENT
LIBER 8372 FOLIO 295
(97.737 ACRES)
- 2
7001 NEW CUT ROAD
ADRIAN S. & ARLENE F. HUGHES
TAX ACCT #: 2200023939
ZONING DISTRICT: RC-5
LIBER 29537 FOLIO 304
LOT 6
P.B. 67 NO. 118
- 3
7000 NEW CUT ROAD
JOHN V. SIERACKI, JR.
PATRICIA A. SIERACKI
TAX ACCT #: 1800005437
ZONING DISTRICT: RC-2 & RC-5
LIBER 5949 FOLIO 723
P.B. 43 NO. 65
- 4
7006 NEW CUT ROAD
RAYMOND C. & KATHRYN R. SCHEERER
TAX ACCT #: 1113000130
ZONING DISTRICT: RC-5
LIBER 26596 FOLIO 113
TAX MAP 54 PARCEL 11
- 5
7018 NEW CUT ROAD
ROBERT W. & ETHEL W. MEYER
TAX ACCT #: 1113042020
ZONING DISTRICT: RC-5
LIBER 4076 FOLIO 398
TAX MAP 54 PARCEL 23
- 6
NEW CUT ROAD
CHARLES F. & ISABEL M. LYNCH
TAX ACCT #: 1104000151
ZONING DISTRICT: RC-5
LIBER 5144 FOLIO 656
TAX MAP 54 PARCEL 24
- 7
7030 NEW CUT ROAD
KATHERINE LYNCH PIETRUSZKA
& EDWARD T. PIETRUSZKA
TAX ACCT #: 1112084125
ZONING DISTRICT: RC-5
LIBER 18959 FOLIO 00322
TAX MAP 54 PARCEL 315
- 8
7034 NEW CUT ROAD
SOUTHERN, LLC
TAX ACCT #: 1103000075
ZONING DISTRICT: RC-5
LIBER 16517 FOLIO 132
TAX MAP 54 PARCEL 279
- 9
7100 NEW CUT ROAD
CLAYTON IRREVOCABLE TRUST
TAX ACCT #: 1103037150
ZONING DISTRICT: RC-5
LIBER 06230 FOLIO 00283
TAX MAP 54 GRID 18 PARCEL 0037
- 10
NEW CUT ROAD
ERNEST R. & BRENDA L. LAUDENKLOS
TAX ACCT #: 1117010178
ZONING DISTRICT: RC-2 & RC-5
LIBER 6513 FOLIO 453
TAX MAP 54 PARCEL 47
- 11
6950 SUNSHINE AVENUE
ROBERT J. & BARBARA ANN HOGAN
TAX ACCT #: 1900010393
ZONING DISTRICT: RC-5
LIBER 6688 FOLIO 281
TAX MAP 54 PARCEL 529
- 12
6933 SUNSHINE AVENUE
MATTHEW JAY & DARLENE T. MORRISON
TAX ACCT #: 2100013647
ZONING DISTRICT: RC-5
LIBER 15278 FOLIO 00628
TAX MAP 54 GRID 18 PARCEL 257
- 13
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103077760
ZONING DISTRICT: RC-5
LIBER 04905 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 146
- 14
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001470
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 050
- 15
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
- 16
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
- 17
6929 SUNSHINE AVENUE
MELVIN J. & KATHY A. CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 06378 FOLIO 00178
TAX MAP 54 GRID 11 PARCEL 0266
- 18
SUNSHINE AVENUE
MELVIN J. & KATHY A. CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 08014 FOLIO 00252
TAX MAP 54 GRID 18 PARCEL 0039
- 19
6913 SUNSHINE AVENUE
FRANCES A. MILLER
TAX ACCT #: 2200018691
ZONING DISTRICT: RC-5
LIBER 23586 FOLIO 00033
TAX MAP 54 GRID 18 PARCEL 0187
- 20
6915 SUNSHINE AVENUE
TERRY J. HEIL
TAX ACCT #: 1120055640
ZONING DISTRICT: RC-5
LIBER 18959 FOLIO 00322
TAX MAP 54 GRID 18 PARCEL 0041
- 21
6911 SUNSHINE AVENUE
MATTHEW G. PETERSON
TAX ACCT #: 1109003500
ZONING DISTRICT: RC-5
LIBER 14912 FOLIO 00476
TAX MAP 54 GRID 12 PARCEL 0296
- 22
6907 SUNSHINE AVENUE
TERRY L. & DENISE L. ALTENBURG
TAX ACCT #: 1118050210
ZONING DISTRICT: RC-5
LIBER 06230 FOLIO 00283
TAX MAP 54 GRID 18 PARCEL 0037
- 23
6901 SUNSHINE AVENUE
JAMES RALPH, SR. & MATTHEW VICKIE SUE MEDLEY
TAX ACCT #: 1103051220
ZONING DISTRICT: RC-5
LIBER 30818 FOLIO 00092
TAX MAP 54 GRID 18 PARCEL 0299
- 24
SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025982
ZONING DISTRICT: RC-2
LIBER 11416 FOLIO 00075
TAX MAP 54 GRID 17 PARCEL 0329
- 25
6849 SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025981
ZONING DISTRICT: RC-2
LIBER 23910 FOLIO 00022
TAX MAP 54 GRID 17 PARCEL 0590
- 26
6839 SUNSHINE AVENUE
RICHARD A. & NANCY L. CUSHING
TAX ACCT #: 1103077760
ZONING DISTRICT: RC-2
LIBER 04905 FOLIO 00323
TAX MAP 54 GRID 12 PARCEL 0053
- 27
6833 SUNSHINE AVENUE
MICHAEL & MELISSA BIGHOFF
TAX ACCT #: 1107015150
ZONING DISTRICT: RC-2
LIBER 21402 FOLIO 00154
TAX MAP 54 GRID 12 PARCEL 0295
- 28
6829 SUNSHINE AVENUE
STEPHEN CARROLL & LINDA MCNEELY
TAX ACCT #: 1122000100
ZONING DISTRICT: RC-2
LIBER 06869 FOLIO 00823
TAX MAP 54 GRID 11 PARCEL 0042
- 29
6825 SUNSHINE AVENUE
ESTELLE JR. & BERNADETTE ISON
TAX ACCT #: 1113001125
ZONING DISTRICT: RC-2
LIBER 24007 FOLIO 00623
TAX MAP 54 GRID 11 PARCEL 0272
- 30
6821 SUNSHINE AVENUE
STEVEN T. & JEANETTE L. DAMICO
TAX ACCT #: 1101013680
ZONING DISTRICT: RC-2
LIBER 11183 FOLIO 00356
TAX MAP 54 GRID 11 PARCEL 0189
- 31
6817 SUNSHINE AVENUE
FOR K. CHRISTIAN CHURCH
TAX ACCT #: 1105043050
ZONING DISTRICT: RC-2
LIBER 13172 FOLIO 00717
TAX MAP 54 GRID 11 PARCEL 0188
- 32
SUNSHINE AVENUE
FOR K. CHRISTIAN CHURCH
TAX ACCT #: 1106045400
ZONING DISTRICT: RC-2
LIBER 00199 FOLIO 00095
TAX MAP 54 GRID 11 PARCEL 0264
- 33
SUNSHINE AVENUE
TRUSTEES OF FOR K. CHRISTIAN CHURCH
TAX ACCT #: 1120067350
ZONING DISTRICT: RC-2
LIBER 4542 FOLIO 120
TAX MAP 54 PARCEL 421
- 34
6811 NEW CUT ROAD
LARRY & JULIA BONDAR
TAX ACCT #: 2300006415
ZONING DISTRICT: RC-2 & RC-5
LIBER 25306 FOLIO 81
TAX MAP 54 GRID 11 PARCEL 0603
- 35
6807 NEW CUT ROAD
MICHAEL J. & MARIA T. BERKHEIMER
TAX ACCT #: 2300006416
ZONING DISTRICT: RC-5
LIBER 18846 FOLIO 17
PARCEL "A"
- 36
6813 NEW CUT ROAD
WILLIAM R. & WENDY A. STUMPF
TAX ACCT #: 2200023937
ZONING DISTRICT: RC-5
LIBER 11378 FOLIO 639
LOT 4
- 37
6815 NEW CUT ROAD
PATRICIA A. SHACKELFORD
& DAVID E. SHACKELFORD II
TAX ACCT #: 2200023938
ZONING DISTRICT: RC-5
LIBER 16776 FOLIO 189
LOT 5



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

PART SITE PLAN

DRAWING NUMBER	REV
A-1	5



5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

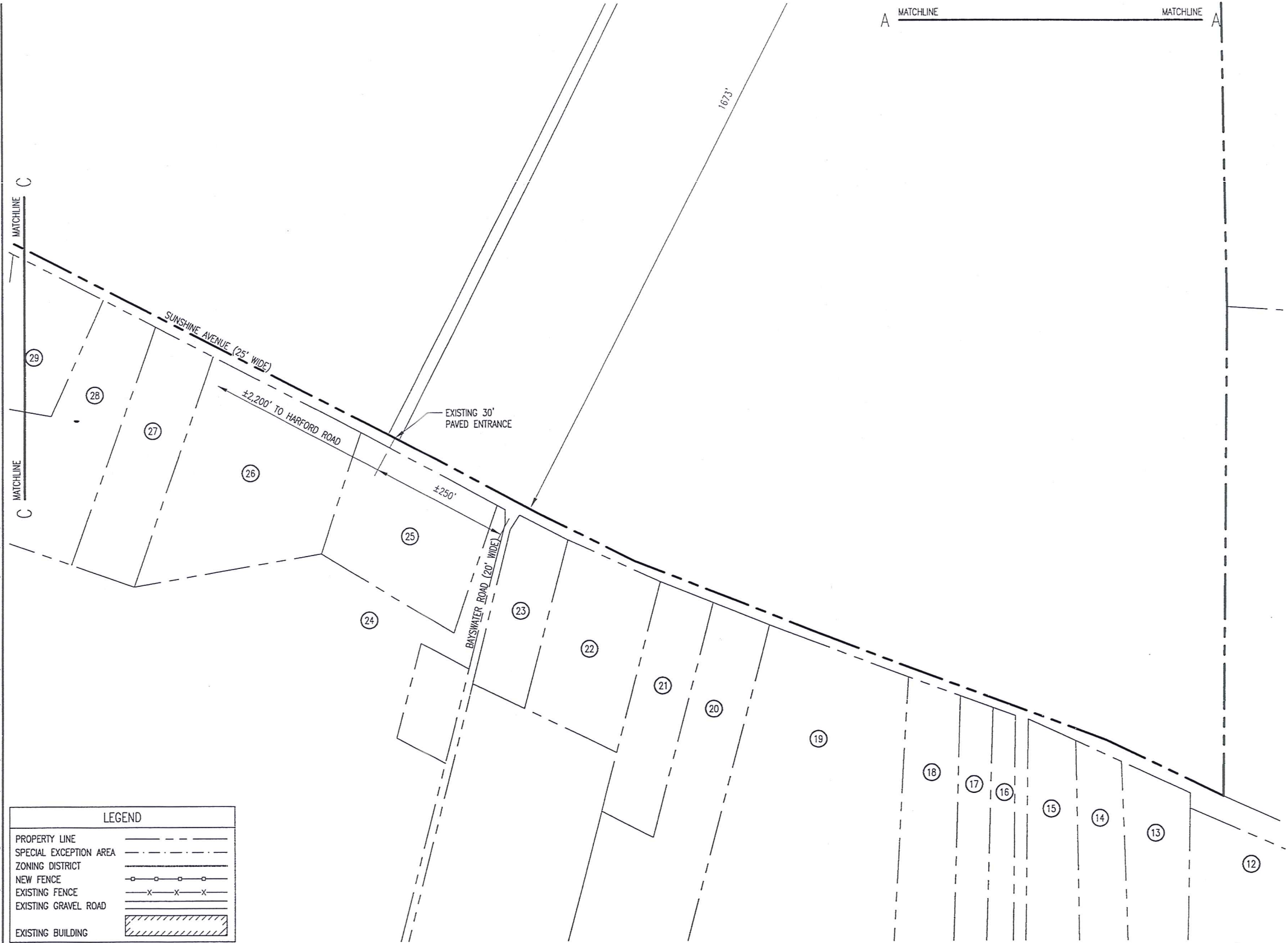
STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107
6850 SUNSHINE AVE
KINGSVILLE, MD 21087



5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED B. QUINN	DRAWN GMW		

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6-07-12 GWLOZYN 14:33:21 Y:/Drawings - 2009/AT&T/_Rowland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/A2.dwg



- 1

6850 SUNSHINE AVE.
JAMES RALPH MEDLEY
TAX ACCT #: 1900003443
ZONING DISTRICT: RC-2
LIBER 10154 FOLIO 28
TAX MAP 54 PARCEL 17
SUBJECT TO COVENANTS AND CONDITIONS
DESCRIBED IN AN AGRICULTURAL
PRESERVATION EASEMENT
LIBER 8372 FOLIO 295
(97.737 ACRES)
- 2

7001 NEW CUT ROAD
ADRIAN S. & ARLENE F. HUGHES
TAX ACCT #: 2200023939
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 304
LOT 6
P.B. 67 NO. 118
- 3

7000 NEW CUT ROAD
JOHN V. SIERACKI, JR
PATRICIA A. SIERACKI
TAX ACCT #: 1800005437
ZONING DISTRICT: RC-2 & RC-5
LIBER 5949 FOLIO 723
P.B. 43 NO. 65
- 4

7006 NEW CUT ROAD
RAYMOND C. & KATHRYN R. SCHEERER
TAX ACCT #: 1113000130
ZONING DISTRICT: RC-5
LIBER 26596 FOLIO 113
TAX MAP 54 PARCEL 11
- 5

7018 NEW CUT ROAD
ROBERT W. & ETHEL W. MEYER
TAX ACCT #: 1113042020
ZONING DISTRICT: RC-5
LIBER 4076 FOLIO 398
TAX MAP 54 PARCEL 23
- 6

NEW CUT ROAD
CHARLES F. & ISABEL M. LYNCH
TAX ACCT #: 1104000151
ZONING DISTRICT: RC-5
LIBER 5144 FOLIO 656
TAX MAP 54 PARCEL 24
- 7

7030 NEW CUT ROAD
KATHERINE LYNCH PIETRUSZKA
& EDWARD T. PIETRUSZKA
TAX ACCT #: 1112084125
ZONING DISTRICT: RC-5
LIBER 24021 FOLIO 596
TAX MAP 54 PARCEL 315
- 8

7034 NEW CUT ROAD
SOUTHERN, LLC.
TAX ACCT #: 1103000075
ZONING DISTRICT: RC-5
LIBER 16517 FOLIO 132
TAX MAP 54 PARCEL 279
- 9

7100 NEW CUT ROAD
CLAYTON IRREVOCABLE TRUST
TAX ACCT #: 1103037150
ZONING DISTRICT: RC-5
LIBER 15212 FOLIO 369
TAX MAP 54 PARCEL 142
- 10

NEW CUT ROAD
ERNEST R. & BRENDA L. LAUDENKLOS
TAX ACCT #: 1117010178
ZONING DISTRICT: RC-2 & RC-5
LIBER 6513 FOLIO 453
TAX MAP 54 PARCEL 47
- 11

6950 SUNSHINE AVENUE
ROBERT J. & BARBARA ANN HOGAN
TAX ACCT #: 1900010393
ZONING DISTRICT: RC-5
LIBER 6688 FOLIO 281
TAX MAP 54 PARCEL 529
- 12

6933 SUNSHINE AVENUE
MATTHEW JAY & DARLENE T MORRISON
TAX ACCT #: 2100013647
ZONING DISTRICT: RC-5
LIBER 15278 FOLIO 00628
TAX MAP 54 GRID 18 PARCEL 297
- 13

6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001590
ZONING DISTRICT: RC-5
LIBER 04905 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 146
- 14

