

Bel Air Board of Town Commissioners
Agenda
July 15, 2019

Ordinance No. 791-19 Text Amendment

RECOMMENDED MOTION: "...that Ordinance No. 791-19 amending text to Town code for Communication Towers be received by the Bel Air Board of Town Commissioners.

BACKGROUND

On July 27, 2018, the Town received a petition from St. Matthew Lutheran Church to review the current regulations for placement of a Communications Tower in the B-1 (Neighborhood Business) District. After several presentations, the Bel Air Board of Town Commissioners referred the request to the Planning Commission for review and recommendation. The Planning Commission reviewed the request on June 6, 2019 and recommend approval of the requested amendments to the Town code with an additional recommended change (see attached minutes of the meeting).

PRIMARY ISSUES

The requested text amendment is as follows:

- Revise **Table 3-7, Service Uses** to allow a Communication Tower and Platform use, to be permitted subject to the Special Exception regulations in the B-1 (Limited Business District) Zoning District. The current code prohibits this use in the B-1 Zoning District.
- Revise **Section 165-53.I Use category performance standards and guidelines: service uses. (2)(b) Communications tower(s)/platform. [1] Performance standards. [b]**, to the following –

[b] The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential district use, dwelling, school, church, or institution for human care in any other district shall be the tower height.

- Revise **Section 165-53.I Use category performance standards and guidelines: service uses. (2)(b) Communications tower(s)/platform. [1] Performance standards. [c]**, to add a date to the lot of record text as a date of adoption –

[c] The structure shall be located on a lot of record as of [date of enactment] with a minimum of two acres.

Neighborhood Business (B-1) zoning is primarily located along the west side of South Main Street south of Heighe Street; and, on part of the St. Matthew Lutheran Church property at 1200 East Churchville Road in the northeast portion of Bel Air (see attached map). Applying the performance standards for Communication Towers, it appears that only the parcel at 1200 East Churchville Road would meet the minimum 2 acre lot size criteria in **Section 165-53.I(2)(b)[1][c]**,

The purpose of the B-1 District is stated in **Section 165-29.A. Purpose** as follows: *The Limited Business District is designed to accommodate small-scale local business, institutional or service establishments. Some more intense business, institutional, or service establishments may be permitted as provided for by this Part 2. Uses in this district should be developed to ensure compatibility with existing residential uses while providing an attractive public frontage and linkage to the Town Center.* The regulation specific to the B-1 District is attached.

DISCUSSION

Regarding the Performance Standards for Communication Towers, there are 15 specific and separate standards that must be met for a tower to be permitted as a Special Exception use in the B2/B2A, B3/B3A and M1 zoning districts. These performance standards are attached as part of the proposed ordinance changes.

The applicant is proposing to replace the word ‘district’ with the word ‘use’ on criteria “[b]” in order to address a condition where an abutting property is zoned residential but due to environmental conditions cannot accommodate dwellings or contains a use other than residential. This text change would isolate the minimum setback (tower height) requirement to only those properties containing a residential use. The minimum setback from buildings, regardless of zoning district, such as a dwelling, school, church, or institution for human care (library or nursing home) would still apply. It should be kept in mind that any revision to the performance standard(s) will affect all districts where a Communication Tower and Platform may be permitted.

The general performance standards and development guidelines found in Section 165-53.B. (1) also continues to apply. The Planning Commission recommends that Item [c] in the Performance Standards be modified to include a date related to “a lot of record” in order to prevent consolidation of properties in the B-1 district at a future date to meet the minimum lot size requirement.

RECOMMENDATION

The Planning Commission and staff recommend that the Board of Town Commissioners receive Ordinance No. 791-19. A public hearing will be held on August 19, 2019 at 7:30pm at Town Hall, 39 N Hickory Avenue

Ordinance No. 791-19

An Ordinance amending Article VII and Table 3-7 of the Development Regulations within Chapter 165 of the Bel Air Town Code

WHEREAS, The Land Use Article of the Annotated Code of Maryland provides the authority for the Board of Town Commissioners to adopt planning and zoning controls based on recommendation from the Planning Commission; and

WHEREAS, Article XIII of Part 2 of Chapter 165 in the Town code allows for a resident to make an application to amend the text of the Development Regulations after review and recommendation from the Planning Commission; and

WHEREAS, St. Matthews Church applied for amendment to allow a Communication Tower in the B-1 zoning district by Special Exception, revise the performance standards related to Communication Towers to be setback from a residential use instead of district based upon justification provided in the attached report (Exhibit A) and the Planning Commission added a recommendation to clarify the minimum lot size as from the date of enactment of this ordinance, and

WHEREAS, the Planning Commission recommended approval of the proposed changes on June 6, 2019 to Article VII and Table 3-7 of the Development Regulations; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Town Commissioners of the Town of Bel Air the Bel Air Town Code is hereby amended by revising Chapter 165, Part II as follows:

Article VII
Development and Performance Standards

- I. Use category performance standards and guidelines: service uses...**
- (2) In addition, specific uses listed below shall be subject to the following:**
 - (b) Communications tower(s)/platform.**

[1] Performance standards.

- [a] Prior to approval of a new tower, the applicant shall demonstrate that every effort has been made to acquire space on an existing tower structure, building or utility pole in the Town limits or surrounding area and that due to valid considerations, including, but not limited to, location, economic, elevation, engineering or technical feasibility, no appropriate location is available.
- [b] The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential ~~district use~~, dwelling, school, church, or institution for human care in any other district shall be the tower height.
- [c] The structure shall be located on a lot of record **as of (date of enactment)** with a minimum of two acres.
- [d] The structure shall be enclosed within a locked, chain-link fence or comparable wall or structure at least eight feet high.
- [e] No signals or lights shall be permitted on towers unless required by the Federal Communications Commission or the Federal Aviation Administration.
- [f] Ground-level equipment buildings associated with the towers shall be screened and secured from adjacent properties by landscaping and fencing.
- [g] The applicant shall submit an affidavit with the Board of Appeals application stating that space on the proposed tower will be made available to future users when possible.
- [h] An environmental impact statement, including information on emission levels and the impact of the structure on the ecosystem, shall be provided as evidence at the Board of Appeals hearing.
- [i] A nonionizing electromagnetic radiation analysis shall be submitted for review with every application for placement of an antenna on an existing tower or placement of a new tower. The analysis shall cite, incorporate and meet the current ANSI standards.
- [j] Environmental Protection Agency standards and guidelines relating to radiation emissions shall be met at all times.
- [k] Every five years or sooner, in the event of substantial damage, a certification by a professional structural engineer registered in the State of Maryland shall be filed with the Department of Public Works, indicating that the communications tower meets all safety requirements. Any upgrade or maintenance required to comply with any changes in the safety requirements, or to maintain the safety thereof, shall be performed prior to the filing of such certification.
- [l] The applicant shall minimize adverse visual effects of towers through careful design, siting and vegetative screening and shall avoid potential damage to adjacent properties from tower

failure and falling ice through engineering and careful siting of tower structures.

- [m] The applicant shall cooperate in Town efforts to maximize the use of new communications transmission towers in order to reduce the number of towers needed.
- [n] A communications tower that is no longer used shall be removed from the site within one year of the date that the use ceases.
- [o] Installation of communication antenna on existing utility poles located in the public right-of-way or existing structures may be permitted with approval of the Director of Public Works based upon aesthetic considerations, impact to nearby residences and availability of viable alternative installation options. **[Amended 4-2-2018 by Ord. No. 783-18]**

Attachment 1
Permitted Use Tables

Table 3-7, Service Uses
Principal permitted uses for specific zoning districts
[Amended 5-2-2011 by Ord. No. 741-11]

Use Classification	Zoning Districts							
	R-1	R-2	R-3	R-O	B-1	B-2/B-2A	B-3/B-3A	M-1
Bank s					P	P	P	P
Beauty shop/barbershop/spa				SE	SE	P	P	P
Body-piercing service							SE	
Bulk mail service			SE	SE	SE	SE	P	P
Business incubator				SE	SE	P	P	P
Business service (group)		SE	SE	SE	SE	P	P	P
Business service (individual)	SE	SE	SE	P	P	P	P	P
Business support service		SE	SE	P	P	P	P	P
Car wash/auto detailing service							SD	P
Cleaners/laundromat						P	P	P
Communication towers and platform					SE	SE	SE	SE
Crematorium							SE	SE
Diaper service						P	P	P
Disinfecting and exterminating service						P	P	P
Drive-through facility						SD	SD	SD
Fitness center						SD	SD	SD
Hotel						SD	SD	SD

Use Classification	Zoning Districts							
	R-1	R-2	R-3	R-O	B-1	B-2/B-2A	B-3/B-3A	M-1
Instructional service					SE	P	P	P
Kennel							SE	SE
Linen supply						P	P	P
Medical laboratory				SE	SE	P	P	P
Medical service	SE	SE	SE	P	P	P	P	P
Mini-storage						P	P	P
Motion-picture distribution					P	P	P	P
Motor vehicle sales and service							SD	P
Office or business equipment rental or leasing				P	P	P	P	P
Outdoor dining/bar						SD/SE	SD/SE	SD/SE
Parking (Commercial)						SD	SD	SD
Personal service	SE	SE	SE	P	P	P	P	P
Pharmacy						P	P	P
Professional service	SE	SE	SE	P	P	P	P	P
Professional service (group)		SE	SE	P	P	P	P	P
Restaurant					P	P	P	P
Tattoo service							SE	
Telecommunications				P	P	P	P	P
Veterinarian				SE	SE	P	P	P
Veterinarian clinic/hospital					SE	P	P	P

KEY:

"P" indicates permitted subject to applicable code requirements

"SD" indicates permitted subject to special development regulations, pursuant to Article XII

"SE" indicates permitted subject to special exception regulations, pursuant to Article XII

A blank cell indicates that the use is not permitted

NOTE: These tables are provided for easy reference. However, the text of Chapter 165, Part 2, should be consulted for further definition and all applicable requirements. In the case of any inconsistencies between the text and the tables, the text shall control.

BE IT FURTHER ORDAINED that this Ordinance No. 791-19 shall become effective on the _____ day of _____, 2019.

INTRODUCTION:

PUBLIC HEARING:

ENACTMENT:

EFFECTIVE:

AYES:

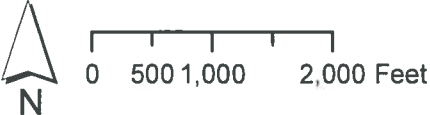
NAYS:

ABSENT:

Susan U. Burdette, Chairman
Board of Town Commissioners

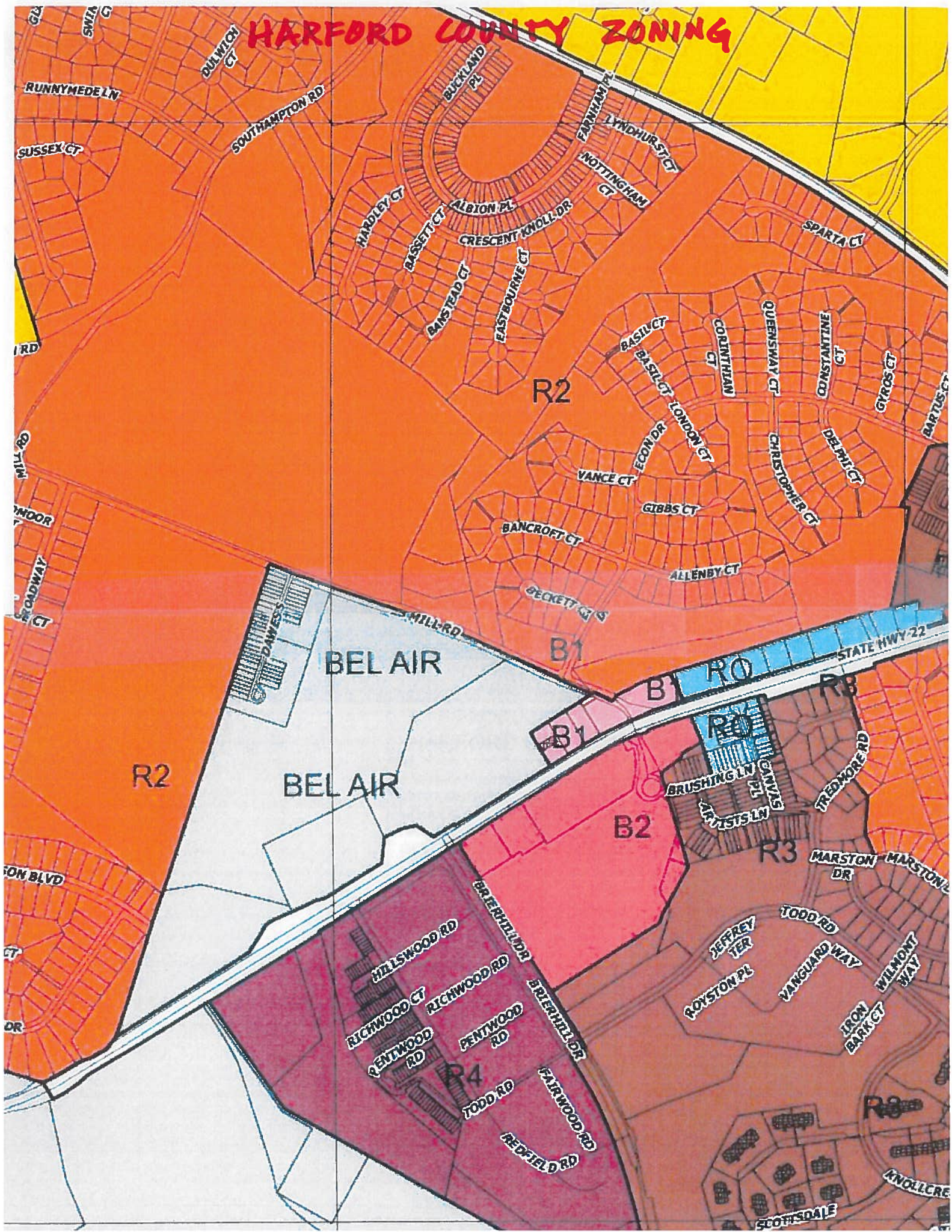
Michael L. Krantz, Town Clerk

B-1 District Properties



Map produced by the
Town of Bel Air
Planning Department

HARFORD COUNTY ZONING





TOWN OF BEL AIR

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June 7, 2019

Pastor Blaise Sedney
St. Matthews Lutheran Church
1200 E. Churchville Road
Bel Air, MD 21014

Re: Text Amendment – Communication Tower
06P-19-01-TX

Dear Pastor Sedney:

The Bel Air Planning Commission reviewed your request at its June 6, 2019 meeting to a revision in the Development Regulation text, Table 3-7 Service Uses and Section 165-53(I(2)(b)[1][b], Performance Standards pertaining to Communication Towers. The application was recommended to the Town Board for approval based on the following:

Text Amendment

The proposed amendment to the Development Regulations as proposed with a staff recommended addition:

- Revise **Table 3-7, Service Uses** to allow a Communication Tower and Platform use, to be permitted subject to the Special Exception regulations in the B-1 (Limited Business District) Zoning District.
- Revise **Section 165-53.I Use category performance standards and guidelines: service uses (2)(b) Communications tower(s)/platform [1] Performance standards** to the following: *[b] The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential district use, dwelling, school, church, or institution for human care in any other district shall be the tower height.*
- Revise **Section 165-53.I Use category performance standards and guidelines: services uses (2)(b) Communication tower(s)/platform [1] Performance standards** to the following: *[c] The structure shall be located on a lot of record as of (date of text amendment enactment) with a minimum of two acres.*

Pastor Blaise Sedney
St. Matthews Lutheran Church
June 7, 2019
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The recommendation of the Planning Commission will be forwarded to the Town Board of Commissioners at their next regularly scheduled meeting. It is anticipated that the Board will formally review the proposal on June 17, 2019 for introduction of the proposed Ordinance and on July 15, 2019 for public hearing and decision. Please forward an additional five copies of the package previously submitted to the Planning Commission and any additional information you deem appropriate prior to the Commissioner Work Session scheduled for Tuesday, June 11. Please call if you have any questions or require additional information.

Sincerely,



Kevin L. Small, RLA, AICP
Director of Planning & Community Development

cc: Planning Commission
Bel Air Town Commissioners
Jesse Bane, Town Administrator
Charles B. Keenan, Jr., Esquire, Town Counsel
Albert J. Young, Brown, Brown & Young
File

MINUTES

PLANNING COMMISSION

June 6, 2019

The regular meeting of the Planning Commission was called to order on Thursday, June 6, 2019 at 7:00 p.m. at Town Hall, 39 N. Hickory Avenue, Bel Air, Maryland.

