

M E M O R A N D U M

DATE: November 15, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0006-X – Appeal Period Expired

The appeal period for the above-referenced case expired on November 14, 2016. 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	*	BEFORE THE
(8629 Winands Road)		
2 nd Election District	*	OFFICE OF
4 th Council District		
WBAL Division	*	ADMINISTRATIVE HEARINGS
Hearst Corporation		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2017-0006-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of WBAL Division Hearst Corporation, legal owner. The Special Exception was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the construction of a new monopole with microwave dish antenna on a portion of the property. Petitioner seeks to replace an 80 ft. tall guy tower that was destroyed in a spring, 2015 storm.

Kerry Plackmeyer, WBAL Assistant Director of Engineering, appeared in support of the petition. Greg Rapisarda, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR), noting a landscape plan would be required.

The subject property is approximately 48.5 acres and is split-zoned DR 3.5/DR 5.5. The property is improved with a commercial building and three existing 500' tall communication towers. WBAL uses the property as a transmitter station, and the tower in question establishes a microwave link to the WBAL-TV studios and broadcast center in Baltimore City. Mr.

ORDER RECEIVED FOR FILING

Date 10/13/16
By SEN

Plackmeyer explained WBAL is designated by the federal government as the primary contact to broadcast emergency warnings, and this tower plays a vital role in that process.

The tower involved in this case is only 80' tall and was first erected at this site more than 60 years ago. The tower was destroyed in a 2015 storm, and Petitioner seeks only to reconstruct the tower in approximately the same location at the site. While the tower arguably qualified as a lawful nonconforming use that could be reconstructed without zoning relief, Petitioner believed that obtaining a special exception for the new tower was the more prudent course.

Under Maryland law "the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." Schultz v. Pritts, 291 Md. 1, 22-23 (1981). In this case, no evidence was presented which would suggest the use would have a detrimental impact upon the community. Indeed, the tower has existed for many years at the site and there is nothing in the file to suggest it has during that time negatively impacted the health, safety or welfare of the community. Mr. Plackmeyer testified (via proffer) Petitioner satisfied all requirements in B.C.Z.R. §502 (pertaining to special exceptions) and §426 (pertaining to communication towers). In these circumstances the special exception will be granted.

THEREFORE, IT IS ORDERED this 13th day of **October, 2016** by this Administrative Law Judge, that the Petition for Special Exception to permit the construction on the subject property of a new monopole with microwave dish antenna (as shown in detail on the site plan admitted as Petitioner's Exhibit No. 5), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

10/13/16

By

sen

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must provide landscaping at the site as determined in the sole discretion of the County's landscape architect.

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/sln

ORDER RECEIVED FOR FILING

Date 10/13/16
By sln



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 8629 Winands Road which is presently zoned DR3.5/DR5.5

Deed References: 1049 / 253 10 Digit Tax Account # 0223001720

Property Owner(s) Printed Name(s) WBAL Division Hearst Corporation

(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 new monopole with microwave dish, on a portion of the property, for the purposes of re-establishing the primary microwave link and replacing the 80' tall guy tower that was destroyed in a Spring, 2015 storm.

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)

Please find enclosed with this application package a Statement of Justification outlining the need for this proposal.

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Greg Rapisarda

Name- Type or Print

Signature

500 E. Pratt St, 8th Floor, Baltimore, MD

Mailing Address City State

21202 / 410-332-8963 / grapisarda@saul.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Kerry Plackmeyer, Asst. Director of Engineering

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

3800 Hooper Ave, Baltimore, MD

Mailing Address City State

21211 / 410-338-6552 / kplackmeyer@hearst.com

Zip Code Telephone # Email Address

Representative to be contacted:

Site Link Wireless, c/o Phil Stetler

Name - Type or Print

Signature

3620 Commerce Drive, Suite 707, Baltimore, MD

Mailing Address City State

21227 / 443-977-7561 / pstetler@sitelinkwireless.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0006-X Filing Date 7/11/16

Do Not Schedule Dates:

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

By

Reviewer JF

**Zoning Property Description for WBAL Hearst
8629 Winands Road
Randallstown, MD 21133**

Beginning at a point on the south side of Winands Road, which is $\pm .70'$ wide, at a distance of approximately 137' southeast of the centerline of Cedar Mills Road which is $\pm .50'$ wide.

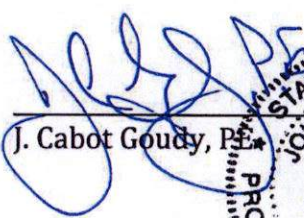
Being Tax Map 77, Grid 0004, Parcel 0097 as originally recorded in Baltimore County Deed Book 1049 Page 253; said parcel originally containing 89.733 acres and presently containing 48.58 acres. Located in the (2nd) Election District and (4th) Council District.

This parcel has two zoning designations:

DR 3.5 – Density Residential, 3.5 units/acre

DR 5.5 – Density Residential, 5.5 units/acre

The parcel is abutted by single-family residential properties on the southeast, southwest and west sides. It is abutted by Winands Road to the north with single-family residential properties to the north of Winands Road.

  
J. Cabot Goudy, PE
Date: 1/11/16
PROFESSIONAL ENGINEER
No. 18253
STATE OF MARYLAND
JOHN CABOT GOUDY



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4458562

Sold To:

Site Link Wireless - CU00557446
3620 Commerce Dr
Ste 700
Halethorpe, MD 21227-1641

Bill To:

Site Link Wireless - CU00557446
3620 Commerce Dr
Ste 700
Halethorpe, MD 21227-1641

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 20, 2016

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: # 2017-0006-X
8629 Winands Road
S/s Winands Road, 137 ft. SE of centerline of Cedar Mills Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Kerry Plackmeyer, Asst. Director of Engineering

Special Exception: to use property for a new monopole with microwave dish, on a portion of the property for the purpose of reestablishing the primary microwave link and replacing the 80 ft. tall guy tower that was destroyed in a Spring 2015 storm.

Hearing: Tuesday, October 11, 2016 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.

JTT 9/7/16 Sept. 20 4458562

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4406807

Sold To:

Site Link Wireless - CU00557446
3620 Commerce Dr
Ste 700
Halethorpe, MD 21227-1641

Bill To:

Site Link Wireless - CU00557446
3620 Commerce Dr
Ste 700
Halethorpe, MD 21227-1641

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Aug 25, 2016

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2017-0006-X
8629 Winands Road
S/s Winands Road, 137 ft. SE of centerline of Cedar Mills Road
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Legal Owner(s) Kerry Plackmeyer, Asst. Director of Engineering

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

8/204 August 25 4406807

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/21/2016

Case Number: 2017-0006-X

Petitioner / Developer: PHIL STETLER of SITE LINK WIRELESS ~
GREG RAPISARDA ~ KERRY PLACKMEYER

Date of Hearing (Closing): OCTOBER 11, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8629 WINANDS ROAD

The sign(s) were posted on: SEPTEMBER 21, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 20, 2016 Issue - Jeffersonian

Please forward billing to:

Phil Stetler
Site Link Wireless
3620 Commerce Drive, Ste. 700
Baltimore, MD 21227

443-977-7561

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: 2017-0006-X

8629 Winands Road

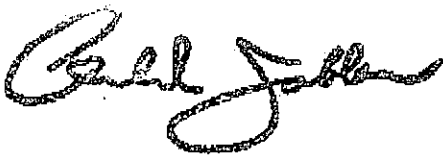
S/s Winands Road, 137 ft. SE of centerline of Cedar Mills Road

2nd Election District – 4th Councilmanic District

Legal Owners: Kerry Plackmeyer, Asst. Director of Engineering

Special Exception to used property for a new monopole with microwave dish, on a portion of the property for the purposed of reestablishing the primary microwave link and replacing the 80 ft. tall guy tower that was destroyed in a Spring 2015 storm.

Hearing: Tuesday, October 11, 2016 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

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: 2017-0006-X

8629 Winands Road

S/s Winands Road, 137 ft. SE of centerline of Cedar Mills Road

2nd Election District – 4th Councilmanic District

Legal Owners: Kerry Plackmeyer, Asst. Director of Engineering

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Hearing: Thursday, September 15, 2016 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: Greg Rapisarda, 500 E. Pratt St., 8th Floor, Baltimore 21202

Kerry Plackmeyer, 3800 Hooper Avenue, Baltimore 21211

Site Link Wireless, Phil Stetler, 3620 Commerce Drive, Ste. 707, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 26, 2017.**
- (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

September 13, 2016

NEW 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: 2017-0006-X

8629 Winands Road

S/s Winands Road, 137 ft. SE of centerline of Cedar Mills Road

2nd Election District – 4th Councilmanic District

Legal Owners: Kerry Plackmeyer, Asst. Director of Engineering

Special Exception to used property for a new monopole with microwave dish, on a portion of the property for the purposed of reestablishing the primary microwave link and replacing the 80 ft. tall guy tower that was destroyed in a Spring 2015 storm.

Hearing: Tuesday, October 11, 2016 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: Greg Rapisarda, 500 E. Pratt St., 8th Floor, Baltimore 21202
Kerry Plackmeyer, 3800 Hooper Avenue, Baltimore 21211
Site Link Wireless, Phil Stetler, 3620 Commerce Drive, Ste. 707, Baltimore 21227

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 21, 2016.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 25, 2017 Issue - Jeffersonian

Please forward billing to:

Phil Stetler
Site Link Wireless
3620 Commerce Drive, Ste. 700
Baltimore, MD 21227

443-977-7561

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: 2017-0006-X

8629 Winands Road

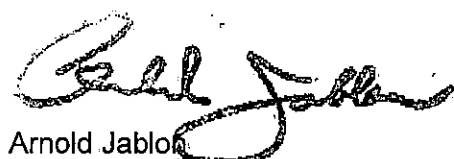
S/s Winands Road, 137 ft. SE of centerline of Cedar Mills Road

2nd Election District – 4th Councilmanic District

Legal Owners: Kerry Plackmeyer, Asst. Director of Engineering

Special Exception to used property for a new monopole with microwave dish, on a portion of the property for the purposed of reestablishing the primary microwave link and replacing the 80 ft. tall guy tower that was destroyed in a Spring 2015 storm.

Hearing: Thursday, September 15, 2016 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.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
8629 Winands Road; S/S Winands Road,	*	OF ADMINSTRATIVE
137' SE of the c/line of Cedar Mills Road	*	HEARINGS FOR
2 nd Election & 4 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Kerry Plackmeyer,	*	
Director of Engineering	*	2017-006-X
Petitioner(s)		

* * * * *

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.

RECEIVED
JUL 19 2016

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of July, 2016, a copy of the foregoing Entry of Appearance was mailed to Phil Stetler, Site Link Wireless, 3620 Commerce Drive, Suite 707, Baltimore, Maryland 21227 and Greg Rapisarda, Esquire, 500 East Pratt Street, 8th Floor, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2017-0006-X
Property Address: 8629 Winands Rd
Property Description: _____
Legal Owners (Petitioners): Hearst Communications/WBAL
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Phil Stetler
Company/Firm (if applicable): Site Link Wireless
Address: 3620 Commerce Drive, Suite 700
Baltimore, MD 21227
Telephone Number: 443-977-7561

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

No. **141338**

Date: **7-11-16**

PAID RECEIPT

BUSINESS ACTUAL TIME
7/13/2016 7/11/2016 11:42:11

REF 9601 MALKIN LSP
3 RECEIPT W / 6/7/2 7/11/2016 OFFIN
DEPT 5 529 ZONING VERIFICATION
CE NO. 141338

Receipt for 2500.00
1500.00 to 1.00 TA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept-Obj	BS Acct	Amount
001	506	0000		6150						500.00

Total: **500.00**

Rec From: **SITE LINK WIRELESS**

For: **P-44 on for Special Exception**
8627 Winands Rd.
2017-0006-X

DISTRIBUTION

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

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

October 6, 2016

Kerry Plackmeyer
3800 Hooper Avenue
Baltimore MD 21211

RE: Case Number: 2017-0006 X, Address: 8629 Winands Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 11, 2016. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Greg Rapisarda, 500 E Pratt Street, 8th Floor, Baltimore MD 21202
Site Link Wireless, Phil Stetler, 3620 Commerce Drive, Suite 707, Baltimore MD 21227

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 7/18/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0006-X

Special Exception
Henry Plackmeyer, Assistant Director of Engineering
8624 Winds Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Forward
1911

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: August 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-006

RECEIVED

AUG 19 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 8629 Winands Road
Petitioner: Kerry Plackmeyer
Zoning: DR 3.5, DR 5.5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception to use a portion of the property for a new 80-foot tall monopole tower with a microwave dish.

A site visit was conducted on 7/26/2016. The property contains three 502-foot WBAL AM 1090 radio broadcast towers and the old WBAL studio and office building.

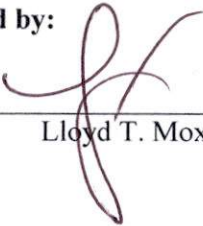
The Department has no objection to granting the petitioned zoning relief.

Be advised the proposal may require review by the Baltimore County Tower Review Committee (TRC). Information on the TRC may be found here:

<http://www.baltimorecountymd.gov/Agencies/infotech/celltower/towercommittee.html>

For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Phil Stetler
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED

JUL 20 2016

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0006-X
Address 8629 Winands Road
(Plackmeyer Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 07-20-2016

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 25, 2016
Item No. 2017-0006

DATE: July 25, 2016

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

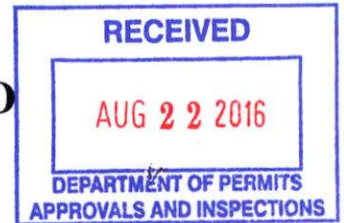
If granted, Landscape and lighting Plans are required prior to building permit, per the Landscape Manual.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0006-07252016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: August 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-006

INFORMATION:

Property Address: 8629 Winands Road
Petitioner: Kerry Plackmeyer
Zoning: DR 3.5, DR 5.5
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception to use a portion of the property for a new 80-foot tall monopole tower with a microwave dish.

A site visit was conducted on 7/26/2016. The property contains three 502-foot WBAL AM 1090 radio broadcast towers and the old WBAL studio and office building.

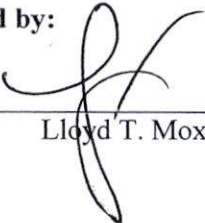
The Department has no objection to granting the petitioned zoning relief.

Be advised the proposal may require review by the Baltimore County Tower Review Committee (TRC). Information on the TRC may be found here:

<http://www.baltimorecountymd.gov/Agencies/infotech/celltower/towercommittee.html>

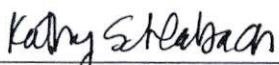
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Phil Stetler
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 20, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0006-X
Address 8629 Winands Road
(Plackmeyer Property)

Zoning Advisory Committee Meeting of **July 25, 2016**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 07-20-2016

CASE NAME _____
CASE NUMBER 2017-0006-X
DATE 10-11-16

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

7/25

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

7/20

DEPS
(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

8/10

PLANNING
(if not received, date e-mail sent _____)no obj
w/ comment

7/18/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/20/16

SIGN POSTING

Date:

9/21/16

by _____

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

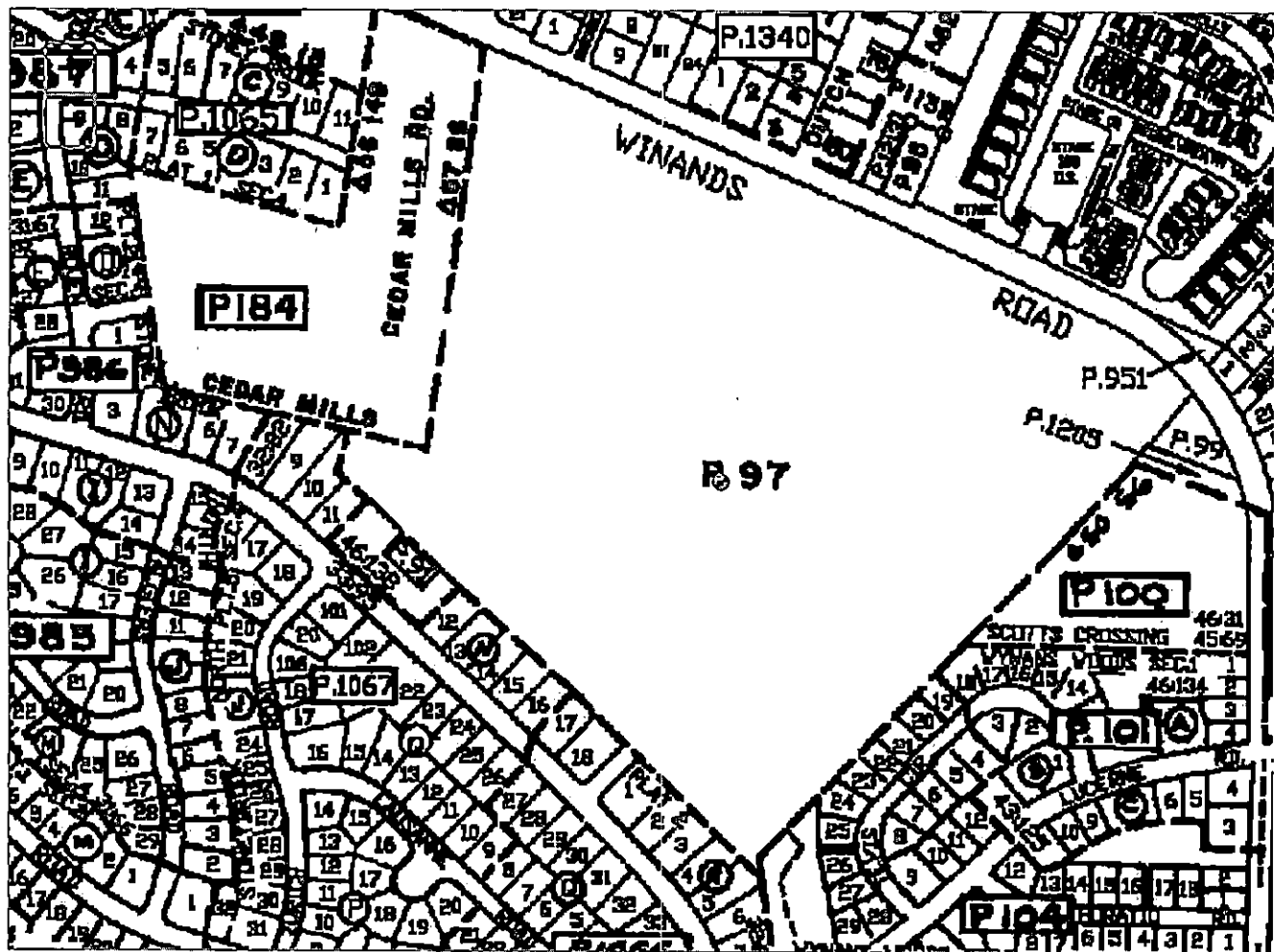
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0223001720			
Owner Information					
Owner Name:	W B A L DIVISION HEARST CORPORATION		Use:	INDUSTRIAL	
Mailing Address:	3800 HOOPER AV BALTIMORE MD 21211		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:	8629 WINANDS RD 0-0000		Legal Description:	48.583 AC SS WINANDS RD 7920FT W OLD COURT RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0077	0004	0097		0000	
					Assessment Year:
					2016
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1941	3222		48.5800 AC	07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		INDUSTRIAL - ENGINEERING & RESEARCH			Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	472,500	472,500			
Improvements	147,800	156,400			
Total:	620,300	628,900	623,167	626,033	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Seller:	Date:	Price:			
Type:	Deed1:	Deed2:			
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdad.dat.maryland.gov/RealProperty>)District: **02** Account Number: **0223001720**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



Gregory E. Rapisarda
Phone: (410) 332-8963
Fax: (410) 332-8155
grapisarda@saul.com
www.saul.com

August 23, 2016

ALJ / Zoning Review of Baltimore County
The Jefferson Building, Suite 101
111 W. Chesapeake Avenue
Towson, MD 21204

FAX 410-887-3048

Re: Request to Reschedule/Postpone 9/15/16 Hearing for Case No. 2017-0006 X

Dear Kristen:

As we discussed earlier, a witness and I have a conflict on 9/15/16 and we need to request a new hearing date. You asked for any dates in October that we cannot make it and our main witness will be unavailable until Tuesday 10/11/16, but we will have no other conflicts after that date. We ask that the hearing be rescheduled, if at all possible, on either 10/11/16, 10/12/16, 10/13/16, or 10/14/16.

Please cancel the advertisement and we will wait to post the property until the new hearing date is issued.

Please call or email me if you have any questions.

Yours truly,

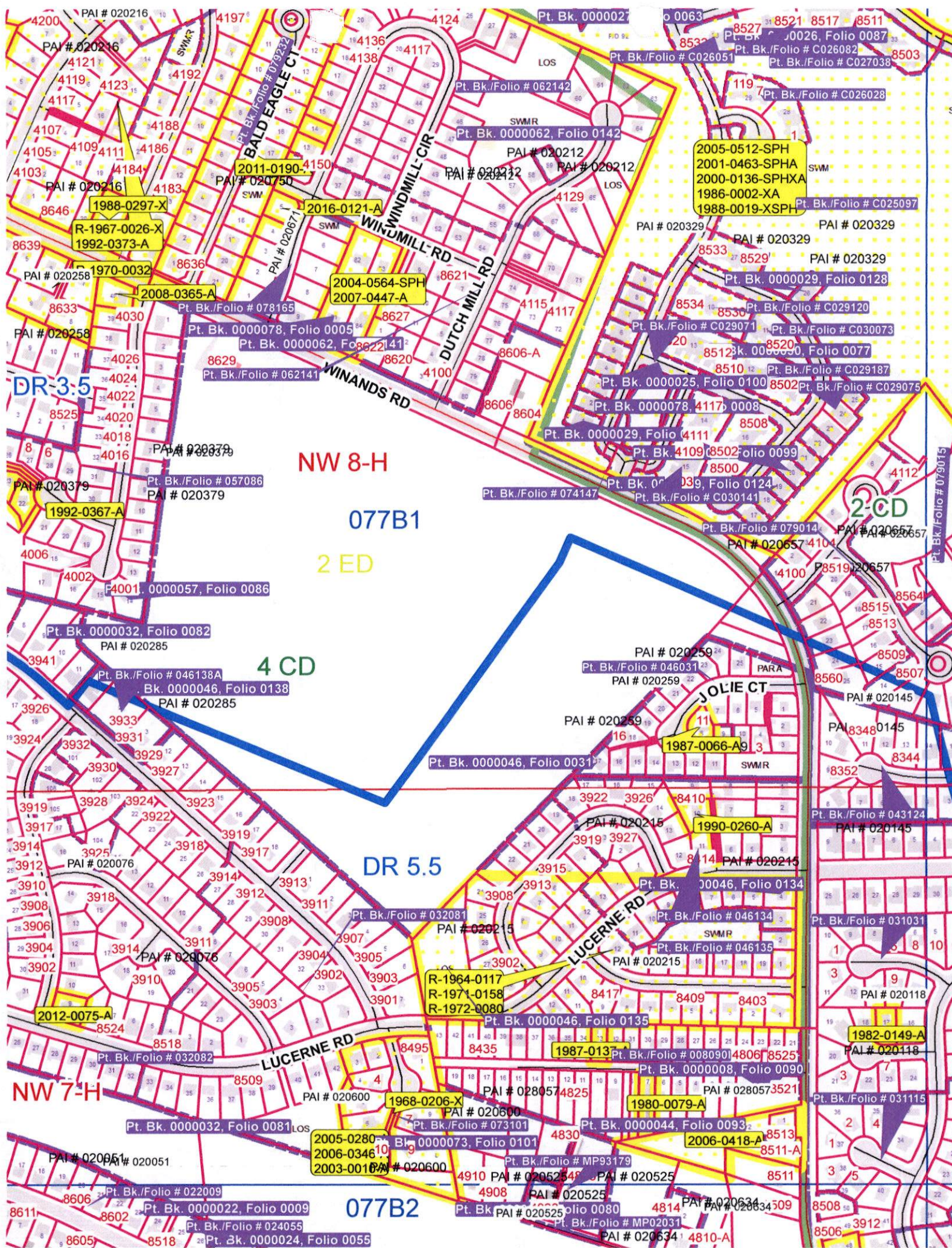
A handwritten signature in black ink, appearing to be "Gregory E. Rapisarda", written over a circular stamp that also contains the name "Gregory E. Rapisarda".

Gregory E. Rapisarda

500 E. Pratt Street • Suite 900 • Baltimore, MD 21202-3133
Phone: (410) 332-8600 • Fax: (410) 332-8862

1335982.1 08/24/2016 DELAWARE MARYLAND MASSACHUSETTS NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP



Case No.: 2017-0006-X

Exhibit Sheet

Petitioner/Developer

Protestant

11-15-16
DW

Den
10-13-16

No. 1	Plackmeyer resume	
No. 2	photos	
No. 3	Google aerial map	
No. 4	Goudy resume	
No. 5	site plan	
No. 6	Stetler resume	
No. 7	E-mail re: Tower Review Committee	
No. 8	Photos of existing + proposed towers	
No. 9	Scenic Gateway map	
No. 10		
No. 11		
No. 12		

Kerry H. Plackmeyer

EXHIBIT

Description of Job Duties:

Work Experience

WBAL-TV, WBAL-AM 1090 & WIYY-FM (98 Rock) Hearst Corporation
Baltimore, Maryland 1995 – Present

Assistant Director of Engineering, WBAL-TV, WBAL-AM & WIYY-FM

2015-Present

- All duties as listed as Chief Engineer for WBAL-AM and WIYY-FM, adding duties for WBAL-TV
- Manage Engineering Maintenance Department for WBAL-TV.
- Supervise and facilitate complete TV Set demolition and reconstruction.

Chief Engineer, WBAL-AM & WIYY-FM

2008-2015

Assistant Chief Engineer, WBAL-AM & WIYY-FM

2006-2008

- Managed 2.5 million dollar renovation, including electrical, mechanical, data, furniture and fixtures.
- Designed and deployed rebuilds of all on-air, production and news facilities. Complete rebuild of studio and core infrastructure.
- Oversaw design, planning and construction of complete AM antenna phasing system rebuild, including new phasor, monitoring, power distribution, tower light control and monitoring, audio and technical infrastructure, security monitoring and remote transmitter metering and control.
- Worked with FEMA to plan, construct and implement new generator, HEMP protected transmitter and generator, underground fuel storage tank.
- Technical operations of Ravens Gameday Radio Network, including design, purchasing, implementation, training, deployment, satellite operations, Network automation and all other technical aspects of network and local broadcasts.
- Manager of Engineering department, supervising IBEW technicians.
- Responsible for all technical aspects of stations, including studios, towers, transmitters, generators, HVAC, network and all other broadcast related equipment and infrastructure.
- Maryland Department of the Environment (MDE) and EPA regulation compliance for generators and diesel fuel storage tanks. Class A, B & C Certified UST Operator which covers Maryland and EPA regulations, spill and containment procedures, release detection systems, tank monitoring, reporting requirements, inspection rules, corrosion protection, registration requirements, financial responsibility regulations and filling procedures.
- Maintain engineering department operating budgets.
- Manage and maintain all aspects of 48 acre AM transmitter facility.
- Tower climbing and maintenance
- Protect both stations from FCC violations that could jeopardize the broadcast license. Assure all EAS equipment and tests are in proper order, help on-air staff understand FCC Indecency Regulations, assure all on-air talent understand and can properly operate profanity delay unit, verify engineering staff keep transmitters within legal power limits.
- FAA rule compliance for broadcast towers. Lighting and monitoring, marking, registration, notification of issues.
- FCC rule compliance and knowledge, main license and all ancillary licenses. Perform Annual FCC Self Inspection. Arrange and oversee FCC Alternate Inspection every three years.

Operations Manager / Orioles Radio Network Manager, WBAL-AM & WIYY-FM 2000-2006

- Responsible for day-to-day operations of stations.
- Supervised Traffic Manager and traffic/copy department.
- Work closely with engineering department to develop project plans and resolve issues.
- Set policy for production guidelines and procedures, copy deadlines and copy content. Assure highest standards are adhered to for production values.
- Maintain knowledge of Maryland Liquor Laws as they pertain to broadcasting. Verify station activity falls within these rules.

- Plan and execute capital projects.
- Assist in setting operational budgets.
- Determine needs for desktop and laptop computers and lead deployment for all radio departments.
- Network Manager for Orioles Radio Network, Ravens Radio Network, Navy Football Radio Network and University of Maryland Basketball and Football Radio Networks. Negotiate satellite contracts for distribution of games, negotiate contracts with current and potential affiliates, and coordinate technical aspects of broadcasts. (Verify proper Telco and ISDN lines for ballpark locations, procure equipment used in house to feed network, Satellite distributor, etc.) Communicate with all affiliates for broadcast schedules and times, technical information, affidavits, and promotional incentives. Designed and deployed broadcast equipment, both studio and remote. Developed in-house and network automation of broadcasts.
- Maintain awareness of AFTRA and IBEW rules and regulations, verify station compliance.
- Assure all announcers and production directors follow company regulations and applicable laws relating to FCC regulations and Maryland law. Includes, but not limited to, Lotteries, alcohol and beer advertising laws, determine FCC "finable" offenses and legal requirement for commercial logging procedures, which includes Sarbanes-Oxley requirements.
- Train staff members use of technologies or equipment implemented.
- Work aggressively to keep stations operational costs down.
- Voice talent for commercials and promos.
- On-Air shifts as fill-in as needed.
- Monitor and review Arbitron Ratings information. Use Tapscan and Maximizer (Arbitron Programs) to analyze data.
- Designed room layout and furniture functionality during rebuild of WIYY-FM air studio, WBAL-AM air studio and WBAL Newsroom.
- Performed complete rebuild of production studio with very small budget in a 3-½ week fast track.
- Performed complete rebuild of secondary production studio to be the main control room for Ravens Football broadcast and network origination.
- Plan and organize engineering projects for both stations. Current and past projects include installation and implementation of the following:
 - Overseeing current installation of Harris Z-15 Analog and Z-16 HD transmitters for WIYY-FM.
 - ENCO Automation system to integrate with ENPS news system for WBAL News actualities.
 - Starguide digital satellite receivers.
 - 80x30 Utah Scientific audio switcher.
 - Determined Orban Airtime digital automation system was outdated. Performed due diligence of automation systems available and evaluated which systems best suited our specific needs. Chose Broadcast Electronics AudioVault. Utilizing information provided by AudioVault, designed new system. Headed installation. Configured and integrated new system, which involved making music scheduling software (RCS Selector) interface with commercial scheduling software (Columbine) and merging them and import into automation system (AudioVault). Trained all other staff members on necessary aspects of AudioVault. Serve as system administrator. Add new features and capabilities. Recent modification involved Marketron Integration.
 - AS/400 for Columbine Traffic and Billing system migration from Data Center in Charlotte to local server.
 - Choose and install ISDN transceivers.
 - Multi-studio intercom system.
 - Cabling and audio management system (Studio Hub)
 - 24/7 computer based audio logging system. Allows over 2 years of on-line storage and retrieval.
 - Networking hardware and software for business LAN and engineering LAN.
 - Computer hardware and software for Business applications and engineering applications.
 - EMNet satellite EAS alert system provided by State of Maryland.
 - Migrated from on-air telephone system to Telos digital phone system utilizing PRI circuits instead of standard phone lines.
 - Installation and smooth transition to new Burk AM remote control for transmitter.
 - One Terabyte SNAP Server Appliance purchase and installation for production audio file storage and on-line archival. RAID protected to avoid data loss from hard drive failures.
- Converted from Columbine Traffic and Billing system, which ran on a local IBM AS/400 to Marketron Traffic and Billing System on local SQL server. Includes server install, setup, configuration, and all client installs. Setup all parameters; build all programming, train all staff. Set procedures for approval and workflow.
- System Administrator for IBM AS/400 running Columbine Commercial Traffic and Billing software. Perform OS/400 upgrades, maintain AS/400. Troubleshoot system and train staff members.

- Engineer and find solutions for the more complicated remote broadcasts, including annual Caribbean broadcasts, Ravens Pregame, network and postgame broadcasts, Preakness, KirkMarkandLopezapalooza from Merriweather Post Pavilion, special in-house events (live band performances, etc), and any unusual situations.
- Maintain current knowledge of standard business technology and broadcasting technology. Determine ever-changing requirements for stations.
- Determine hardware, bandwidth and technical needs for and obtain website hosting contracts for both stations (www.wbal.com & www.98online.com). Oversee all technical aspects of www.98online.com and directed second facelift of site in 2002.
- Determine Internet streaming needs for both stations. Involves obtaining local connectivity, contract with outside streaming provider, "covering" of all local commercial content, assure ASCAP, SESAC, BMI and RIAA licensing are properly obtained, install and configure encoding computers, and interface them with automation system to allow data to be transferred from on-air studios to Internet player (song titles, etc.).

Executive Producer, 98 Rock Morning Show

Webmaster, 98online.com

Departmental IT Coordinator, WIYY-FM

1995-2000

- Executive Producer and Director for Morning Shows.
 - Coordinate numerous projects and promotions simultaneously. Manager of assistant producer and interns. Creative writing. Audio production including promos, commercials and songs. Performed character voices. Produced three "Best-of" CDs, each selling over 15,000 copies. Public relations contact for show. Extensive use of Pro Tools digital audio editing suite. Planned and engineered all live remotes. Manage the daily chemistry of three very strong personalities, while trying to keep the show focused, and on track. Worked closely with engineering department regarding requirements for morning show.
- Webmaster for www.98online.com.
 - Managed and administered all activity and changes for site. Constructed original website for 98 Rock in HTML. Designed layout and directed complete overhaul of site in 1999 to include Flash and Javascript. Responsible for updating, maintaining and determining future needs. Constructed MS Access database from information collected from site. Graphic arts work including .jpg and .gif, both static and animated. Extensive use of audio on site. Created promotions and contests to increase traffic. Integrated outside sources into 98online.com, such as Yahoo! Broadcast, MJ1 Networks (rockdaily.com), and Popmail (98rockmail.) Instructed staff members how to update and manipulate image, audio and HTML files. Work closely with traditional radio sales staff, as well as advertisers, to help understand how to sell Internet advertising and integrate branding into site.
- Departmental IT Coordinator.
 - First-line contact for computer problems and instruction. Experience includes PC installation, software installation, troubleshooting, peripheral installation and configuration, and end-user network setup.

WQLZ-FM (Solid Rock 92.7)

Midwest Family Broadcasters

Springfield, Illinois

1994-1995

Air Talent

- On-air personality, remote engineer, promotion assistant. Use of DCS Automation system and Orban digital audio editing suite. Helped to train staff on digital editor. Aided in assessing and implementing technical needs of regional morning show syndication. Assisted in creating promotions and events for station. Wrote, voiced, and produced radio commercials.

KSHE-FM

Emmis Communications

St. Louis, Missouri

1993-1994

Morning Show Intern / Assistant Producer

- Gathered and edited daily prep services and news wires. Assisted producer with board operations, remotes, commercial and music logs for show. Screened phone calls. Performed "Man on the Street" stunts numerous times. Wrote and produced bits.

Generations Nightclub

St. Louis, Missouri

1993-1994

Nightclub DJ

- Entertained patrons. Planned promotions and events. Engineered weekly radio remote broadcast originating from club. Assisted in redesign of club sound and lighting system. Assisted visiting bands in technical setups, troubleshooting, sound engineering and teardown.

Music and Memories, WEW 770 AM
St. Louis, Missouri

St. Louis Broadcasting
1993–1994

Air Talent

- On-air personality. Directed and produced talk shows. Worked with satellite delivery systems. Wrote, voiced, and produced commercials. Remote transmitter operation.

St. Charles Foreign Car
St. Charles, Missouri

1990–1993

Automotive Mechanic / Sales

- Performed general and major service and repairs. Custom performance projects. Specialized in total restoration of classic foreign cars including welding, upholstery, electrical, mechanical and customer relations. Performed complete engine and transmission replacement and rebuilding. Provided a strong foundation of mechanical aptitude, troubleshooting, working in high pressure environments. Sales of used and refurbished automobiles.

Education and Certification

- Society of Broadcast Engineers (SBE), Certified Broadcast Network Technologist (CBNT)
- Broadcast Center, St. Louis Missouri
- Class A, B & C Underground Fuel Storage Tank Operator
- Certified Harris DX-50 AM Transmitter service, installation and repair
- Certified Harris Platinum Series FM Transmitter service, installation and repair
- RF Safety Course
- Cisco Nexus, UCS and Fabric Extender Training
- VMWare Training
- Certified AudioVault System Administrator
- Certified Marketron System Administrator

Broadcasting Technology Systems Expertise

- Marketron Traffic & Billing System (Certified, System Administrator)
- Columbine Systems Traffic and Sales (Certified, System Administrator)
- Broadcast Electronics AudioVault Digital Automation System (Certified, System Administrator)
- ENCO DAD-Pro Digital Automation System
- Orban Broadcast and Streaming Audio Processors
- Power-Link
- Airboss live copy management
- Fast Channel Download Manager
- DGS commercial delivery system
- EAS Rules and Systems Expert
- EMNet
- Adtran ISDN Modems
- Comrex ISDN CODECs(Nexus, Matrix ISDN)
- Comrex POTS CODECs (Hotline, Vector, BlueBox, Matrix
- RBDS data encoders
- Arbitron Personal People Meter encoder
- Triton Digital/Stream The World Audio & Video Streaming Systems
- Broadcast Electronics SonixStream Internet Streaming
- BSI Skimmer and Skimmer Plus
- Wheatstone Bridge TDM and AoIP Router Systems
- AP / ENPS Wire service software package
- AM & FM solid state & tube transmitter operations and processing
- HD Radio systems, including Data Importer, Data Exporter, Exciters and Digital Transmitters.
- Listener Driven Radio online song voting/replacement system
- Studio Console Installation, Maintenance and Configuration (Wheatstone, PR & E, RadioSystems, Ward Beck, SoundCraft, Mackie, Behringer, Yamaha,

Hardware, Software and Systems Knowledge

POTS)

- Musicam ISDN Encoders (CDQ1000, Prima)
- Telos/Zepher ISDN
- TieLine ISDN, IP and POTS CODECs
- Telephone Hybrid Systems
- OMT Audio Logger and Websecure asset management system
- Audio Analyzers
- Oscilloscopes
- Spectrum Analyzers
- Wireless microphones and IFB systems
- Burk Transmitter Remote Control Systems
- FM Antenna systems
- FM Combiners, bandpass filters and notch filters
- High Voltage Power distribution and systems

LPB, Arrakis, AudioArts, Heath Allen)

- Audio distribution systems (StudioHub, Ward Beck, ATI, RadioSystems, Wheatstone)
- Profanity delay systems (Eventide and Airtols / Symetrix)
- Microphone processing (Symetrix, TubeChannel, Behringer, DBX, Rane)
- Electronic weather monitoring station and software suite
- Marti wireless RPU's (mobile, stationary and aircraft deployments)
- Tricaster Video Switchers
- BGAN Satellite Uplinks
- AM Directional Antenna Systems
- HVAC Systems

- Windows 2000 and XP and 7
- Windows 2000 and 2003 Server
- MS SQL Server
- Windows IIS (Internet Information Services, Web Server, FTP Server)
- MS Office
- MS Frontpage
- MS Outlook
- MS Visio
- MS Project
- Windows Media Encoder / Player
- Adobe Audition
- Adobe Premiere Pro
- Adobe Acrobat PDF Creator
- Pro Tools
- Digital Audio CODEC software and formats (mp3, mp2, wav, wma)
- McAfee and Trend, Symantec Virus Scan

- IBM AS/400 system administration
- VMWare
- SQL Server Administration
- Macromedia Dreamweaver
- FTP Servers
- Adobe Photoshop
- Centralized audio storage servers
- RAID array configuration and deployment
- HTML code / webpage design
- Network management / design / monitoring
- Ethernet switch / hub management and configuration
- Cisco routers
- T1, DSL, cable and dial-up connectivity
- RAS server setup, configuration and management
- Real time studio webcams
- Network printer setup and management
- PC Anywhere / VNC, RAdmin remote desktop management
- Burglar and Fire Alarm Systems

Other Experience

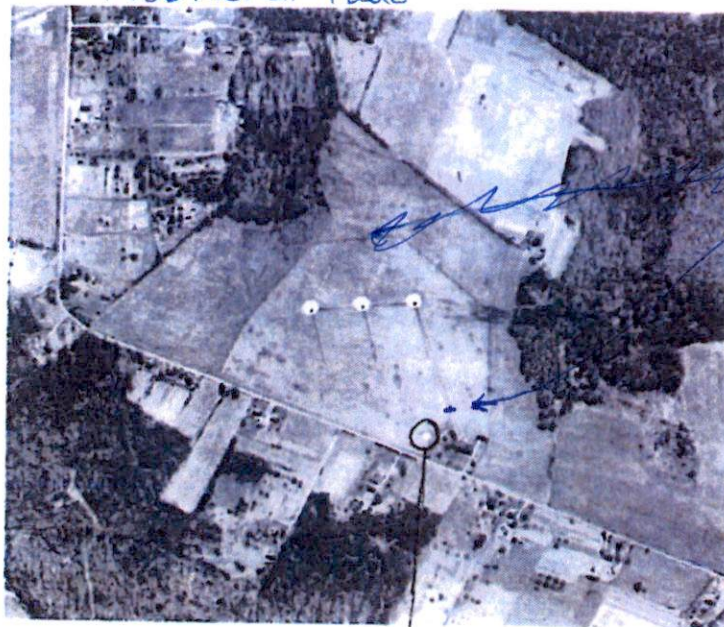
- PEPAC Member since 2008, Board of Directors Member since 2012
- State Emergency Communications Committee (SECC) Co-Chair since 2011

- SBE Member

Original 80' Guy Tower w/ Microwave Dish Antenna (1955 - 2015)

Photo 1 of 4

1956 Aerial Photo



New tower
location

Original Tower
Location

Photo 2 of 4

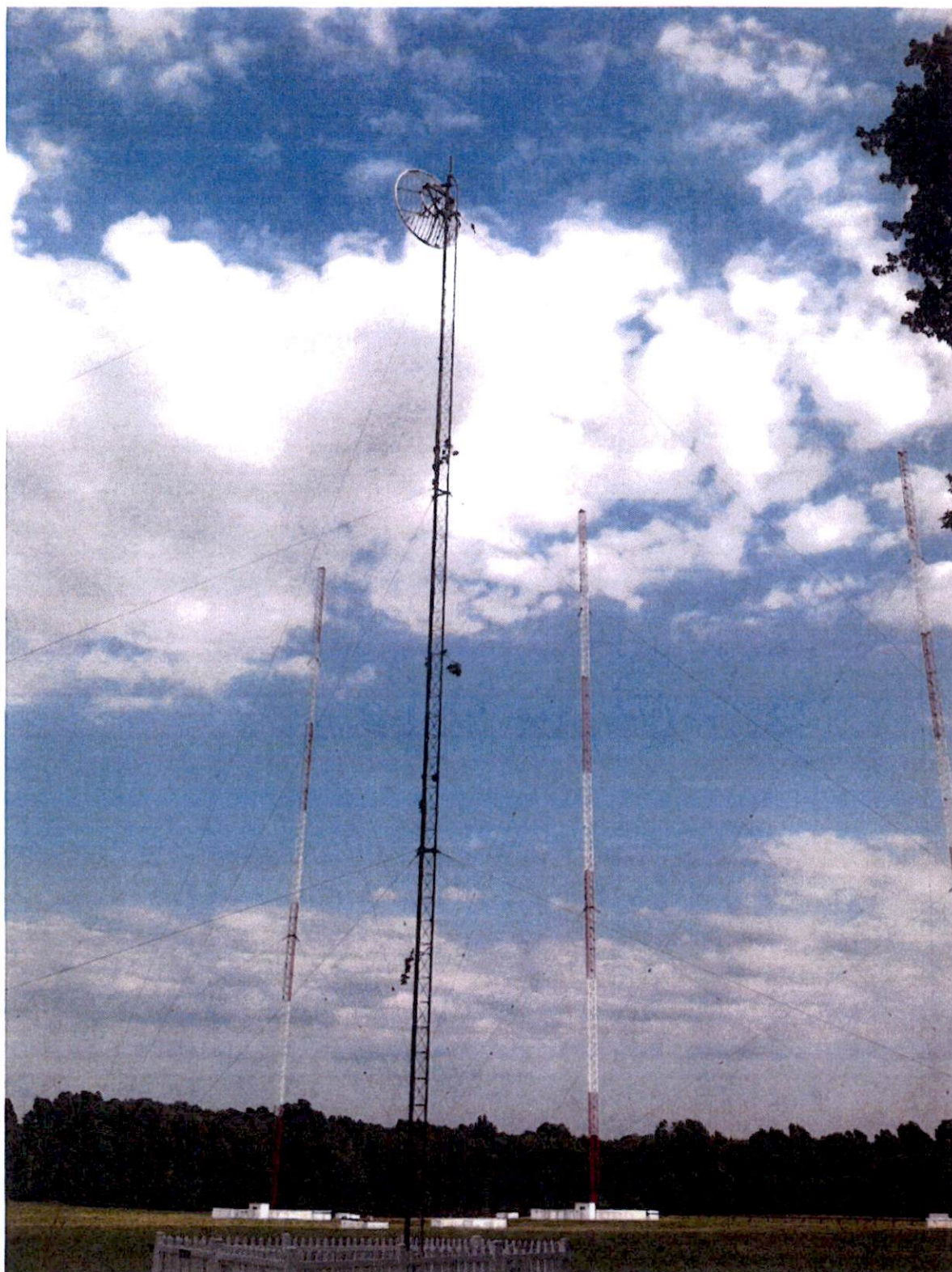


Photo 3 of 4

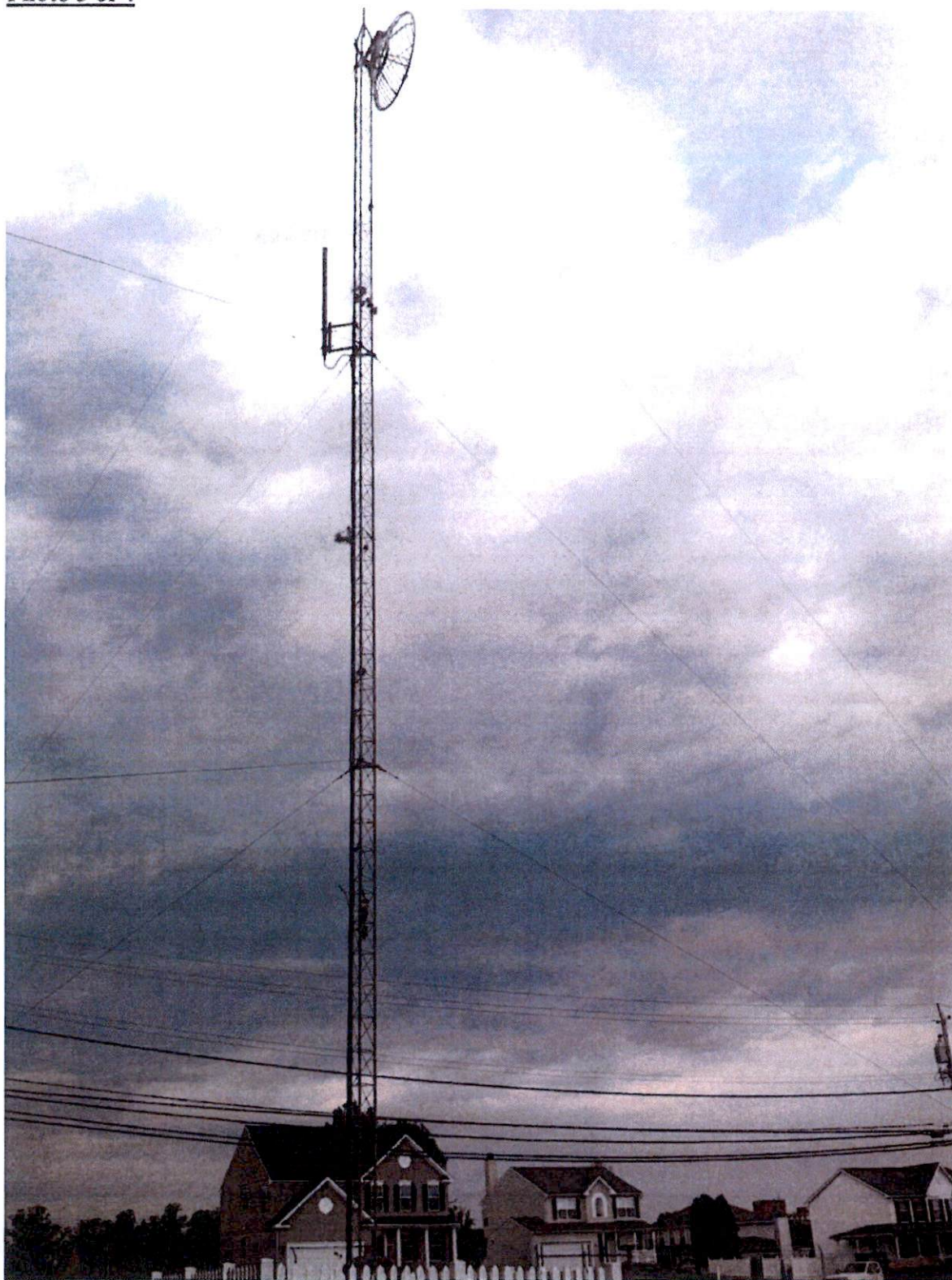


Photo 4 of 4 (damaged in storm April 2015)



Google Aerial Map 8629 Winands Rd, Randallstown, MD

EXHIBIT
3



1575 I Street, NW, Suite 350 • Washington, DC 20005 • Tel: 202.408.0960 • Fax: 202.408.0961

J. Cabot Goudy, PE
Vice President

EXPERTISE

Structural Engineering

EDUCATION

BS/1981/Civil Engineering/University of Maryland
MEd/1976/Education/LeHigh University
BA/1975/Political Science/Lycoming College

REGISTRATION

Professional Engineer – AL, AZ, AR, CO, CT, DE, DC, FL, GA, IL, IN, IA, KS, KY, LA, ME, MD, MA, MI, MN, MS, MO, MT, NE, NH, NJ, NM, NY, NC, ND, OK, OR, PA, SC, SD, TN, TX, VT, VA, WA, WV, WI

SUMMARY

Mr. Goudy has over 20 years of experience in the design, engineering, fabrication, erection and reinforcing of both telecommunication and broadcast tower structures. He has completed, under his direct care, custody and control, the engineering and construction of several broadcast towers up to 2000 ft. in height. Serving as a consulting structural engineer to the tower industry, Mr. Goudy has completed hundreds of analyses of existing towers as well as the engineering of tower reinforcements to enable existing towers to meet the requirements of current standards with expanded antenna and appurtenance loadings. Mr. Goudy has been an active member of the TIA/EIA Standards committee drafting the "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures," since 1986. A partial list of completed projects follows.

**PROFESSIONAL
AFFILIATIONS**

American Society of Civil Engineers, TIA/EIA

SPECIALIZED EXPERIENCE

Design, Fabrication and Erection

The following is a list of towers designed, fabricated and erected under the direct care, custody and control of Mr. Goudy:

- 910 Ft. Candelabra Guyed Tower, WJXT-TV, Jacksonville, Florida
- 1249 Ft. Candelabra Guyed Tower, WFLA-TV, Tampa, Florida
- 2000 Ft. Guyed Tower, WBTV-TV, Charlotte, North Carolina
- 2000 Ft. Guyed Tower, WCBF-TV, Charleston, South Carolina
- 1000 Ft. Guyed Tower, KMBC-TV, Kansas City, Missouri
- 450 Ft. Self Supporting Tower, WJXT-TV, Jacksonville, Florida
- 2000 Ft. Guyed Tower, KTUL-TV, Tulsa, Oklahoma

Design Only

The following is a list of towers designed by Mr. Goudy on contract to ROHN Industries for fabrication and erection by ROHN Industries:

- 2000 Ft. Guyed Tower, KMOS-TV, Tipton, Missouri
- 1000 Ft. Guyed Tower, KWBM-TV, Branson, Missouri

Tower Analysis, Tower Climbing Inspection and Tower Reinforcement

The following is a list of clients for whom Mr. Goudy has completed tower analyses of existing structures, tower climbing inspections of existing structures and prepared detailed tower modification and reinforcement drawings to upgrade existing structures to meet current industry standards.

- Nextel Communications, 30 towers and/or monopoles, Maryland, Virginia and Pennsylvania
- SBA, 70 towers, Nationwide
- Bell South, 20 towers and/or monopoles, Central Florida
- Omnipoint Communications, 20 towers, Pennsylvania
- Triton PCS, 20 towers and/or monopoles, Virginia
- American Tower Corporation, 10 towers, Nationwide
- Conestoga Wireless, 5 towers, Pennsylvania
- Sprnt PCS, 10 towers, Baltimore/Washington
- Hundreds of self-supporting and guyed towers for various broadcast television and radio stations Nationwide.



Phil Stetler

3620 Commerce Drive, Suite 707, Baltimore, MD 21229
(410) 309 4949

PROFESSIONAL EXPERIENCE

♦ **Site Link Wireless, LLC**, Baltimore, MD

Zoning Director

2007-
Present

- Responsible for the zoning, permitting, and all regulatory approvals for modifications and new site build projects in the Mid-Atlantic.
- Act as a liaison between the client, engineers, and construction managers in order to facilitate the design and construction of the project within the jurisdiction's code requirements.
- File all relevant paperwork and represent the client at zoning review hearings and/or zoning appeals on an as needed basis.
- Review new site candidates and proposed modifications to determine the zoning requirement and the feasibility of proposed task.
- Attend site walks to reveal any zoning concerns at the initial design stages.
- Complete zoning abstracts and analyzes.
- Coordinate building permit process.
- Train and mentor other Site Link personnel regarding land use and permitting issues.
- Manage a team of zoning and permitting specialists.