6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001470
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 050
- 15

6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
- 16

6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1113001125
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
- 17

6929 SUNSHINE AVENUE
MELVIN J. & KATHY A CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 06378 FOLIO 00178
TAX MAP 54 GRID 11 PARCEL 0266
- 18

SUNSHINE AVENUE
MELVIN J. & KATHY A CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 08014 FOLIO 00252
TAX MAP 54 GRID 18 PARCEL 0039
- 19

SUNSHINE AVENUE
FRANCES A MILLER
TAX ACCT #: 2200018691
ZONING DISTRICT: RC-5
LIBER 23586 FOLIO 00033
TAX MAP 54 GRID 18 PARCEL 0187
- 20

6915 SUNSHINE AVENUE
TERRY J HEIL
TAX ACCT #: 1120055640
ZONING DISTRICT: RC-5
LIBER 18959 FOLIO 00322
TAX MAP 54 GRID 18 PARCEL 0041
- 21

6911 SUNSHINE AVENUE
MATTHEW C PETTERSON
TAX ACCT #: 1109003500
ZONING DISTRICT: RC-5
LIBER 14912 FOLIO 00476
TAX MAP 54 GRID 12 PARCEL 0296
- 22

6907 SUNSHINE AVENUE
TERRY L. & DENISE L. ALTENBURG
TAX ACCT #: 1118050210
ZONING DISTRICT: RC-5
LIBER 06230 FOLIO 00283
TAX MAP 54 GRID 18 PARCEL 0037
- 23

6901 SUNSHINE AVENUE
JAMES RALPH, SR & MATNEY WICKIE SUE MEDLE
TAX ACCT #: 1103051220
ZONING DISTRICT: RC-5
LIBER 30818 FOLIO 00092
TAX MAP 54 GRID 18 PARCEL 0299
- 24

SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025982
ZONING DISTRICT: RC-2
LIBER 11416 FOLIO 00075
TAX MAP 54 GRID 17 PARCEL 0329
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6849 SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025981
ZONING DISTRICT: RC-2
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TAX MAP 54 GRID 17 PARCEL 0590
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6833 SUNSHINE AVENUE
MICHAEL & MELISSA BISHOFF
TAX ACCT #: 1107015150
ZONING DISTRICT: RC-2
LIBER 21401 FOLIO 00154
TAX MAP 54 GRID 12 PARCEL 0295
- 27

6829 SUNSHINE AVENUE
STEPHEN CARROLL & LINDAM MCNEELY
TAX ACCT #: 1122000100
ZONING DISTRICT: RC-2
LIBER 06869 FOLIO 00823
TAX MAP 54 GRID 11 PARCEL 0042
- 29

6825 SUNSHINE AVENUE
ESTELLE JR. & BERNADETTE ISON
TAX ACCT #: 1113001125
ZONING DISTRICT: RC-2
LIBER 24007 FOLIO 00623
TAX MAP 54 GRID 11 PARCEL 0272
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6821 SUNSHINE AVENUE
STEVEN T. & JEANETTE L. DAMICO
TAX ACCT #: 1101013680
ZONING DISTRICT: RC-2
LIBER 11183 FOLIO 00356
TAX MAP 54 GRID 11 PARCEL 0189
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6817 SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1105043050
ZONING DISTRICT: RC-2
LIBER 13172 FOLIO 00717
TAX MAP 54 GRID 11 PARCEL 0188
- 32

SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1106045400
ZONING DISTRICT: RC-2
LIBER 00199 FOLIO 00095
TAX MAP 54 GRID 11 PARCEL 0264
- 33

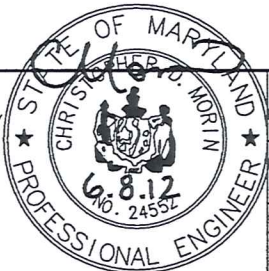
SUNSHINE AVENUE
TRUSTEES OF FORK CHRISTIAN CHURCH
TAX ACCT #: 1120067350
ZONING DISTRICT: RC-2
LIBER 4542 FOLIO 120
TAX MAP 54 PARCEL 421
- 34

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LARRY & JULIA BONDAR
TAX ACCT #: 2300006415
ZONING DISTRICT: RC-2 & RC-5
LIBER 25306 FOLIO 81
TAX MAP 54 GRID 11 PARCEL 0603
LOT 3
P.B. 71 NO. 133
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TAX ACCT #: 2300006416
ZONING DISTRICT: RC-5
LIBER 18846 FOLIO 17
PARCEL "A"
P.B. 71 NO. 133
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WILLIAM R. & WENDY A. STUMPF
TAX ACCT #: 2200023937
ZONING DISTRICT: RC-5
LIBER 11378 FOLIO 639
LOT 4
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& DAVID E. SHACKELFORD II
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ZONING DISTRICT: RC-5
LIBER 16776 FOLIO 189
LOT 5
P.B. 67 NO. 118



BC

architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

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PROPERTY II
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KINGSVILLE, MD 21087

7150 STANDARD DR
HANOVER, MD 21076

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED B. QUINN		
			DRAWN GMW		

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BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA
PART SITE PLAN
DRAWING NUMBER
A-2
REV
5

LEGEND

PROPERTY LINE

SPECIAL EXCEPTION AREA

ZONING DISTRICT

NEW FENCE

EXISTING FENCE

EXISTING GRAVEL ROAD

EXISTING BUILDING



PART SITE PLAN 1
SCALE: 1"=200' - 11"x17"
SCALE: 1"=100' - 24"x36"

BC

architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6090
FAX: (703) 671-6300

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PROPERTY II
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7150 STANDARD DR
HANOVER, MD 21076

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SCALE: AS SHOWN			DESIGNED B. QUINN		
			DRAWN GMW		

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 NUMBER 24552, EXPIRATION DATE 11/17/13.



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

PART SITE PLAN

BC

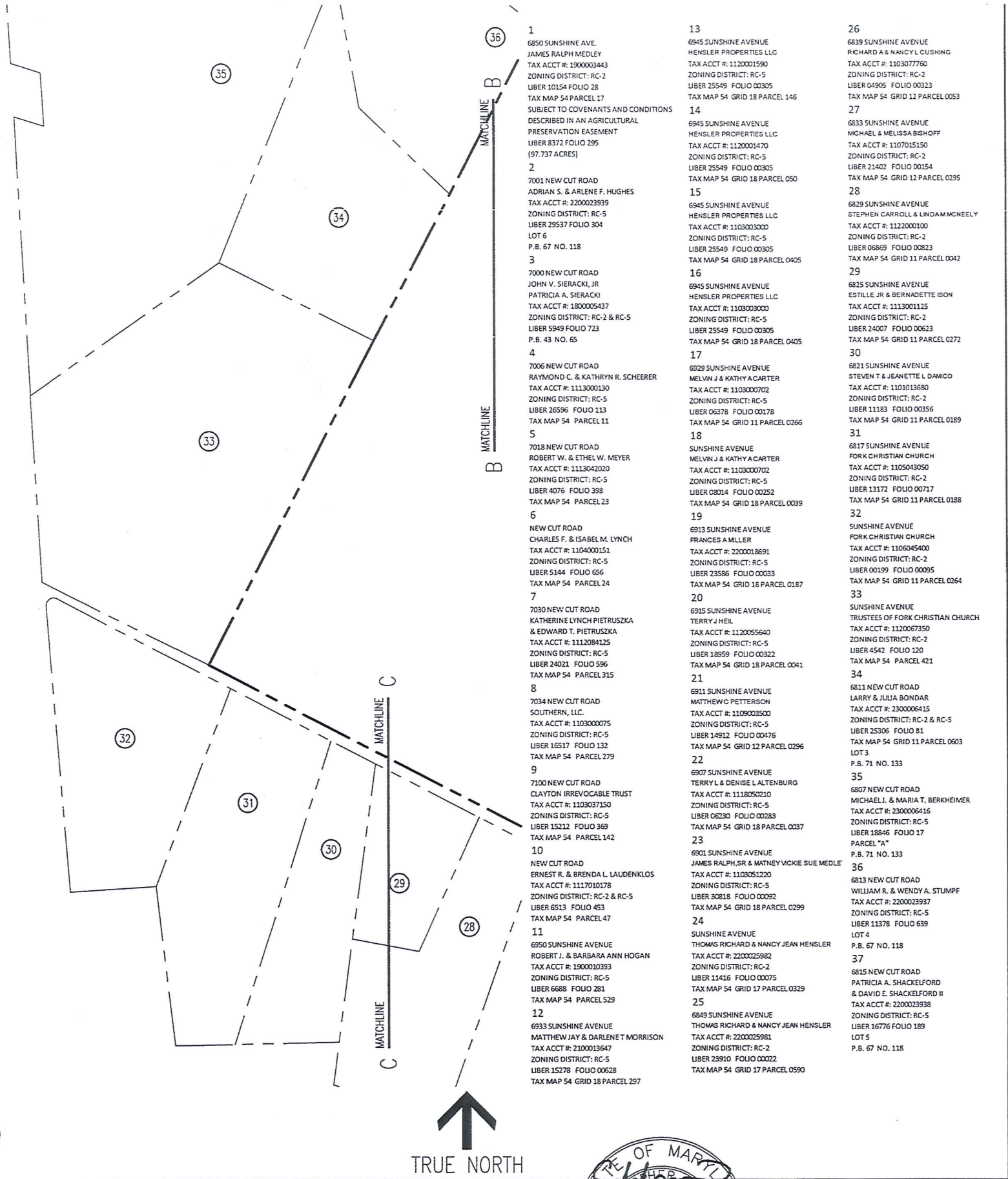
architects
engineers

DRAWING NUMBER

REV

A-3

5



- 1

6850 SUNSHINE AVE.
JAMES RALPH MEDLEY
TAX ACCT #: 1900003443
ZONING DISTRICT: RC-2
LIBER 10154 FOLIO 28
TAX MAP 54 PARCEL 17
SUBJECT TO COVENANTS AND CONDITIONS
DESCRIBED IN AN AGRICULTURAL
PRESERVATION EASEMENT
LIBER 8372 FOLIO 295
(97.737 ACRES)

2

7001 NEW CUT ROAD
ADRIAN S. & ARLENE F. HUGHES
TAX ACCT #: 2200023939
ZONING DISTRICT: RC-5
LIBER 29537 FOLIO 304
LOT 6
P.B. 67 NO. 118

3

7000 NEW CUT ROAD
JOHN V. SIERACKI, JR.
PATRICIA A. SIERACKI
TAX ACCT #: 1800005437
ZONING DISTRICT: RC-2 & RC-5
LIBER 5949 FOLIO 723
P.B. 43 NO. 65

4

7006 NEW CUT ROAD
RAYMOND C. & KATHRYN R. SCHEERER
TAX ACCT #: 1113000130
ZONING DISTRICT: RC-5
LIBER 26596 FOLIO 113
TAX MAP 54 PARCEL 11

5

7018 NEW CUT ROAD
ROBERT W. & ETHEL W. MEYER
TAX ACCT #: 1113042020
ZONING DISTRICT: RC-5
LIBER 4076 FOLIO 398
TAX MAP 54 PARCEL 23

6

NEW CUT ROAD
CHARLES F. & ISABEL M. LYNCH
TAX ACCT #: 1104000151
ZONING DISTRICT: RC-5
LIBER 5144 FOLIO 656
TAX MAP 54 PARCEL 24

7

7030 NEW CUT ROAD
KATHERINE LYNCH PIETRUSZKA
& EDWARD T. PIETRUSZKA
TAX ACCT #: 1112084125
ZONING DISTRICT: RC-5
LIBER 24021 FOLIO 596
TAX MAP 54 PARCEL 315

8

7034 NEW CUT ROAD
SOUTHERN, LLC.
TAX ACCT #: 1103000075
ZONING DISTRICT: RC-5
LIBER 16517 FOLIO 132
TAX MAP 54 PARCEL 279

9

7100 NEW CUT ROAD
CLAYTON IRREVOCABLE TRUST
TAX ACCT #: 1103037150
ZONING DISTRICT: RC-5
LIBER 15212 FOLIO 369
TAX MAP 54 PARCEL 142

10

NEW CUT ROAD
ERNEST R. & BRENDA L. LAUDENKLOS
TAX ACCT #: 1117010178
ZONING DISTRICT: RC-2 & RC-5
LIBER 6513 FOLIO 453
TAX MAP 54 PARCEL 47

11

6950 SUNSHINE AVENUE
ROBERT J. & BARBARA ANN HOGAN
TAX ACCT #: 1900010393
ZONING DISTRICT: RC-5
LIBER 6688 FOLIO 281
TAX MAP 54 PARCEL 529

12

6933 SUNSHINE AVENUE
MATTHEW JAY & DARLENET MORRISON
TAX ACCT #: 2100013647
ZONING DISTRICT: RC-5
LIBER 15278 FOLIO 00628
TAX MAP 54 GRID 18 PARCEL 297

13

6945 SUNSHINE AVENUE
HENSLEER PROPERTIES LLC
TAX ACCT #: 1103001590
ZONING DISTRICT: RC-5
LIBER 04905 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 146

14

6945 SUNSHINE AVENUE
HENSLEER PROPERTIES LLC
TAX ACCT #: 1120001470
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 050

15

6945 SUNSHINE AVENUE
HENSLEER PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405

16

6945 SUNSHINE AVENUE
HENSLEER PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405

17

6929 SUNSHINE AVENUE
MELVIN J. & KATHY A CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 06378 FOLIO 00178
TAX MAP 54 GRID 11 PARCEL 0266

18

SUNSHINE AVENUE
MELVIN J. & KATHY A CARTER
TAX ACCT #: 1103000702
ZONING DISTRICT: RC-5
LIBER 08014 FOLIO 00252
TAX MAP 54 GRID 18 PARCEL 0039

19

SUNSHINE AVENUE
FRANCES A MILLER
TAX ACCT #: 2200018691
ZONING DISTRICT: RC-5
LIBER 23586 FOLIO 00033
TAX MAP 54 GRID 18 PARCEL 0187

20

6915 SUNSHINE AVENUE
TERRY J HEIL
TAX ACCT #: 1120055640
ZONING DISTRICT: RC-5
LIBER 18959 FOLIO 00322
TAX MAP 54 GRID 18 PARCEL 0041

21

6911 SUNSHINE AVENUE
MATTHEW C PETTERSON
TAX ACCT #: 1109003500
ZONING DISTRICT: RC-5
LIBER 14912 FOLIO 00476
TAX MAP 54 GRID 12 PARCEL 0296

22

6907 SUNSHINE AVENUE
TERRY L. & DENISE L. ALTENBURG
TAX ACCT #: 1118050210
ZONING DISTRICT: RC-5
LIBER 06230 FOLIO 00283
TAX MAP 54 GRID 18 PARCEL 0037

23

6901 SUNSHINE AVENUE
JAMES RALPH, SR. & MATNEY VICKIE SUE MEDLE
TAX ACCT #: 1103051220
ZONING DISTRICT: RC-5
LIBER 30818 FOLIO 00092
TAX MAP 54 GRID 18 PARCEL 0299

24

SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEER
TAX ACCT #: 2200025982
ZONING DISTRICT: RC-2
LIBER 11416 FOLIO 00075
TAX MAP 54 GRID 17 PARCEL 0329

25

6849 SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEER
TAX ACCT #: 2200025981
ZONING DISTRICT: RC-2
LIBER 23910 FOLIO 00022
TAX MAP 54 GRID 17 PARCEL 0590

26

6839 SUNSHINE AVENUE
RICHARD A. & NANCY L. CUSHING
TAX ACCT #: 1103077760
ZONING DISTRICT: RC-2
LIBER 04905 FOLIO 00323
TAX MAP 54 GRID 12 PARCEL 0053

27

6833 SUNSHINE AVENUE
MICHAEL & MELISSA BISHOFF
TAX ACCT #: 1107015150
ZONING DISTRICT: RC-2
LIBER 21402 FOLIO 00154
TAX MAP 54 GRID 12 PARCEL 0295

