

MEMORANDUM

DATE: July 3, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0259-SPHXA – Appeal Period Expired

The appeal period for the above-referenced case expired on July 2, 2018. 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
(5050 King Avenue)		
14 th Election District	*	OFFICE OF
6 th Council District		
Boumi Temple Corporation	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Verizon Wireless	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2018-0259-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 Boumi Temple Corporation, legal owner and Verizon Wireless, lessee ("Petitioners"). The petition was filed pursuant to the Baltimore County Zoning Regulations ("BCZR") to install on the property a telecommunications tower with a height of 92 ft. in the DR 5.5 zone.

Paul Dugan, Joshua Schakola and Jacob Toroney appeared in support of the petition. Adam M. Rosenblatt, Esq. represented the Petitioners. 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).

The subject property is approximately 28.89 acres in size and is split-zoned DR 5.5 & DR 3.5. The Boumi Temple has a large building on the property and proposes to lease a small portion of the site to Verizon for construction of a telecommunications tower. Petitioners explained and presented exhibits showing that an additional tower is needed in the vicinity of the subject property to provide an acceptable level of reception and service for cell phones and other devices. The proposed tower will for the most part not be visible from roadways adjacent to the site, as demonstrated by the "balloon test" photographs submitted at the hearing. Petitioners' Exhibit 7.

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Date 6/11/18

By Sen

The County's Tower Review Committee recommended approval of the project. Petitioners' Exhibit 6.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Mr. Dugan, a professional engineer accepted as an expert, testified via proffer Petitioners satisfied the requirements of BCZR §502.1 and the case law interpreting that provision. No evidence was presented to rebut this testimony, and in light of the presumption provided by Maryland law the petition for special exception will be granted.

In its ZAC comment the Bureau of DPR expressed concern the proposed tower would be located within a stormwater management easement on the property. Petitioners presented an exhibit (Ex. 8) which demonstrates the tower and all infrastructure will in fact be outside of the easement and thus the concern raised by DPR has been successfully addressed.

THEREFORE, IT IS ORDERED this 1st day of **June, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to construct on the property a telecommunications tower with a height of 92 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at

ORDER RECEIVED FOR FILING

2

Date 6/1/18

By Sen

this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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 6/1/18

By slh



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 5050 King Avenue which is presently zoned DR5.5, DR3.5
Deed References: Plat book 70, Folio 81 10 Digit Tax Account # 2 3 0 0 0 0 1 9 9 5
Property Owner(s) Printed Name(s) Boumi Temple Corporation

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED
3. ☐ a **Variance** from Section(s)

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Ave, Suite 500, Towson MD

Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name - Type or Print

Signature

210 W. Pennsylvania Ave, Suite 500, Towson MD

Mailing Address City State

21204 / 410-294-9430 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2018-0254-X Filing Date 3/28/18

Do Not Schedule Dates:

Reviewer gr

ATTACHMENT TO
PETITION FOR SPECIAL EXCEPTION

SPECIAL EXCEPTION

1. Petition for Special Exception, pursuant to Section 426.5 of the Baltimore County Zoning Regulations, for a telecommunications tower with a height of 92 feet in the D.R.5.5 zone.
2. Also, for such further relief as the Administrative Law Judge may require.

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

LEGAL OWNERS:

Everett Q. Cook
Boumi Temple Corporation

By: Everett Q. Cook (Potentate)
Title: Authorized Representative 2018

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

LESSEE:

Verizon Wireless
7600 Montpelier Road, Floor 2 South-Network
Laurel, MD 20725

By:
Title:


Authorized Representative

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



April 6, 2018

ZONING PROPERTY DESCRIPTION FOR 5050 KING AVENUE

Beginning at the intersection of Babikow Road and King Avenue, at the distance of 567+/- and bearing of S 74°49'58" E to the point of beginning. Thence the following courses and distances:

- 1) N 21° 04'46" E 66.68'
- 2) N 20°10'24" W 156.79'
- 3) N 07° 27'06" W 91.13'
- 4) N 80° 37'35" W 143.50'
- 5) N 16° 58'18" W 77.56'
- 6) N 06° 34'04" E 243.47'
- 7) N 16° 01'51" E 174.53'
- 8) S 86° 51'12" E 130.64'
- 9) N 65° 52'42" E 24.14'
- 10) S 84° 29'44" E 116.95'
- 11) S 04° 54'12" W 104.88'
- 12) N 85° 05'48" W 55.00'
- 13) N 04° 54'12" E 47.00'
- 14) S 85° 05'48" E 25.00'
- 15) S 04° 54'12" W 27.00'
- 16) S 85° 05'48" E 10.00'
- 17) N 04° 54'12" E 65.09'
- 18) N 84° 29'44" W 91.87'
- 19) S 65° 52'42" W 23.70'
- 20) N 86° 51'12" W 119.55'
- 21) S 16° 01'51" W 156.94'
- 22) S 06° 34'04" W 237.64'
- 23) S 16° 58'18" E 60.98'
- 24) S 80° 37'35" E 145.93'
- 25) S 07° 27'06" E 103.75'
- 26) S 20° 10'24" E 162.10'
- 27) S 21° 08'54" W 71.47'

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855- 5734 (302) 326-2600
Visit us on the web at www.mragta.com

2018-0259-X

28) N 76° 42'42" W 20.11' back to the point of beginning, containing 27,253 square feet or 0.63 acres+/-

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation. All of the surveying work reflected in said description complies with the requirements set forth in Chapter 06.12 of the Minimum Standards of Practice for Professional Land Surveyors.

Stephen J. Hall
Professional Land Surveyor #21642



2018-0259-X



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 5586446

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

May 01, 2018

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: 201E1-0259-X
5050 King Avenue
NE corner of King Avenue and Babikow Road 14th Election District - 6th Councilmanic District Legal Owners: Bourni Temple Corporation Lessee: Verizon Wireless
Special Exception for a telecommunications tower with a height of 92 ft. in the DR 5.5 zone; also, for other such further relief as the Administrative Law Judge may require.
Hearing: Friday, May 25, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204
/s/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.
JEFFERSONIAN 5/1/2018 #5586446

The Baltimore Sun Media Group

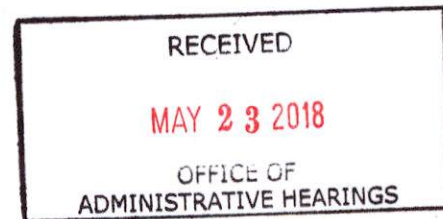
By *S. Wilkinson*
Legal Advertising

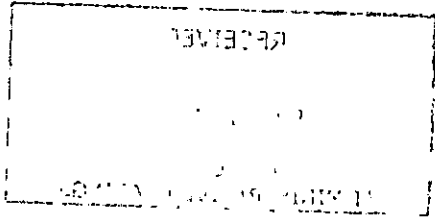
Debra Wiley

JB 5-25-18
1:30 PM

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Tuesday, May 22, 2018 7:31 PM
To: Barbara A. Lukasevich; amrosenblatt@venable.com; Administrative Hearings
Subject: Re-Certification Certificates For 2018-0259-X
Attachments: Re-Cert Sign 1 2018-0259-X.doc; Re-Cert Sign 2 2018-0259-X.doc

Re-Certification for sign 2018-0259-X 5050 King Avenue





CERTIFICATE OF POSTING

2018-0259-X

RE: Case No.: _____

Petitioner/Developer: _____

**Boumi Temple Corporation
Verison Wireless**

May 25, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

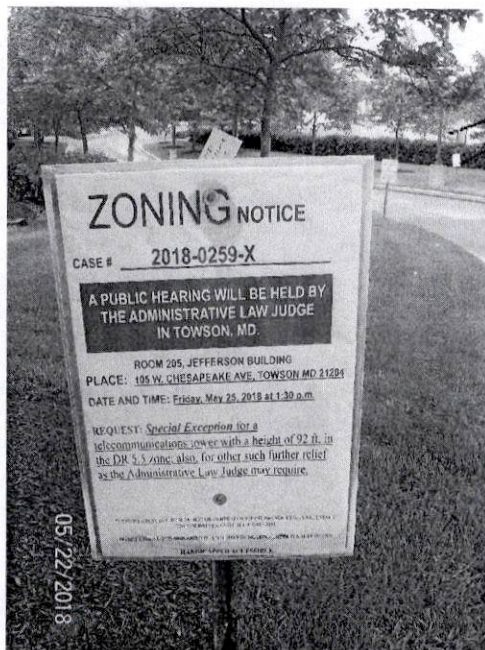
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5050 King Avenue

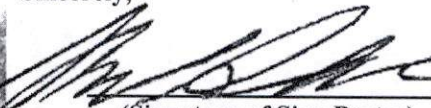
SIGN 1 Re-Certification

May 5, 2018

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



Sincerely,


(Signature of Sign Poster)

May 22, 2018
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

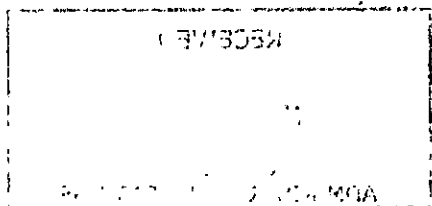
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0259-X

RE: Case No.: _____

Petitioner/Developer: _____

**Boumi Temple Corporation
Verison Wireless**

May 25, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

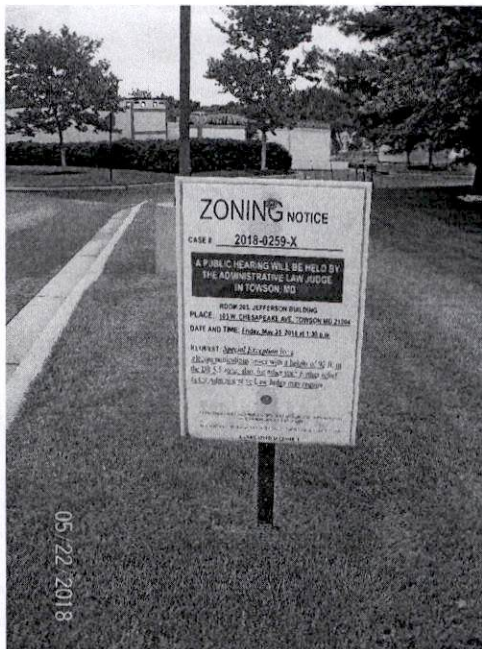


5050 King Avenue

SIGN 2 Re-Certification

May 5, 2018

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



Sincerely,

May 22, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

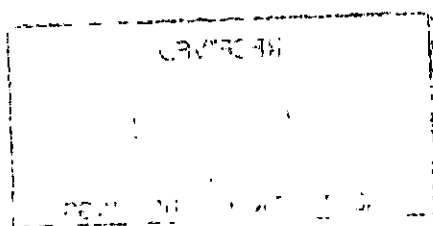
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2018-0259-X

RE: Case No.: _____

Petitioner/Developer: _____

**Boumi Temple Corporation
Verison Wireless**

May 25, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

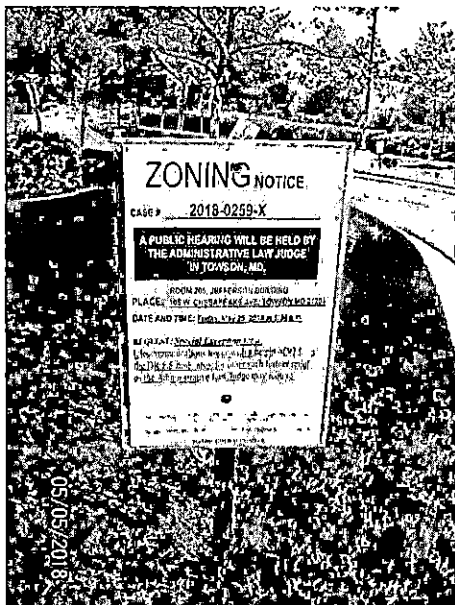
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5050 King Avenue

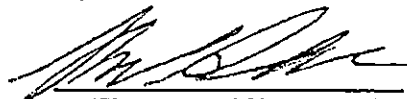
SIGN 1

May 5, 2018

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



Sincerely,

 **May 5, 2018**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0259-X

RE: Case No.: _____

Petitioner/Developer: _____

Boumi Temple Corporation
Verison Wireless

May 25, 2018

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

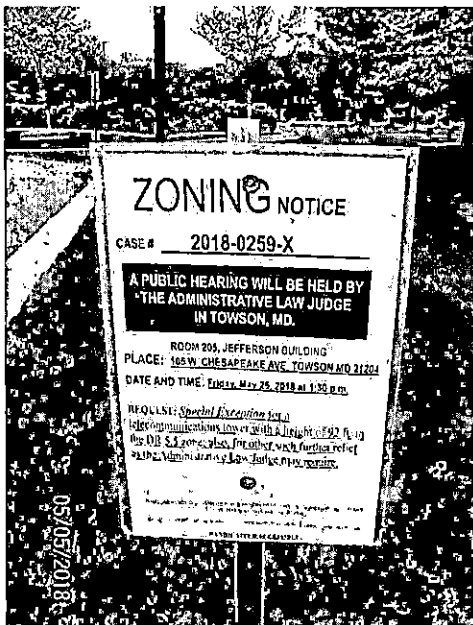
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5050 King Avenue

SIGN 2

May 5, 2018

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



Sincerely,

May 5, 2018

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 3, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6358

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2018-0259-X

5050 King Avenue

NE corner of King Avenue and Babikow Road

14th Election District – 6th Councilmanic District

Legal Owners: Boumi Temple Corporation

Lessee: Verizon Wireless

Special Exception for a telecommunications tower with a height of 92 ft. in the DR 5.5 zone; also, for other such further relief as the Administrative Law Judge may require.