Projects:

- AT&T Mobility/Bechtel Communications Zoning Manager
LTE Testbed in Baltimore City
LTE rollout in BAWA market
1C, 2C, and Generator projects
New Site Build in BAWA market
- Verizon Small Cell/ODAS Project
Serve as project liaison regarding zoning and regulatory issues in DC market
- Crown Castle Small Cell/DAS Project
Serve as Crown Castle interface with Baltimore City for Inner Harbor and Historic site locations in the Baltimore City polygon
Secure Right-of-Way Permits for node locations
- T-Mobile L700 and L1900 Upgrade Projects
Provide project oversight for all zoning and permitting related items
- T-Mobile/American Tower Corp Zoning Project Lead
LTE upgrades in Southern Virginia/Norfolk market
- Sprint/Alcatel-Lucent/American Tower Zoning Project Lead
LTE upgrades in the Central Virginia/Richmond market
- Sprint/Alcatel-Lucent Zoning Project Lead
LTE rollout in BAWA market

- Clearwire Zoning Manager
Oversight of Clearwire new site rollout in the BAWA market

♦ **Baltimore City Public Schools,** Baltimore, MD

2006-2007

Teacher

- 6th and 7th grade Social Studies and Civics at a Baltimore City Public Middle School

♦ **Episcopal City Mission,** Boston, MA

2005

Health Care and Housing Intern

- Researched affordable housing and health care issues for the social justice non-profit. Surveyed Rural and Urban low-income clients to assess housing and health care concerns and needs.

EDUCATION & DEVELOPMENT

♦ **Wesley Theological Seminary,** Washington, D.C.

May 2011

Master of Theological Studies

♦ **University of Richmond,** Richmond, VA

May 2002

Bachelor of Arts, American Studies

Phillip Stetler

From: Richard Bohn <rbohn@baltimorecountymd.gov>
Sent: Wednesday, May 04, 2016 2:55 PM
To: Phillip Stetler
Cc: Donna Fair
Subject: RE: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL

Mr. Stetler,

The proposed action, to replace a damaged structure with a like structure, with no additional loads is exempt from the Tower Review Committee process. This action is viewed as a repair of an existing structure and not a new structure.

Best Regards,

Richard A. Bohn
Office of Information Technology
Chief, Electronic Services
Baltimore County Government
410-887-1878
rbohn@baltimorecountymd.gov



From: Phillip Stetler [mailto:PStetler@sitelinkwireless.com]
Sent: Wednesday, May 04, 2016 2:24 PM
To: Richard Bohn <rbohn@baltimorecountymd.gov>
Subject: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL
Importance: High

Mr. Bohn,

We are working with WBAL to replace a damaged tower that was their microwave link to their southern properties (Property location is 8629 Winands Rd). A tree fell on the tower's guy wire in early 2015 and knocked it down. We are looking to replace the 80' damaged guyed tower with an 80' monopole utilizing the old antenna dishes (3' dia and 6' dia) and move the tower further away from the property line.

I was informed by Corey Bowman, formerly of Support Engineering, that he met with you and got an exemption from the tower committee requirement for public safety reasons as long as the tower is not designed to carry addition

loads. (DR3.5/5.5 zoning on parcel). Unfortunately, Support Engineering is no longer in business; we are now moving this project forward for Hearst/WBAL.

Would you please verify that this is the case by way of response to this email? I greatly appreciate your assistance with this matter. We are currently moving ahead with a Special Exception application at this time.

Thanks again for the help,

Phil Stetler

Zoning Manager | Site Link Wireless, LLC

443.977.7561 | pstetler@sitelinkwireless.com

3620 Commerce Drive | Suite 707 | Baltimore, MD 21227



SITE LINK

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

WBAL Hearst Tower

Wireless Communications Facility
8629 Winands Road,
Randallstown, MD 21133



Prepared For:

HEARST

Hearst WBAL-TV 11
3800 Hooper Ave
Baltimore, MD 21211

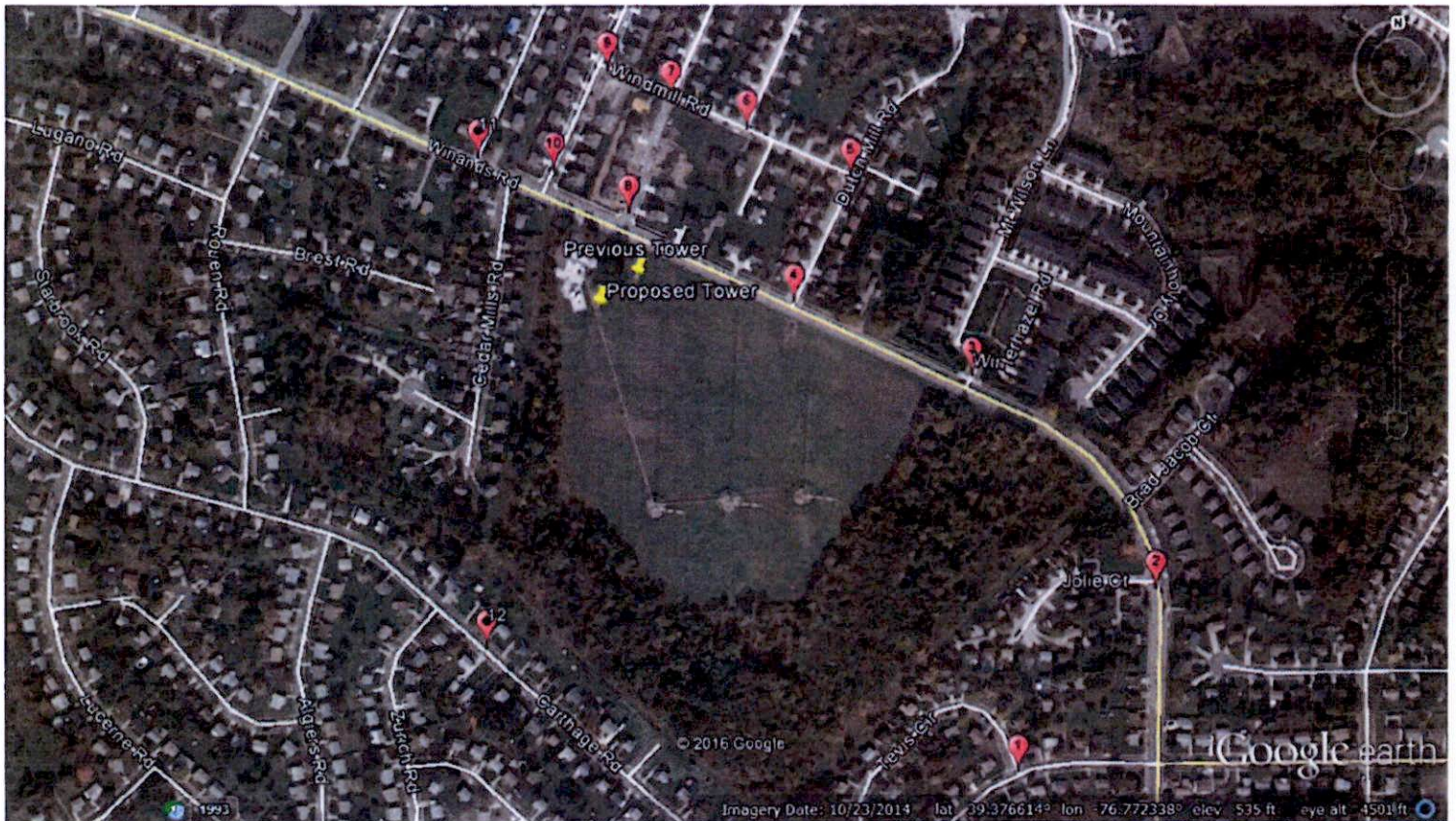
Prepared By:

 **SITE LINK**
WIRELESS

Site Link Wireless
3620 Commerce Drive, Suite
707, Baltimore, MD 21227

Area Overview

Showing the Locations Where Photos Were Taken



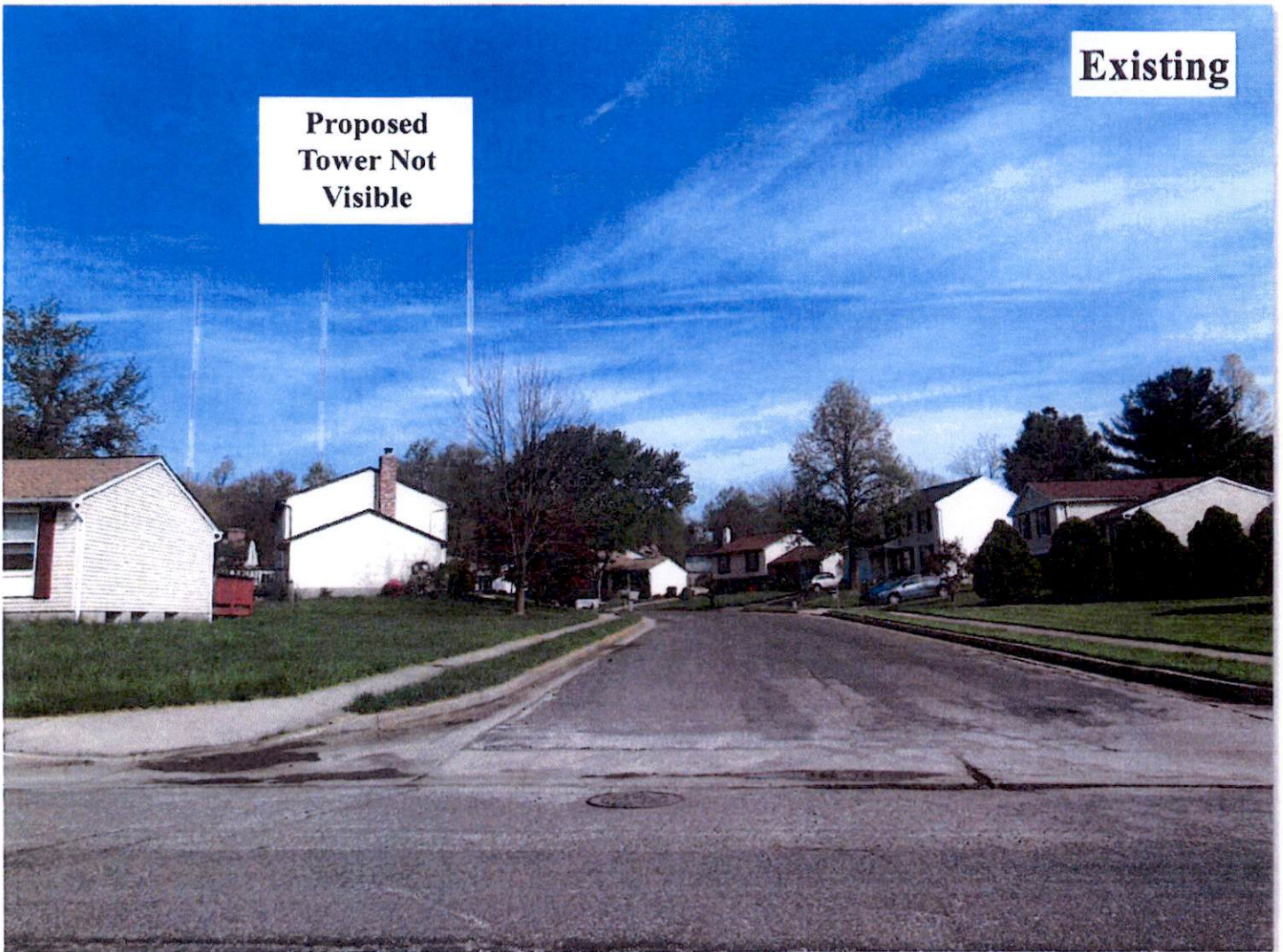
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Area Overview
SHOWING THE PROPOSED SITE



Existing

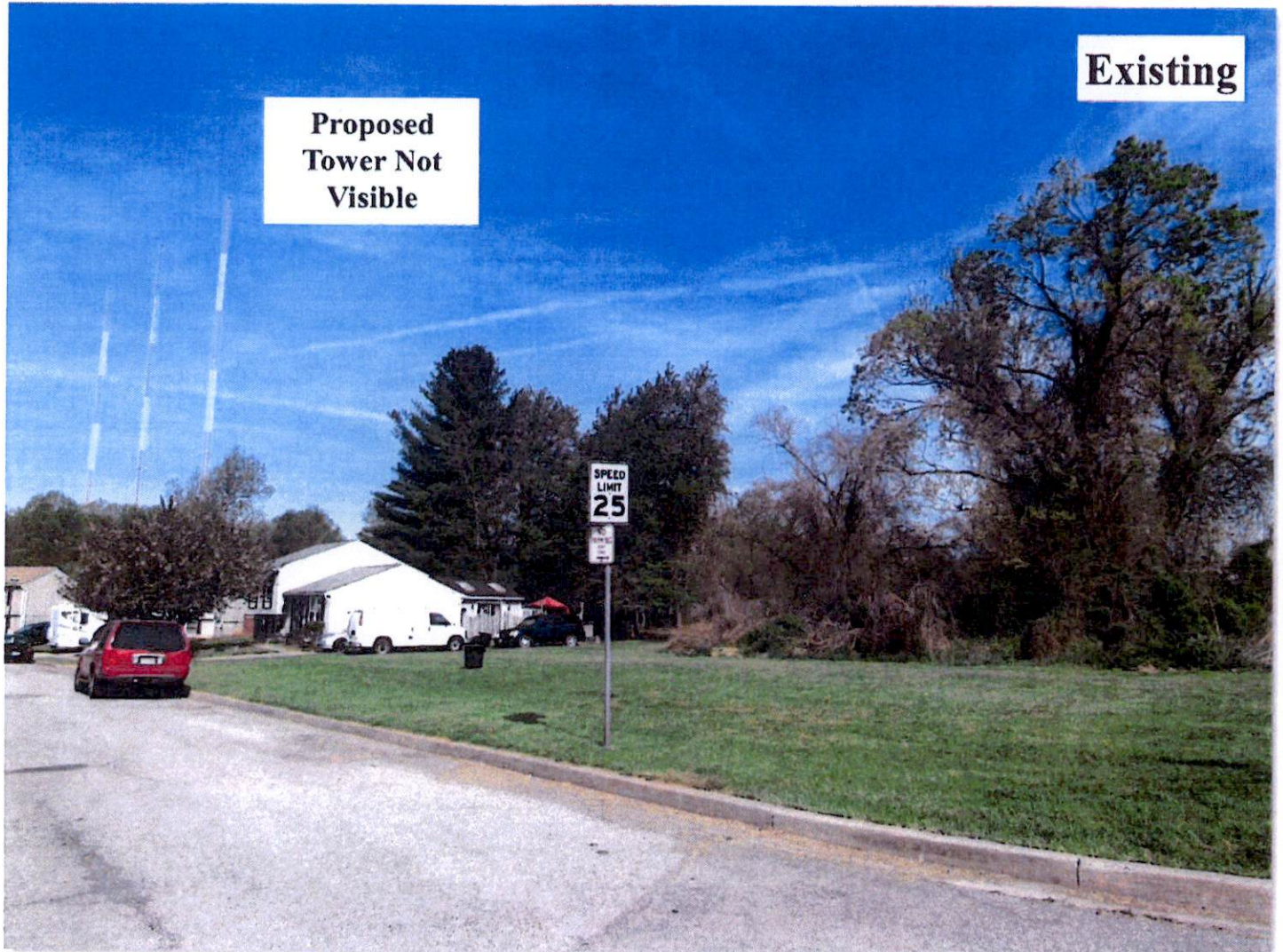
**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 1:
Tevis Circle &
Lucerne Road
SHOWING THE PROPOSED SITE

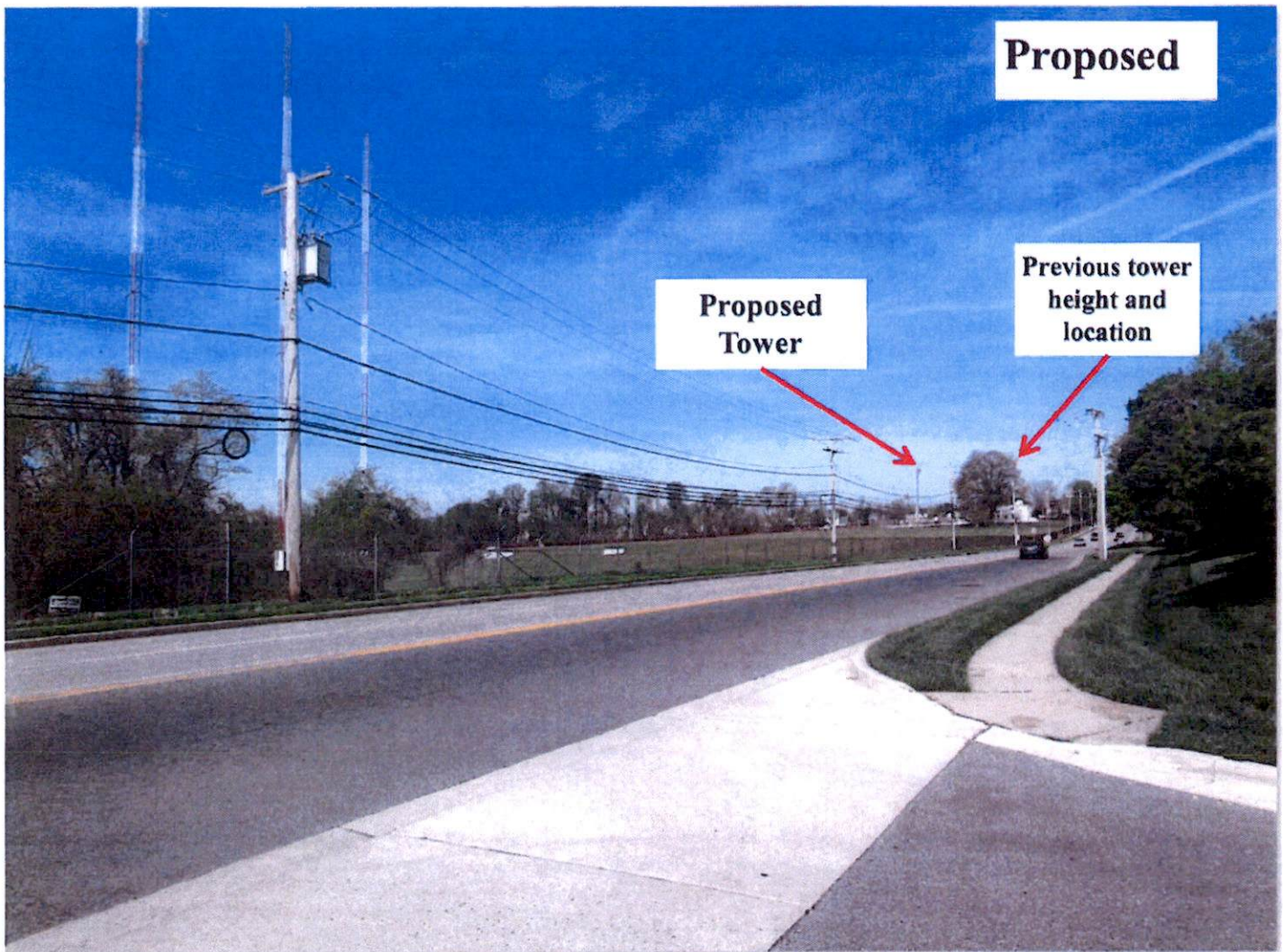
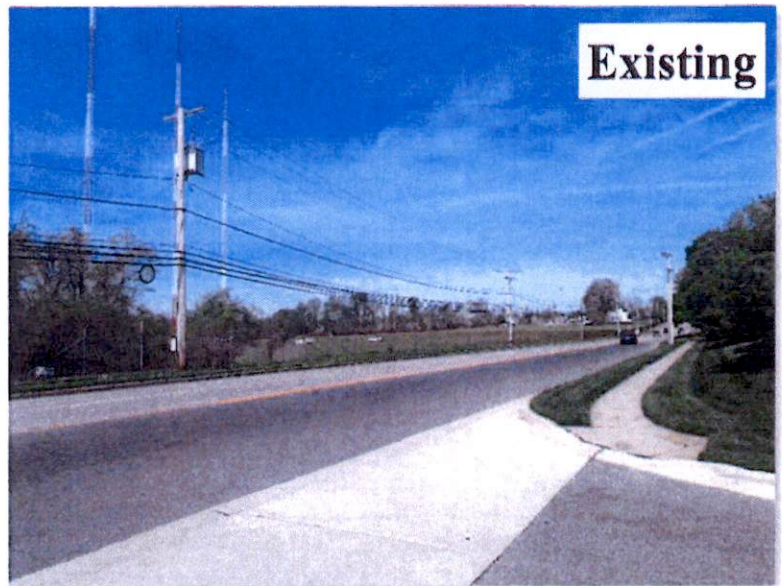
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 2:
Winands Rd & Jolie
Ct
SHOWING THE PROPOSED SITE

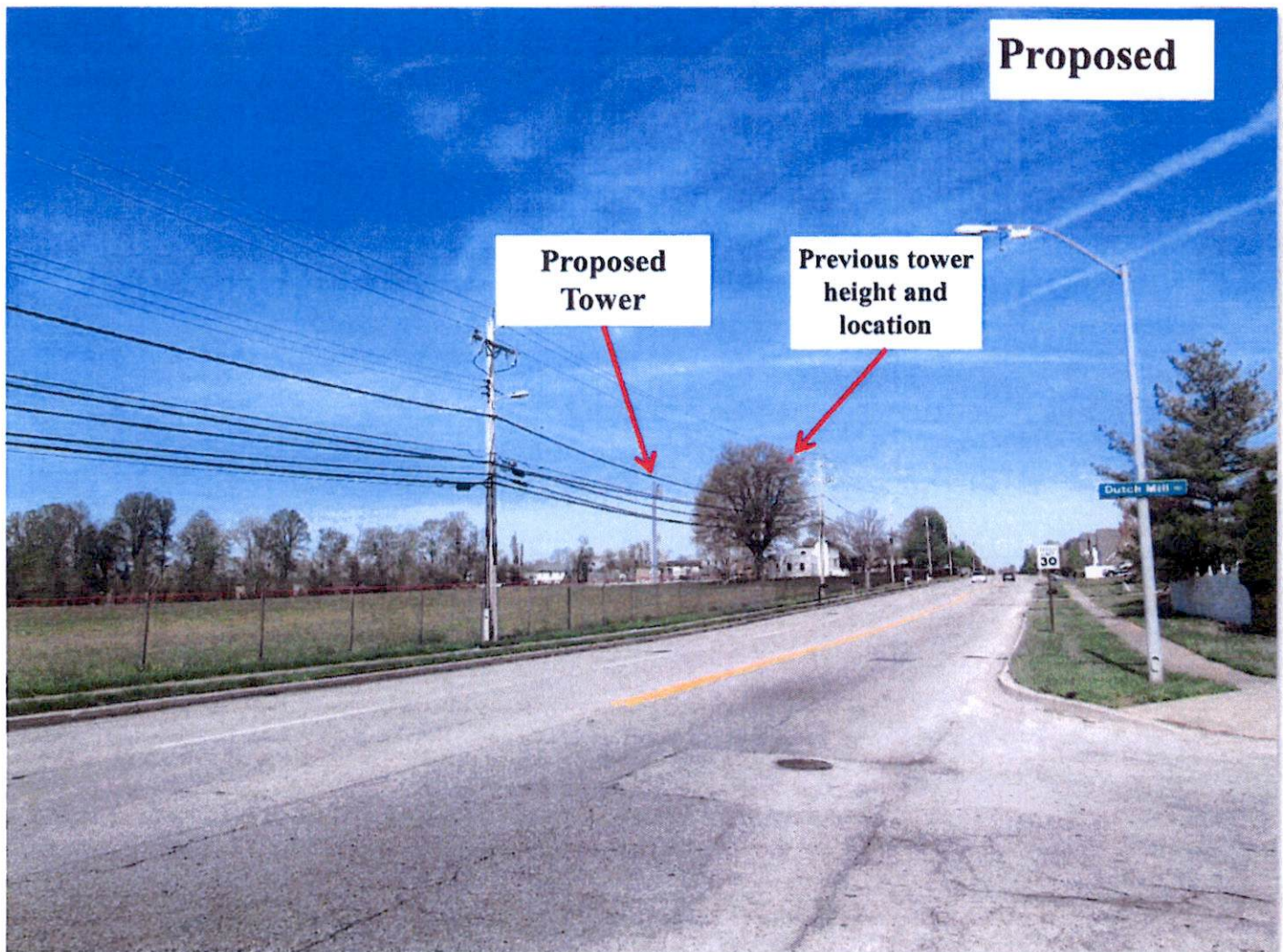
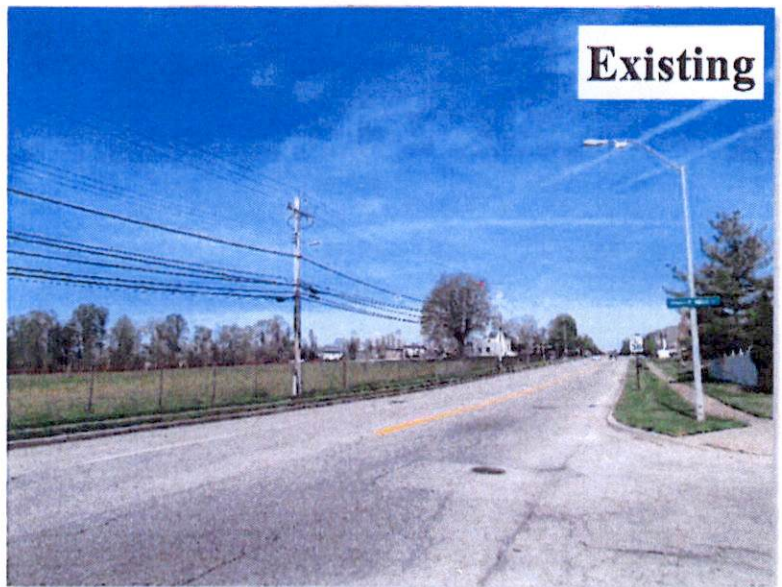
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 3:
Winands Rd &
Winterhazel Rd
SHOWING THE PROPOSED SITE

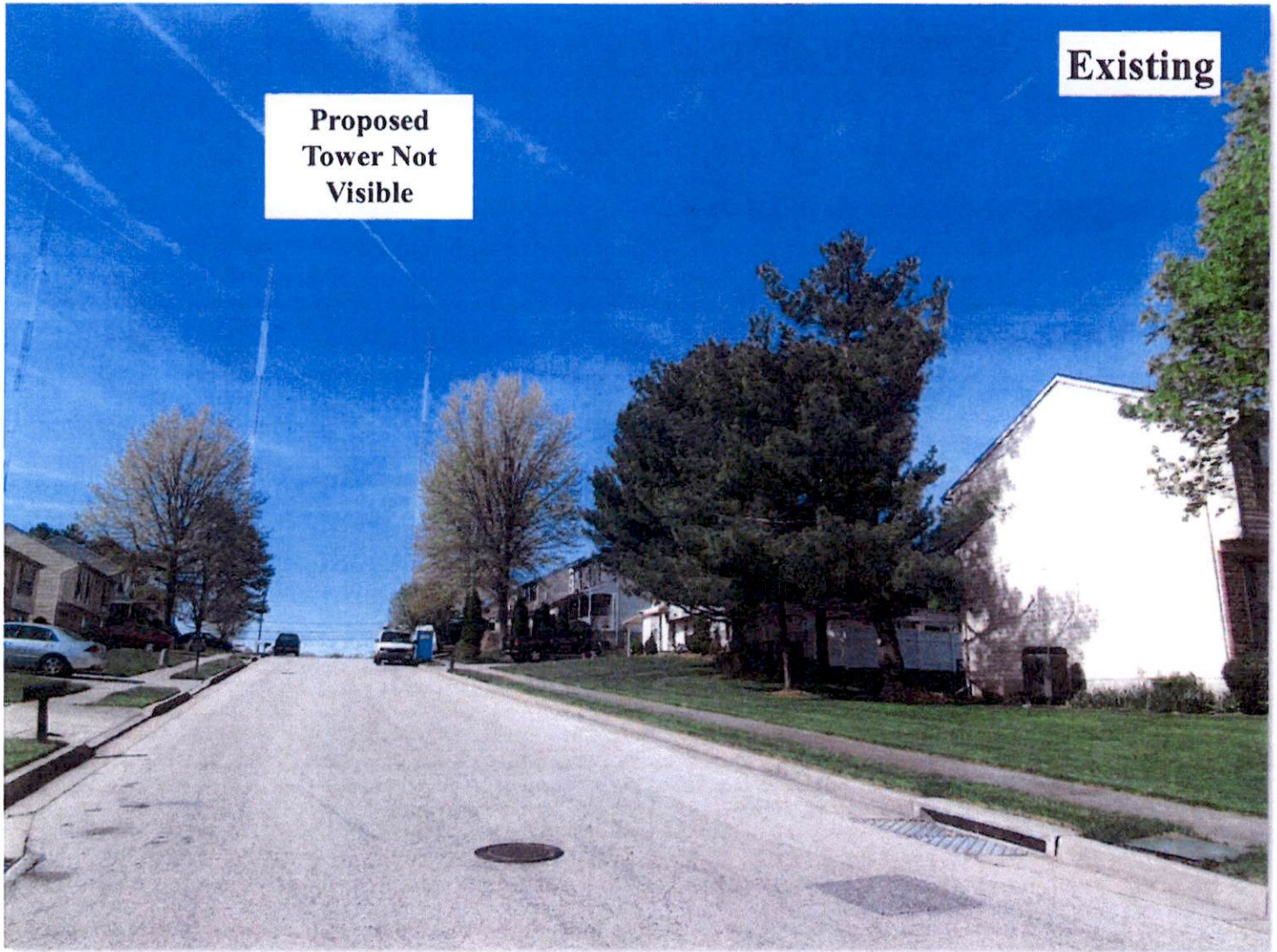
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 4:
Winands Rd & Dutch
Mill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 5:
Dutch Mill Rd &
Windmill Rd
SHOWING THE PROPOSED SITE

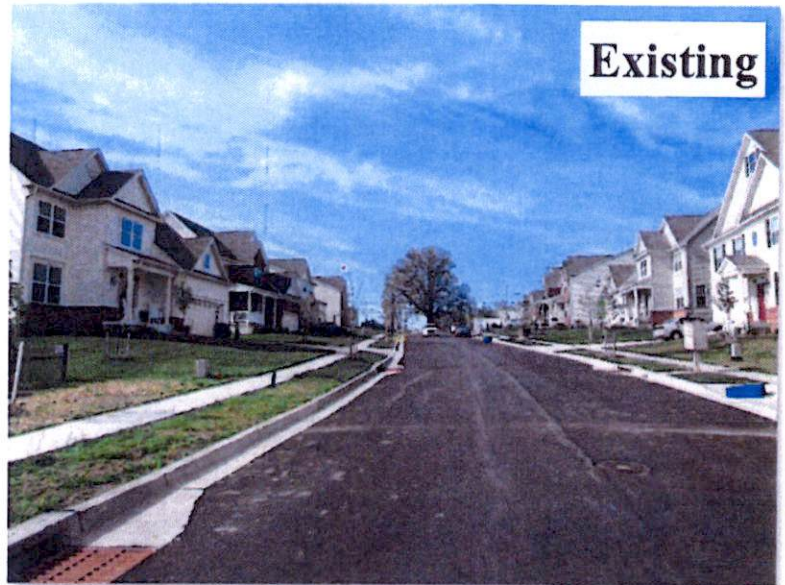




SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 6:
Windmill Rd &
Windmill Circle
SHOWING THE PROPOSED SITE





Existing

Proposed

**Previous
tower height
and location**

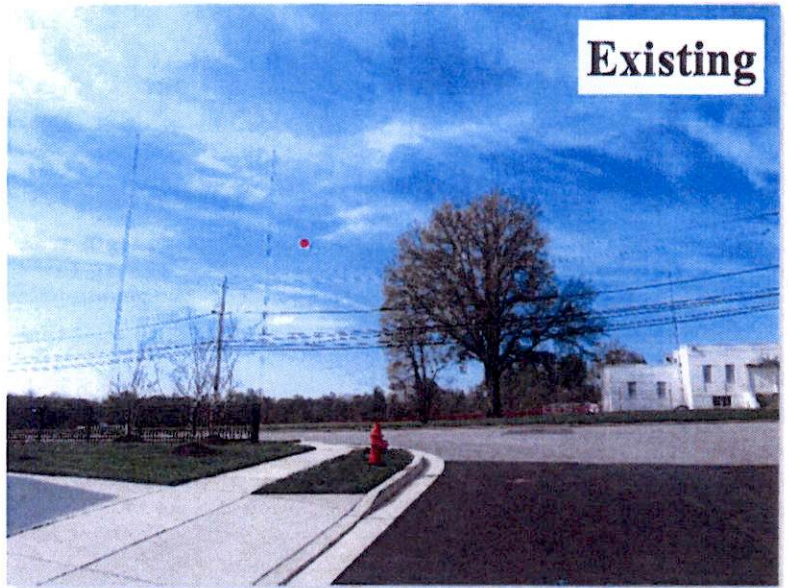
**Proposed
Tower**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

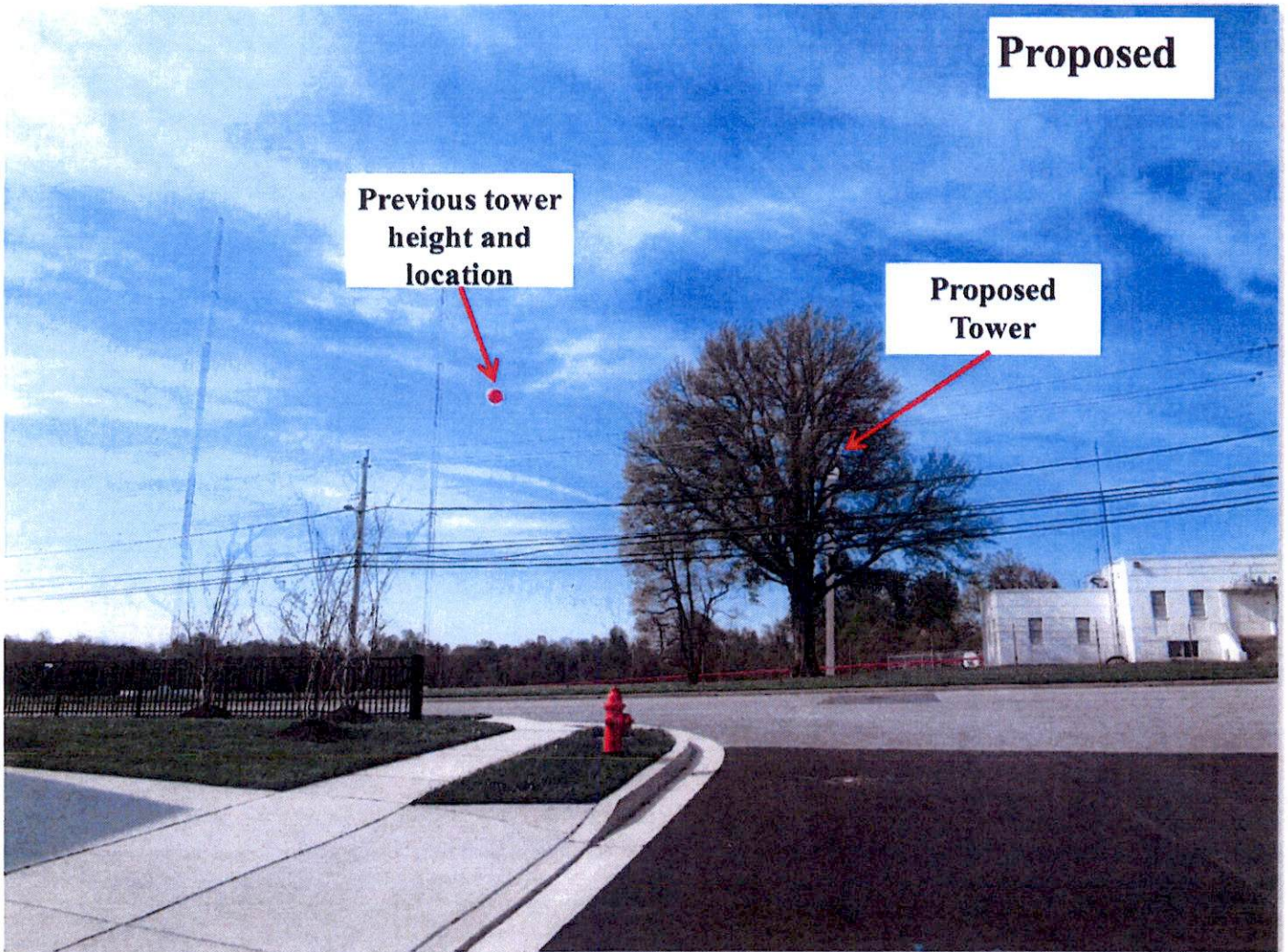
Location 7:
Harbrent Way
(Windmill Circle) &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



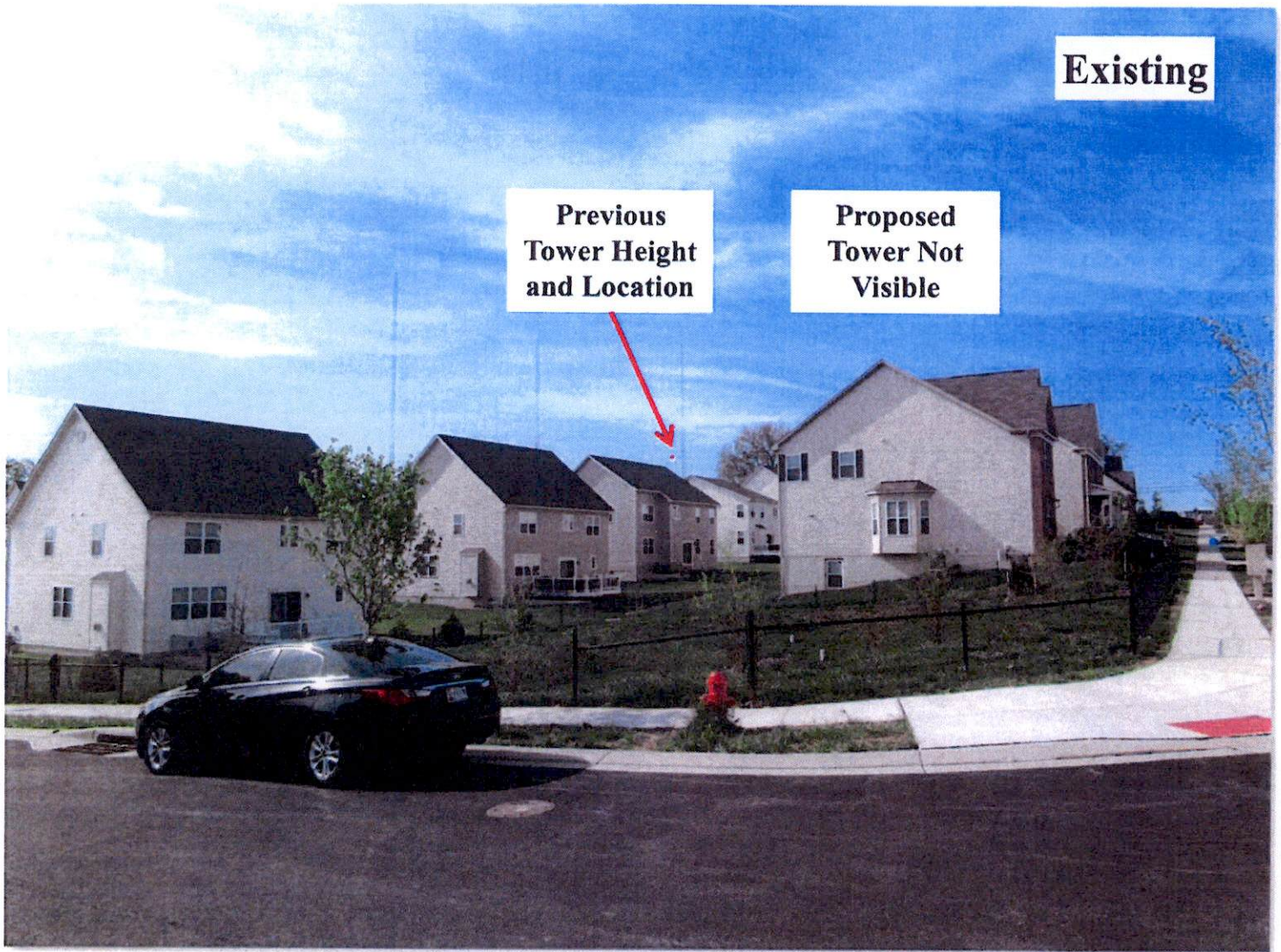
Proposed



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 8:
Harbrent Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing

**Previous
Tower Height
and Location**

**Proposed
Tower Not
Visible**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 9:
Bald Eagle Ct &
Windmill Rd
SHOWING THE PROPOSED SITE

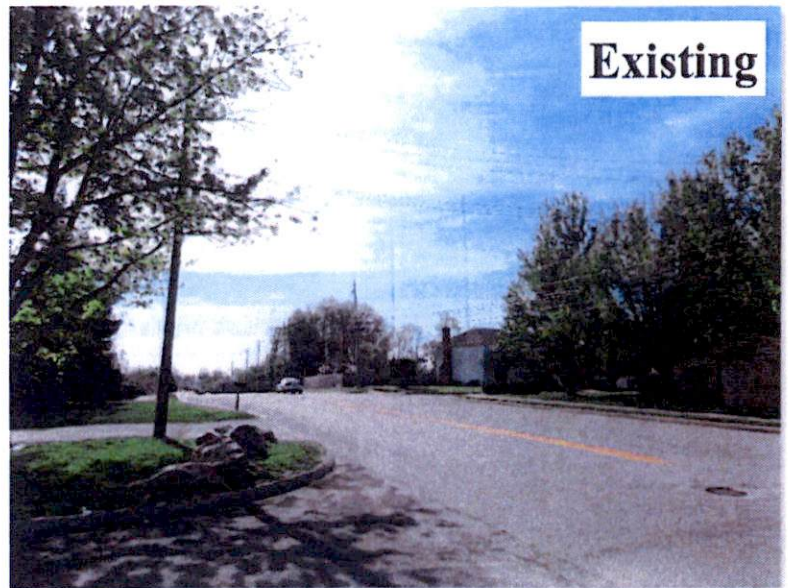
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 10:
4100 Bald Eagle Ct
SHOWING THE PROPOSED SITE





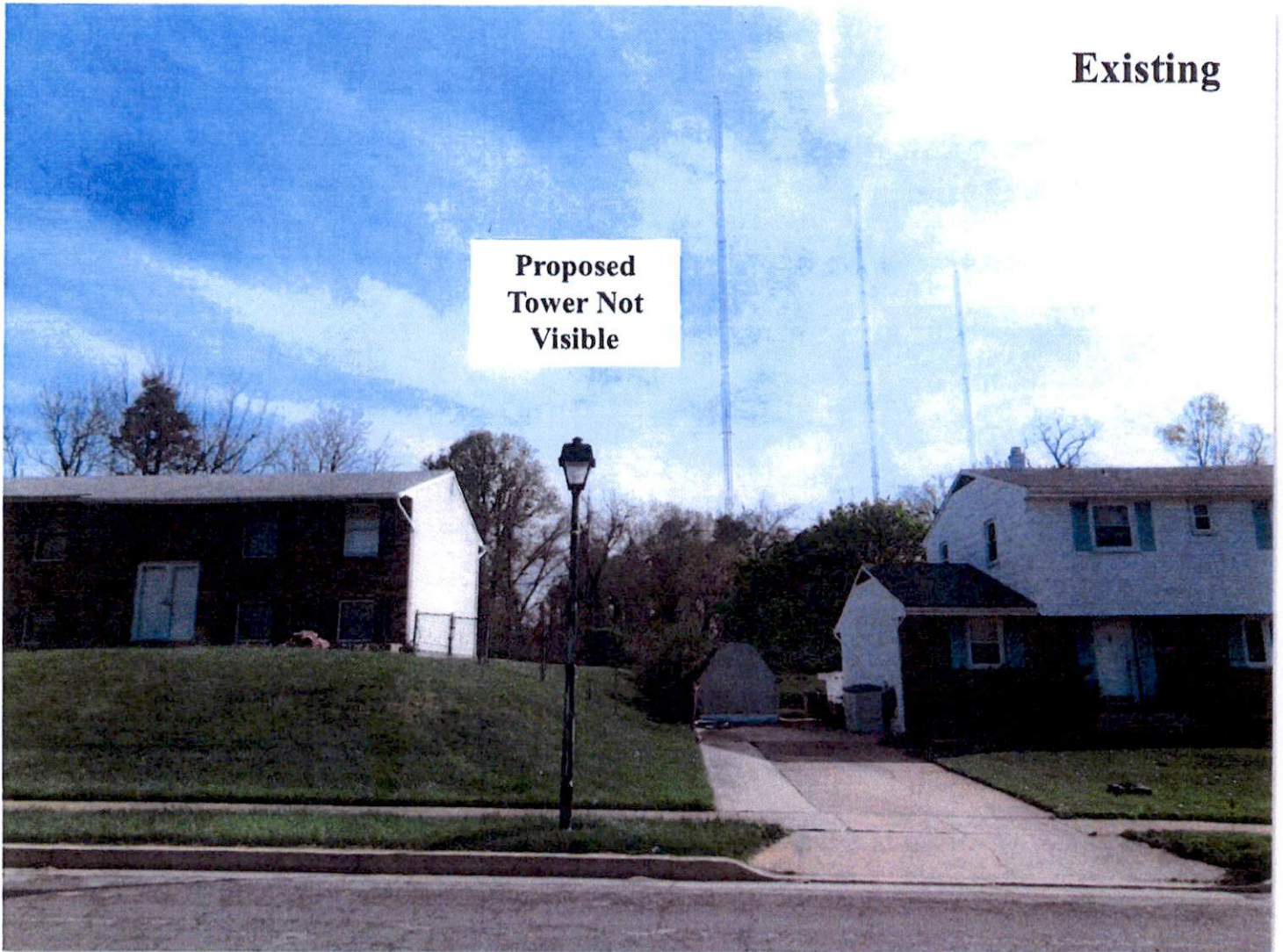
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 11:
Adrianne Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing

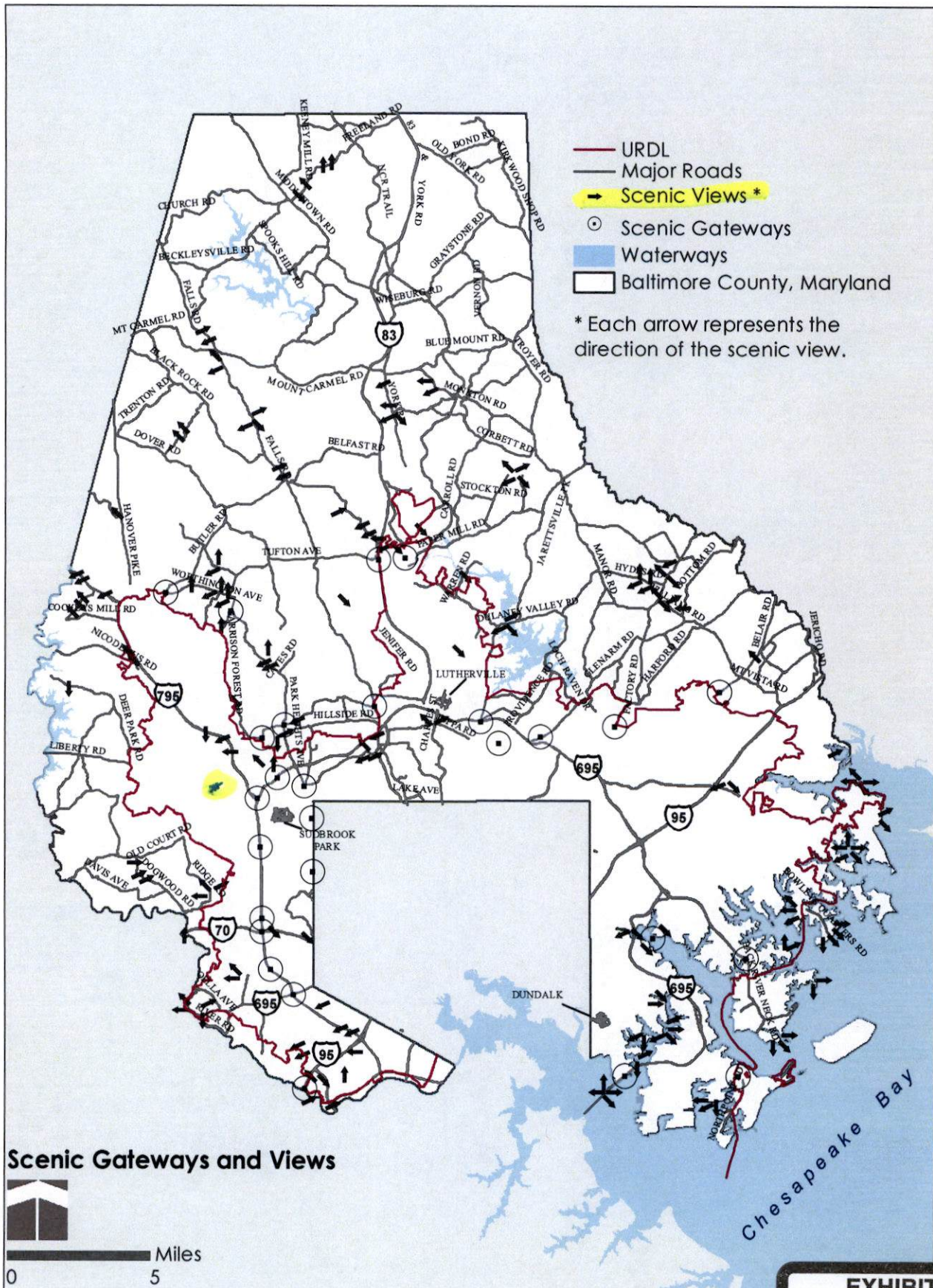
**Proposed
Tower Not
Visible**

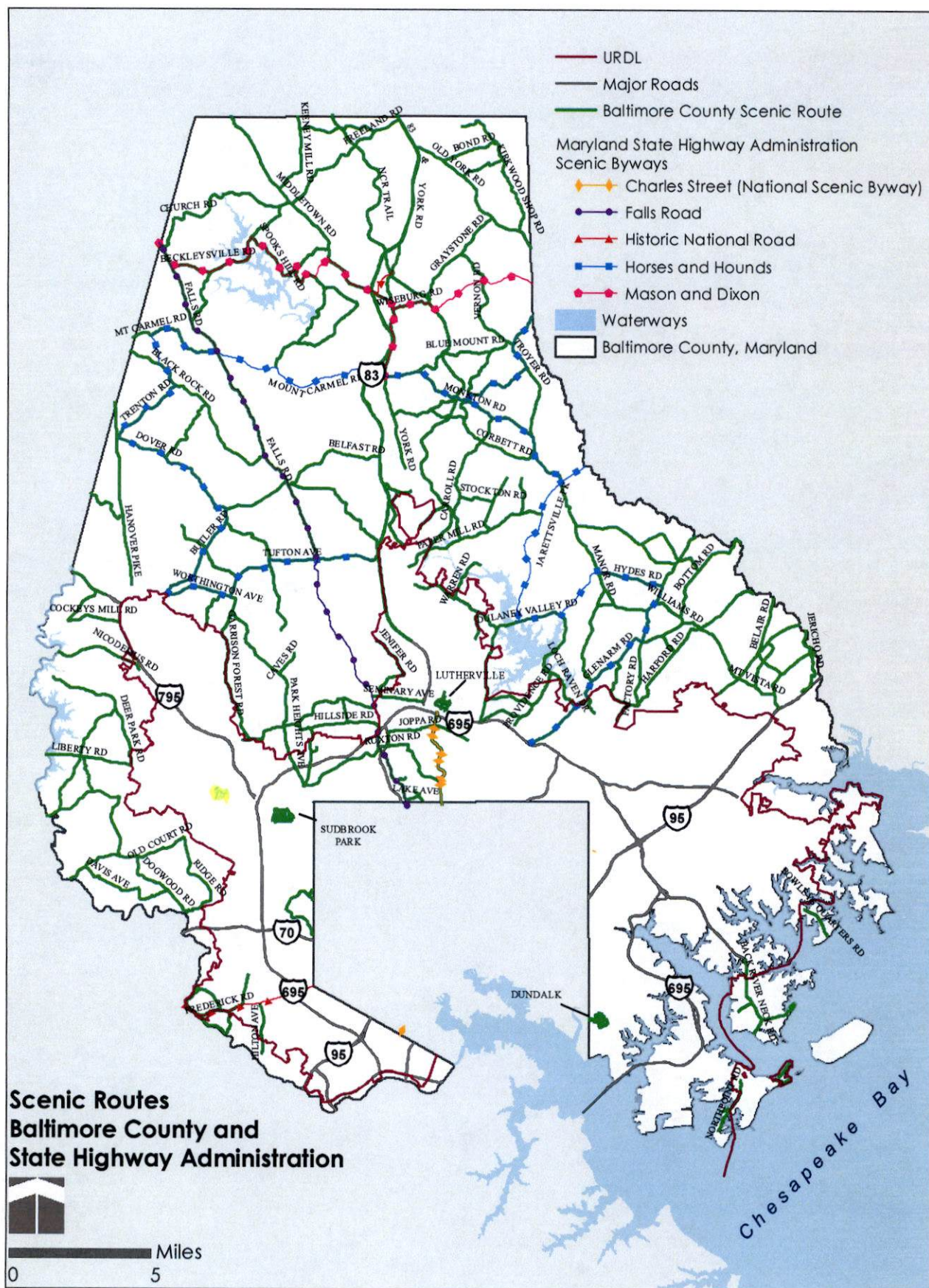


**SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133**

**Location 12:
Carthage Rd near
Zurich Road
SHOWING THE PROPOSED SITE**







BEFORE THE OFFICE OF ADMINISTRATIVE LAW
FOR BALTIMORE COUNTY, MARYLAND

In the Matter of the Petition of WBAL Division	*	
Hearst Corporation	*	
for Special Exception Approval to Install a	*	
Replacement Monopole	*	Case No.
8629 Winands Road	*	
Randallstown, Maryland 21133	*	

**Statement of Justification and Compliance for Proposed 80' Monopole
on WBAL Campus at 8629 Winands Rd, Randallstown, Maryland 21133**

WBAL Hearst, the property owner and Petitioner (WBAL), needs to replace a 60+ year old, 80' tall guy tower that was completely damaged by a storm in April 2015. WBAL seeks to replace the damaged guy tower by installing a new 80' tall monopole (Replacement Monopole) on a DR 3.5 zoned portion of its 48.5+/- acre campus at 8629 Winands Rd, Randallstown, Maryland 21133 (the Property).¹ Because the Replacement Monopole will be in a different location than the damaged guy tower,² WBAL seeks Special Exception approval for the Replacement Monopole. In addition, and if necessary, WBAL seeks a variance from section 426.5.D (3' maximum diameter antenna) because it will reinstall the same 74.5" diameter microwave relay antennas on the Replacement Monopole.