28

6829 SUNSHINE AVENUE
STEPHEN CARROLL & LINDAM MCNEELY
TAX ACCT #: 1122000100
ZONING DISTRICT: RC-2
LIBER 06869 FOLIO 00823
TAX MAP 54 GRID 11 PARCEL 0042

29

6825 SUNSHINE AVENUE
ESTELLE JR. & BERNADETTE ISON
TAX ACCT #: 1113001125
ZONING DISTRICT: RC-2
LIBER 24007 FOLIO 00623
TAX MAP 54 GRID 11 PARCEL 0272

30

6821 SUNSHINE AVENUE
STEVEN T. & JEANETTE L. DAMICO
TAX ACCT #: 1101013680
ZONING DISTRICT: RC-2
LIBER 11183 FOLIO 00356
TAX MAP 54 GRID 11 PARCEL 0189

31

6817 SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1105043050
ZONING DISTRICT: RC-2
LIBER 13172 FOLIO 00717
TAX MAP 54 GRID 11 PARCEL 0188

32

SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1106045400
ZONING DISTRICT: RC-2
LIBER 00199 FOLIO 00095
TAX MAP 54 GRID 11 PARCEL 0264

33

SUNSHINE AVENUE
TRUSTEES OF FORK CHRISTIAN CHURCH
TAX ACCT #: 1120067350
ZONING DISTRICT: RC-2
LIBER 4542 FOLIO 120
TAX MAP 54 PARCEL 421

34

6811 NEW CUT ROAD
LARRY & JULIA BONDAR
TAX ACCT #: 2300006415
ZONING DISTRICT: RC-2 & RC-5
LIBER 25306 FOLIO 81
TAX MAP 54 GRID 11 PARCEL 0603
LOT 3
P.B. 71 NO. 133

35

6807 NEW CUT ROAD
MICHAEL J. & MARIA T. BERKHEIMER
TAX ACCT #: 2300006416
ZONING DISTRICT: RC-5
LIBER 18846 FOLIO 17
PARCEL "A"
P.B. 71 NO. 133

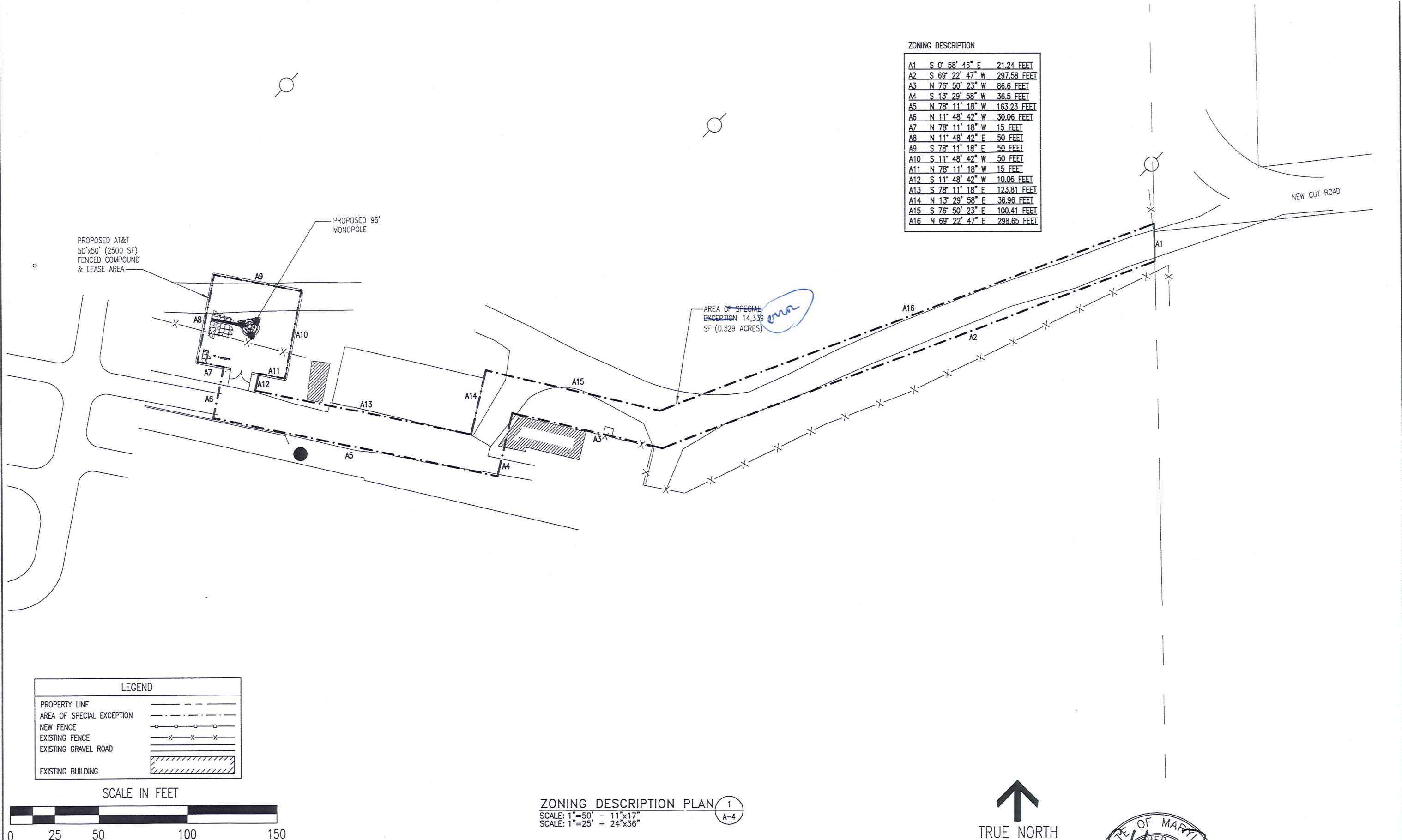
36

6813 NEW CUT ROAD
WILLIAM R. & WENDY A. STUMPF
TAX ACCT #: 2200023937
ZONING DISTRICT: RC-5
LIBER 11378 FOLIO 639
LOT 4
P.B. 67 NO. 118

37

6815 NEW CUT ROAD
PATRICIA A. SHACKELFORD
& DAVID E. SHACKELFORD II
TAX ACCT #: 2200023938
ZONING DISTRICT: RC-5
LIBER 16776 FOLIO 189
LOT 5
P.B. 67 NO. 118

6-11-12 GWLOZYN 15:17:57 Y:/Drawings - 2009/AT&T/_Rawland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/A4.dwg



BC
architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

**STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107**
6850 SUNSHINE AVE
KINGSVILLE, MD 21087



5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED B. QUINN		
			DRAWN GMW		

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 NUMBER 24552, EXPIRATION DATE 11/17/13.



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

ZONING DESCRIPTION PLAN

DRAWING NUMBER A-4

REV 5



TRUE NORTH



BC
architects
engineers

SCALE IN FEET



0 10 20 40

OF 6

A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the text "CHRISTOPHER D. MORIN" is written in a semi-circle. In the center is the coat of arms of the State of Maryland, featuring a shield with a ship and a figure, flanked by two figures. Below the coat of arms, the date "6.8.12" and the number "NO. 24532" are printed. A handwritten signature "C. Morin" is written across the seal.

	DRAWING NUMBER	REV
	A-5	5

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

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6850 SUNSHINE AVENUE - LANDOWNER: JAMES RALPH MEDLEY

00550 SUNSHINE AVENUE BARNBURNER: JAMES M. M. WHEELER

SITE PLAN TO ACCOMPANY APPLICATIONS FOR BY-RIGHT RELEASE OF TWO 1-ACRE PLOTS AROUND TWO DWELLING UNITS THAT EXISTED AT THE TIME OF THE 1989 AGRICULTURAL PRESERVATION EASEMENT

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
NUMBER 24552, EXPIRATION DATE 11/17/11.



06-08-12 GWLOLOZYN 10:25:45 Y:/Drawings - 2009/AT&T/_Rawland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/T1.dwg

PROJECT INFORMATION

SCOPE OF WORK: INSTALLATION OF AN UNMANNED TELECOMMUNICATIONS FACILITY ON A PORTION OF THE PROPERTY CONTAINING A 99' TOWER STRUCTURE, WHICH INCLUDES A 95' MONOPOLE FOR ANTENNAS AND A 4' LIGHTNING ROD. THE TOWER STRUCTURE AND A EQUIPMENT SHELTER WILL BE LOCATED WITHIN A 2,500 SF COMPOUND SURROUNDED BY A BOARD ON BOARD WOOD FENCE.

PROPERTY OWNER NAME: JAMES RALPH MEDLEY

SITE & MAILING ADDRESS: 6850 SUNSHINE AVE
KINGSVILLE, MD 21087

LATITUDE: N 39° 28' 7.69" NAD 83

LONGITUDE: W 76° 25' 52.99" NAD 83

GROUND ELEVATION: 480'

JURISDICTION: BALTIMORE COUNTY

COUNCILMATIC DISTRICT: 3rd

ELECTION DISTRICT: 11th

ZONING: RC-2 (RURAL CONSERVATION)

ZONING MAP #: 054C2

TAX MAP: TAX MAP: 54, GRID: 12, PARCEL: 17

DEED REF: LIBER 10154, FOLIO 28

TAX ID NUMBER: 2400004016

NAME OF APPLICANT: NEW CINGULAR WIRELESS PCS LLC d/b/a AT&T MOBILITY

UTILITY INFORMATION

UTILITIES

POWER: BG&E (800) 265-6177

TELCO: VERIZON (800) 483-5000

DRAWING INDEX

REV

T-1	TITLE SHEET	5
1 OF 3	SURVEY	5
2 OF 3	SURVEY	5
3 OF 3	SURVEY	5
A-0	SITE PLAN	5
A-1	PART SITE PLAN	5
A-2	PART SITE PLAN	5
A-3	PART SITE PLAN	5
A-4	ZONING DESCRIPTION PLAN	5
A-5	COMPOUND PLAN & ELEVATION	5

ZONING NOTES

PRIOR ZONING: NO PRIOR ZONING PETITIONS HAVE BEEN FILED. OTHER PROJECT INFORMATION:

PRIOR HEARINGS: NO PRIOR HEARINGS HAVE BEEN HELD. - NOT HISTORIC

PRIOR CRG HISTORY: NO PRIOR CRG HISTORY. - NOT CBCA

PRIOR DRC HISTORY: NO PRIOR DRC HISTORY. - NOT FLOODPLAIN

PRIOR ELECTRICAL PERMITS: NO PRIOR ELECTRICAL PERMITTING HISTORY. - NOT WITHIN AIRPORT ZONING DISTRICT

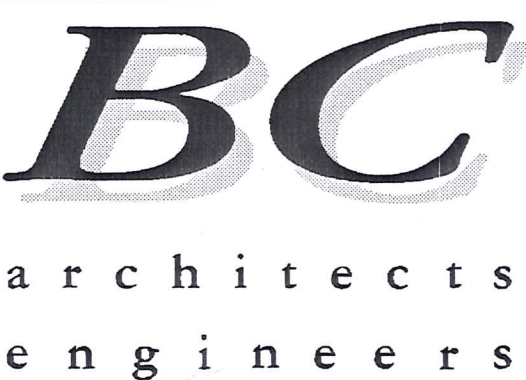
OTHER PRIOR PERMITS: NO OTHER PRIOR PERMITTING HISTORY. - NOT WITHIN ANY FAILED BASIC SERVICES

PRIOR WAIVER APPROVALS: NO PRIOR WAIVER APPROVALS. - NO EXISTING OR PROPOSED SIGNS

ACTIVE ZONING VIOLATIONS: NO ACTIVE ZONING VIOLATIONS

PREVIOUS COMMERCIAL PERMIT: NO PREVIOUS COMMERCIAL PERMIT

TRC HISTORY: APPROVED 12/9/11



5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107

6850 SUNSHINE AVE
KINGSVILLE, MD 21087



7150 STANDARD DR
HANOVER, MD 21076

SITE PLAN / DRAWINGS TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

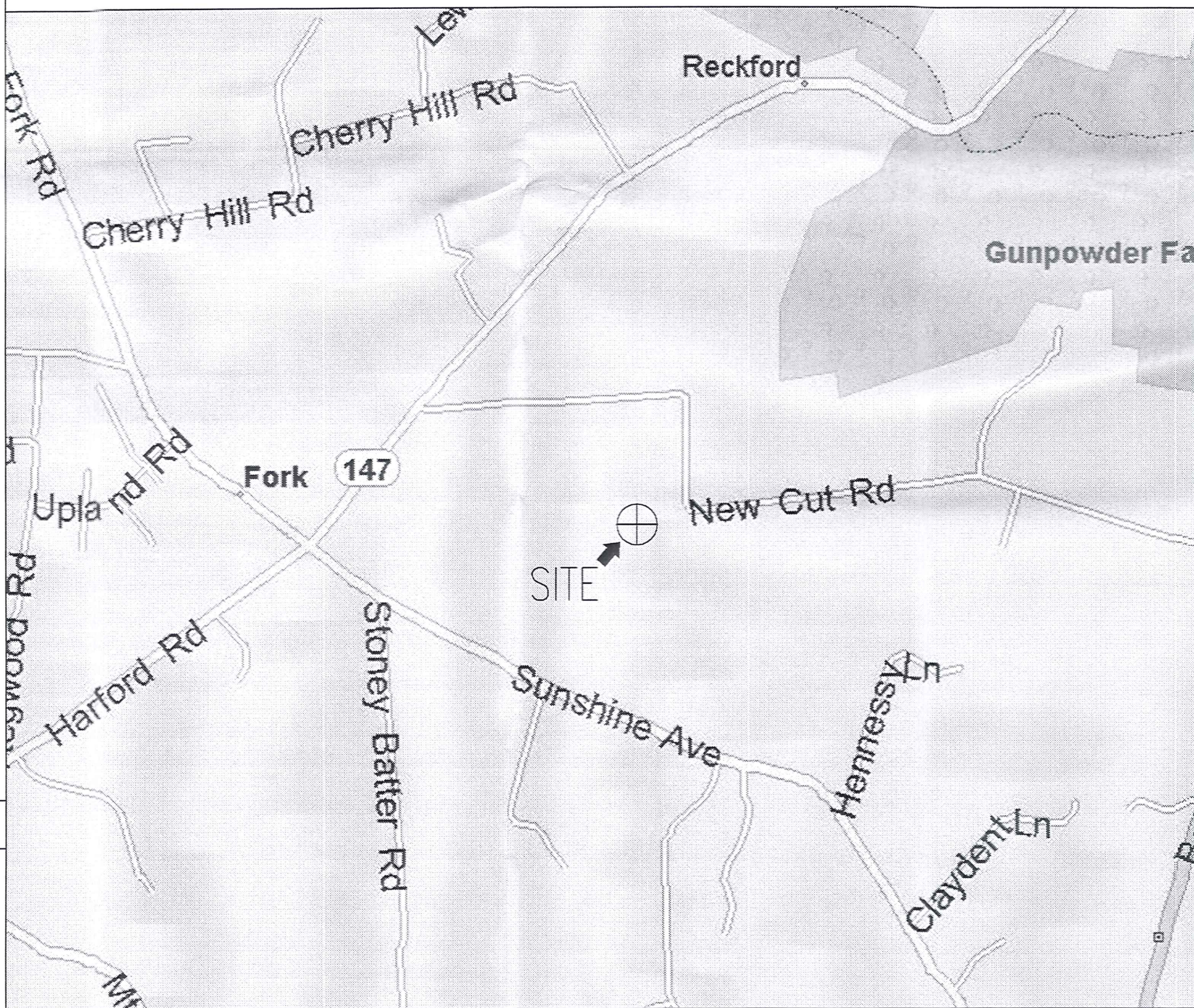


STONEY BATTER_MEDLEY PROPERTY II
10099576_3107

VICINITY MAP

DIRECTION:

DEPART BALTIMORE BELTWAY INNER LOOP, PARKVILLE, MD 21234 ON LOCAL ROAD(S) (SOUTH) 65 YDS TURN LEFT (SOUTH-EAST) ONTO ROBERN RD 0.2 MI TURN LEFT (SOUTH-EAST) ONTO GRENDON LN, THEN IMMEDIATELY TURN LEFT (NORTH-EAST) ONTO SR-147 [HARFORD RD] 8.4 MI TURN RIGHT (EAST) ONTO NEW CUT RD 0.6 MI TURN RIGHT (WEST) ONTO LOCAL ROAD(S) 0.1 MI ARRIVE AT SITE



SCALE: 1"=2000' - 11x17
SCALE: 1"=1000' - 24x36

APPLICABLE BUILDING CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE:
INTERNATIONAL BUILDING CODE (IBC 2006)

ELECTRICAL CODE:
NATIONAL ELECTRICAL CODE (NEC 2008)

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS.
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS

ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

AT&T CONSTRUCTION: _____ AT&T RF: _____

AT&T COMPLIANCE: _____ AT&T REAL ESTATE: _____

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN	GMW	

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BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

TITLE SHEET

BC	DRAWING NUMBER	REV
	T-1	5

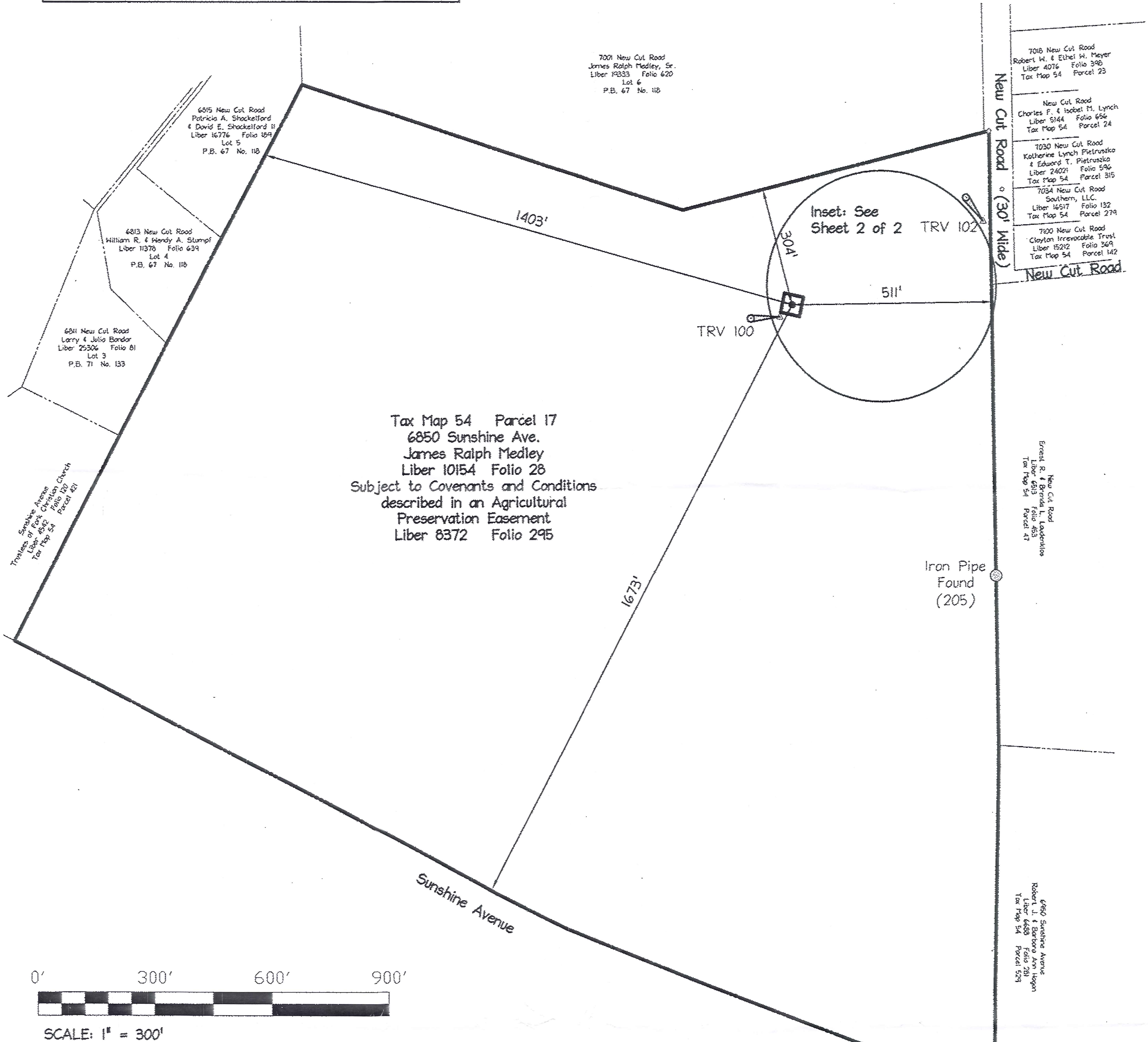
2012-0320-X

GENERAL NOTES:

1. TAX MAP: 54, GRID: 12, PARCEL: 17
2. PROPERTY OWNER:
JAMES RALPH MEDLEY
- LIBER 10154, FOLIO 28
3. ALL DIMENSIONS SHOWN RELATIVE TO THE LEASE AREA ARE TRUE AND CORRECT. DIMENSIONS FROM THE LEASE TO THE UNSURVEYED PROPERTY LINES ARE WITHIN +/- 1 FOOT.
4. HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NGVD 88
5. EXISTING ZONING: RC-2 (AGRICULTURAL)
6. LEASE PROPERTY IS LOCATED IN F.I.R.M. ZONE "C" AS SHOWN ON COMMUNITY PANEL NO. 240010 0285F, DATED SEPTEMBER 26, 2008 (FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.)

7. NO SUBSURFACE INVESTIGATION PERFORMED BY christopher consultants
8. THERE ARE NO WETLANDS AREAS ON THIS LEASED PARCEL.
9. BOUNDARIES AND AREAS OF ADJACENT PARCELS ARE BY COMPILATION THESE BOUNDARIES ARE COMPILED FROM DEEDS OF RECORD AND TAX MAPS AND ARE TIED TO ADJACENT FOUND MONUMENTATION.
10. THE BOUNDARIES AND AREAS SHOWN HEREON ARE COMPILED, AND DO NOT REFLECT A COMPLETE SURVEY OF THE PREMISES AND IN NO WAY REPRESENTS AN ACTUAL BOUNDARY SURVEY.
11. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
12. USE AND ZONING INFORMATION OBTAINED FROM BEST AVAILABLE PUBLIC RECORDS.
13. THERE ARE NO KNOWN CEMETARIES OR BURIAL GROUNDS WITHIN 500 FOOT RADIUS OF SITE.
- * 14. THERE ARE NO RESIDENTIAL DWELLINGS WITHIN 500 FEET OF THE PROPOSED MONOPOLE EXCEPT FOR RESIDENCE ON SUBJECT PARCEL.

BENCH MARKS				
BM#	NORTHING	EASTING	ELEVATION	DESCRIPTION
TRV100	656803.431	1472832.553	479.62	PK NAIL SET
TRV102	657048.389	1473353.446	484.76	PIPE & CAP SET
90	656834.411	1472864.716	480.63	CL MONOPOLE
200	657276.897	1473367.740	487.20	PIPE & CAP FOUND
203	657129.859	1473401.620	489.85	OPEN PIPE FOUND
205	656147.079	1473387.057	450.98	PIPE & CAP FOUND



Tax Map 54 Parcel 17
6850 Sunshine Ave.
James Ralph Medley
Liber 10154 Folio 28
Subject to Covenants and Conditions
described in an Agricultural
Preservation Easement
Liber 8372 Folio 295

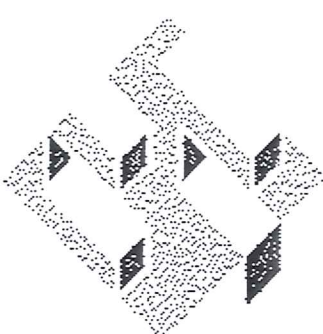
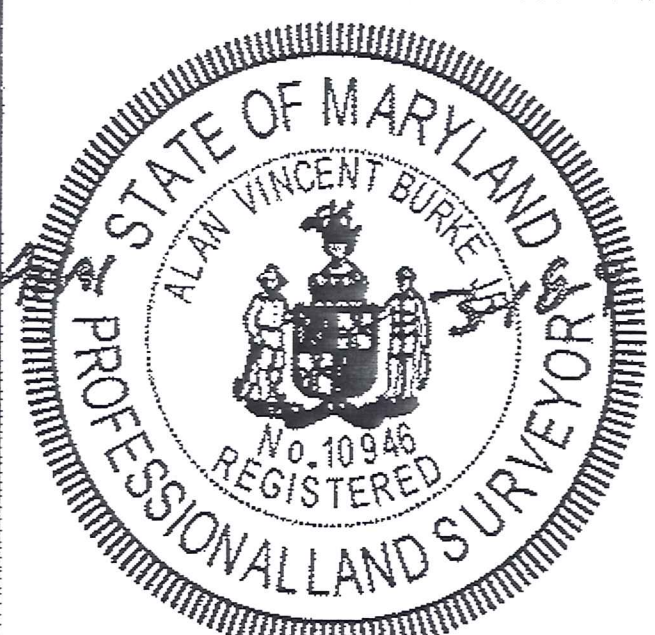
FAA I-A SURVEY CERTIFICATE

I CERTIFY THAT THE LATITUDE OF 39°28'07.69" N AND THE LONGITUDE OF 76°25'52.99" W ARE ACCURATE TO WITHIN +/- 20 FEET HORIZONTALLY AND THAT THE AVERAGE GROUND ELEVATION AT THE EXISTING TOWER SITE IS 214.0' AMSL AND IS ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (COORDINATES) ARE IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE EXPRESSED AS DEGREES, MINUTES AND SECONDS, TO THE NEAREST HUNDREDTH OF A SECOND. THE VERTICAL DATUM IS IN TERMS OF THE NATIONAL GEODETIC VERTICAL DATUM 1988 (NGVD 88) AND ARE DETERMINED TO THE NEAREST FOOT.

ALAN VINCENT BURKE, Jr.
PROFESSIONAL LAND SURVEYOR MD. NO. 10946

DATE

FOR: AT&T SITE 10099576-3107
C/O BC ARCHITECTS, ENGINEERS, PLC.



christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 fax 410.872.8693

SITE PLAN
STONEY BATTER MEDLEY PROPERTY II
6850 SUNSHINE AVENUE
KINGVILLE, MARYLAND 21087
TAX MAP: 54 GRID: 12 PARCEL: 17
IITH DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN: M. L. Church
CHECKED: A. V. Burke, Jr.
DATE: 03-18-2009
CCL Job# 091001.00
SCALE: 1 inch = 300 feet
SHEET: 1 OF 3

MDA-483

METES AND BOUNDS DESCRIPTION
11,838.7 SQ.FT. OR 0.2718 ACRE
20' WIDE ACCESS EASEMENT

ALL OF THAT PIECE OR PARCEL OF LAND LYING ON THE WEST SIDE OF NEW CUT ROAD AND BEING IN BALTIMORE COUNTY, MARYLAND AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

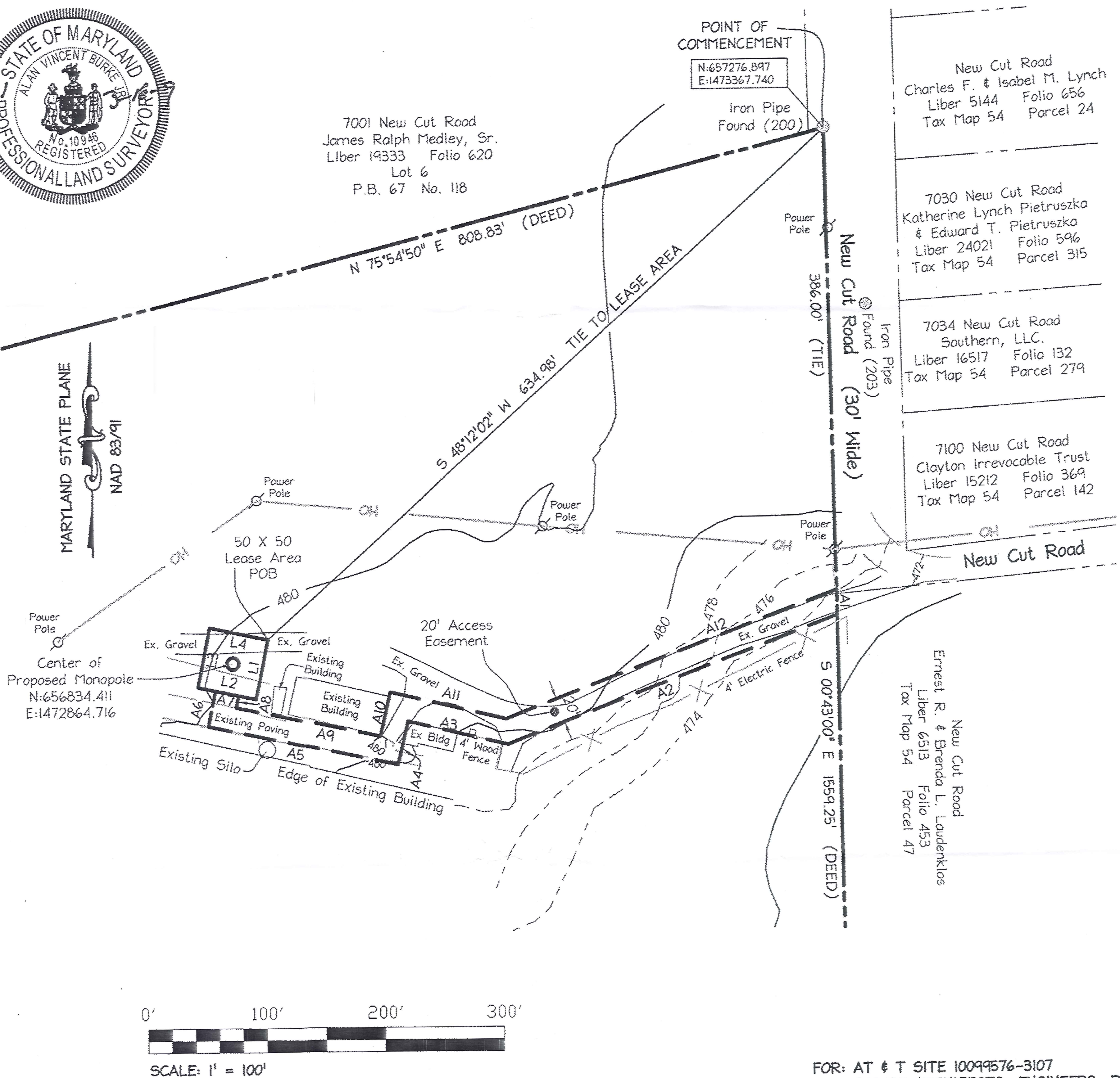
DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING FOR THE SAME AT A POINT ON THE WEST SIDE OF NEW CUT ROAD. SAID POINT BEING 386.00 FEET FROM THE BEGINNING OF THE 5TH OR SOUTH 00°43'00" EAST 1559.25 FOOT LINE OF A PARCEL OF LAND CONVEYED FROM JAMES RALPH MEDLEY AND LINDA L. MEDLEY TO JAMES RALPH MEDLEY BY DEED DATED OCTOBER 11, 1993 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 10154, FOLIO 28. THENCE, FROM THE POINT OF BEGINNING, SO FIXED, AND RUNNING WITH AND BINDING PARTLY ON SAID WESTERN RIGHT OF WAY LINE, AS NOW SURVEYED, REFERRING ALL BEARINGS TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91):

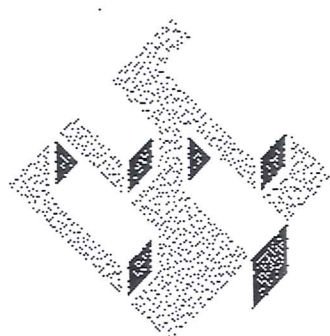
- A1- SOUTH 00° 58' 46" EAST 21.24 FEET TO A POINT, THENCE LEAVING SAID WESTERN RIGHT OF WAY LINE AND RUNNING IN, OVER, THROUGH AND ACROSS THE AFORESAID PARCEL, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, TO WIT:
- A2- SOUTH 69° 22' 47" WEST 297.58 FEET TO A POINT, THENCE
- A3- NORTH 76° 50' 23" WEST 86.60 FEET TO A POINT, THENCE
- A4- SOUTH 13° 29' 58" WEST 36.50 FEET TO A POINT, THENCE
- A5- NORTH 78° 11' 18" WEST 163.23 FEET TO A POINT, THENCE
- A6- NORTH 11° 48' 42" EAST 30.06 FEET, TO A POINT ON THE SOUTH SIDE OF A 50 X 50 LEASE AREA, THENCE RUNNING WITH AND BINDING PARTLY ON THE SOUTH SIDE OF SAID LEASE AREA
- A7- SOUTH 78° 11' 18" EAST 20.00 FEET TO A POINT, THENCE LEAVING SAID SOUTH SIDE OF SAID 50 X 50 LEASE AREA
- A8- SOUTH 11° 48' 42" WEST 10.06 FEET TO A POINT, THENCE
- A9- SOUTH 78° 11' 18" EAST 123.81 FEET TO A POINT, THENCE
- A10- NORTH 13° 29' 58" EAST 36.96 FEET TO A POINT, THENCE
- A11- SOUTH 76° 50' 23" EAST 100.41 FEET TO A POINT, THENCE
- A12- NORTH 69° 22' 47" EAST 298.65 FEET TO THE PLACE OF BEGINNING.