MEMBERS PRESENT: Lois Kissinger-Kelly, Chair
Joseph Higinbothom
Keith Powell
Phil Raub
Peter Schlehr

ABSENT: Donald Coates

IN ATTENDANCE: Kevin Small, Director of Planning
Philip Einhorn, Town Commissioner
Charles Keenan, Town Council
Joan Suitt, Recording Secretary

ADMINISTRATIVE MATTERS:

Approval of Minutes

Mr. Raub moved and Mr. Schlehr seconded the motion to approve the minutes of April 4, 2019 as submitted.

Ayes: Mr. Powell, Mr. Raub, Mr. Schlehr, Chair Kissinger-Kelly

Nays: None

Abstained: Mr. Higinbothom

The motion carried.

NEW BUSINESS:

Review a request for revision in the Development Regulation text. Table 3-7 Service Uses and Section 165-53 I(2)(b)[1][b]. Performance Standards pertaining to Communication Towers by St. Matthews Lutheran Church, 1200 E. Churchville Road

Mr. Small, Director of Planning, reported the Town received a petition from St. Matthew Lutheran Church to review the current regulations for placement of a Communication Tower. Two requests were included in the petition:

- Revise where the Communication Tower can be approved and to expand into B-1 District as a Special Exception.

- Revise one of the performance standards to say:

The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential ~~district~~ use, dwelling, school, church, or institution for human care in any other district shall be the tower height.

Regarding the expansion, the B-1 is primarily located along the west side of South Main Street, south of Heighe Street and on part of the St. Matthew Lutheran Church property at 1200 East Churchville Road (see attached map). Mr. Small advised there are performance standards for Communication Towers in all districts and some districts have a Special Exception requirement.

The purpose of the B-1 (Limited Business District) is stated in Section 165-29.A and listed on the memo dated May 23, 2019.

Mr. Small stated there are a total of 15 Performance Standards and the 6 listed in the memo are more applicable and critical to the review of Communication Towers.

The applicant is proposing to replace the word “district” with the word “use” to be able to build on St. Matthew Church where most of the property is zoned R-2 with floodplain/wetlands that cannot accommodate dwellings. Mr. Small asked the applicant to explain this more during their presentation.

The minimum setback from buildings, regardless of zoning district, such as a dwelling, school, church or institution for human care would still apply. It should be kept in mind that any revision of the Performance Standards will affect all districts (B-1, B-2, B-3).

The general Performance Standards found in Section 165-53B (1) also continues to apply. The Planning Staff suggests item [c] under the Performance Standards be modified to include a date related to a lot of record in order to prevent someone cobbling together several lots to provide a minimum lot size of two acres.

The applicant’s submission package also suggests in their engineering report that the tower is exempt from nonionizing electromagnetic radiation analysis. Mr. Small stated this is not what the applicant meant to state and will explain during the presentation.

Mr. Small informed the Planning Commission will be making a recommendation to the Town Board of Commissioners. A public hearing will be held by the Town Board and they will make the final decision regarding the code.

Albert J. A. Young, Attorney, 200 S. Main Street, representing the applicant introduced the team involved in the project. Mr. Young stated there is a federal law that requires cell carriers to provide coverage that is consistent throughout the country and provide service to everybody. The carriers had to develop a plan to eliminate places where there is limited and compromised coverage.

Mr. Young advised the Town’s legislation is very descriptive and does not feel there is another property that qualifies for a tower to be constructed. Mr. Young stated this is not to be about the site, but the property at St. Matthew Church is the only B-1 to accommodate a tower.

Mr. Raub asked is this because of the height and setback combination. Mr. Young commented there is no other B-1 property with two acres.

Mr. Young further explained this area of the Town is underserved and is not about verbal but data transmission. Mr. Young talked about ambulance personnel communicating with emergency medical and is the main artery from the east to get to the hospital. Mr. Young informed of a new program being implemented to assist first responders called "First Net" that is a system in case of a catastrophe like 911 that allows first responders priority. Mr. Young advised this system is already leased to the three national carriers and will be part of this project. Mr. Young stated there are 15 Performance Standards to be met with a lot of protections down the line.

Mr. Young stated we are asking for the minimum setback from any boundary of a residential district be changed to residential use. The residential district comes up to the boundary line but because of environmental constraints you cannot get near that. Mr. Young stated the residential use is needed and the protection is still there. Mr. Young further stated the structure is located on a minimum of 2 acres and agrees to insert a date related to a lot of record.

Mr. Young advised if you read the whole context on nonionizing electromagnetic radiation the federal law states if you conduct the study and is below the standard, it is illegal for any jurisdiction to deny a permit based on environmental. Mr. Young informed the study was completed and are 1% of the standard or 99% under standard.

Paul Dugan, Radio Frequency Consulting Engineer with Millennium Engineering, P.C. has a Bachelor of Science in Electrical Engineering, Master of Science in Electrical Engineering and a registered Professor on the internet in the state of Maryland and other jurisdictions. Mr. Dugan has 36 years of experience with most of those years certifying the safety of antenna sites.

Mr. Dugan prepared three reports that are part of the package submitted. The reports include a review of the proposed location, determination if suitable for the three carriers and maps. Mr. Dugan stated the antenna height proposed will fulfill the needs of all three carriers and everyone who lives, works or travels in this area will benefit. There is also an exhibit within the report showing the before and after coverage that will be achieved by Verizon Wireless, AT&T and T-Mobile.

Mr. Small wanted clarification that Mr. Dugan is referring to coverage on site at 1200 East Churchville Road. Mr. Dugan agreed.

Mr. Dugan advised all state safety certifications are included in the packet and meets FCC guidelines. All magnetic fields for each of the three providers are between 100 to 1,000 times below the federal safety standard. They are not known to be harmful and cannot break DNA bond to cause cancer. Mr. Dugan advised before and after installation there will be no difference in electronic magnetic field levels because it does not serve a major city. This tower will only serve 1 mile to 1 ½ mile radius from the location.

Mr. Dugan informed there will be no interference between carriers, they will co-exist and not be detrimental to existing systems in the area.

Chair Kissinger-Kelly wanted more information on coverage.

Mr. Dugan notified of maps in the back of the report and how tests were performed to identify need. Mr. Dugan stated coverage is there but clearly insufficient and mentioned Greenbrier Shopping Center, businesses, the church, apartments and a school nearby.

Mr. Higinbothom has not had any difficulty of service in this area. Mr. Dugan spoke further about data feed and what is needed.

Mr. Raub inquired if the areas mentioned are aware there is a problem. Pastor Sedney of St. Matthew Church stated the church occasionally has a problem, but John Carroll School has a constant issue. Mr. Dugan mentioned more use on the network at a given time brings the system down and in brick and mortar buildings service can be difficult to penetrate.

Mr. Dugan reviewed the following maps:

- Figure 1 – shows proposed structure location with a 1 - 2 mile radius. Also notified of the existing antennas and who owns it.

Mr. Raub inquired how many towers are currently in the Town. Mr. Small advised three. Mr. Raub wanted to know if zoning applies to these antennas. Mr. Small stated the one at Aliceanne Street is prior to zoning and small. The other two are sizeable.

- Figure 2 – the exact same map with better road detail.
- Figure 3 – existing coverage of Verizon Wireless – showing a large area of diminished coverage at the targeted area.

Mr. Dugan informed the objectives go into detail of what the proposed site would cover (roads, communities, shopping centers, apartments and school).

- Figure 4 – Verizon Wireless existing plus proposed coverage. This provides substantial amount of new coverage. Mr. Dugan pointed out areas where there is service but very unreliable.
- Figure 5 – AT&T existing coverage.
- Figure 6 – AT&T existing plus proposed coverage. Height – 140 feet
- Figure 7 – T-Mobile existing coverage.
- Figure 8 – T. Mobile existing plus proposed coverage. Height – 130 feet.

The three carriers will be located on the same structure at different antenna height.

Mr. Raub wanted Mr. Dugan's professional opinion on possible negative health/safety impact for the people attending the church and the 50 new residential homes. Mr. Dugan has no concern stating science is on our side and has quotes from creditable organizations saying there is a non-issue.

Mr. Raub inquired about the difference between the proposed tower and those existing in the Town. Mr. Dugan notified they are very similar.

Mr. Schlehr asked who initiated the idea of the tower. Mr. Young advised the carrier after searching the area. Mr. Schlehr inquired if there will be cost to the Town. Mr. Young stated there will be none.

Mr. Higinbothom asked for the closest tower structure to the proposed location. Mr. Small stated the one on Aliceanne Street. Mr. Dugan further advised of a tower at Rt. 155 & 22 near Harford Community College. It was confirmed there is no other tower between Aliceanne Street and Harford Community College location.

Chair Kissinger-Kelly asked if the tower is used by future carriers will that have to come in for approval. Mr. Small stated if only attaching to the structure there is no approval needed. Approval would be required if the structure gets taller.

Chair Kissinger-Kelly has concern with the appearance/landscaping of the antenna in Fallston. Mr. Young stated this one will be a monopole.

Mr. Schlehr inquired if going from the word district to use will this open easier access for another tower. Mr. Small stated it does apply to the B-2 and B-3 but there are other protections, i.e. schools and institutional uses. Mr. Small could not find other areas of impact that is not already covered in the rest of the Performance Standards.

Chair Kissinger-Kelly inquired about the next steps for approval.

Mr. Small informed:

1. Public meeting tonight and Planning Commission makes recommendation to the Town Board.
2. Town Commissioners will have a public hearing.
3. Board of Appeals will hold a public hearing.

Chair Kissinger-Kelly called for further comments. As there were none, Chair Kissinger-Kelly called for a motion.

Mr. Raub moved and Mr. Higinbothom seconded the motion to recommend to the Town Board of Commissioners approval of the submission to revise Table 3-7 and Section 165.53.I of the Town Development Regulations.

Mr. Powell understands there are other things needing change and amended the motion to include:

1. Change Table 3.7
2. Change Section 165.53.I [b] – changing district to use
3. Modify Section 165.53.I[c] – to state that the structure shall be on a lot of record with a minimum of 2 acres as of the date of enactment of the revised legislation.

Mr. Raub seconded the amendment.

Ayes: Mr. Higinbothom, Mr. Powell, Mr. Raub, Mr. Schlehr and Chair Kissinger-Kelly

Nays: None

The motion carried.

MISCELLANEOUS:

Mr. Small reminded the next Planning Commission meeting will be held on Tuesday, July 2, 2019 at 7:00 p.m. for several text changes and adding election year signage.

Mr. Small introduced Rowen Glidden of the Planning Department who will be overseeing the Planning Commission meetings in the next several months. Mr. Small explained at times things slipped through because

one person was reviewing building permits and another attending the meetings when a project come through. Mr. Glidden will take this through the entire process. Mr. Small will take over the Board of Appeals.

Project Status Update

Mr. Small informed the following:

- Chick-fil-A – has opened and site is working
- Popeyes – under construction
- Taco Bell – building to be demolished and rebuilt in the same place
- Towns of Bynum Run – finishing up
- Bel Air Academy – starting within a month
- Ma & Pa Trail – middle stage has three phases: 1st Phase complete, 2nd Phase drawings 90% done and to start within the next few months, 3rd Phase is 60%. Finishing up construction will take approximately 18 months to 2 years

The meeting adjourned at 8:00 p.m.



JOSEPH F. SNEE, JR.
STEPHEN W. LUTCHE
COLLEEN FERG HELMLINGER
GAIL D. SPIELBERGER
LAURA E. BECHTEL

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410-893-7500
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OF COUNSEL
JOHN H. ZINK, III
MARY-DULANY A. JAMES

July 27, 2018



Board of Town Commissioners
Town of Bel Air
ATTN: Jesse Bane, Town Manager
39 N. Hickory Avenue
Bel Air, MD 21014

RE: St. Matthews Lutheran Church
Our File No.: 29445.307597

Dear Jesse:

Please be advised that I represent St. Matthews Lutheran Church located at 1200 E. Churchville Road, Bel Air, MD 21014.

The purpose of this letter is to request a text change to the Town Development Code to permit communication towers in the B1 District. A portion of the St. Matthews' property is zoned B1 but under the current code, cell towers are not permitted in the B1 District.

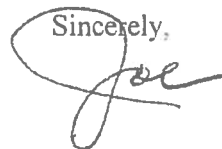
This text change would be related to Table 3-7 containing Permitted Uses and Section 165-53 1(2)(b) Governing Performance Standards.

The proposed location for the cell tower is adjacent to R2 zoned property also owned by St. Matthews. Section 165-53(b)[1][b] states that the minimum setback from any boundary of a residential district shall be the tower height. I am respectfully requesting a text amendment that exempts residentially zoned property that cannot be developed (which is the case for St. Matthews) from the tower height setback requirement.

Board of Town Commissioners
Town of Bel Air
ATTN: Jesse Bane, Town Manager
July 27, 2018
Page 2

Please let me know if you need anything further.

With kindest regards, I am

Sincerely,


Joseph F. Snee, Jr.
jsnee@slhslaw.com

04:19427.25

cc: Pastor Blaise Sedney
Kevin Small, Director of Planning & Community Development ✓

BROWN, BROWN & YOUNG

Augustus F. Brown
Albert J. A. Young
Jacqueline A. M. Delisle
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Edward V. Curry, III
Maureen Sentman Danos

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T. Carroll Brown, 1916-2010

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HAND-DELIVERY

May 9, 2019

Kevin L. Small, RLA, AICP, LEED GA
Director of Planning & Community Development
Town of Bel Air
705 Churchville Road
Bel Air, Maryland 21014

RE: Request by Towerco 2013, LLC ("Towerco") for a text amendment to the Town of Bel Air Code respecting cellular communications towers

Dear Mr. Small:

I am representing Towerco in connection with its application for a text amendment respecting communications towers. We are requesting that communications towers be permitted by special exception in the B1 zone. In addition, we are requesting that Section 165-53(I)(2)(b)[1][b] be revised as follows:

[b] The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential ~~district~~ [USE], dwelling, school, church, or institution for human car in any other district shall be the tower height.

I am enclosing a copy of our application for Planning Commission Recommendation of approval of this text amendment to the Board of Town Commissioners together with a check in the amount of \$250.00 for review fees. Attached to the application are the exhibits to the application as well as the annotated copies of applicable performance standards for this proposed use. Exhibit 1 is a color rendering/photograph of the proposed monopole. Exhibit 2 is the listing of adjoining property owners with mailing addresses. St. Matthew Lutheran Church of BEL AIR, Maryland, Inc., 1200 E. Churchville Road is the entity holding legal title to the subject property. Towerco 2013, LLC, a Delaware Limited Liability Company, 500 Valleystone Drive, Cary, NC, 27519, has an equitable interest in a 3600 square foot portion of the property upon which the tower will be erected as a result of a Ground Lease Agreement dated December 4, 2018. The remaining Exhibits are identified in the annotated performance standards.

Respectfully,



Albert J. A. Young

AJAY/rlm

Encl.