As outlined below, and as will be demonstrated at an upcoming hearing, the Replacement Monopole complies with the Baltimore County Zoning Regulations (BCZR), and specifically sections 426 and 502.1.

I. Exhibits Attached

Exhibit A: 4 Photos / Pages Showing Original 80' Guy Tower
Exhibit B: Zoning Drawings including Site Plan
Exhibit C; 5/4/16 Email from Rick Bohn re: TRC Exemption
Exhibit D: Balloon Test Photos and Visual Impact Survey

II. Summary

A. Background: The Need for the Replacement Monopole

In April 2015, during a strong storm, a tree fell onto a guy wire and destroyed a 60+ year old, 80' tall tower that was the primary microwave link between WBAL-AM Studios (in

¹ The Property is split zoned DR 3.5 and DR 5.5, but the damaged guy tower and Replacement Monopole are from/in the DR 3.5 portion of the Property.

² The original, now-damaged, 80' guy tower and 74.5" (6' 2.5") diameter microwave dish antennas are / were non-conforming uses that had been in use more than 60 years. As such, the guy tower and antenna could be replaced at the same location without special exception approval. WBAL, however, has elected to pursue approval of a special exception and variance so that it can install the Replacement Monopole in a new location that will comply with all current zoning regulations and reduce and minimize the visual impact to surrounding properties (as compared to the location of the original guy tower and antenna).

Baltimore City) and the WBAL-AM transmitter site (at the Property). Since the guy tower was destroyed, WBAL has been using its backup links that rely on Verizon, but WBAL must re-establish a primary link with a Replacement Monopole and microwave dish antenna. WBAL-AM is the Primary Entry Point for the Baltimore region for EAS (Emergency Alert System) information from FEMA, the State of Maryland Emergency Management System, and the National Weather Service. WBAL needs the Replacement Monopole to have a primary and secondary/backup system, which will help ensure it will stay on-air and uninterrupted during critical periods when important information must be disseminated to the public. In short, this is not a typical application for a “wireless telecommunications tower and antenna.” See photos of the original 80’ guy tower (standing and damaged) attached as Exhibit A.

The original guy tower and microwave antenna were non-conforming uses, and the original guy tower was located in the “front yard” along Winands Rd, approximately 100 feet to the east of the transmitter building, and with an (arguably unsightly) cable bridge running from the building to the tower base. The Replacement Monopole is proposed at the rear of the building, farther away from Winands Rd, and it will use an existing cable bridge, thus eliminating the cable bridge at the front of the building. See Zoning Drawings, Sheet Z-1, attached as Exhibit B.

B. WBAL’s Request for Zoning Relief

Because the Replacement Monopole is proposed in a different location from the damaged guy tower, it is subject to the Special Exception requirements in sections 426 and 502.1 of the BCZR. Below, please find a detailed statement of justification and code compliance, all of which is supported by documents attached as exhibits (and listed above), and will be confirmed at an upcoming public hearing. WBAL’s compliance narratives are in *italics*.

III. The Replacement Monopole is consistent with § 426 of the BCZR:

A. § 426.2 County’s Legislative Policy

WBAL’s microwave antennae were located on an existing structure (the 80’ guy tower) and must now be located on the Replacement Monopole. The Replacement Monopole is being built for WBAL only and will not be a commercially available wireless telecommunications facility.

B. § 426.3. – *The exceptions do not apply.*

C. § 426.4. Tower Review Committee

According to Mr. Richard Bohn, Chief of the Office of Information Technology for Baltimore County and Chair of the Tower review Committee, the Replacement Tower is “exempt from the Tower Review Committee process.” See May 4, 2016 email from Richard Bohn attached as Exhibit C.

D. § 426.5. Location and height restrictions:

The Property is zoned DR 3.5 and DR 5.5 and the location of the damaged guy tower and Replacement Monopole are in the portion zoned DR 3.5, which permit the 80’ tall Replacement Monopole and proposed antennas with a special exception.

E. § 426.6.A -E Setback Requirements -200’ and No Lights.

The Replacement Monopole will be setback 227' from the north, 1,075' from the E/SE, 725' from the S/SW, and 200' from the west. In addition, there is no ground equipment, there will be no lights, and there will not be commercial wireless carriers located on the Replacement Monopole. See Zoning Drawings, Sheet Z-1, at Exhibit B.

F. § 426.7. Security bond

WBAL will post the necessary bond as part of the building permit process.

G. § 426.8. Unsafe or hazardous conditions

WBAL will maintain and care for the Replacement Monopole.

H. § 426.9. Additional conditions for towers permitted by exception

Given WBAL's need for a primary and secondary/backup microwave relay, its need to replace the damaged guy tower, these provisions are not applicable to the Replacement Monopole. To the extent they are, WBAL certifies that the height of 80' is required and is the lowest height necessary to achieve its objectives,

I. § 426.10. Removal of [unused] towers.

WBAL has complied with this requirement.

J. §426.11 Variances are permitted in accordance with § 307 of the BCZR

WBAL seeks a variance, if one is necessary, to install a microwave dish antenna onto the Replacement Monopole. The microwave dish antenna is the same microwave dish antenna that was attached to the original 80' guy tower. Despite that the 74.5" diameter microwave antenna is and was a non-conforming use, out of an abundance of caution, WBAL is applying for a variance in case the County deems it is appropriate. See section V below for additional details.

IV. General Conditions for a Special Exception – Section 502.1 (BCZR)

WBAL's Replacement Monopole will not be detrimental to the health, safety or general welfare of the locality involved. Further, it will not create traffic congestion; will not create any potential hazards; will not overcrowd the land or cause undue concentration of population; will not interfere with any public resources, transportation or other public requirements, conveniences or improvements; will not interfere with adequate light and air; will not be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the BCZR; will not be inconsistent with the impermeable surface and vegetative retention provisions of the BCZR, and will not be detrimental to any environmental and natural resources.

WBAL's Replacement Tower will meet or exceed the letter and spirit of the BCZR. The Replacement Monopole and microwave antenna dish could have been constructed and installed at the exact same location without review because they were non-conforming uses that had been in use for more than 60 years. The Replacement Monopole will actually cause much less impact, that the 60' year old guy tower that it must replace because it will be located further away, in compliance with the current setbacks, and will have less of a visual impact as a result.

On April 25, 2016, WBAL conducted a balloon test, in which a large red helium balloon was flown to a height of 80' from the original location of the guy tower and a second large red

helium balloon was flown to a height of 80' from the location for the Replacement Monopole. Once the balloons were raised, a photographer conducted a visual impact survey. The results of the survey, as photographic evidence, clearly indicate that the Replacement Monopole will have less visual impact, and certainly no more visual impact, than the original guy tower. See the Photos and Visual Impact Survey attached as Exhibit D.

V. Variances – Section 307

Permissible "... where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of ...[the regulations], and only in such manner as to grant relief without injury to public health, safety and general welfare..."

WBAL proposed to install the exact same 74.5" diameter microwave dish antenna that it has used for more than 60 years onto the Replacement Monopole. This microwave dish antenna provides the back-up link that WBAL has relied on for more than 60 years and it will again provide the back-up link when it is attached to the Replacement Monopole. Strict compliance with the 3' diameter requirement (in § 426.11), if such compliance is actually required, would create a practical difficulty for WBAL and result in an unreasonable hardship because this microwave dish is its antenna and it is the same one it has been using for more than 60 years. See photo 1 of Exhibit A.

V. Conclusion

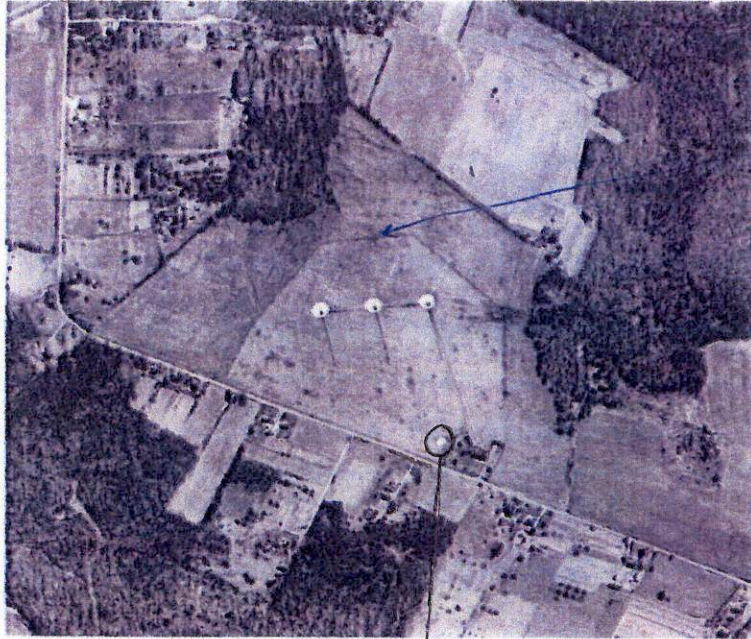
WBAL's proposal is critical. WBAL has taken the necessary time to design this project in a way that provides it with the microwave communication it needs, and in a way that minimizes the impact on the Property and surrounding areas. The evidence outlined above and supported in the attached exhibits highlights that WBAL's proposal meets and exceeds every relevant code requirement. At the upcoming public hearing, WBAL will be happy to elaborate on and present additional and other supporting evidence to demonstrate why this application for a special exception and application for a variance (if necessary) should be granted.

Exhibit A

Original 80' Guy Tower w/ Microwave Dish Antenna (1955 – 2015)

Photo 1 of 4

1956 Aerial Photo



Original Tower
Location

Photo 2 of 4

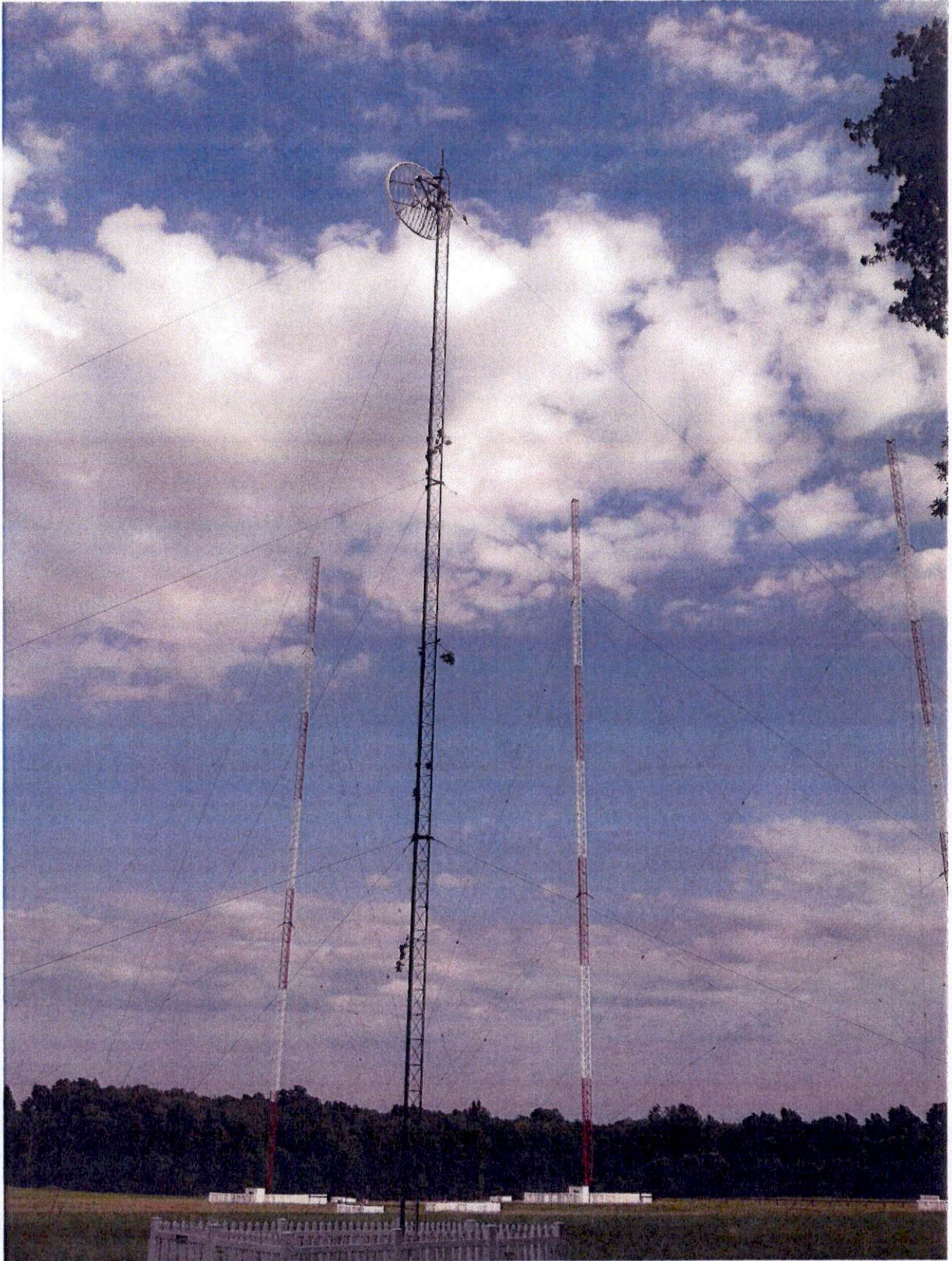


Photo 3 of 4

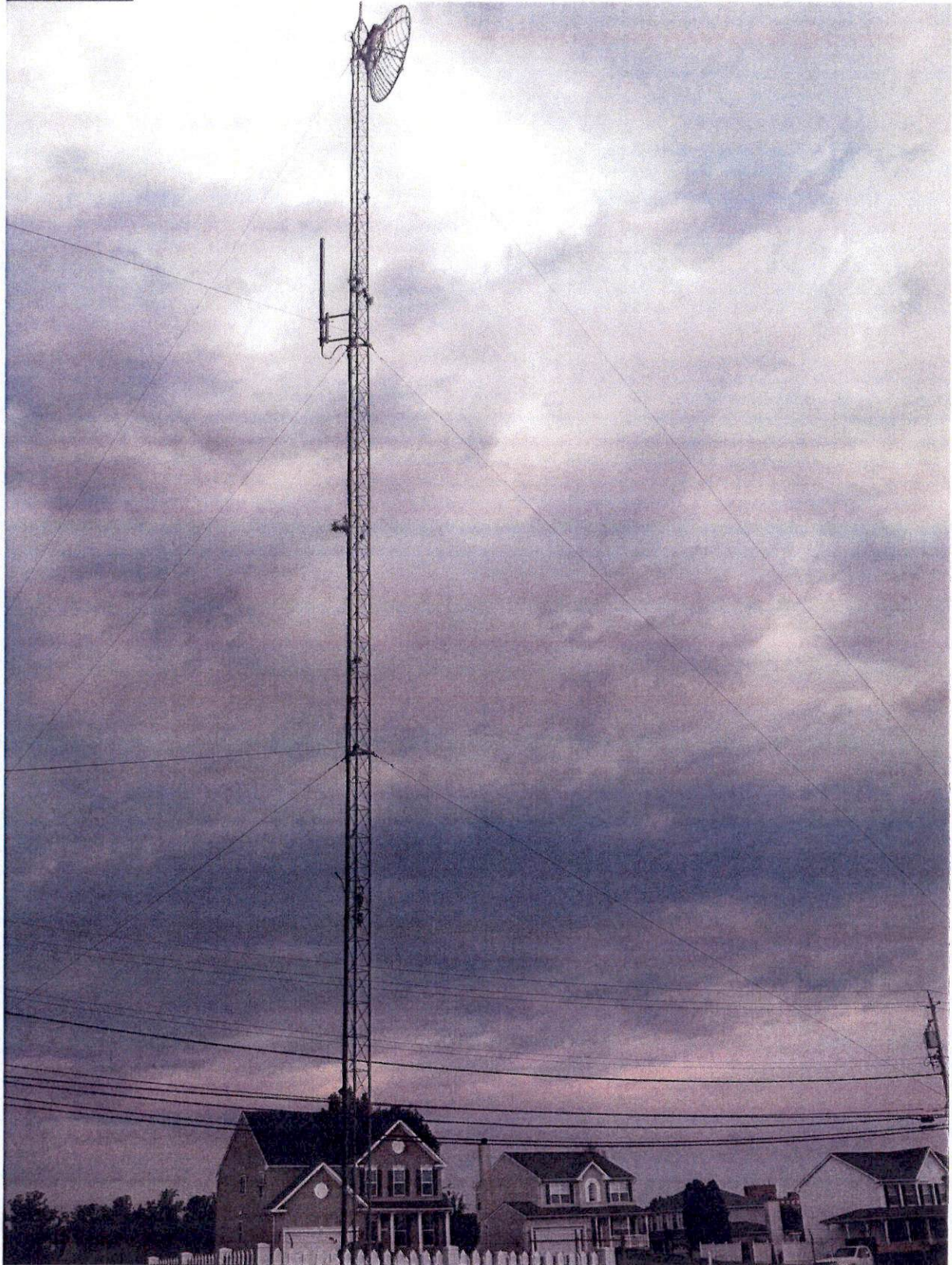


Photo 4 of 4 (damaged in storm April 2015)



Exhibit B

WBAL HEARST

8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY
SPECIAL EXCEPTION

PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
EXCEPTION AND VARIANCE
(IF NECESSARY)

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-257-7777
3 WORKING DAYS PRIOR TO DIGGING
SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY
CONTRACTORS AT ALL LOCATIONS IN ACCORDANCE WITH
LATEST CODES

COLOR CODE FOR UTILITY LOCATIONS



ELECTRIC - RED
GAS/OIL - YELLOW
TEL/CATV - ORANGE
WATER - BLUE
SEWER - GREEN
SURVEY - PINK
PROPOSED EXCAVATION - WHITE

GENERAL NOTES

1. THE CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BEARING THE JOB IS HEREBY CAUTIONED THAT WORK OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTORS' PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES IMPOSE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUM OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE PROJECT BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EXISTENCES, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION OR AS A RESULT OF THE PROJECT.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DEPOSE OF ALL DEBRIS, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DIRT, OR SHADINGS OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE PROJECT MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SHEET TEST TRANSMISSION LINES, INSPECT CONSTRUCTION WORK OF TOWER/ANTENNAS, VERIFY ANTENNA ADJUST, ANTENNA HEIGHT SHALL TEST SOUNDINGS VERIFY SUBGRADE CAPACITY, CONCRETE STRENGTH (TOWER FOUNDATIONS ONLY) AND TOWER/CONCRETE PLACEMENT. THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY T-MOBILE.
17. ALL MATERIALS SHALL BE AS SPECIFIED OR TOTAL APPROVED BY THE ARCHITECT / ENGINEER.

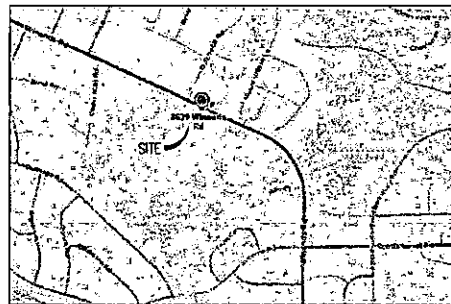
APPLICABLE BUILDING CODE: IBC 2015

OWNER APPROVAL

OWNER REPRESENTATIVE

DATE

VICINITY MAP



SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-1A ENLARGED SITE PLAN, SETBACKS AND ZONING NOTES
- Z-1B ADJOINERS LIST
- Z-1C ADJOINERS LIST CONTINUED
- Z-2 MONOPOLE ELEVATION AND DETAILS

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	
CAB	CABINET	MGR	MON GROUND BAR	CENTERLINE
C.D.S.	CORING	MIM	MINIMUM	
CONC	CONCRETE	M/L	METAL	PLATE
CONT	CONTINUOUS	MSC	NOT IN CONTRACT	
CJ	CONSTRUCTION JOINT	M/S	NOT TO SCALE	
DA	DIAMETER	OC	ON CENTER	DETAIL NUMBER
DWG	DRAWING	OPP	OPPOSITE	SHEET NUMBER
EQB	EQUIPMENT GROUND BAR	OP	SQUARE FOOT	
EA	EACH	SH	SHEET	
ELEC	ELECTRICAL	SHR	SHRIMP	GROUND WIRE
EL	ELEVATION	SS	STAINLESS STEEL	COAXIAL CABLE
EQAL	EQUAL	STE	STEEL	
EQUIP	EQUIPMENT	TCC	TOP OF CONCRETE	
EXT	EXTERIOR	TOM	TOP OF MASONRY	
FF	FINISHED FLOOR	TOS	TOP OF STEEL	
CA	CAGE	TYP	TYPICAL	
GALV	GALVANIZED	VE	VERIFY IN FIELD	
GB	GROUND BAR	UN	UNLESS OTHERWISE NOTED	
CC	CENTRAL CONTRACTOR	W/F	WELDED WIRE FABRIC	
GRD	GROUND	W	WITH	
LG	LONG	W/O	WITHOUT	
LWH	LONG LESS HORIZONTAL	W	WIRE	
MAX	MAXIMUM	W	WIRE	

PROJECT DESCRIPTION

SCOPE OF WORK:
WBAL HEARST PROPOSES THE INSTALLATION OF ONE NEW MONOPOLE DSH (MODESTON MODEL 800-5634) AND THE RELOCATION OF ONE EXISTING MONOPOLE DSH (MARK ANTENNA SYSTEMS MODEL 80-147204) TO A NEW 60 FOOT TOWER (DISH MONOPOLE).

PROPERTY OWNER:
WBAL HEARST CORP.
3800 HOPPER AVE.
BALTIMORE, MD 21211

PROPERTY ADDRESS:
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133

LOCATION:
30° 22' 38.138" N
76° 45' 28.768" W

APPLICANT:
WBAL HEARST CORP.
3800 HOPPER AVE.
BALTIMORE, MD 21211

PROJECT MANAGER:
TOM BLANK
VERTICAL TECHNOLOGY SERVICES, LLC
9448 EMERY DR., STE. B
HARDISTOWN, MD 21740

MAP: 77
ORD: 04
PARCEL: 97

DEED BOOK/PAGE: 1049/753
CURRENT ZONING: DR 3.5/DR 3.5
DISTRICT: 02 TAX ACCT: A 022000753
JURISDICTION: BALTIMORE COUNTY

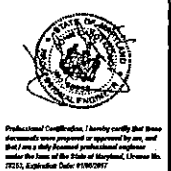
ARCHITECT/ENGINEER:
JERRY GIBBY, P.E.
ENTREX COMMUNICATION SERVICES, INC.
(202) 406-0960

Vertical Technology Services

entrex
communication services, inc.

6800 Rockledge Drive, Suite 650
Bethesda, MD 20817
PHONE: (202) 406-0960
FAX: (202) 406-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



PROJECT NO.: 1158004
DESIGNER: M.A.
ENGINEER: C.G.

SCALE:
0 1/2" = 1'
GRAPHIC SCALE IN INCHES

WBAL HEARST
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

TITLE SHEET

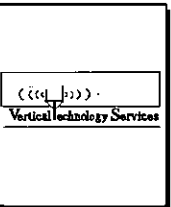
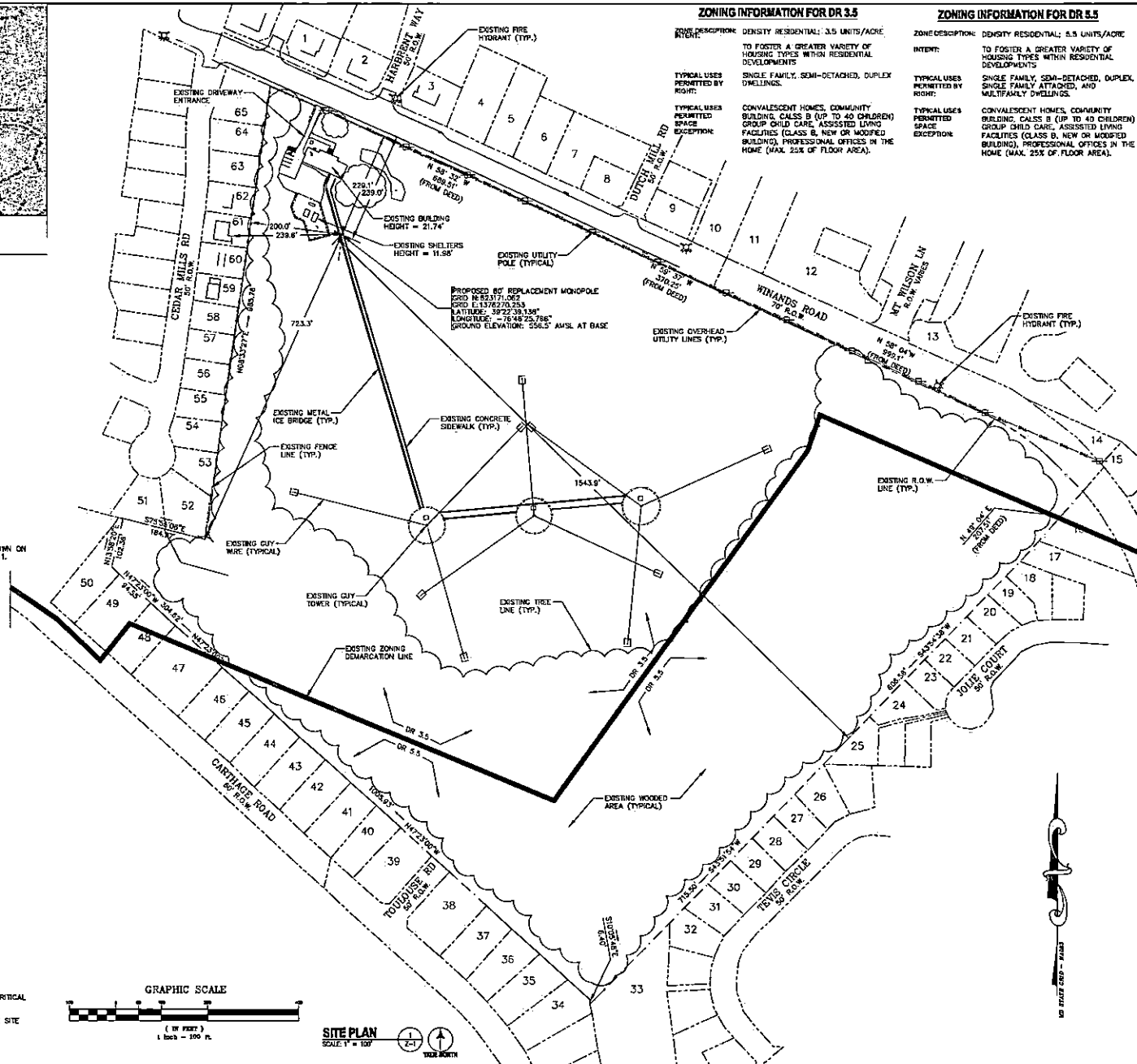
SHEET NUMBER:
T-1



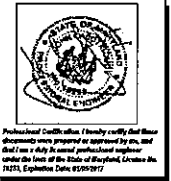
VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- OWNER: W B A L DIVISION HEARST CORPORATION
3800 HOOPER AVE.
BALTIMORE, MD 21211
- PREMISES ADDRESS: 8529 WINANDS ROAD
RANDALLSTOWN, MD 21133
- MAILING ADDRESS: 3800 HOOPER AVE.
BALTIMORE, MD 21211
- SITE AREA: 2,115,144.8 SQ. FT. (48.59 AC)
- BUILDING AREA:
EXISTING: WBL TRANSMITTER BUILDING: 3,297 SQ. FT.
EXISTING EQUIPMENT SHELTERS: 334 SQ. FT.
TOTAL: 3,631 SQ. FT.
- BUILDING USE: BUSINESS - RADIO BROADCAST
- UTILITIES:
PUBLIC WATER
PUBLIC SEWIC
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON
FIRM #24000, PANEL #02200, DATED AUGUST 2, 2011.
- PARKING CALCULATIONS:
1 PER EMPLOYEE - LARGEST SHIFT
REQUIRED: 2
HANDICAPPED ACCESSIBLE
REQUIRED: 1
TOTAL REQUIRED = 3 SPACES
PROVIDED: 4 SPACES
SPACES (1 HANDICAPPED, 3 REGULAR)
- SETBACKS:
PER 18101.2 FOR DR 3.5
FRONT: 50' SIDE: 20' REAR: 30'
PROVIDED: N/A N/A N/A
PER SECTION 428.6
REQUIRED: TOWER SHALL BE SET BACK 200 FT.
TO NEAREST OTHER OWNER'S RESIDENTIAL
PROPERTY LINE.
PROPOSED: 200 FT.
- HEIGHT OF STRUCTURE:
MAX. PERMITTED: 250' (PER SECTION 428.5)
PROPOSED: 80 FT. PLUS 4 FT. LIGHTNING ROD
- DEED REF.: BOOK 1049, PAGE 253
- TAX ACCOUNT #: 0223001720
- COUNCILMANIC DISTRICT: 4
- ELECTION DISTRICT: 2
- REGIONAL PLANNING DISTRICT: 312, RANDALLSTOWN
- CENSUS TRACT: 402604
- WATERSHED: GWYNNS FALLS
- ZONING: DR 3.5/DR 5.5
(PER 1"=500' ZONING MAP 07/781)
- TAX MAP: D077, GRD 0004, PARCEL 0007
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- PERMITS ON FILE: NONE
- FLOOR AREA RATIO: 3,631 / 2,115,144.8 = 0.0017
(NO CHANGE TO EXISTING)
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL
AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE
ITSELF HISTORIC.
- PREVIOUS DRG MEETINGS: NONE KNOWN



SUBMITTALS		
DATE	DESCRIPTION	REV
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



PROJECT NO:	1158.004
DESIGNER:	R.S.
ENGINEER:	C.G.

SCALE:	0"=1/2"
GRAPHIC SCALE IN'	

WBAL HEARST
8529 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1



LEGISLATIVE POLICY FOR SITING OF WIRELESS TELECOMMUNICATIONS ANTENNAS AND TOWERS. IT IS THE INTENT OF BALTIMORE COUNTY THAT: [BILL NO. 121-2001]

- ### SETBACK REQUIREMENTS FOR WIRELESS TELECOMMUNICATIONS TOWERS.

- LOCATION AND HEIGHT RESTRICTIONS FOR WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS.
IN THIS SECTION, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED:

- ADDITIONAL CONDITIONS FOR TOWERS PERMITTED BY EXCEPTION. TOWERS PERMITTED BY SPECIAL EXCEPTION SHALL MEET THE REQUIREMENTS OF THIS SECTION.

- Z-1A**

30

ACCOUNT 02-2400072180
N/F
EVANS, KAREN E. BORN
MAILING ADDRESS 8824 WYANDOS ROAD
RANDALLSTOWN, MD 21133
PREVIOUS ADDRESS SAME
DIED ROOM 37271 FLOOR 136
USE: RESIDENTIAL
ZONING: DR 3.5
AREAS: 13.0214 SF

11
ACCOUNT 02-031401400
N/A
PATRICK, DANIEL E. JR.
MAILING ADDRESS: 2813 RIVINGTON DRIVE
PASADENA, MD 21122
PREMIER ADDRESS: 8004 WYNANS ROAD
RANOLISTOWN, MD 21133
DEED BOOK 28117 PAGE 1772
USE: RESIDENTIAL
ZONING: DR. 1.5
ACFR: 16.830 ST

ACCOUNT 02-022350000
N/F
WINOER, ESTELLA B.
MAILING ADDRESS, 1528 FENLEY ROAD
BALTIMORE, MD 21204
PREMISE ADDRESS, WINAOS ROAD
DEED BOOK 1372 PAGE 277
USE: RESIDENTIAL
ZONING: DC 33
AREA: 9.801 SF

IPSON, SANDRA C. AND WILLIAMS, LAMBERCE
N/F
MAILING ADDRESS: 14 JOE COURT
PARMALISTOWN, MO 21135
PREMISE ADDRESS: SAME
DEED BOOK: 9893 PAGE: 670
USE: RESIDENTIAL
ZONING: DR 5.5
AREAS: 5,905 SF

MOBEL, BERNARDETTE E
WALLING ADDRESS: 3914 TENIS CIRCLE
RANDALLSTOWN, MD 21133
PREVIOUS ADDRESS: SAME
DIED ROOM 6927 PAGE 706
USE: RESIDENTIAL
ZONING: DR 5.5
APRDX: 6.732 5P

RANDALLSTOWN RD 2133
 PROVIDE ADDRESS SAME
 DEED BOOK 19234 PAGE 328
 USE RESIDENTIAL
 ZONING: DR 5.5
 AREA: 11,322 SF

PREMISE ADDRESS, SALES
DEED BOOK 25848 PAGE 539
USE: RESIDENTIAL
ZONING: DR. A.5
AREA: 10.582 SF

UZZI BOOK 08993 PAGE 102
UZZI RESIDENTIAL
ZONING: DR 5.5
AREA: 19,231 SF

48
ACCOUNT 02-210000141
NAME: CHAMBERS, LORNE B. AND CHAMBERS, ALVINE L.
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 377
ZONING: RM 1.5
AREAS: 1.000 3'

49
ACCOUNT 02-210000140
NAME: MCKENNON, GERRARD M. LITTLE JAMES
ADDRESS: 3009 DORFMEYER ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 442
ZONING: RM 1.5
AREAS: 1.000 3'

50
ACCOUNT 02-210000139
NAME: PETER, WILLY AND PETER, JENETTE
ADDRESS: 3841 CORNWELL ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11593 PAGE 279
ZONING: RM 1.5
AREAS: 24.435 3'

51
ACCOUNT 02-210000121
NAME: JOHNSON, DORSEY W. JOHNSON, ROBERT A.
ADDRESS: 4000 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 600
ZONING: RM 1.5
AREAS: 11.270 3'

52
ACCOUNT 02-210000120
NAME: OSMATH, PETERALE W. AND OSMATH, CARMELA
ADDRESS: 4001 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 71
ZONING: RM 1.5
AREAS: 11.174 3'

53
ACCOUNT 02-210000148
NAME: GROSS, W. R. B.
ADDRESS: 4000 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 418
ZONING: RM 1.5
AREAS: 6.189 3'

54
ACCOUNT 02-210000134
NAME: THOMPSON, LUTHER AND THOMPSON, LUTHER
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 377
ZONING: RM 1.5
AREAS: 1.000 3'

55
ACCOUNT 02-210000127
NAME: SANCHEZ, ROBERT C. AND SANCHEZ, RENEE C.
ADDRESS: 3009 DORFMEYER ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 442
ZONING: RM 1.5
AREAS: 1.000 3'

56
ACCOUNT 02-210000146
NAME: BENTLEY, CYNTHIA
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 61
ZONING: RM 1.5
AREAS: 6.664 3'

57
ACCOUNT 02-210000145
NAME: LEE, JESSE H. &
ADDRESS: 4000 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 579
ZONING: RM 1.5
AREAS: 1.647 3'

58
ACCOUNT 02-210000144
NAME: FLEMING, WILE W. AND FLEMING, VIRGIL L.
ADDRESS: 4001 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 115
ZONING: RM 1.5
AREAS: 6.143 3'

59
ACCOUNT 02-210000143
NAME: WARD, GARY L.
ADDRESS: 4000 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 155
ZONING: RM 1.5
AREAS: 6.143 3'

60
ACCOUNT 02-210000142
NAME: SMITH, ROBERTA
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 377
ZONING: RM 1.5
AREAS: 1.000 3'

61
ACCOUNT 02-210000141
NAME: RICHARDSON, JANE
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 377
ZONING: RM 1.5
AREAS: 1.000 3'

62
ACCOUNT 02-210000140
NAME: COLE, JOHN MARINE
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 61
ZONING: RM 1.5
AREAS: 6.664 3'

63
ACCOUNT 02-210000139
NAME: BROWN, FRANK
ADDRESS: 4000 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 11728 PAGE 200
ZONING: RM 1.5
AREAS: 7.150 3'

64
ACCOUNT 02-210000138
NAME: THOMSEN, DANIEL AND THOMSEN, LAYMOND
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 377
ZONING: RM 1.5
AREAS: 1.000 3'

65
ACCOUNT 02-210000137
NAME: BARNES, CHRISTOPHER J. AND BARNES, GREG S.
ADDRESS: 4007 CEDAR HILLS ROAD
BALDWIN, MD 21133
PHONE: 410/321-1111
DEED BOOK 21173 PAGE 377
ZONING: RM 1.5
AREAS: 1.000 3'



Professional Seal of a Certified Professional Planner
Baltimore County Department of Planning and Zoning
11000 Rockledge Drive, Suite 100
Baltimore, MD 21237
Phone: (410) 321-1111
Fax: (410) 321-1112

PROJECT NO: 115604
DESIGNER: R.S.
ENGINEER: C.G.

SCALE: 1" = 100'
GRAPHIC SCALE IN FEET

WBAL HEARST
8829 WYANDOS ROAD
BALDWIN, MD 21133
BALTIMORE COUNTY

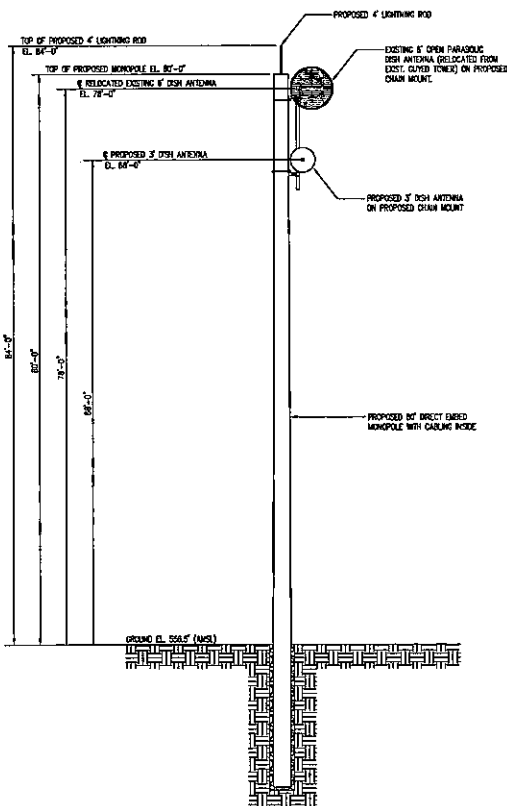
ADJOINERS
LIST
CONTINUED

SHEET NUMBER
Z-1C



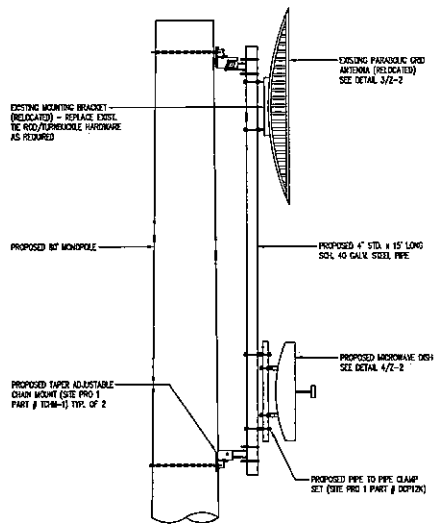
6530 Rockledge Drive, Suite 100
Baltimore, MD 21237
PHONE: (410) 321-1111
FAX: (410) 321-1112

DATE	DESCRIPTION	BY
05-24-94	ZONING REVIEW	
05-25-94	ZONING REVIEW	
05-26-94	ZONING REVIEW	
05-27-94	ZONING REVIEW	
05-28-94	ZONING REVIEW	
05-29-94	ZONING REVIEW	
05-30-94	ZONING REVIEW	
05-31-94	ZONING REVIEW	
06-01-94	ZONING REVIEW	
06-02-94	ZONING REVIEW	
06-03-94	ZONING REVIEW	
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06-30-94	ZONING REVIEW	



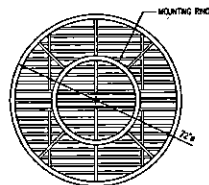
MONOPOLE ELEVATION
SCALE: 1/8"=1'-0"

1
2-1



ANTENNA MOUNTING DETAIL
SCALE: 1/2"=1'-0"

2
2-1

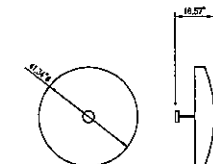


ANTENNA DETAIL
SCALE: 1/2"=1'-0"

3
2-1

STRUCTURAL NOTES

- DESIGN REQUIREMENTS ARE PER THE INTERNATIONAL BUILDING CODE 2015. THE ASSUMED BEARING CAPACITY SIZE IS 2000 PSF.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO DECIDING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR AND HIS SUBCONTRACTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTING WHICH MAY BE REQUIRED FOR THE WORK.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE OF STANDARD PRACTICE.
- STRUCTURAL STEEL PLATES, CHANNELS AND ANGLES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED FABRICATION. GILD GALVANIZED ALL FIELD PUNCHED HOLES, FIELD OUT SURFACES OR SURFACES WERE GALVANIZED SURFACES IS DAMAGED.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D1.1-(LATEST). STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70C0.
- ALL INSTALLED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A308. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 3/8" MIN. DIAMETER BEARING TYPE CONNECTING WITH THREADS COLLARED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
- ALL CABLE CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
- ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF AC 308 AND AC 309 AND SHALL HAVE A 28 DAY UMBAN COMPRESSIVE STRENGTH OF 4000 PSI (P.S.I.). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3 INCHES UNLESS OTHERWISE NOTED. CONCRETE SHALL BE 6% AIR ENTRAINED. CONCRETE SHALL BE BROOK FINISHES.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60. DETACHED RIBLET STEEL BARS, WELDER WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SHEDDER/PAID AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE TO FIRM SUBGRADE. FILL UNDER CUT AND COMPACT TO 1" BELOW FINISH GRADE. PLACE A MINIMUM SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF ASHPOT 57 STONE TO UNDERDOSE OF CONCRETE PAV.
- WHERE FILL IS REQUIRED, FILL IN LAYERS WHICH DO NOT EXCEED 6" BEFORE COMPACTION. SPREAD LAYER UNIFORMITY AND FINELY GRADE W/ EACH LAYER TO DISPERSE MATERIAL UNIFORMITY. FILL MATERIAL SHALL NOT CONTAIN MATERIAL MORE THAN 3" IN DIAMETER. COMPACT EACH LAYER NOT LESS THAN 90% OF MAXIMUM DRY DENSITY AS IS DETERMINED BY ASTM D1557 MODIFIED PROCTOR TEST OR (ASTM D698 STANDARD PROCTOR TEST). USE FILL MATERIAL WITH MOISTURE CONTENT AS REQUIRED TO ATTAIN THE SPECIFIED DEGREE OF COMPACTION. COMPACT USING MULTIPLE WHEEL PNEUMATIC OR THE ROLLER, VIBRATORY ROLLER, OR SHEEPS FOOT ROLLER.
- RESTORE ALL DISTURBED AREAS TO THE ORIGINAL CONDITION.



ANTENNA DETAIL
SCALE: 1/2"=1'-0"

4
2-1

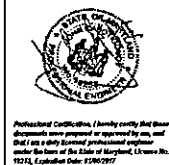
Vertical Technology Services

entrex
communication services, inc.

6800 Rockledge Drive, Suite 550
Baltimore, MD 20817
PHONE: (202)409-0963
FAX: (202)409-0961

SUBMITTALS

DATE	DESCRIPTION	REV
05-24-06	ISSUE REVIEW	
06-23-06	ISSUE	



PROJECT NO: 1158.004
DESIGNER: M.A.G.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
8829 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:
**MONOPOLE
ELEVATION
AND DETAILS**

SHEET NUMBER:
Z-2

Exhibit C

Phillip Stetler

From: Richard Bohn <rbohn@baltimorecountymd.gov>
Sent: Wednesday, May 04, 2016 2:55 PM
To: Phillip Stetler
Cc: Donna Fair
Subject: RE: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL

Mr. Stetler,

The proposed action, to replace a damaged structure with a like structure, with no additional loads is exempt from the Tower Review Committee process. This action is viewed as a repair of an existing structure and not a new structure.

Best Regards,

Richard A. Bohn
Office of Information Technology
Chief, Electronic Services
Baltimore County Government
410-887-1878
rbohn@baltimorecountymd.gov



From: Phillip Stetler [mailto:PStetler@sitelinkwireless.com]
Sent: Wednesday, May 04, 2016 2:24 PM
To: Richard Bohn <rbohn@baltimorecountymd.gov>
Subject: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL
Importance: High

Mr. Bohn,

We are working with WBAL to replace a damaged tower that was their microwave link to their southern properties (Property location is 8629 Winands Rd). A tree fell on the tower's guy wire in early 2015 and knocked it down. We are looking to replace the 80' damaged guyed tower with an 80' monopole utilizing the old antenna dishes (3' dia and 6' dia) and move the tower further away from the property line.

I was informed by Corey Bowman, formerly of Support Engineering, that he met with you and got an exemption from the tower committee requirement for public safety reasons as long as the tower is not designed to carry addition

loads. (DR3.5/5.5 zoning on parcel). Unfortunately, Support Engineering is no longer in business; we are now moving this project forward for Hearst/WBAL.

Would you please verify that this is the case by way of response to this email? I greatly appreciate your assistance with this matter. We are currently moving ahead with a Special Exception application at this time.