CONTAINING 11,838.7 SQUARE FEET OR 0.2718 ACRES OF LAND, MORE OR LESS,
WITHIN THE BOUNDS OF THIS DESCRIPTION.

Alan Vincent Burke 3-18-9
ALAN VINCENT BURKE, JR. DATE
PROFESSIONAL LAND SURVEYOR MD. NO. 10946



FOR: AT & T SITE 10099576-3107
C/O BC ARCHITECTS, ENGINEERS, PLC.



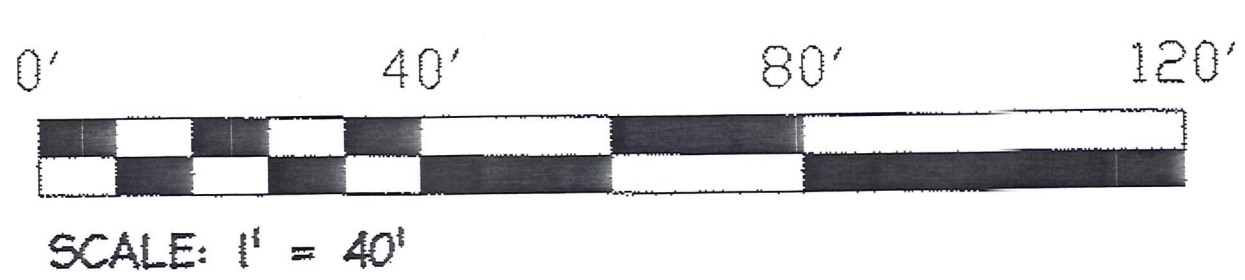
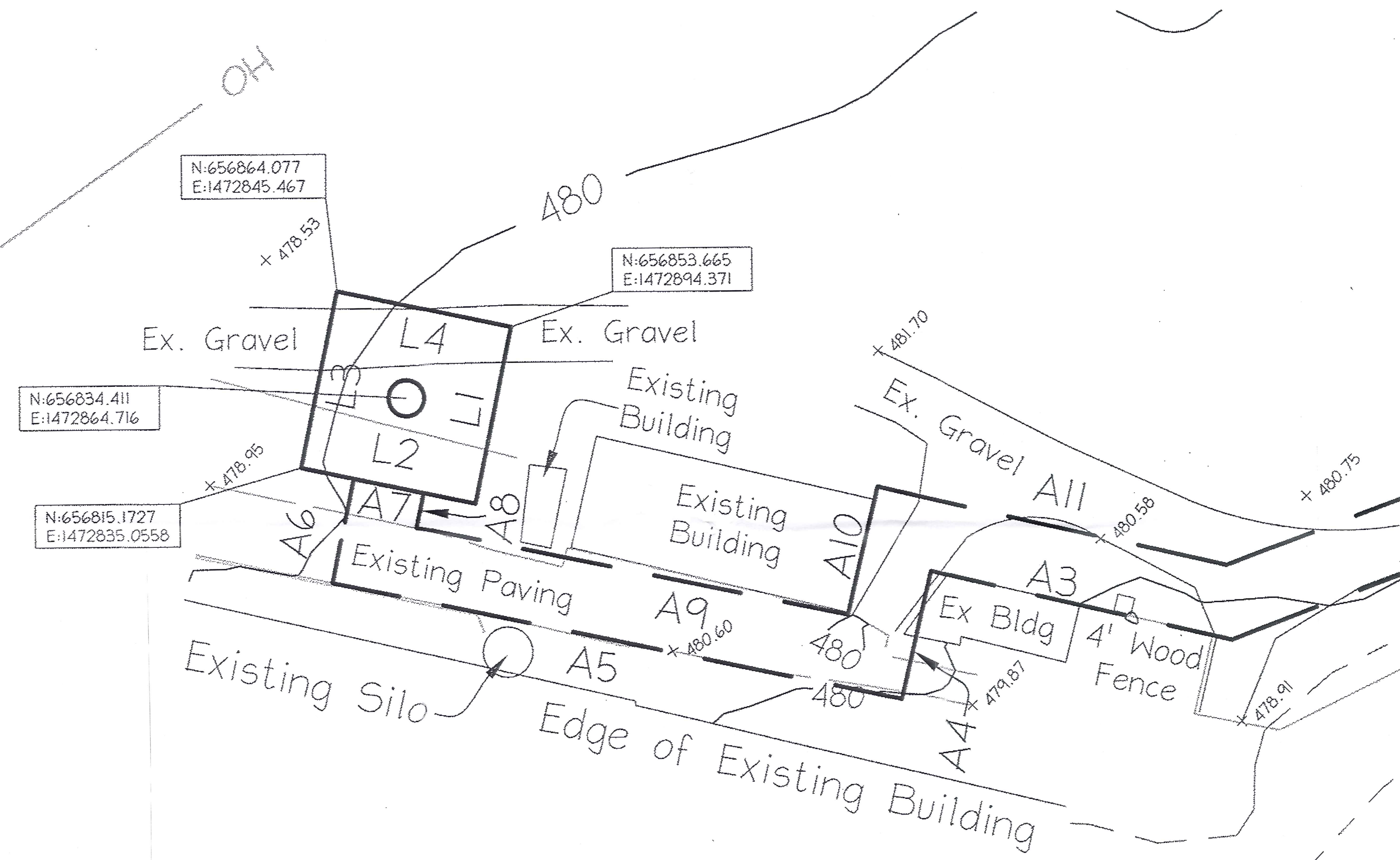
christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 fax 410.872.8693

SITE PLAN
STONEY BATTER MEDLEY PROPERTY II
6850 SUNSHINE AVENUE
KINGSVILLE, MARYLAND 21087
TAX MAP: 54 GRID: 12 PARCEL: 17
IITH DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN: M. L. Church
CHECKED: A. V. Burke, Jr.
DATE: 03-18-2009
CCL Job# 091001.00
SCALE: 1 inch = 100 feet
SHEET: 2 OF 3

$\mu = \frac{1}{n} \sum_{i=1}^n x_i$

MARYLAND STATE PLANE
NAD 83/91



FOR: AT & T SITE 10099576-3107
C/O BC ARCHITECTS, ENGINEERS, PLC.

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 fax 410.872.8693

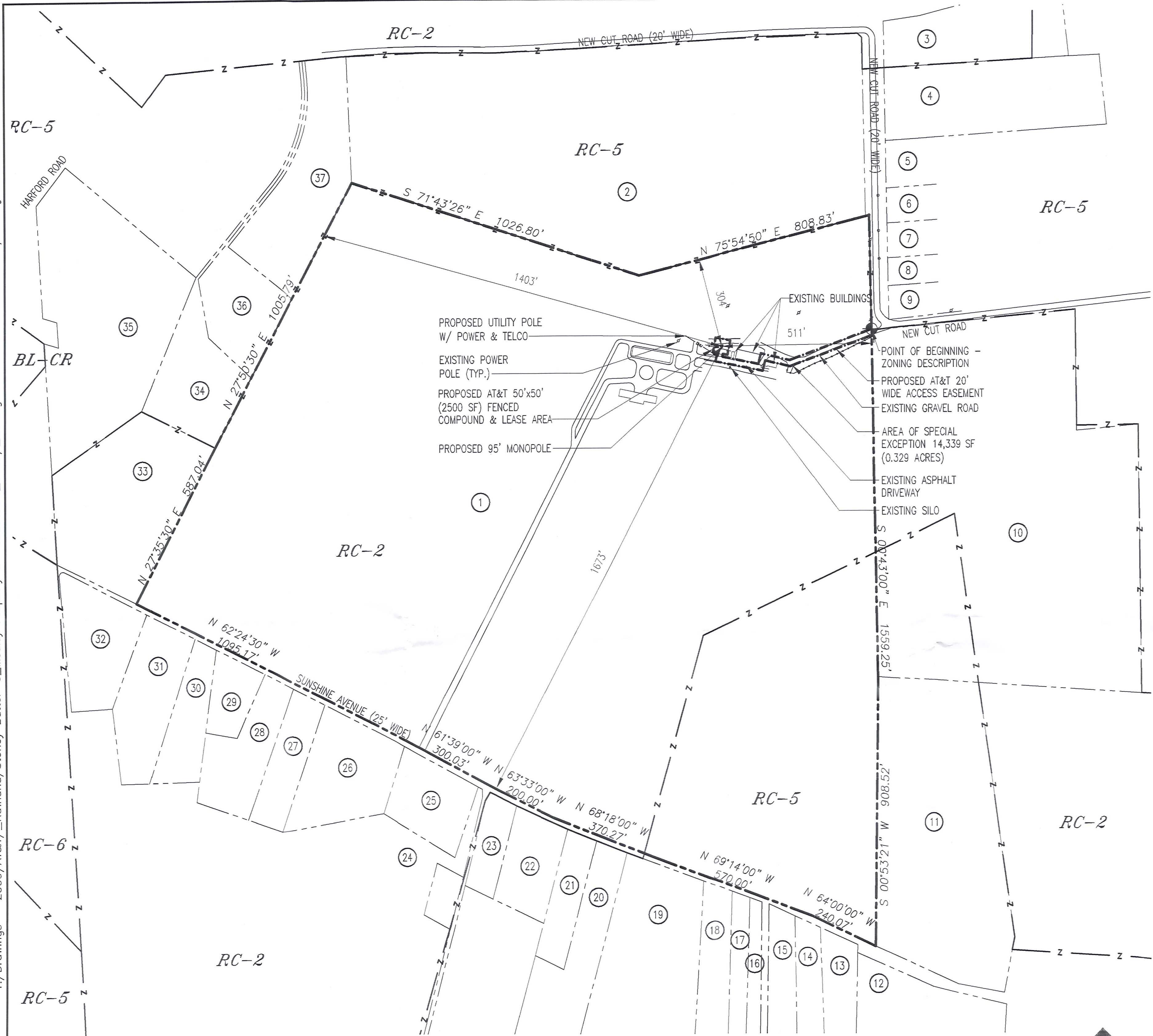
SITE PLAN
STONEY BATTER MEDLEY PROPERTY II
6850 SUNSHINE AVENUE
KINGSVILLE, MARYLAND 21087
TAX MAP: 54 GRID: 12 PARCEL: 17
11TH DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN: M. L. Church
CHECKED: A. V. Burke, Jr.
DATE: 03-18-2009
CCL Job# 091001.00
SCALE: 1 inch = 40 feet
SHEET: 3 OF 3

MDA-483

Y:/Drawings - 2009/AT&T/_Rawland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/A0.dwg

06-07-12 GWLOZYN 14:33:50



1
6850 SUNSHINE AVE.
JAMES RALPH MEDLEY
TAX ACCT #: 190003443
ZONING DISTRICT: RC-2 & RC-5
LIBER 10154 FOLIO 28
TAX MAP 54 PARCEL 17
SUBJECT TO COVENANTS AND CONDITIONS
DESCRIBED IN AN AGRICULTURAL
PRESERVATION EASEMENT
LIBER 8372 FOLIO 295
(97.737 ACRES)
2
7001 NEW CUT ROAD
ADRIAN S. & ARLENE F. HUGHES
TAX ACCT #: 2200023939
ZONING DISTRICT: RC-5
LIBER 29537 FOLIO 304
LOT 6
P.B. 67 NO. 118
3
7000 NEW CUT ROAD
JOHN V. SIERACKI, JR.
PATRICIA A. SIERACKI
TAX ACCT #: 180005437
ZONING DISTRICT: RC-2 & RC-5
LIBER 5949 FOLIO 723
P.B. 43 NO. 65
4
7006 NEW CUT ROAD
RAYMOND C. & KATHRYN R. SCHEERER
TAX ACCT #: 1113000130
ZONING DISTRICT: RC-5
LIBER 26586 FOLIO 113
TAX MAP 54 PARCEL 11
5
7018 NEW CUT ROAD
ROBERT W. & ETHEL W. MEYER
TAX ACCT #: 1113042020
ZONING DISTRICT: RC-5
LIBER 4076 FOLIO 338
TAX MAP 54 PARCEL 23
6
NEW CUT ROAD
CHARLES F. & ISABEL M. LYNCH
TAX ACCT #: 1104000151
ZONING DISTRICT: RC-5
LIBER 5144 FOLIO 656
TAX MAP 54 PARCEL 24
7
7030 NEW CUT ROAD
KATHERINE LYNCH PIETRUSZKA
& EDWARD T. PIETRUSZKA
TAX ACCT #: 1112084125
ZONING DISTRICT: RC-5
LIBER 24021 FOLIO 596
TAX MAP 54 PARCEL 315
8
7034 NEW CUT ROAD
SOUTHERN, LLC
TAX ACCT #: 1103000075
ZONING DISTRICT: RC-5
LIBER 16517 FOLIO 132
TAX MAP 54 PARCEL 279
9
7100 NEW CUT ROAD
CLAYTON IRREVOCABLE TRUST
TAX ACCT #: 1103037150
ZONING DISTRICT: RC-5
LIBER 15212 FOLIO 369
TAX MAP 54 PARCEL 142
10
NEW CUT ROAD
ERNEST R. & BRENDA L. LAUDENKLOS
TAX ACCT #: 1117010178
ZONING DISTRICT: RC-2 & RC-5
LIBER 6513 FOLIO 453
TAX MAP 54 PARCEL 47
11
6950 SUNSHINE AVENUE
ROBERT J. & BARBARA ANN HOGAN
TAX ACCT #: 1900010393
ZONING DISTRICT: RC-5
LIBER 6688 FOLIO 281
TAX MAP 54 PARCEL 529
12
6933 SUNSHINE AVENUE
MATTHEW JAY & DARLENE T. MORRISON
TAX ACCT #: 2100013647
ZONING DISTRICT: RC-5
LIBER 15278 FOLIO 00628
TAX MAP 54 GRID 18 PARCEL 297