Tower Co.
848.316.8549

NO CLIMBING

10/09/2016

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 399511					
Owner Information						
Owner Name:	ST MATTHEW LUTHERAN CHURCH	Use: RESIDENTIAL				
Mailing Address:	1200 E CHURCHVILLE RD BEL AIR MD 21014-3412	Principal Residence: NO				
		Deed Reference: /02219/ 00312				
Location & Structure Information						
Premises Address:	MOORES MILL RD BEL AIR 21014-0000	Legal Description: LOT 4 26.61 AC MOORES MILL ROAD ST MATTHEW 201/46-47				
Map:	Grid:	Parcel:				
0049	1D	0045				
Sub District:	Subdivision:	Section:				
	3467					
Block:	Lot:	Assessment Year:				
	4	2017				
Plat No:	Plat Ref:	201046				
		201/ 46				
Special Tax Areas:	Town:	BEL AIR				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
			26.6100 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	26,600	26,600				
Improvements	0	0				
Total:	26,600	26,600	26,600	26,600		
Preferential Land:	0			0		
Transfer Information						
Seller: ST MATTHEW LUTHERAN CHURCH	Date:	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /02219/ 00312	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019		
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						
Homeowners' Tax Credit Application Information						
Homeowners' Tax Credit Application Status: No Application			Date:			

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 066169					
Owner Information						
Owner Name:	SAINT MATTHEW LUTHERAN CHURCH	Use: EXEMPT				
Mailing Address:	1200 E CHURCHVILLE RD BEL AIR MD 21014-3412	Principal Residence: NO				
		Deed Reference: /00000/ 00000				
Location & Structure Information						
Premises Address:	1204 E CHURCHVILLE RD BEL AIR 21014-0000	Legal Description: LOT 30927 SF 1204 E CHURCHVILLE ROAD E OF BEL AIR				
Map:	Grid:	Parcel:				
0049	0001D	0052				
Sub District:	Subdivision:	Section:				
	0000					
Assessment Year:	Block:	Lot:				
2017						
Plat No:	Plat Ref:					
Special Tax Areas:	Town:	BEL AIR				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
			30,927 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	124,700	124,700				
Improvements	0	0				
Total:	124,700	124,700	124,700	124,700		
Preferential Land:	0			0		
Transfer Information						
Seller: SAINT MATTHEW LUTHERAN CHURCH	Date: 09/22/2010	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:				
Seller: SAINT MATTHEW LUTHERAN CHURCH	Date: 11/28/1984	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /01225/ 00979	Deed2:				
Seller: UMBARGER MARVIN D & WF	Date: 05/14/1984	Price: \$77,000				
Type: ARMS LENGTH IMPROVED	Deed1: /01225/ 00979	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019		
County:	770		124,700.00	124,700.00		
State:	770		124,700.00	124,700.00		
Municipal:	770		124,700.00 124,700.00	124,700.00 124,700.00		
Tax Exempt:	Special Tax Recapture:					
Exempt Class:	NONE					
Homestead Application Information						
Homestead Application Status: No Application						

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 083918					
Owner Information						
Owner Name:	1212 E CHURCHVILLE ROAD LLC	Use: COMMERCIAL				
Mailing Address:	3805 ALDINO RD ABERDEEN MD 21001-0000	Principal Residence: NO				
		Deed Reference: /13182/ 00214				
Location & Structure Information						
Premises Address:	1212 E CHURCHVILLE RD BEL AIR 21014-0000	Legal Description: LOT 3 0.496 AC 1212 E CHURCHVILLE ROAD LD BYNUM RUN CNTR P51/22				
Map:	Grid:	Parcel:				
0049	0001D	0815				
Sub District:	Subdivision:	Section:				
	3202					
Block:	Lot:	Assessment Year:				
	3	2017				
Plat No:	Plat Ref:	51022				
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
1985	5248		21,605 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	583,500	583,500				
Improvements	97,800	107,600				
Total:	681,300	691,100	687,833	691,100		
Preferential Land:	0			0		
Transfer Information						
Seller: C & G COMMERCIAL REALTY LLC	Date: 03/12/2019	Price: \$850,000				
Type: ARMS LENGTH IMPROVED	Deed1: /13182/ 00214	Deed2:				
Seller: BBT 1208 LLC	Date: 10/23/2009	Price: \$750,000				
Type: ARMS LENGTH IMPROVED	Deed1: /08377/ 00221	Deed2:				
Seller: BYNUM RUN ASSOCIATES	Date: 09/17/2007	Price: \$1,150,000				
Type: ARMS LENGTH MULTIPLE	Deed1: /07531/ 00416	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019			
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						
Homeowners' Tax Credit Application Information						



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1212 E. CHURCHVILLE ROAD, LLC: W19447374

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W19447374

Business Name:

1212 E. CHURCHVILLE ROAD, LLC

Principal Office:

1212 E. CHURCHVILLE ROAD
SUITE 101
BEL AIR MD 21014

Resident Agent:

JOSEPH W. AYLER
3805 ALDINO ROAD
ABERDEEN MD 21001

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

02/14/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

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Search Result for HARFORD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 03 Account Number - 083934								
Owner Information										
Owner Name:	ONE THOUSAND TWO HUNDRED TWENTY CHURCHVILLE RD PARTNERSHIP			Use:	COMMERCIAL					
Mailing Address:	1220 E CHURCHVILLE RD STE 200 BEL AIR MD 21014-3412			Principal Residence:	NO					
				Deed Reference:	/01738/ 01026					
Location & Structure Information										
Premises Address:	1216 E CHURCHVILLE RD BEL AIR 21014-0000			Legal Description:	LOT 38/30X68 AVG 1216 E CHURCHVILLE ROAD LD BYNUM RUN CTR P 32/25					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	032025
0049	0001D	0815		3202				2017	Plat Ref:	
Special Tax Areas:				Town:	NONE					
				Ad Valorem:						
				Tax Class:						
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area	County Use				
					2,312 SF					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
		Base Value	Value	Phase-in Assessments						
			As of	As of		As of				
			01/01/2017	07/01/2018		07/01/2019				
Land:		1,000	1,000							
Improvements		0	0							
Total:		1,000	1,000	1,000	1,000					
Preferential Land:		0				0				
Transfer Information										
Seller: LANGFORD LTD			Date: 08/29/1991		Price: \$585,000					
Type:			Deed1: /01738/ 01026		Deed2:					
Seller: BYNUM RUN CENTER ASSOC			Date: 03/02/1987		Price: \$0					
Type: NON-ARMS LENGTH OTHER			Deed1: /01380/ 00568		Deed2:					
Seller:			Date:		Price:					
Type:			Deed1:		Deed2:					
Exemption Information										
Partial Exempt Assessments:	Class			07/01/2018	07/01/2019					
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										

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 098303					
Owner Information						
Owner Name:	CONITS VENTURE 1216 LLC	Use: COMMERCIAL				
Mailing Address:	423 SAINT JOHN ST HAVRE DE GRACE MD 21078-2818	Principal Residence: NO				
		Deed Reference: /03466/ 00179				
Location & Structure Information						
Premises Address:	1216 E CHURCHVILLE RD BEL AIR 21014-0000	Legal Description: LT 2 0.412 AC 1216 E CHURCHVILLE ROAD LD BYNUM RUN CTR P 32/25				
Map:	Grid:	Parcel:				
0049	0001D	0815				
Sub District:	Subdivision:	Section:				
	3202					
Block:	Lot:	Assessment Year:				
	2	2017				
Plat No:	Plat Ref:	32025				
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
1974	2400		17,946 SF			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		RESTAURANT				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	473,000	473,000				
Improvements	191,500	190,300				
Total:	664,500	663,300	663,300	663,300		
Preferential Land:	0			0		
Transfer Information						
Seller: SOUTHLAND CORPORATION THE	Date: 03/20/2001	Price: \$187,115				
Type: NON-ARMS LENGTH OTHER	Deed1: /03466/ 00179	Deed2:				
Seller: FIRST STEVENSON PROP CORP	Date: 03/12/1991	Price: \$0				
Type: ARMS LENGTH MULTIPLE	Deed1: /01696/ 00330	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019			
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						
Homeowners' Tax Credit Application Information						



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CONITS VENTURE 1216 LLC: W05957972

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W05957972

Business Name:

CONITS VENTURE 1216 LLC

Principal Office:

423 ST JOHN ST
HAVRE DE GRACE MD 21078

Resident Agent:

ELENA PO CONITS
423 ST JOHN ST
HAVRE DE GRACE MD 21078

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

09/05/2000

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

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Real Property Data Search

Search Result for HARFORD COUNTY

Name	Account	Street	Own Occ	Map	Parcel
BBT 1208 LLC	03 083926	1208 CHURCHVILLE E RD N		0049	0815
EMS PROPERTY MANAG	03 397440	1208 CHURCHVILLE E RD N		0049	0815
EMS PROPERTY MANAG	03 397441	1208 CHURCHVILLE E RD N		0049	0815
EMS PROPERTY MANAG	03 397442	1208 CHURCHVILLE E RD N		0049	0815
SFP2012 LLC	03 397439	1208 CHURCHVILLE E RD N		0049	0815
SNA LLC	03 397438	1208 CHURCHVILLE E RD N		0049	0815
SNA LLC	03 397437	1208 CHURCHVILLE E RD N		0049	0815

Real Property Data Search

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
** DELETED **		
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:	District - 03 Account Number - 083926	
Owner Information		
Owner Name:	BBT 1208 LLC	Use: COMMERCIAL
		Principal Residence: NO
Mailing Address:	15 E CHURCHVILLE RD STE 108 BEL AIR MD 21014-3837	Deed Reference: /07531/ 00416
Location & Structure Information		
Premises Address:	1208 E CHURCHVILLE RD BEL AIR 21014-0000	Legal Description: LOT 4 0.502 AC 1208 E CHURCHVILLE ROAD LD BYNUM RUN CNTR P51/22
Map:	Grid:	Parcel:
0049	0001D	0815
		Sub District:
		3202
		Subdivision:
		Section:
		Block:
		Lot:
		4
		Assessment Year:
		2017
		Plat No:
		51022
		Plat Ref:
Special Tax Areas:		Town: NONE
		Ad Valorem:
		Tax Class:
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1985	5248	
		Property Land Area
		21,867 SF
		County Use
Stories	Basement	Type
		OFFICE BUILDING
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2017
Land:	586,200	586,200
Improvements	0	0
Total:	586,200	586,200
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2018
		As of
		07/01/2019
		586,200
		586,200
		0
Transfer Information		
Seller: BYNUM RUN ASSOCIATES	Date: 09/17/2007	Price: \$1,150,000
Type: ARMS LENGTH MULTIPLE	Deed1: /07531/ 00416	Deed2:
Seller: STEPHEN H CARL INC	Date: 12/05/1984	Price: \$93,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01252/ 00707	Deed2:
Seller: BYNUM RUN CENTER ASSOC	Date: 02/14/1984	Price: \$93,000
Type: NON-ARMS LENGTH OTHER	Deed1: /01217/ 00155	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
		07/01/2018
		07/01/2019
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

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:	District - 03 Account Number - 397440	
Owner Information		
Owner Name:	EMS PROPERTY MANAGEMENT LLC	Use: COMMERCIAL Principal Residence: CONDOMINIUM NO
Mailing Address:	1208 E CHURCHVILLE RD UNIT 300 BEL AIR MD 21014-3837	Deed Reference: /10873/ 00504
Location & Structure Information		
Premises Address:	1208 E CHURCHVILLE RD BEL AIR 21014-0000 CONDO UNIT: 300	Legal Description: CONDO UNIT 300 1208-300 CHURCHVILLE RD 1208 CHURCHVILLE PT 20/7
Map:	Grid:	Parcel:
0049	1D	0815
Sub District:	Subdivision:	Section:
	3453	
Block:	Lot:	Assessment Year:
	300	2017
Plat No:	Plat Ref:	20007
		20/ 7
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2012		
Property Land Area	County Use	
Stories	Basement	Type
		OFFICE CONDOMINIUM
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2017
		Phase-in Assessments
		As of
		07/01/2018
		As of
		07/01/2019
Land:	11,700	11,700
Improvements	27,600	27,600
Total:	39,300	39,300
Preferential Land:	0	0
		39,300
		39,300
		0
		0
Transfer Information		
Seller: BBT 1208 LLC	Date: 08/20/2014	Price: \$250,000
Type: ARMS LENGTH MULTIPLE	Deed1: /10873/ 00504	Deed2:
Seller: BBT 1208 LLC	Date: 01/25/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07531/ 00416	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
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		

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 397441					
Owner Information						
Owner Name:	EMS PROPERTY MANAGEMENT LLC	Use: COMMERCIAL Principal Residence: CONDOMINIUM NO				
Mailing Address:	1208 E CHURCHVILLE RD UNIT 300 BEL AIR MD 21014-3837	Deed Reference: /10873/ 00504				
Location & Structure Information						
Premises Address:	1208 E CHURCHVILLE RD BEL AIR 21014-0000 CONDO UNIT: 301	Legal Description: CONDO UNIT 301 1208-301 CHURCHVILLE RD 1208 CHURCHVILLE PT 20/7				
Map:	Grid:	Parcel:				
0049	1D	0815				
Sub District:	Subdivision:	Section:				
	3453					
Block:	Lot:	Assessment Year:				
	301	2017				
Plat No:	Plat Ref:	20007				
		20/ 7				
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
2012						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE CONDOMINIUM				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	74,400	74,400				
Improvements	173,700	173,700				
Total:	248,100	248,100	248,100	248,100		
Preferential Land:	0			0		
Transfer Information						
Seller: BBT 1208 LLC	Date: 08/20/2014	Price: \$250,000				
Type: ARMS LENGTH MULTIPLE	Deed1: /10873/ 00504	Deed2:				
Seller: BBT 1208 LLC	Date: 01/25/2013	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /07531/ 00416	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019		
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						

Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 397442					
Owner Information						
Owner Name:	EMS PROPERTY MANAGEMENT LLC	Use: Principal Residence:				
Mailing Address:	1208 E CHURCHVILLE RD UNIT 300 BEL AIR MD 21014-3837	COMMERCIAL CONDOMINIUM NO Deed Reference: /10873/ 00504				
Location & Structure Information						
Premises Address:	1208 E CHURCHVILLE RD BEL AIR 21014-0000 CONDO UNIT: 302	Legal Description: CONDO UNIT 302 1208-302 CHURCHVILLE RD 1208 CHURCHVILLE PT 20/7				
Map:	Grid:	Parcel:				
0049	1D	0815				
Sub District:	Subdivision:	Section:				
	3453					
Block:	Lot:	Assessment Year:				
	302	2017				
Plat No:	Plat Ref:	20007				
		20/ 7				
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
2012						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE CONDOMINIUM				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	63,500	63,500				
Improvements	148,400	148,400				
Total:	211,900	211,900	211,900	211,900		
Preferential Land:	0			0		
Transfer Information						
Seller: BBT 1208 LLC	Date: 08/20/2014	Price: \$250,000				
Type: ARMS LENGTH MULTIPLE	Deed1: /10873/ 00504	Deed2:				
Seller: BBT 1208 LLC	Date: 01/25/2013	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /07531/ 00416	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019		
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						



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EMS PROPERTY MANAGEMENT, LLC: W11391406

General Information

[Filing History](#)

[Annual Report/Personal Property](#)

General Information

Department ID Number:

W11391406

Business Name:

EMS PROPERTY MANAGEMENT,
LLC

Principal Office:

112 BOWER LN.
FOREST HILL MD 21050

Resident Agent:

ERIK SUNDQUIST
112 BOWER LN.
FOREST HILL MD 21050

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

07/12/2006

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

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Maryland Department of Assessments & Taxation

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Maryland Relay: 800-735-2258

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Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 397439					
Owner Information						
Owner Name:	SFP2012 LLC	Use: COMMERCIAL CONDOMINIUM				
Mailing Address:	1208 E CHURCHVILLE RD STE 200 BEL AIR MD 21014-0000	Principal Residence: NO Deed Reference: /10070/ 00301				
Location & Structure Information						
Premises Address:	1208 E CHURCHVILLE RD BEL AIR MD 21014-0000 CONDO UNIT: 200	Legal Description: CONDO UNIT 200 1208-200 CHURCHVILLE RD 1208 CHURCHVILLE PT 20/7				
Map:	Grid:	Parcel:				
0049	1D	0815				
Sub District:	Subdivision:	Section:				
	3453					
Block:	Lot:	Assessment Year:				
	200	2017				
Plat No:	Plat Ref:	20007				
	20/ 7					
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
2012						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE CONDOMINIUM				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	155,500	155,500				
Improvements	363,100	363,100				
Total:	518,600	518,600	518,600	518,600		
Preferential Land:	0			0		
Transfer Information						
Seller: BBT 1208 LLC	Date: 01/15/2013	Price: \$390,000				
Type: ARMS LENGTH IMPROVED	Deed1: /10070/ 00301	Deed2:				
Seller: BBT 1208 LLC	Date:	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /07531/ 00416	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019			
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						



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SFP2012 LLC: W14967863

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W14967863

Business Name:

SFP2012 LLC

Principal Office:

1208 E CHURCHVILLE ROAD

BEL AIR MD 21014

Resident Agent:

ARCHANA SOOD

1208 E CHURCHVILLE ROAD

BEL AIR MD 21014

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

11/26/2012

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

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Real Property Data Search (w1)