Thanks again for the help,

Phil Stetler

Zoning Manager | Site Link Wireless, LLC

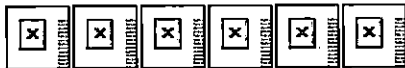
443.977.7561 | pstetler@sitelinkwireless.com

3620 Commerce Drive | Suite 707 | Baltimore, MD 21227



SITE LINK

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Exhibit D

WBAL Hearst Tower

Wireless Communications Facility

8629 Winands Road,
Randallstown, MD 21133



Prepared For:

HEARST

Hearst WBAL-TV 11
3800 Hooper Ave
Baltimore, MD 21211

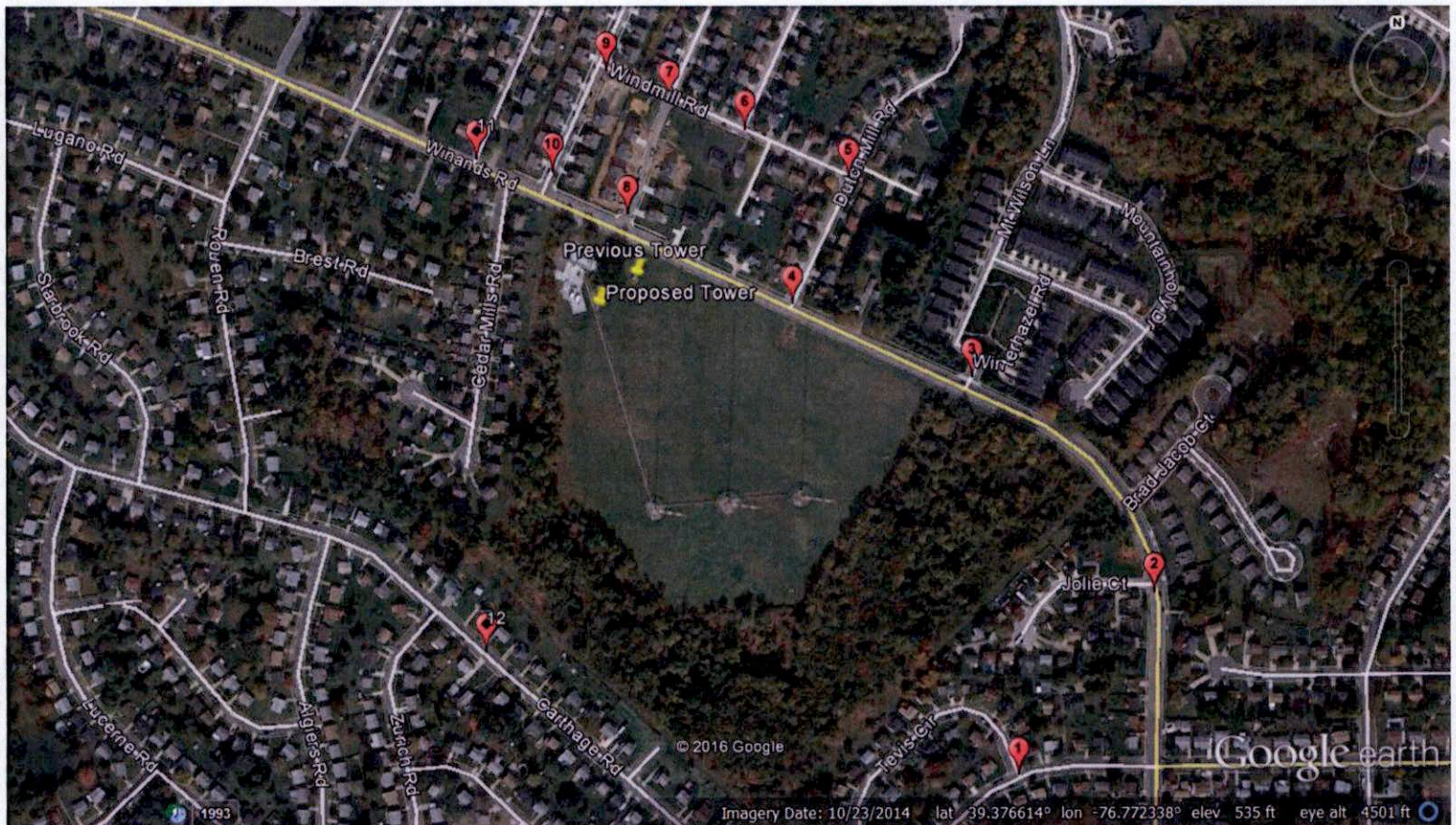
Prepared By:

 **SITE LINK**
WIRELESS

Site Link Wireless
3620 Commerce Drive, Suite
707, Baltimore, MD 21227

Area Overview

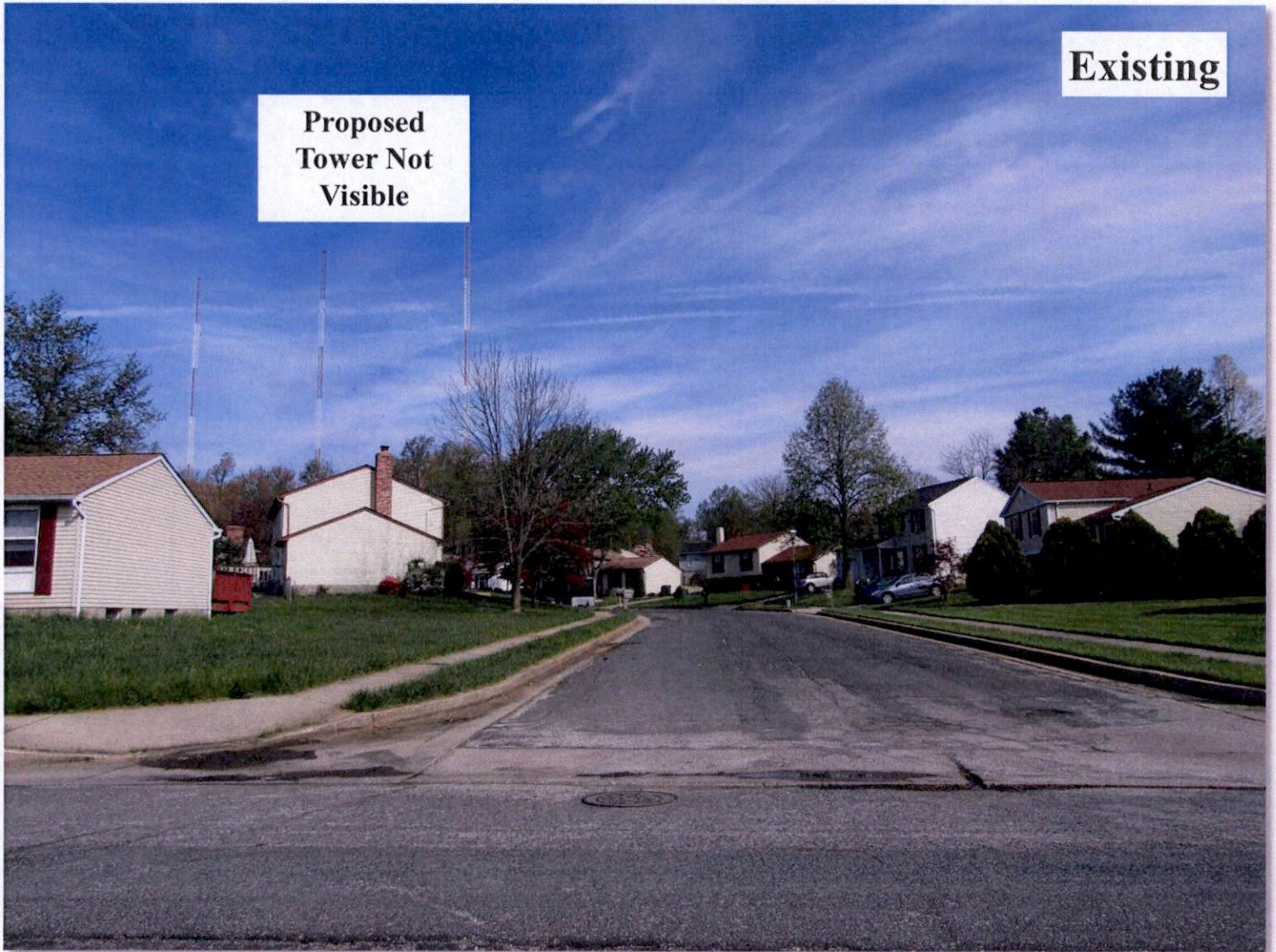
Showing the Locations Where Photos Were Taken



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Area Overview
SHOWING THE PROPOSED SITE

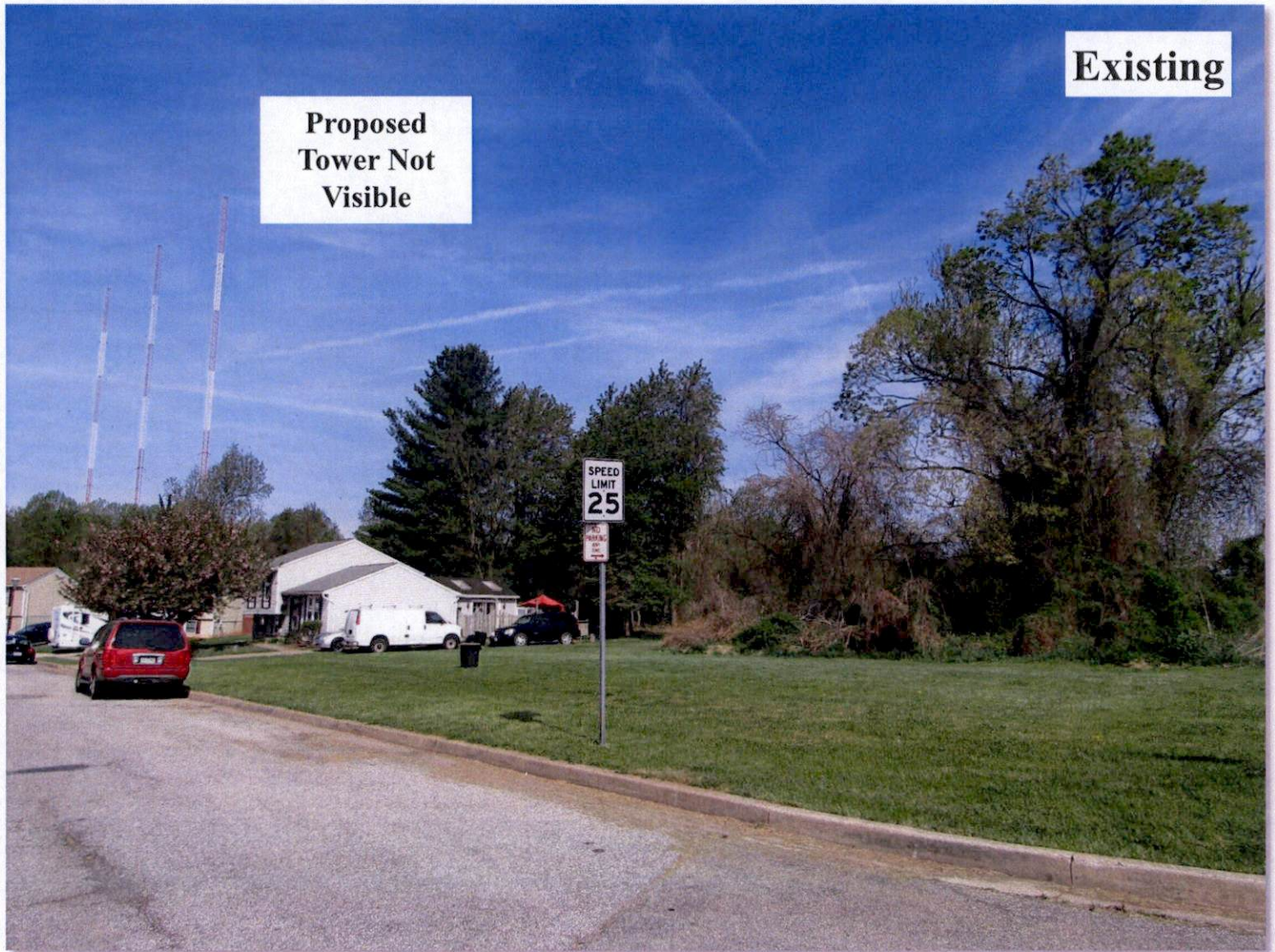
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 1:
Tevis Circle &
Lucerne Road
SHOWING THE PROPOSED SITE





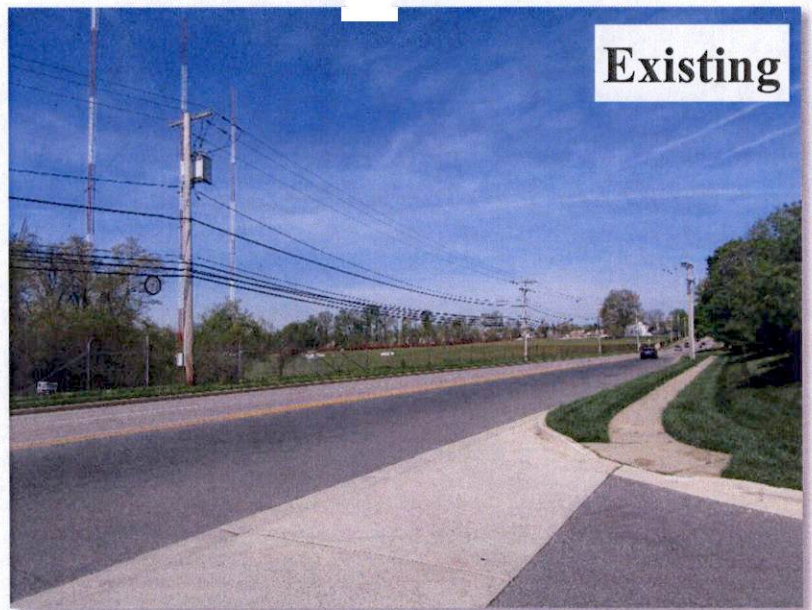
Existing

**Proposed
Tower Not
Visible**

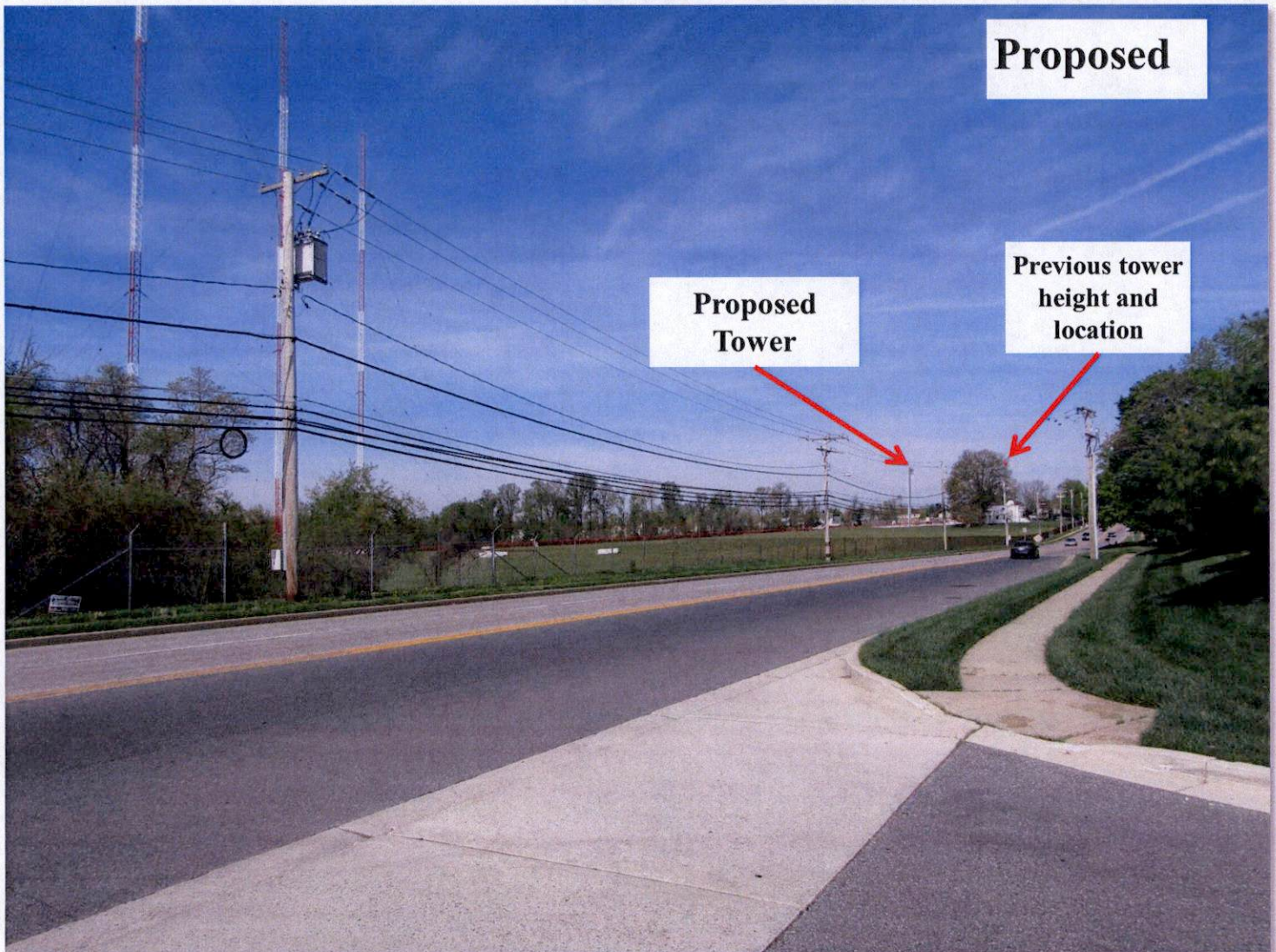
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 2:
Winands Rd & Jolie
Ct
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing



Proposed

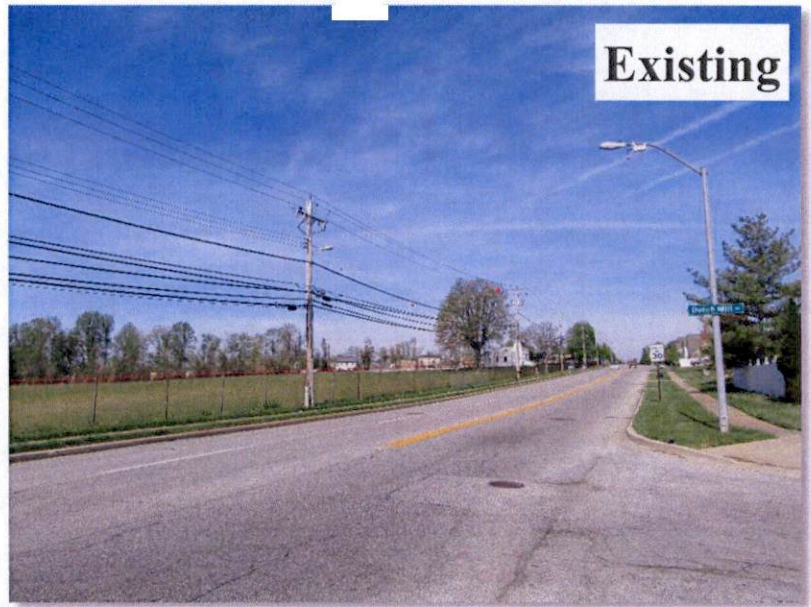
**Proposed
Tower**

**Previous tower
height and
location**

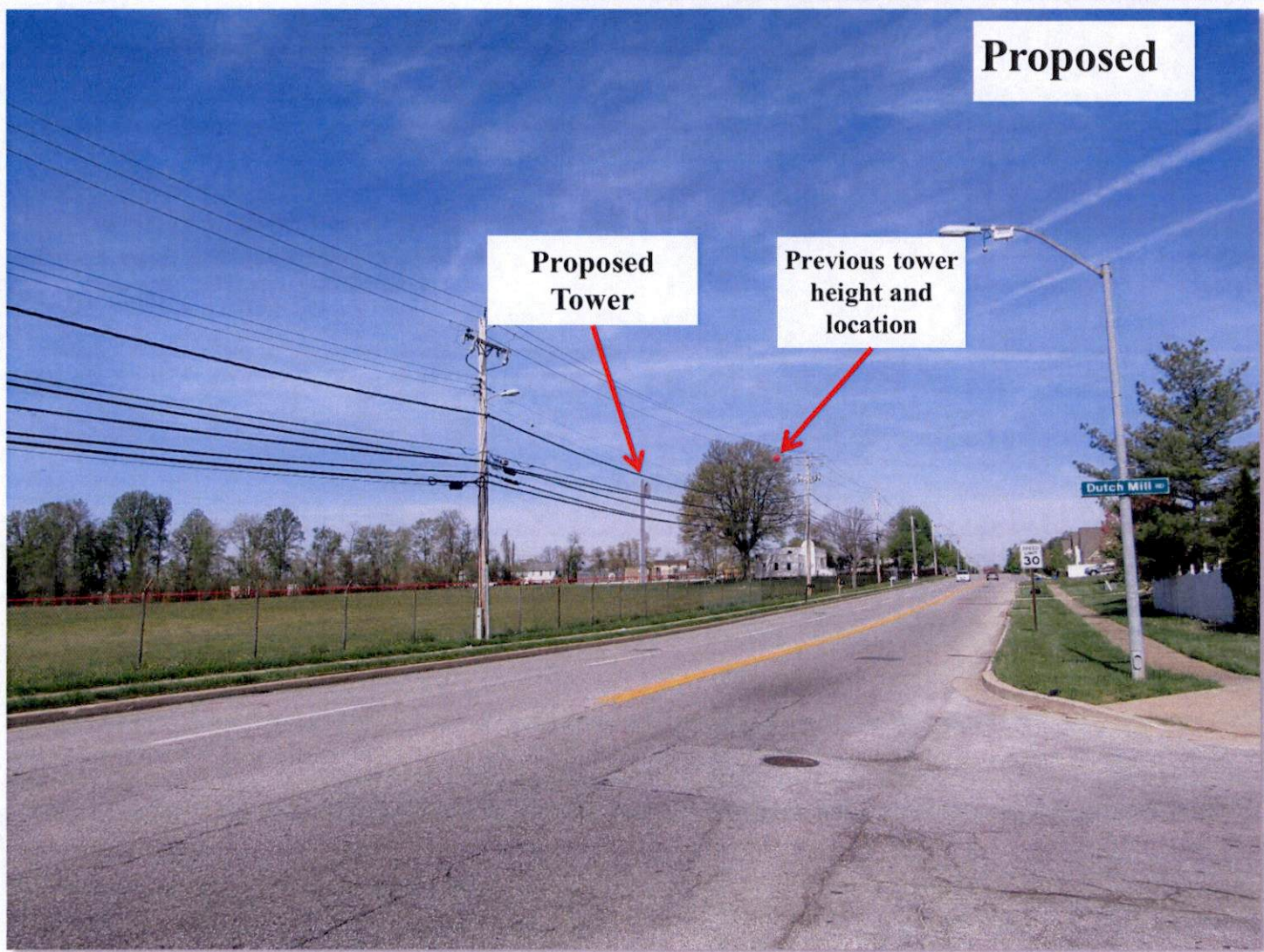
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 3:
Winands Rd &
Winterhazel Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing



Proposed

**Proposed
Tower**

**Previous tower
height and
location**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 4:
Winands Rd & Dutch
Mill Rd
SHOWING THE PROPOSED SITE





**Proposed
Tower Not
Visible**

Existing

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 5:
Dutch Mill Rd &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 6:
Windmill Rd &
Windmill Circle
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



Proposed



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

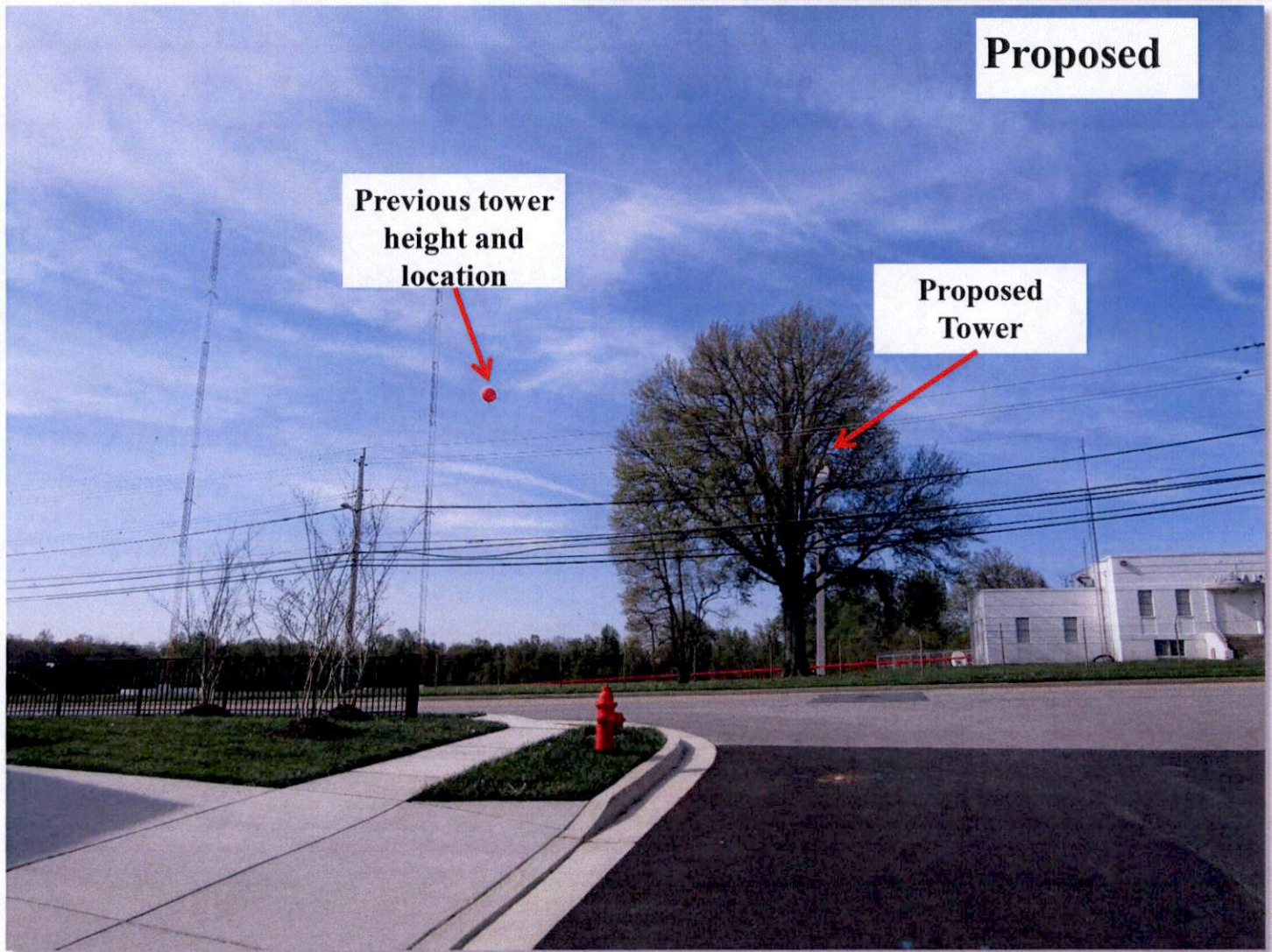
Location 7:
Harbrent Way
(Windmill Circle) &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



Proposed



**Previous tower
height and
location**

**Proposed
Tower**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 8:
Harbrent Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing

**Previous
Tower Height
and Location**

**Proposed
Tower Not
Visible**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 9:
Bald Eagle Ct &
Windmill Rd
SHOWING THE PROPOSED SITE

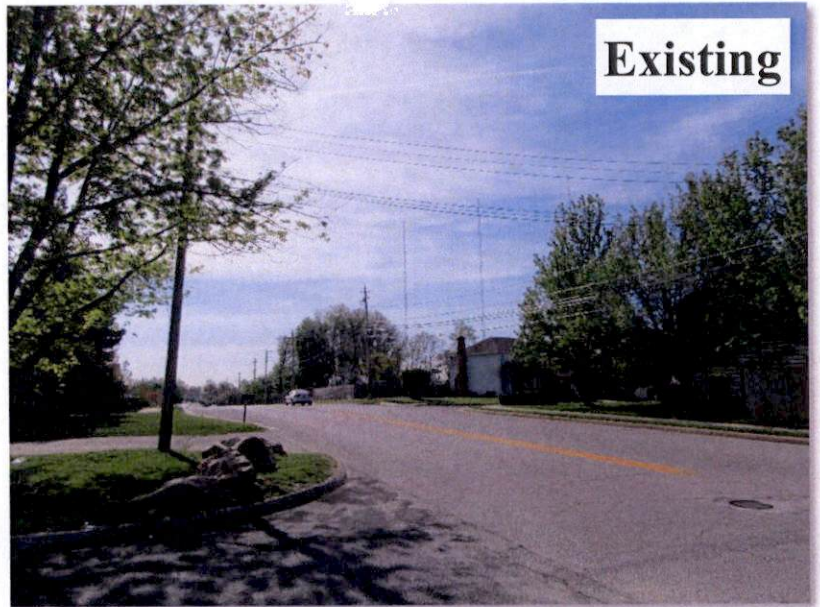
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 10:
4100 Bald Eagle Ct
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing



Proposed

**Proposed
Tower**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 11:
Adrianne Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 12:
Carthage Rd near
Zurich Road
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

BEFORE THE OFFICE OF ADMINISTRATIVE LAW
FOR BALTIMORE COUNTY, MARYLAND

In the Matter of the Petition of WBAL Division
Hearst Corporation
for Special Exception Approval to Install a
Replacement Monopole
8629 Winands Road
Randallstown, Maryland 21133

*
*
*
* Case No.
*
*

**Statement of Justification and Compliance for Proposed 80' Monopole
on WBAL Campus at 8629 Winands Rd, Randallstown, Maryland 21133**

WBAL Hearst, the property owner and Petitioner (WBAL), needs to replace a 60+ year old, 80' tall guy tower that was completely damaged by a storm in April 2015. WBAL seeks to replace the damaged guy tower by installing a new 80' tall monopole (Replacement Monopole) on a DR 3.5 zoned portion of its 48.5+/- acre campus at 8629 Winands Rd, Randallstown, Maryland 21133 (the Property).¹ Because the Replacement Monopole will be in a different location than the damaged guy tower,² WBAL seeks Special Exception approval for the Replacement Monopole. In addition, and if necessary, WBAL seeks a variance from section 426.5.D (3' maximum diameter antenna) because it will reinstall the same 74.5" diameter microwave relay antennas on the Replacement Monopole.

As outlined below, and as will be demonstrated at an upcoming hearing, the Replacement Monopole complies with the Baltimore County Zoning Regulations (BCZR), and specifically sections 426 and 502.1.

I. Exhibits Attached

Exhibit A: 4 Photos / Pages Showing Original 80' Guy Tower
Exhibit B: Zoning Drawings including Site Plan
Exhibit C: 5/4/16 Email from Rick Bohn re: TRC Exemption
Exhibit D: Balloon Test Photos and Visual Impact Survey

II. Summary

A. Background: The Need for the Replacement Monopole

In April 2015, during a strong storm, a tree fell onto a guy wire and destroyed a 60+ year old, 80' tall tower that was the primary microwave link between WBAL-AM Studios (in

¹ The Property is split zoned DR 3.5 and DR 5.5, but the damaged guy tower and Replacement Monopole are from/in the DR 3.5 portion of the Property.

² The original, now-damaged, 80' guy tower and 74.5" (6' 2.5") diameter microwave dish antennas are / were non-conforming uses that had been in use more than 60 years. As such, the guy tower and antenna could be replaced at the same location without special exception approval. WBAL, however, has elected to pursue approval of a special exception and variance so that it can install the Replacement Monopole in a new location that will comply with all current zoning regulations and reduce and minimize the visual impact to surrounding properties (as compared to the location of the original guy tower and antenna).

Baltimore City) and the WBAL-AM transmitter site (at the Property). Since the guy tower was destroyed, WBAL has been using its backup links that rely on Verizon, but WBAL must re-establish a primary link with a Replacement Monopole and microwave dish antenna. WBAL-AM is the Primary Entry Point for the Baltimore region for EAS (Emergency Alert System) information from FEMA, the State of Maryland Emergency Management System, and the National Weather Service. WBAL needs the Replacement Monopole to have a primary and secondary/backup system, which will help ensure it will stay on-air and uninterrupted during critical periods when important information must be disseminated to the public. In short, this is not a typical application for a "wireless telecommunications tower and antenna." See photos of the original 80' guy tower (standing and damaged) attached as Exhibit A.

The original guy tower and microwave antenna were non-conforming uses, and the original guy tower was located in the "front yard" along Winands Rd, approximately 100 feet to the east of the transmitter building, and with an (arguably unsightly) cable bridge running from the building to the tower base. The Replacement Monopole is proposed at the rear of the building, farther away from Winands Rd, and it will use an existing cable bridge, thus eliminating the cable bridge at the front of the building. See Zoning Drawings, Sheet Z-1, attached as Exhibit B.

B. WBAL's Request for Zoning Relief

Because the Replacement Monopole is proposed in a different location from the damaged guy tower, it is subject to the Special Exception requirements in sections 426 and 502.1 of the BCZR. Below, please find a detailed statement of justification and code compliance, all of which is supported by documents attached as exhibits (and listed above), and will be confirmed at an upcoming public hearing. WBAL's compliance narratives are in *italics*.

III. The Replacement Monopole is consistent with § 426 of the BCZR:

A. § 426.2 County's Legislative Policy

WBAL's microwave antennae were located on an existing structure (the 80' guy tower) and must now be located on the Replacement Monopole. The Replacement Monopole is being built for WBAL only and will not be a commercially available wireless telecommunications facility.

B. § 426.3. – The exceptions do not apply.

C. § 426.4. Tower Review Committee

According to Mr. Richard Bohn, Chief of the Office of Information Technology for Baltimore County and Chair of the Tower review Committee, the Replacement Tower is "exempt from the Tower Review Committee process." See May 4, 2016 email from Richard Bohn attached as Exhibit C.

D. § 426.5. Location and height restrictions:

The Property is zoned DR 3.5 and DR 5.5 and the location of the damaged guy tower and Replacement Monopole are in the portion zoned DR 3.5, which permit the 80' tall Replacement Monopole and proposed antennas with a special exception.

E. § 426.6.A -E Setback Requirements -200' and No Lights.

The Replacement Monopole will be setback 227' from the north, 1,075' from the E/SE, 725' from the S/SW, and 200' from the west. In addition, there is no ground equipment, there will be no lights, and there will not be commercial wireless carriers located on the Replacement Monopole. See Zoning Drawings, Sheet Z-1, at Exhibit B.

F. § 426.7. Security bond

WBAL will post the necessary bond as part of the building permit process.

G. § 426.8. Unsafe or hazardous conditions

WBAL will maintain and care for the Replacement Monopole.

H. § 426.9. Additional conditions for towers permitted by exception

Given WBAL's need for a primary and secondary/backup microwave relay, its need to replace the damaged guy tower, these provisions are not applicable to the Replacement Monopole. To the extent they are, WBAL certifies that the height of 80' is required and is the lowest height necessary to achieve its objectives,

I. § 426.10. Removal of [unused] towers.

WBAL has complied with this requirement.

J. §426.11 Variances are permitted in accordance with § 307 of the BCZR

WBAL seeks a variance, if one is necessary, to install a microwave dish antenna onto the Replacement Monopole. The microwave dish antenna is the same microwave dish antenna that was attached to the original 80' guy tower. Despite that the 74.5" diameter microwave antenna is and was a non-conforming use, out of an abundance of caution, WBAL is applying for a variance in case the County deems it is appropriate. See section V below for additional details.

IV. General Conditions for a Special Exception – Section 502.1 (BCZR)

WBAL's Replacement Monopole will not be detrimental to the health, safety or general welfare of the locality involved. Further, it will not create traffic congestion; will not create any potential hazards; will not overcrowd the land or cause undue concentration of population; will not interfere with any public resources, transportation or other public requirements, conveniences or improvements; will not interfere with adequate light and air; will not be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the BCZR; will not be inconsistent with the impermeable surface and vegetative retention provisions of the BCZR, and will not be detrimental to any environmental and natural resources.

WBAL's Replacement Tower will meet or exceed the letter and spirit of the BCZR. The Replacement Monopole and microwave antenna dish could have been constructed and installed at the exact same location without review because they were non-conforming uses that had been in use for more than 60 years. The Replacement Monopole will actually cause much less impact, that the 60' year old guy tower that it must replace because it will be located further away, in compliance with the current setbacks, and will have less of a visual impact as a result.

On April 25, 2016, WBAL conducted a balloon test, in which a large red helium balloon was flown to a height of 80' from the original location of the guy tower and a second large red

helium balloon was flown to a height of 80' from the location for the Replacement Monopole. Once the balloons were raised, a photographer conducted a visual impact survey. The results of the survey, as photographic evidence, clearly indicate that the Replacement Monopole will have less visual impact, and certainly no more visual impact, than the original guy tower. See the Photos and Visual Impact Survey attached as Exhibit D.

V. Variances – Section 307

Permissible "... where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of ...[the regulations], and only in such manner as to grant relief without injury to public health, safety and general welfare..."

WBAL proposed to install the exact same 74.5" diameter microwave dish antenna that it has used for more than 60 years onto the Replacement Monopole. This microwave dish antenna provide the back-up link that WBAL has relied on for more than 60 years and it will again provide the back-up link when it is attached to the Replacement Monopole. Strict compliance with the 3' diameter requirement (in § 426.11), if such compliance is actually required, would create a practical difficulty for WBAL and result in an unreasonable hardship because this microwave dish is its antenna and it is the same one it has been using for more than 60 years. See photo 1 of Exhibit A.

V. Conclusion

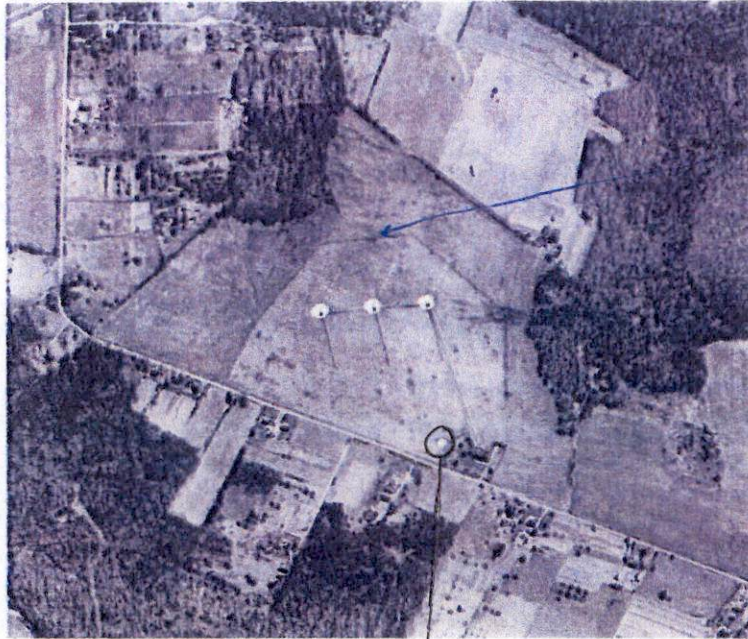
WBAL's proposal is critical. WBAL has taken the necessary time to design this project in a way that provides it with the microwave communication it needs, and in a way that minimizes the impact on the Property and surrounding areas. The evidence outlined above and supported in the attached exhibits highlights that WBAL's proposal meets and exceeds every relevant code requirement. At the upcoming public hearing, WBAL will be happy to elaborate on and present additional and other supporting evidence to demonstrate why this application for a special exception and application for a variance (if necessary) should be granted.

Exhibit A

Original 80' Guy Tower w/ Microwave Dish Antenna (1955 – 2015)

Photo 1 of 4

1956 Aerial Photo



Original Tower
Location

Photo 2 of 4

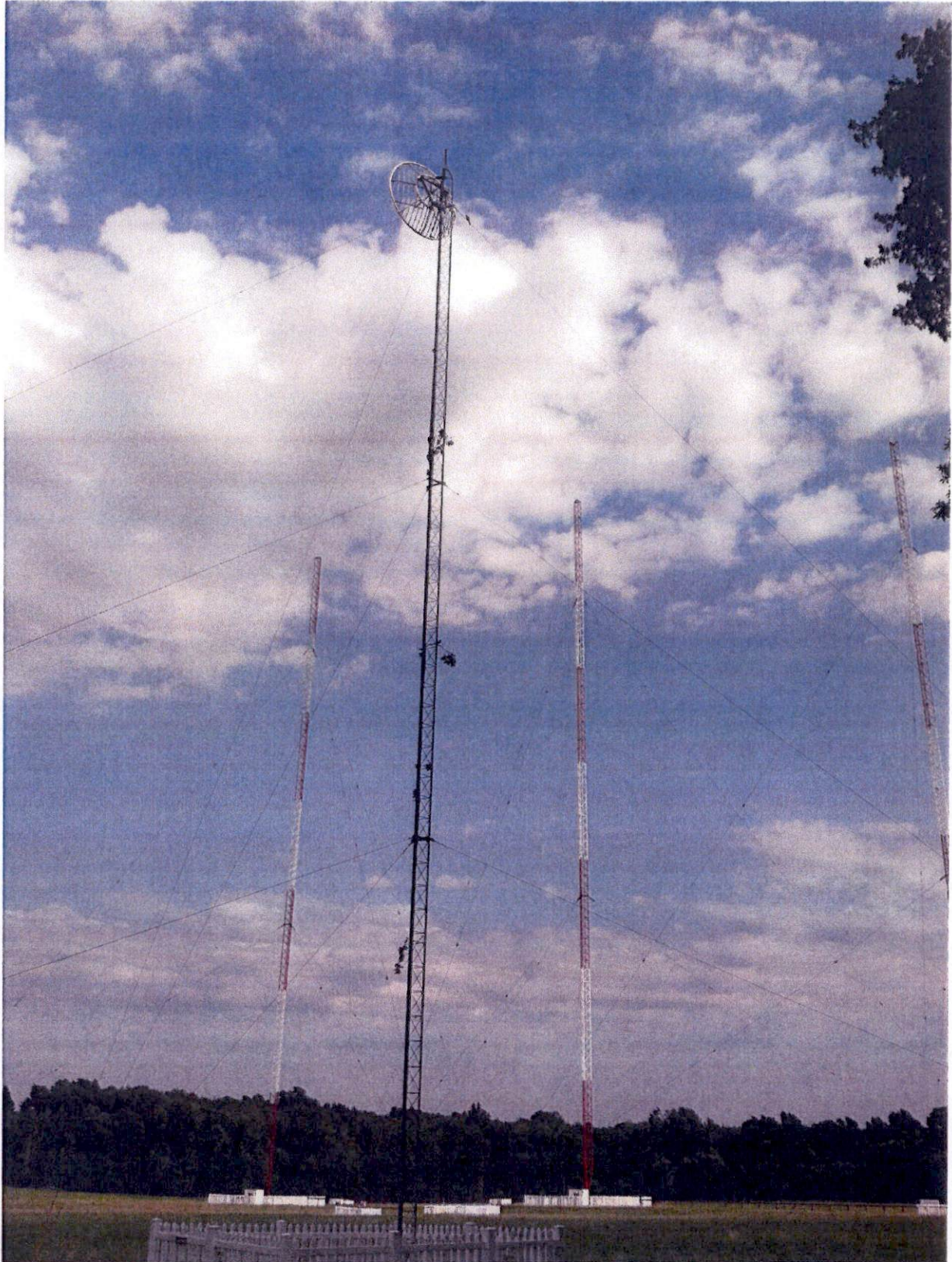


Photo 3 of 4

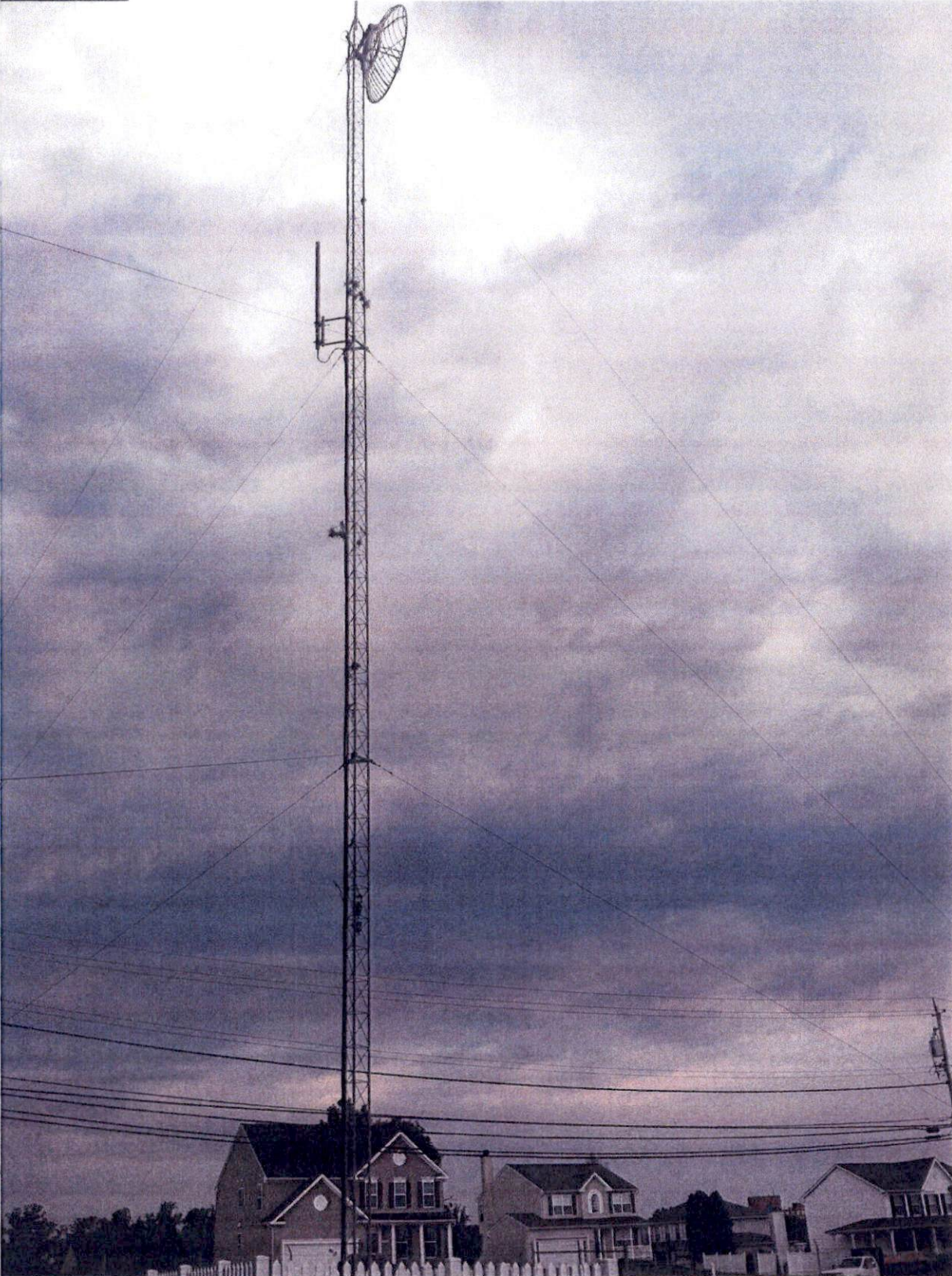


Photo 4 of 4 (damaged in storm April 2015)

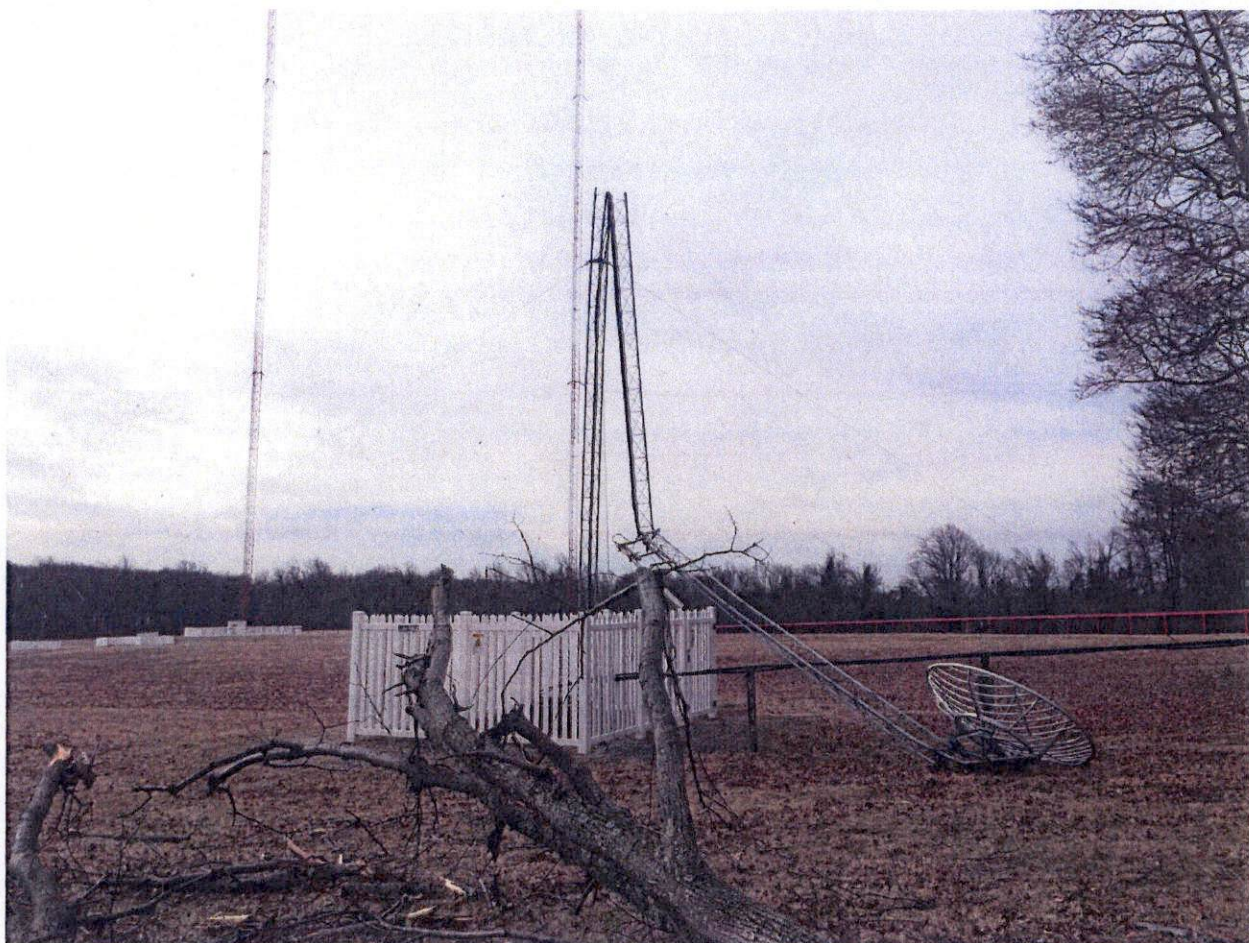


Exhibit B

**PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
EXCEPTION AND VARIANCE
(IF NECESSARY)**

A circular prohibition sign with a diagonal cross. Inside the circle is a lit match and a flame, indicating that open flames are prohibited.

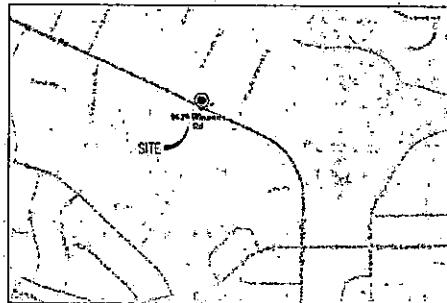
ELECTRIC - RED
GAS/OIL - YELLOW
TEL/CATV - ORANGE
WATER - BLUE
SEWER - GREEN
SURVEY - PINK
PROPOSED EXCAVATION - WHITE

[illegible]

OWNER APPROVAL

DATE _____

VICINITY MAP



ADJ	ADJUSTABLE	WDR	MECHANICAL
APPRO	APPROXIMATE	WDR	MANUFACTURE
ARC	CABINET	WBL	MAN OLEUM BAR.
CLS	CASE	WBL	ARMOR
CONC	CONCRETE	WBL	MACH.
CONJ	CONJUNCTION	WBS	NOT IN CONTRACT
CONSTR	CONSTRUCTION	WBS	NOT TO SCALE
DA	DOWN	DC I	OF CENTER
DE	DECK	OPP	DIPOSITE
DOB	DOWNHILL GROUND BAR.	Q	SQUARE FOOT
EA	EASH	SH	FEET
ELEC	ELECTRICAL	SW	SIMILAR
ELV	ELEVATION	SS	STAINLESS STEEL.
EN	ENAIL	STL	STEEL.
EQUIP	EQUIPMENT	TYP	TYPICAL
EXT	EXTERIOR	TYP	TYPICAL
EX	EXTERIOR	TYP	TYPICAL
FIN	FINISHED FLOOR	TYP	TYPICAL
FLV	FLAVORED	VF	VERY IN FIELD
GR	GROUND BAR	W	UNLESS OTHERWISE NOTED
GR	GROUND	W/F	WITH WALLS, WITH FURNISH
CONSTR	CONSTRUCTION CONTRACTOR	W/F	WITH
LS	LONG	A	AND
LSH	LONG LOW HORIZONTAL	B	AT
LOC	LOCATION		
LOC	LONG LOW HORIZONTAL		
LOC	LOCATION		

◆ SPOT ELEVATION
 ☞ CENTERLINE
 ☞ PLATE
 (No. / SHT) DETAIL NUMBER / SHEET NUMBER
 — G — GROUND WIRE
 — COAXIAL CABLE
 ☐ PCS ANTENNA

T-1 TITLE SHEET
Z-1 SITE PLAN:
Z-1A ENLARGED SITE PLAN, SETBACKS AND ZONING NOTES
Z-1B ADJOINERS LIST
Z-1C ADJOINERS LIST CONTINUED
Z-2 MONOPOLE ELEVATION AND DETAILS

SCOPE OF WORK:

REAL HEARST PROVIDES THE INSTALLATION OF ONE NEW MONITORING DISC PROTECTIVE SYSTEM (RDS-3004) AND THE RELOCATION OF ONE EXISTING MONITORING DISC (RDS-3004) FROM THE EXISTING MONITORING DISC PROTECTIVE SYSTEM (RDS-3004) TO A NEW RDS-3004 PROTECTIVE SYSTEM (RDS-3004).

PROPERTY OWNER: NEW JERSEY HEARST CORP.
3600 HOOPER AVE.
BALTIMORE, MD 21211

PROPERTY NAME: REAL HEARST

SITE ADDRESS: 8870 WIMANOS ROAD
BALTIMORE, MD 21233

APPLICANT: NEW JERSEY HEARST CORP.
3600 HOOPER AVE.
BALTIMORE, MD 21211

LOCATION: 39° 22' 30.18" N
76° 47' 25.76" W

PROJECT MANAGER: TOM BERRY
VERTICAL TECHNOLOGY SERVICES, LLC
1845 EIGHTH ST., STE. B
HAGERSTOWN, MD 21740

MAP: 77

DATE BOOKED: 03/19/03

CHARTED DRAWING NO. 13/08/03

DISTRICT: 07 143 AREA: 022207000

ABSTRACT: BALTIMORE, MD 007

@entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

[illegible]

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19262, Expiration Date: 01/05/2017

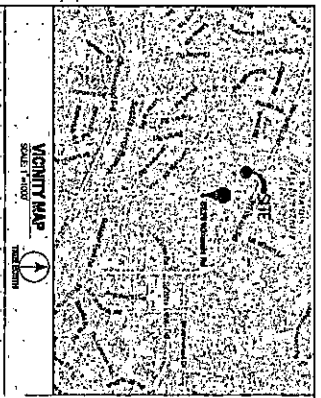
PROJECT NO:	1158.004
DESIGNER:	M.A.
ENGINEER:	C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
6529 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

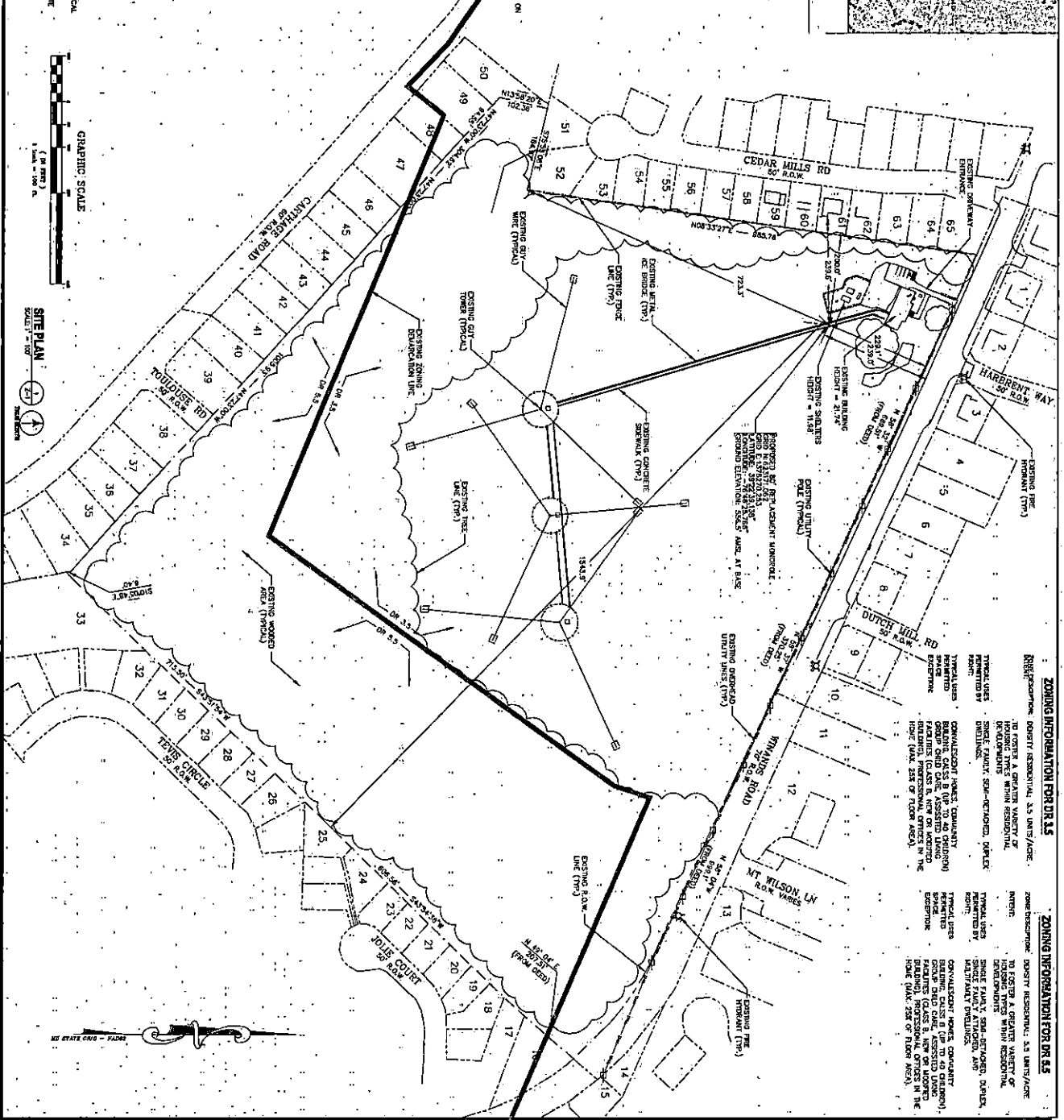
TITLE SHEET

SHEET NUMBER: T-1



GENERAL NOTES

- OWNER: W.B.A. DUNN HEARST CORPORATION
BALTIMORE, MD 21211
- PROJECT ADDRESS: 3825 WINDING ROAD
BALTIMORE, MD 21133
- MAILING ADDRESS: 3825 WINDING ROAD
BALTIMORE, MD 21211
- SITE AREA: 21,164.44 SQ. FT. (48.39 AC)
- BUILDING AREA:
EXISTING/PROPOSED BUILDING:
EXISTING/PROPOSED SHEDS:
TOTAL: 3,297 SQ. FT.
334 SQ. FT.
3,631 SQ. FT.
- BUILDING USE: BUSINESS - ROAD FRONTAGE
- UTILITIES:
WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, FIBER OPTIC
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FLOOD ZONING MAP, FIRM, DATED AUGUST 2, 2001.
- PERSON CALCULATIONS:
1 PERSON EMPLOYEE - LARGEST SHEET
HANDICAPPED ACCESSIBLE
PROPOSED: 3 SPACES
PROVIDED: 4 SPACES
SPACES (1 HANDICAPPED, 3 REGULAR)
- SETBACKS:
FRONT: 10 FT. 2' 0" (MIN.)
REAR: 5' 0" (MIN.)
SIDE: 5' 0" (MIN.)
N/A
- REQUIREMENTS:
TO MEET SETBACK REQUIREMENTS, PROPOSED: 280 FT.
TO MEET SETBACK REQUIREMENTS, PROPOSED: 280 FT.
- REPORT OF STRUCTURE:
WINDING ROAD (SECTION 42B.5)
PROPOSED: 10 FT. PLUS 4 FT. LATCHING ROAD
- DEED REF: BOOK 1046, PAGE 203
- TAX ACCOUNT #: 002300720
- CONVULSION DISTRICT: 4
- SECTION DISTRICT: 2
- REGULATORY PLANNING DISTRICT: 312, BALTIMORE
- CORRUS TRACT, 400.00 AC
- WATERED: CORRUS FALLS
- ZONING: ON 2.5/AM 5.5
(OPEN 1-1/2" ZONING MAP 07/72)
- TAX MAP: 0771, GRID 0004, PARCEL 0097
- NO KNOWN PREVIOUS ZONING CASES BY FILE
- PERMITS ON FILE: NONE
- FLOOD AREA: NONE, 3-21-11 (NO CHANGE TO EXISTING)
- THE SITE DOES NOT LIE WITHIN THE OBSERVATION RAY CRITICAL AREA.
- TITLE HISTORIC: 1
- PREVIOUS DMC MEETINGS: NONE KNOWN

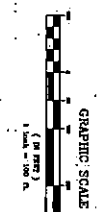


ZONING INFORMATION FOR DR 5.5

RESIDENTIAL, DENSITY RESIDENTIAL, 5.5 UNITS/ACRE.
TO PROVIDE A GREATER VARIETY OF HOUSING TYPES WITHIN RESIDENTIAL DEVELOPMENTS.
TYPICAL USES:
SINGLE-FAMILY, SEMI-DETACHED, DUPLEX, TOWNHOMES, CONDOMINIUMS, APARTMENTS, HOTELS, MOTELS, BOARDING HOUSES, GUEST HOUSES, UP TO 40 CHILDREN, FACILITIES (CLUBS, NEW OR MODIFIED), PROFESSIONAL OFFICES IN THE HOME (MAX. 25% OF FLOOR AREA).