13
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001590
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 146
14
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1120001470
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 050
15
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
16
6945 SUNSHINE AVENUE
HENSLEY PROPERTIES LLC
TAX ACCT #: 1103003000
ZONING DISTRICT: RC-5
LIBER 25549 FOLIO 00305
TAX MAP 54 GRID 18 PARCEL 0405
17
6929 SUNSHINE AVENUE
MELVIN J. & KATHY A. CARTER
TAX ACCT #: 110300702
ZONING DISTRICT: RC-5
LIBER 06378 FOLIO 00178
TAX MAP 54 GRID 11 PARCEL 0256
18
SUNSHINE AVENUE
MELVIN J. & KATHY A. CARTER
TAX ACCT #: 110300702
ZONING DISTRICT: RC-5
LIBER 08214 FOLIO 00252
TAX MAP 54 GRID 18 PARCEL 0039
19
6913 SUNSHINE AVENUE
FRANCES A. MILLER
TAX ACCT #: 2200015591
ZONING DISTRICT: RC-5
LIBER 23895 FOLIO 00033
TAX MAP 54 GRID 18 PARCEL 0157
20
6915 SUNSHINE AVENUE
TERRY J. HILL
TAX ACCT #: 1120055640
ZONING DISTRICT: RC-5
LIBER 18959 FOLIO 00322
TAX MAP 54 GRID 18 PARCEL 0041
21
6911 SUNSHINE AVENUE
MATTHEW G. PETERSON
TAX ACCT #: 1109000500
ZONING DISTRICT: RC-5
LIBER 14912 FOLIO 00476
TAX MAP 54 GRID 12 PARCEL 0236
22
6907 SUNSHINE AVENUE
TERRY L. & DENISE L. ALTENBURG
TAX ACCT #: 1118050210
ZONING DISTRICT: RC-5
LIBER 06230 FOLIO 00283
TAX MAP 54 GRID 18 PARCEL 0037
23
6901 SUNSHINE AVENUE
JAMES RALPH SR. & MATNEY WICKIE SUE MEDLEY
TAX ACCT #: 1103051220
ZONING DISTRICT: RC-5
LIBER 30818 FOLIO 00092
TAX MAP 54 GRID 18 PARCEL 0299
24
SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025982
ZONING DISTRICT: RC-2
LIBER 11416 FOLIO 00075
TAX MAP 54 GRID 17 PARCEL 0329
25
6849 SUNSHINE AVENUE
THOMAS RICHARD & NANCY JEAN HENSLEY
TAX ACCT #: 2200025981
ZONING DISTRICT: RC-2
LIBER 23910 FOLIO 00022
TAX MAP 54 GRID 17 PARCEL 0590

26
6839 SUNSHINE AVENUE
RICHARD A. & NANCY L. CUSHING
TAX ACCT #: 1103077760
ZONING DISTRICT: RC-2
LIBER 04905 FOLIO 00323
TAX MAP 54 GRID 12 PARCEL 0053
27
6833 SUNSHINE AVENUE
MICHAEL & MELISSA BISHOFF
TAX ACCT #: 1107015150
ZONING DISTRICT: RC-2
LIBER 21402 FOLIO 00154
TAX MAP 54 GRID 12 PARCEL 0295
28
6829 SUNSHINE AVENUE
STEPHEN CARROLL & LINDA MCNEELY
TAX ACCT #: 1122000100
ZONING DISTRICT: RC-2
LIBER 06869 FOLIO 00823
TAX MAP 54 GRID 11 PARCEL 0042
29
6825 SUNSHINE AVENUE
ESTELLE JR. & BERNADETTE ISON
TAX ACCT #: 1113001125
ZONING DISTRICT: RC-2
LIBER 24007 FOLIO 00623
TAX MAP 54 GRID 11 PARCEL 0272
30
6821 SUNSHINE AVENUE
STEVEN T. & JEANETTE L. DAMICO
TAX ACCT #: 1103013680
ZONING DISTRICT: RC-2
LIBER 11183 FOLIO 00256
TAX MAP 54 GRID 11 PARCEL 0189
31
6817 SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1105043050
ZONING DISTRICT: RC-2
LIBER 13172 FOLIO 00717
TAX MAP 54 GRID 11 PARCEL 0188
32
SUNSHINE AVENUE
FORK CHRISTIAN CHURCH
TAX ACCT #: 1106045400
ZONING DISTRICT: RC-2
LIBER 00199 FOLIO 00095
TAX MAP 54 GRID 11 PARCEL 0264
33
SUNSHINE AVENUE
TRUSTEES OF FORK CHRISTIAN CHURCH
TAX ACCT #: 1120067350
ZONING DISTRICT: RC-2
LIBER 4542 FOLIO 120
TAX MAP 54 PARCEL 421
34
6811 NEW CUT ROAD
LARRY & JULIA BONDAR
TAX ACCT #: 2300006415
ZONING DISTRICT: RC-2 & RC-5
LIBER 25305 FOLIO 81
TAX MAP 54 GRID 11 PARCEL 0603
LOT 3
P.B. 71 NO. 133
35
6807 NEW CUT ROAD
MICHAEL J. & MARIA T. BERKHEIMER
TAX ACCT #: 2300006415
ZONING DISTRICT: RC-5
LIBER 18846 FOLIO 17
PARCEL "A"
P.B. 71 NO. 133
36
6813 NEW CUT ROAD
WILLIAM R. & WENDY A. STUMPF
TAX ACCT #: 2200028937
ZONING DISTRICT: RC-5
LIBER 11378 FOLIO 639
LOT 4
P.B. 67 NO. 118
37
6815 NEW CUT ROAD
PATRICIA A. SHACKELFORD
& DAVID E. SHACKELFORD II
TAX ACCT #: 2200023938
ZONING DISTRICT: RC-5
LIBER 16776 FOLIO 189
LOT 5
P.B. 67 NO. 118

LEGEND	
PROPERTY LINE	---
SPECIAL EXCEPTION AREA	----
ZONING DISTRICT	-----
NEW FENCE	---X---X---X---
EXISTING FENCE	---X---X---X---
EXISTING GRAVEL ROAD	-----
EXISTING BUILDING	



SITE PLAN
SCALE: 1"=400'



BC
architects
engineers
5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

**STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107**
6850 SUNSHINE AVE
KINGSVILLE, MD 21087

at&t
7150 STANDARD DR
HANOVER, MD 21076

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED B. QUINN	DRAWN GMW		

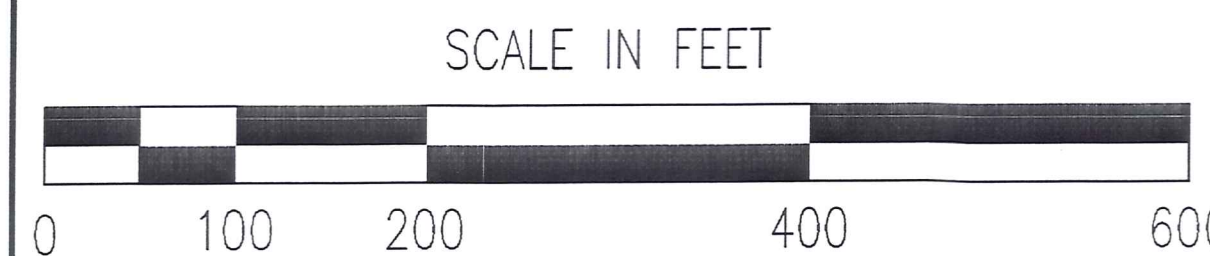
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY
THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 24552, EXPIRATION DATE 11/17/13.



BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

SITE PLAN

BC	DRAWING NUMBER	REV
ARCHITECTS ENGINEERS	A-0	5



PART	SITE	PLAN	1
SCALE: 1"=200' - 11"x17"			A-1
SCALE: 1"=100' - 24"x36"			