Search Result for HARFORD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:	District - 03 Account Number - 397437	
Owner Information		
Owner Name:	SNA LLC	Use: COMMERCIAL CONDOMINIUM
Mailing Address:	1506 STONE POST CT BEL AIR MD 21015-0000	Principal Residence: NO Deed Reference: /10123/ 00103
Location & Structure Information		
Premises Address:	1208 E CHURCHVILLE RD BEL AIR 21014-0000 CONDO UNIT: 100	Legal Description: CONDO UNIT 100 1208-100 CHURCHVILLE RD 1208 CHURCHVILLE 20/7
Map:	Grid:	Parcel:
0049	1D	0815
Sub District:	Subdivision:	Section:
	3453	
Block:	Lot:	Assessment Year:
	100	2017
Plat No:	Plat Ref:	20007 20/7
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2012		
Property Land Area	County Use	
Stories	Basement	Type
		OFFICE CONDOMINIUM
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2017
Land:	69,300	69,300
Improvements	162,000	162,000
Total:	231,300	231,300
Phase-in Assessments		As of
		07/01/2018
		As of
		07/01/2019
Preferential Land:	0	0
Transfer Information		
Seller: BBT 1208 LLC	Date: 02/14/2013	Price: \$365,000
Type: ARMS LENGTH MULTIPLE	Deed1: /10123/ 00103	Deed2:
Seller: BBT 1208 LLC	Date: 01/25/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07531/ 00416	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
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		
Homeowners' Tax Credit Application Information		

Real Property Data Search (w1)

Search Result for HARFORD COUNTY


View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:	District - 03 Account Number - 397438					
Owner Information						
Owner Name:	SNA LLC	Use: COMMERCIAL CONDOMINIUM				
Mailing Address:	1506 STONE POST CT BEL AIR MD 21015-	Principal Residence: NO				
		Deed Reference: /10123/ 00103				
Location & Structure Information						
Premises Address:	1208 E CHURCHVILLE RD BEL AIR 21014-0000 CONDO UNIT: 101	Legal Description: CONDO UNIT 101 1208-101 CHURCHVILLE RD 1208 CHURCHVILLE PR 20/7				
Map:	Grid:	Parcel:				
0049	1D	0815				
Sub District:	Subdivision:	Section:				
	3453					
Block:	Lot:	Assessment Year:				
	101	2017				
Plat No:	Plat Ref:	20007				
	20/ 7					
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
2012						
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE CONDOMINIUM				
Value Information						
	Base Value	Value	Phase-in Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	77,400	77,400				
Improvements	180,800	180,800				
Total:	258,200	258,200	258,200	258,200		
Preferential Land:	0			0		
Transfer Information						
Seller: BBT 1208 LLC	Date: 02/14/2013	Price: \$365,000				
Type: ARMS LENGTH MULTIPLE	Deed1: /10123/ 00103	Deed2:				
Seller: BBT 1208 LLC	Date: 01/25/2013	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /07531/ 00416	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Exemption Information						
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019			
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						
Homeowners' Tax Credit Application Information						



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SNA, LLC: W15078934

General Information

Filing History

Annual Report/Personal Property

General Information

Department ID Number:

W15078934

Business Name:

SNA, LLC

Principal Office:

SUITE 101
1208 CHURCHVILLE ROAD
BEL AIR MD 21014

Resident Agent:

BRADLEY R. STOVER
SUITE 102
836 SOUTH MAIN STREET
BEL AIR MD 21014

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD
STANDING

» [Order Certificate of Status](#)

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN
CORPORATIONS

Date of Formation/ Registration:

02/07/2013

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

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CORPORATE CHARTER APPROVAL SHEET

**** EXPEDITED SERVICE ****

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 40 BUSINESS CODE 20

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____

FEES REMITTED

Base Fee: 100

Org. & Cap. Fee: _____

Expedite Fee: 50

Penalty: _____

State Recordation Tax: _____

State Transfer Tax: _____

Certified Copies _____

Copy Fee: _____

Certificates _____

Certificate of Status Fee: _____

Personal Property Filings: _____

Mail Processing Fee: _____

Other: _____

TOTAL FEES: 150

Credit Card Check _____ Cash _____


_____ Documents on _____ Checks

Approved By: 15

Keyed By: _____

COMMENT(S):

A



1000362004430528

ISSUED BY: _____
ID # W15078934 ACK # 1000362004430528
PAGES: 0002
SNA, LLC

02/07/2013 AT 10:02 A WO # 0004092928

New Name _____

- _____ Change of Name
- _____ Change of Principal Office
- _____ Change of Resident Agent
- _____ Change of Resident Agent Address
- _____ Resignation of Resident Agent
- _____ Designation of Resident Agent and Resident Agent's Address
- _____ Change of Business Code
- _____ Adoption of Assumed Name
- _____ Other Change(s)

Code _____

Attention: _____

Mail: Name and Address

**CHRISTINE WADE
SUITE 102
836 SOUTH MAIN STREET
BEL AIR MD 21014**

Stamp Work Order and Customer Number HERE

CUST ID: 0002876348
WORK ORDER: 0004092928
DATE: 02-13-2013 04:01 PM
AMT. PAID: \$150.00

SNA, LLC

Articles of Organization

The undersigned, being authorized to execute and file these Articles by Dawn Phillips and Alex Pazoki, as tenants by the entirety and members, hereby certifies that:

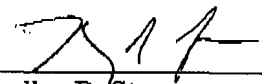
FIRST: The name of the limited liability company (hereinafter referred to as the "Company") is "SNA, LLC."

SECOND: The purposes for which the Company is formed are: to own real property; to do any and all things necessary and pertinent to said business; and to engage in any lawful business or other activity.

THIRD: The address of the principal office of the Company in this State is 1506 Stone Post Court, Bel Air, Maryland 21015.


FOURTH: The name and address of the resident agent of the Company are Bradley R. Stover, 836 South Main Street, Suite 102, Bel Air, Maryland 21014.

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 6th day of February, 2013.



Bradley R. Stover

I hereby consent to my designation as the resident agent for the above-named limited liability company.



Bradley R. Stover

CUST ID: 0002876348
WORK ORDER: 0004092928
DATE: 02-13-2013 04:01 PM
AMT. PAID: \$150.00

165-53(1)(2)(b)

(b) Communications tower(s) platform.

[1] Performance standards.

- [a] Prior to approval of a new tower, the applicant shall demonstrate that every effort has been made to acquire space on an existing tower structure, building or utility pole in the Town limits or surrounding area and that due to valid considerations, including, but not limited to, location, economic, elevation, engineering or technical feasibility, no appropriate location is available.

The applicant has conducted a comprehensive cellular service coverage analysis and there is no existing tower structure, building or utility pole in the Town limits or surrounding area which would provide any needed coverage. There are no locations whatsoever within the Town limits on which a tower could be constructed in accordance with the requirements of the Town code. Due to the location and elevation of the proposed tower, this site will provide the coverage needed. Attached as Exhibit 3 are the maps which illustrate the coverage deficiency and the elimination of the deficiency which will be provided if the proposed tower is constructed at the proposed location.

- [b] The setback of such structure from the nearest habitable building shall be equal to its height above grade. The minimum setback from any boundary of a residential use, dwelling, school, church, or institution for human care in any other district shall be the tower height.

The site plan attached hereto as Exhibit 4 illustrates that the proposed tower will be in compliance with all set back requirements.

- [c] The structure shall be located on a lot of record with a minimum of two acres.

The structure will be located on a parcel consisting of 12.27 acres.

- [d] The structure shall be enclosed within a locked, chain-link fence or comparable wall or structure at least eight (8) feet high.

The structure shall be located in an enclosed area with a locked, chain link fence at least eight (8) feet high.

- [e] No signals or lights shall be permitted on towers unless required by the Federal Communications Commission or the Federal Aviation Administration.

The applicant does not believe that signals or lights will be required by applicable federal agencies. Applications and final determination by those agencies will be made prior to construction of the tower.

- [f] Ground-level equipment buildings associated with the towers shall be screened and secured from adjacent properties by landscaping and fencing.

Ground level equipment buildings will be screened by landscaping and fencing as illustrated in Exhibit 5 attached hereto.

- [g] The applicant shall submit an affidavit with the Board of Appeals application stating that space on the proposed tower will be made available to future users when possible

The applicant has already secured space on the proposed tower by all three (3) national cellular service providers.

- [h] An environmental impact statement, including information on emission levels and the impact of the structure on the ecosystem, shall be provided as evidence at the Board of Appeals hearing.

Statements by all three (3) cellular communications companies and an analysis prepared by Millennium Engineering P.C. is attached hereto as Exhibit 6.

- [i] A nonionizing electromagnetic radiation analysis shall be submitted for review with every application for placement of an antenna on an existing tower or placement of a new tower. The analysis shall cite, incorporate and meet the current ANSI standards.

Statements by all three (3) cellular communications companies and an analysis prepared by Millennium Engineering P.C. is attached hereto as Exhibit 6.

- [j] Environmental Protection Agency standards and guidelines relating to radiation emissions shall be met at all times.

Statements by all three (3) cellular communications companies and an analysis prepared by Millennium Engineering P.C. is attached hereto as Exhibit 6.

- [k] Every five (5) years or sooner, in the event of substantial damage, a certification by a professional structural engineer registered in the State of Maryland shall be filed with the Department of Public Works, indicating that the communications tower meets all safety requirements. Any upgrade or maintenance required to comply with any changes in the safety requirements, or to maintain the safety thereof, shall be performed prior to the filing of such certification.

The applicant shall comply with the certification requirements indicating that the tower meets all safety requirements.

- [l] The applicant shall minimize adverse visual effects of towers through careful design, siting and vegetative screening and shall avoid potential damage to adjacent properties from tower failure and falling ice through engineering and careful siting of tower structures.

The proposed tower is extraordinarily "over-engineered" to prevent tower failure. Should a failure occur, the monopole structure is designed to implode into itself rather than falling on adjacent properties. The design standard for the monopole would be multiple times stronger than any structure which might surround the tower. Vegetative screening is illustrated on Exhibit 5.

- [m] The applicant shall cooperate in Town efforts to maximize the use of new communications transmission towers in order to reduce the number of towers needed.

By securing leases with all three (3) major national cellular communications companies, the applicant will reduce the number of towers needed.

- [n] A communications tower that is no longer used shall be removed from the site within one (1) year of the date that the use ceases.

The applicant will comply with this requirement.

- [o] Installation of communication antenna on existing utility poles located in the public right-of-way or existing structures may be permitted with approval of the Director of Public Works based upon aesthetic consideration, impact to nearby residences and availability of viable alternative installation options. **[Amended 4-2-18 by Ord. No. 783-18]**

Not applicable.

MILLENNIUM ENGINEERING, P.C.

132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
www.millenniumeng.com

Fax: 610-644-4355
Email: pauldugan@comcast.net

May 6, 2019

Re: Radiofrequency Design of Proposed Communications Facility
Site Name: MD0117 Bynum Run, Proposed 155' Monopole
St. Matthew Lutheran Church, 1200 E. Churchville Road, Bel Air, MD 21014 (Harford County)

To Whom It May Concern:

I have performed an analysis to provide an independent evaluation and design review of the wireless communications facility proposed by Towerco at the above referenced property. As a registered professional engineer, I am under the jurisdiction of the State Registration Boards in which I am licensed to hold paramount the safety, health, and welfare of the public and to issue all public statements in an objective and truthful manner.

The proposed communications facility consists of three anchor tenants as follows:

Verizon Wireless proposed antennas at the 150' centerline height
AT&T proposed antennas at the 140' centerline height
T-Mobile proposed antennas at the 130' centerline height

All three of the above wireless service providers are currently licensed by the Federal Communications Commission (FCC) to provide wireless services to Harford County and a large number of other counties in this region and throughout the nation. Their respective licenses specify the frequency band and power levels at which each licensee is authorized to operate their system. Below is a summation of each licensee's frequency bands of operation:

Verizon Wireless

700 MHz – Upper C Block (746-757 MHz)
850 MHz – B Band (880-894 MHz)
1900 MHz – C Block (1975-1990 MHz)
2100 MHz – B Block, C Block, D Block, J Block (2120-2130, 2130-2135, 2135-2140, 2170-2180 MHz)

AT&T

700 MHz – B Block, Low C Block, D Block, E Block (734-740, 740-746, 716-722, 722-728 MHz)
850 MHz – A Band (869-891.5 MHz)
1900 MHz – B Block, D Block (1950-1965, 1945-1950 MHz)
2100 MHz – A Block, H Block, I Block (2110-2120, 2160-2165, 2165-2170 MHz)
2300 MHz – A Block, B Block, C Block, D Block (2350-2355, 2355-2360, 2315-2320, 2345-2350 MHz)

T-Mobile

700 MHz – A Block (728-734 MHz)
1900 MHz – A3 Block, E Block, F Block (1940-1945, 1965-1970, 1970-1975 MHz)
2100 MHz – E Block, F Block (2140-2145, 2145-2155 MHz)

The objectives of the proposed communications facility are first to provide new reliable 4G LTE coverage to a northeast section of the Town of Bel Air MD which spans from the Bel Air Park area to the west along Churchville Road (Route 22), to approximately a mile east of Fountain Green, including Moores Mill Road, and centered near the proposed facility location on Churchville Road. The new coverage afforded by the proposed facility extends approximately 1-1.5 miles in all directions from the proposed facility location. This area includes the communities of Hampton Ridge, Southampton, Amyclae Estates, Greenbrier Hills, Brierwood, Upper Crest Estates, Homestead Village, South Bel Air Country Village, Shamrock, Harford Woods, Majors Choice, Oak Ridge, and Moores Mill. The served area affords new coverage to the residential streets and other adjoining roads in the community the facility will serve. The proposed facility will provide significantly improved in-building coverage to the residential communities in the vicinity, as well as to businesses and other uses in the area such as the Greenbrier Community Shopping Center and the John Carroll School.

Additionally, the site will offload wireless traffic from adjacent facilities (i.e. provide capacity relief). Therefore, the proposed facility will provide both coverage and capacity improvements to the area which the facility will serve. The proposed facility will improve service and provide better handoff between the existing adjacent sites.

On March 22, 2019, I performed a site visit and canvassed the area. Using my smartphone as a subscriber of Verizon Wireless, I verified the lack of reliable signal throughout these communities. More significantly, I verified the data throughput speeds near the proposed facility location to be substantially less than 1 MBPS for both download and upload with very high latency (slow response times). When within reasonable range of a facility the 4G data speeds are on the order of 25-50 MBPS or higher. Therefore, I verified the lack of reliable service in the area the proposed facility will serve.

I have not identified any existing tall structures suitable for collocation in this target area. The proposed facility location is particularly suited to fulfill the objectives of providing new reliable coverage to the area in which it will serve. Figure 1 depicts the proposed facility location and all existing antenna support structures that I could identify in the area. Figure 2 is a zoomed in view which reveals more local street names within 1 mile from the proposed facility location.

Representatives of each of the three licensed wireless service providers Verizon Wireless, AT&T, and T-Mobile furnished propagation modeling exhibits to demonstrate their need for the new facility to improve coverage to the area. The attached propagation exhibits are identified as follows:

- Figure 3 – Verizon Wireless existing coverage
- Figure 4 – Verizon Wireless existing plus proposed coverage
- Figure 5 – AT&T existing coverage
- Figure 6 – AT&T existing plus proposed coverage
- Figure 7 – T-Mobile existing coverage
- Figure 8 – T-Mobile existing plus proposed coverage

It is clear from the propagation exhibits that there is a significant gap in coverage in these communities as verified and validated by my site visit and canvas of the area. This does not imply a total lack of any kind of service, but weak signal levels in the area equates to little in-building coverage and inadequate data throughput speeds.

The proposed facility must be well placed in order to properly shed wireless traffic from existing base stations and provide enhanced coverage where it is needed. For this reason, the target area for a new facility is very specific. To deviate from this target area would only serve to proliferate the need for additional facilities where introducing well placed base stations serves to provide reliable service to meet subscriber demand using the least number of facilities and utilizing existing structures where possible.

The particular location selected for the proposed facility was chosen mainly due to the location to best fulfill the coverage objectives and also balancing other factors such as ability to lease, implementation, access, etc. The 1

and 2 mile radius circles were placed on the map in Figure 1 simply as a distance reference. From my site visit and canvas of the area, I could not identify any existing tall structures which could be considered for collocation.

The minimum height to fulfill the objectives of the three licensees as outlined above is 155'. Any reduction in height would significantly impair the ability to serve the area. The antenna heights for the proposed facility was determined by taking into account a number of factors, including the topography in the area, the surrounding ground obstructions (buildings, trees, etc.) and the proximity to existing facilities. The proper antenna heights will allow the facility to provide enhanced reliable 4G LTE coverage to the area and also the necessary capacity offloading from the adjacent facilities currently in service.