Hearing: Friday, May 25, 2018 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*

April 26, 2018

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: 2018-0259-X

5050 King Avenue

NE corner of King Avenue and Babikow Road

14th Election District – 6th Councilmanic District

Legal Owners: Boumi Temple Corporation

Lessee: Verizon Wireless

Special Exception for a telecommunications tower with a height of 92 ft. in the DR 5.5 zone; also, for other such further relief as the Administrative Law Judge may require.

Hearing: Friday, May 25, 2018 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: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Verizon Wireless, 7600 Montpelier Road, 2nd Fl. South-Network, Laurel 20725

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 5, 2018.**
- (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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
5050 King Avenue; NE corner of King *
Avenue and Babikow Road * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts *
Legal Owner(s): Boumi Tempe Corporation * HEARINGS FOR
Contract Purchaser(s): Verizon Wireless *
Petitioner(s) * BALTIMORE COUNTY
* 2018-259-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

APR 17 2018

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 17th day of April, 2018, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, 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 twenty (20) 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: 2018-0259-X
Property Address: 5050 King Avenue
Property Description: _____

Legal Owners (Petitioners): Baumi Temple Corporation
~~Contract Purchaser~~ Lessee: Verizon Wireless

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasewich
Company/Firm (if applicable): ~~210 W. Pennsylvania Ave.~~ Venable LLP
Address: 210 W. Pennsylvania Ave.
Ste. 500
Towson, MD 21204
Telephone Number: (410) 494-6358

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

No. 168091

Date: 4/6/18

PAID RECEIPT

BUSINESS ACTUAL TIME INH
4/10/2018 4/06/2018 14:18:00 3

RE: W303 WALKIN CAM
>>> RECEIPT # 767782 4/06/2018 DFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				250.00 500

Dept 5 528 ZONING VERIFICATION
CR NO. 168091

Recpt Tot \$500.00
\$1,000.00 CK \$1.00 CA
Baltimore County, Maryland

Total: 250.00 500

Rec From: Josh Schakola

For: 5050 King Ave Revision Fee

2018-0259-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

May 17, 2018

Boumi Temple Corporation
Evereth Q Cook
5050 King Avenue
Essex MD 21237

RE: Case Number: 2018-0259 X, Address: 5050 King Avenue

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 March 28, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Verizon Wireless, 7600 Montpelier Road, Floor 2, South-Network, Laurel MD 20725
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 4/16/18

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

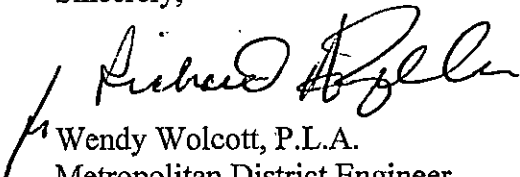
Dear Ms. Lewis:

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. 2018-0259-X

*Special Exception
Boumit Temple Corporation, Eureka Q, Pock
5050 King Avenue.*

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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: April 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0259-X
Address 5050 King Avenue
(Boumit Temple Corporation
Property)

Zoning Advisory Committee Meeting of **April 23, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 23, 2018
Item No. 2018-0259-X

DATE: May 4, 2018

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

The proposed Monopole appears to be within a Stormwater Management Easement located on the property, show the existing easement on the plan. Verify if the Monopole is within the easement, if so, relocate accordingly.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-259

DATE: 5/10/2018



INFORMATION:

Property Address: 5050 King Avenue
Petitioner: Boumi Temple Corporation
Zoning: DR 5.5, DR 3.5
Requested Action: Special Exception

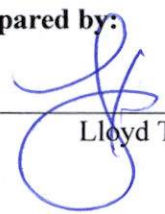
The Department of Planning has reviewed the petition for special exception to use the property for a telecommunication tower.

The proposed tower was approved by the Baltimore County Tower Review Committee on January 30, 2018.

The Department of Planning has no objection granting the petitioned zoning relief.

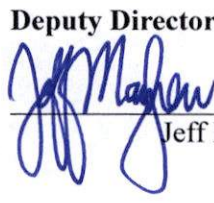
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

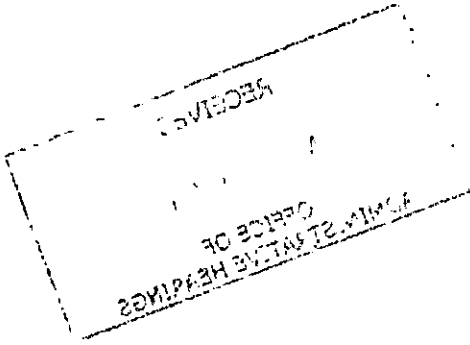
Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Ngone Seye Diop
Adam M. Rosenblatt, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County



11/11/64

BALTIMORE COUNTY, MARYLAND
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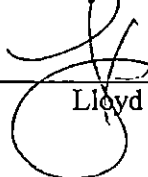
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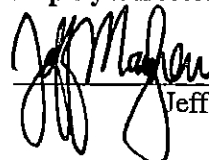
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Ngone Seye Diop
Adam M. Rosenblatt, Esquire
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
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Case No.:

2018-0259-X

Exhibit Sheet - Continued

Petitioner/Developer

2-3-8

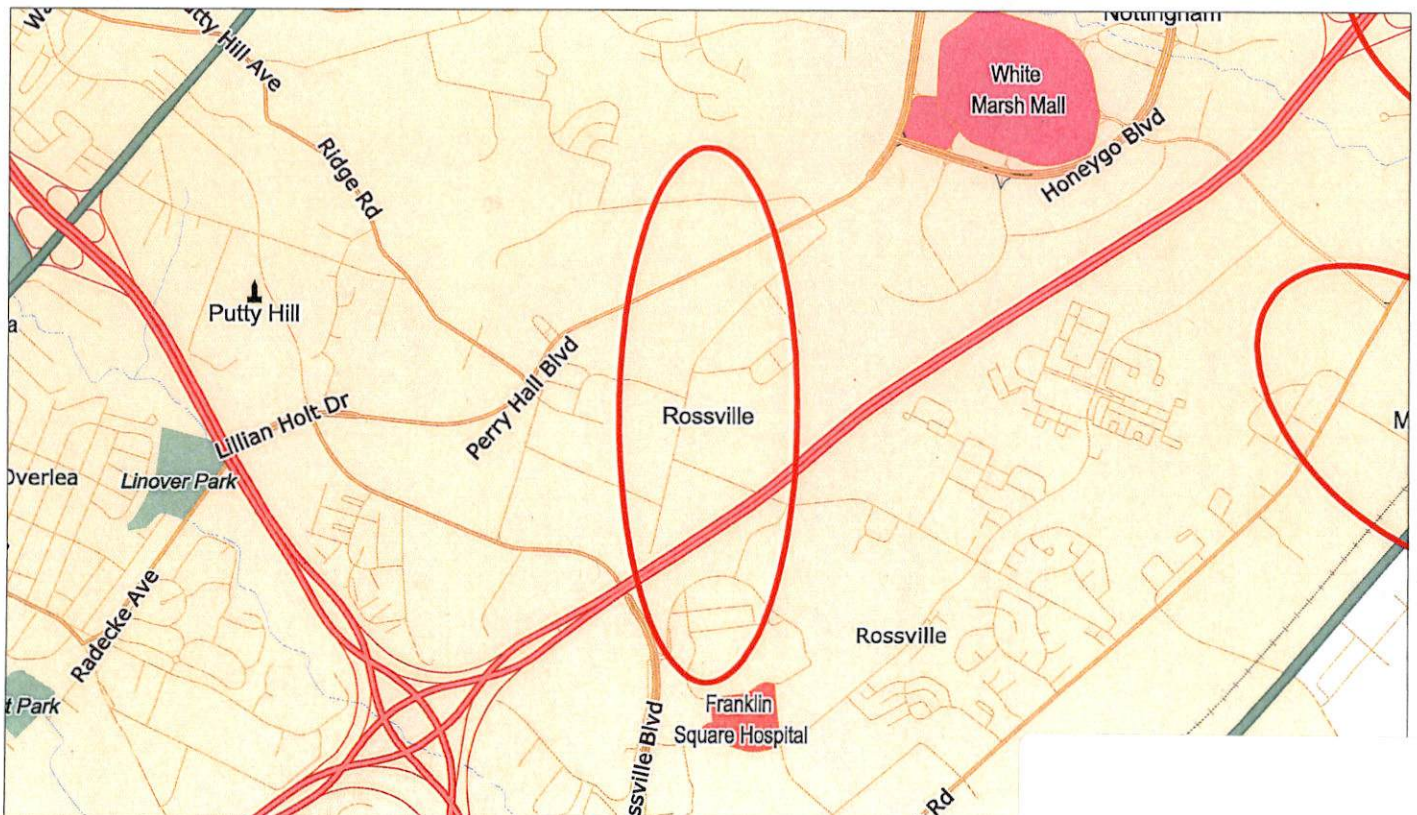
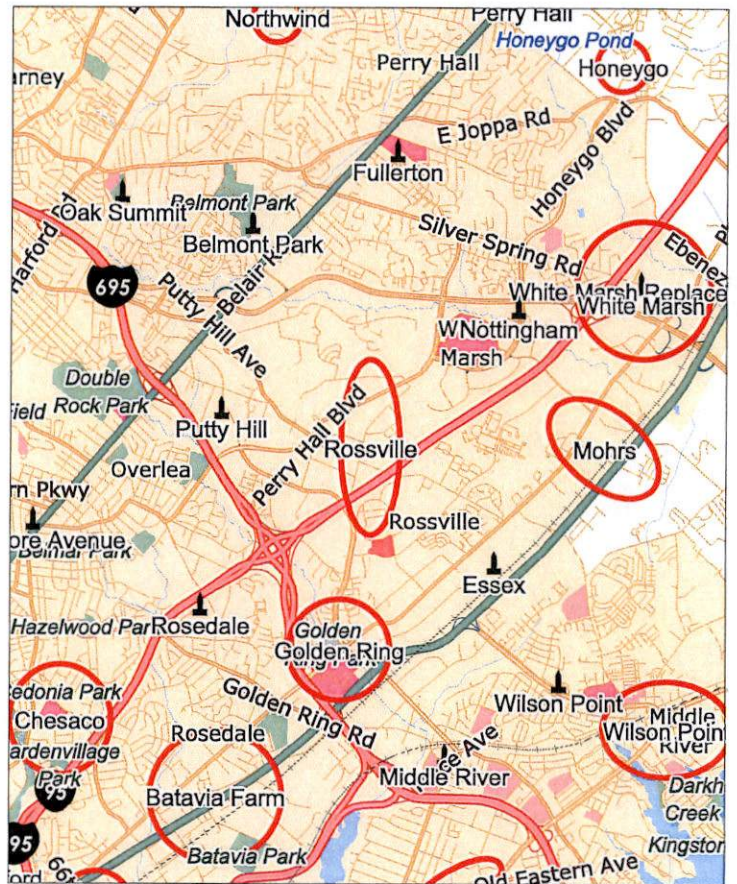
Protestants