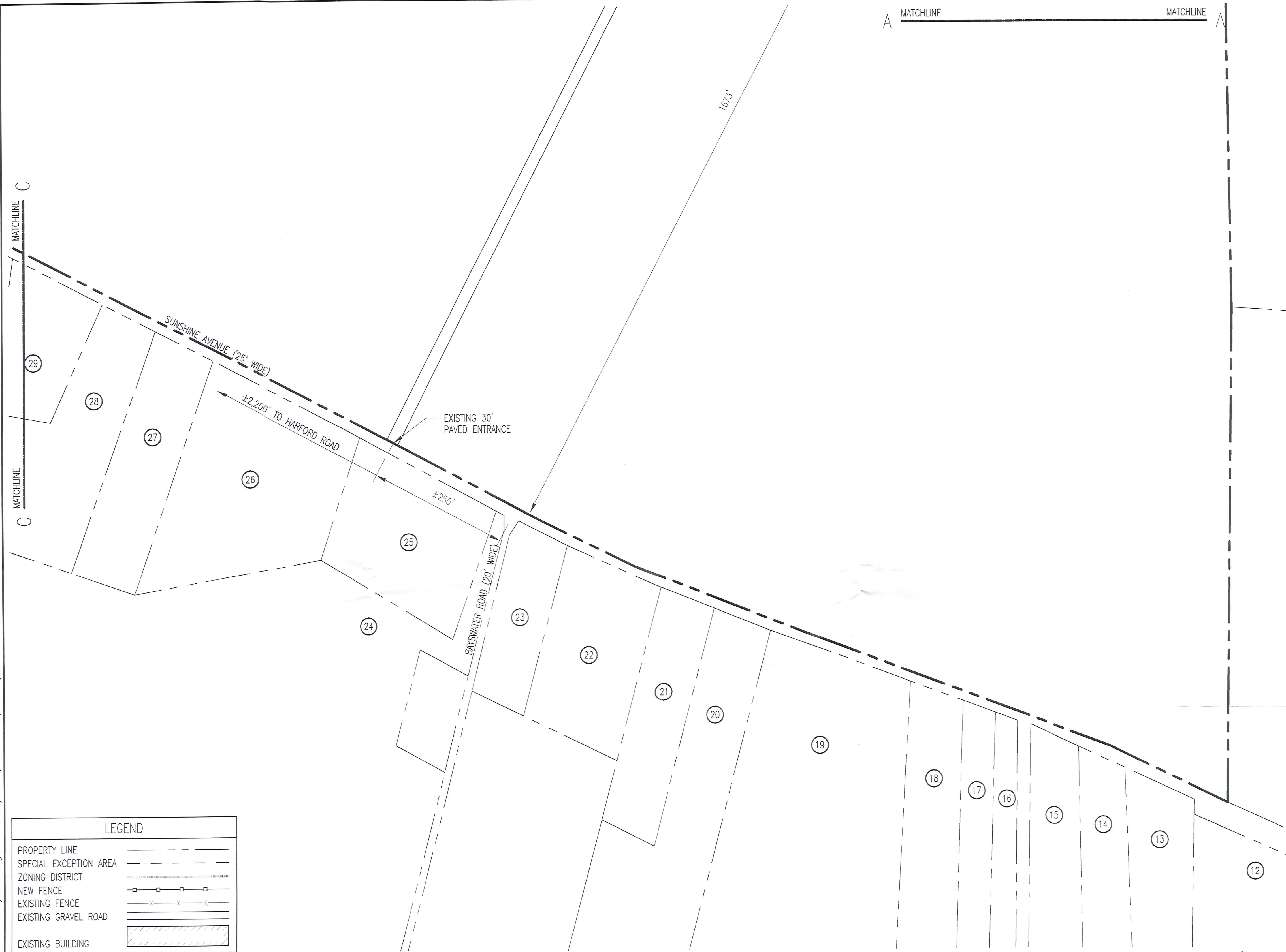
TRUE NORTH

6830 SUNSHINE AVE. JAMES RALPH MEDLEY ZONING DISTRICT: RC-2 LIBER 10154 FOLIO 28 TAX MAP 54 PARCEL 17 SUBJECT TO COVENANTS AND CONDITIONS DESCRIBED IN AN AGRICULTURAL PRESERVATION EASEMENT LIBER 8372 FOLIO 295 (97.737 ACRES) 2 7001 NEW CUT ROAD ADRIAN S. & ARLENE F. HUGHES TAX ACCT #: 2200023939 ZONING DISTRICT: RC-5 LIBER 29537 FOLIO 304 LOT 6 P.B. 67 NO. 118 3 7000 NEW CUT ROAD JOHN V. SIERACKI, JR. PATRICIA A. SIERACKI TAX ACCT #: 180005497 ZONING DISTRICT: RC-2 & RC-5 LIBER 5943 FOLIO 723 P.B. 43 NO. 65 4 7036 NEW CUT ROAD RAYMOND C. & KATHRYN R. SCHEERER TAX ACCT #: 1113000130 ZONING DISTRICT: RC-5 LIBER 26596 FOLIO 113 TAX MAP 54 PARCEL 11 5 7018 NEW CUT ROAD ROBERT W. & ETHEL W. MEYER TAX ACCT #: 1113342020 ZONING DISTRICT: RC-5 LIBER 4076 FOLIO 398 TAX MAP 54 PARCEL 23 6 NEW CUT ROAD CHARLES F. & ISABEL M. LYNCH TAX ACCT #: 1104000151 ZONING DISTRICT: RC-5 LIBER 5144 FOLIO 656 TAX MAP 54 PARCEL 24 7 7030 NEW CUT ROAD KATHERINE LYNCH PIETRUSZKA & EDWARD T. PIETRUSZKA TAX ACCT #: 1112084125 ZONING DISTRICT: RC-5 LIBER 24021 FOLIO 596 TAX MAP 54 PARCEL 315 8 7034 NEW CUT ROAD SOUTHERN, LLC TAX ACCT #: 1103000075 ZONING DISTRICT: RC-5 LIBER 16517 FOLIO 132 TAX MAP 54 PARCEL 279 9 7100 NEW CUT ROAD CLAYTON IRREVOCABLE TRUST TAX ACCT #: 1103037150 ZONING DISTRICT: RC-5 LIBER 15212 FOLIO 369 TAX MAP 54 PARCEL 142 10 NEW CUT ROAD ERNEST R. & BRENDA L. LAUDENKLOS TAX ACCT #: 1118010178 ZONING DISTRICT: RC-2 & RC-5 LIBER 6513 FOLIO 453 TAX MAP 54 PARCEL 47 11 6950 SUNSHINE AVENUE ROBERT L. & BARBARA ANN HOGAN TAX ACCT #: 1500010393 ZONING DISTRICT: RC-5 LIBER 6688 FOLIO 281 TAX MAP 54 PARCEL 529 12 6933 SUNSHINE AVENUE MATTHEW JAY & DARLENE T MORRISON TAX ACCT #: 2100013647 ZONING DISTRICT: RC-2 LIBER 15278 FOLIO 00628 TAX MAP 54 GRID 18 PARCEL 297	13 6945 SUNSHINE AVENUE HENSLEH PROPERTIES LLC TAX ACCT #: 1120001590 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 146 14 6945 SUNSHINE AVENUE HENSLEH PROPERTIES LLC TAX ACCT #: 1120001470 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 050 15 6945 SUNSHINE AVENUE HENSLEH PROPERTIES LLC TAX ACCT #: 1103030000 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 0405 16 6945 SUNSHINE AVENUE HENSLEH PROPERTIES LLC TAX ACCT #: 1103030000 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 0405 17 6929 SUNSHINE AVENUE MELVIN J. & KATHY A CARTER TAX ACCT #: 1103000702 ZONING DISTRICT: RC-5 LIBER 06378 FOLIO 00178 TAX MAP 54 GRID 11 PARCEL 0266 18 SUNSHINE AVENUE MELVIN J. & KATHY A CARTER TAX ACCT #: 1103000702 ZONING DISTRICT: RC-5 LIBER 08014 FOLIO 00252 TAX MAP 54 GRID 18 PARCEL 0039 19 6913 SUNSHINE AVENUE FRANCES AMILLER TAX ACCT #: 2200013691 ZONING DISTRICT: RC-5 LIBER 23586 FOLIO 00033 TAX MAP 54 GRID 18 PARCEL 0187 20 6915 SUNSHINE AVENUE TERRY V. HIEHL TAX ACCT #: 1120055640 ZONING DISTRICT: RC-5 LIBER 18959 FOLIO 00322 TAX MAP 54 GRID 18 PARCEL 0041 21 6911 SUNSHINE AVENUE MATTHEW C PETERSON TAX ACCT #: 1109003500 ZONING DISTRICT: RC-5 LIBER 14912 FOLIO 00476 TAX MAP 54 GRID 12 PARCEL 0296 22 6907 SUNSHINE AVENUE TERRY L. & DENISE L. ALTENBURG TAX ACCT #: 1118050210 ZONING DISTRICT: RC-5 LIBER 06230 FOLIO 00283 TAX MAP 54 GRID 18 PARCEL 0037 23 6901 SUNSHINE AVENUE JAMES RALPH SR. & MATNEY VICKIE SUE MEDLEY TAX ACCT #: 1130051220 ZONING DISTRICT: RC-5 LIBER 29818 FOLIO 00052 TAX MAP 54 GRID 18 PARCEL 0299 24 SUNSHINE AVENUE THOMAS RICHARD & NANCY JEAN HENSLEH TAX ACCT #: 2200025892 ZONING DISTRICT: RC-2 LIBER 11416 FOLIO 00075 TAX MAP 54 GRID 17 PARCEL 0329 25 6849 SUNSHINE AVENUE THOMAS RICHARD & NANCY JEAN HENSLEH TAX ACCT #: 2200025891 ZONING DISTRICT: RC-2 LIBER 23910 FOLIO 00022 TAX MAP 54 GRID 17 PARCEL 0590	26 6845 SUNSHINE AVENUE RICHARD A. & NANCY CUSHING TAX ACCT #: 1103077760 ZONING DISTRICT: RC-2 LIBER 04905 FOLIO 00323 TAX MAP 54 GRID 12 PARCEL 0053 27 6833 SUNSHINE AVENUE MICHAEL & MELISSA BISHOFF TAX ACCT #: 1107015150 ZONING DISTRICT: RC-2 LIBER 21402 FOLIO 00154 TAX MAP 54 GRID 18 PARCEL 0295 28 6829 SUNSHINE AVENUE STEPHEN CARROLL & LINDA M MCNEELY TAX ACCT #: 1122000100 ZONING DISTRICT: RC-2 LIBER 06869 FOLIO 00823 TAX MAP 54 GRID 11 PARCEL 0042 29 6825 SUNSHINE AVENUE ESTELLE JR. & BERNADETTE ISON TAX ACCT #: 1113001125 ZONING DISTRICT: RC-2 LIBER 34007 FOLIO 00623 TAX MAP 54 GRID 11 PARCEL 0072 30 6821 SUNSHINE AVENUE SIEGLEN T. & JEANETTE L. DAMICO TAX ACCT #: 1101015580 ZONING DISTRICT: RC-2 LIBER 11183 FOLIO 00356 TAX MAP 54 GRID 11 PARCEL 0189 31 6817 SUNSHINE AVENUE FORK CHRISTIAN CHURCH TAX ACCT #: 1105043050 ZONING DISTRICT: RC-2 LIBER 13172 FOLIO 00717 TAX MAP 54 GRID 11 PARCEL 0188 32 SUNSHINE AVENUE FORK CHRISTIAN CHURCH TAX ACCT #: 1106045400 ZONING DISTRICT: RC-2 LIBER 00199 FOLIO 00095 TAX MAP 54 GRID 11 PARCEL 0264 33 SUNSHINE AVENUE TRUSTEES OF FORK CHRISTIAN CHURCH TAX ACCT #: 1120067530 ZONING DISTRICT: RC-2 LIBER 4542 FOLIO 120 TAX MAP 54 PARCEL 421 34 6811 NEW CUT ROAD LARRY & JULIA BONDAR TAX ACCT #: 2300006415 ZONING DISTRICT: RC-2 & RC-5 LIBER 25306 FOLIO 81 TAX MAP 54 GRID 11 PARCEL 0603 LOT 3 P.B. 71 NO. 133 35 6807 NEW CUT ROAD MICHAEL I. & MARIA T. BERKHEIMER TAX ACCT #: 2300008416 ZONING DISTRICT: RC-5 LIBER 18846 FOLIO 17 PARCEL "A" P.B. 71 NO. 133 36 6813 NEW CUT ROAD WILLIAM R. & WENDY A. STUMPF TAX ACCT #: 2200023937 ZONING DISTRICT: RC-5 LIBER 11378 FOLIO 639 LOT 4 P.B. 67 NO. 118 37 6815 NEW CUT ROAD PATRICIA A. SHACKELFORD & DAVID E. SHACKELFORD II TAX ACCT #: 2200023938 ZONING DISTRICT: RC-5 LIBER 16776 FOLIO 189 LOT 5 P.B. 67 NO. 118
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 5659 COLUMBIA PIKE, SUITE 101 FALLS CHURCH, VA 22041-2558 TEL: (703) 671-6000 FAX: (703) 671-6300	STONEY BATTER_MEDLEY PROPERTY II 10099576_3107 6850 SUNSHINE AVE KINGSVILLE, MD 21087	 7150 STANDARD DR HANOVER, MD 21076	5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM	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 NUMBER 24552, EXPIRATION DATE 11/17/13. 	BC ARCHITECTS ENGINEERS FALLS CHURCH, VA		
			4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM		PART SITE PLAN		
			3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM			DRAWING NUMBER	REV
			2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM			A-1	5
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM							
NO.	DATE	REVISIONS	BY	CHK	APP'D							
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN		GMW							

Y:\Drawings - 2009\AT&T\Rawland\Stoney Batter-C_Medley Property II- 10099576_3107\Zoning - Rev 5 - 2012-06-07\A2.dwg

06-07-12 GWLOZYN 14:33:21



1 6850 SUNSHINE AVE. JAMES RALPH MEDLEY TAX ACCT #: 190003443 ZONING DISTRICT: RC-2 LIBER 10154 FOLIO 28 TAX MAP 54 PARCEL 17 SUBJECT TO COVENANTS AND CONDITIONS DESCRIBED IN AN AGRICULTURAL PRESERVATION EASEMENT LIBER 8372 FOLIO 295 (97.737 ACRES)	13 6945 SUNSHINE AVENUE HENSLEY PROPERTIES LLC TAX ACCT #: 1120001650 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 146	26 6839 SUNSHINE AVENUE RICHARD A & NANCY L CUSHING TAX ACCT #: 118307780 ZONING DISTRICT: RC-2 LIBER 04305 FOLIO 00323 TAX MAP 54 GRID 12 PARCEL 0053
2 7001 NEW CUT ROAD ADRIAN S. & ARLENE F. HUGHES TAX ACCT #: 2200023939 ZONING DISTRICT: RC-5 LIBER 25537 FOLIO 304 LOT 6 P.B. 67 NO. 118	14 6945 SUNSHINE AVENUE HENSLEY PROPERTIES LLC TAX ACCT #: 1120001470 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 050	27 6833 SUNSHINE AVENUE MICHAEL & MELISSA BISHOFF TAX ACCT #: 1107015150 ZONING DISTRICT: RC-2 LIBER 21402 FOLIO 00154 TAX MAP 54 GRID 12 PARCEL 0295
3 7000 NEW CUT ROAD JOHN V. SIERACKI, JR PATRICIA A. SIERACKI TAX ACCT #: 1800005437 ZONING DISTRICT: RC-2 & RC-5 LIBER 5949 FOLIO 723 P.B. 43 NO. 65	15 6945 SUNSHINE AVENUE HENSLEY PROPERTIES LLC TAX ACCT #: 1103003000 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 0405	28 6829 SUNSHINE AVENUE STEPHEN CARROLL & LINDAM MCNEELY TAX ACCT #: 1122000100 ZONING DISTRICT: RC-2 LIBER 06869 FOLIO 00823 TAX MAP 54 GRID 11 PARCEL 0042
4 7006 NEW CUT ROAD RAYMOND C. & KATHRYN R. SCHEERER TAX ACCT #: 1113000130 ZONING DISTRICT: RC-5 LIBER 26596 FOLIO 113 TAX MAP 54 PARCEL 11	16 6945 SUNSHINE AVENUE HENSLEY PROPERTIES LLC TAX ACCT #: 1103003000 ZONING DISTRICT: RC-5 LIBER 25549 FOLIO 00305 TAX MAP 54 GRID 18 PARCEL 0405	29 6825 SUNSHINE AVENUE ESTELLE JR & BERNADETTE ISON TAX ACCT #: 1113001125 ZONING DISTRICT: RC-2 LIBER 24007 FOLIO 00623 TAX MAP 54 GRID 11 PARCEL 0272
5 7018 NEW CUT ROAD ROBERT W. & ETHEL W. MEYER TAX ACCT #: 1113042020 ZONING DISTRICT: RC-5 LIBER 4076 FOLIO 398 TAX MAP 54 PARCEL 23	17 6929 SUNSHINE AVENUE MELVIN J. & KATHRYN A CARTER TAX ACCT #: 1103000702 ZONING DISTRICT: RC-5 LIBER 06378 FOLIO 00178 TAX MAP 54 GRID 11 PARCEL 0266	30 6821 SUNSHINE AVENUE STEVEN T & JEANETTE L DAMCO TAX ACCT #: 1101013680 ZONING DISTRICT: RC-2 LIBER 11183 FOLIO 00356 TAX MAP 54 GRID 11 PARCEL 0189
6 NEW CUT ROAD CHARLES F. & ISABEL M. LYNCH TAX ACCT #: 1104000151 ZONING DISTRICT: RC-5 LIBER 5144 FOLIO 056 TAX MAP 54 PARCEL 24	18 SUNSHINE AVENUE MELVIN J. & KATHRYN A CARTER TAX ACCT #: 1103000702 ZONING DISTRICT: RC-5 LIBER 08014 FOLIO 00252 TAX MAP 54 GRID 18 PARCEL 0039	31 6817 SUNSHINE AVENUE FORK CHRISTIAN CHURCH TAX ACCT #: 1105043050 ZONING DISTRICT: RC-2 LIBER 13172 FOLIO 00717 TAX MAP 54 GRID 11 PARCEL 0188
7 7030 NEW CUT ROAD KATHERINE LYNCH PIETRUSZKA & EDWARD T. PIETRUSZKA TAX ACCT #: 1112081425 ZONING DISTRICT: RC-5 LIBER 24021 FOLIO 596 TAX MAP 54 PARCEL 315	19 6913 SUNSHINE AVENUE FRANCES A MILLER TAX ACCT #: 2200018691 ZONING DISTRICT: RC-5 LIBER 23585 FOLIO 00033 TAX MAP 54 GRID 18 PARCEL 0187	32 SUNSHINE AVENUE FORK CHRISTIAN CHURCH TAX ACCT #: 1105043050 ZONING DISTRICT: RC-2 LIBER 00199 FOLIO 00095 TAX MAP 54 GRID 11 PARCEL 0264
8 7034 NEW CUT ROAD SOUTHERN, LLC TAX ACCT #: 1103000075 ZONING DISTRICT: RC-5 LIBER 16517 FOLIO 132 TAX MAP 54 PARCEL 279	20 6915 SUNSHINE AVENUE TERRY J HEIL TAX ACCT #: 1120055640 ZONING DISTRICT: RC-5 LIBER 18959 FOLIO 00322 TAX MAP 54 GRID 18 PARCEL 0041	33 SUNSHINE AVENUE TRUSTEES OF FORK CHRISTIAN CHURCH TAX ACCT #: 1120067930 ZONING DISTRICT: RC-2 LIBER 4542 FOLIO 120 TAX MAP 54 PARCEL 421
9 7100 NEW CUT ROAD CLAYTON IRREVOCABLE TRUST TAX ACCT #: 1103037150 ZONING DISTRICT: RC-5 LIBER 15212 FOLIO 369 TAX MAP 54 PARCEL 142	21 6911 SUNSHINE AVENUE MATTHEW C PETERSON TAX ACCT #: 1103035500 ZONING DISTRICT: RC-5 LIBER 14912 FOLIO 00476 TAX MAP 54 GRID 12 PARCEL 0296	34 6811 NEW CUT ROAD LARRY & JULIA BONDAR TAX ACCT #: 2300006415 ZONING DISTRICT: RC-2 & RC-5 LIBER 25306 FOLIO 81 TAX MAP 54 GRID 11 PARCEL 0603
10 NEW CUT ROAD ERNEST R. & BRENDA L. LAUDENKLOS TAX ACCT #: 1117010178 ZONING DISTRICT: RC-2 & RC-5 LIBER 6513 FOLIO 453 TAX MAP 54 PARCEL 47	22 6907 SUNSHINE AVENUE TERRY L & DENISE L ALTENBURG TAX ACCT #: 1118050210 ZONING DISTRICT: RC-5 LIBER 06230 FOLIO 00283 TAX MAP 54 GRID 18 PARCEL 0037	35 6807 NEW CUT ROAD MICHAEL J. & MARIA T. BERKHEIMER TAX ACCT #: 2300006416 ZONING DISTRICT: RC-5 LIBER 18846 FOLIO 17 PARCEL "A" P.B. 71 NO. 133
11 6950 SUNSHINE AVENUE ROBERT J. & BARBARA ANN HOGAN TAX ACCT #: 1900010393 ZONING DISTRICT: RC-5 LIBER 6688 FOLIO 281 TAX MAP 54 PARCEL 529	23 6901 SUNSHINE AVENUE JAMES RALPH SR & MATYEWICKIE SUE MEDLEY TAX ACCT #: 1103051220 ZONING DISTRICT: RC-5 LIBER 30818 FOLIO 00092 TAX MAP 54 GRID 18 PARCEL 0299	36 6813 NEW CUT ROAD WILLIAM R. & WENDY A. STUMPF TAX ACCT #: 2200029357 ZONING DISTRICT: RC-5 LIBER 11378 FOLIO 639 LOT 4 P.B. 67 NO. 118
12 6933 SUNSHINE AVENUE MATTHEW JAY & DARLENE T MORRISON TAX ACCT #: 2100013647 ZONING DISTRICT: RC-5 LIBER 15278 FOLIO 00628 TAX MAP 54 GRID 18 PARCEL 297	24 SUNSHINE AVENUE THOMAS RICHARD & NANCY JEAN HENSLEY TAX ACCT #: 2200025982 ZONING DISTRICT: RC-2 LIBER 11416 FOLIO 00075 TAX MAP 54 GRID 17 PARCEL 0329	37 6815 NEW CUT ROAD PATRICIA A. SHACKELFORD & DAVID E. SHACKELFORD II TAX ACCT #: 2200023938 ZONING DISTRICT: RC-5 LIBER 16776 FOLIO 189 LOT 5 P.B. 67 NO. 118



5659 COLUMBIA PIKE, SUITE 101
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TEL: (703) 671-6000
FAX: (703) 671-6300

**STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107**

6850 SUNSHINE AVE
KINGSVILLE, MD 21087

7150 STANDARD DR
HANOVER, MD 21076

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

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 NUMBER 24552, EXPIRATION DATE 11/17/13.

**BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA**

PART SITE PLAN

	DRAWING NUMBER	REV
	A-2	5

LEGEND	
PROPERTY LINE	---
SPECIAL EXCEPTION AREA	---
ZONING DISTRICT	---
NEW FENCE	---
EXISTING FENCE	---
EXISTING GRAVEL ROAD	---
EXISTING BUILDING	---



PART SITE PLAN 1
SCALE: 1"=200' - 11"x17"
SCALE: 1"=100' - 24"x36"

TRUE NORTH

BC

architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2268
TEL: (703) 671-6000
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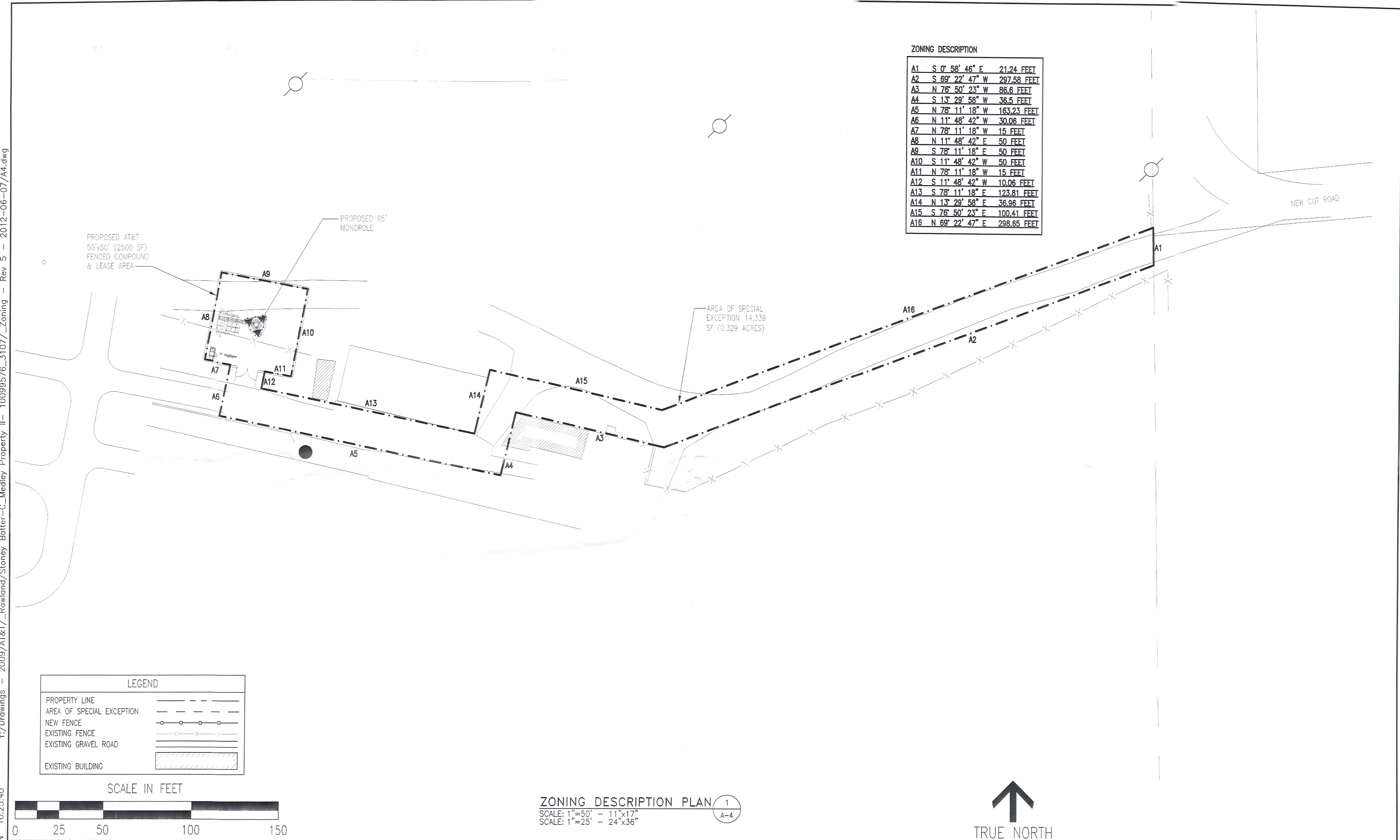
BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA

PART SITE PLAN

BC	DRAWING NUMBER	REV
	A-3	5

1 6850 SUNSHINE AVE. JAMES RALPH MEDLEY TAX ACCT #: 130003443 ZONING DISTRICT: RC-2 LIBER 10154 FOLIO 28 TAX MAP 54 PARCEL 17 SUBJECT TO COVENANTS AND CONDITIONS DESCRIBED IN AN AGRICULTURAL PRESERVATION EASEMENT LIBER 8372 FOLIO 295 (97.737 ACRES) 2 7001 NEW CUT ROAD ADRIAN S. & ARLENE F. HUGHES TAX ACCT #: 2200023939 ZONING DISTRICT: RC-5 LIBER 29537 FOLIO 304 LOT 6 P.B. 67 NO. 118 3 7000 NEW CUT ROAD JOHN V. SIERACKI, JR PATRICIA A. SIERACKI TAX ACCT #: 1800005437 ZONING DISTRICT: RC-2 & RC-5 LIBER 5949 FOLIO 723 P.B. 43 NO. 65 4 7006 NEW CUT ROAD RAYMOND C. & KATHRYN R. SCHEERER TAX ACCT #: 1113000130 ZONING DISTRICT: RC-5 LIBER 26596 FOLIO 113 TAX MAP 54 PARCEL 11 5 7018 NEW CUT ROAD ROBERT W. & ETHEL W. MEYER TAX ACCT #: 1113042020 ZONING DISTRICT: RC-5 LIBER 4076 FOLIO 398 TAX MAP 54 PARCEL 23 6 NEW CUT ROAD CHARLES F. & ISABEL M. 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06-08-12 CWLOZYN 10:25:40



BC
architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

**STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107**
6850 SUNSHINE AVE
KINGSVILLE, MD 21087



5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
2	01-27-12	SPECIAL EXCEPTION	DR	CDM	CDM
1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED	B. QUINN	DRAWN GMW

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY
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LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 24552, EXPIRATION DATE 11/17/13.

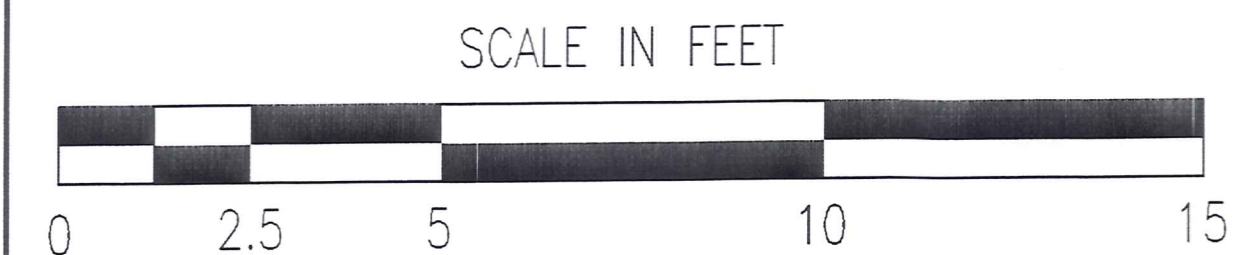
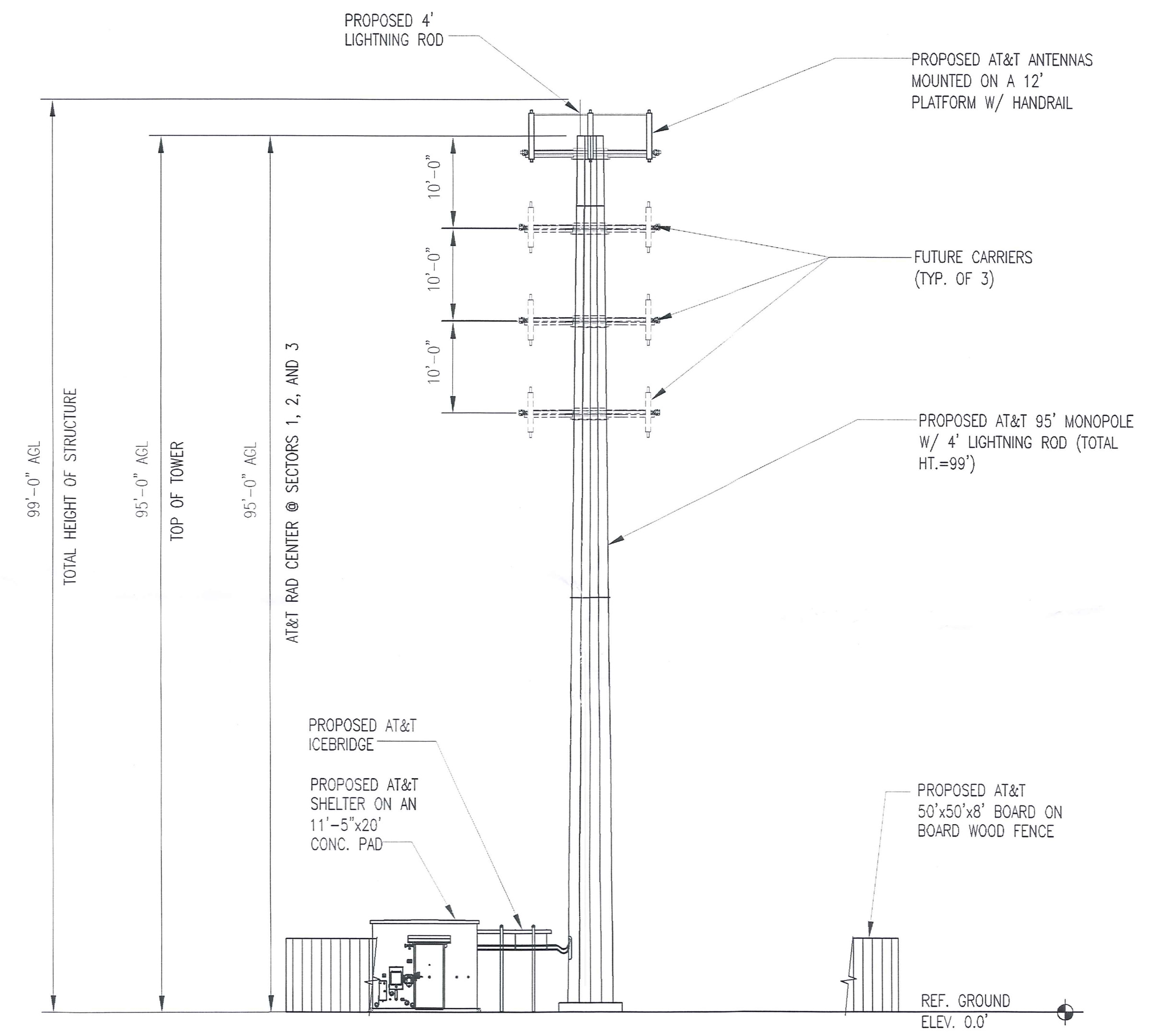
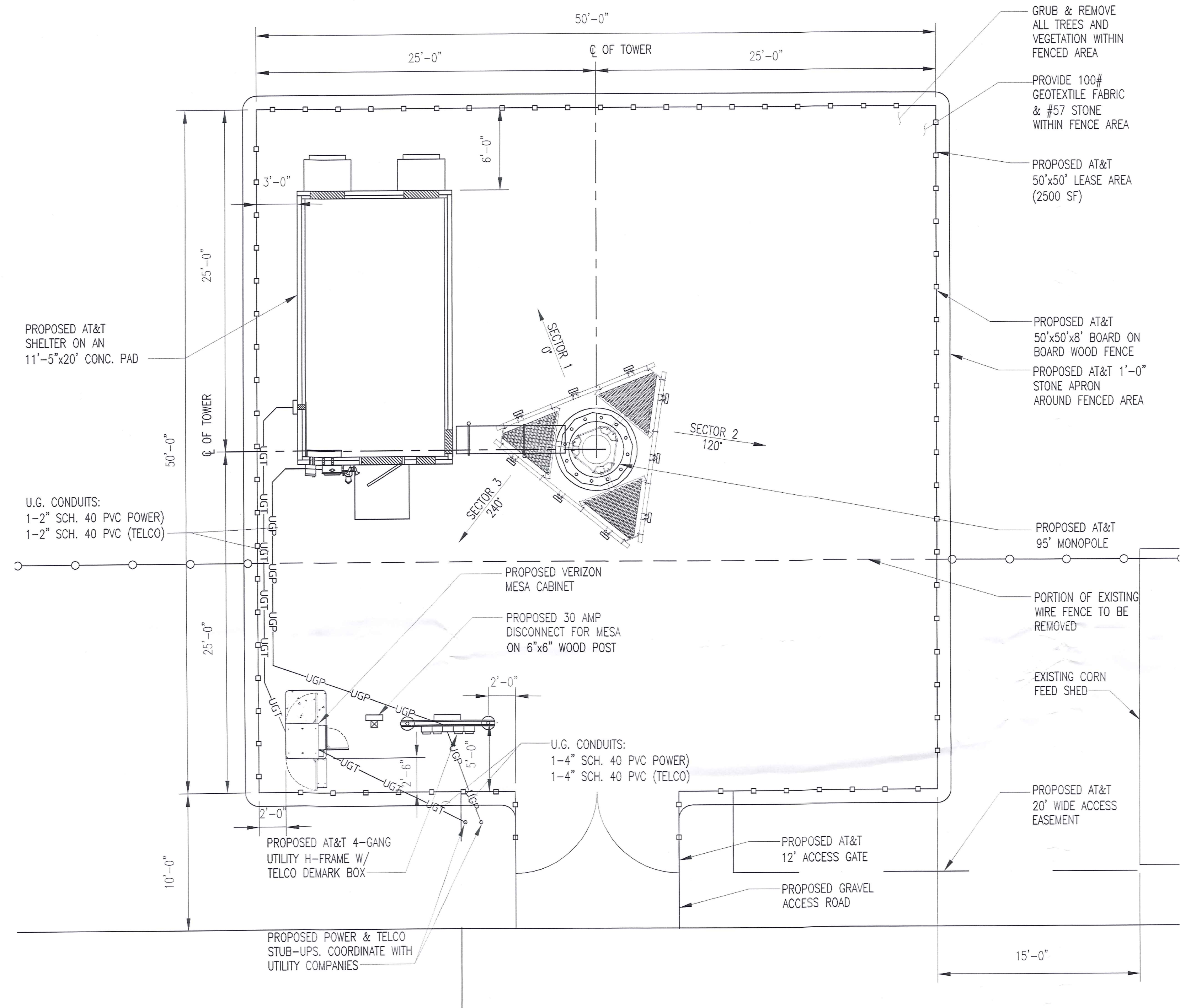


**BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA**

ZONING DESCRIPTION PLAN

BC architects engineers	DRAWING NUMBER	REV
	A-4	5

06-07-12 GWLOZYN 14:34:03 Y:/Drawings - 2009/AT&T/_Rawland/Stoney Batter-C_Medley Property II- 10099576_3107/_Zoning - Rev 5 - 2012-06-07/A5.dwg



COMPOUND PLAN
SCALE: 1"=5'



ELEVATION
SCALE: 1"=20'

BC
architects
engineers

5659 COLUMBIA PIKE, SUITE 101
FALLS CHURCH, VA 22041-2868
TEL: (703) 671-6000
FAX: (703) 671-6300

**STONEY BATTER_MEDLEY
PROPERTY II
10099576_3107**

6850 SUNSHINE AVE
KINGSVILLE, MD 21087

 **at&t**

7150 STANDARD DR
HANOVER, MD 21076

5	06-08-12	SPECIAL EXCEPTION	GMW	CDM	CDM
4	05-17-12	SPECIAL EXCEPTION	DR	CDM	CDM
3	03-05-12	SPECIAL EXCEPTION	DR	CDM	CDM
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1	01-11-11	CHANGED TO SHELTER	GMW	CDM	CDM
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED B. QUINN	DRAWN GMW		

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**BC ARCHITECTS ENGINEERS
FALLS CHURCH, VA**

COMPOUND PLAN & ELEVATION

	DRAWING NUMBER	REV
	A-5	5