In summary, upon consideration of the many factors discussed herein, it is my opinion that the proposed communications facility is particularly suited (both in location and minimum height required for three of the major wireless service providers) to provide enhanced reliable coverage and capacity relief to subscribers in a section of the Town of Bel Air in Harford County, Maryland. The proposed communications facility in this location is necessary for the efficient operation and provision of wireless services to the area for which it is proposed.

Respectfully,



Paul Dugan, P.E.
Registered Professional Engineer
Maryland License Number 24211



DECLARATION OF ENGINEER

Paul Dugan, P.E., declares and states that he is a graduate telecommunications consulting engineer (BSE/ME Widener University 1984/1988), whose qualifications are a matter of record with the Federal Communications Commission (FCC). His firm, Millennium Engineering, P.C., has been retained by TowerCo, on behalf of Verizon Wireless, AT&T and T-Mobile, to perform an independent evaluation and design review of a proposed wireless communications facility and to furnish a written report.

Mr. Dugan also states that the complete analysis, calculations, or measurements made in the evaluation were made by himself or by technical associates under his direct supervision, and the letter report associated with the foregoing document was made or prepared by him personally. Mr. Dugan is a registered professional engineer in the Jurisdictions of Pennsylvania, New Jersey, Delaware, Maryland, Virginia, New York, Connecticut, District of Columbia, West Virginia and Puerto Rico with 36 years of engineering experience. Mr. Dugan is also an active member of the Association of Federal Communications Consulting Engineers, the National Council of Examiners for Engineering, the National Society of Professionals Engineers, the Pennsylvania Society of Professional Engineers, and the Radio Club of America. Mr. Dugan further states that all facts and statements contained herein are true and accurate to the best of his own knowledge, except where stated to be in information or belief, and, as to those facts, he believes them to be true. He believes under penalty of perjury the foregoing is true and correct.



Paul Dugan, P.E.

Executed this the 6th day of April, 2019.

PAUL DUGAN, P.E.
132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
Fax: 610-644-4355
Email: pauldugan@comcast.net
Web Page: www.millenniumeng.com

EDUCATION: Widener University, Chester, Pennsylvania
Master of Business Administration, July 1991
Master of Science, 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
Connecticut, License Number 22566
New York, License Number 079144
District of Columbia, License Number PE-900355
West Virginia, License Number 20258
Puerto Rico, License Number 18946

Full member of **The Association of Federal Communications Consulting Engineers**
(www.afcce.org) January 1999 to Present
Elected to serve on the Board of Directors for 2006-2007

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 on the Board of Directors of the Valley Forge Chapter and as South East Region Vice-Chair for the "Professional Engineers in Private Practice" Executive Committee

Actively participate in **Chester County ARES/RACES** (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

FIGURE 1

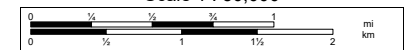


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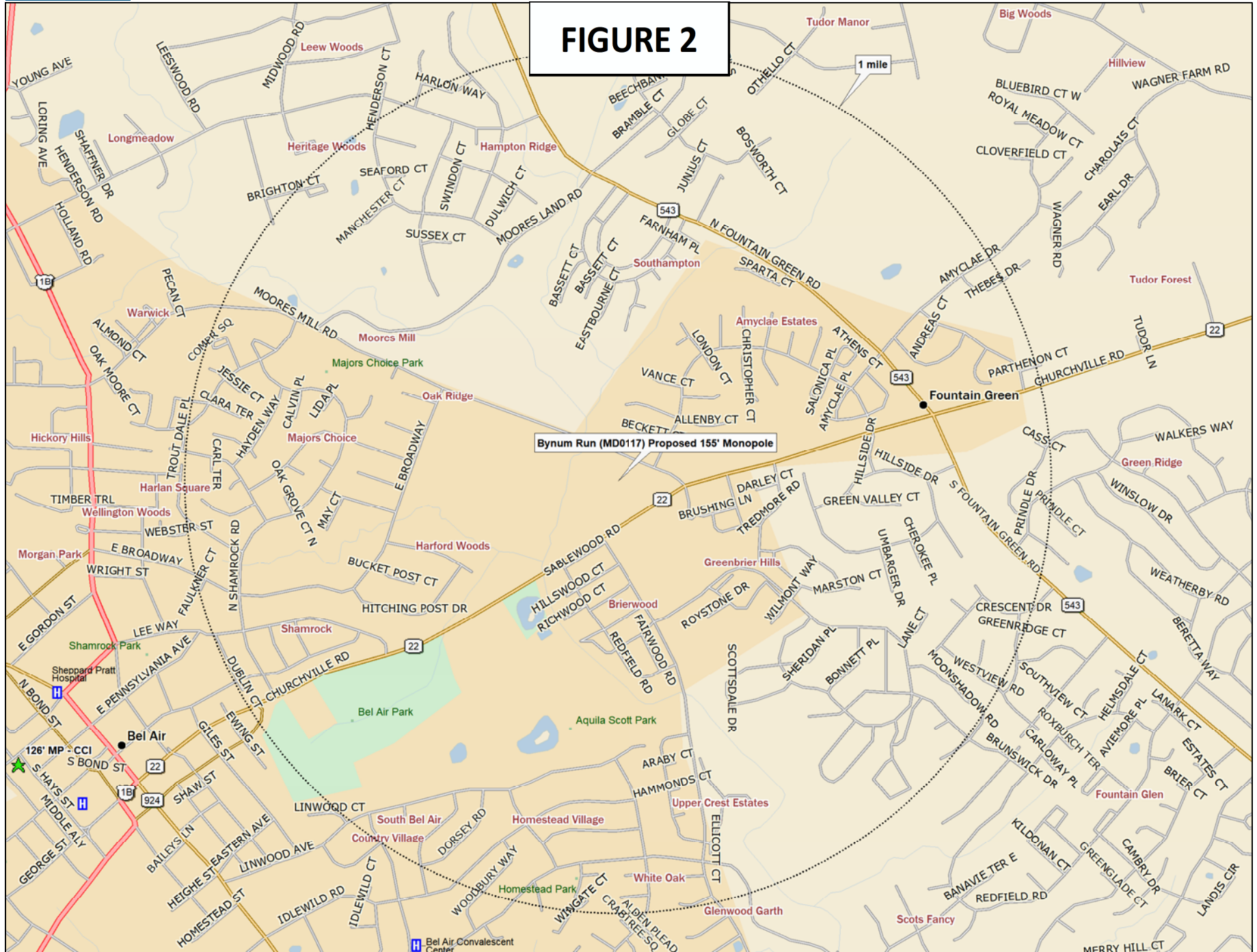
www.delorme.com

Scale 1 : 50,000



1" = 4,166.7 ft Data Zoom 12-0

FIGURE 2

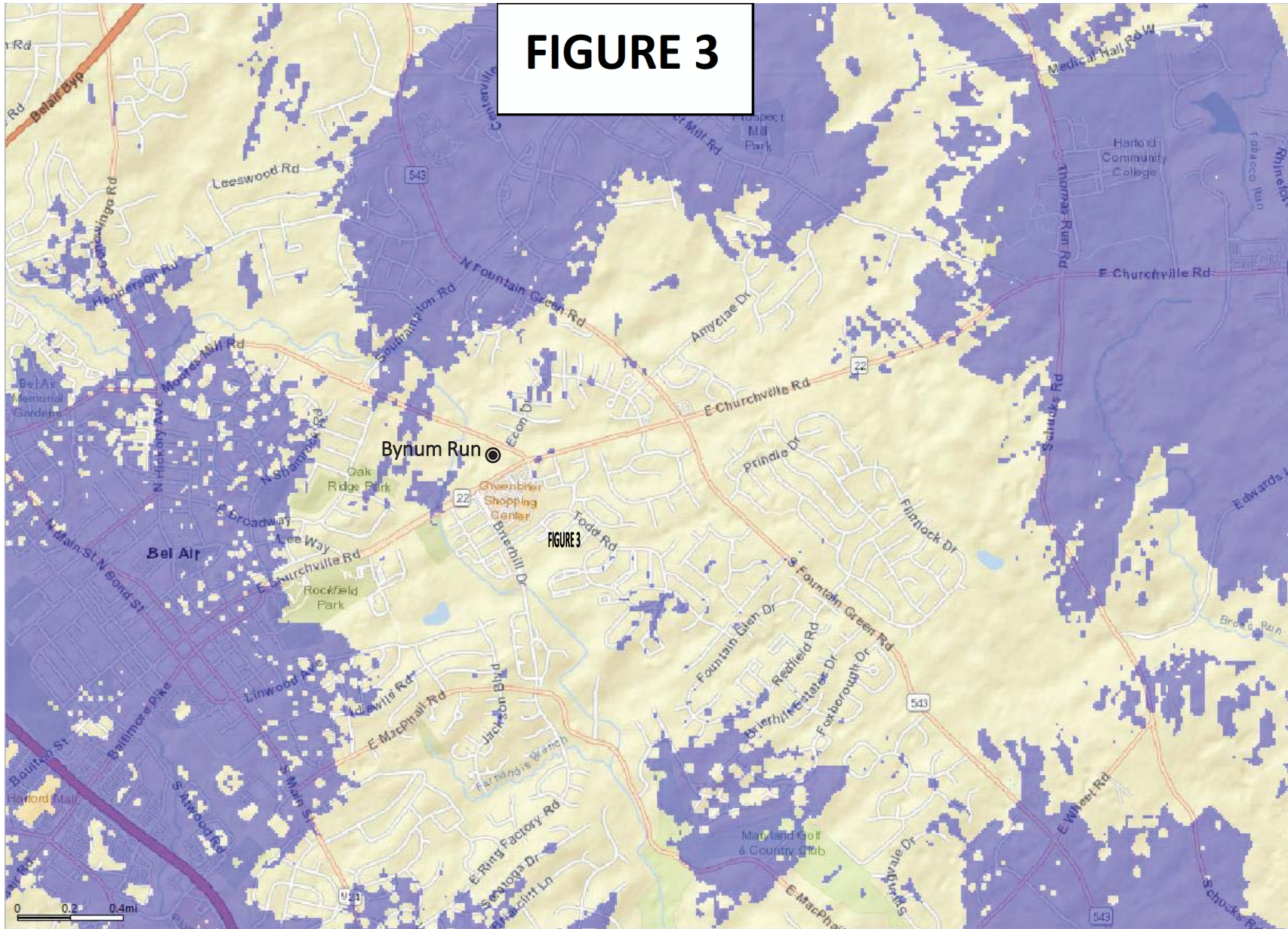


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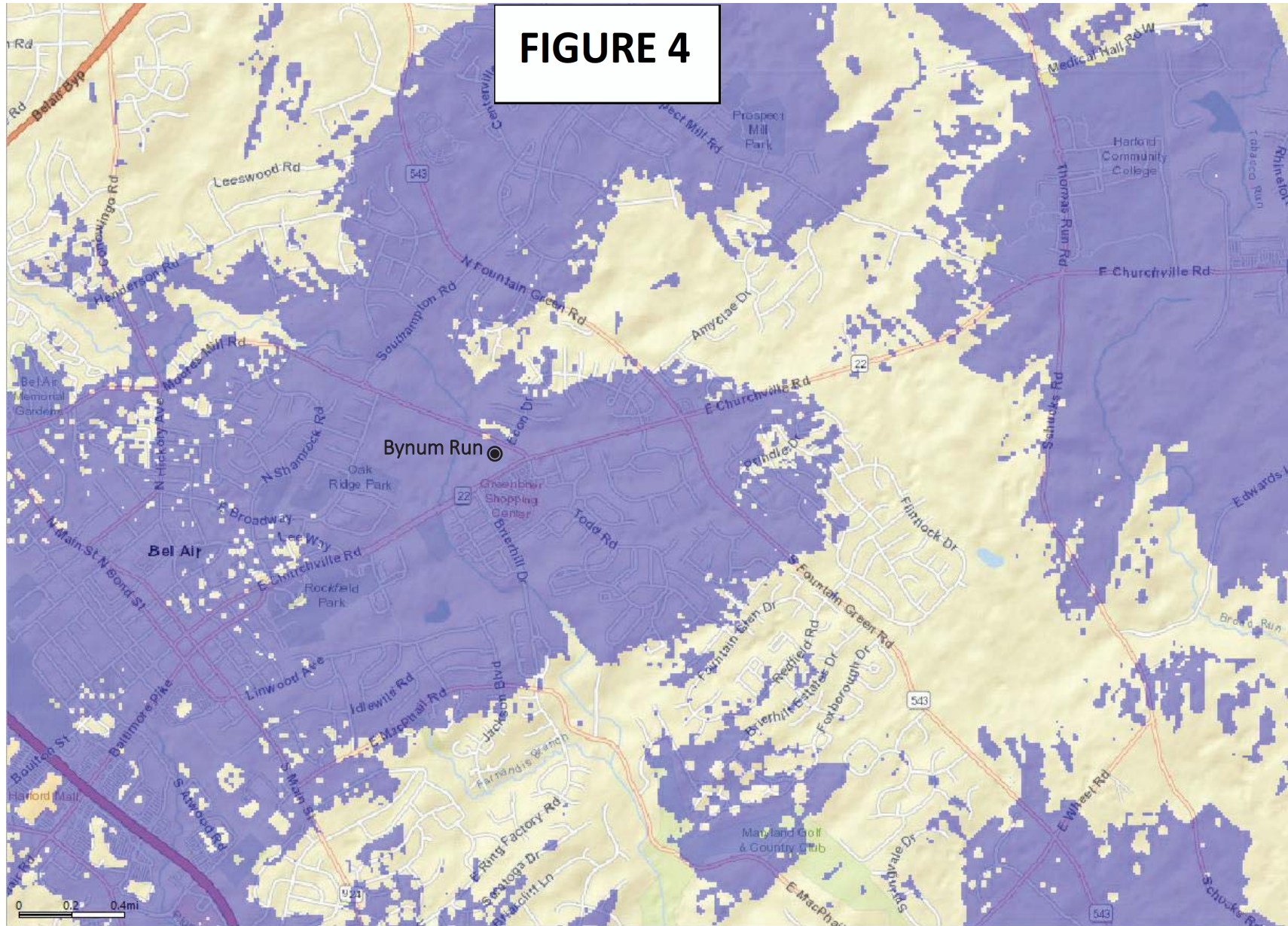
FIGURE 3



Site Name: Bynum run
Coordinates: 39.544827, -76.326685
RAD: 150 feet
Structure Type: Monopole
Goal: Enhance coverage and improve capacity