sln
6-1-18

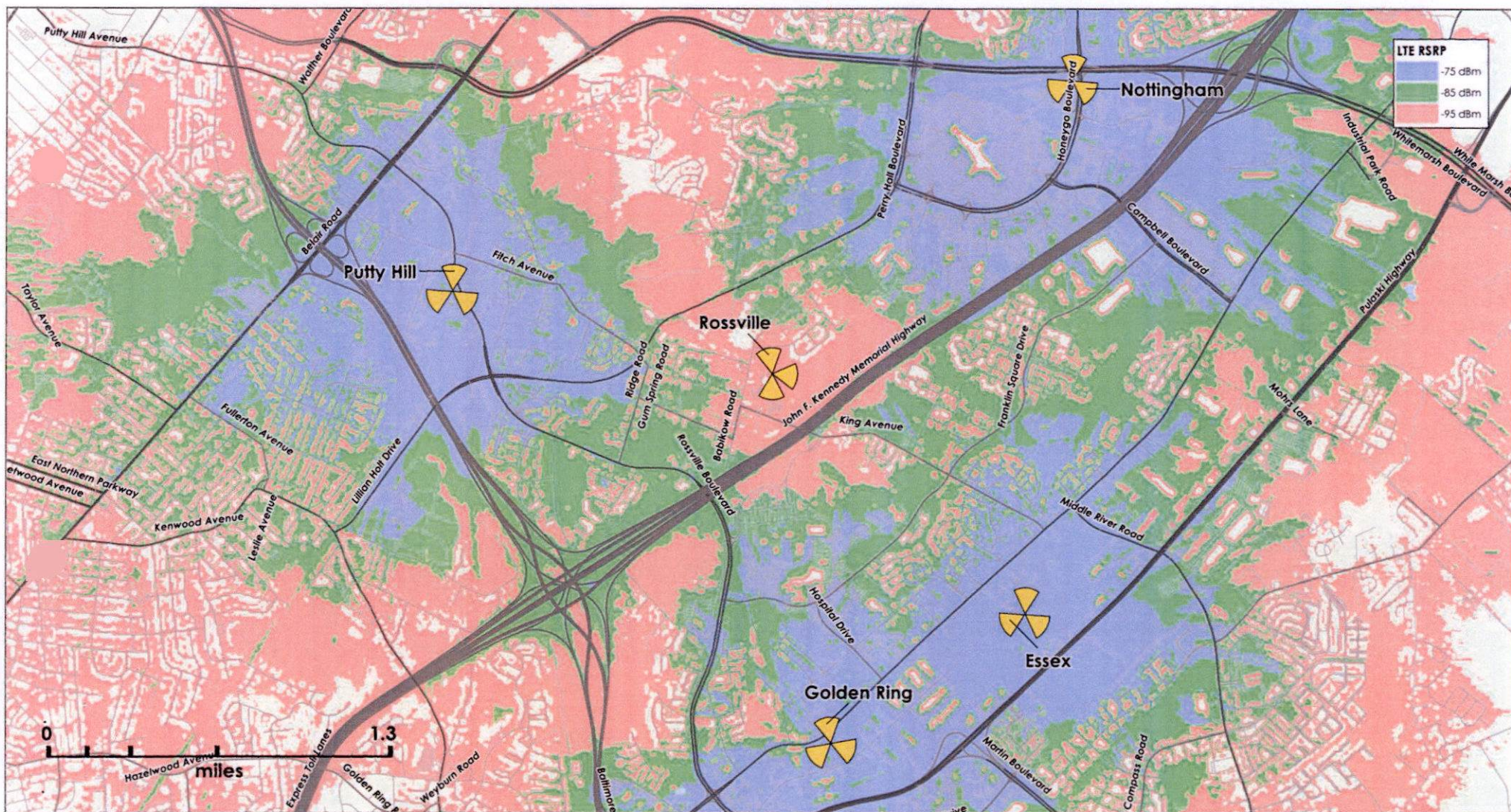
No. 1 1	Site plan	
No. 2 2	Aerial	
No. 3 3	Search Ring Exhibit	
No. 4 4	Coverage	
No. 5 5	Dugan CV	
No. 6 6	TRC Minutes	
No. 19 7	"Balloon Test" photos	
No. 20 8	Exhibit re: location of SWM easement -	
No. 21		
No. 22		
No. 23		
No. 24		

Rossville Search Area

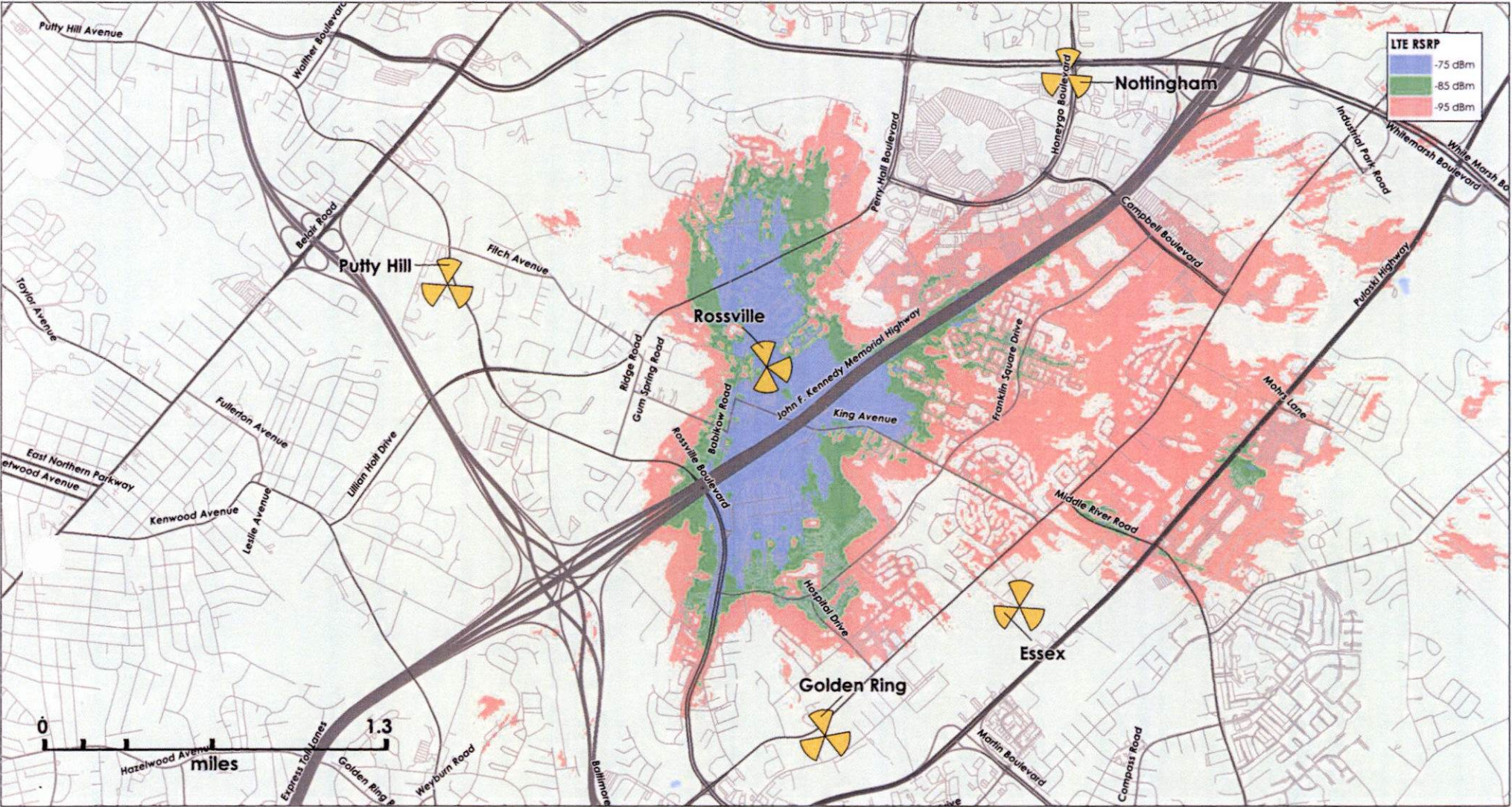
System_name: Washington/Baltimore
 Mtso: Woodlawn 2
 Date_issue: 06/24/2013
 Issued_by: MPS
 Site_name: Rossville
 City: Rosedale
 County: Baltimore
 State: MD
 Type: LTE
 Year_proj: 2014
 Number_ant: 12
 Amsl:
 Structure_: 90
 Requirement: Coverage/Capacity
 Rf_eng: MPS
 Status: Issued
 Coverage_n: US-95, Perry Hall Blvd, CCBC, Franklin Square Hos
 Traffic_ne: Essex 1/3, White Marsh 3, Nottingham 2/3
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 Latitude: 39.362847
 Longitude: -76.482367
 Ring_in_NWF:



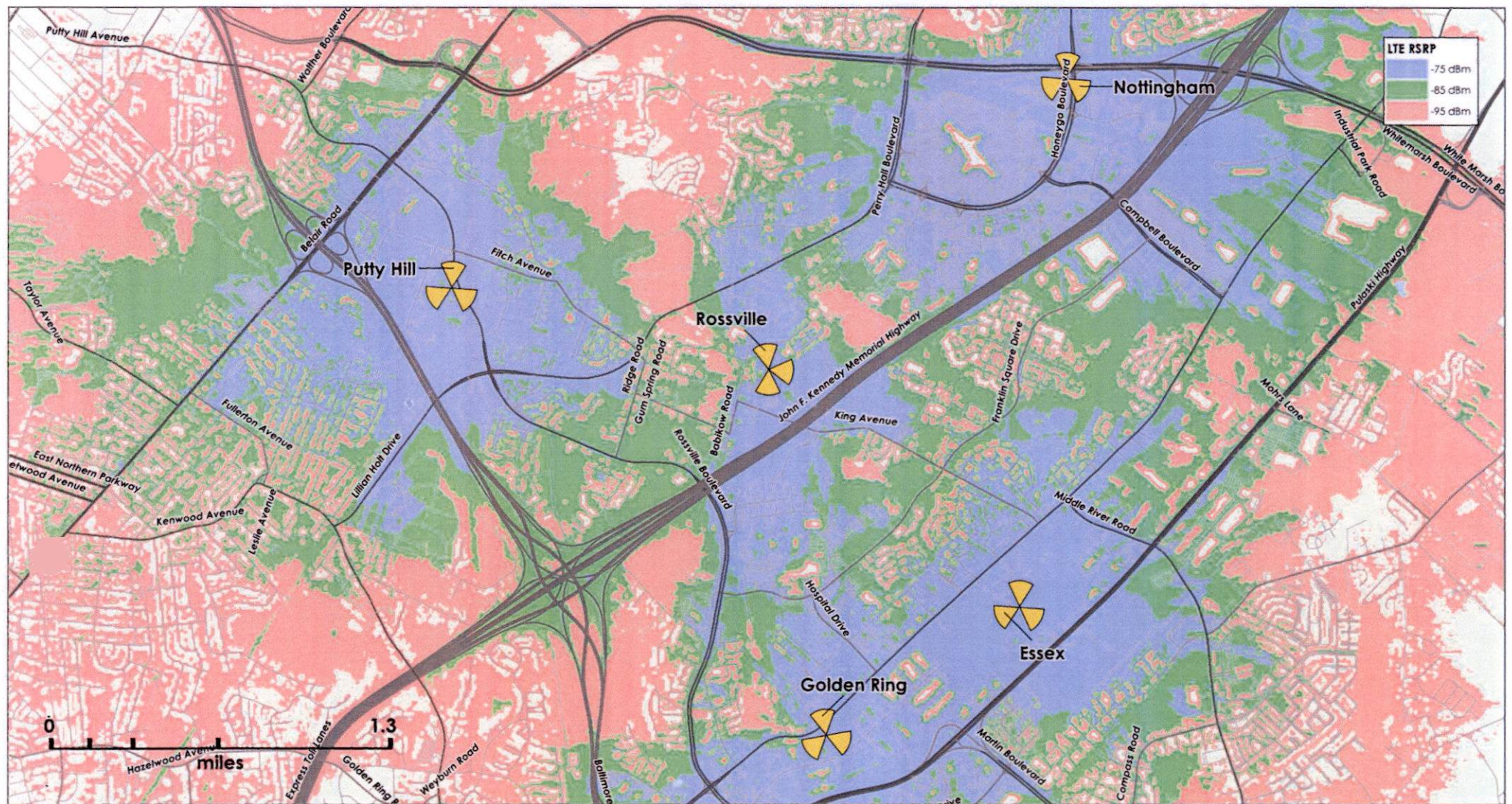
Verizon Wireless - Rossville - Existing 700MHz Coverage