ZONING INFORMATION FOR DR 5.5

RESIDENTIAL, DENSITY RESIDENTIAL, 5.5 UNITS/ACRE.
TO PROVIDE A GREATER VARIETY OF HOUSING TYPES WITHIN RESIDENTIAL DEVELOPMENTS.
TYPICAL USES:
SINGLE-FAMILY, SEMI-DETACHED, DUPLEX, TOWNHOMES, CONDOMINIUMS, APARTMENTS, HOTELS, MOTELS, BOARDING HOUSES, GUEST HOUSES, UP TO 40 CHILDREN, FACILITIES (CLUBS, NEW OR MODIFIED), PROFESSIONAL OFFICES IN THE HOME (MAX. 25% OF FLOOR AREA).



SITE PLAN
SCALE: 1" = 100'

entrex
COMMERCIAL DESIGN SERVICES, INC.
6800 Redbank Dr., Suite 650
Baltimore, MD 21206
PHONE: (410) 481-1000
FAX: (410) 481-1001

Vertical Industry Services

WBAL HEARST
3825 WINDING ROAD
BALTIMORE, MD 21133
BALTIMORE COUNTY

PROJECT NO: 175-004
DESIGNER: R.S.
ENGINEER: D.G.

SCALE: 1" = 100'
GRAPHIC SCALE: 1" = 100'

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1

DATE:
08-15-13

BY:
D.G.



- A. ANTENNAS SHOULD BE PLACED ON EXISTING TOWERS, BUILDINGS AND STRUCTURES, INCLUDING THOSE OF PUBLIC UTILITIES, WHERE FEASIBLE; AND
- B. IF A NEW TOWER MUST BE BUILT, THE TOWER SHOULD BE:
1. CONSTRUCTED TO ACCOMMODATE AT LEAST 3 PROVIDERS;
 2. ERECTED IN A MEDIUM- OR HIGH-INTENSITY COMMERCIAL ZONE, WHEN AVAILABLE; AND
 3. LOCATED AND DESIGNED TO MINIMIZE ITS VISIBILITY FROM RESIDENTIAL AND TRANSITIONAL ZONES.

- A. SETBACKS. [BILL NO. 17-2002]

- 1. A TOWER SHALL BE SET BACK AT LEAST 200 FEET FROM ANY OTHER OWNER'S RESIDENTIAL PROPERTY LINE.
- 2. A STRUCTURE HOUSING EQUIPMENT FOR A TOWER SHALL MEET THE MINIMUM SETBACK REQUIREMENTS FROM ANY OTHER OWNER'S PROPERTY OR ZONE LINE.
- 3. NOTWITHSTANDING THE PROVISIONS OF SECTION 102.2 OF THESE REGULATIONS, IF A MULTIPLE STRUCTURE HOUSING EQUIPMENT FOR A TOWER ARE LOCATED ON THE SAME OWNER'S PROPERTY, A YARD OR SETBACK IS NOT REQUIRED BETWEEN THE STRUCTURES.
- B. EXCEPT AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION:
 - 1. STROBOSCOPIC LIGHTS ARE NOT PERMITTED ON A TOWER.
 - 2. THE TOWER, ANTENNA AND SUPPORTING LINES SHALL BE NEUTRAL IN COLOR.
- C. IF A TOWER IS LOCATED IN A RESIDENTIAL OR TRANSITIONAL ZONE, ANY STRUCTURE HOUSING EQUIPMENT ON 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.
- 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 STRUCTURE HOUSING EQUIPMENT FOR THE TOWER MEETS ALL APPLICABLE BUILDING CODE AND SAFETY REQUIREMENTS.
- 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.

- LOCATION AND HEIGHT RESTRICTIONS FOR WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS.
IN THIS SECTION, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED:

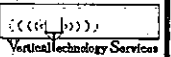
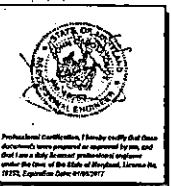
- A. "R" MEANS BY RIGHT.
- B. "SE" MEANS BY SPECIAL EXCEPTION.
- C. THE COLUMN FOR ANTENNAS REFERS TO ANTENNAS LOCATED ON A TOWER, BUILDING OR STRUCTURE LEGALLY EXISTING PRIOR TO THE INSTALLATION OF THE ANTENNA EVEN IF THE TOWER, BUILDING OR STRUCTURE WAS APPROVED BY SPECIAL EXCEPTION.
- D. THE HEIGHT OF A TOWER IS MEASURED FROM THE BASE OF THE TOWER TO THE TIP OF THE TOWER OR THE TIP OF THE HIGHEST ANTENNA ON THE TOWER, WHICHEVER DISTANCE IS GREATER.

		ANTENNAS	TOWERS
	HIGH PERMITTED	MAXIMUM ANTENNA HEIGHT AND ANTENNA DIAMETER	≤200 FT. HIGH ≥200 FT. HIGH
RESIDENTIAL ZONES R.C., R.C.C., C.R. DISTRICT, D.R., R-O-A	R	15 FEET HIGH, DIAMETER 3 FEET	SE SE R IF IN AN R.C. ZONE WHEN THE RIGHTS-OF- WAY OF PUBLIC UTILITY OVERHEAD ELECTRICAL TRANSMISSION LINES CARRYING MORE THAN 65,000 VOLTS. PROVIDED THAT THE HEIGHT OF THE TOWER DOES NOT EXCEED 250 FEET.
TRANSITIONAL ZONES S-E, R-O, OR-1, R.M., B.M.C., B.M.B., C.B.	R	15 FEET HIGH, DIAMETER 3 FEET	SE SE
MEDIUM INTENSITY COMMERCIAL OR-2, B.L.R., P.L., B.M., B.R., M.R., M.L., M.L.R.	R	NOT REGULATED	R SE
HIGH INTENSITY COMMERCIAL O-3, O.L., M.H.	R	NOT REGULATED	R SE

- 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;
 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 AS PROPOSED IS NECESSARY FOR THE OPERATION OF THE SERVICE;
 3. TO THE EXTENT TECHNICALLY FEASIBLE, THE TOWER HAS BEEN DESIGNED TO ACCOMMODATE ANTENNAS OF AT LEAST TWO OTHER PROVIDERS; AND
 4. THE HEIGHT OF THE TOWER IS NO HIGHER THAN WHAT IS REQUIRED TO ENABLE PRESENT AND FUTURE CO-LOCATION OF OTHER PROVIDERS.
- B. THE ZONING COMMISSIONER SHALL REVIEW THE PETITIONER'S SUBMITTAL WITH REGARD TO THE LEGISLATIVE POLICY UNDER SECTION 42B.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
 - B. DUE TO TOPOGRAPHICAL OR OTHER UNIQUE FEATURES, THE PROPOSED SITE IS MORE CONSISTENT WITH THE LEGISLATIVE POLICY UNDER SECTION 42B.2 THAN ANY OTHER IN AN AVAILABLE, SUITABLE SITE.
 2. A TOWER IN AN R.C. ZONE SHALL BE LOCATED ON A LOT OF AT LEAST TWO ACRES. IN ALL OTHER RESIDENTIAL OR TRANSITIONAL ZONES, A TOWER SHALL BE LOCATED ON A LOT OF AT LEAST THREE ACRES.
- IN GRANTING A SPECIAL EXCEPTION, THE ZONING COMMISSIONER, OR BOARD OF APPEALS UPON APPEAL, SHALL IMPOSE CONDITIONS OR RESTRICTIONS AS PROVIDED IN SECTION 500.2.3, IN ADDITION, THE COMMISSIONER SHALL REQUIRE THAT THE TOWER BE AS CLOSE AS STRUCTURALLY FEASIBLE TO THE LOCATION, SUCH AS A FLAGPOLE, STEELPILE OR TOWER, WHICH IS FOUND, OR LIKELY TO BE FOUND, TO BE THE AREA OF THE TOWER UNLESS THE COMMISSIONER FINDS THAT THE REQUIREMENT IS NOT REASONABLE OR ADVISABLE FOR THE PROTECTION OF PEOPLE, PROPERTY, OR THE ENVIRONMENT.

[illegible]

PROJECT NO:	1158.004
DESIGNER:	TMF
ENGINEER:	H.M.

GRAPHIC SCALE IN 1

WBAL HEARST
-
8623 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

**ENLARGED
SITE PLAN,
SETBACKS
AND ZONING NOTES**

SHEET NUMBER:
Z-1A

[illegible]

ACCOUNT 02-2400072180
N/F
EVANS, KAREN E. BROWN
MAILING ADDRESS 8624 WHARFS ROAD
RANDALLSTON, MD 21133
PREMIER ADDRESS STATE
DEED BOOK 37271 PAGE 138
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 13,024 SF

[illegible][illegible][illegible]

ACCOUNT	30	31	32	33	34	35
ACCOUNT 02-1000914295	MAILING ADDRESS: 10 KATE COURT PRINCE GEORGES, SMITH OEDD PO BOX 8000 UNIT 774 ZIONSBURG, IN 46088 PHONE 31420 5	MAILING ADDRESS: 10 KATE COURT PRINCE GEORGES, SMITH OEDD PO BOX 8000 UNIT 774 ZIONSBURG, IN 46088 PHONE 31420 5	MAILING ADDRESS: 3020 EVANS CIRCLE PRINCE GEORGES, SMITH OEDD PO BOX 8000 UNIT 774 ZIONSBURG, IN 46088 PHONE 31420 5	MAILING ADDRESS: 3016 EVANS CIRCLE PRINCE GEORGES, SMITH OEDD PO BOX 8000 UNIT 774 ZIONSBURG, IN 46088 PHONE 31420 5	MAILING ADDRESS: 3016 EVANS CIRCLE PRINCE GEORGES, SMITH OEDD PO BOX 8000 UNIT 774 ZIONSBURG, IN 46088 PHONE 31420 5	MAILING ADDRESS: 3016 EVANS CIRCLE PRINCE GEORGES, SMITH OEDD PO BOX 8000 UNIT 774 ZIONSBURG, IN 46088 PHONE 31420 5

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Vertical Technology Services



Professional Certificate, if I have to verify that these documents were prepared or approved by me, and that I am a duly bonded professional engineer under the laws of the State of Maryland. It was in 1932. Expires on Date 04/02/2017.

PROJECT NO:	115B.004
DESIGNER:	M.A.
ENGINEER:	C.G.
SCALE:	

BALTIMORE COUNTY

MONOPOLE ELEVATION AND DETAILS

SHEET NUMBER:

Exhibit C

Phillip Stetler

From: Richard Bohn <rbohn@baltimorecountymd.gov>
Sent: Wednesday, May 04, 2016 2:55 PM
To: Phillip Stetler
Cc: Donna Fair
Subject: RE: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL

Mr. Stetler,

The proposed action, to replace a damaged structure with a like structure, with no additional loads is exempt from the Tower Review Committee process. This action is viewed as a repair of an existing structure and not a new structure.

Best Regards,

Richard A. Bohn
Office of Information Technology
Chief, Electronic Services
Baltimore County Government
410-887-1878
rbohn@baltimorecountymd.gov



From: Phillip Stetler [mailto:PStetler@sitelinkwireless.com]
Sent: Wednesday, May 04, 2016 2:24 PM
To: Richard Bohn <rbohn@baltimorecountymd.gov>
Subject: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL
Importance: High

Mr. Bohn,

We are working with WBAL to replace a damaged tower that was their microwave link to their southern properties (Property location is 8629 Winands Rd). A tree fell on the tower's guy wire in early 2015 and knocked it down. We are looking to replace the 80' damaged guyed tower with an 80' monopole utilizing the old antenna dishes (3' dia and 6' dia) and move the tower further away from the property line.

I was informed by Corey Bowman, formerly of Support Engineering, that he met with you and got an exemption from the tower committee requirement for public safety reasons as long as the tower is not designed to carry addition

loads. (DR3.5/5.5 zoning on parcel). Unfortunately, Support Engineering is no longer in business; we are now moving this project forward for Hearst/WBAL.

Would you please verify that this is the case by way of response to this email? I greatly appreciate your assistance with this matter. We are currently moving ahead with a Special Exception application at this time.

Thanks again for the help,

Phil Stetler

Zoning Manager | Site Link Wireless, LLC

443.977.7561 | pstetler@sitelinkwireless.com

3620 Commerce Drive | Suite 707 | Baltimore, MD 21227



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Exhibit D

WBAL Hearst Tower

Wireless Communications Facility

8629 Winands Road,
Randallstown, MD 21133



Prepared For:

HEARST

Hearst WBAL-TV 11
3800 Hooper Ave
Baltimore, MD 21211

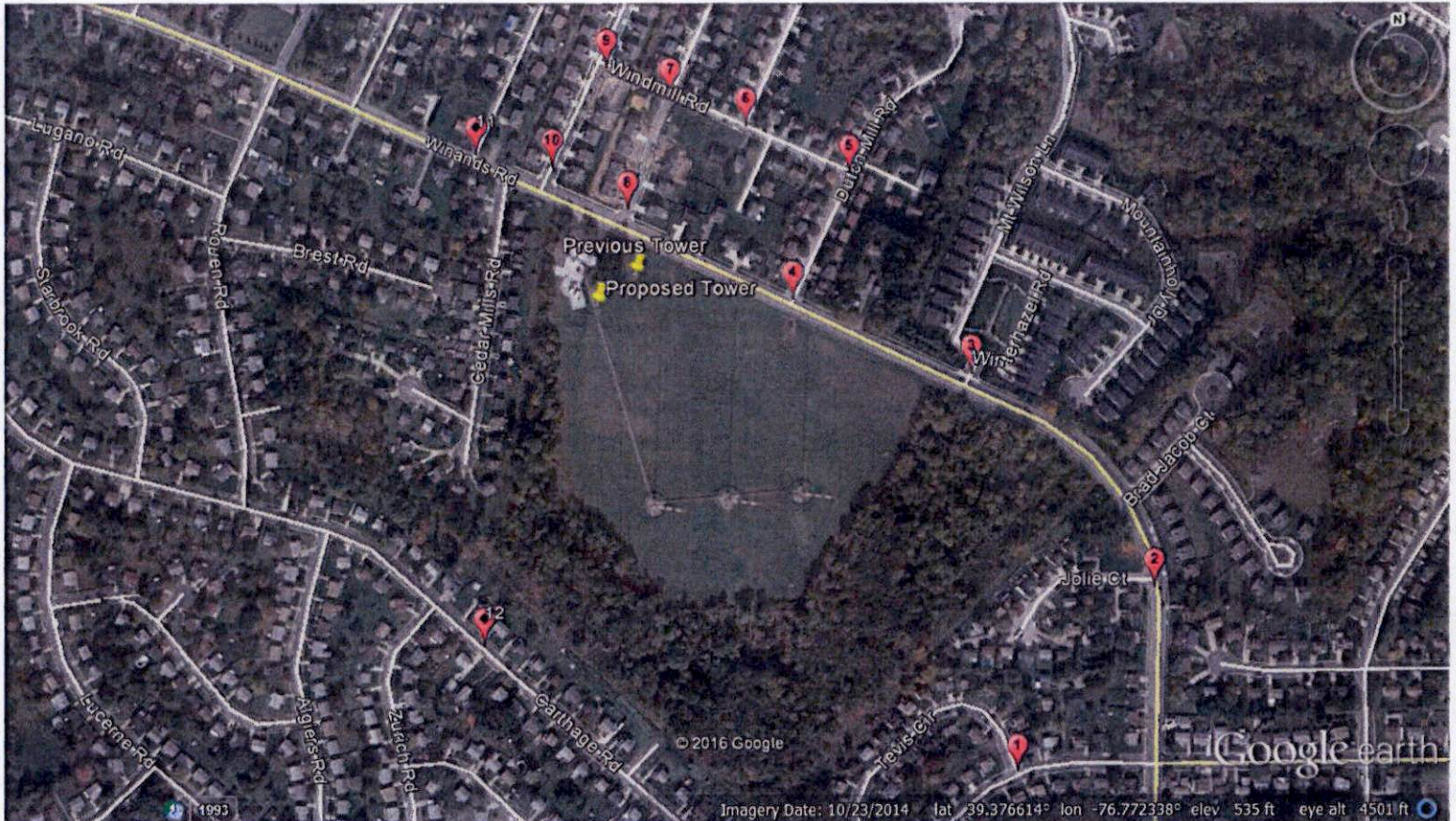
Prepared By:

 **SITE LINK**
WIRELESS

Site Link Wireless
3620 Commerce Drive, Suite
707, Baltimore, MD 21227

Area Overview

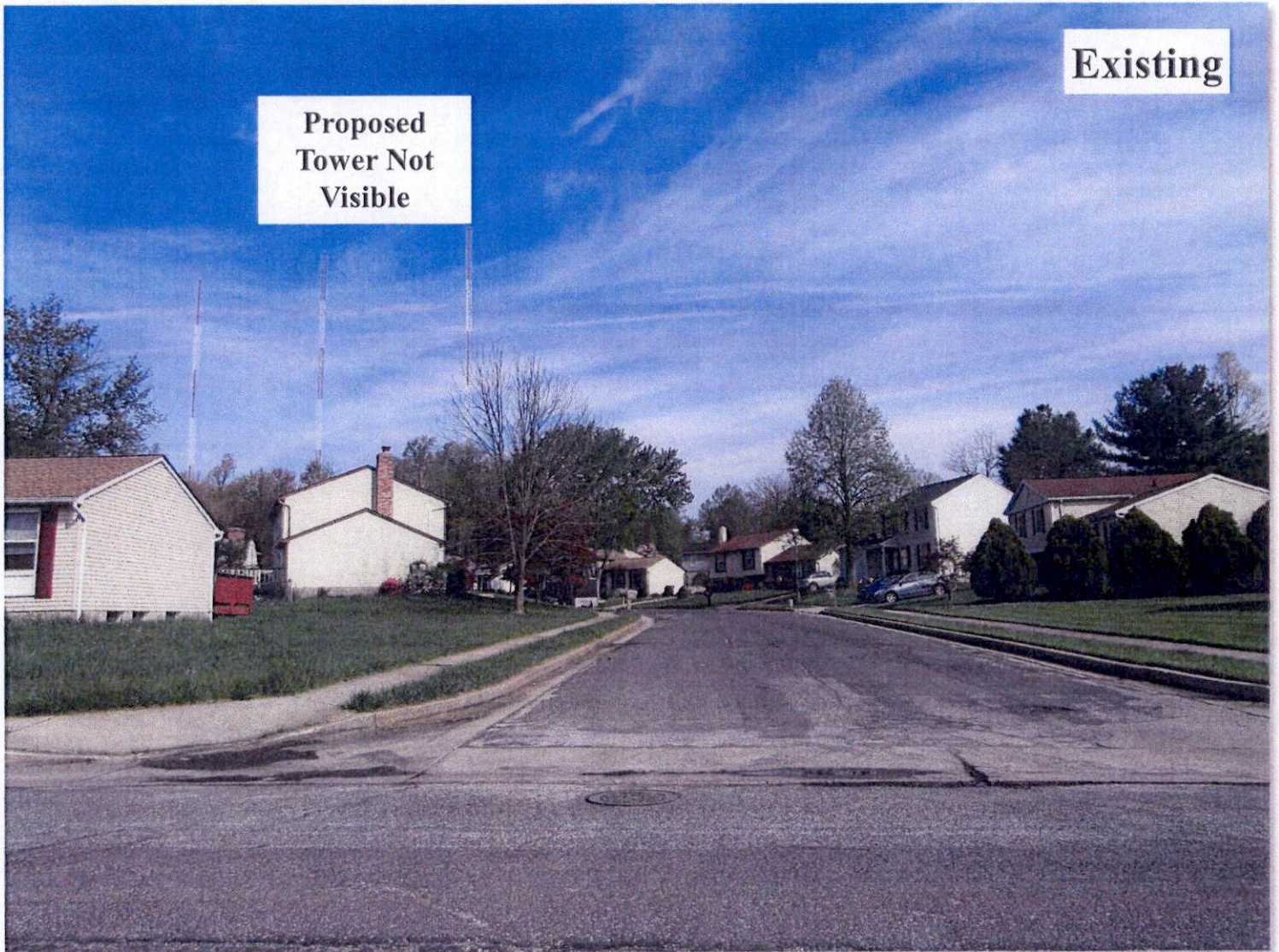
Showing the Locations Where Photos Were Taken



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Area Overview
SHOWING THE PROPOSED SITE





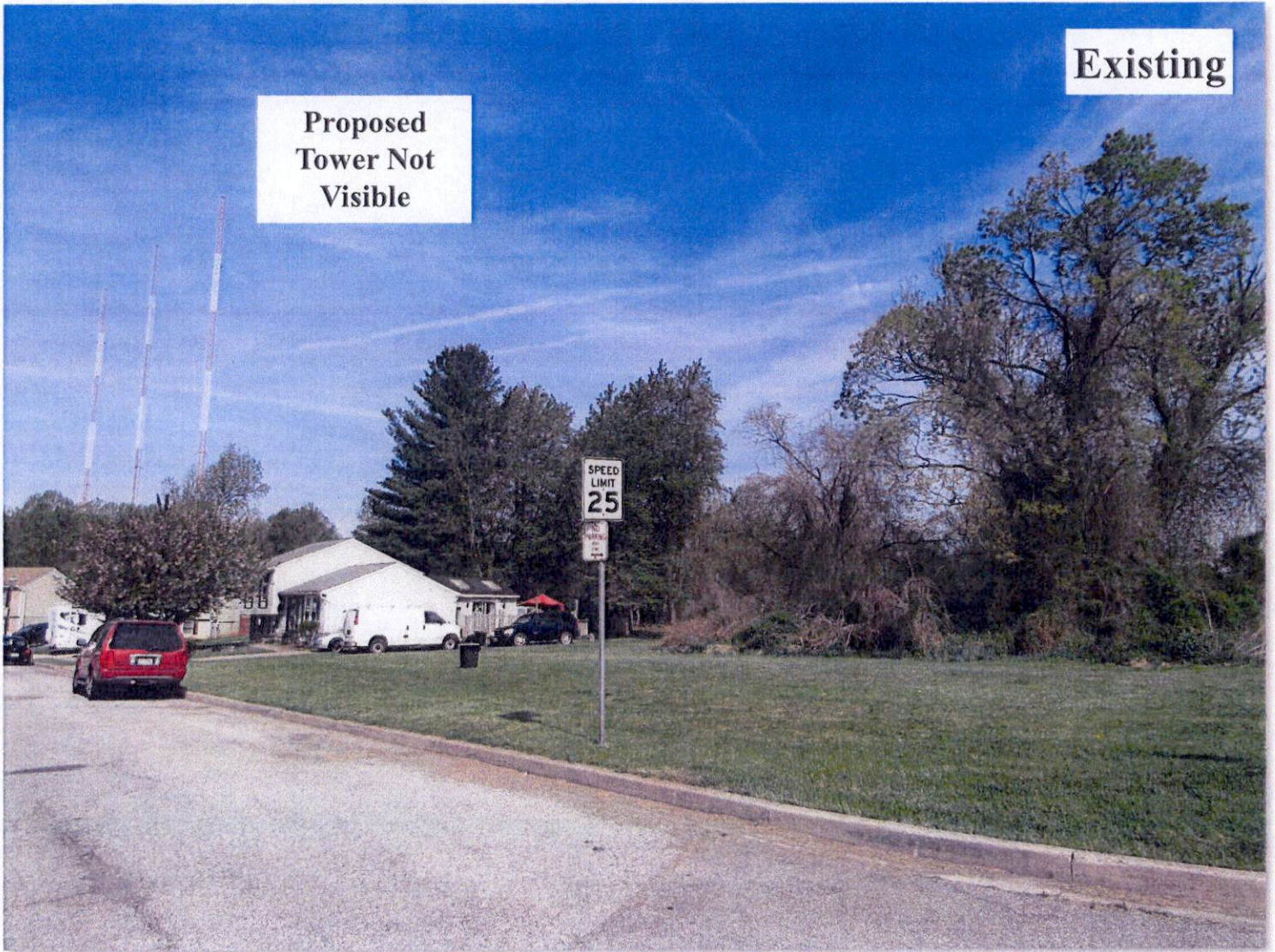
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 1:
Tevis Circle &
Lucerne Road
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing

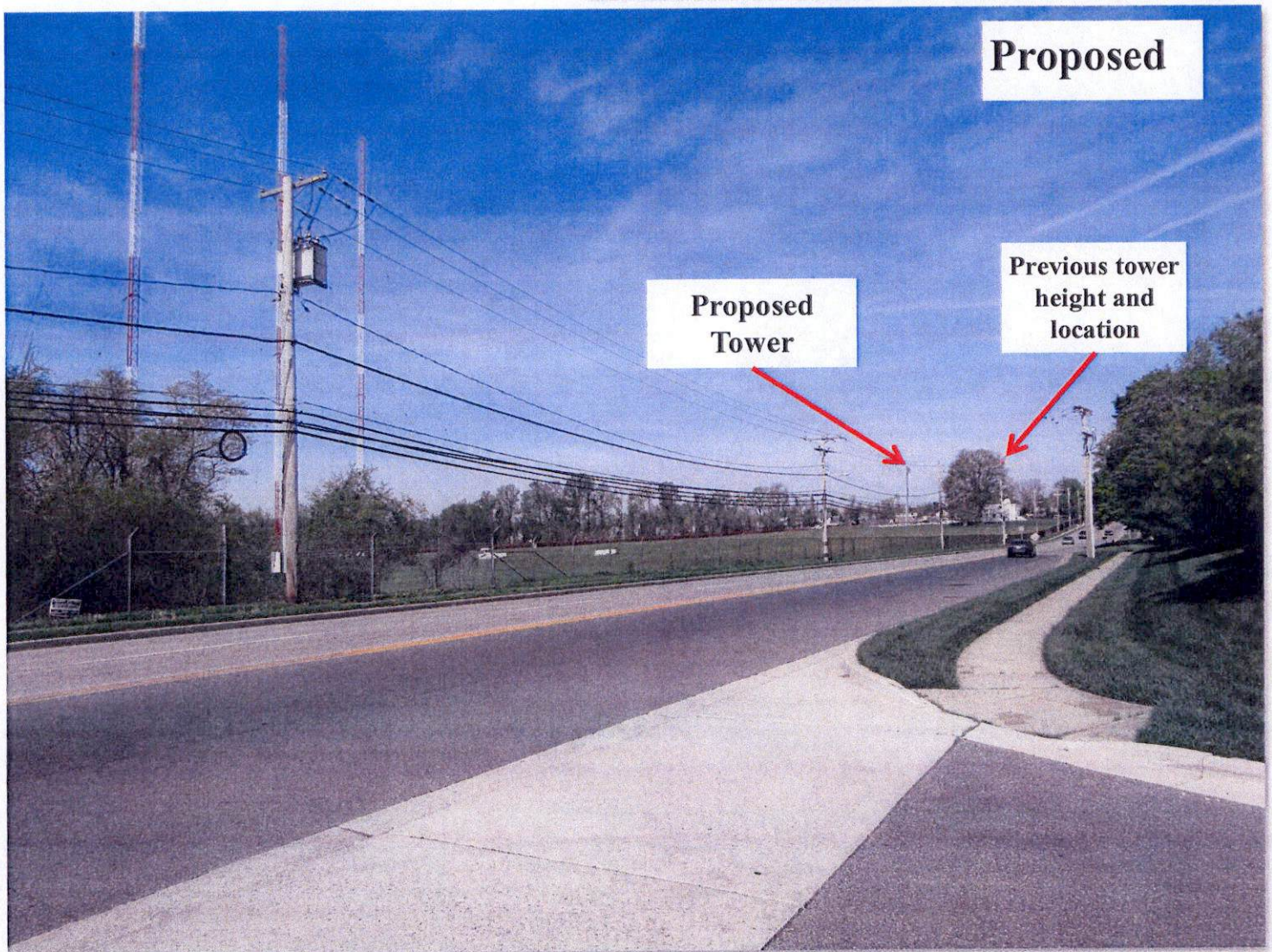
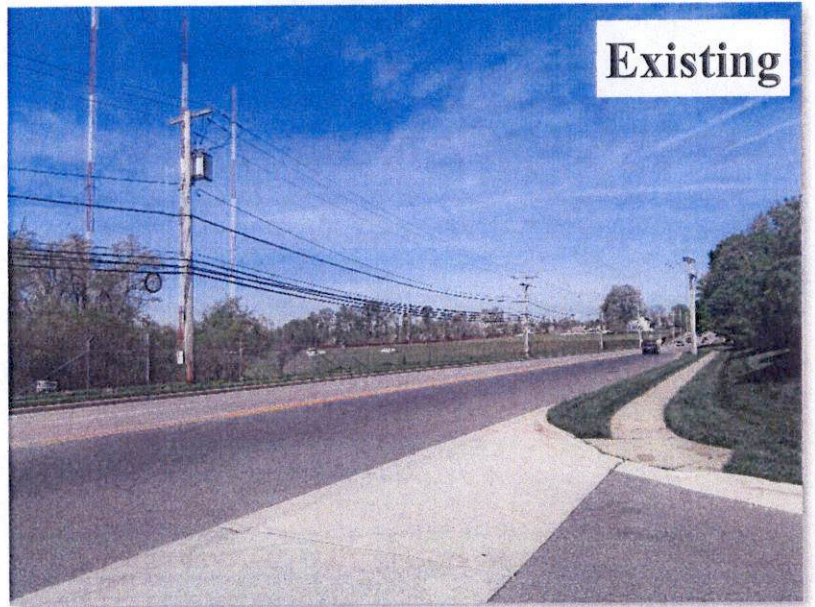
**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 2:
Winands Rd & Jolie
Ct
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

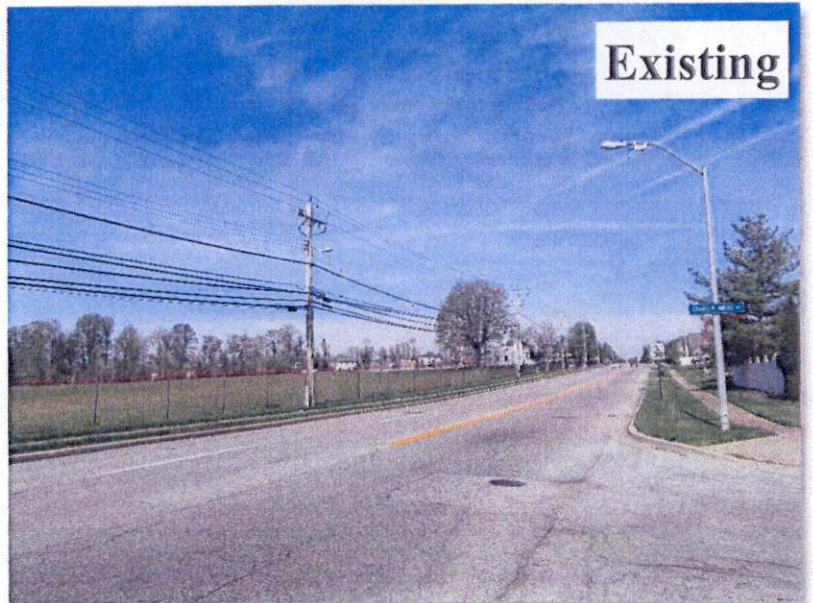


SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

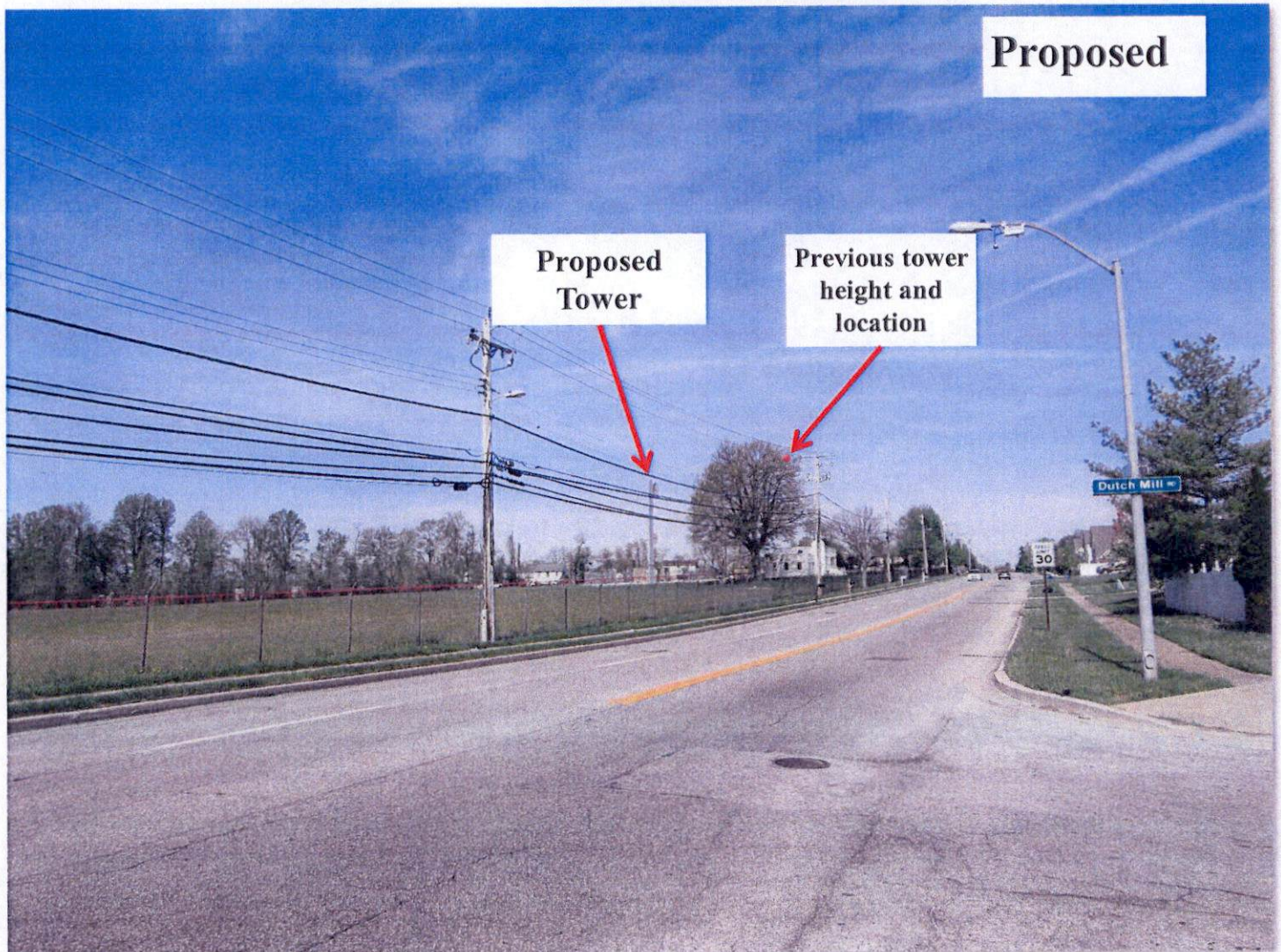
Location 3:
Winands Rd &
Winterhazel Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



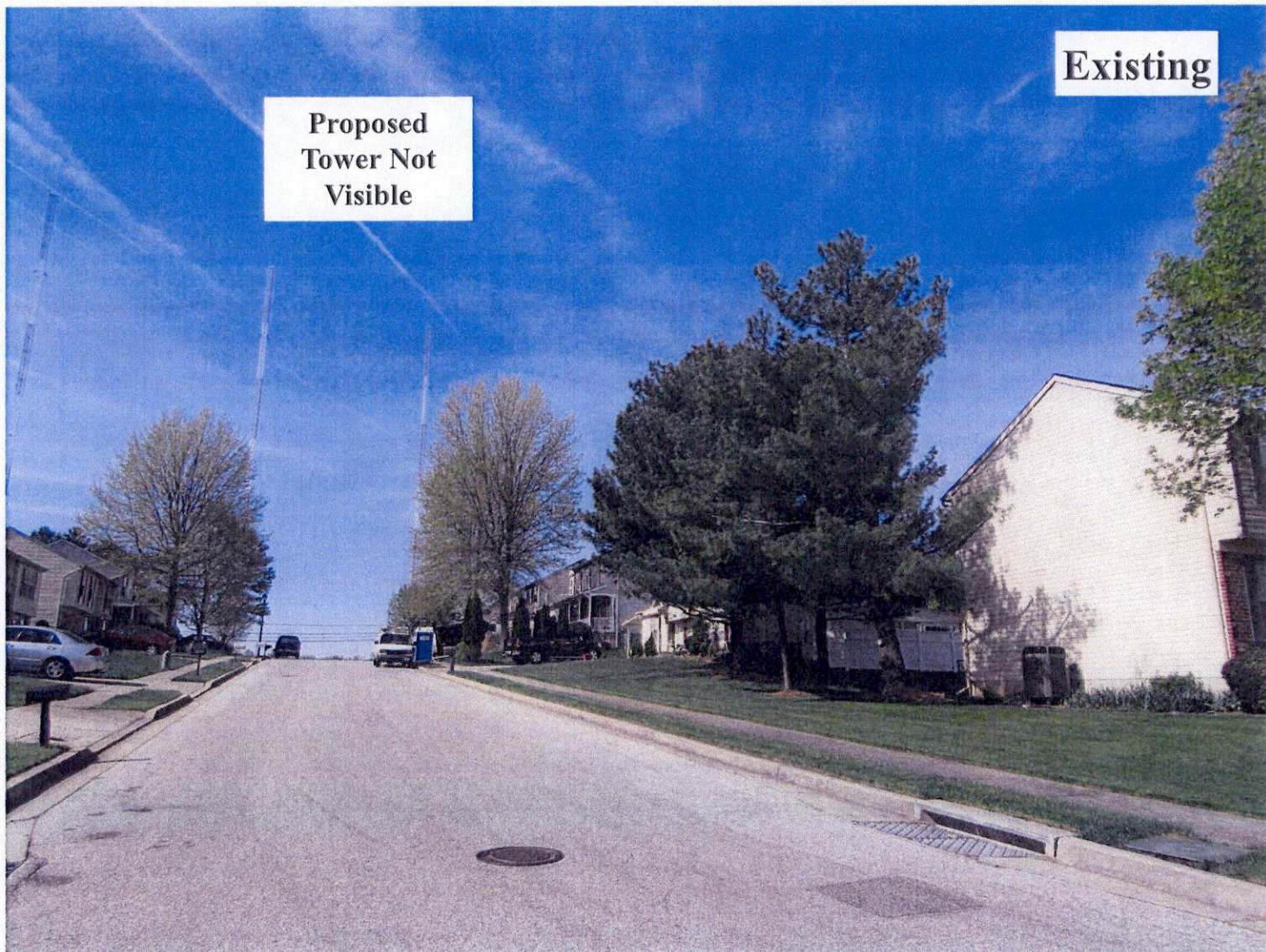
Proposed



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 4:
Winands Rd & Dutch
Mill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 5:
Dutch Mill Rd &
Windmill Rd
SHOWING THE PROPOSED SITE



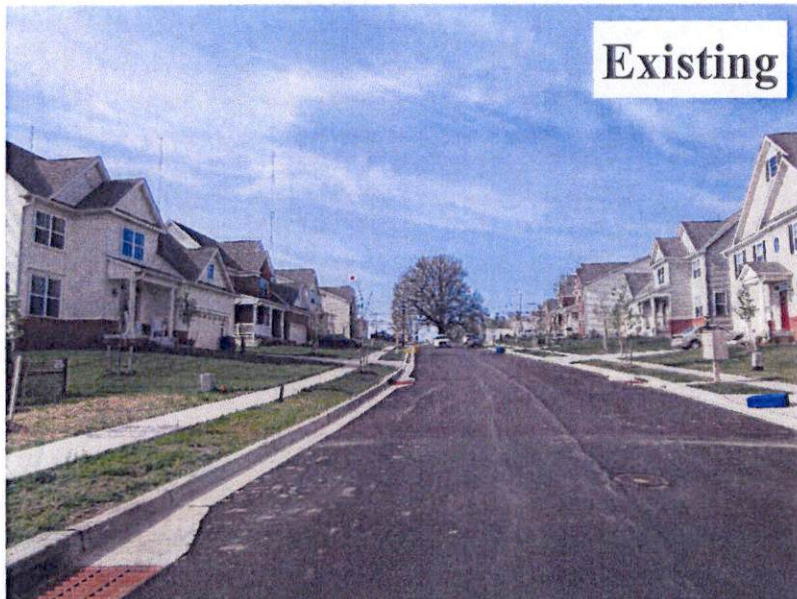


SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 6:
Windmill Rd &
Windmill Circle
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



Proposed



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 7:
Harbrent Way
(Windmill Circle) &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

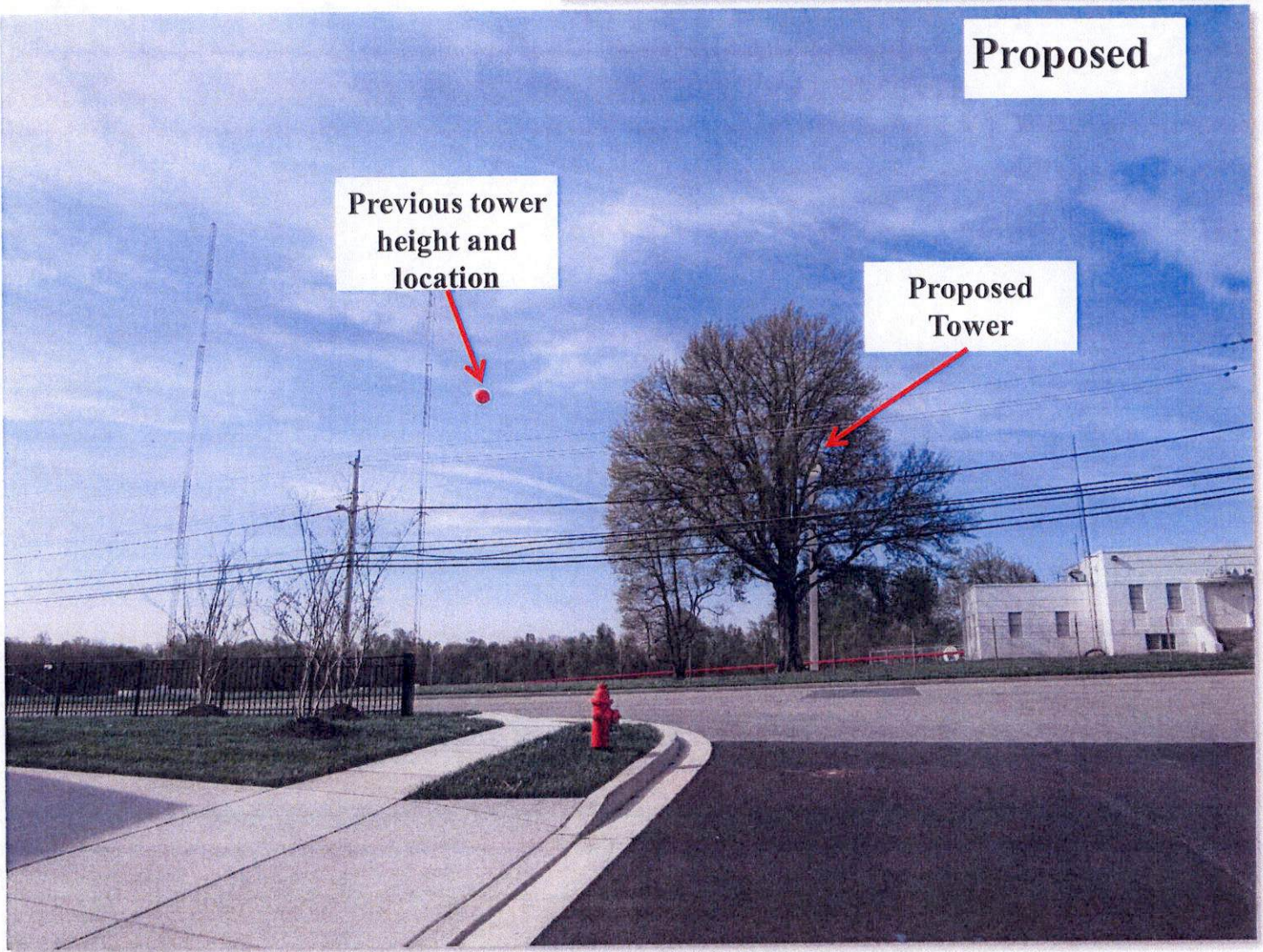
Existing



Proposed

**Previous tower
height and
location**

**Proposed
Tower**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

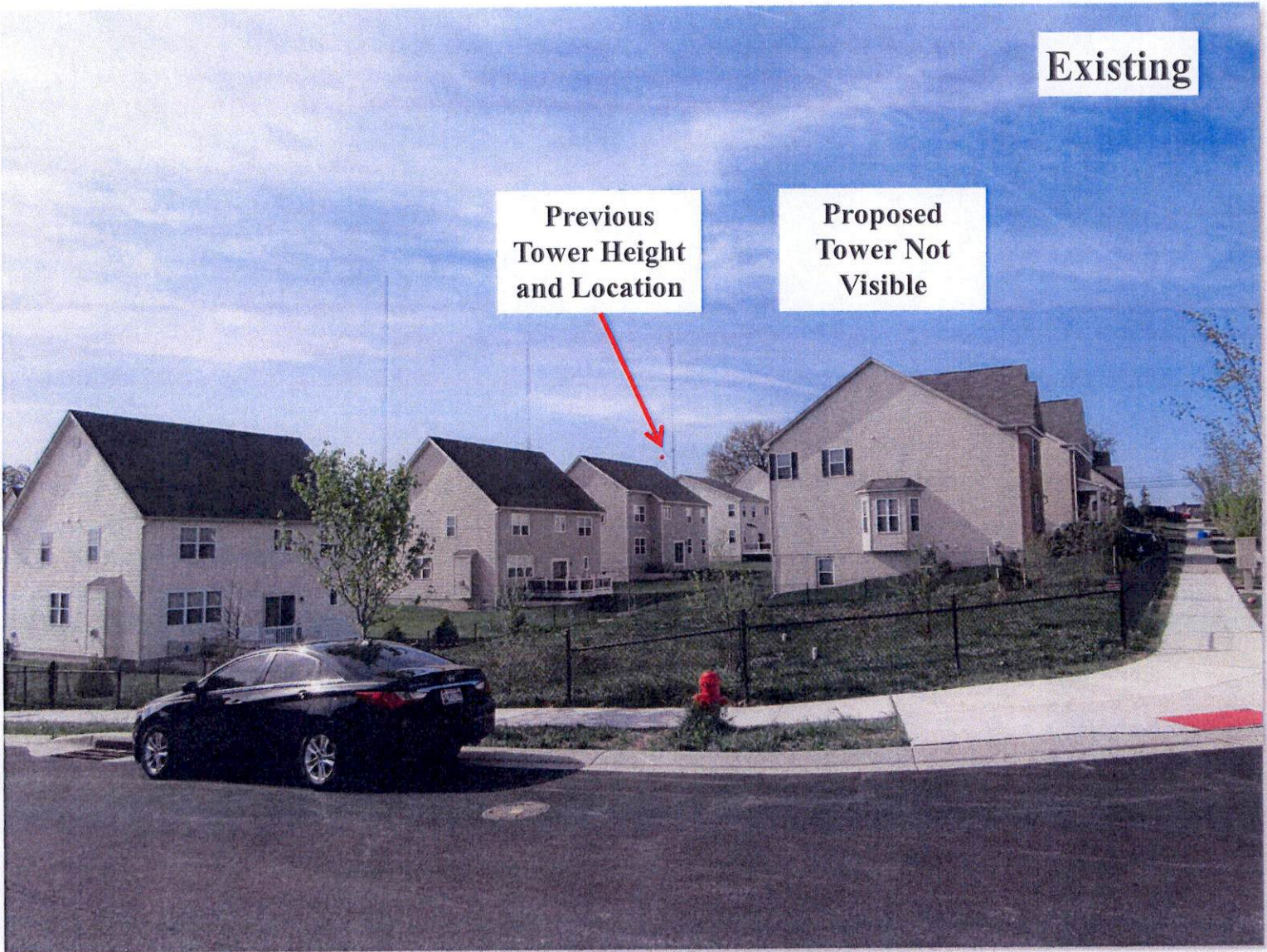
Location 8:
Harbrent Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing

**Previous
Tower Height
and Location**

**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 9:
Bald Eagle Ct &
Windmill Rd
SHOWING THE PROPOSED SITE

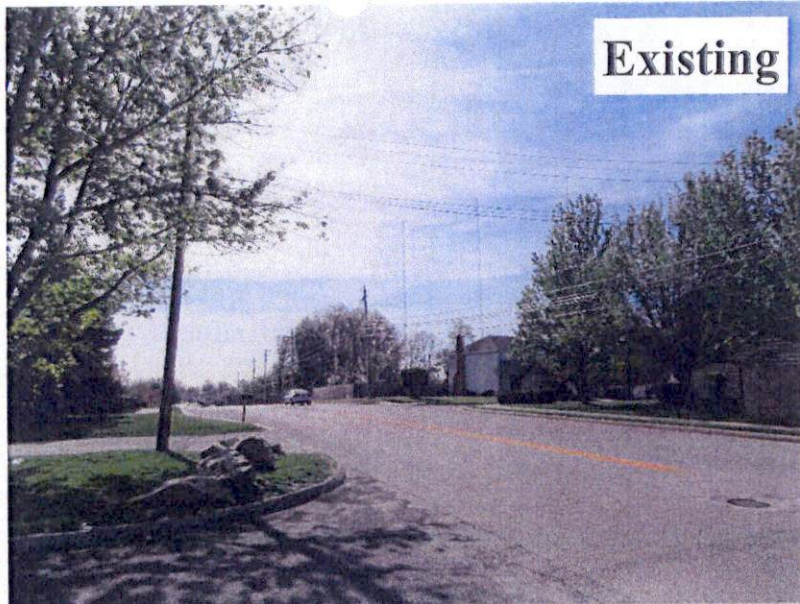
 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 10:
4100 Bald Eagle Ct
SHOWING THE PROPOSED SITE





Existing



Proposed

Proposed
Tower

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 11:
Adrianne Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing

**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 12:
Carthage Rd near
Zurich Road
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

BEFORE THE OFFICE OF ADMINISTRATIVE LAW
FOR BALTIMORE COUNTY, MARYLAND

In the Matter of the Petition of WBAL Division	*	
Hearst Corporation	*	
for Special Exception Approval to Install a	*	
Replacement Monopole	*	Case No.
8629 Winands Road	*	
Randallstown, Maryland 21133	*	

**Statement of Justification and Compliance for Proposed 80' Monopole
on WBAL Campus at 8629 Winands Rd, Randallstown, Maryland 21133**

WBAL Hearst, the property owner and Petitioner (WBAL), needs to replace a 60+ year old, 80' tall guy tower that was completely damaged by a storm in April 2015. WBAL seeks to replace the damaged guy tower by installing a new 80' tall monopole (Replacement Monopole) on a DR 3.5 zoned portion of its 48.5+/- acre campus at 8629 Winands Rd, Randallstown, Maryland 21133 (the Property).¹ Because the Replacement Monopole will be in a different location than the damaged guy tower,² WBAL seeks Special Exception approval for the Replacement Monopole. In addition, and if necessary, WBAL seeks a variance from section 426.5.D (3' maximum diameter antenna) because it will reinstall the same 74.5" diameter microwave relay antennas on the Replacement Monopole.

As outlined below, and as will be demonstrated at an upcoming hearing, the Replacement Monopole complies with the Baltimore County Zoning Regulations (BCZR), and specifically sections 426 and 502.1.

I. Exhibits Attached

Exhibit A: 4 Photos / Pages Showing Original 80' Guy Tower
Exhibit B: Zoning Drawings including Site Plan
Exhibit C: 5/4/16 Email from Rick Bohn re: TRC Exemption
Exhibit D: Balloon Test Photos and Visual Impact Survey

II. Summary

A. Background: The Need for the Replacement Monopole

In April 2015, during a strong storm, a tree fell onto a guy wire and destroyed a 60+ year old, 80' tall tower that was the primary microwave link between WBAL-AM Studios (in

¹ The Property is split zoned DR 3.5 and DR 5.5, but the damaged guy tower and Replacement Monopole are from/in the DR 3.5 portion of the Property.

² The original, now-damaged, 80' guy tower and 74.5" (6' 2.5") diameter microwave dish antennas are / were non-conforming uses that had been in use more than 60 years. As such, the guy tower and antenna could be replaced at the same location without special exception approval. WBAL, however, has elected to pursue approval of a special exception and variance so that it can install the Replacement Monopole in a new location that will comply with all current zoning regulations and reduce and minimize the visual impact to surrounding properties (as compared to the location of the original guy tower and antenna).