Existing RSRP
■ RSRP Level (DL) (dBm) ≥ -85

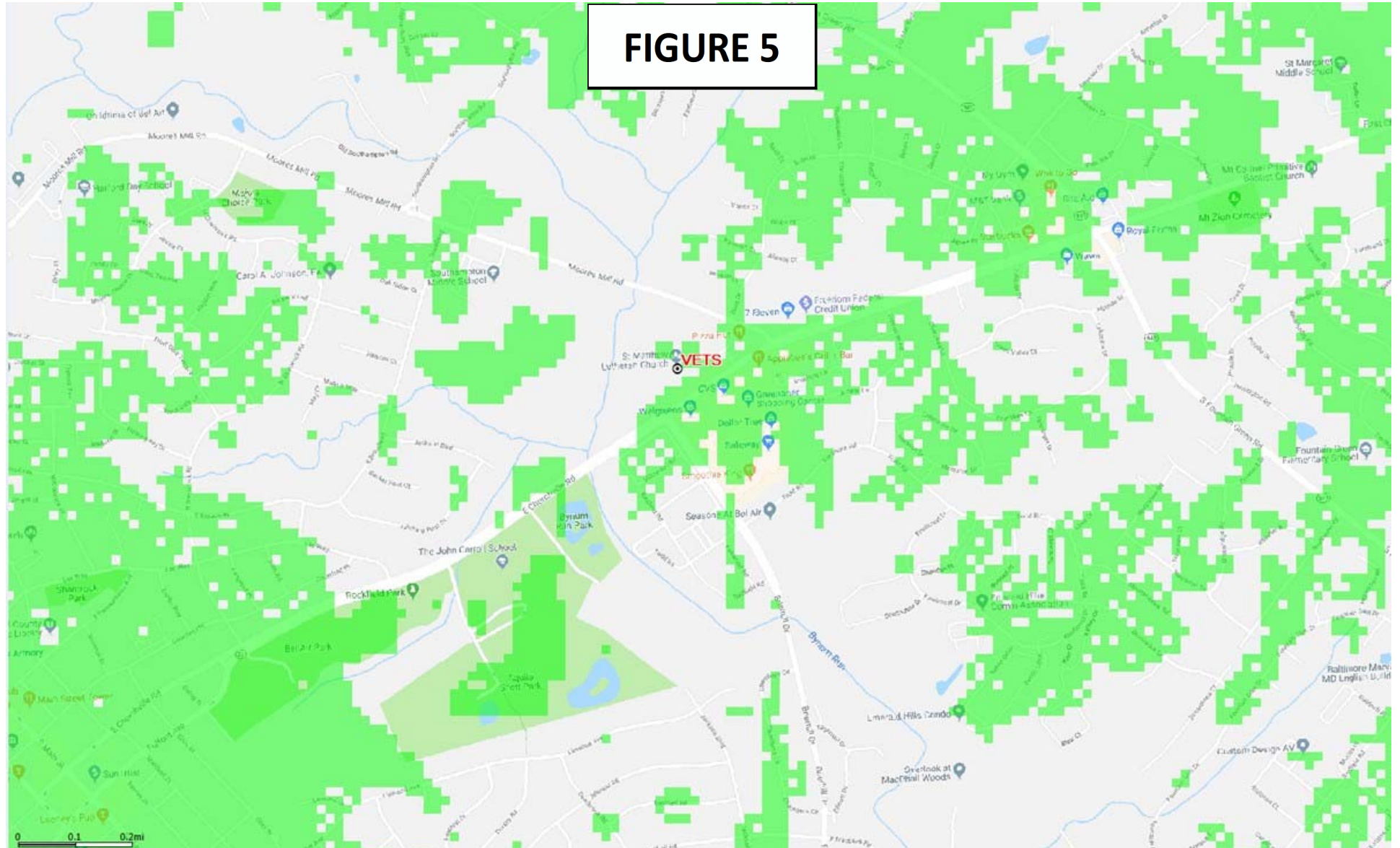
FIGURE 4



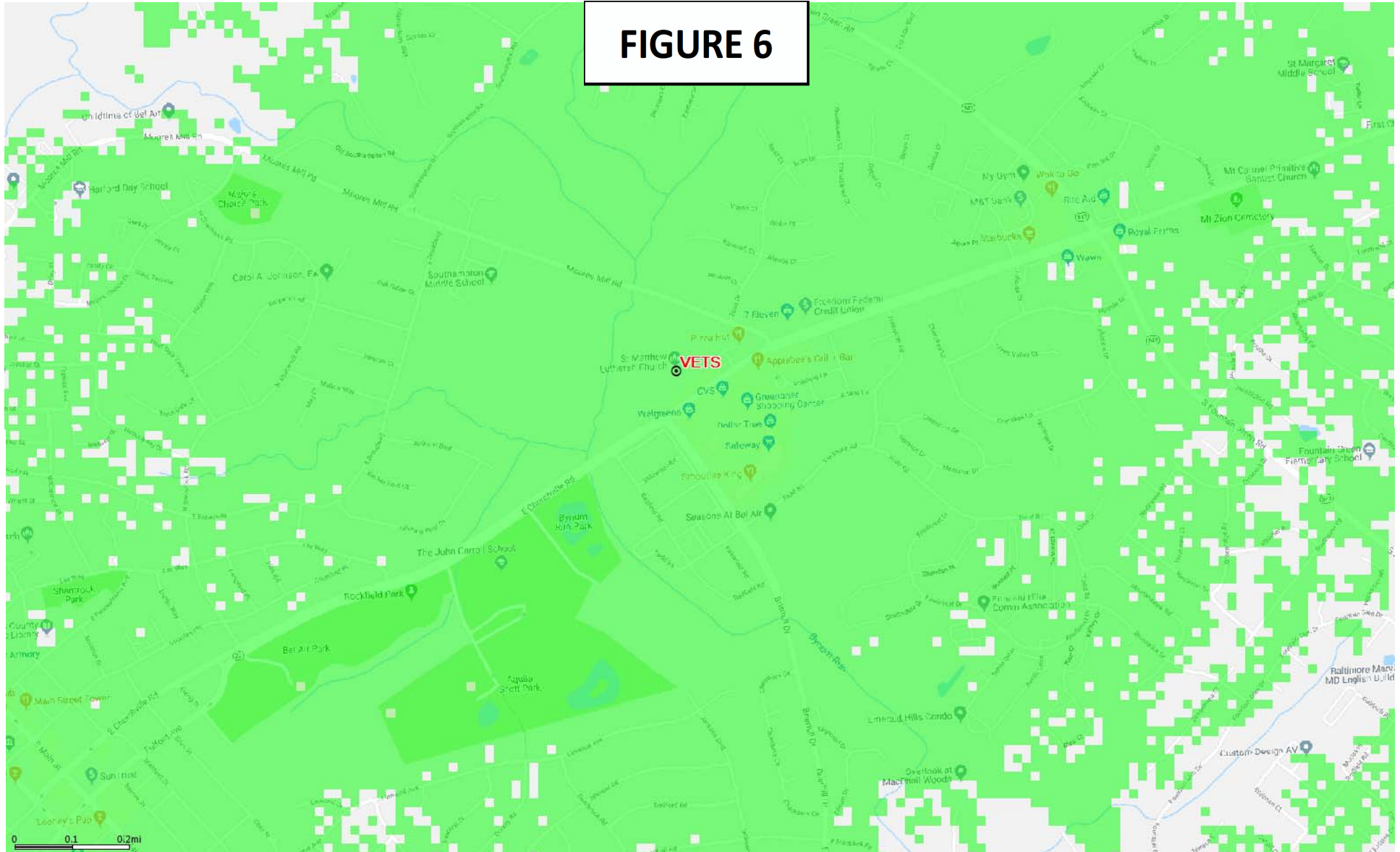
Site Name: Bynum run
Coordinates: 39.544827, -76.326685
RAD: 150 feet
Structure Type: Monopole
Goal: Enhance coverage and improve capacity

Proposed RSRP
■ RSRP Level (DL) (dBm) >= -85

Existing AT&T Coverage without Vets

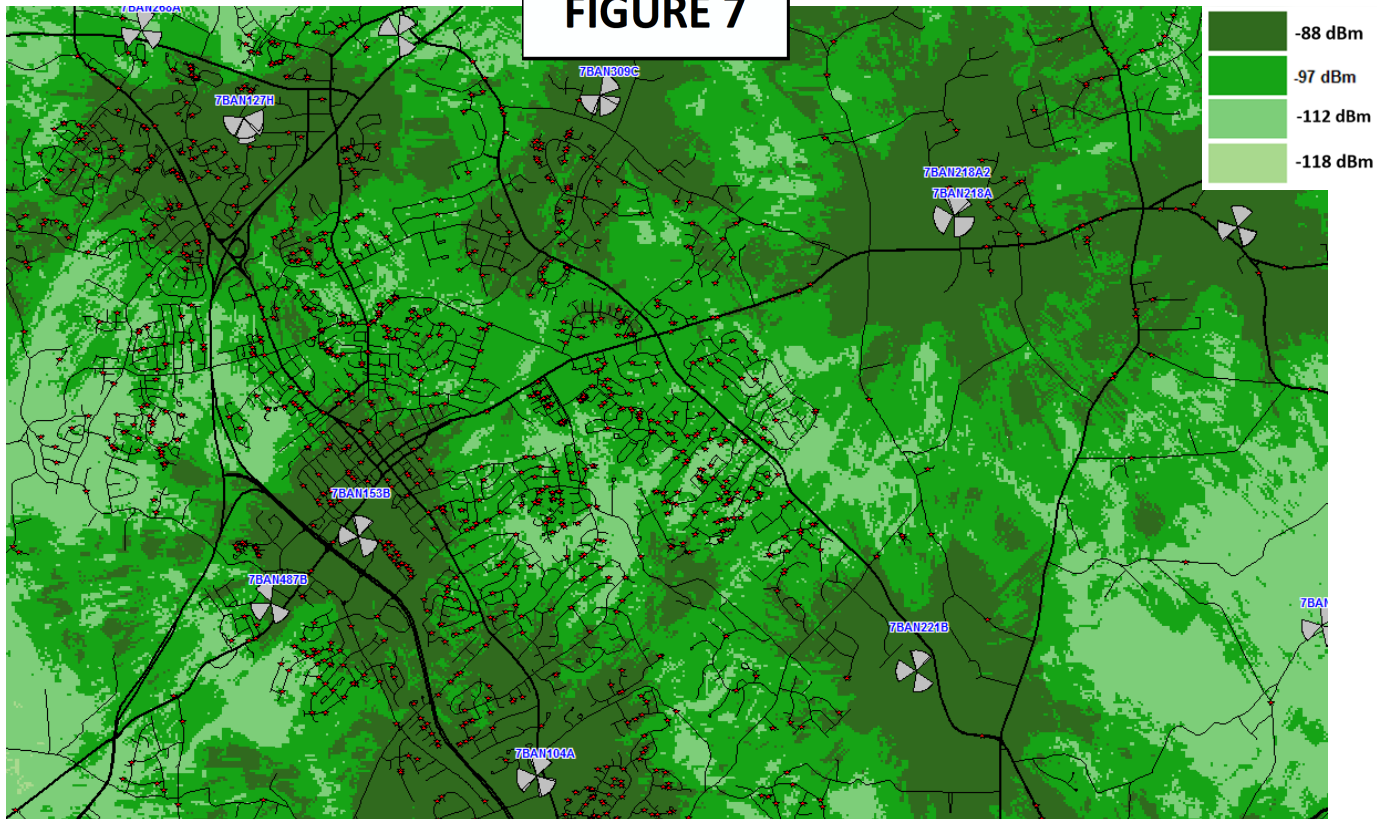


Proposed AT&T Coverage with Vets @ 140'



L700: Existing Coverage in the area

FIGURE 7



L700: New Coverage in the area with 7BAN602E

FIGURE 8

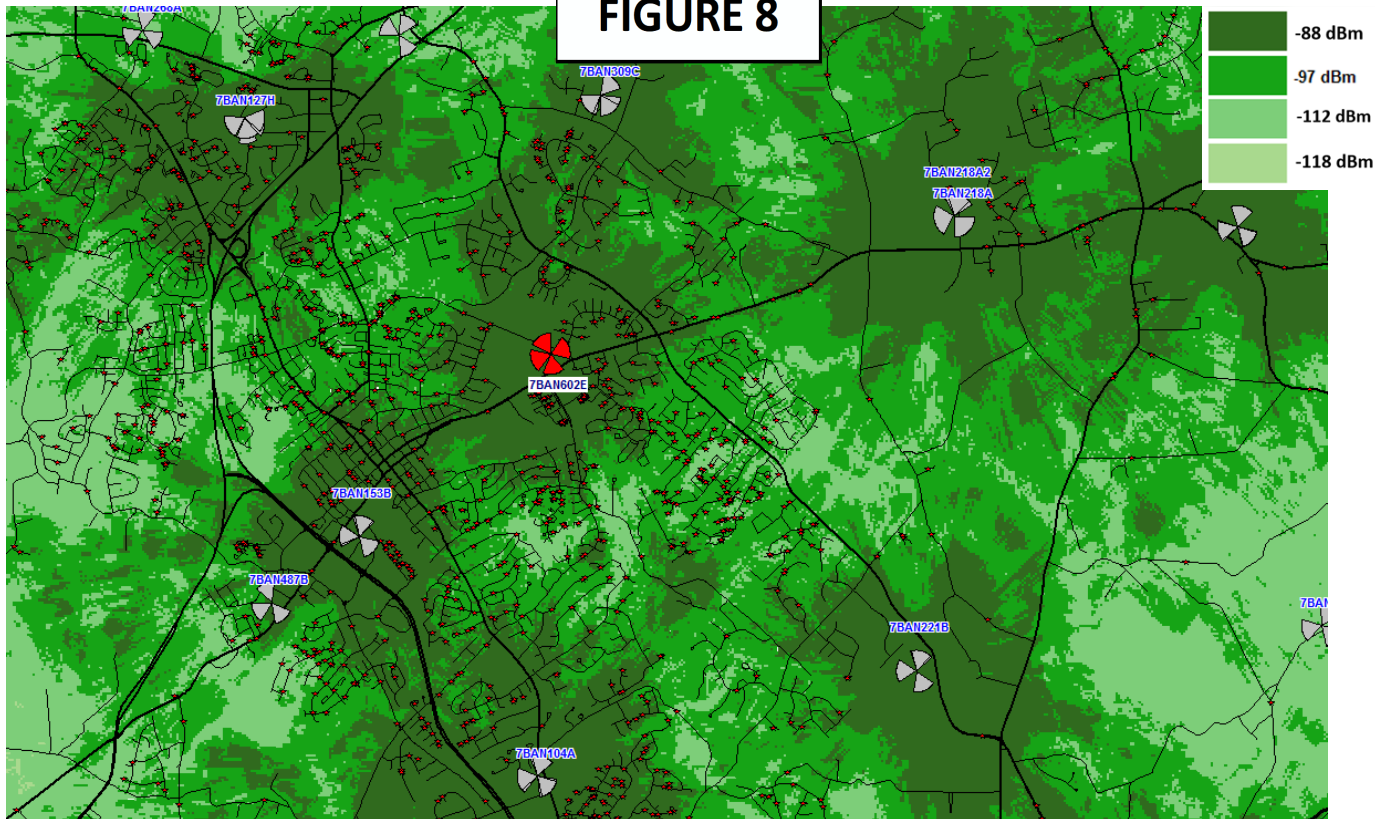
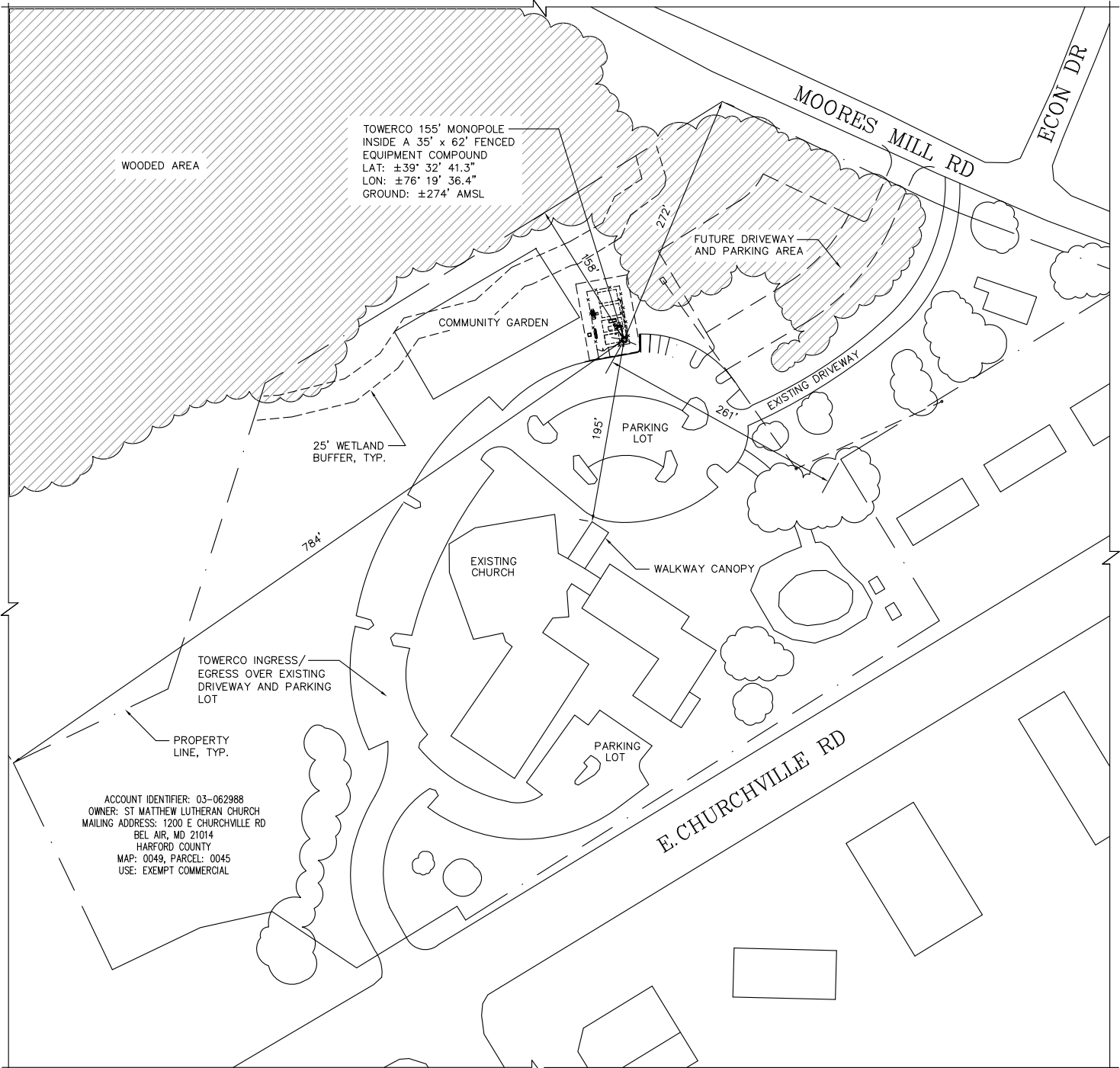