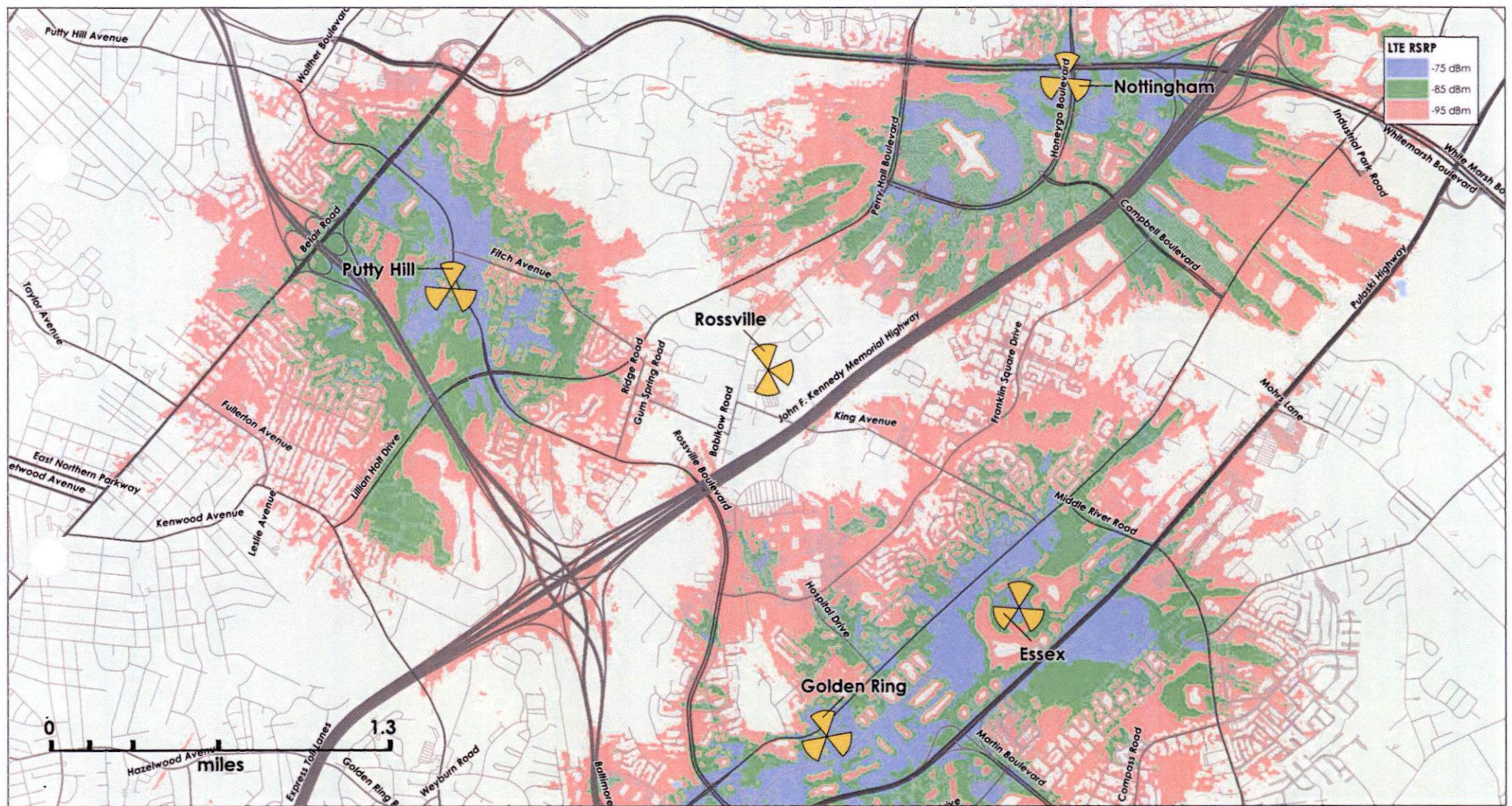
Verizon Wireless - Rossville - Proposed 700MHz Coverage



Verizon Wireless - Rossville - Final 700MHz Coverage



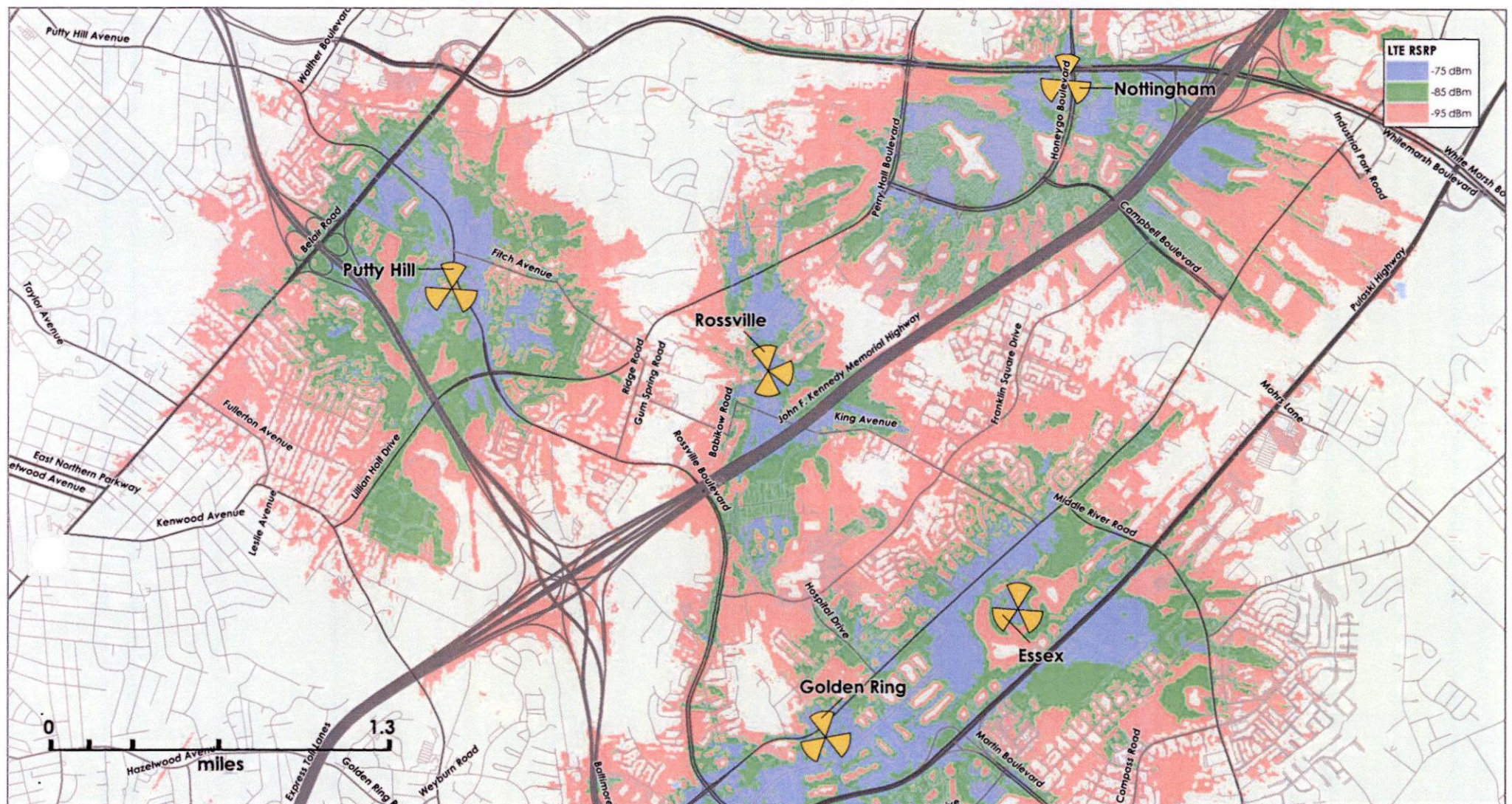
Verizon Wireless - Rossville - Existing AWS Coverage



Verizon Wireless - Rossville - Proposed AWS Coverage



Verizon Wireless - Rossville - Final AWS Coverage



PAUL DUGAN, P.E.

132 Jaffrey Road
Malvern, PA 19355

Cell: 610-220-3820 Fax: 610-644-4355

Email: pdugan@millenniumeng.com

Web Page: www.millenniumeng.com

EDUCATION:

Widener University, Chester, Pennsylvania
Master of Business Administration, July 1991
Master of Electrical Engineering, December 1988
Bachelor of Science, Electrical Engineering, May 1984

**PROFESSIONAL
ASSOCIATIONS:**

Registered Professional Engineer in the following jurisdictions:

Pennsylvania, License Number PE-045711-E
New Jersey, License Number GE41731
Maryland, License Number 24211
Delaware, License Number 11797
Virginia, License Number 36239
West Virginia, License Number 20258
Connecticut, License Number 22566
New York, License Number 079144
District of Columbia, License Number PE-900355
Puerto Rico, License Number 18946

Full member of **The Association of Federal Communications Consulting Engineers**
(www.afcce.org) January 1999 to Present

Elected and served on the Board of Directors for five year term 2006-2011

Full member of **The National Society of Professional Engineers** (www.nspe.org) and the
Pennsylvania Society of Professional Engineers (www.pspe.org) June 2003 to Present
Currently serving as PSPE State Director and Past President on the Board of Directors of the Valley
Forge Chapter and the South East Region Vice-Chair for the "Professional Engineers in Private Practice"
Executive Committee. Actively participated in NSPE Annual Conferences 7/2005 to Present.

Actively participate in **Chester County ARES/RACES Amateur Radio** (CCAR www.w3eoc.org)
which prepares and provides emergency backup communications for Chester County Department of
Emergency Services, March 2005 to Present

Full member of **The National Council of Examiners for Engineering**
(www.ncees.org) May 2001 to Present

Full Member of **The Radio Club of America**
(www.radio-club-of-america.org) December 2003 to Present

**PROFESSIONAL
EXPERIENCE:**

Millennium Engineering, P.C., Malvern, Pennsylvania
Position: **President**, August 1999 to Present (www.millenniumeng.com)

Verizon Wireless, Plymouth Meeting, Pennsylvania
Position: **Cellular RF System Design/Performance Engineer**, April 1990 to August 1999

Communications Test Design, Inc., West Chester, Pennsylvania
Position: **Electrical Engineer**, May 1984 to April 1990

PERSONAL:

Date/place of birth: November 21, 1961, West Chester, Pennsylvania; United States Citizen



BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: February 13, 2018

TO: Jan Cook, Development Manager
Department of Permits, Approvals and Inspections

FROM: The Tower Review Committee 

SUBJECT: **Tower Review Committee (TRC) Recommendation**
Re: MasTec Network Solutions -- Application for a New 92' Tall Monopole Tower
Site Location: 5050 King Ave, Rosedale, MD 21237 -- Council District #6
Applicant's Site Name: "VZW - Rossville" -- BaCo AT#: 17-055

The Tower Review Committee (TRC) and invited guests met with representatives of MasTec Network Solutions and VZW on January 30, 2018, to formally discuss their new site application, which was received by the TRC on November 13, 2017.

The TRC's assessment of the application is as follows:

Pursuant to this MasTec/VZW site application, the TRC is submitting the following advisory comments to the Development Review Committee (DRC) of the Department of Permits, Approvals and Inspections (PAI), in accordance with Article #4 – Section #426 of the Baltimore County Zoning Regulations:

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

Findings:

VZW did not find any viable collocation options of sufficient height within one mile of their target area to meet their RF coverage goals.

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

Findings:

In addition to VZW who will be positioned at the top 90' RAD height, the proposed tower will be constructed to support at least two other future collocation tenants, and the site includes ample space on the ground for their accessory equipment.

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

Findings:

The proposed site is in an area zoned DR 3.5 / DR 5.5, and is residential setback rule compliant. The application was amended by the applicant on 1/30/18 to indicate that a Special Exception will be required according to Baltimore County Regulations, Sections 426.5.

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

Findings:

The proposed monopole designed tower will have an overall height of 92' including all appurtenances. Its visibility aspects will be minimal in the proposed location due to the large size of the property, its position next to a large building, and the natural screening afforded by the mature forestry located near the site.