Baltimore City) and the WBAL-AM transmitter site (at the Property). Since the guy tower was destroyed, WBAL has been using its backup links that rely on Verizon, but WBAL must re-establish a primary link with a Replacement Monopole and microwave dish antenna. WBAL-AM is the Primary Entry Point for the Baltimore region for EAS (Emergency Alert System) information from FEMA, the State of Maryland Emergency Management System, and the National Weather Service. WBAL needs the Replacement Monopole to have a primary and secondary/backup system, which will help ensure it will stay on-air and uninterrupted during critical periods when important information must be disseminated to the public. In short, this is not a typical application for a “wireless telecommunications tower and antenna.” See photos of the original 80’ guy tower (standing and damaged) attached as Exhibit A.

The original guy tower and microwave antenna were non-conforming uses, and the original guy tower was located in the “front yard” along Winands Rd, approximately 100 feet to the east of the transmitter building, and with an (arguably unsightly) cable bridge running from the building to the tower base. The Replacement Monopole is proposed at the rear of the building, farther away from Winands Rd, and it will use an existing cable bridge, thus eliminating the cable bridge at the front of the building. See Zoning Drawings, Sheet Z-1, attached as Exhibit B.

B. WBAL’s Request for Zoning Relief

Because the Replacement Monopole is proposed in a different location from the damaged guy tower, it is subject to the Special Exception requirements in sections 426 and 502.1 of the BCZR. Below, please find a detailed statement of justification and code compliance, all of which is supported by documents attached as exhibits (and listed above), and will be confirmed at an upcoming public hearing. WBAL’s compliance narratives are in *italics*.

III. The Replacement Monopole is consistent with § 426 of the BCZR:

A. § 426.2 County’s Legislative Policy

WBAL’s microwave antennae were located on an existing structure (the 80’ guy tower) and must now be located on the Replacement Monopole. The Replacement Monopole is being built for WBAL only and will not be a commercially available wireless telecommunications facility.

B. § 426.3. – *The exceptions do not apply.*

C. § 426.4. Tower Review Committee

According to Mr. Richard Bohn, Chief of the Office of Information Technology for Baltimore County and Chair of the Tower review Committee, the Replacement Tower is “exempt from the Tower Review Committee process.” See May 4, 2016 email from Richard Bohn attached as Exhibit C.

D. § 426.5. Location and height restrictions:

The Property is zoned DR 3.5 and DR 5.5 and the location of the damaged guy tower and Replacement Monopole are in the portion zoned DR 3.5, which permit the 80’ tall Replacement Monopole and proposed antennas with a special exception.

E. § 426.6.A -E Setback Requirements -200’ and No Lights.

The Replacement Monopole will be setback 227' from the north, 1,075' from the E/SE, 725' from the S/SW, and 200' from the west. In addition, there is no ground equipment, there will be no lights, and there will not be commercial wireless carriers located on the Replacement Monopole. See Zoning Drawings, Sheet Z-1, at Exhibit B.

F. § 426.7. Security bond

WBAL will post the necessary bond as part of the building permit process.

G. § 426.8. Unsafe or hazardous conditions

WBAL will maintain and care for the Replacement Monopole.

H. § 426.9. Additional conditions for towers permitted by exception

Given WBAL's need for a primary and secondary/backup microwave relay, its need to replace the damaged guy tower, these provisions are not applicable to the Replacement Monopole. To the extent they are, WBAL certifies that the height of 80' is required and is the lowest height necessary to achieve its objectives,

I. § 426.10. Removal of [unused] towers.

WBAL has complied with this requirement.

J. §426.11 Variances are permitted in accordance with § 307 of the BCZR

WBAL seeks a variance, if one is necessary, to install a microwave dish antenna onto the Replacement Monopole. The microwave dish antenna is the same microwave dish antenna that was attached to the original 80' guy tower. Despite that the 74.5" diameter microwave antenna is and was a non-conforming use, out of an abundance of caution, WBAL is applying for a variance in case the County deems it is appropriate. See section V below for additional details.

IV. General Conditions for a Special Exception – Section 502.1 (BCZR)

WBAL's Replacement Monopole will not be detrimental to the health, safety or general welfare of the locality involved. Further, it will not create traffic congestion; will not create any potential hazards; will not overcrowd the land or cause undue concentration of population; will not interfere with any public resources, transportation or other public requirements, conveniences or improvements; will not interfere with adequate light and air; will not be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the BCZR; will not be inconsistent with the impermeable surface and vegetative retention provisions of the BCZR, and will not be detrimental to any environmental and natural resources.

WBAL's Replacement Tower will meet or exceed the letter and spirit of the BCZR. The Replacement Monopole and microwave antenna dish could have been constructed and installed at the exact same location without review because they were non-conforming uses that had been in use for more than 60 years. The Replacement Monopole will actually cause much less impact, that the 60' year old guy tower that it must replace because it will be located further away, in compliance with the current setbacks, and will have less of a visual impact as a result.

On April 25, 2016, WBAL conducted a balloon test, in which a large red helium balloon was flown to a height of 80' from the original location of the guy tower and a second large red

helium balloon was flown to a height of 80' from the location for the Replacement Monopole. Once the balloons were raised, a photographer conducted a visual impact survey. The results of the survey, as photographic evidence, clearly indicate that the Replacement Monopole will have less visual impact, and certainly no more visual impact, than the original guy tower. See the Photos and Visual Impact Survey attached as Exhibit D.

V. Variances – Section 307

Permissible "... where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship.... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of ...[the regulations], and only in such manner as to grant relief without injury to public health, safety and general welfare..."

WBAL proposed to install the exact same 74.5" diameter microwave dish antenna that it has used for more than 60 years onto the Replacement Monopole. This microwave dish antenna provides the back-up link that WBAL has relied on for more than 60 years and it will again provide the back-up link when it is attached to the Replacement Monopole. Strict compliance with the 3' diameter requirement (in § 426.11), if such compliance is actually required, would create a practical difficulty for WBAL and result in an unreasonable hardship because this microwave dish is its antenna and it is the same one it has been using for more than 60 years. See photo 1 of Exhibit A.

V. Conclusion

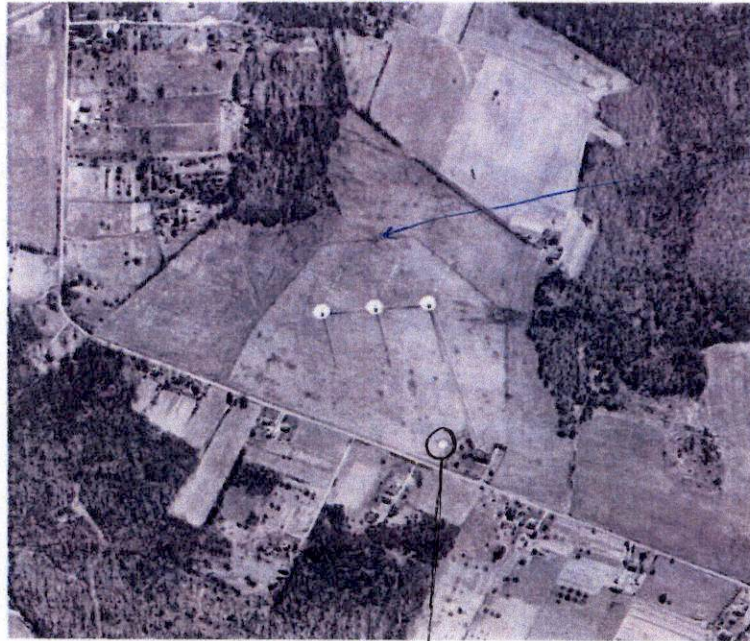
WBAL's proposal is critical. WBAL has taken the necessary time to design this project in a way that provides it with the microwave communication it needs, and in a way that minimizes the impact on the Property and surrounding areas. The evidence outlined above and supported in the attached exhibits highlights that WBAL's proposal meets and exceeds every relevant code requirement. At the upcoming public hearing, WBAL will be happy to elaborate on and present additional and other supporting evidence to demonstrate why this application for a special exception and application for a variance (if necessary) should be granted.

Exhibit A

Original 80' Guy Tower w/ Microwave Dish Antenna (1955 – 2015)

Photo 1 of 4

1956 Aerial Photo



Original Tower
Location

Photo 2 of 4

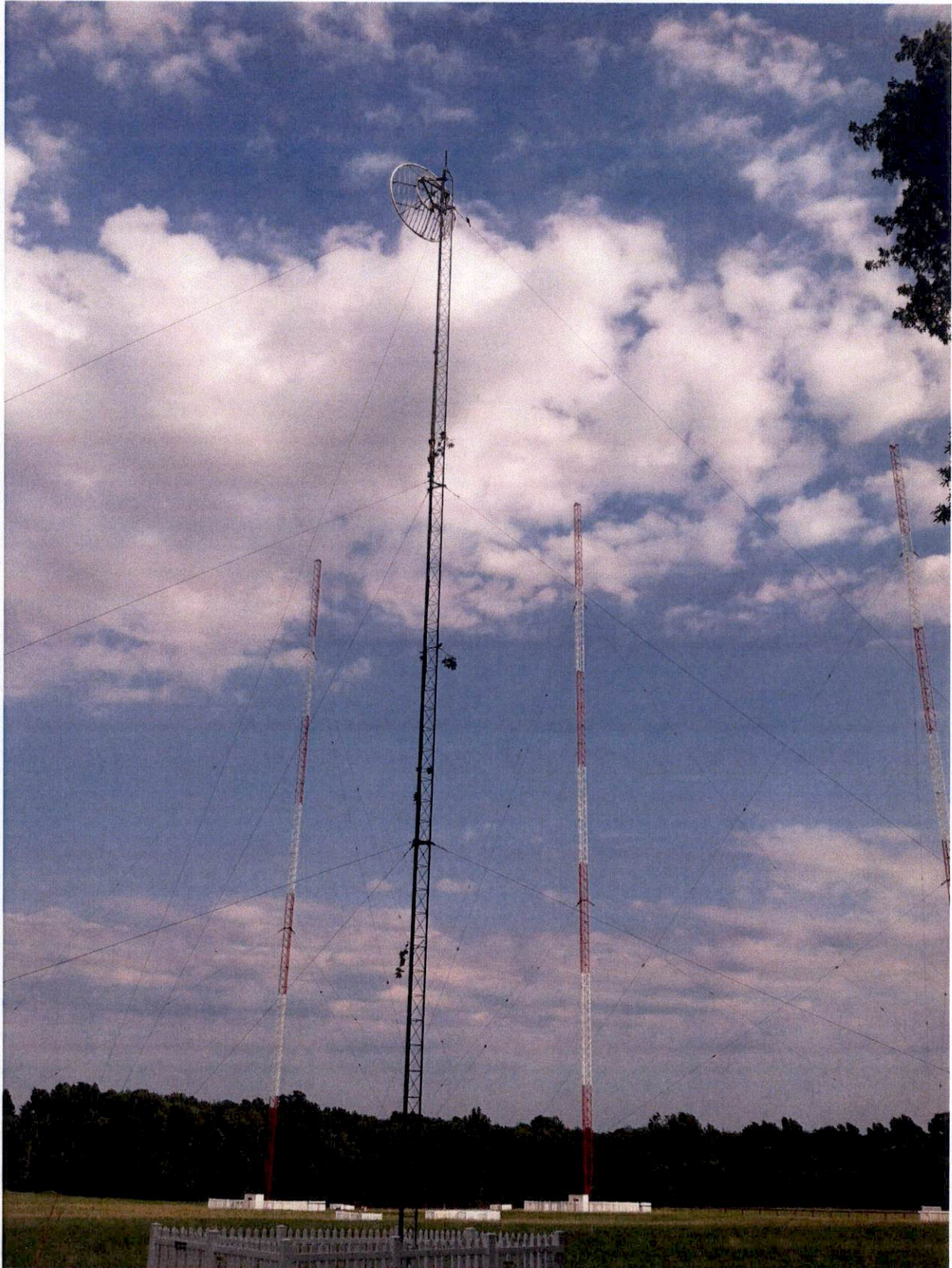


Photo 3 of 4

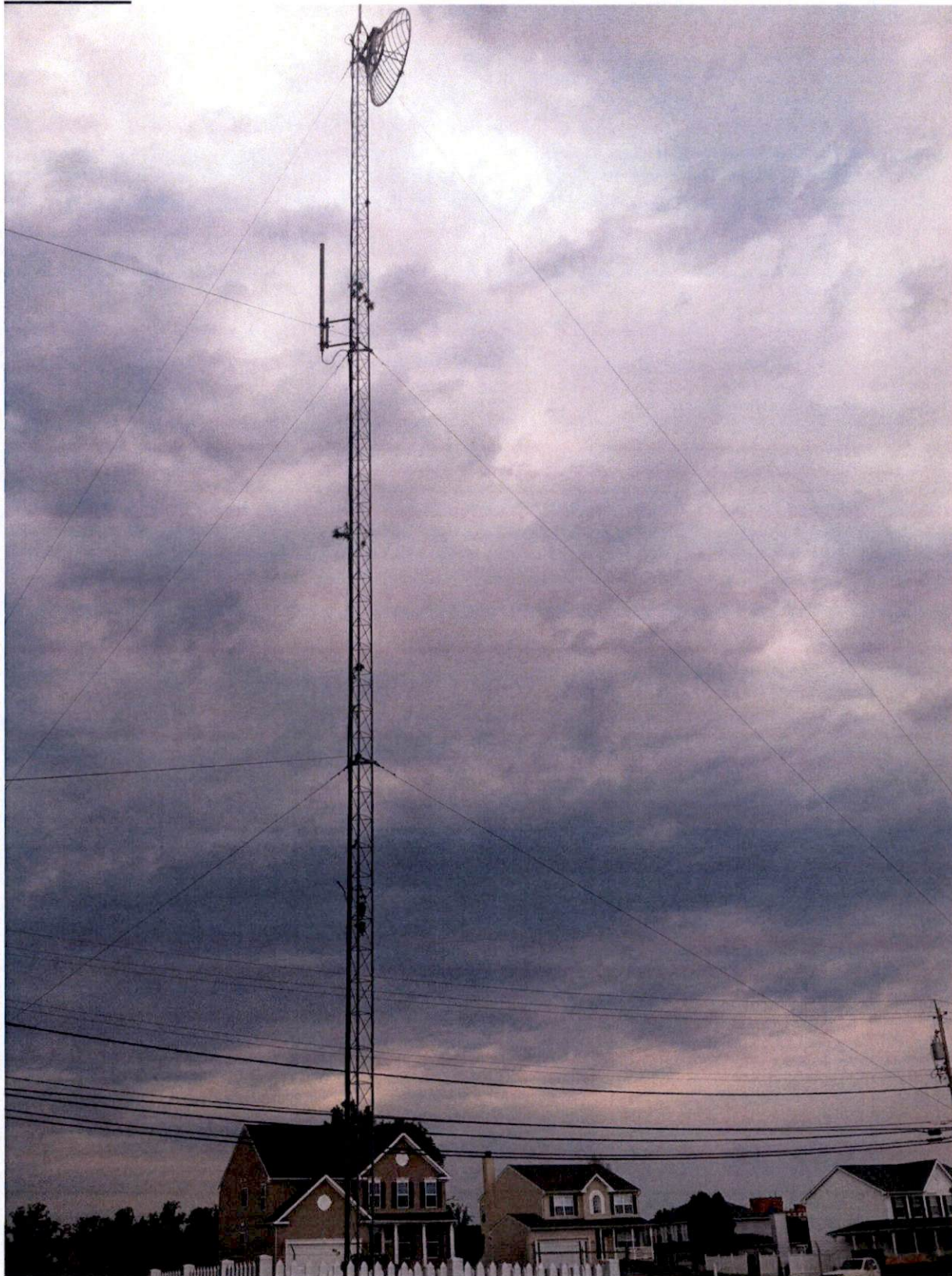


Photo 4 of 4 (damaged in storm April 2015)



Exhibit B

**PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
EXCEPTION AND VARIANCE
(IF NECESSARY)**

Vertical Technology Services

**8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY
SPECIAL EXCEPTION**

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-252-7777
3 WORKING DAYS PRIOR TO DIGGING
SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY
CONTRACTOR AT ALL TIMES IN ACCORDANCE WITH
CURRENT CITY STANDARDS

COLOR CODE FOR UTILITY LOCATIONS

ELECTRIC -- RED
GAS/OIL -- YELLOW
TEL./CATV -- ORANGE
WATER -- BLUE
SEWER -- GREEN
SURVEY -- PINK
PROPOSED EXCAVATION -- WHITE

GENERAL NOTES

1. THE CONTRACTOR SHALL OBEY ALL ORDINANCES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGENCY, MUNICIPAL AND COUNTY GOVERNMENT SPECIFICATIONS AND LOCAL AND STATE ADMINISTRATIVE CODES BEARING ON THE QUALITY AND SAFETY OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY AND SAFETY OF THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BEINGING THE JOB IS HEREBY CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS SUCH. THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT MANAGER ANY CONFLICTS, OMISSIONS OR QUESTIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT. THE CONTRACTOR SHALL BE AWARE THAT THE MORE COSTLY OR EXTENSIVE WORK, UNLESS ORDERED IN WRITING, EXCEEDS.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT SPECIFICALLY SET FORTH IN THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPON REQUEST WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING THE WORK WITH ALL OTHERS ON THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE PROJECT BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AGENCY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAYING, CURBSIDE, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION OR ON ADJACENT PROPERTIES.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DEBRIS, EXCESS MATERIAL, EXCESS AND REUSE OR RECYCLE AS REQUIRED ON THE PROPERTY. PROJECTS SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPILLS, OILS, OR SUBSTANCES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL ORDINANCES AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER WHEN A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONTRACT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNLESS THE PROJECT IS RESOLVED BY THE PROJECT MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SHEEP TEST TRANSMISSION LINES, INSPECT CONSTRUCTION OF POWER LINES, INSPECT INTERIOR AND EXTERIOR FINISHES, AUSTIN AREA HIGH SCHOOL, TEST GROUNDWATER, VERIFY SURFACE QUALITY, CONCRETE STRENGTH, CONCRETE CURING AND FINISH, CONCRETE PLACEMENT, THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY FARMER.
17. ALL MATERIALS SHALL BE AS SPECIFIED OR EQUAL APPROVED BY THE ARCHITECT / ENGINEER.

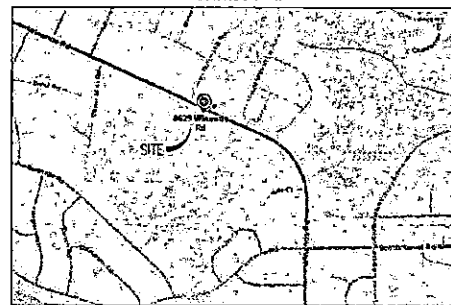
APPLICABLE BUILDING CODE: IBC 2015

OWNER APPROVAL

OWNER REPRESENTATIVE

DATE _____

VICINITY MAP



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MDR	MEDICAL		SPOT ELEVATION
APPROX	APPROXIMATE	MAN	MANUFACTURER		CENTERLINE
CAB	CABINET	MSB	MAIN GROUND BAR		PLATE
CLD	COLLINE	MSL	MEAN		DETAIL WINDOW
CONC	CONCRETE	MTR	METAL		GROUND MARKER
CUNT	CONSTRUCTION	NC	NOT IN CONTACT		CONRAIL CABLE
CJ	CONNECTION JOINT	NBS	NOT TO SCALE		PCS ANTENNA
DIA	DIMENSION	OC	ON CENTER		
DWG	DRAWING	OP	OPPOSITE		
ESD	ESSENTIAL GROUND BAR	PS	PER SQUARE FOOT		
EX	EXTERIOR	SA	SHOULDER		
ELEC	ELECTRICAL	SKT	SKIN		
EL	ELEVATION	SS	STAINLESS STEEL		
EQ	EQUIPMENT	STL	STEEL		
EXT	EXTENSION	TCC	TOP OF CONCRETE		
EXT	EXTENSION	TWC	TOP OF MASONRY		
FF	FINISHED FLOOR	TG	TOP OF GROUND		
GA	GAGE	TST	TOP OF STEEL		
GALV	GALVANIZED	TYP	TYPICAL		
GB	GROUND BAR	VON	VERY IN FIELD		
GC	GENERAL CONTRACTOR	W	WITH		
GRD	GROUND	W/F	WELDED WIRE FABRIC		
LG	LONG	W	WITH		
LH	LONG HORIZONTAL	AND	AND		
MAX	MAXIMUM	O	AT		

SHEET INDEX

- T-1 TITLE SHEET
Z-1 SITE PLAN
Z-1A ENLARGED SITE PLAN, SETBACKS AND ZONING NOTES
Z-1B ADJOINERS LIST
Z-1C ADJOINERS LIST CONTINUED
Z-2 MONOPOLE ELEVATION AND DETAILS

PROJECT DESCRIPTION

SCOPE OF WORDS:

WBAI HEARST PROPOSES THE INSTALLATION OF ONE NEW MICROWAVE DISH (ROCKETDISH MODEL #PD-5634) AND THE RELOCATION OF ONE EXISTING MICROWAVE DISH (MARK ANTENNA SYSTEMS MODEL #P-9A72GN) TO A NEW 80 FOOT DIRECT EMBED MONOPOLE.

PROPERTY OWNER:
WMBL DIVISION HEARST CORP.
3809 HOOVER AVE.
BALTIMORE, MD 21211

SITE NAME: W&A, HEARST
SITE ADDRESS: 8829 WINDYBROOK ROAD
RANDALLSTOWN, MD 21133

LONGITUDE: 78° 46' 25.706" W

PROJECT MANAGER:

PROJECT MANAGER

TOM FRANK
VERTICAL TECHNOLOGY SERVICES, LLC
9448 EARLEY DR., STE. B
HAGERSTOWN, MD 27740

ARCHITECT/ENGINEER:
JOHN CABOT GORDY, P.E.
ENTREX COMMUNICATION SERVICES, INC.
4000 W. 10TH AVE., SUITE 100
DENVER, CO 80202

SUBMITTALS

[illegible]

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19232, Expiration Date: 01/06/2017

PROJECT NO:	1158.004
DESIGNER:	M.A.
ENGINEER:	C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
-
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



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INDUSTRIAL ZONES I-1, I-2, I-3, I-4, B.M., B.A., B.C., COMMERCIAL, OFFICE, IND. OFFICE, M.D., M.L., M.L.C., IND. INDUSTRY C-3, C-4, C-5, C-6, C-7, M.D.	NOT REGULAR	SE
	NOT REGULAR	SE

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MAILING ADDRESS: 407 CEDAR HILLS ROAD
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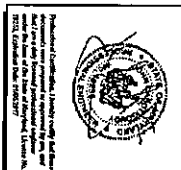
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AREA: 7.000 SF

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ACCOUNT 02-210000117
N/F
MAILING ADDRESS: 407 CEDAR HILLS ROAD
BALDWIN, MD 21133
DEED BOOK 21875 PAGE 374
ZONE: RESIDENTIAL
AREA: 7.000 SF



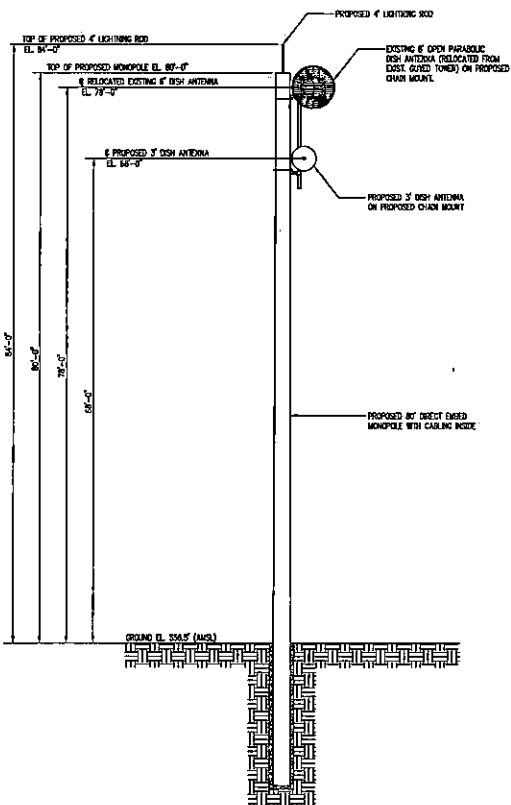
DATE	DESCRIPTION	REMARKS
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06-21-18	2006 ETRC	
07-21-18	2006 ETRC	
08-21-18	2006 ETRC	
09-21-18	2006 ETRC	
10-21-18	2006 ETRC	
11-21-18	2006 ETRC	
12-21-18	2006 ETRC	

entrex
COMMUNICATIONS SERVICES, INC.
6100 Rockledge Drive, Suite 800
Baltimore, MD 21207
PHONE: (410) 288-0800
FAX: (410) 288-0801

Vertical Industry Services
Vertical Industry Services
Vertical Industry Services
Vertical Industry Services

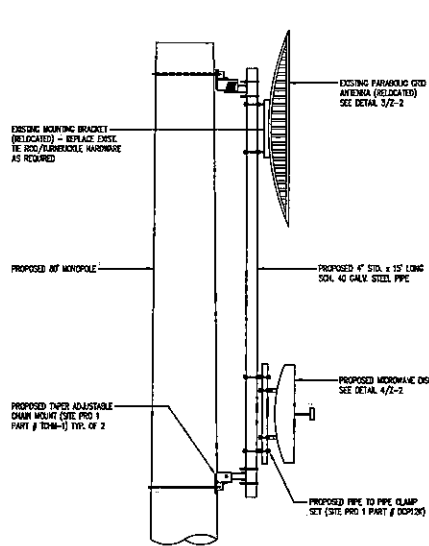
WBAL HEARST
8829 WINDMILL ROAD
BALTIMORE, MD 21133
BALTIMORE COUNTY

ADJOINERS LIST
CONTINUED
SHEET NUMBER: Z-1C



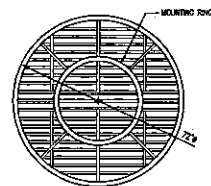
MONOPOLE ELEVATION
SCALE 1/8"=1'-0"

1
2-2



ANTENNA MOUNTING DETAIL
SCALE 1/2"=1'-0"

2
2-2

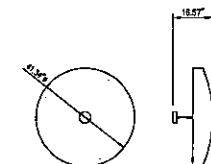


ANTENNA DETAIL
SCALE 1/2"=1'-0"

3
2-2

STRUCTURAL NOTES

- DESIGN REQUIREMENTS ARE PER THE INTERNATIONAL BUILDING CODE 2015. THE ASSIGNED BEARING CAPACITY SOIL IS 2000 PSF.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR AND HIS SUBCONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE OF STANDARD PRACTICE.
- STRUCTURAL STEEL PLATES, CHANNELS AND ANGLES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL IF SHIPPED SHALL CONFORM TO ASTM A552. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED FABRICATION. COLD GALVANIZED ALL FIELD PUNCHED HOLES, FIELD CUT SURFACES OR SURFACES WHERE GALVANIZED SURFACE IS DAMAGED.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D1.1 (LATEST). STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
- ALL TOWERED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A308. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EMBEDMENT ANCHORS SHALL BE 1/2" MIN. DIAMETER UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
- ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND BE NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- NOTCH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
- ALL CAST IN PLACE CONCRETE SHALL BE MOVED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 310 AND ACI 308 AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI (40 MPa). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3 INCHES UNLESS OTHERWISE NOTED. CONCRETE SHALL BE 6% AIR ENTRAINMENT. CONCRETE SHALL BE BROOM FINISHED.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A63 GRADE 60. DEFORMED RIBBED STEEL BARS, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A63.
- SHOULDER/PAD AREA SHALL BE CLEANED AND GRUBBED. REMOVE UNSATISFACTORY LOOSE OR SOFT SOIL. ORANGE MATERIAL OR RUBBLE, TO FIRM SUBGRADE. FILL UNDER CUT AND COMPACT UP TO 10" BELOW FINISH GRADE. PLACE A MINIMUM 5000 PSI SOIL STABILIZATION FABRIC OR SUBGRADE. FILL WITH 6" OF 4/8 TO 57 STONE TO UNDERSIDE OF CONCRETE PAD.
- WHERE FILL IS REQUIRED, FILL IN LAYERS WHICH DO NOT EXCEED 18" BEFORE COMPACTION. SPREAD LAYER UNIFORMITY AND THICKNESS. PLACE AND COMPACT EACH LAYER TO DESIRED UNIFORMITY. FILL MATERIAL SHALL NOT CONTAIN MATERIAL MORE THAN 3" IN DIAMETER. COMPACT EACH LAYER NOT LESS THAN 80% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR TEST OR ASTM D698 STANDARD PROCTOR TEST. USE FILL MATERIAL WITH MOISTURE CONTENT AS REQUIRED TO ATTAIN THE SPECIFIED PERCENT OF COMPACTION. COMPACT USING MULTIPLE WHEELS. PNEUMATIC TYRE ROLLER, VIBRATORY ROLLER, OR 14000 LBS FOOT ROLLERS.
- RESTORE ALL DISTURBED AREAS TO THE ORIGINAL CONDITION.



ROCKWELL 5.47' DSH PARABOLIC DSH ANTENNA
MODEL NO. RD-3034
DIAMETER 41.34"
DEPTH 18.57"
WEIGHT 26.78 LBS. (W/OUT BRACKET)
WIND LOADING: 400 LBF/ft² @ 125 MPH

ANTENNA DETAIL
SCALE 1/2"=1'-0"

4
2-2

Vertical Technology Services

entrex
communication services, inc.
6800 Rockledge Drive, Suite 650
Bethesda, MD 20817
PHONE: (202) 408-0960
FAX: (202) 408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-15	2D/3D REVIEW	
06-23-16	2D/3D	

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 10552, Expiration Date: 10/01/2017.

PROJECT NO: 1158.004
DESIGNER: M.A.
ENGINEER: C.G.

SCALE:
0 1/2"=1'
GRAPHIC SCALE IN INCHES

WBAL HEARST
8829 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:
MONOPOLE ELEVATION AND DETAILS

SHEET NUMBER:
Z-2

Exhibit C

Phillip Stetler

From: Richard Bohn <rbohn@baltimorecountymd.gov>
Sent: Wednesday, May 04, 2016 2:55 PM
To: Phillip Stetler
Cc: Donna Fair
Subject: RE: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL

Mr. Stetler,

The proposed action, to replace a damaged structure with a like structure, with no additional loads is exempt from the Tower Review Committee process. This action is viewed as a repair of an existing structure and not a new structure.

Best Regards,

Richard A. Bohn
Office of Information Technology
Chief, Electronic Services
Baltimore County Government
[410-887-1878](tel:410-887-1878)
rbohn@baltimorecountymd.gov



From: Phillip Stetler [mailto:PStetler@sitelinkwireless.com]
Sent: Wednesday, May 04, 2016 2:24 PM
To: Richard Bohn <rbohn@baltimorecountymd.gov>
Subject: 8629 Winands Rd, Randallstown; Hearst Corporation/WBAL
Importance: High

Mr. Bohn,

We are working with WBAL to replace a damaged tower that was their microwave link to their southern properties (Property location is 8629 Winands Rd). A tree fell on the tower's guy wire in early 2015 and knocked it down. We are looking to replace the 80' damaged guyed tower with an 80' monopole utilizing the old antenna dishes (3' dia and 6' dia) and move the tower further away from the property line.

I was informed by Corey Bowman, formerly of Support Engineering, that he met with you and got an exemption from the tower committee requirement for public safety reasons as long as the tower is not designed to carry addition

loads. (DR3.5/5.5 zoning on parcel). Unfortunately, Support Engineering is no longer a business; we are now moving this project forward for Hearst/WBAL.

Would you please verify that this is the case by way of response to this email? I greatly appreciate your assistance with this matter. We are currently moving ahead with a Special Exception application at this time.

Thanks again for the help,

Phil Stetler

Zoning Manager | Site Link Wireless, LLC

443.977.7561 | pstetler@sitelinkwireless.com

3620 Commerce Drive | Suite 707 | Baltimore, MD 21227



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Exhibit D

WBAL Hearst Tower

Wireless Communications Facility

8629 Winands Road,
Randallstown, MD 21133



Prepared For:

HEARST

Hearst WBAL-TV 11
3800 Hooper Ave
Baltimore, MD 21211

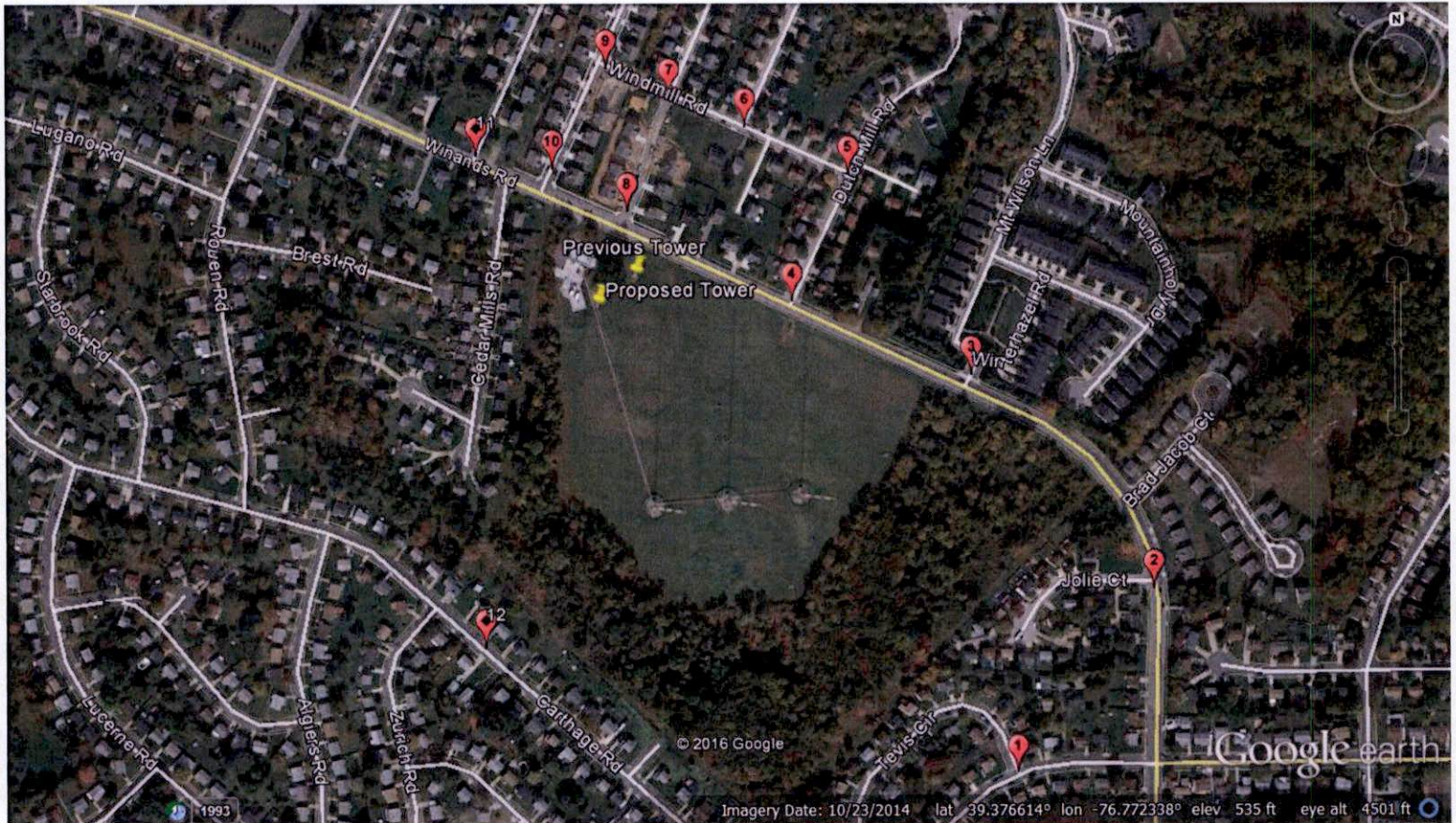
Prepared By:

 **SITE LINK**
WIRELESS

Site Link Wireless
3620 Commerce Drive, Suite
707, Baltimore, MD 21227

Area Overview

Showing the Locations Where Photos Were Taken



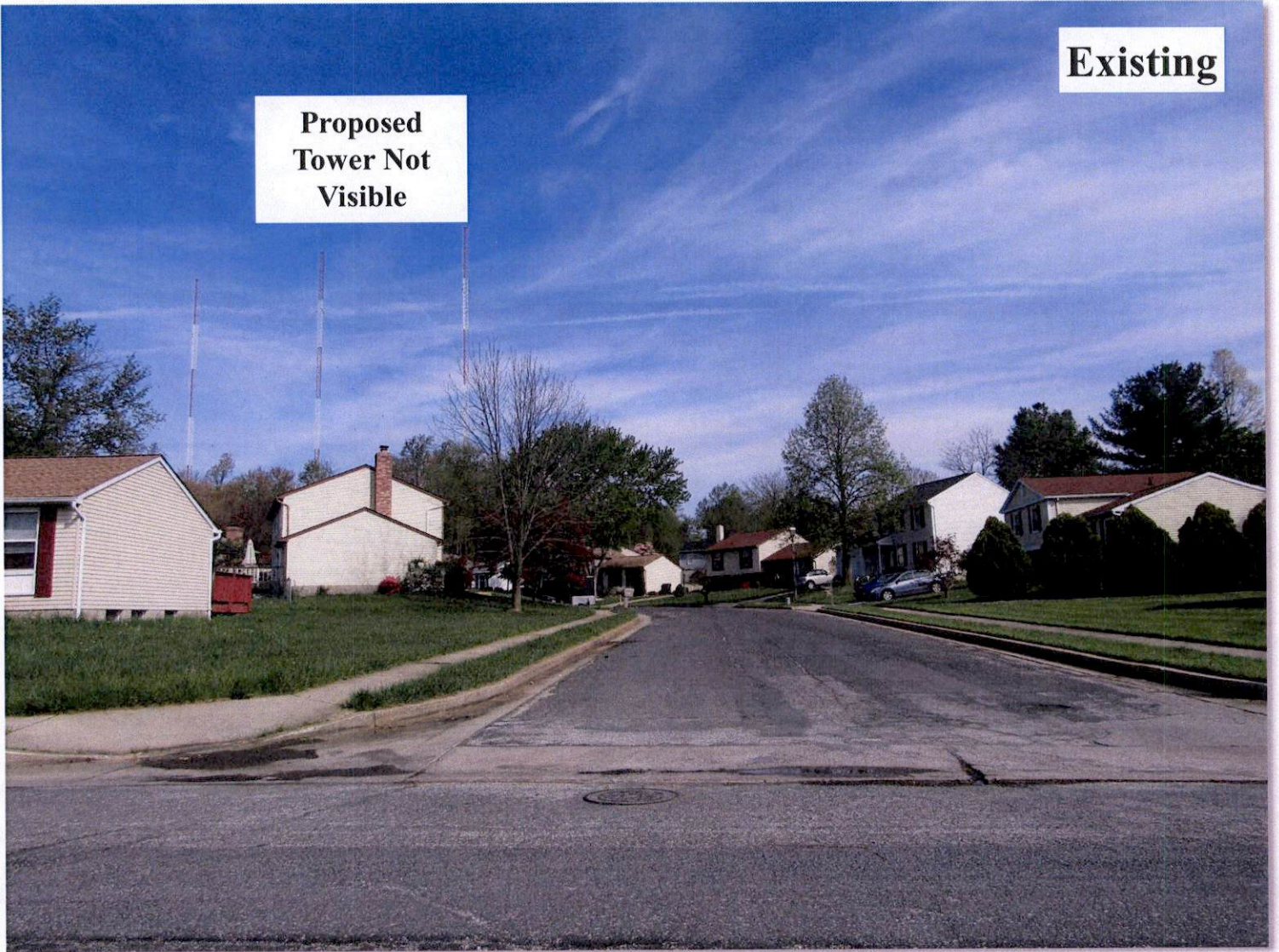
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Area Overview
SHOWING THE PROPOSED SITE



Existing

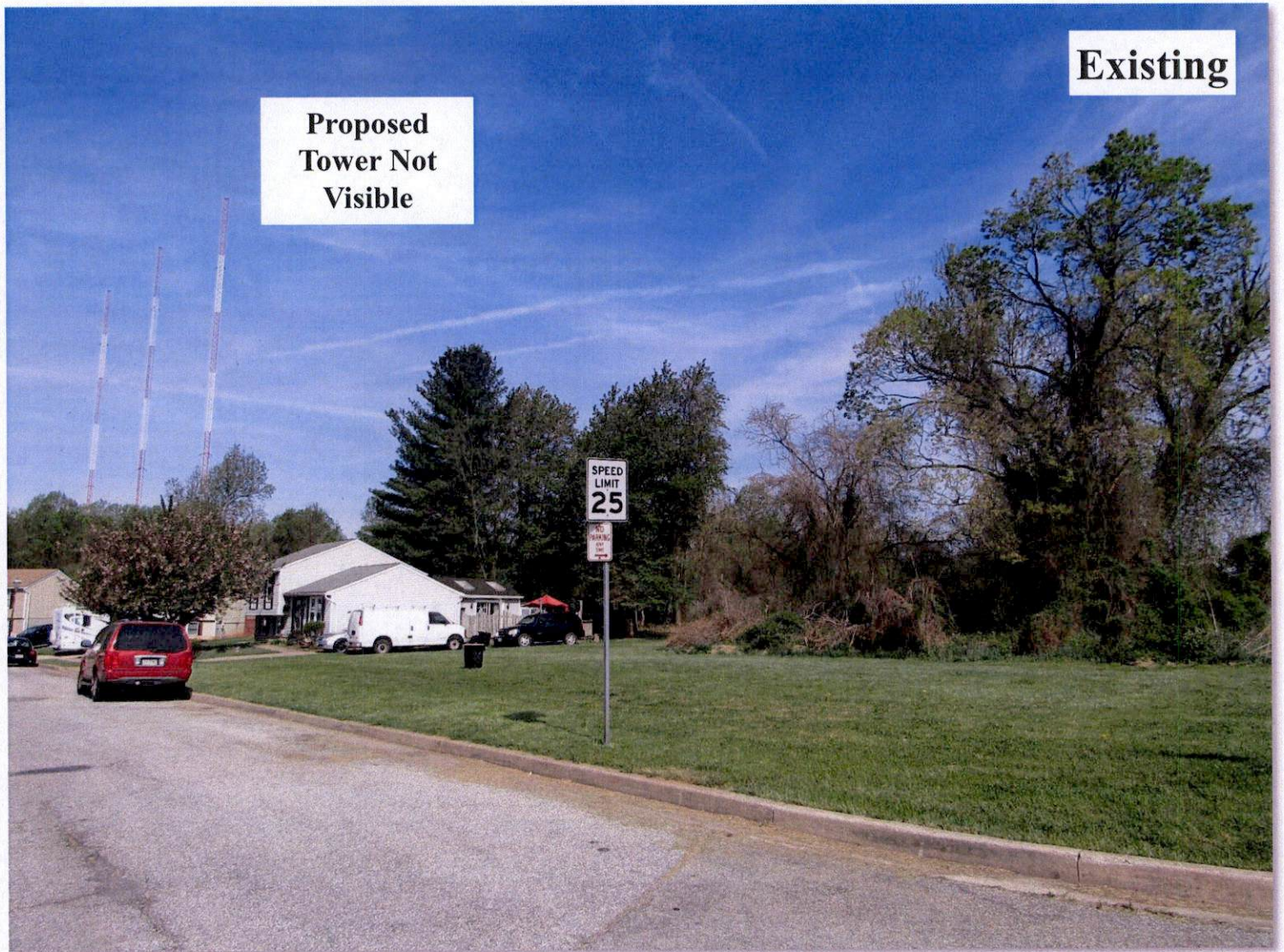
**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 1:
Tevis Circle &
Lucerne Road
SHOWING THE PROPOSED SITE

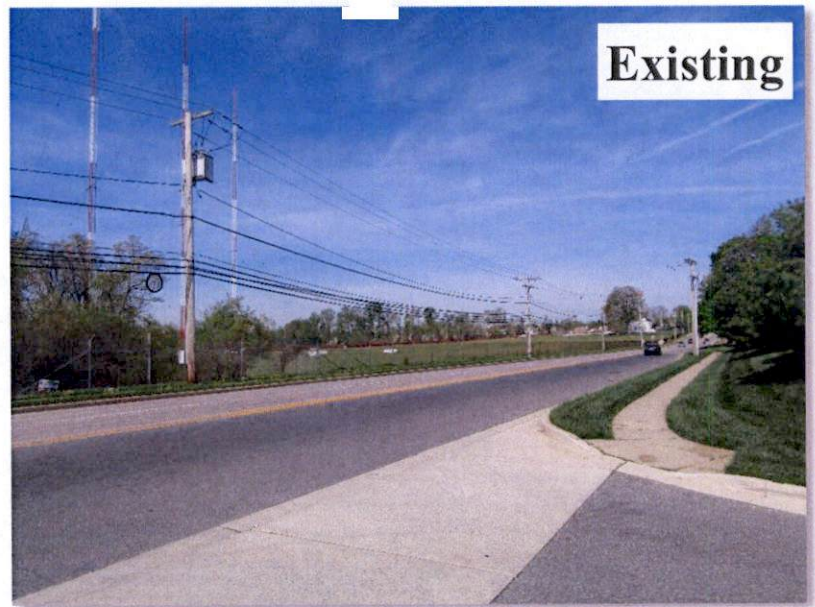
 **SITE LINK**
WIRELESS



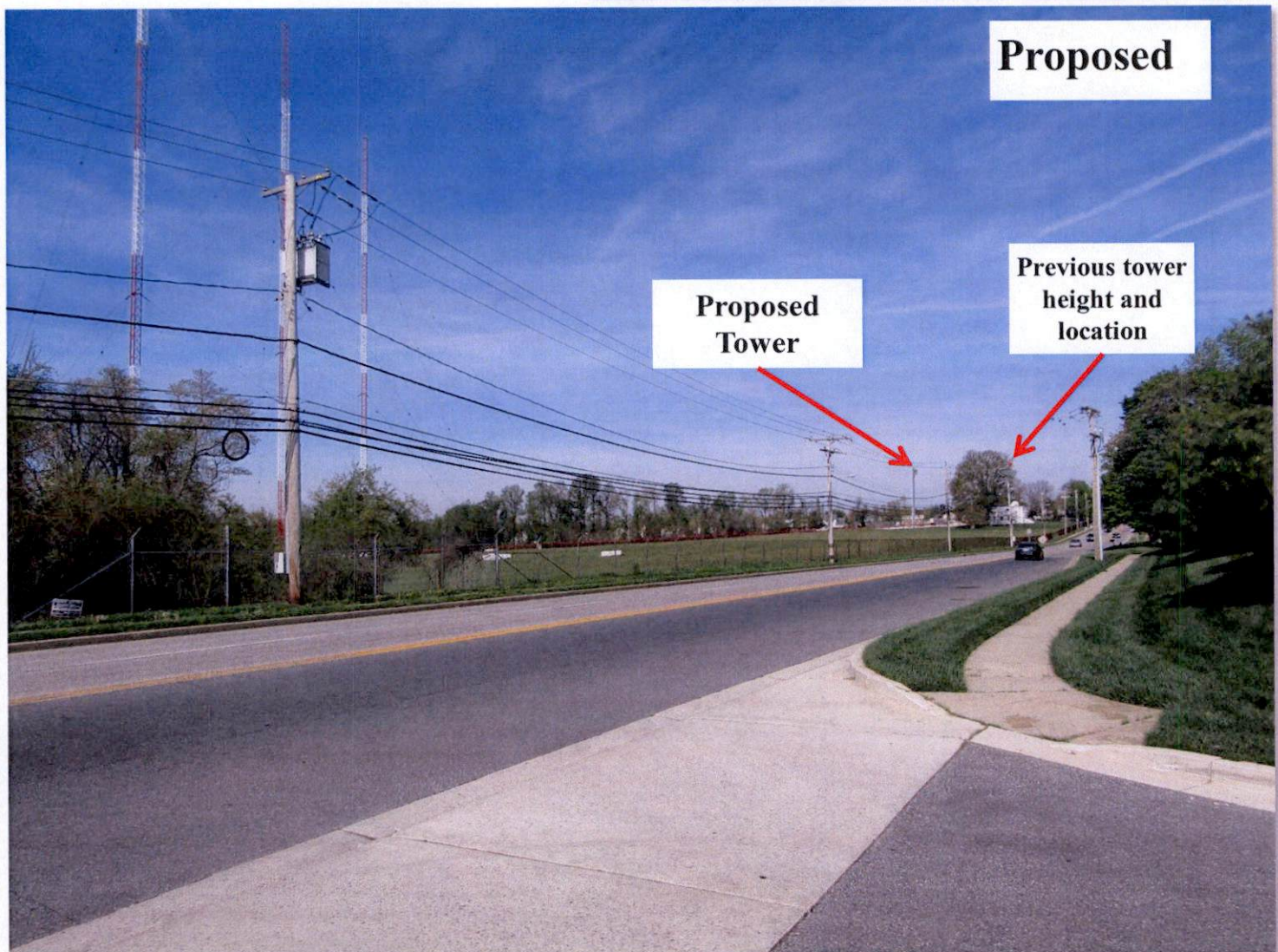
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 2:
Winands Rd & Jolie
Ct
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing



Proposed

**Proposed
Tower**

**Previous tower
height and
location**

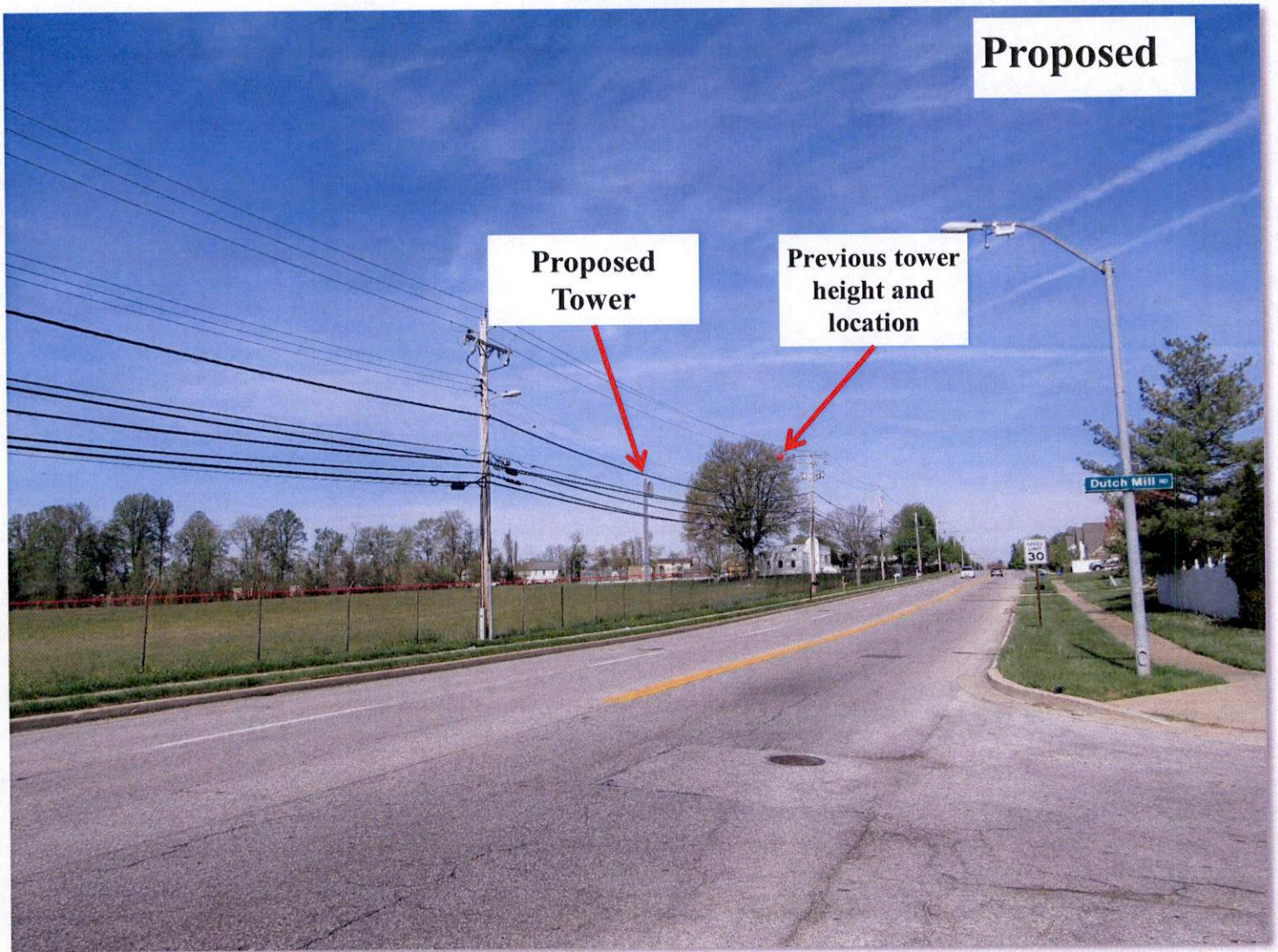
SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 3:
Winands Rd &
Winterhazel Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