EXHIBIT A (PAGE 1 OF 3)



SITE PLAN

SCALE: 1" = 150'



SUBMITTALS

DATE	DESCRIPTION	REV.
03-14-19	LEASE EXHIBIT REVIEW	
03-20-19	LEASE EXHIBIT REVIEW	
05-01-19	TOWERCO COMMENTS	
05-02-19	TOWERCO COMMENTS	

LEASE EXHIBIT

MD0117
BYNUM RUN
1200 E. CHURCHVILLE ROAD
BEL AIR, MD 21014

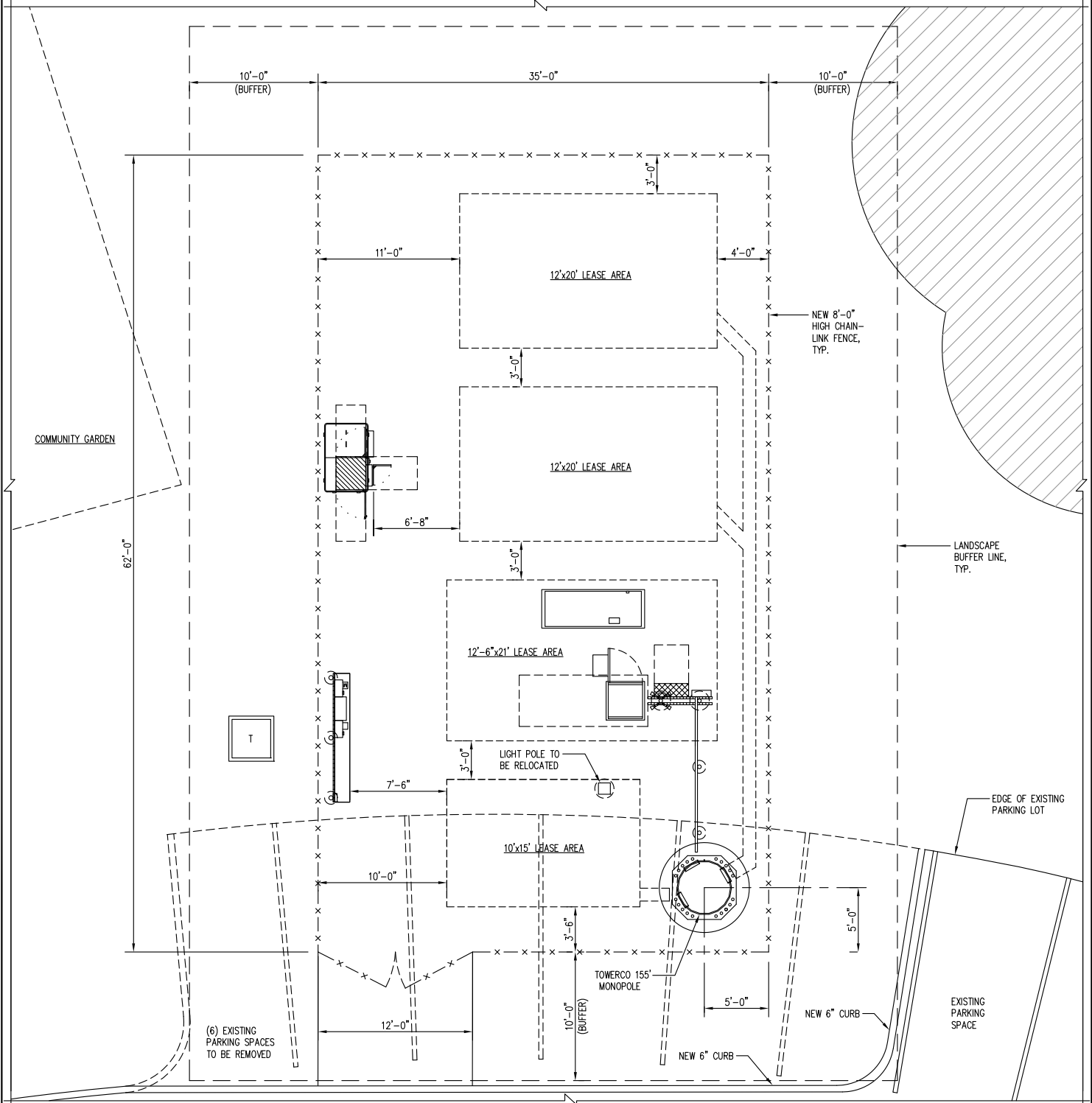


6600 Rockledge Drive, Suite 550
Bethesda, MD 20817
Phone: (202)408-0960
Fax: (202)408-0961

PROJECT #: 1067.169

DATE: 12-18-18 | DRAWN: C.S. | REVD: M.M.

EXHIBIT A (PAGE 2 of 3)



COMPOUND PLAN
SCALE: 3/32"=1"

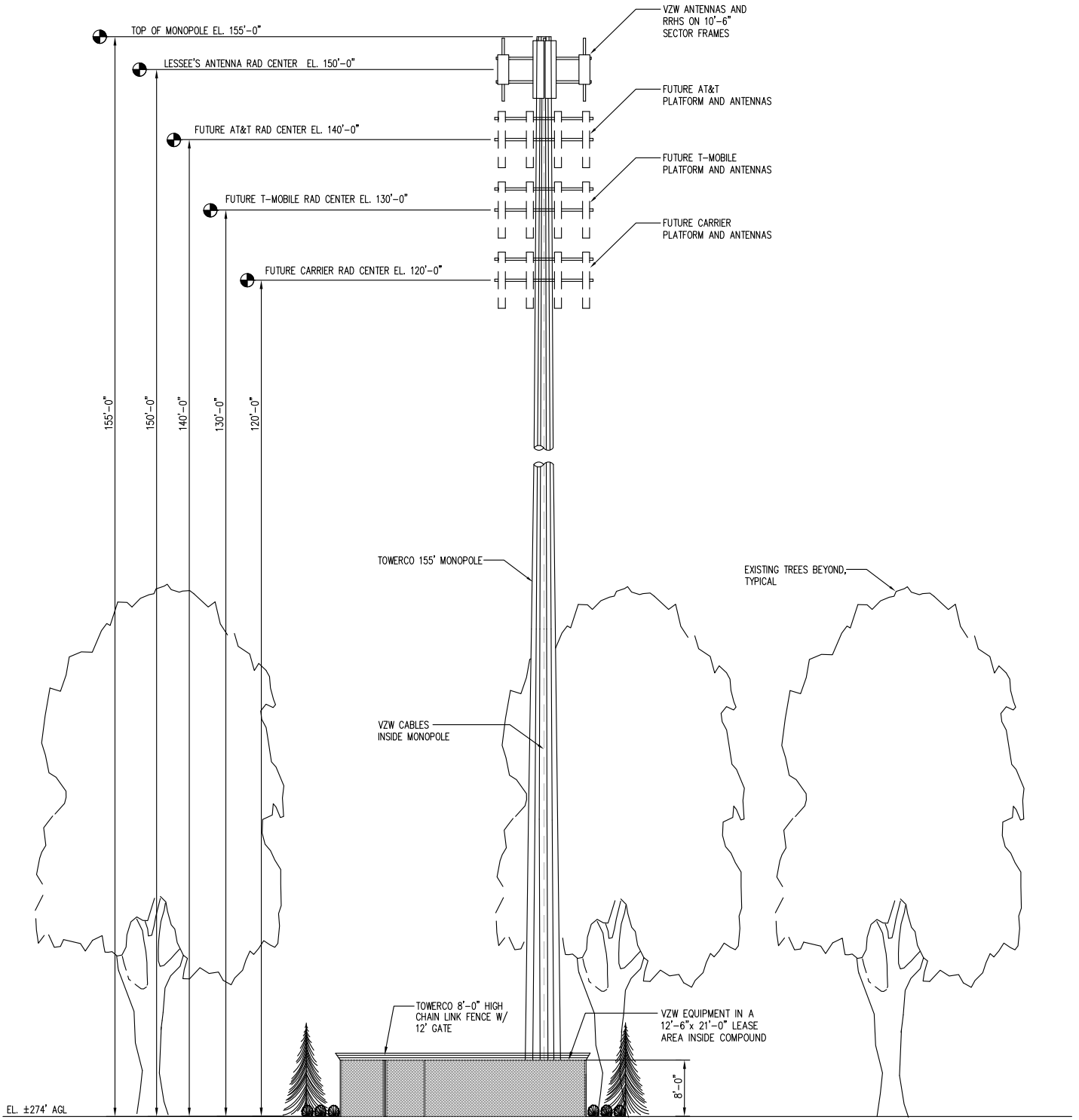


SUBMITTALS		
DATE	DESCRIPTION	REV.
03-14-19	LEASE EXHIBIT REVIEW	
03-20-19	LEASE EXHIBIT REVIEW	
05-01-19	TOWERCO COMMENTS	
05-02-19	TOWERCO COMMENTS	
PROJECT #:		
1067.169		

LEASE EXHIBIT		
MD0117 BYNUM RUN 1200 E. CHURCHVILLE ROAD BEL AIR, MD 21014		
2	2	
DATE: 12-18-18		
DRAWN: C.S. REVD: M.M.		

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

EXHIBIT A (PAGE 3 of 3)



MONOPOLE ELEVATION

SCALE: 1"=20'-0"



SUBMITTALS

DATE	DESCRIPTION	REV.
03-14-19	LEASE EXHIBIT REVIEW	
03-20-19	LEASE EXHIBIT REVIEW	
05-01-19	TOWERCO COMMENTS	
05-02-19	TOWERCO COMMENTS	

LEASE EXHIBIT

MD0117
BYNUM RUN
1200 E. CHURCHVILLE ROAD
BEL AIR, MD 21014

PROJECT #: 1067.169

DATE: 12-18-18 DRAWN: C.S. REVD: M.M.



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

EXHIBIT A (PAGE 1 OF 3)



SITE PLAN

SCALE: 1" = 150'



SUBMITTALS

DATE	DESCRIPTION	REV.
03-14-19	LEASE EXHIBIT REVIEW	
03-20-19	LEASE EXHIBIT REVIEW	
05-01-19	TOWERCO COMMENTS	
05-02-19	TOWERCO COMMENTS	

LEASE EXHIBIT

MD0117
BYNUM RUN
1200 E. CHURCHVILLE ROAD
BEL AIR, MD 21014



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

PROJECT #: 1067.169

DATE: 12-18-18 | DRAWN: C.S. | REVD: M.M.



04/13/2017 13:00



May 7, 2019

Town of Bel Air Planning Department
705 E. Churchville Road
Bel Air, MD 21014

Re: TowerCo Site MD0117
1200 E. Churchville Road (ATT Site ID:VETS)

To Whom It May Concern:

ATT is proposing to collocate antennas to operate equipment at this proposed TowerCo monopole site on the basis of FCC licenses which exclusively entitles the company to transmit within their assigned frequency ranges. It has been brought to my attention that the Town of Bel Air requires a letter of non-interference for this site.

Please be advised that ATT will not cause localized interference with reception of television and radio broadcasts and will not operate on any frequency owned and/or used by the Town of Bel Air emergency system. In the event that there is any interference between ATT's frequency and the Town's frequency, or any interference with reception of public safety or broadcast communications, ATT will take necessary measures to resolve these issues.

Additionally, the radio frequency emissions will continue to be within the acceptable FCC limits.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Stephen D. Hathway Jr." with a stylized flourish at the end.

Stephen D. Hathway Jr.
Sr. RF Engineer
AT&T Mobility
7150 Standard Drive
Hanover MD 21076
443-770-4443



May 2, 2019

Town of Bel Air Planning Department
705 E. Churchville Road
Bel Air, MD 21014

Re: TowerCo Site MD0117
1200 E. Churchville Road (T-Mobile Site ID: BAN602 St. Matthews)

To Whom It May Concern:

T-Mobile is proposing to collocate antennas to operate equipment at this proposed TowerCo monopole site on the basis of FCC licenses which exclusively entitles the company to transmit within their assigned frequency ranges. It has been brought to my attention that the Town of Bel Air requires a letter of non-interference for this site.

Please be advised that T-Mobile will not cause localized interference with reception of television and radio broadcasts and will not operate on any frequency owned and/or used by the Town of Bel Air emergency system. In the event that there is any interference between T-Mobile's frequency and the Town's frequency, or any interference with reception of public safety or broadcast communications, T-Mobile will take necessary measures to resolve these issues.

Additionally, the radio frequency emissions will continue to be within the acceptable FCC limits.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'RF Engineer', written over a horizontal line.

RF Engineer

May 2, 2019

Town of Bel Air Planning Department
705 E. Churchville Road
Bel Air, MD 21014

Re: TowerCo Site MD0117
1200 E. Churchville Road (Verizon Site ID: Bynum Run)

To Whom It May Concern:

Verizon is proposing to collocate antennas to operate equipment at this proposed TowerCo monopole site on the basis of FCC licenses which exclusively entitles the company to transmit within their assigned frequency ranges. It has been brought to my attention that the Town of Bel Air requires a letter of non-interference for this site.

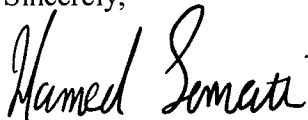
Please be advised that Verizon will not cause localized interference with reception of television and radio broadcasts and will not operate on any frequency owned and/or used by the Town of Bel Air emergency system. In the event that there is any interference between Verizon's frequency and the Town's frequency, or any interference with reception of public safety or broadcast communications, Verizon will take necessary measures to resolve these issues.

Additionally, the radio frequency emissions will continue to be within the acceptable FCC limits.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,



Hamed Semati
RF Engineer – Verizon Wireless
10170 Junction Drive
Annapolis Junction, MD 20701

MILLENNIUM ENGINEERING, P.C.

132 Jaffrey Road
Malvern, Pennsylvania 19355

Cell: 610-220-3820
www.millenniumeng.com

Fax: 610-644-4355
Email: pauldugan@comcast.net

May 8, 2019

Attn: David Hockey, Director of Zoning
TowerCo.
5000 Valley Stone Drive
Cary, NC 27519

Re: RF Safety FCC Compliance of Proposed Communications Facility
Site Name: MD0117 Bynum Run, Proposed 155' Monopole
St. Matthew Lutheran Church, 1200 E. Churchville Road, Bel Air, MD 21014 (Harford County)

Dear Mr. Hockey,

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

The proposed communications facility consists of a proposed 155' monopole owned by TowerCo. at the above referenced property. The proposed structure will contain antenna systems of Verizon Wireless, AT&T and T-Mobile, as follows:

Verizon Wireless

The proposed Verizon Wireless antenna configuration from the information furnished to me consists of up to (4) 700/850/1900/2100 MHz (LTE) multiband antennas (CommScope NHH-65B-R2B or equivalent) on each of three faces (total of up to 12 antennas) at a centerline of 150' above ground level. Transmitting from these antennas will be (1) 700 MHz LTE wideband channel, (1) 850 MHz LTE wideband channel, (1) 1900 MHz LTE wideband channel and up to (2) 2100 MHz LTE wideband channels per face.

The following assumptions are made for reasonable upper limit radiofrequency operating parameters for the proposed facility due to Verizon Wireless antennas alone to accommodate all licensed frequency bands:

- (4) 700/850/1900/2100 MHz (LTE) transmit antennas per face at 0-10 degrees mechanical downtilt
- (1) 700 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- (1) 850 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- (1) 1900 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- (2) 2100 MHz LTE wideband channels/face at 4x40W max power/face before cable loss/antenna gain
- The facility would be at or near full capacity during busy hour

AT&T

The proposed AT&T antenna configuration from the information furnished to me consists of up to (4) 700/850/1900/2100/2300 MHz (LTE) multiband antenna (CommScope NNHH-65C-R4 or equivalent) on each of three faces (total of up to 12 antennas) at a centerline of 140' above ground level. Transmitting from these antennas will be up to (2) 700 MHz LTE wideband channel, (1) 850 MHz LTE wideband channel, (1) 1900 MHz LTE wideband channel, up to (2) 2100 MHz LTE wideband channels and up to (2) 2300 MHz LTE wideband channels per face.