Community Outreach was not yet attempted by the applicants, who at this point has not been informed of any community opposition; however, should any concerns arise from the community, the applicants plan to attempt to work through them.

Conclusion:

We, the TRC, based on applicant MasTec/VZW's effective presentation and burden of proof agree that in the specified underserved area the proposed monopole tower structure is necessary to significantly improve coverage for VZW customers.

Applicant MasTec/VZW has submitted the application fee and all documentation as required by TRC guidelines to support their application for a new tower site as proposed.

RECOMMENDATION:

The TRC, by unanimous decision, Approves and Recommends Applicant MasTec/VZW's proposal to construct a new 92' monopole tower to be constructed as preferred in the location of 5050 King Ave, Rosedale, MD 21237, Council District #6; however, subject to any prevailing County zoning and permitting requirements.

Subject: Tower Review Committee Recommendation AT# 17-097 02/13/18
MasTec (VZW – “Rossville”) – 5050 King Ave, Rosedale, MD 21237

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

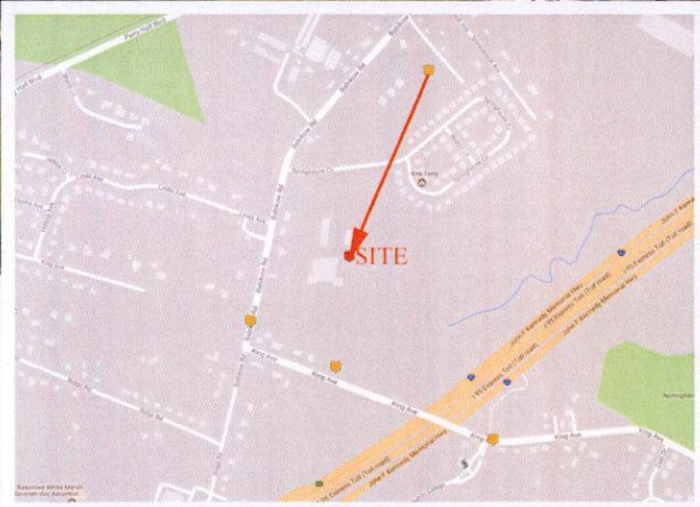
Sincerely,

The Baltimore County Tower Review Committee:

Richard A Bohn, Chief, Electronic Services / Baltimore County TRC Chairperson
Richard Sterba, Baltimore County Office of Budget & Finance / OIT Representative
Brett M Williams, Baltimore County Office of Planning

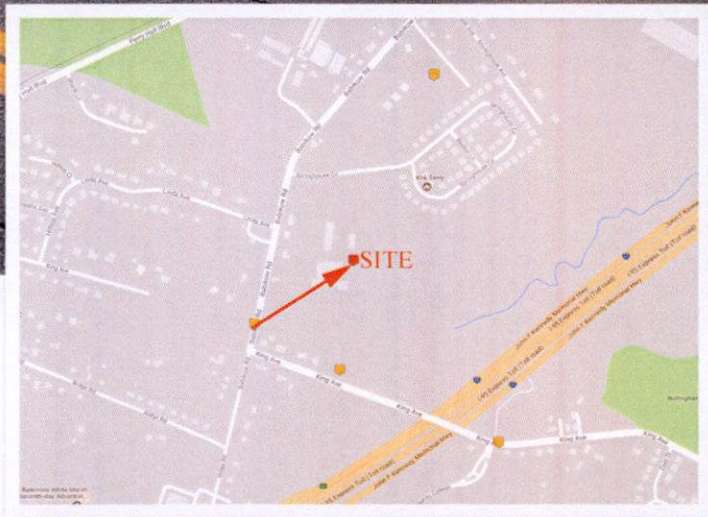
Attachments: 1. MasTec/VZW's Amended TRC Application dated 10/31/17
2. CTC Consultant's Report dated 01/10/17 (To BaCo Recipients Only)
3. Transcript of 01/30/2018 TRC Meeting

cc: Afflerbach, Lee -- Founder & Principal Engineer, CTC Technology & Energy
Chase, Sabrina -- Deputy Chief Transactional Attorney, Baltimore County Office of Law
Dugan, Paul -- Radio Frequency Consultant for Verizon, Millennium Engineering
Fair, Donna -- Cell Tower Coordinator, Baltimore County OIT/Electronic Services
Farley-Phillips, Renee -- Assistant County Attorney, Baltimore County Office of Law
Rosenblatt, Adam -- Representative for Verizon, Venable, LLP
Schakola, Joshua -- Consultant for Verizon, MasTec Network Solutions
Stradling, Robert -- Director, Baltimore County Office of Information Technology
Vayner, Milana -- Assistant County Attorney, Baltimore County Office of Law

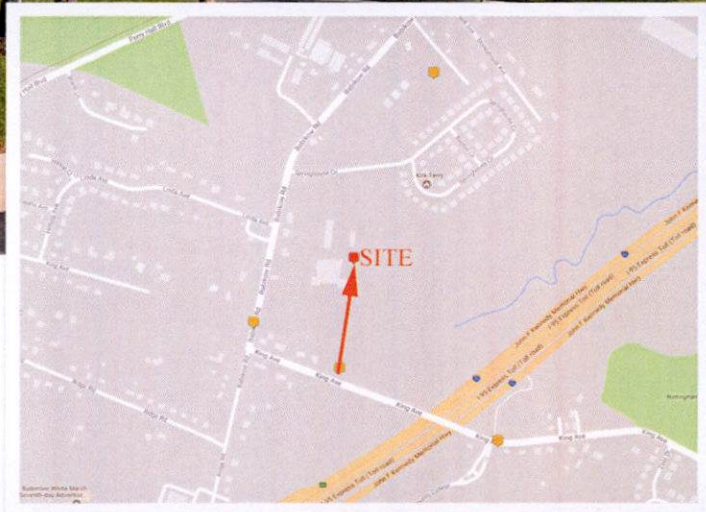


PETITIONER'S EXHIBIT 7

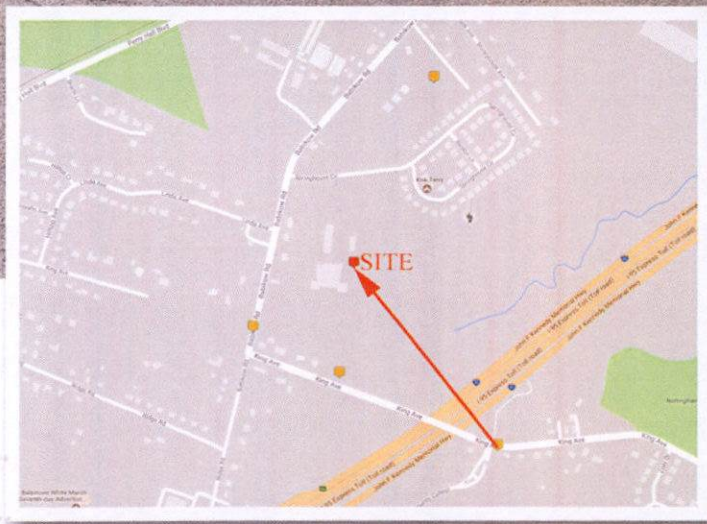
ROSSVILLE
PROPOSED MONOPOLE



ROSSVILLE
PROPOSED MONOPOLE



ROSSVILLE
PROPOSED MONOPOLE



ROSSVILLE
PROPOSED MONOPOLE

EX. FLOWLINE 7" CURB



1A LOCATION

• 113.64 • 112.45

• EX. GATE

• DE •

• 113.74

• 112.63

EX. CONCRETE SIDEWALK

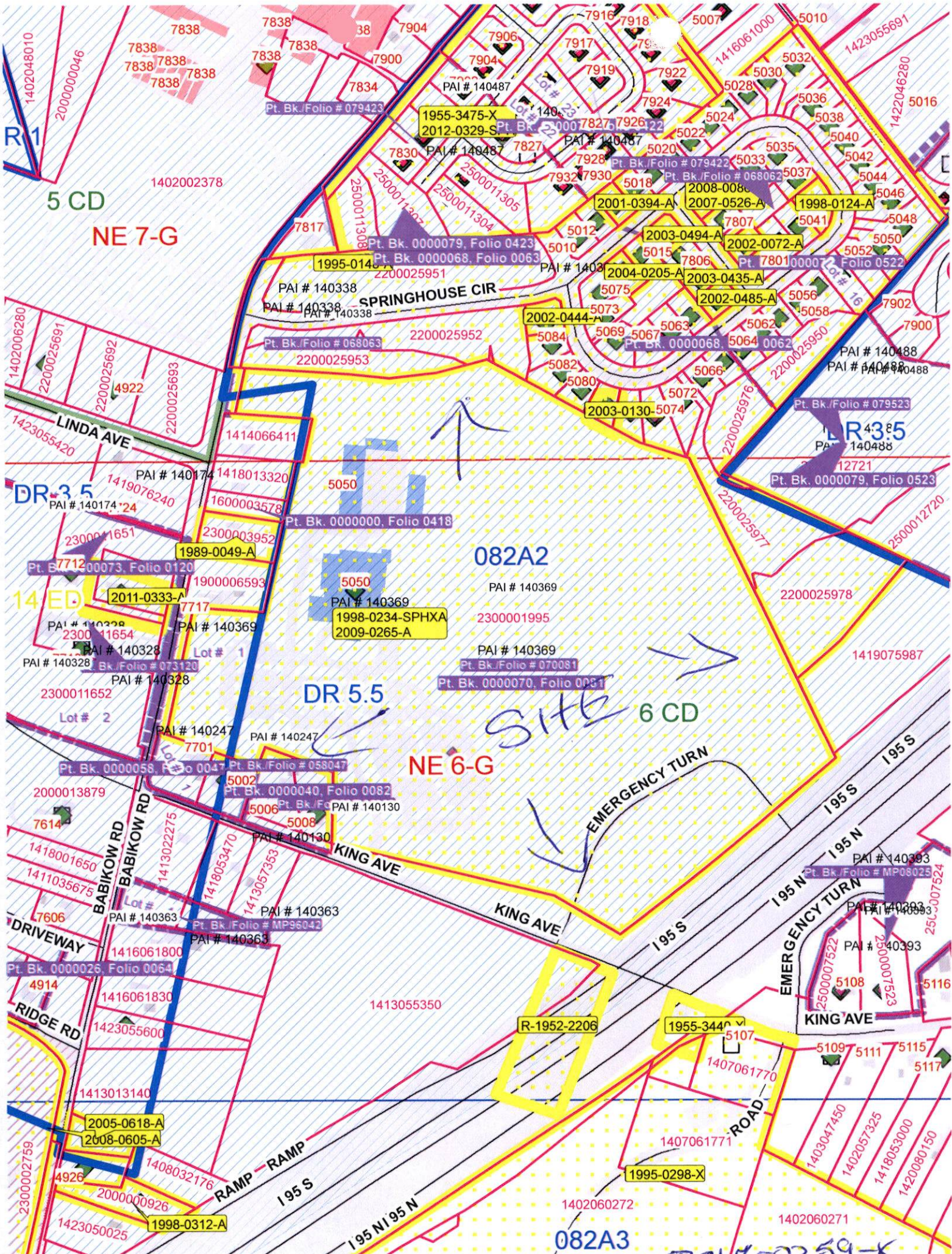
EX. PVC FENCE

DE 15"