Existing



Proposed

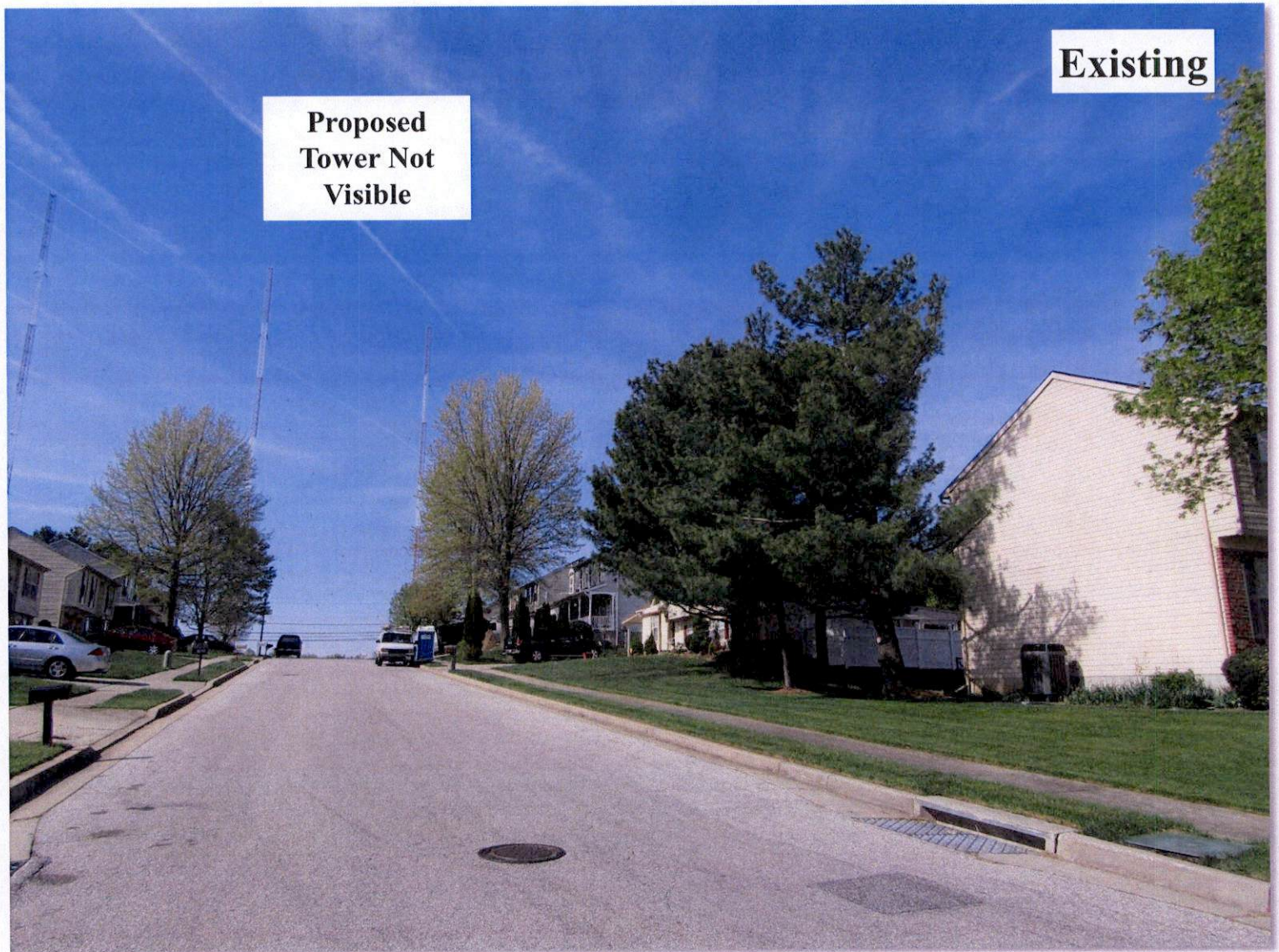
**Proposed
Tower**

**Previous tower
height and
location**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 4:
Winands Rd & Dutch
Mill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



**Proposed
Tower Not
Visible**

Existing

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 5:
Dutch Mill Rd &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 6:
Windmill Rd &
Windmill Circle
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



Proposed

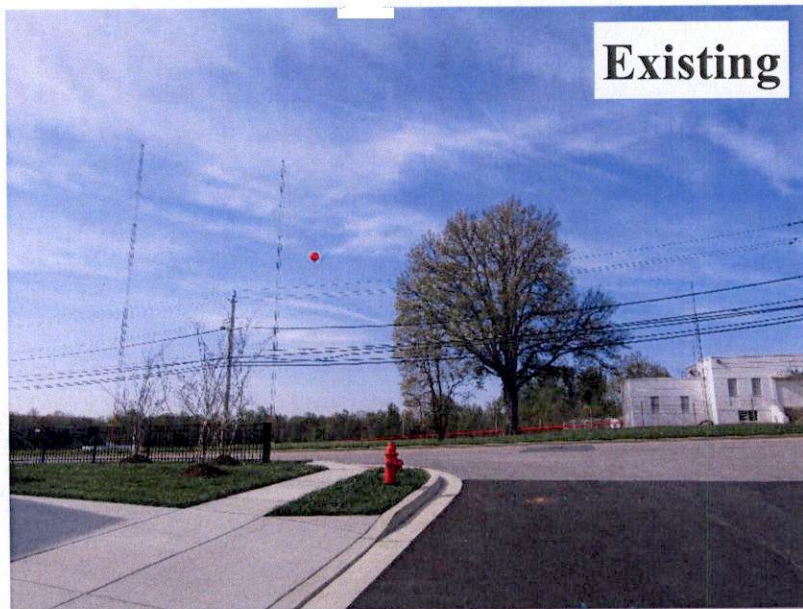


SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

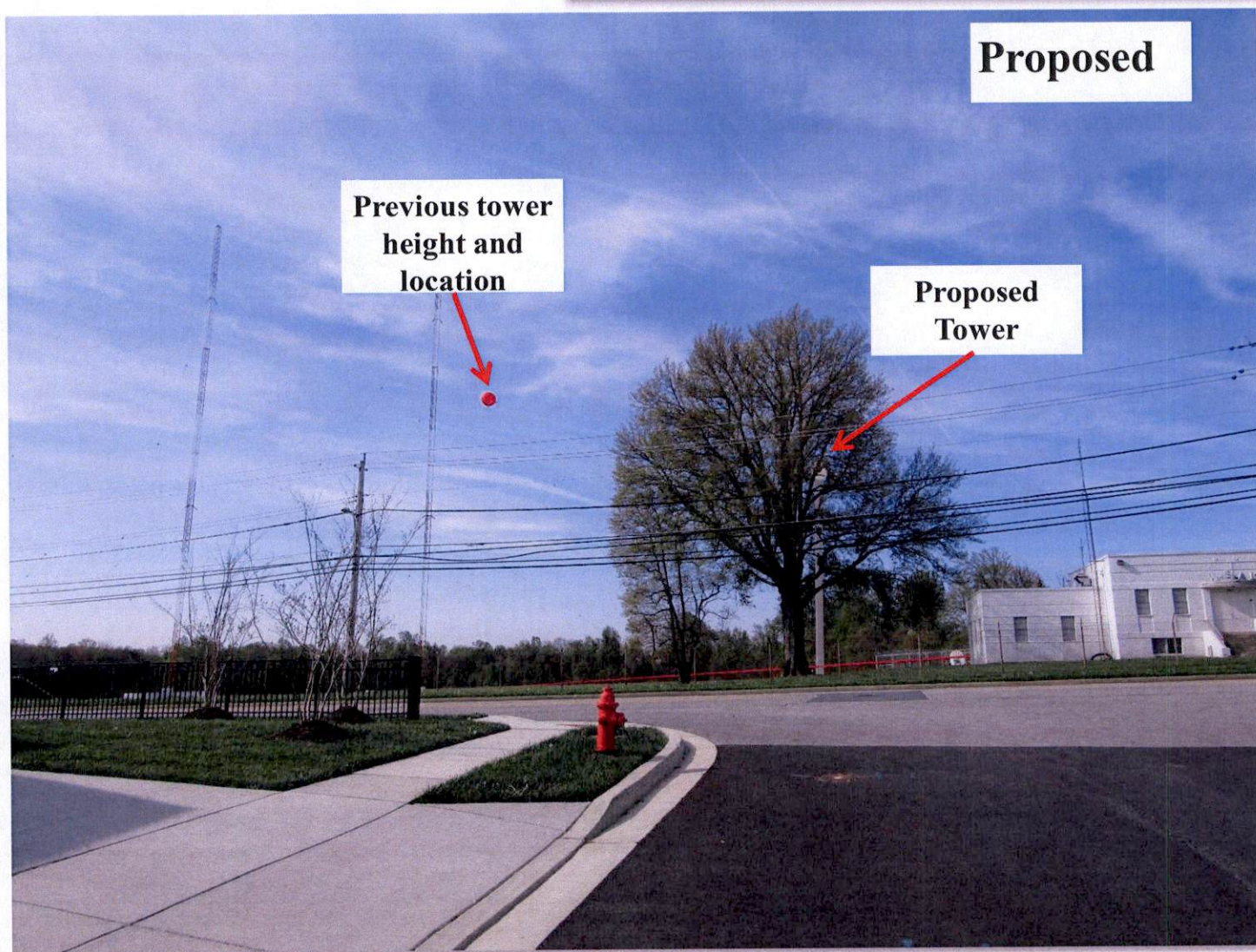
Location 7:
Harbrent Way
(Windmill Circle) &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing



Proposed



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

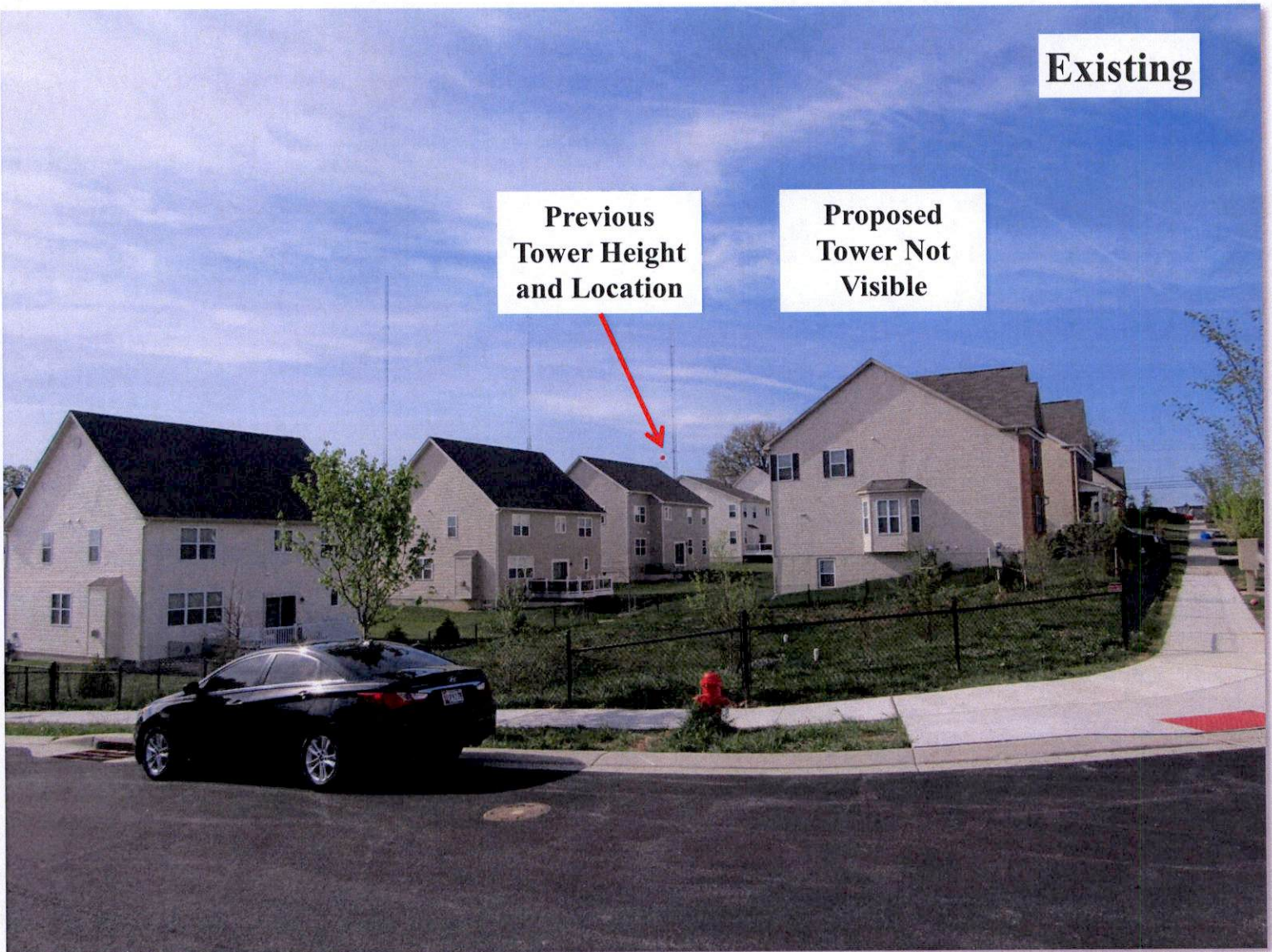
Location 8:
Harbrent Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing

**Previous
Tower Height
and Location**

**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 9:
Bald Eagle Ct &
Windmill Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



**Previous
Tower Height
and Location**

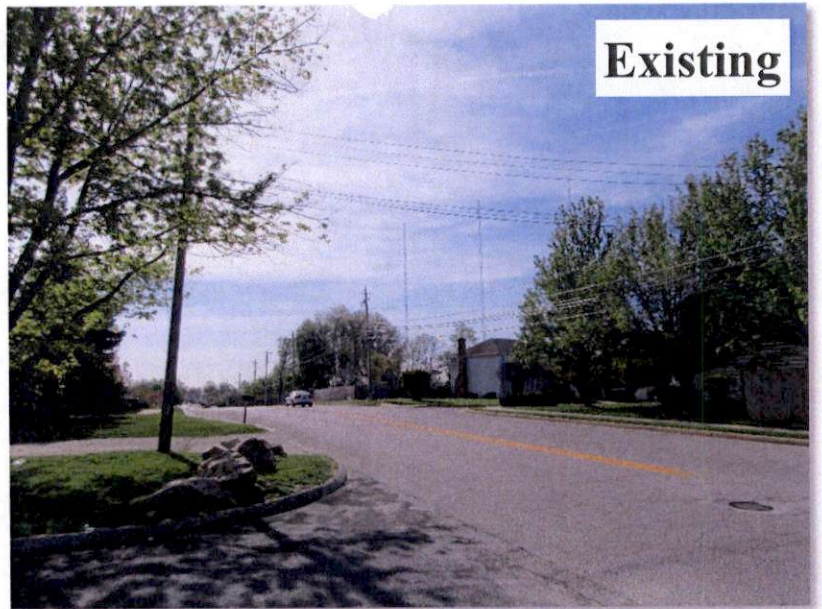
**Proposed
Tower Not
Visible**

Existing

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 10:
4100 Bald Eagle Ct
SHOWING THE PROPOSED SITE





Existing



Proposed

**Proposed
Tower**

SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

Location 11:
Adrienne Way &
Winands Rd
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS

Existing

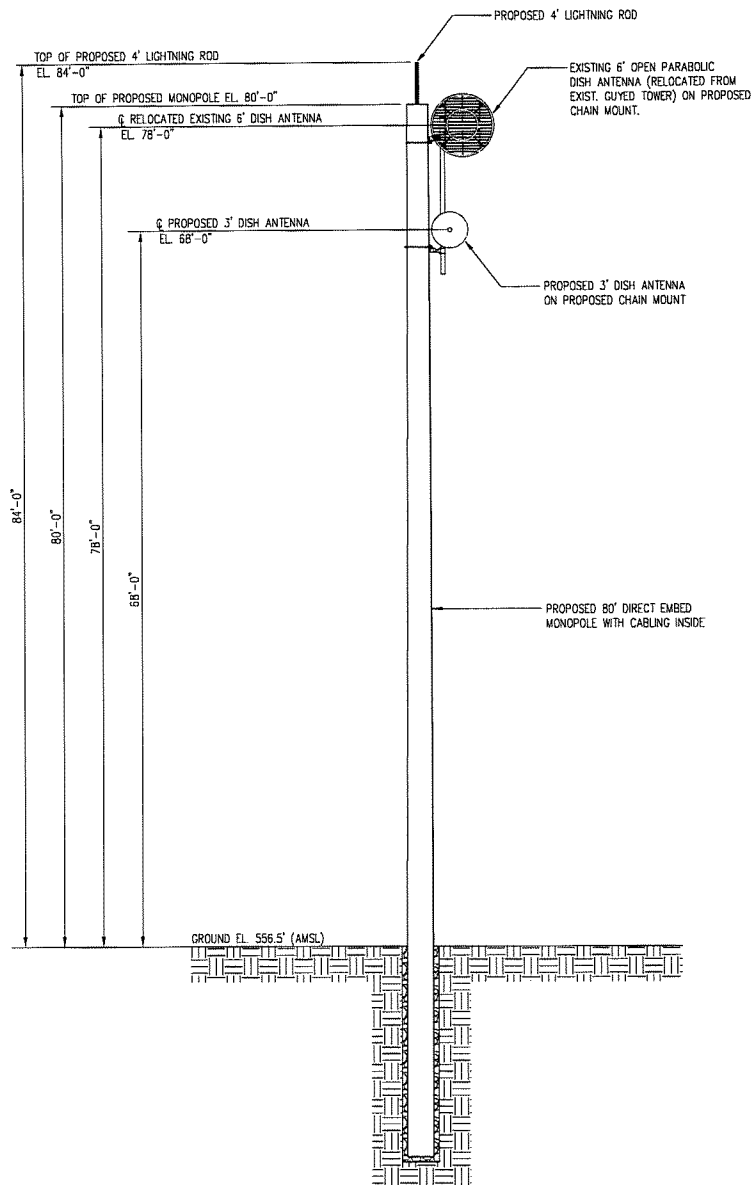
**Proposed
Tower Not
Visible**



SITE NAME: WBAL Hearst
WIRELESS COMMUNICATION FACILITY
8629 Winands Road,
Randallstown, MD 21133

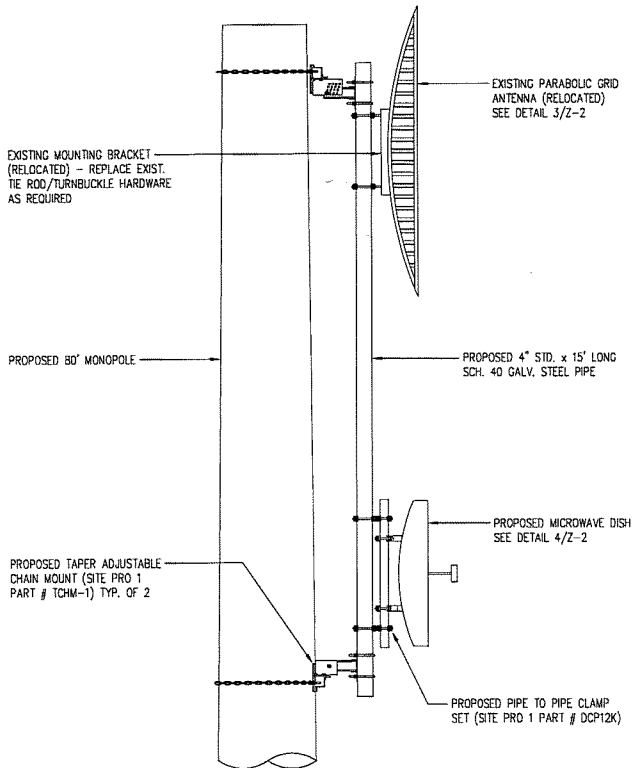
Location 12:
Carthage Rd near
Zurich Road
SHOWING THE PROPOSED SITE

 **SITE LINK**
WIRELESS



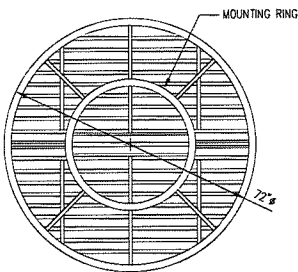
MONOPOLE ELEVATION
SCALE: 1/8"=1'-0"

1
Z-2



ANTENNA MOUNTING DETAIL
SCALE: 1/2"=1'-0"

2
Z-2



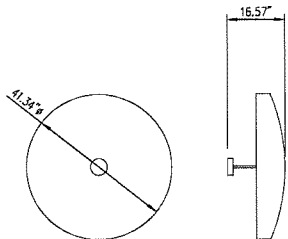
MARK ANTENNA SYSTEMS PARABOLIC GRID ANTENNA
MODEL NO. P-9A72GN DIAMETER: 72"

ANTENNA DETAIL
SCALE: 1/2"=1'-0"

3
Z-2

STRUCTURAL NOTES

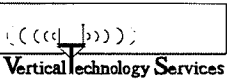
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- THE GENERAL CONTRACTOR AND HIS SUBCONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE OF STANDARD PRACTICE.
- STRUCTURAL STEEL PLATES, CHANNELS AND ANGLES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A992. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED FABRICATION. COLD GALVANIZE ALL FIELD PUNCHED HOLES, FIELD CUT SURFACES OR SURFACES WHERE GALVANIZED SURFACE IS DAMAGED.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-(LATEST). STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
- ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8 INCH MIN. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
- ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
- ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4500 psi (U.O.N). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3 INCHES UNLESS OTHERWISE NOTED. CONCRETE SHALL BE 6% AIR ENTRAINED. CONCRETE SHALL BE BROOM FINISHED.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60. DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SHELTER/PAD AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE, TO FIRM SUBGRADE. FILL UNDER CUT AND COMPACT UP TO 10" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO UNDERSIDE OF CONCRETE PAD.
- WHERE FILL IS REQUIRED, FILL IN LAYERS WHICH DO NOT EXCEED 8" BEFORE COMPACTION. SPREAD LAYER UNIFORMLY AND EVENLY. BLADE MIX EACH LAYER TO ENSURE MATERIAL UNIFORMITY. FILL MATERIAL SHALL NOT CONTAIN MATERIAL MORE THAN 3" IN DIAMETER. COMPACT EACH LAYER NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR TEST OR (ASTM D698 STANDARD PROCTOR TEST). USE FILL MATERIAL WITH MOISTURE CONTENT AS REQUIRED TO ATTAIN THE SPECIFIED DEGREE OF COMPACTION. COMPACT USING MULTIPLE WHEEL PNEUMATIC TIRE ROLLER, VIBRATORY ROLLER, OR SHEEPS FOOT ROLLERS.
- RESTORE ALL DISTURBED AREAS TO THE ORIGINAL CONDITION.



ROCKET/DISH 5ghz BIP BRIDGE DISH ANTENNA
MODEL NO. RD-5634
DIAMETER: 41.34"
DEPTH: 16.7"
WEIGHT: 29.76 LBS. (INCL. BRACKET)
WIND LOADING: 400 LBF @ 125 MPH

ANTENNA DETAIL
SCALE: 1/2"=1'-0"

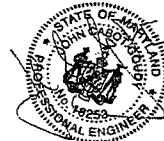
4
Z-2



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 19253, Expiration Date: 9/15/2017

PROJECT NO: 1158.004
DESIGNER: M.A.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:
MONOPOLE ELEVATION AND DETAILS

SHEET NUMBER:
Z-2

WBAL HEARST

8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY
SPECIAL EXCEPTION

PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
EXCEPTION AND VARIANCE
(IF NECESSARY)



CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-257-7777
3 WORKING DAYS PRIOR TO DIGGING
SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY
CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH
CURRENT OSHA STANDARDS

COLOR CODE FOR UTILITY LOCATIONS

ELECTRIC - RED
GAS/OIL - YELLOW
TEL/CATV - ORANGE
WATER - BLUE
SEWER - GREEN
SURVEY - PINK
PROPOSED EXCAVATION - WHITE

GENERAL NOTES

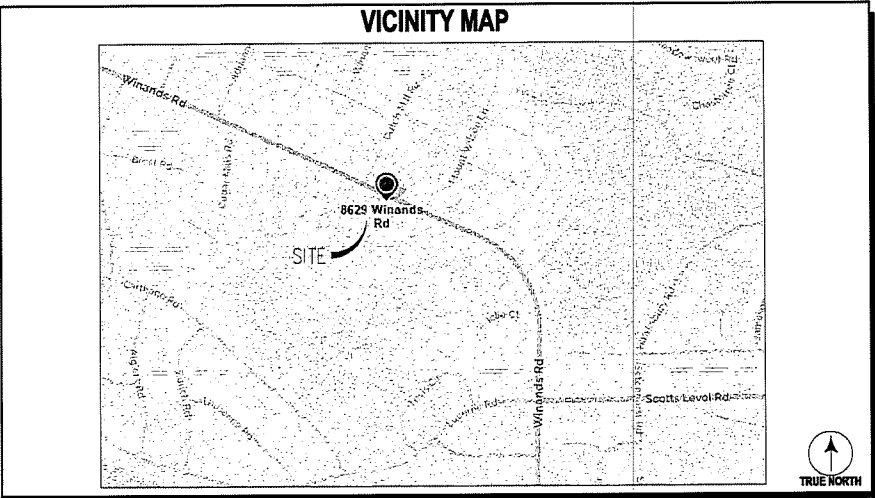
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE PROJECT MANAGER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SWEEP TEST TRANSMISSION LINES, INSPECT CONSTRUCTION WORK ON TOWERS/MONOPOLIES, CERTIFY ANTENNA AZIMUTHS, ANTENNA HEIGHT (AEL), TEST GROUNDING, VERIFY SUBGRADE CAPACITY, CONCRETE STRENGTH (TOWER FOUNDATIONS ONLY) AND REBAR/CONCRETE PLACEMENT. THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY T-MOBILE.
- ALL MATERIALS SHALL BE AS SPECIFIED OR EQUAL APPROVED BY THE ARCHITECT / ENGINEER.

APPLICABLE BUILDING CODE: IBC 2015

OWNER APPROVAL

OWNER REPRESENTATIVE

DATE



SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL		SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER		CENTERLINE
CAB	CABINET	MGB	MAIN GROUND BAR		PLATE
CLG	CEILING	MIN	MINIMUM		DETAIL NUMBER
CONC	CONCRETE	MTL	METAL		SHEET NUMBER
CONT	CONTINUOUS	NIC	NOT IN CONTRACT		GROUND WIRE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE		COAXIAL CABLE
DIA	DIAMETER	OC	ON CENTER		PCS ANTENNA
DWG	DRAWING	OPP	OPPOSITE		
EOB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT		
EA	EACH	SHT	SHEET		
ELEC	ELECTRICAL	SM	SIMILAR		
EL	ELEVATION	SS	STAINLESS STEEL		
EQ	EQUAL	STL	STEEL		
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	TOM	TOP OF MASONRY		
FF	FINISHED FLOOR	TOS	TOP OF STEEL		
GA	GAGE	TYP	TYPICAL		
GALV	GALVANIZED	VIF	VERIFY IN FIELD		
GB	GROUND BAR	UDN	UNLESS OTHERWISE NOTED		
GC	GENERAL CONTRACTOR	WHF	WELDED WIRE FABRIC		
GRND	GROUND	W/	WITH		
LG	LONG	&	AND		
LLH	LONG LEG HORIZONTAL	@	AT		
MAX	MAXIMUM				

SHEET INDEX

- T-1 TITLE SHEET
Z-1 SITE PLAN
Z-1A ENLARGED SITE PLAN, SETBACKS AND ZONING NOTES
Z-1B ADJOINERS LIST
Z-1C ADJOINERS LIST CONTINUED
Z-2 MONOPOLE ELEVATION AND DETAILS

PROJECT DESCRIPTION

SCOPE OF WORK:

WBAL HEARST PROPOSES THE INSTALLATION OF ONE NEW MICROWAVE DISH (ROCKETDISH MODEL #RD-SG34) AND THE RELOCATION OF ONE EXISTING MICROWAVE DISH (MARK ANTENNA SYSTEMS MODEL #P-9A72GN) TO A NEW 80 FOOT DIRECT EMBED MONOPOLE.

PROPERTY OWNER:
WBAL DIVISION HEARST CORP.
3800 HOOPER AVE.
BALTIMORE, MD 21211

SITE NAME: WBAL HEARST
SITE ADDRESS: 8629 WINANDS ROAD
RANDALLSTOWN, MD 21133

LATITUDE: 39° 22' 39.138" N
LONGITUDE: 76° 46' 25.766" W

APPLICANT:
WBAL DIVISION HEARST CORP.
3800 HOOPER AVE.
BALTIMORE, MD 21211

PROJECT MANAGER:
TOM BUNK
VERTICAL TECHNOLOGY SERVICES, LLC
9446 EARLEY DR., STE. B
HAGERSTOWN, MD 21740

MAP: 77
GRID: 04
PARCEL: 97

DEED BOOK/PAGE: 1049/253

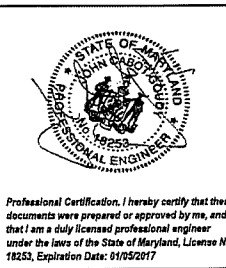
CURRENT ZONING: DR 3.5/DR 5.5
DISTRICT: 02 TAX ACCT. #: 0223001720
JURISDICTION: BALTIMORE COUNTY

ARCHITECT/ENGINEER:
JOHN CABOT GOUDY, P.E.
ENTREX COMMUNICATION SERVICES, INC.
(202) 408-0960



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



PROJECT NO: 1158.004
DESIGNER: M.A.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

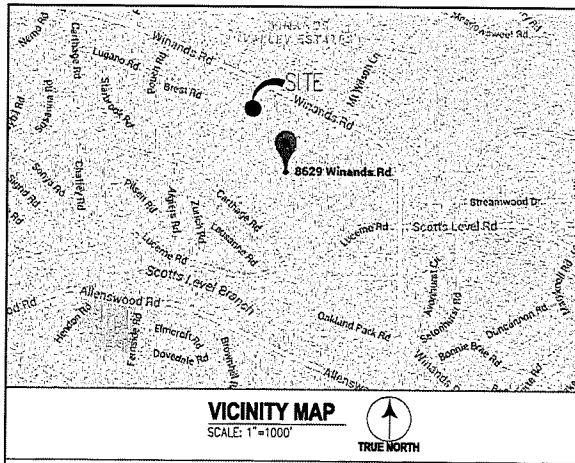
WBAL HEARST
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

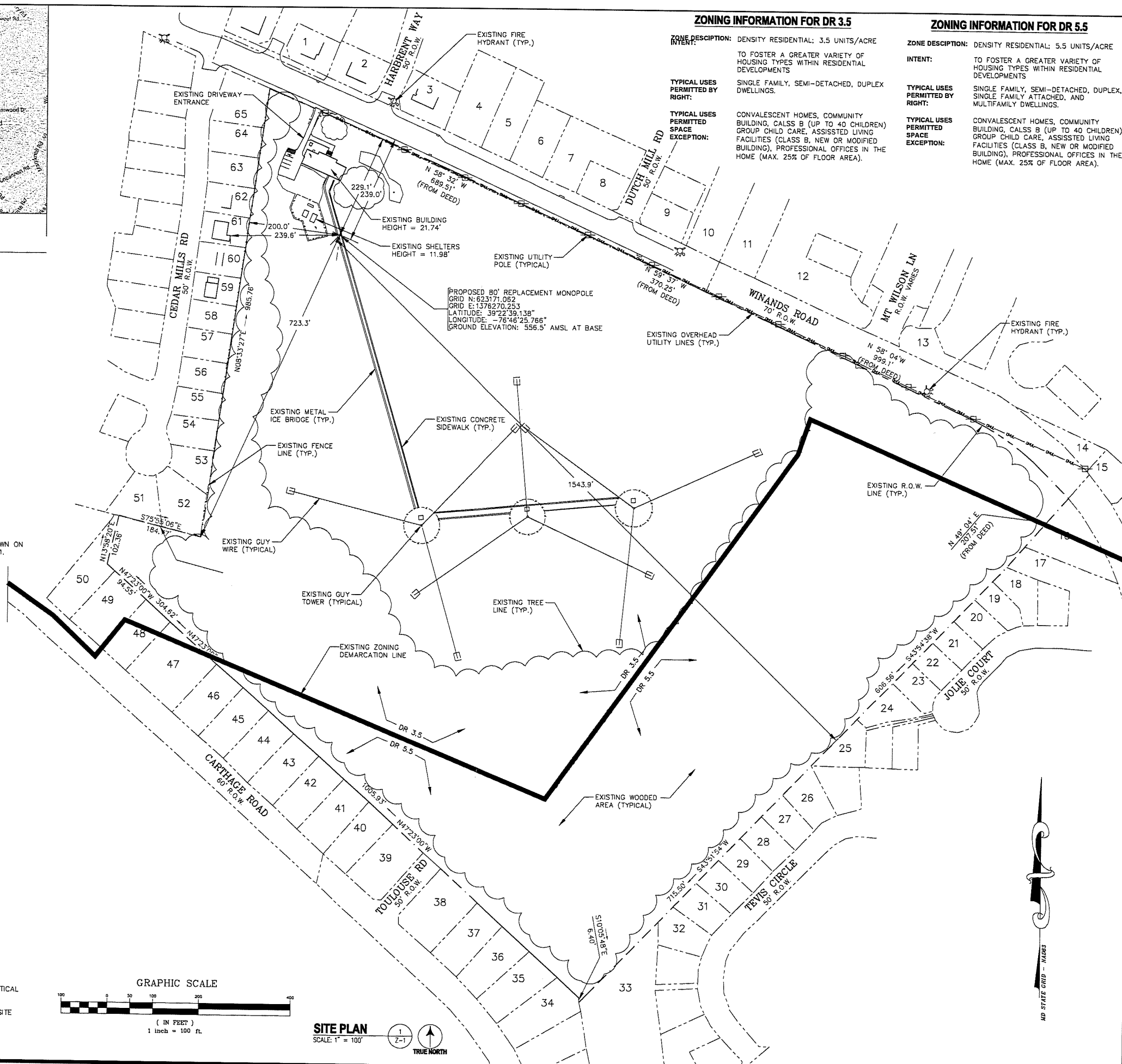


GENERAL NOTES

- OWNER: W B A L DIVISION HEARST CORPORATION
3800 HOOPER AVE.
BALTIMORE, MD 21211
- PREMISES ADDRESS: 8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
- MAILING ADDRESS: 3800 HOOPER AVE
BALTIMORE, MD 21211
- SITE AREA: 2,116,144.8 SQ. FT. (48.58 AC)
- BUILDING AREA:
EXISTING: WBAL TRANSMITTER BUILDING: 3,297 SQ. FT.
EXISTING EQUIPMENT SHELTERS: 334 SQ. FT.
TOTAL: 3,631 SQ. FT.
- BUILDING USE: BUSINESS - RADIO BROADCAST
- UTILITIES:
PUBLIC WATER.
PUBLIC SPETIC.
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON
F.I.R.M. #240010, PANEL #02200, DATED AUGUST 2, 2011.
- PARKING CALCULATIONS:
1 PER EMPLOYEE - LARGEST SHIFT
REQUIRED: 2
HANDICAPPED ACCESSIBLE
REQUIRED: 1
TOTAL REQUIRED = 3 SPACES
PROVIDED: 4 SPACES
SPACES (1 HANDICAPPED, 3 REGULAR)
- SETBACKS:
PER 18101.2 FOR DR 3.5

	FRONT	SIDE	REAR
REQUIRED:	50'	20'	30'
PROVIDED:	N/A	N/A	N/A

PER SECTION 426.6
REQUIRED: TOWER SHALL BE SET BACK 200 FT.
TO NEAREST OTHER OWNER'S RESIDENTIAL
PROPERTY LINE.
PROPOSED: 200 FT.
- HEIGHT OF STRUCTURE:
MAX. PERMITTED: 250' (PER SECTION 426.5)
PROPOSED: 80 FT. PLUS 4 FT. LIGHTNING ROD
- DEED REF.: BOOK 1049, PAGE 253
- TAX ACCOUNT #: 0223001720
- COUNCILMANIC DISTRICT: 4
- ELECTION DISTRICT: 2
- REGIONAL PLANNING DISTRICT: 312, RANDALLSTOWN
- CENSUS TRACT: 402604
- WATERSHED: GWYNNS FALLS
- ZONING: DR 3.5/DR 5.5
(PER 1"=500' ZONING MAP 077B1)
- TAX MAP: 0077, GRID 0004, PARCEL 0097
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- PERMITS ON FILE: NONE
- FLOOR AREA RATIO: 3,631 : 2,116,144.8 = 0.0017
(NO CHANGE TO EXISTING)
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL
AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE
ITSELF HISTORIC.
- PREVIOUS DRG MEETINGS: NONE KNOWN

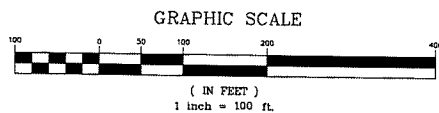


ZONING INFORMATION FOR DR 3.5

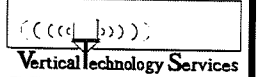
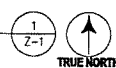
ZONE DESCRIPTION: DENSITY RESIDENTIAL; 3.5 UNITS/ACRE
INTENT: TO FOSTER A GREATER VARIETY OF HOUSING TYPES WITHIN RESIDENTIAL DEVELOPMENTS
TYPICAL USES PERMITTED BY RIGHT: SINGLE FAMILY, SEMI-DETACHED, DUPLEX DWELLINGS.
TYPICAL USES PERMITTED SPACE EXCEPTION: CONVALESCENT HOMES, COMMUNITY BUILDING, CLASS B (UP TO 40 CHILDREN) GROUP CHILD CARE, ASSISTED LIVING FACILITIES (CLASS B, NEW OR MODIFIED BUILDING), PROFESSIONAL OFFICES IN THE HOME (MAX. 25% OF FLOOR AREA).

ZONING INFORMATION FOR DR 5.5

ZONE DESCRIPTION: DENSITY RESIDENTIAL; 5.5 UNITS/ACRE
INTENT: TO FOSTER A GREATER VARIETY OF HOUSING TYPES WITHIN RESIDENTIAL DEVELOPMENTS
TYPICAL USES PERMITTED BY RIGHT: SINGLE FAMILY, SEMI-DETACHED, DUPLEX, SINGLE FAMILY ATTACHED, AND MULTIFAMILY DWELLINGS.
TYPICAL USES PERMITTED SPACE EXCEPTION: CONVALESCENT HOMES, COMMUNITY BUILDING, CLASS B (UP TO 40 CHILDREN) GROUP CHILD CARE, ASSISTED LIVING FACILITIES (CLASS B, NEW OR MODIFIED BUILDING), PROFESSIONAL OFFICES IN THE HOME (MAX. 25% OF FLOOR AREA).



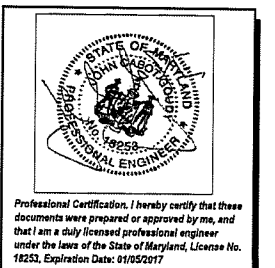
SITE PLAN
SCALE: 1" = 100'



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



PROJECT NO: 1158.004
DESIGNER: R.S.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1



LEGISLATIVE POLICY FOR SITING OF WIRELESS TELECOMMUNICATIONS ANTENNAS AND TOWERS. IT IS THE INTENT OF BALTIMORE COUNTY THAT: [BILL NO. 121-2001]

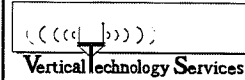
- ## SETBACK REQUIREMENTS FOR WIRELESS TELECOMMUNICATIONS TOWERS

- LOCATION AND HEIGHT RESTRICTIONS FOR WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS
IN THIS SECTION, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED:

- ADDITIONAL CONDITIONS FOR TOWERS PERMITTED BY EXCEPTION. TOWERS PERMITTED BY SPECIAL EXCEPTION SHALL MEET THE REQUIREMENTS OF THIS SECTION.

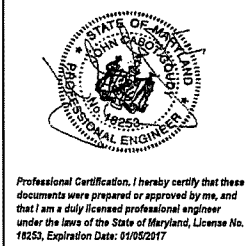
- Z-1A**

SUBJECT PARCEL		1	2	3	4	5
ACCOUNT 02-023001720 N/F WBAL DIVISION - HEARST CORPORATION MAILING ADDRESS: 3800 HOOPER AVE. BALTIMORE, MD 21211 PREMISE ADDRESS: 8629 WINANDS ROAD DEED BOOK N/A USE: INDUSTRIAL ZONING: DR 3.5 AND DR 5.5 AREA: 48.58 AC.		ACCOUNT 02-2500009058 N/F BRUNSON, JAMES AND BRUNSON, TODD MAILING ADDRESS: 4101 BALD EAGLE CT. RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 35155 PAGE 271 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 8,189 SF	ACCOUNT 02-2500001409 N/F IFESANYA, OLUWATOYIN O. MAILING ADDRESS: 4101 HARBRENT WAY RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 35837 PAGE 128 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 9,801 SF	ACCOUNT 02-2500001417 N/F RICHARDSON, ONDREA D. MAILING ADDRESS: 4101 HARBRENT WAY RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 34536 PAGE 457 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 10,280 SF	ACCOUNT 02-2400012187 N/F HODGE, KEVIN H. MAILING ADDRESS: 8628 WINANDS ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 34536 PAGE 88 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 17,162 SF	ACCOUNT 02-2400012190 N/F EVANS, KAREN E. BROWN MAILING ADDRESS: 8624 WINANDS ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 37271 PAGE 138 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 13,024 SF
6	7	8	9	10	11	
ACCOUNT 02-2100008271 N/F HARVEY, ANDREW D. AND HARVEY, ALICE V. MAILING ADDRESS: 8522 WINANDS ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 18943 PAGE 123 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 12,418 SF	ACCOUNT 02-2100008272 N/F PARMAN, CYNTHIA M. MAILING ADDRESS: 8620 WINANDS ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 10737 PAGE 416 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 12,034 SF	ACCOUNT 02-2100008273 N/F VELASQUEZ, FERNANDO AND CARBAJAL, ROSA JULIA H. MAILING ADDRESS: 4109 LEISURE ROAD TEMPLE HILLS, MD 20748 PREMISE ADDRESS: 4100 DUTCH MILL ROAD RANDALLSTOWN, MD 21133 DEED BOOK 25453 PAGE 137 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 8,145 SF	ACCOUNT 02-2100008302 N/F ROGERS, EARL VINCENT MAILING ADDRESS: 4101 DUTCH MILL ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 28943 PAGE 322 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 8,232 SF	ACCOUNT 02-0204350070 N/F WARD, JIMMIE JR. MAILING ADDRESS: 1652 ALBERT RILL ROAD HAMPSTEAD, MD 21074 PREMISE ADDRESS: 8606 WINANDS ROAD RANDALLSTOWN, MD 21133 DEED BOOK 31954 PAGE 246 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 13,022 SF	ACCOUNT 02-0212401400 N/F PATRICK, DANIEL E. JR. MAILING ADDRESS: 283 RIVERSIDE DRIVE PASADENA, MD 21122 PREMISE ADDRESS: 8604 WINANDS ROAD RANDALLSTOWN, MD 21133 DEED BOOK 28137 PAGE 172 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 16,830 SF	
12	13	14	15	16	17	
ACCOUNT 02-2400001560 N/F THE VILLAGES AT WOODHOLME CONDOMINIUM ASSN INC. C/O WPM REAL ESTATE MANAGEMENT MAILING ADDRESS: 11433 CROWNDRIDGE DRIVE OWINGS MILLS, MD 21117 PREMISE ADDRESS: MT. WILSON LANE RANDALLSTOWN, MD 21133 DEED BOOK 16609 PAGE 468 USE: RESIDENTIAL CONDOMINIUM ZONING: DR 3.5 AREA: 9,19 AC	ACCOUNT 02-2400001559 N/F THE VILLAGES AT WOODHOLME CONDOMINIUM ASSN INC. C/O WPM REAL ESTATE MANAGEMENT MAILING ADDRESS: 11433 CROWNDRIDGE DRIVE OWINGS MILLS, MD 21117 PREMISE ADDRESS: MEADOWSWEET CT. RANDALLSTOWN, MD 21133 DEED BOOK 16609 PAGE 468 USE: RESIDENTIAL CONDOMINIUM ZONING: DR 3.5 AREA: 30.52 AC	ACCOUNT 02-1900010383 N/F HEATHER GLEN DEVELOPMENT LLC 11836 BELAIR ROAD KINGSVILLE, MD 21087 PREMISE ADDRESS: WINANS ROAD RANDALLSTOWN, MD 21133 DEED BOOK 29216 PAGE 238 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 3,702 SF	ACCOUNT 02-2500006314 N/F WILLIAMS, MAXINE A. MAILING ADDRESS: 4100 BRAD JACOB COURT BALTIMORE, MD 21208 PREMISE ADDRESS: SAME DEED BOOK 31533 PAGE 356 USE: RESIDENTIAL ZONING: DR 3.5 AREA: 6,926 SF	ACCOUNT 02-0223950001 N/F WYNDER, ESTELLA B. MAILING ADDRESS: 1526 FERNLEY ROAD BALTIMORE, MD 21208 PREMISE ADDRESS: WINANDS ROAD DEED BOOK 2743 PAGE 189 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,454 SF	ACCOUNT 02-0223950000 N/F WYNDER, ESTELLA B. MAILING ADDRESS: 1526 FERNLEY ROAD BALTIMORE, MD 21208 PREMISE ADDRESS: WINANDS ROAD DEED BOOK 1372 PAGE 277 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 9,801 SF	
18	19	20	21	22	23	
ACCOUNT 02-1800014211 N/F DEJESUS, FELIPE JR. AND DEJESUS, SANDRA D. MAILING ADDRESS: 4 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 8770 PAGE 844 USE: EXEMPT ZONING: DR 5.5 AREA: 7,005 SF	ACCOUNT 02-1800014210 N/F BROWN, JAMES L. AND BROWN, WANDA M. MAILING ADDRESS: 6 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 11185 PAGE 177 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 5,860 SF	ACCOUNT 02-18000014209 N/F RODRIGUEZ HOLDINGS LLC MAILING ADDRESS: 2222 EASTBRIDGE ROAD LUTHERVILLE, MD 21093 PREMISE ADDRESS: 8 JOLIE COURT RANDALLSTOWN, MD 21133 DEED BOOK 37144 PAGE 301 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 5,926 SF	ACCOUNT 02-18000014208 N/F HARDEN, RICHARD J. AND HARDEN, MARY W. MAILING ADDRESS: 10 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 6492 PAGE 387 USE: EXEMPT ZONING: DR 5.5 AREA: 5,759 SF	ACCOUNT 02-18000014207 N/F RANDALL, WILLIAM R. AND RANDALL, JANET A. MAILING ADDRESS: 12 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 14737 PAGE 340 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 5,759 SF	ACCOUNT 02-18000014206 N/F SIMPSON, SANDRA C. AND WILLIAMS, LAWRENCE M. MAILING ADDRESS: 14 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 9993 PAGE 670 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 5,905 SF	
24	25	26	27	28	29	
ACCOUNT 02-18000014205 N/F WILLIAMS, FRED LEE 3RD AND WILLIAMS, LINDA SUE MAILING ADDRESS: 16 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 8649 PAGE 724 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 7,038 SF	ACCOUNT 02-18000014204 N/F FILSAIME, RICHARD MAILING ADDRESS: 18 JOLIE COURT RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 31134 PAGE 183 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 8,466 SF	ACCOUNT 02-18000014277 N/F BLUE, BETTY MAILING ADDRESS: 3920 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 35992 PAGE 7 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 8,224 SF	ACCOUNT 02-18000014292 N/F PERRY, CEDRIC B. AND PERRY, WANDA LO. MAILING ADDRESS: 3918 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 11762 PAGE 232 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 6,430 SF	ACCOUNT 02-18000014293 N/F SLAUGHTER, ANTHONY R. AND SLAUGHTER, TRINA T. MAILING ADDRESS: 3916 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 17359 PAGE 537 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 6,750 SF	ACCOUNT 02-18000014294 N/F MICHEL, BERNADETTE E. MAILING ADDRESS: 3914 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 6527 PAGE 706 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 6,732 SF	
30	31	32	33	34	35	
ACCOUNT 02-18000014295 N/F MERVIS, MARVIN P. AND MERVIS, SANDRA A. MAILING ADDRESS: 3912 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 6945 PAGE 529 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 6,714 SF	ACCOUNT 02-18000014296 N/F MCGOWENS, GILBERT H. AND MCGOWENS, GAIL S. MAILING ADDRESS: 3910 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 6449 PAGE 123 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 7,145 SF	ACCOUNT 02-18000014297 N/F FRIESORGER, DAVID JOSEPH AND COOPER, NATOSHA NICOLE MAILING ADDRESS: 3908 TEVIS CIRCLE RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 32912 PAGE 377 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 7,810 SF	ACCOUNT 02-1800014303 N/F DORSEY, BERNICE MAILING ADDRESS: 4834 VALLEY FORGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: LUCERNE ROAD DEED BOOK 22936 PAGE 133 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 1,18 AC	ACCOUNT 02-0216601060 N/F MORGAN, CARRINGTON E SR. AND LITTLE, FREIDA MORGAN MAILING ADDRESS: 3905 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 8110 PAGE 384 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 12,464 SF	ACCOUNT 02-0207472930 N/F GOODWYN, SONYA R. MAILING ADDRESS: 3907 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 15294 PAGE 328 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 11,322 SF	
36	37	38	39	40	41	
ACCOUNT 02-0213204110 N/F MASTROMATTEO, DOMINIC AND MASTROMATTEO, ANGELA TRUSTEES MAILING ADDRESS: 3909 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 18527 PAGE 223 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,730 SF	ACCOUNT 02-0202572200 N/F SCALO, PATRICK J. AND SCALO, M. MICHELE MAILING ADDRESS: 3911 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 7957 PAGE 778 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,582 SF	ACCOUNT 02-0218351210 N/F SCALO, DAVID AND BANKS, SHADARA MAILING ADDRESS: 3913 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 35698 PAGE 66 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 14,946 SF	ACCOUNT 02-0216601060 N/F BERRY, TANIA Y. AND BERRY, JOYCE A. MAILING ADDRESS: 3917 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 14487 PAGE 467 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 12,901 SF	ACCOUNT 02-0206001270 N/F CROWNER, LAWRENCE W. AND CROWNER, ALFREDA MAILING ADDRESS: 3919 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 19254 PAGE 446 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,582 SF	ACCOUNT 02-0213855630 N/F MARINER, RAY H. AND MARINER, REBECCA MAILING ADDRESS: 3921 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 25848 PAGE 639 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,582 SF	
42	43	44	45	46	47	
ACCOUNT 02-0219073930 N/F WILLIAMS, MILDRED L. MAILING ADDRESS: 3923 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 10176 PAGE 589 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,582 SF	ACCOUNT 02-0219002290 N/F YOUNG, MARIA A. MAILING ADDRESS: 3925 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 28868 PAGE 188 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,582 SF	ACCOUNT 02-0213203760 N/F BELL, TARA D. AND ROBINSON, DWAYNE G. MAILING ADDRESS: 3927 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 28083 PAGE 461 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,582 SF	ACCOUNT 02-0202572120 N/F ANDERSON, BRIAN C. MAILING ADDRESS: 3929 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 27686 PAGE 249 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 10,725 SF	ACCOUNT 02-1900000143 N/F AMECHI, TINA E. AND AMANAHU, MICHAEL C. MAILING ADDRESS: 3931 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 2251 PAGE 552 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 14,300 SF	ACCOUNT 02-1900000142 N/F FEENSTER, JACQUELINE MAILING ADDRESS: 3933 CARTHAGE ROAD RANDALLSTOWN, MD 21133 PREMISE ADDRESS: SAME DEED BOOK 36993 PAGE 182 USE: RESIDENTIAL ZONING: DR 5.5 AREA: 19,251 SF	

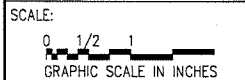


6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



PROJECT NO:	1158.004
DESIGNER:	R.S.
ENGINEER:	C.G.



WBAL HEARST
-
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

ADJOINERS
LIST

SHEET NUMBER:

Z-1B

48
ACCOUNT 02-1900000141
N/F
CHAMBERS, LEONARD BERNARD JR. AND CHAMBERS,
JULIANNE J.
MAILING ADDRESS: 3937 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 9753 PAGE 594
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 10,010 SF

54
ACCOUNT 02-2100001248
N/F
THOMPSON, CLIFFORD AND THOMPSON, MILDRED
MAILING ADDRESS: 4005 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 21167 PAGE 527
USE: EXEMPT
ZONING: DR 3.5
AREA: 7,030 SF

60
ACCOUNT 02-2100001242
N/F
SOW, BOUBACAR
MAILING ADDRESS: 4017 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 35185 PAGE 332
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,647 SF

49
ACCOUNT 02-0216550460
N/F
WASHINGTON, BERNARD L./YOLANDA M. LITTLE UKITUS
DIOR
MAILING ADDRESS: 3939 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 14720 PAGE 664
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 10,153 SF

55
ACCOUNT 02-2100001247
N/F
SAWYER, REGINALD G. AND SAWYER, DENICE C.
MAILING ADDRESS: 4007 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 8491 PAGE 442
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,303 SF

61
ACCOUNT 02-2100001241
N/F
RICHARDSON, JAYE
MAILING ADDRESS: 4019 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 9997 PAGE 360
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,647 SF

50
ACCOUNT 02-0202851890
N/F
FITTEN, MELVIN AND HORSEY-FITTE, LINETTE
MAILING ADDRESS: 3941 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 11399 PAGE 379
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 24,426 SF

56
ACCOUNT 02-2100001246
N/F
BOYLES, CYNTHIA
MAILING ADDRESS: 4009 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 37325 PAGE 69
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,664 SF

62
ACCOUNT 02-2100001240
N/F
COLES, JOYCE NADINE
MAILING ADDRESS: 4021 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 8038 PAGE 8
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,710 SF

51
ACCOUNT 02-2100001251
N/F
JOHNSON, DERRICK W. AND JOHNSON, RENEE A.
MAILING ADDRESS: 4000 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 9051 PAGE 600
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 8,720 SF

57
ACCOUNT 02-2100001245
N/F
LEE, JOSEPH H. JR.
MAILING ADDRESS: 4011 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 34014 PAGE 279
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,647 SF

63
ACCOUNT 02-2100001239
N/F
BROWN, PHYLLIS
MAILING ADDRESS: 3808 THOROUGHbred LANE
OWINGS MILLS, MD 21117
PREMISE ADDRESS: 4023 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
DEED BOOK 17134 PAGE 200
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 7,130 SF

52
ACCOUNT 02-2100001250
N/F
DESANTIS, PASQUALE L. AND DESANTIS, CARMELA
MAILING ADDRESS: 4001 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 8905 PAGE 71
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 11,743 SF

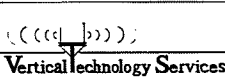
58
ACCOUNT 02-2100001244
N/F
FLEMING, WILLIE W. AND FLEMING, VERA L.
MAILING ADDRESS: POB 514
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: 4013 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
DEED BOOK 9842 PAGE 115
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,143 SF

64
ACCOUNT 02-2100001238
N/F
YOUNGER, DANIELLE AND YOUNGER, LAVARRO
MAILING ADDRESS: 4025 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 37426 PAGE 397
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 7,605 SF

53
ACCOUNT 02-2100001249
N/F
CROSBY, KIM R.
MAILING ADDRESS: 4003 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 19886 PAGE 428
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,569 SF

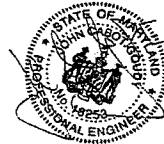
59
ACCOUNT 02-2100001243
N/F
WARD, GRETA L.
MAILING ADDRESS: 4015 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 14799 PAGE 155
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,143 SF

65
ACCOUNT 02-2100001237
N/F
BARNES, CHRISTOPHER A. AND BARNES, CHER S.
MAILING ADDRESS: 4027 CEDAR MILLS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 20768 PAGE 3
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 12,157 SF



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly-licensed professional engineer under the laws of the State of Maryland, License No. 18253, Expiration Date: 01/05/2017

PROJECT NO: 1158.004
DESIGNER: R.S.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
-
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

ADJOINERS
LIST
CONTINUED

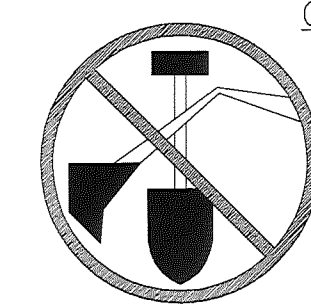
SHEET NUMBER:
Z-1C

WBAL HEARST

8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY
SPECIAL EXCEPTION

PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
EXCEPTION AND VARIANCE
(IF NECESSARY)

CALL
UTILITIES NOTIFICATION
MISS UTILITY
1-800-257-7777
3 WORKING DAYS PRIOR TO DIGGING
SAFETY PRECAUTIONS SHALL BE IMPLEMENTED BY
CONTRACTOR(S) AT ALL TRENCHING IN ACCORDANCE WITH
CURRENT OSHA STANDARDS



COLOR CODE FOR UTILITY LOCATIONS
ELECTRIC - RED
GAS/OIL - YELLOW
TEL/CATV - ORANGE
WATER - BLUE
SEWER - GREEN
SURVEY - PINK
PROPOSED EXCAVATION - WHITE

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE PROJECT MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SUBCONTRACT THIRD PARTY INSPECTION SERVICES TO SWEEP TEST TRANSMISSION LINES, INSPECT CONSTRUCTION WORK ON TOWERS/MONOPOLES, CERTIFY ANTENNA AZIMUTHS, ANTENNA HEIGHT (AHL), TEST GROUNDING, VERIFY SUBGRADE CAPACITY, CONCRETE STRENGTH (TOWER FOUNDATIONS ONLY) AND REBAR/CONCRETE PLACEMENT. THIRD PARTY INSPECTION SERVICE CONTRACTORS SHALL BE APPROVED BY T-MOBILE.
17. ALL MATERIALS SHALL BE AS SPECIFIED OR EQUAL APPROVED BY THE ARCHITECT / ENGINEER.