INTERCEPTOR=114.47

ERCEPTOR=114.32





082A2

DR 5.5

NE 6-G

6 CD

082A3

SITE

NE 7-G

5 CD

DR 3.5

14 ED

DRIVEWAY

RIDGE RD

RAMP

RAMP

RAMP

KING AVE

KING AVE

EMERGENCY TURN

EMERGENCY TURN

KING AVE

ROAD

1402002378

1414066411

1413055350

1413055350

1423050025

1418013320

1418013320

1418013320

1418013320

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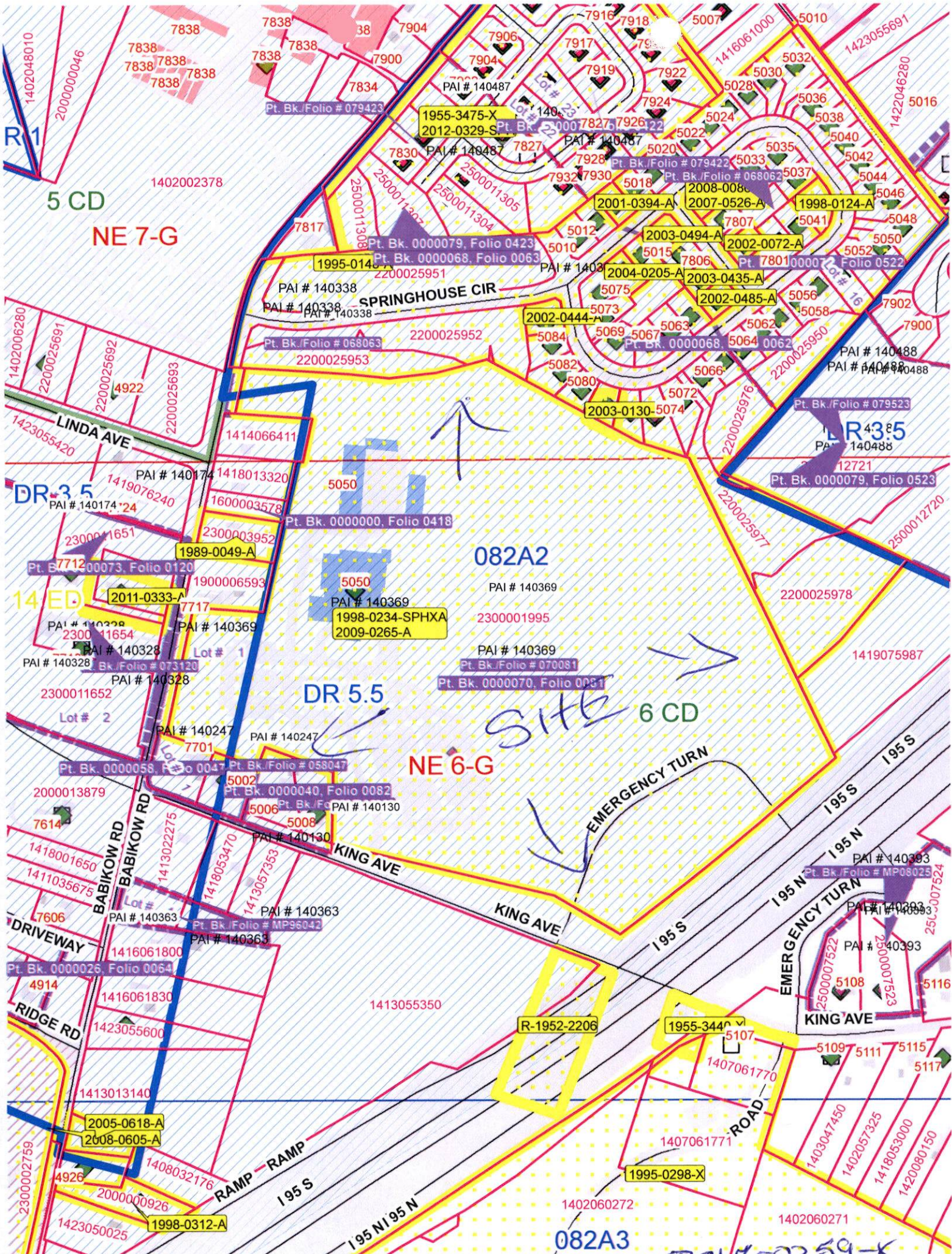
1418013320

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1418013320



2014-0259-X

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2300001995			
Owner Information					
Owner Name:	BOUMI TEMPLE CORPORATION		Use:	COMMERCIAL	
Mailing Address:	5050 KING AVE BALTIMORE MD 21237-3325		Principal Residence:	NO	
Deed Reference:					
Location & Structure Information					
Premises Address:		5050 KING AVE BALTIMORE 21237-3325		Legal Description:	28.885 AC 5050 KING AVE BOUMI TEMPLE CORP PRPTY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0082	0013	0343		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
	1	2016		0070/0081	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
	59500		28.8900 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		FRATERNAL BUILDING			
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	2,431,800	2,431,800			
Improvements	7,020,900	6,994,100			
Total:	9,452,700	9,425,900	9,425,900	9,425,900	
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	07/01/2017	07/01/2018		
County:	700	8,165,334.00	8,165,334.00		
State:	700	8,165,334.00	8,165,334.00		
Municipal:	700	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

2018-0259-X

CASE NAME _____
CASE NUMBER _____
DATE 5/25/18

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5/4DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment4/18DEPS
(if not received, date e-mail sent _____)No Comment5/14

FIRE DEPARTMENT

5/14PLANNING
(if not received, date e-mail sent _____)No Objection4/16

STATE HIGHWAY ADMINISTRATION

No Obj4/16

TRAFFIC ENGINEERING

4/16

COMMUNITY ASSOCIATION

4/16

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 5/1/18SIGN POSTING (1st) Date: 5/5/18by SSG BlackSIGN POSTING (2nd) Date: 5/22/18by SSG BlackPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

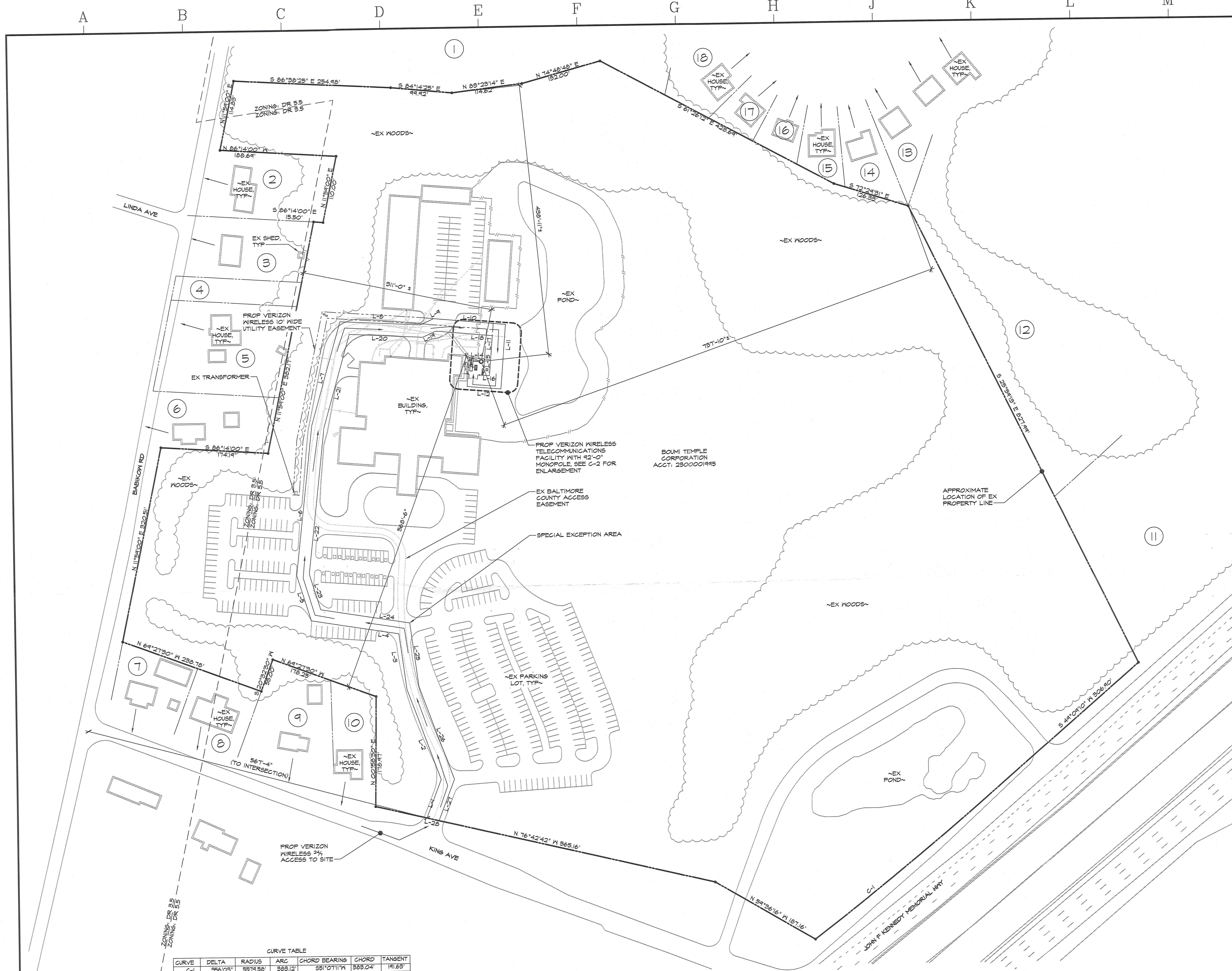
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 14 Account Number - 2300001995			
Owner Information					
Owner Name:	BOUMI TEMPLE CORPORATION		Use:	COMMERCIAL	
Mailing Address:	5050 KING AVE BALTIMORE MD 21237-3325		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:	5050 KING AVE BALTIMORE 21237-3325		Legal Description:	28.885 AC 5050 KING AVE BOUMI TEMPLE CORP PRPTY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0082	0013	0343		0000	1 2016 0070/0081
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area		Finished Basement Area	Property Land Area	County Use
	59500			28.8900 AC	06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		FRATERNAL BUILDING			
Value Information					
	Base Value		Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2017	07/01/2018
Land:	2,431,800		2,431,800		
Improvements	7,020,900		6,994,100		
Total:	9,452,700		9,425,900	9,425,900	9,425,900
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		07/01/2017	07/01/2018	
County:	700		8,165,334.00	8,165,334.00	
State:	700		8,165,334.00	8,165,334.00	
Municipal:	700		0.00 0.00	0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application **Date:**



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD TANGENT
C-1	556.03°	5974.58'	589.12'	S81°07'11\"W	589.04'

ADJOINER INFO

- ① Land of BALTIMORE COUNTY, MARYLAND DEED: S.M. 14496/645 PLAT 68-63

② Land of ROBERT M. DIEM SR. DEED: J.L.E. 8218/366

③ Land of WILLIAM HENRY REIDER PATRICIA LYNN ERICGE SANDRA JEAN ASHBURN ROBERT CHARLES REIDER DEED: J.L.E. 95248/478 FIRST PARCEL
- ④ Land of WILLIAM HENRY REIDER PATRICIA LYNN ERICGE SANDRA JEAN ASHBURN ROBERT CHARLES REIDER DEED: J.L.E. 95248/478 SECOND PARCEL

⑤ Land of THOMAS L. SEYMOUR BERNADINE D. SEYMOUR DEED: S.M. 13170/222

⑥ Land of SANDRA A. HORNOR-PELTS SHERRY L. HORNOR SHERYL A. CHOQUETTE DEED: R.D.A.J.R. 24555/263
- ⑦ Land of MICHAEL RAYMOND COMES DEED: S.M. 8239/402 LOT 1, PLAT 58-47

⑧ Land of RICHARD M. MORENO DENISE MORENO DEED: S.M. 1618/640 LOT 2, PLAT 58-47

⑨ Land of EDWARD L. MCGAULEY ROSEMARIE MCGAULEY DEED: S.M. 10091/448 LOT 1, PLAT 40-82
- ⑩ Land of RANDALL C. CHREST SHARON M. SULLIVAN MICHAEL JOSEPH SULLIVAN DEED: S.M. 14448/548 LOT 2, PLAT 40-82

⑪ STATE OF MARYLAND STATE ROADS COMMISSION BALTIMORE COUNTY, MARYLAND DEED: S.M. 15012/643 PLAT 68-63

⑫ Land of BALTIMORE COUNTY, MARYLAND DEED: S.M. 14496/643 PLAT 68-63
- ⑬ Land of EDWARD P. JAIME NANCY OFELIA JAMIE DEED: S.M. 19546/405 LOT 3, PLAT 68-63

⑭ Land of LAURIE A. PLATT DEED: R.D.A. J. 24804/4 LOT 7, PLAT 68-63

⑮ Land of HAROLD P. HUDNALL, JR. DEED: S.M. 13846/674 LOT 6, PLAT 68-63
- ⑯ Land of BRIAN K. FAULCON APRIL B. FAULCON DEED: S.M. 23344/441 LOT 3, PLAT 68-63

⑰ Land of JOSEPH K. MCNAMARA LAUREN M. MCNAMARA DEED: J.L.E. 33812/360 LOT 4, PLAT 68-63

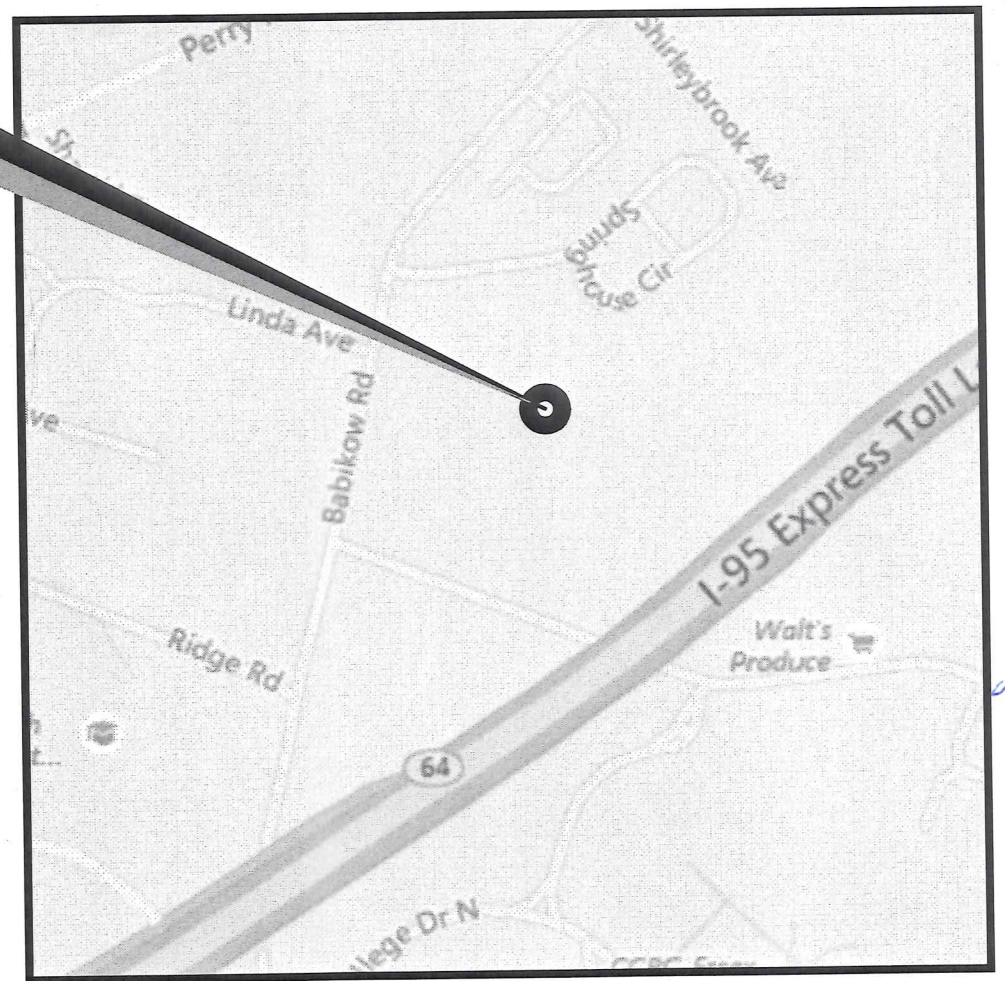
⑱ Land of LAMAR KING DEED: S.M. 14040/360 LOT 3, PLAT 68-63

SITE PLAN
SCALE: 1" = 80'-0"

LINE TABLE FOR SPECIAL EXCEPTION AREA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N21°04'46"E	66.88'	L-15	N04°54'12"E	21.00'
L-2	N20°10'24"W	156.74'	L-16	S65°08'49"E	10.00'
L-3	N07°21'06"W	41.19'	L-17	N04°54'12"E	68.04'
L-4	N80°17'59"W	145.50'	L-18	N84°24'44"W	91.87'
L-5	N16°58'18"W	77.56'	L-19	S65°52'42"W	25.70'
L-6	N06°54'04"E	243.41'	L-20	S68°51'12"W	114.55'
L-7	N8°01'18"E	174.59'	L-21	S68°01'18"W	156.44'
L-8	S66°51'12"E	150.64'	L-22	S06°54'04"W	237.64'
L-9	N65°52'42"E	24.14'	L-23	S16°58'18"E	60.45'
L-10	S64°24'44"E	116.15'	L-24	S80°31'33"E	145.15'
L-11	S04°54'12"W	104.88'	L-25	S07°21'06"E	103.75'
L-12	N85°05'48"W	55.00'	L-26	S20°10'24"E	162.10'
L-13	N04°54'12"E	47.00'	L-27	S21°08'34"W	71.47'
L-14	S85°08'49"E	25.00'	L-28	N76°42'42"W	30.11'

SITE



VICINITY MAP
SCALE: 1" = 800'

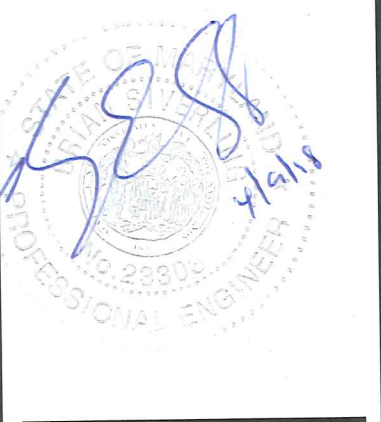
SITE NOTES:

- APPLICANT: VERIZON WIRELESS 1600 MONTELLER ROAD, FLOOR 2 SOUTH-NETWORK LAUREL, MD 20728 TEL: (301) 512-2000 FAX: (301) 512-2186
- APPLICANT'S ATTORNEY: ADAM M. ROSENBLATT, ESQ. VENABLE LLP 210 N PENNSYLVANIA AVE SUITE 500 TORONTO, MD 21204 TEL: (410) 444-6271 M: (410) 244-4480
- PROPERTY OWNER: BOUMI TEMPLE CORPORATION 5050 KING AVENUE BALTIMORE, MARYLAND 21287-8825
- SITE DATA: MAP: 52, GRID: 13, PARCEL: 343 DEED BOOK: TO, PAGE 81 PARCEL ID: 2300001948 TRACT AREA: 28.54 ACRES COUNTY COUNCIL DISTRICT: 6 ELECTION DISTRICT: 14 ADDRESS: 5050 KING AVENUE ESSEX, MARYLAND 21237 ASSOCIATES, INC. DATED MAY 2011. EXISTING USE: COMMERCIAL
- HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A 6PS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED MAY 2011. LATITUDE: N81° 21' 45.76" TOP OF PROPOSED MONOPOLE: 42' ASL LONGITUDE: N76° 28' 54.44"
- TOTAL DISTURBED AREA = 750 SF
- THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 10' LONG X 4' WIDE CONCRETE EQUIPMENT PAD, ONE (1) 8' LONG X 4' WIDE GENERATOR PAD, AND ANGLARY EQUIPMENT WITHIN A 25x21' FENCED COMPOUND. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON AN PROPOSED 42'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 90'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
- THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
- THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
- IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
- NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
- STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
- BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. DATED MAY 2011.
- THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- THE COMMUNICATION CONCRETE PAD SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
- THE PROPOSED COMMUNICATIONS CONCRETE PAD, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
- THIS SITE IS NOT LOCATED IN A FLOODPLAIN.
- THE SITE IS NOT LOCATED WITHIN A CHESAPEAKE BAY CRITICAL AREA.
- THERE IS NO SIGNAGE PROPOSED FOR THIS SITE.

ZONING HISTORY:

- CASE NO. 98T-234-SPHXA
- SPECIAL EXCEPTION FOR COMMUNITY BUILDINGS IN THE DR3.5 AND DR5.5 ZONE AND TO APPROVE COMPLIANCE TO THE EXTENT POSSIBLE WITH THE RTA REGULATIONS.
 - SPECIAL HEARINGS TO APPRIVE 406 PARKING SPACES AS SUFFICIENT FOR THE COMMUNITY BUILDING.
 - VARIANCE FOR A SIGN HEIGHT OF 10 FEET IN LIEU OF 6 FEET.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-O East Joppa Road, Suite 505
Towson, Maryland 21286
410-581-1880
410-821-1748 Fax



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. 23505, EXPIRATION DATE: 07/07/2016.

verizon
ROSSVILLE
5050 KING AVENUE
ESSEX, MD 21237 (BALTIMORE COUNTY)

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ZONING DWGS	10/18/17
2	SE PETITION	04/06/18

DESIGNED BY: JMF
DRAWN BY: CJS
PROJECT NO: 10427.2347
DATE: 07/24/17
SCALE: AS NOTED

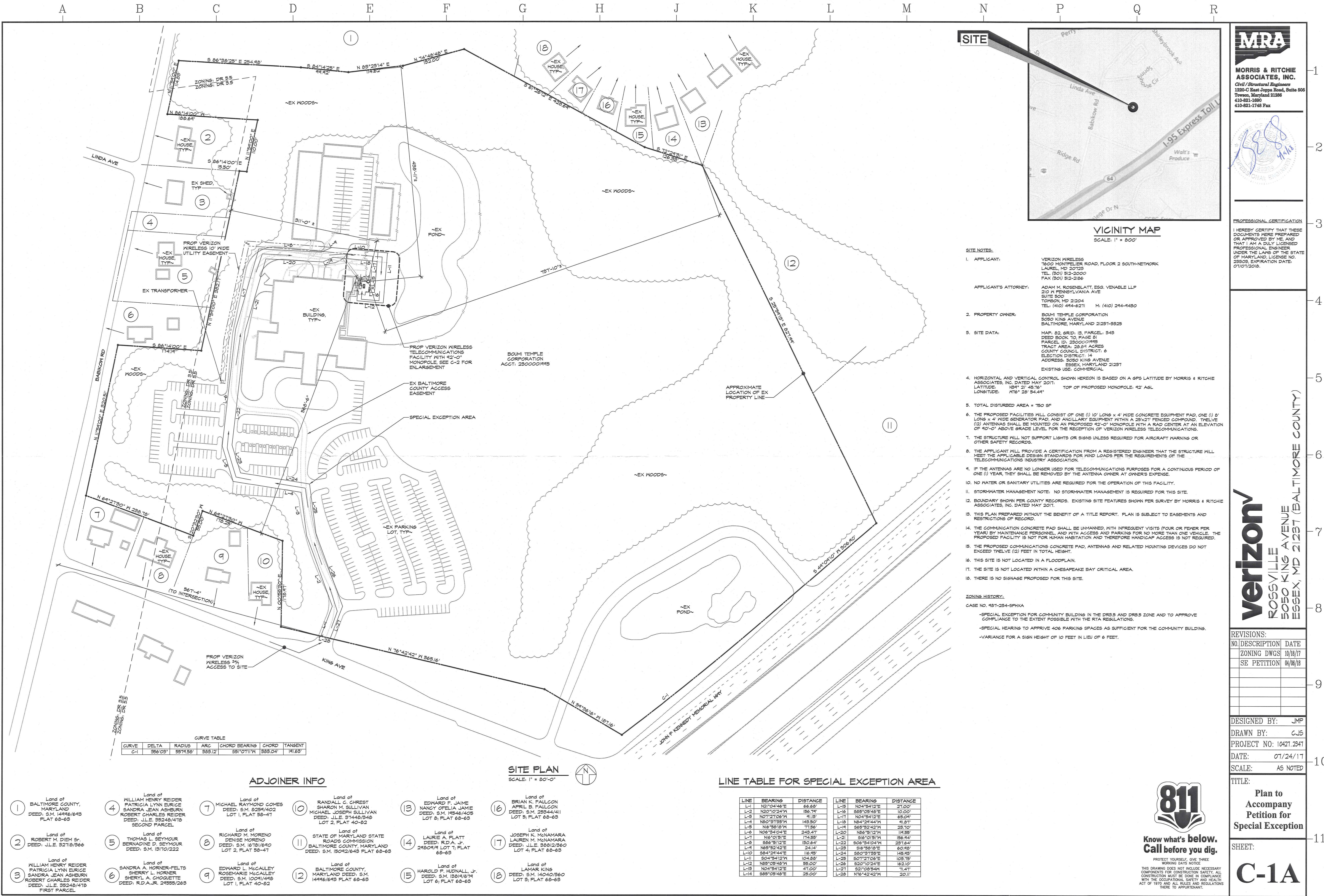
TITLE:
Plan to Accompany Petition for Special Exception