APPLICABLE BUILDING CODE: IBC 2015

OWNER APPROVAL

OWNER REPRESENTATIVE _____ DATE _____

VICINITY MAP



SHEET INDEX

- T-1 TITLE SHEET
- Z-1 SITE PLAN
- Z-1A ENLARGED SITE PLAN, SETBACKS AND ZONING NOTES
- Z-1B ADJOINERS LIST
- Z-1C ADJOINERS LIST CONTINUED
- Z-2 MONOPOLE ELEVATION AND DETAILS

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL	+	POT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER	—	ENTERLINE
CAB	CABINET	MOB	MAIN GROUND BAR	—	FLATE
CLG	CEILING	MIN	MINIMUM	No. SHT	DETAIL NUMBER SHEET NUMBER
CONC	CONCRETE	MTL	METAL	— G	GROUND WIRE
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	—	COAXIAL CABLE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE	○	PCS ANTENNA
DIA	DIAMETER	OC	ON CENTER		
DWG	DRAWING	OPP	OPPOSITE		
EOB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT		
EA	EACH	SHT	SHEET		
ELEC	ELECTRICAL	SIM	SIMILAR		
EL	ELEVATION	SS	STAINLESS STEEL		
EQ	EQUAL	STL	STEEL		
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	TOM	TOP OF MASONRY		
FF	FINISHED FLOOR	TOS	TOP OF STEEL		
GA	GAGE	TYP	TYPICAL		
GALV	GALVANIZED	VIF	VERIFY IN FIELD		
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED		
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC		
GRND	GROUND	W/	WITH		
LG	LONG	&	AND		
LLH	LONG LEG HORIZONTAL	@	AT		
MAX	MAXIMUM				

PROJECT DESCRIPTION

SCOPE OF WORK:
WBAL HEARST PROPOSES THE INSTALLATION OF ONE NEW MICROWAVE DISH (ROCKETDISH MODEL #RD-5634) AND THE RELOCATION OF ONE EXISTING MICROWAVE DISH (MARK ANTENNA SYSTEMS MODEL #P-9A72GN) TO A NEW 80 FOOT DIRECT EMBED MONOPOLE.

PROPERTY OWNER:
WBAL DIVISION HEARST CORP.
3800 HOOPER AVE.
BALTIMORE, MD 21211

SITE NAME:
WBAL HEARST

SITE ADDRESS:
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133

LATITUDE:
39° 22' 39.138" N

LONGITUDE:
76° 46' 25.766" W

PROJECT MANAGER:
TOM BUNK
VERTICAL TECHNOLOGY SERVICES, LLC
9446 EARLEY DR., STE. B
HAGERSTOWN, MD 21740

ARCHITECT/ENGINEER:
JOHN CABOT GOUDY, P.E.
ENTREX COMMUNICATION SERVICES, INC.
(202) 408-0960

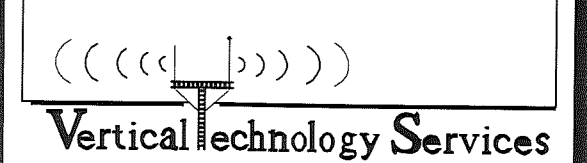
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GRID: 04
PARCEL: 97

DEED BOOK/PAGE: 1049/253

CURRENT ZONING: DR 3.5/DR 5.5

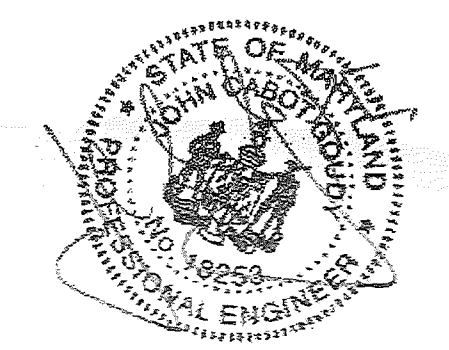
DISTRICT: 02 TAX ACCT. #: 0223001720

JURISDICTION: BALTIMORE COUNTY



entrex
communication services, inc.
6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18253, Expiration Date: 01/05/2017

PROJECT NO: 1158.004
DESIGNER: M.A.
ENGINEER: C.G.

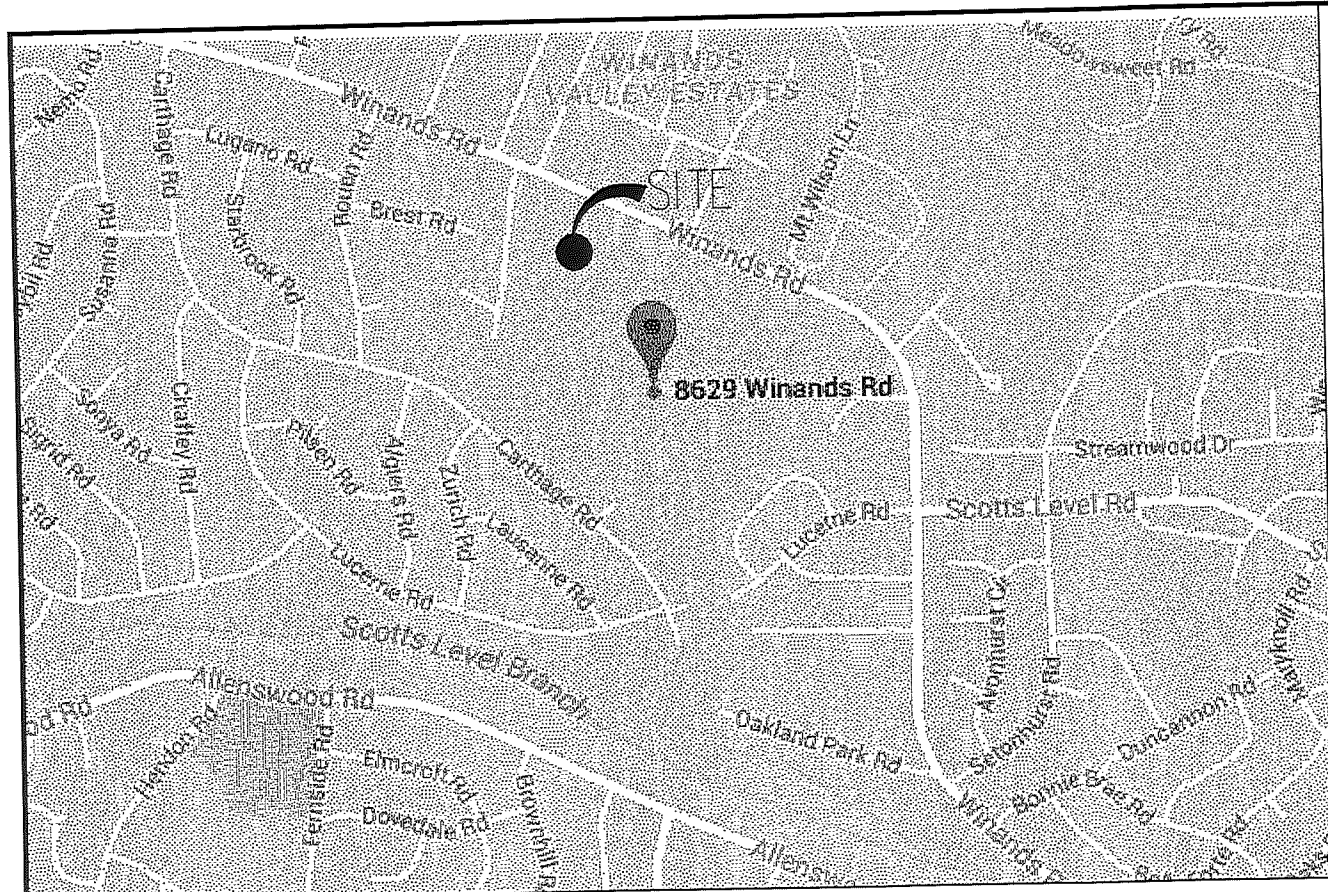
SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

TITLE SHEET

SHEET NUMBER:
T-1



VICINITY MAP

SCALE: 1"=1000'

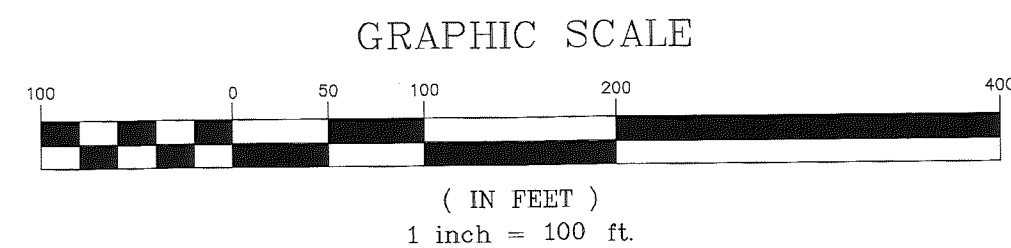


GENERAL NOTES

- OWNER: W B A L DIVISION HEARST CORPORATION
3800 HOOPER AVE.
BALTIMORE, MD 21211
- PREMISES ADDRESS: 8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
- MAILING ADDRESS: 3800 HOOPER AVE
BALTIMORE, MD 21211
- SITE AREA: 2,116,144.8 SQ. FT. (48.58 AC)
- BUILDING AREA:
EXISTING: 3,297 SQ. FT.
WBAL TRANSMITTER BUILDING: 334 SQ. FT.
EXISTING EQUIPMENT SHELTERS: 3,631 SQ. FT.
TOTAL: 3,631 SQ. FT.
- BUILDING USE: BUSINESS - RADIO BROADCAST
- UTILITIES:
PUBLIC WATER.
PUBLIC SPETIC.
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON
F.I.R.M. #240010, PANEL #02200, DATED AUGUST 2, 2011.
- PARKING CALCULATIONS:
1 PER EMPLOYEE - LARGEST SHIFT
REQUIRED: 2
HANDICAPPED ACCESSIBLE
REQUIRED: 1
TOTAL REQUIRED = 3 SPACES
PROVIDED: 4 SPACES
SPACES (1 HANDICAPPED, 3 REGULAR)
- SETBACKS:
PER 1B101.2 FOR DR3.5

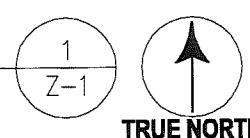
	FRONT	SIDE	REAR
REQUIRED:	50'	20'	30'
PROVIDED:	N/A	N/A	N/A

PER SECTION 426.6
REQUIRED: TOWER SHALL BE SET BACK 200 FT.
TO NEAREST OTHER OWNER'S RESIDENTIAL
PROPERTY LINE.
PROPOSED: 200 FT.
- HEIGHT OF STRUCTURE:
MAX. PERMITTED: 250' (PER SECTION 426.5)
PROPOSED: 80 FT. PLUS 4 FT. LIGHTNING ROD
- DEED REF.: BOOK 1049, PAGE 253
- TAX ACCOUNT #: 0223001720
- COUNCILMANIC DISTRICT: 4
- ELECTION DISTRICT: 2
- REGIONAL PLANNING DISTRICT: 312, RANDALLSTOWN
- CENSUS TRACT: 402604
- WATERSHED: GWYNNS FALLS
- ZONING: DR 3.5/DR 5.5
(PER 1"=500' ZONING MAP 077B1)
- TAX MAP: 0077, GRID 0004, PARCEL 0097
- NO KNOWN PREVIOUS ZONING CASES ON FILE.
- PERMITS ON FILE: NONE
- FLOOR AREA RATIO: 3,631 : 2,116,144.8 = 0.0017
(NO CHANGE TO EXISTING)
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL
AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE
ITSELF HISTORIC.
- PREVIOUS DRC MEETINGS: NONE KNOWN



SITE PLAN

SCALE: 1" = 100'



ZONING INFORMATION FOR DR 3.5

ZONE DESCRIPTION: DENSITY RESIDENTIAL; 3.5 UNITS/ACRE
INTENT: TO FOSTER A GREATER VARIETY OF HOUSING TYPES WITHIN RESIDENTIAL DEVELOPMENTS
TYPICAL USES PERMITTED BY RIGHT: SINGLE FAMILY, SEMI-DETACHED, DUPLEX DWELLINGS.
TYPICAL USES PERMITTED SPACE EXCEPTION: CONVALESCENT HOMES, COMMUNITY BUILDING, CALSS B (UP TO 40 CHILDREN) GROUP CHILD CARE, ASSISTED LIVING FACILITIES (CLASS B, NEW OR MODIFIED BUILDING), PROFESSIONAL OFFICES IN THE HOME (MAX. 25% OF FLOOR AREA).

ZONING INFORMATION FOR DR 5.5

ZONE DESCRIPTION: DENSITY RESIDENTIAL; 5.5 UNITS/ACRE
INTENT: TO FOSTER A GREATER VARIETY OF HOUSING TYPES WITHIN RESIDENTIAL DEVELOPMENTS
TYPICAL USES PERMITTED BY RIGHT: SINGLE FAMILY, SEMI-DETACHED, DUPLEX, SINGLE FAMILY ATTACHED, AND MULTIFAMILY DWELLINGS.
TYPICAL USES PERMITTED SPACE EXCEPTION: CONVALESCENT HOMES, COMMUNITY BUILDING, CALSS B (UP TO 40 CHILDREN) GROUP CHILD CARE, ASSISTED LIVING FACILITIES (CLASS B, NEW OR MODIFIED BUILDING), PROFESSIONAL OFFICES IN THE HOME (MAX. 25% OF FLOOR AREA).

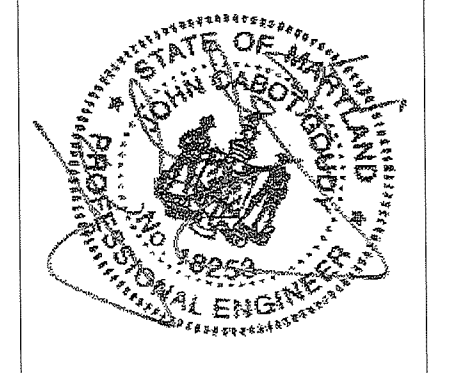
Vertical Technology Services



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18253, Expiration Date: 01/05/2017

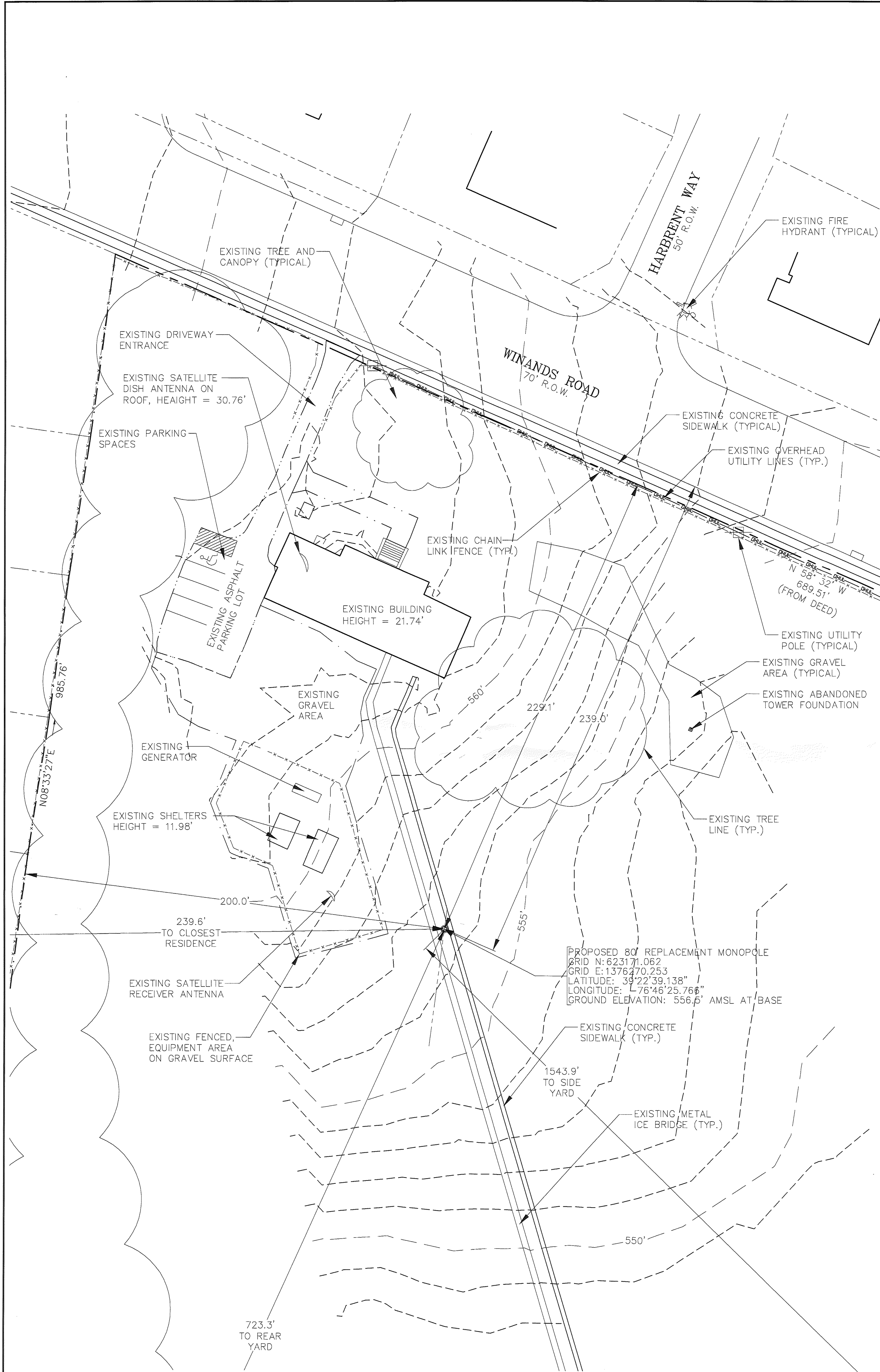
PROJECT NO: 1158.004
DESIGNER: R.S.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

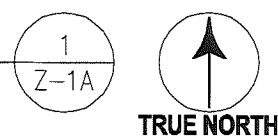
WBAL HEARST
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:
SITE PLAN

SHEET NUMBER:
Z-1



ENLARGED SITE PLAN
SCALE: 1"=40'-0"



SECTION 426.2

LEGISLATIVE POLICY FOR SITING OF WIRELESS TELECOMMUNICATIONS ANTENNAS AND TOWERS. IT IS THE INTENT OF BALTIMORE COUNTY THAT: [BILL NO. 121-2001]

- A. ANTENNAS SHOULD BE PLACED ON EXISTING TOWERS, BUILDINGS AND STRUCTURES, INCLUDING THOSE OF PUBLIC UTILITIES, WHERE FEASIBLE; AND
- B. IF A NEW TOWER MUST BE BUILT, THE TOWER SHOULD BE:
1. CONSTRUCTED TO ACCOMMODATE AT LEAST 3 PROVIDERS;
 2. ERECTED IN A MEDIUM- OR HIGH-INTENSITY COMMERCIAL ZONE WHEN AVAILABLE; AND
 3. LOCATED AND DESIGNED TO MINIMIZE ITS VISIBILITY FROM RESIDENTIAL AND TRANSITIONAL ZONES.

SECTION 426.6

SETBACK REQUIREMENTS FOR WIRELESS TELECOMMUNICATIONS TOWERS.

- A. SETBACKS. [BILL NO. 17-2002]
1. A TOWER SHALL BE SET BACK AT LEAST 200 FEET FROM ANY OTHER OWNER'S RESIDENTIAL PROPERTY LINE.
 2. A STRUCTURE HOUSING EQUIPMENT FOR A TOWER SHALL MEET THE MINIMUM SETBACK REQUIREMENTS FROM ANY OTHER OWNER'S PROPERTY OR ZONE LINE.
 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.
- B. EXCEPT AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION:
1. STROBOSCOPIC LIGHTS ARE NOT PERMITTED ON A TOWER.
 2. THE TOWER, ANTENNA AND SUPPORTING LINES SHALL BE NEUTRAL IN COLOR.
- 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.
- 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.
- 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.

SECTION 426.5

LOCATION AND HEIGHT RESTRICTIONS FOR WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS. IN THIS SECTION, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED:

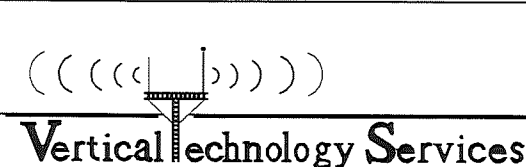
- A. "R" MEANS BY RIGHT.
- B. "SE" MEANS BY SPECIAL EXCEPTION.
- C. THE COLUMN FOR ANTENNAS REFERS TO ANTENNAS LOCATED ON A TOWER, BUILDING OR STRUCTURE LEGALLY EXISTING PRIOR TO THE INSTALLATION OF THE ANTENNA EVEN IF THE TOWER, BUILDING OR STRUCTURE WAS APPROVED BY SPECIAL EXCEPTION.
- D. THE HEIGHT OF A TOWER IS MEASURED FROM THE BASE OF THE TOWER TO THE TIP OF THE TOWER OR THE TIP OF THE HIGHEST ANTENNA ON THE TOWER, WHICHEVER DISTANCE IS GREATER.

	HOW PERMITTED	ANTENNAS MAXIMUM ANTENNA HEIGHT AND ANTENNA DIAMETER	TOWERS	
			<200 FT. HIGH	>=200 FT. HIGH
RESIDENTIAL ZONES R-C, R-C-C, C-R, DISTRICT, D-R, R-O-A	R	15 FEET HIGH, DIAMETER 3 FEET	SE	SE R IF IN AN R-C. ZONE WITHIN THE RIGHTS-OF-WAY OF PUBLIC UTILITY OVERHEAD ELECTRICAL TRANSMISSION LINES CARRYING MORE THAN 69,000 VOLTS, PROVIDED THAT THE HEIGHT OF THE TOWER DOES NOT EXCEED 250 FEET
TRANSITIONAL ZONES S-E, R-O, OR-1, B.M.M., B.M.Y.C, B.M.B., C.B.	R	15 FEET HIGH, DIAMETER 3 FEET	SE	SE
MEDIUM INTENSITY COMMERCIAL OR-2, B.L.R., B.L., B.M., B.R., M.R., M.L., M.L.R.	R	NOT REGULATED	R	SE
HIGH INTENSITY COMMERCIAL O-3, O.T., M.H.	R	NOT REGULATED	R	SE

SECTION 426.9

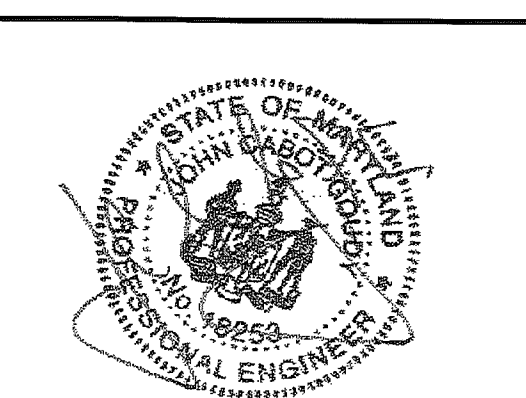
ADDITIONAL CONDITIONS FOR TOWERS PERMITTED BY EXCEPTION. TOWERS PERMITTED BY SPECIAL EXCEPTION SHALL MEET THE REQUIREMENTS OF THIS SECTION.

- 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;
 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;
 3. TO THE EXTENT TECHNICALLY FEASIBLE, THE TOWER HAS BEEN DESIGNED TO ACCOMMODATE ANTENNAS OF AT LEAST TWO OTHER PROVIDERS; AND
 4. THE HEIGHT OF THE TOWER IS NO HIGHER THAN WHAT IS REQUIRED TO ENABLE PRESENT AND FUTURE CO-LOCATION OF OTHER PROVIDERS.
- 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
 - 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.
 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.
 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.



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS		
DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18253, Expiration Date: 01/05/2017

PROJECT NO: 1158.004
DESIGNER: TMF
ENGINEER: H.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST

8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

**ENLARGED
SITE PLAN,
SETBACKS
AND ZONING NOTES**

SHEET NUMBER:

Z-1A

SUBJECT PARCEL

ACCOUNT 02-0223001720

N/F
WBAL DIVISION - HEARST CORPORATION
MAILING ADDRESS: 3800 HOOPER AVE.
BALTIMORE, MD 21211
PREMISE ADDRESS: 8629 WINANDS ROAD
DEED BOOK N/A
USE: INDUSTRIAL
ZONING: DR 3.5 AND DR 5.5
AREA: 48.58 AC.

6

ACCOUNT 02-2100008271

N/F
HARVEY, ANDREW D. AND HARVEY, ALICE V.
MAILING ADDRESS: 8622 WINANDS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 18943 PAGE 123
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 12,418 SF

12

ACCOUNT 02-2400001560

N/F
THE VILLAGES AT WOODHOLME CONDOMINIUM ASSN INC.
C/O WPM REAL ESTATE MANAGEMENT
MAILING ADDRESS: 11433 CRONRIDGE DRIVE
OWINGS MILLS, MD 21117
PREMISE ADDRESS: MT. WILSON LANE
RANDALLSTOWN, MD 21133
DEED BOOK 18609 PAGE 468
USE: RESIDENTIAL CONDOMINIUM
ZONING: DR 3.5
AREA: 9.19 AC

18

ACCOUNT 02-1800014211

N/F
DEJESUS, FELIPE JR. AND DEJESUS, SANDRA D.
MAILING ADDRESS: 4 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 8770 PAGE 844
USE: EXEMPT
ZONING: DR 5.5
AREA: 7,009 SF

24

ACCOUNT 02-18000014205

N/F
WILLIAMS, FRED LEE 3RD AND WILLIAMS, LINDA SUE
MAILING ADDRESS: 16 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 8649 PAGE 724
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 7,038 SF

30

ACCOUNT 02-18000014295

N/F
MERVIS, MARVIN P. AND MERVIS, SANDRA A.
MAILING ADDRESS: 3912 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 6945 PAGE 529
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 6,714 SF

36

ACCOUNT 02-0213204110

N/F
MASTROMATTEO, DOMINIC AND MASTROMATTEO,
ANGELA TRUSTEES
MAILING ADDRESS: 3909 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 18527 PAGE 223
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,730 SF

42

ACCOUNT 02-0219073930

N/F
WILLIAMS, MILDRED L.
MAILING ADDRESS: 3923 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 10176 PAGE 589
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,582 SF

1

ACCOUNT 02-2500009058

N/F
BRUSNON, JAMES AND BRUNSON, TODD
MAILING ADDRESS: 4101 BALD EAGLE CT.
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 35155 PAGE 271
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 8,189 SF

7

ACCOUNT 02-2100008272

N/F
PARMAN, CYNTHIA M.
MAILING ADDRESS: 8620 WINANDS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 10737 PAGE 416
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 12,034 SF

13

ACCOUNT 02-2400001559

N/F
THE VILLAGES AT WOODHOLME CONDOMINIUM ASSN INC.
C/O WPM REAL ESTATE MANAGEMENT
MAILING ADDRESS: 11433 CRONRIDGE DRIVE
OWINGS MILLS, MD 21117
PREMISE ADDRESS: MEADOWSWEET CT.
RANDALLSTOWN, MD 21133
DEED BOOK 18609 PAGE 468
USE: RESIDENTIAL CONDOMINIUM
ZONING: DR 3.5
AREA: 30.52 AC

19

ACCOUNT 02-1800014210

N/F
BROWN, JAMES L. AND BROWN, WANDA M.
MAILING ADDRESS: 6 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 11185 PAGE 177
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 5,860 SF

25

ACCOUNT 02-18000014204

N/F
FILSAIME, RICHARD
MAILING ADDRESS: 18 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 31134 PAGE 183
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 8,466 SF

31

ACCOUNT 02-18000014296

N/F
MCGOWENS, GILBERT H. AND MCGOWENS, GAIL S.
MAILING ADDRESS: 3910 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 6449 PAGE 123
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 7,145 SF

37

ACCOUNT 02-0202572200

N/F
SCALO, PATRICK J. AND SCALO, M. MICHELE
MAILING ADDRESS: 3911 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 7957 PAGE 778
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,582 SF

43

ACCOUNT 02-0219002290

N/F
YOUNG, MARIA A.
MAILING ADDRESS: 3925 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 28856 PAGE 188
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,582 SF

2

ACCOUNT 02-2500001409

N/F
IFESANYA, OLUWATOYIN O.
MAILING ADDRESS: 4100 HARBRENT WAY
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 35837 PAGE 128
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 9,801 SF

8

ACCOUNT 02-2100008273

N/F
VELASQUEZ, FERNANDO AND CARBAJAL, ROSA JULIA H.
MAILING ADDRESS: 4109 LEISURE ROAD
TEMPLE HILLS, MD 20748
PREMISE ADDRESS: 4100 DUTCH MILL ROAD
RANDALLSTOWN, MD 21133
DEED BOOK 25453 PAGE 137
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 8,149 SF

14

ACCOUNT 02-1900010383

N/F
HEATHER GLEN DEVELOPMENT LLC
11836 BELAIR ROAD
KINGSVILLE, MD 21087
PREMISE ADDRESS: WINANS ROAD
RANDALLSTOWN, MD 21133
DEED BOOK 29216 PAGE 238
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 3,702 SF

20

ACCOUNT 02-18000014209

N/F
RODRIGUEZ HOLDINGS LLC
MAILING ADDRESS: 2222 EASTBRIDGE ROAD
LUTHERVILLE, MD 21093
PREMISE ADDRESS: 8 JOLIE COURT
RANDALLSTOWN, MD 21133
DEED BOOK 37144 PAGE 301
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 5,928 SF

26

ACCOUNT 02-18000014277

N/F
BLUE, BETTY
MAILING ADDRESS: 3920 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 35992 PAGE 7
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 8,224 SF

32

ACCOUNT 02-18000014297

N/F
FRIESORGER, DAVID JOSEPH AND COOPER, NATOSHA
NICOLE
MAILING ADDRESS: 3908 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 32912 PAGE 377
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 7,810 SF

38

ACCOUNT 02-0218351210

N/F
SCALO, DAVID AND BANKS, SHADARA
MAILING ADDRESS: 3913 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 7957 PAGE 66
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 14,946 SF

44

ACCOUNT 02-0213203760

N/F
BELL, TARA D. AND ROBINSON, DWAYNE G.
MAILING ADDRESS: 3927 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 28083 PAGE 461
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,582 SF

3

ACCOUNT 02-2500001417

N/F
RICHARDSON, ONDREA D.
MAILING ADDRESS: 4101 HARBRENT WAY
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 34536 PAGE 457
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 10,280 SF

9

ACCOUNT 02-2100008302

N/F
ROGERS, EARL VINCENT
MAILING ADDRESS: 4101 DUTCH MILL ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 28943 PAGE 322
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 8,232 SF

15

ACCOUNT 02-2500006314

N/F
WILLIAMS, MAXINE A.
MAILING ADDRESS: 4100 BRAD JACOB COURT
BALTIMORE, MD 21208
PREMISE ADDRESS: SAME
DEED BOOK 31533 PAGE 356
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 6,926 SF

21

ACCOUNT 02-18000014208

N/F
HARDEN, RICHARD J. AND HARDEN, MARY W.
MAILING ADDRESS: 10 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 6492 PAGE 387
USE: EXEMPT
ZONING: DR 5.5
AREA: 5,759 SF

27

ACCOUNT 02-18000014292

N/F
PERRY, CEDRIC B. AND PERRY, WANDA LO.
MAILING ADDRESS: 3918 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 11762 PAGE 232
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 6,430 SF

33

ACCOUNT 02-1800014303

N/F
DORSEY, BERNICE
MAILING ADDRESS: 4834 VALLEY FORGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: LUCERNE ROAD
DEED BOOK 22936 PAGE 133
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 1.18 AC

39

ACCOUNT 02-0216601060

N/F
BERRY, TANIA Y. AND BERRY, JOYCE A.
MAILING ADDRESS: 3917 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 14467 PAGE 467
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 12,901 SF

45

ACCOUNT 02-0202572120

N/F
ANDERSON, BRIAN C.
MAILING ADDRESS: 3929 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 27686 PAGE 249
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,725 SF

4

ACCOUNT 02-2400012187

N/F
HODGE, KEVIN H.
MAILING ADDRESS: 8628 WINANDS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 31912 PAGE 88
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 17,162 SF

10

ACCOUNT 02-0204350070

N/F
WARD, JIMMIE JR.
MAILING ADDRESS: 1526 FERNLEY RILL ROAD
HAMPSTEAD, MD 21074
PREMISE ADDRESS: 8606 WINANDS ROAD
RANDALLSTOWN, MD 21133
DEED BOOK 31954 PAGE 246
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 13,022 SF

16

ACCOUNT 02-0223950001

N/F
WYNDER, ESTELLA B.
MAILING ADDRESS: 1528 FERNLEY ROAD
BALTIMORE, MD 21208
PREMISE ADDRESS: WINANDS ROAD
DEED BOOK 2743 PAGE 189
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,454 SF

22

ACCOUNT 02-18000014207

N/F
RANDALL, WILLIAM R. AND RANDALL, JANET A.
MAILING ADDRESS: 12 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 14737 PAGE 340
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 5,759 SF

28

ACCOUNT 02-18000014293

N/F
SLAUGHTER, ANTHONY R. AND SLAUGHTER, TRINA T.
MAILING ADDRESS: 3916 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 17359 PAGE 537
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 6,750 SF

34

ACCOUNT 02-0216601060

N/F
MORGAN, CARRINGTON E SR. AND LITTLE, FREDIA
MORGAN
MAILING ADDRESS: 3905 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 8110 PAGE 384
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 12,464 SF

40

ACCOUNT 02-0206001270

N/F
CROWNER, LAWRENCE W. AND CROWNER, ALFREDA
MAILING ADDRESS: 3919 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 19254 PAGE 446
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,582 SF

46

ACCOUNT 02-1900000143

N/F
AMECHI, TINA E. AND AMANAHU, MICHAEL C.
MAILING ADDRESS: 3933 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 2251 PAGE 552
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 14,300 SF

5

ACCOUNT 02-2400012190

N/F
EVANS, KAREN E. BROWN
MAILING ADDRESS: 8624 WINANDS ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 37271 PAGE 138
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 13,024 SF

11

ACCOUNT 02-0212401400

N/F
PATRICK, DANIEL E. JR.
MAILING ADDRESS: 283 RIVERSIDE DRIVE
PASADENA, MD 21122
PREMISE ADDRESS: 8604 WINANDS ROAD
RANDALLSTOWN, MD 21133
DEED BOOK 28137 PAGE 172
USE: RESIDENTIAL
ZONING: DR 3.5
AREA: 16,830 SF

17

ACCOUNT 02-0223950000

N/F
WYNDER, ESTELLA B.
MAILING ADDRESS: 1526 FERNLEY ROAD
BALTIMORE, MD 21208
PREMISE ADDRESS: WINANDS ROAD
DEED BOOK 1372 PAGE 277
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 9,801 SF

23

ACCOUNT 02-18000014206

N/F
SIMPSON, SANDRA C. AND WILLIAMS, LAWRENCE M.
MAILING ADDRESS: 14 JOLIE COURT
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 9993 PAGE 670
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 5,905 SF

29

ACCOUNT 02-18000014294

N/F
MICHEL, BERNADETTE E.
MAILING ADDRESS: 3914 TEVIS CIRCLE
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 6527 PAGE 706
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 6,732 SF

35

ACCOUNT 02-0207472930

N/F
GOODWYN, SONYA R.
MAILING ADDRESS: 3907 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 15294 PAGE 328
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 11,322 SF

41

ACCOUNT 02-0213855630

N/F
MARINER, RAY H. AND MARINER, REBECCA
MAILING ADDRESS: 3921 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 25848 PAGE 639
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 10,582 SF

47

ACCOUNT 02-1900000142

N/F
FEENSTER, JACQUELINE
MAILING ADDRESS: 3933 CARTHAGE ROAD
RANDALLSTOWN, MD 21133
PREMISE ADDRESS: SAME
DEED BOOK 36993 PAGE 182
USE: RESIDENTIAL
ZONING: DR 5.5
AREA: 19,251 SF

(((((b)))

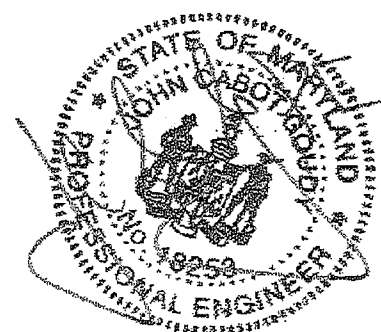
Vertical Technology Services



6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18253, Expiration Date: 01/05/2017

PROJECT NO: 1158.004

DESIGNER: R.S.

ENGINEER: C.G.

SCALE:

0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST

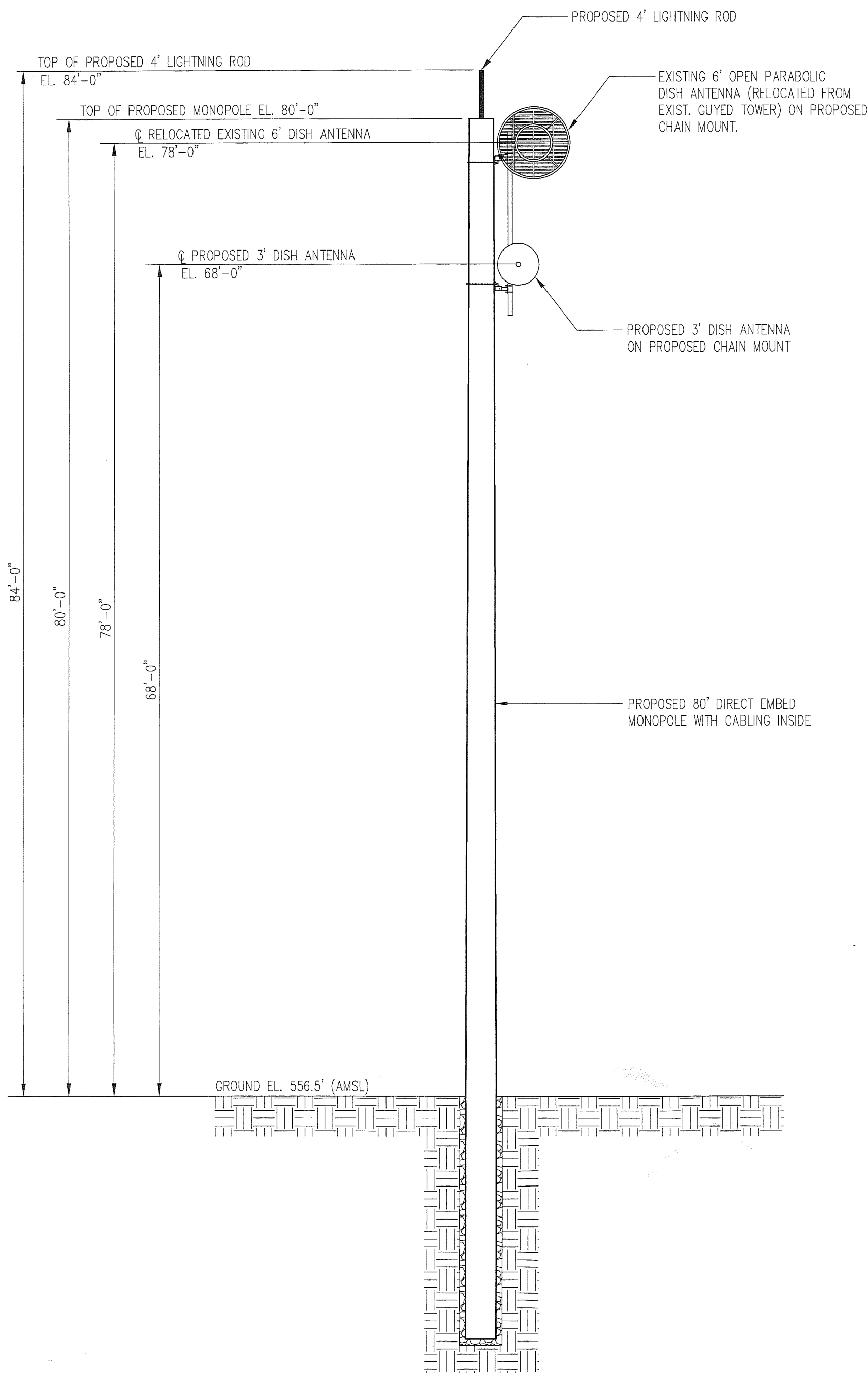
8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

ADJOINERS
LIST

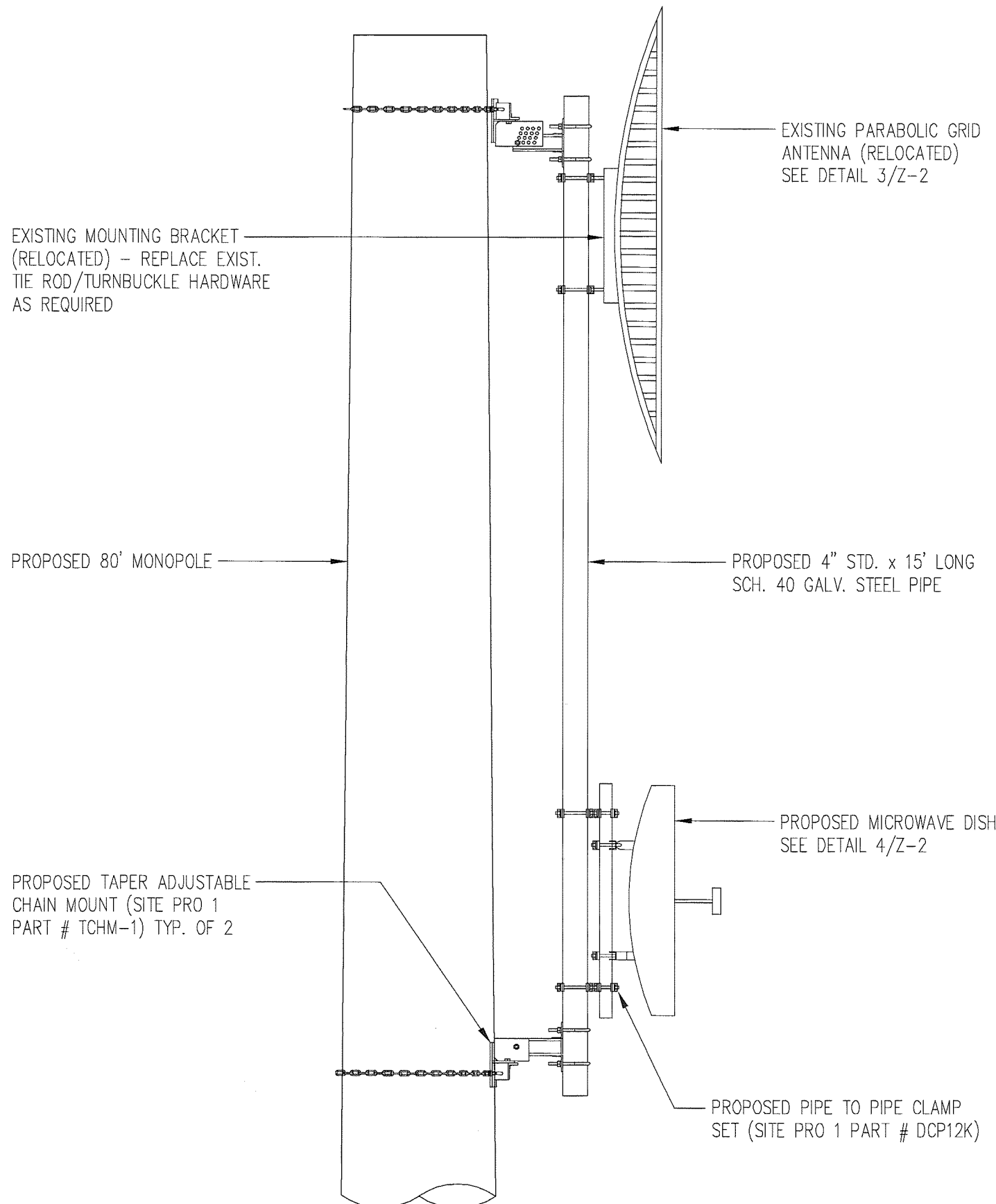
SHEET NUMBER:

Z-1B



MONOPOLE ELEVATION
SCALE: 1/8"=1'-0"

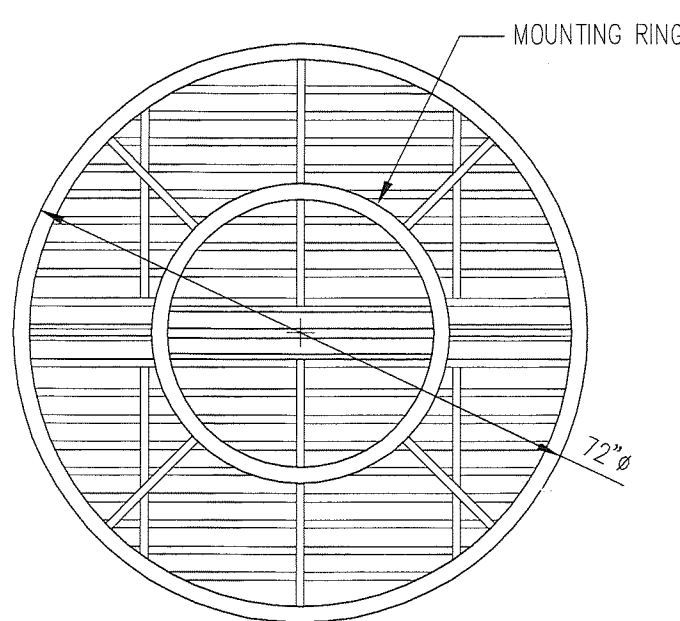
1
Z-2



ANTENNA MOUNTING DETAIL

SCALE: 1/2"=1'-0"

2
Z-2



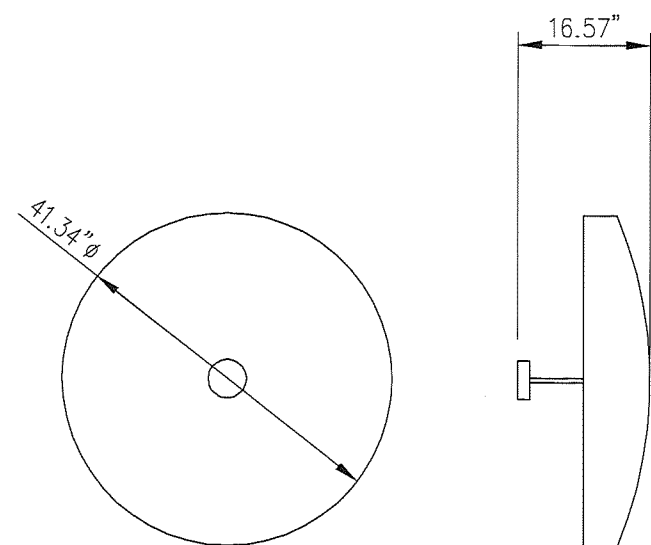
ANTENNA DETAIL

SCALE: 1/2"=1'-0"

3
Z-2

STRUCTURAL NOTES

- DESIGN REQUIREMENTS ARE PER THE INTERNATIONAL BUILDING CODE 2015. THE ASSUMED BEARING CAPACITY SOIL IS 2000 PSF.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR AND HIS SUBCONSULTANTS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE OF STANDARD PRACTICE.
- STRUCTURAL STEEL PLATES, CHANNELS AND ANGLES SHALL CONFORM TO ASTM A36. STRUCTURAL STEEL W SHAPES SHALL CONFORM TO ASTM A992. STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED FABRICATION. COLD GALVANIZE ALL FIELD PUNCHED HOLES, FIELD CUT SURFACES OR SURFACES WHERE GALVANIZE SURFACE IS DAMAGED.
- WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS) D.1.1-(LATEST). STRUCTURAL WELDING CODE-STEEL WELD ELECTRODES SHALL BE E70XX.
- ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8 INCH MIN. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
- ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY NORTH AND INFORM ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
- ALL CAST IN PLACE CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318 AND ACI 301, AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 4500 psi (U.O.A). CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE 3 INCHES UNLESS OTHERWISE NOTED. CONCRETE SHALL BE 6% AIR ENTRAINED. CONCRETE SHALL BE BROOM FINISHED.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM 615 GRADE 60, DEFORMED BILLET STEEL BARS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- SHelter/PAD AREA SHALL BE CLEARED AND GRUBBED. REMOVE UNSUITABLE LOOSE OR SOFT SOIL, ORGANIC MATERIAL OR RUBBLE, TO FIRM SUBGRADE. FILL UNDER CUT AND COMPACT UP TO 10" BELOW FINISH GRADE. PLACE A MIRAFI 500X SOIL STABILIZATION FABRIC ON SUBGRADE. FILL WITH 6" OF AASHTO 57 STONE TO UNDERSIDE OF CONCRETE PAD.
- WHERE FILL IS REQUIRED, FILL IN LAYERS WHICH DO NOT EXCEED 8" BEFORE COMPACTION. SPREAD LAYER UNIFORMLY AND EVENLY. BLADE MIX EACH LAYER TO ENSURE MATERIAL UNIFORMITY. FILL MATERIAL SHALL NOT CONTAIN MATERIAL MORE THAN 3" IN DIAMETER. COMPACT EACH LAYER NOT LESS THAN 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR TEST OR (ASTM D698 STANDARD PROCTOR TEST). USE FILL MATERIAL WITH MOISTURE CONTENT AS REQUIRED TO ATTAIN THE SPECIFIED DEGREE OF COMPACTION. COMPACT USING MULTIPLE WHEEL PNEUMATIC TIRE ROLLER, VIBRATORY ROLLER, OR SHEEPS FOOT ROLLERS.
- RESTORE ALL DISTURBED AREAS TO THE ORIGINAL CONDITION.



ROCKETDISH 5GHz PIP BRIDGE DISH ANTENNA
MODEL NO. RD-5G34
DIAMETER: 41.34"
DEPTH: 16.7"
WEIGHT: 29.78 LBS. (INCL. BRACKET)
WIND LOADING: 400 LBF @ 125 MPH

ANTENNA DETAIL

SCALE: 1/2"=1'-0"

4
Z-2

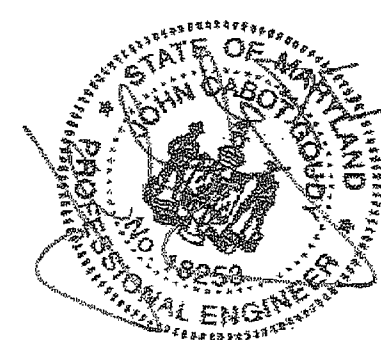
Vertical Technology Services

entrex
communication services, inc.

6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
PHONE: (202)408-0960
FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
05-24-16	ZONING REVIEW	
06-23-16	ZONING	



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18253, Expiration Date: 01/05/2017

PROJECT NO: 1158.004
DESIGNER: M.A.
ENGINEER: C.G.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WBAL HEARST

8629 WINANDS ROAD
RANDALLSTOWN, MD 21133
BALTIMORE COUNTY

TITLE:

**MONOPOLE
ELEVATION
AND DETAILS**

SHEET NUMBER:

Z-2