SHEET:
C-1A

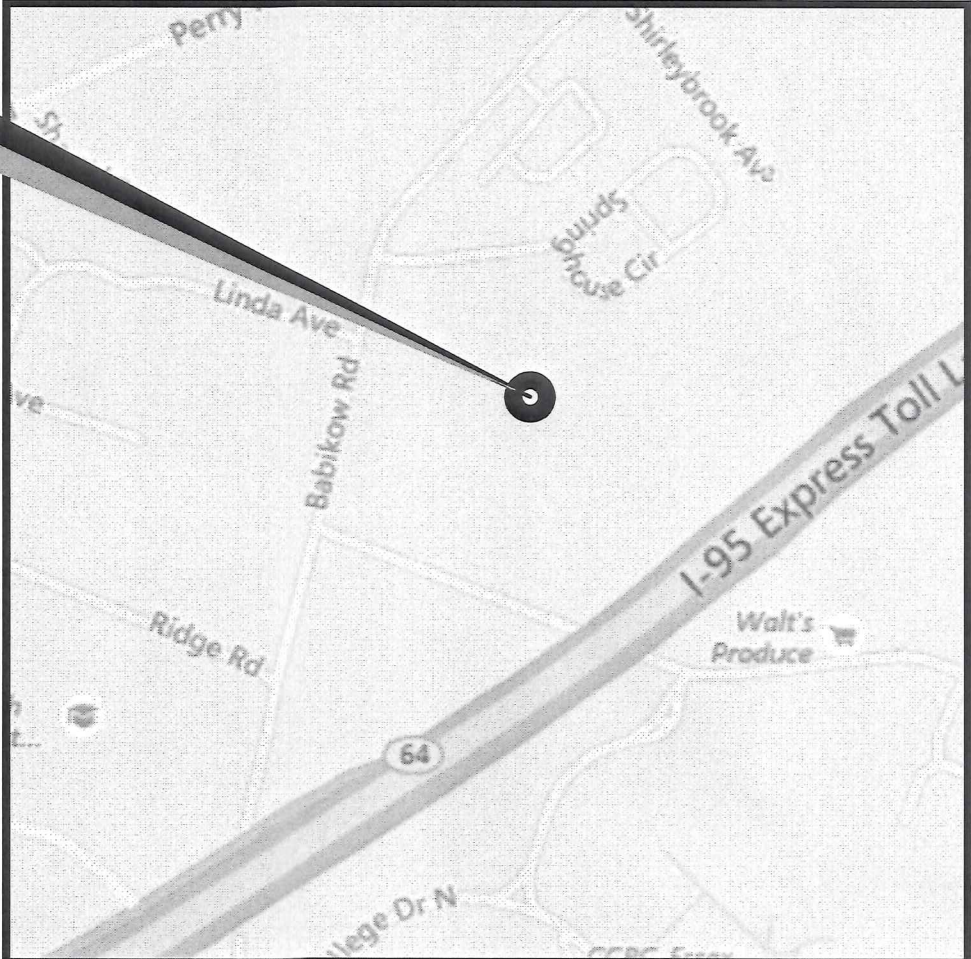
811
Know what's below.
Call before you dig.

PROTECT YOURSELF: GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

2018-0259-X #1



SITE



VICINITY MAP
SCALE: 1" = 800'

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
1600 MONTPELIER ROAD, FLOOR 2 SOUTH-NETWORK
LAUREL, MD 20725
TEL: (301) 512-2000
FAX: (301) 512-2186
2. APPLICANT'S ATTORNEY: ADAM M. ROSENBLATT, ESQ. VENABLE LLP
210 PENNSYLVANIA AVE
SUITE 500
TOWSON, MD 21204
TEL: (410) 444-6271 M: (410) 244-9480
3. PROPERTY OWNER: BOUMI TEMPLE CORPORATION
5050 KING AVENUE
BALTIMORE, MARYLAND 21287-5925
4. SITE DATA: MAP: 82, GRID: 13, PARCEL: 343
DEED BOOK: 10, PAGE: 81
PARCEL ID: 2500001948
TRACT AREA: 22.81 ACRES
COUNTY COUNCIL DISTRICT: 6
ELECTION DISTRICT: 14
ADDRESS: 5050 KING AVENUE
ESSEX, MARYLAND 21227
EXISTING USE: COMMERCIAL
5. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON A 6PS LATITUDE BY MORRIS & RITCHIE ASSOCIATES, INC. DATED MAY 2017.
LATITUDE: N 81° 21' 48.76" TOP OF PROPOSED MONOPOLE: 92' ASL
LONGITUDE: W 76° 25' 54.44"
6. TOTAL DISTURBED AREA = 750 SF
7. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 10' LONG x 4' WIDE CONCRETE EQUIPMENT PAD, ONE (1) 8' LONG x 4' WIDE GENERATOR PAD, AND ANCILLARY EQUIPMENT WITHIN A 25'x71' FENCED COMPOUND. TWELVE (12) ANTENNAS SHALL BE MOUNTED ON AN PROPOSED 92'-0" MONOPOLE WITH A RAD CENTER AT AN ELEVATION OF 90'-0" ABOVE GRADE LEVEL FOR THE RECEPTION OF VERIZON WIRELESS TELECOMMUNICATIONS.
8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT MARKING OR OTHER SAFETY RECORDS.
9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
12. STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
13. BOUNDARY SHOWN PER COUNTY RECORDS. EXISTING SITE FEATURES SHOWN PER SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. DATED MAY 2017.
14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
15. THE COMMUNICATION CONCRETE PAD SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
16. THE PROPOSED COMMUNICATIONS CONCRETE PAD, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.
17. THIS SITE IS NOT LOCATED IN A FLOODPLAIN.
18. THE SITE IS NOT LOCATED WITHIN A CHESAPEAKE BAY CRITICAL AREA.
19. THERE IS NO SIGNAGE PROPOSED FOR THIS SITE.

ZONING HISTORY:

- CASE NO. 987-234-5PHXA
- SPECIAL EXCEPTION FOR COMMUNITY BUILDINGS IN THE DR3.5 AND DR3.5 ZONE AND TO APPROVE COMPLIANCE TO THE EXTENT POSSIBLE WITH THE RTA REGULATIONS.
 - SPECIAL HEARINGS TO APPROVE 406 PARKING SPACES AS SUFFICIENT FOR THE COMMUNITY BUILDINGS.
 - VARIANCE FOR A SIGN HEIGHT OF 10 FEET IN LIEU OF 6 FEET.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARINGS	CHORD	TANGENT
C-1	366.03°	5574.58'	555.12'	S51°07'11"N	383.04'	141.63'

ADJOINER INFO

- | | | | | | |
|--|---|---|---|---|--|
| 1. Land of BALTIMORE COUNTY, MARYLAND DEED: S.M. 14496/649 PLAT 68-63 | 4. Land of WILLIAM HENRY REIDER PATRICIA LYNN EURICE SANDRA JEAN ASHBURN ROBERT CHARLES REIDER DEED: J.L.E. 35248/478 SECOND PARCEL | 7. Land of MICHAEL RAYMOND COMES DEED: S.M. 8254/402 LOT 1, PLAT 58-47 | 10. Land of RANDALL C. CHREST SHARON M. SULLIVAN MICHAEL JOSEPH SULLIVAN DEED: J.L.E. 31448/348 LOT 2, PLAT 40-82 | 13. Land of EDWARD F. JAIME NANCY OFELIA JAMIE DEED: S.M. 23544/411 LOT 5, PLAT 68-63 | 16. Land of BRIAN K. FAULCON APRIL B. FAULCON DEED: S.M. 23544/411 LOT 5, PLAT 68-63 |
| 2. Land of ROBERT M. DIEM SR. DEED: J.L.E. 52718/366 | 5. Land of THOMAS L. SEYMOUR BERNARDINE D. SEYMOUR DEED: S.M. 19170/222 | 8. Land of RICHARD M. MORENO DENISE MORENO DEED: S.M. 16781/640 LOT 2, PLAT 58-47 | 11. Land of STATE OF MARYLAND STATE ROADS COMMISSION BALTIMORE COUNTY, MARYLAND DEED: S.M. 18092/643 PLAT 68-63 | 14. Land of LAURIE A. PLATT DEED: R.D.A. J. 24820/4 LOT 7, PLAT 68-63 | 17. Land of JOSEPH K. McNAMARA LAUREN M. McNAMARA DEED: J.L.E. 35812/360 LOT 4, PLAT 68-63 |
| 3. Land of WILLIAM HENRY REIDER PATRICIA LYNN EURICE SANDRA JEAN ASHBURN ROBERT CHARLES REIDER DEED: J.L.E. 35248/478 FIRST PARCEL | 6. Land of SANDRA A. HORNER-FELTS SHERRY L. HORNER SHERYL A. CHOQUETTE DEED: R.D.A.J.R. 24555/263 | 9. Land of EDWARD L. McGAULEY ROSEMARIE McGAULEY DEED: S.M. 10091/449 LOT 1, PLAT 40-82 | 12. Land of BALTIMORE COUNTY, MARYLAND DEED: S.M. 14496/649 PLAT 68-63 | 15. Land of HAROLD F. HUDNALL, JR. DEED: S.M. 14040/360 LOT 6, PLAT 68-63 | 18. Land of LAMAR KINGS DEED: S.M. 14040/360 LOT 5, PLAT 68-63 |

SITE PLAN
SCALE: 1" = 80'-0"

LINE TABLE FOR SPECIAL EXCEPTION AREA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-1	N21°04'46"E	66.65'	L-15	N04°54'12"E	21.00'
L-2	N20°10'24"W	156.74'	L-16	S85°05'48"E	10.00'
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L-4	N00°37'35"W	149.50'	L-18	N84°28'44"W	41.87'
L-5	N16°58'16"W	77.56'	L-19	S65°52'42"W	28.70'
L-6	N08°54'04"E	248.47'	L-20	N86°51'12"W	114.55'
L-7	N16°01'18"E	174.55'	L-21	S16°01'18"W	156.44'
L-8	S56°51'12"E	130.64'	L-22	S00°54'04"W	231.64'
L-9	N65°52'42"E	24.14'	L-23	S16°58'16"E	60.45'
L-10	S64°24'44"E	116.48'	L-24	S60°37'35"E	145.45'
L-11	S04°54'12"W	104.88'	L-25	S07°12'06"E	109.78'
L-12	N05°05'48"W	55.00'	L-26	S20°10'24"E	162.10'
L-13	N04°54'12"E	47.00'	L-27	S21°05'34"W	71.47'
L-14	S85°05'48"E	25.00'	L-28	N76°42'42"W	20.11'



PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPROPRIATE.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
Civil / Structural Engineers
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax



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. 25509, EXPIRATION DATE: 07/27/2018.

verizon
ROSSVILLE
5050 KING AVENUE
ESSEX, MD 21237 (BALTIMORE COUNTY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	ZONING DWGS	10/18/17
2	SE PETITION	04/06/18

DESIGNED BY: JMP
DRAWN BY: CJS
PROJECT NO: 10427.2347
DATE: 07/24/17
SCALE: AS NOTED

TITLE: Plan to Accompany Petition for Special Exception

SHEET:

C-1A

2018-0259-X

A
B
C
D
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F
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H
J
K
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M
N
P
Q
R



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE
DRAWINGS AND SPECIFICATIONS
WERE PREPARED BY ME OR
UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE
OF MARYLAND. MY EXPIRATION
DATE IS 07/01/2020.

**MORRIS & RITCHIE
ASSOCIATES, INC.**
Civil / Structural Engineers
10000 Greenleaf Road
Towson, Maryland 21204
410-581-1000
410-581-1040 Fax

verizon
ROSSVILLE
3050 KING AVENUE
ESSEX, MD 21237 (BALTIMORE COUNTY)

REVISIONS:	
NO.	DESCRIPTION DATE
1	ZONING DWGS 10/0/17
2	SUB PETITION 04/0/18
3	
4	
5	
6	
7	
8	
9	
10	
11	

DESIGNED BY: JWP
DRAWN BY: CJS
PROJECT NO: 10421.2941
DATE: 07/24/17
SCALE: AS NOTED

TITLE:
Aerial
Plan



PROJECT OWNERS: ONE SHIRE
THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MORRIS & RITCHIE ASSOCIATES, INC. ANY VIOLATION OF THIS AGREEMENT WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ENGINEERING ACT OF THE STATE OF MARYLAND.

SHEET:
C-3