The following assumptions are made for reasonable upper limit radiofrequency operating parameters for the proposed facility due to AT&T antennas alone to accommodate all licensed frequency bands:

- (4) 700/850/1900/2100/2300 MHz (LTE) transmit antennas per face at 0-10 degrees mechanical downtilt
- (2) 700 MHz LTE wideband channels/face at 4x40W max power/face before cable loss/antenna gain
- (1) 850 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- (1) 1900 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- (2) 2100 MHz LTE wideband channels/face at 4x40W max power/face before cable loss/antenna gain
- (2) 2300 MHz LTE wideband channels/face at 4x40W max power/face before cable loss/antenna gain
- The facility would be at or near full capacity during busy hour

T-Mobile

The proposed T-Mobile antenna configuration from the information furnished to me consists of (1) 700 MHz (LTE) antenna (RFS APXVAARR24-43-U-NA20 or equivalent) and up to (2) 1900/2100 MHz (LTE) dualband antennas (Ericsson AIR21 B2P/B4A or equivalent) on each of three faces (total of up to 9 antennas) at a centerline of 130' above ground level. Transmitting from these antennas will be (1) 700 MHz LTE wideband channel, up to (2) 1900 MHz LTE wideband channels and (1) 2100 MHz LTE wideband channel per face.

The following assumptions are made for reasonable upper limit radiofrequency operating parameters from the proposed facility due to T-Mobile antennas alone to accommodate all licensed frequency bands:

- (1) 700 MHz (LTE) transmit antenna per face at 0-10 degrees mechanical downtilt
- (2) 1900/2100 MHz (LTE) dualband transmit antennas per face at 0-10 degrees mechanical downtilt
- (1) 700 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- (2) 1900 MHz LTE wideband channels/face at 4x40W max power/face before cable loss/antenna gain
- (1) 2100 MHz LTE wideband channel/face at 4x40W max power/face before cable loss/antenna gain
- The facility would be at or near full capacity during busy hour

Using the far-field power density equations from FCC Bulletin OET 65, the power density at any given distance from the antennas is equal to $0.360(ERP)/R^2$ where R is the distance to the point at which the exposure is being calculated. The given equation is a conversion of the OET 65 power density equation for calculating power density given the distance in feet and the result in metric units (mW/cm^2). This calculated power density assumes the location is in the main beam of the vertical pattern of the antenna. After making an adjustment for the reduction in power density due to the vertical pattern of the transmit antenna, the calculated ground level power density is substantially below 1 % of the FCC general population exposure limits at any distance from the antenna systems of Verizon Wireless, AT&T and T-Mobile.

The 700 MHz "Upper C Block" transmit frequencies (746-757 MHz), which Verizon Wireless is licensed by the FCC to operate, have an uncontrolled/general population maximum permissible exposure (MPE) FCC limit of $497 \mu W/cm^2$. The 850 MHz (cellular) "B Band" transmit frequencies (880-894 MHz), which Verizon Wireless is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $587 \mu W/cm^2$. The 1900 MHz (PCS) "C Block" transmit frequencies (1975-1990 MHz), which Verizon Wireless is also

licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$. The 2100 MHz (AWS) “B Block”, “C Block”, “D Block” and “J Block” transmit frequencies (2120-2130, 2130-2135, 2135-2140, 2170-2180 MHz), which Verizon Wireless is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$.

The 700 MHz “B Block”, “Lower C Block”, “D Block” and “E Block” transmit frequencies (734-740, 740-746, 716-722, 722-728 MHz), which AT&T is licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $477 \mu\text{W}/\text{cm}^2$. The 850 MHz (cellular) “A Band” transmit frequencies (869-891.5 MHz), which AT&T is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $579 \mu\text{W}/\text{cm}^2$. The 1900 MHz (PCS) “B Block” and “D Block” transmit frequencies (1950-1965, 1945-1950 MHz), which AT&T is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$. The 2100 MHz (AWS) “A Block”, “H Block” and “I Block” transmit frequencies (2110-2120, 2160-2165, 2165-2170 MHz), which AT&T is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$. The 2300 MHz (WCS) “A Block”, “B Block”, “C Block” and “D Block transmit frequencies (2350-2355, 2355-2360, 2315-2320, 2345-2350 MHz), which AT&T is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$.

The 700 MHz “A Block” transmit frequencies (728-734 MHz), which T-Mobile is licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $477 \mu\text{W}/\text{cm}^2$. The 1900 MHz (PCS) “A3 Block”, “E Block” and “F Block” transmit frequencies (1940-1945, 1965-1970, 1970-1975 MHz), which T-Mobile is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$. The 2100 MHz (AWS) “E Block” and “F Block” transmit frequencies (2140-2145, 2145-2155 MHz), which T-Mobile is also licensed by the FCC to operate, have an uncontrolled/general population MPE FCC limit of $1000 \mu\text{W}/\text{cm}^2$ or $1 \text{ mW}/\text{cm}^2$.

Based on the calculated power densities as referenced above, the composite exposure at ground level at any distance from the structure would be substantially below 1 % of the FCC general population exposure limits due to Verizon Wireless, AT&T and/or T-Mobile antennas alone. The extremely low ground exposure levels are due to the elevated positions of the antennas on the structure and the low power which these systems operate. See Figures 1,2, 3 and 4 in back of this report which discuss the relationship between height, proximity or distance, and orientation to level of electromagnetic field exposure.

From the standpoint of RF exposure, the presence of Verizon Wireless, AT&T and T-Mobile would not preclude the future addition of other tenants or licensees including emergency or other municipal services which benefit the public from collocation on this structure. There is a substantial margin of safety to allow for the addition of transmit antennas of other communications services. Keep in mind that continuous exposure at 100 % of standard is considered by the scientific community as just as safe as 1 % of standard since the exposure limits themselves contain a large margin of safety.

In summary, the proposed communications facilities will comply with all applicable exposure limits and guidelines adopted by the FCC governing human exposure to radiofrequency electromagnetic fields (FCC Bulletin OET 65) in all publicly accessible areas. Federal law (FCC Rule Title 47 CFR 1.1307 and 1.1310) sets the national standard for compliance with electromagnetic field safety. The FCC exposure limits are based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc., (IEEE) and adopted by the American National Standards Institute (ANSI). **Thus, there is full compliance with the standards of the IRPA, FCC, IEEE, ANSI, and NCRP.**

General Information on Electromagnetic Field Safety

Verizon Wireless, AT&T and T-Mobile facilities transmit and receive low power electromagnetic fields (EMF) between base station antennas and handheld portable cell phones. The radiofrequency energy from these facilities and devices is non-ionizing electromagnetic energy. Non-ionizing, unlike X-Rays or other forms of potentially harmful energy in the microwave region, is not cumulative over time nor can the energy change the chemical makeup of atoms (e.g. strip electrons from ions). “Non-ionizing” simply means that the energy is not strong enough to break ionic bonds.

Safe levels of electromagnetic fields were determined by numerous worldwide organizations, such the International Committee for Non-Ionizing Radiation Protection, a worldwide multi-disciplinary team of researchers and scientists studying the effects of non-ionizing radiofrequency energy such as that emitted by base stations or cell phones. The FCC did not arbitrarily establish their own standards, but rather adopted the recommendations of all leading organizations that set standards and research the subject such as the Institute of Electrical and Electronics Engineers (IEEE), American National Standards Institute (ANSI), and National Council on Radiation Protection and Measurements (NCRP).

When Verizon Wireless, AT&T or T-Mobile is located on an antenna structure such as a self-supporting lattice type tower, lattice tower, guyed tower, watertank, etc. the antennas are typically 10 meters or more above ground level (10 meters = 32.81 feet). With the relatively low power and elevated positions of the antennas on the structure with respect to ground level, the maximum ground level exposure can rarely approach 1 % of the applicable FCC exposure limit regardless of how many sets of antennas are collocated on the structure. For this reason, the FCC considers the facilities “categorically excluded” from routine evaluation at antenna heights above 10 meters (or above 32.81 feet). Categorical exclusion exempts a site from routine on-site evaluation. However, the facility is not excluded from compliance with the federal exposure limits and guidelines. The types of facilities used by Verizon Wireless, AT&T and T-Mobile typically elevated on antenna structures (away from access to close proximity, i.e. greater than 10 meters or 32.81 feet) simply cannot generate ground level exposure levels that approach the limits under any circumstances.

From a regulatory perspective, the FCC has sole jurisdiction over the regulation of electromagnetic fields from all facilities and devices. The FCC has established guidelines and limits over emissions and exposure to protect the general public. The FCC also has certain criteria that trigger when an environmental evaluation must be performed. The criteria are based on distance from the antennas (accessibility) and transmit power levels.

CONCLUSIONS:

1) The proposed communications facilities will comply with electromagnetic field safety standards by a substantial margin (well below 1 %) in all publicly accessible areas. This includes the base of the proposed structure and any areas in proximity to the proposed structure.

2) Verizon Wireless, AT&T and T-Mobile take appropriate measures to ensure that all telecommunications facilities (including these proposed facilities) comply with applicable exposure limits and guidelines adopted by the FCC governing human exposure to radiofrequency electromagnetic fields (FCC Bulletin OET 65). The composite ground level electromagnetic field exposure from all proposed communications facilities together will be well below 1 % of the applicable standards in all publicly accessible areas.

3) In cases where such compliance exists, the subject of electromagnetic field safety is preempted. The Telecommunications Act of 1996 states that: “No state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the

environmental effects of radio frequency emissions to the extent that such facilities comply with the [FCC's] regulations concerning such emissions." Telecommunications Act of 1996, § 332[c][7][B][iv].

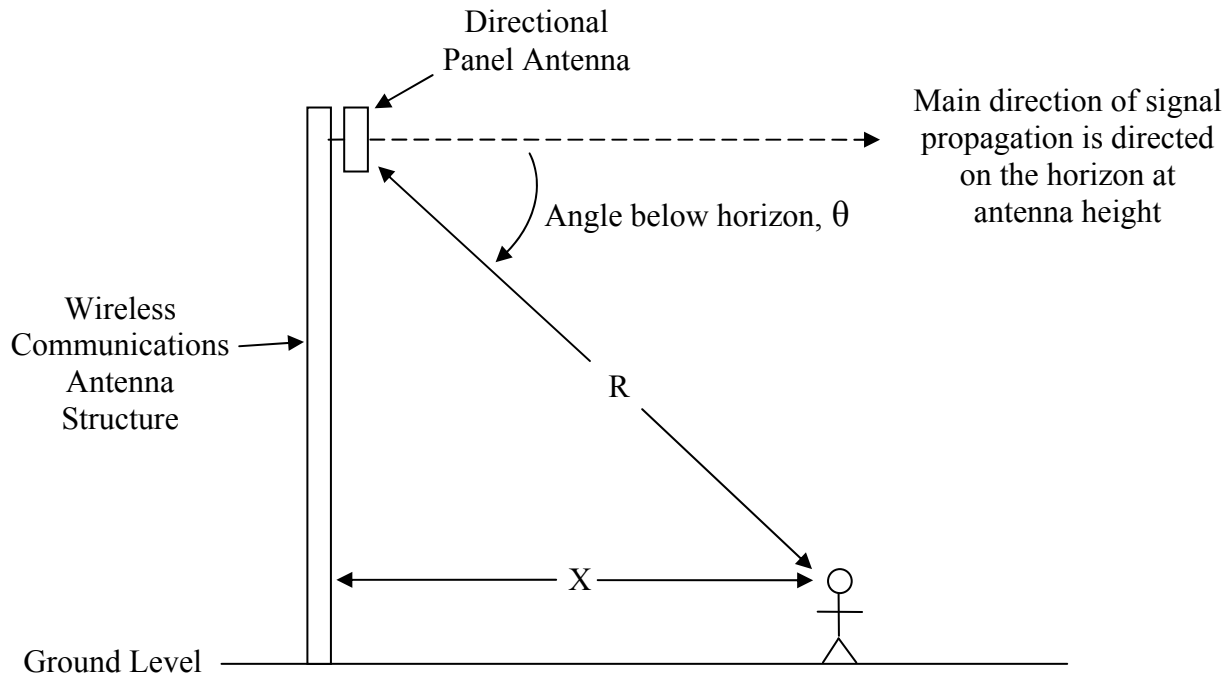
Respectfully,



Paul Dugan, P.E.
Registered Professional Engineer
Maryland License Number 24211

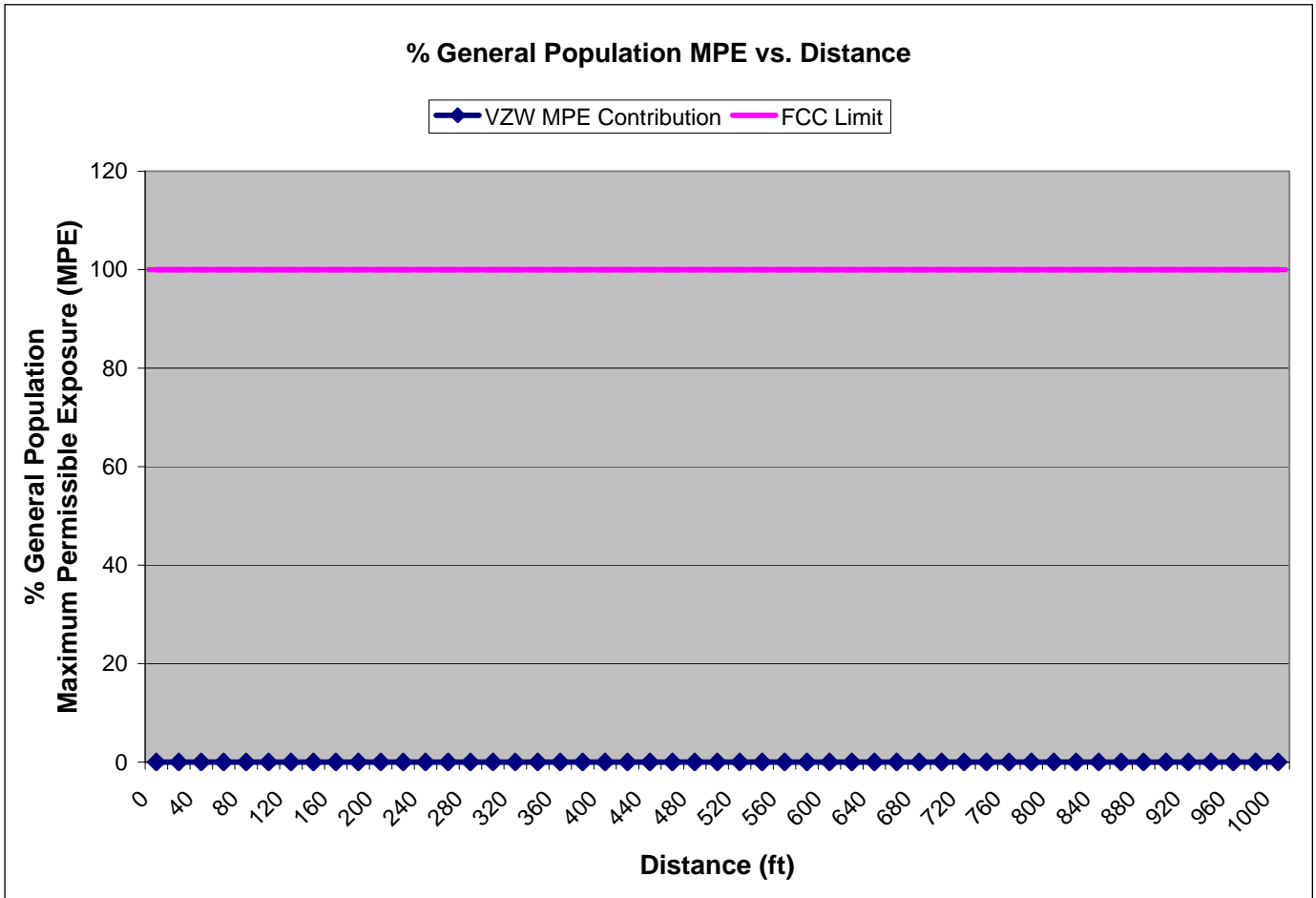


FIGURE 1: Diagram of Electromagnetic Field Strength as a Function of Distance and Antenna Orientation



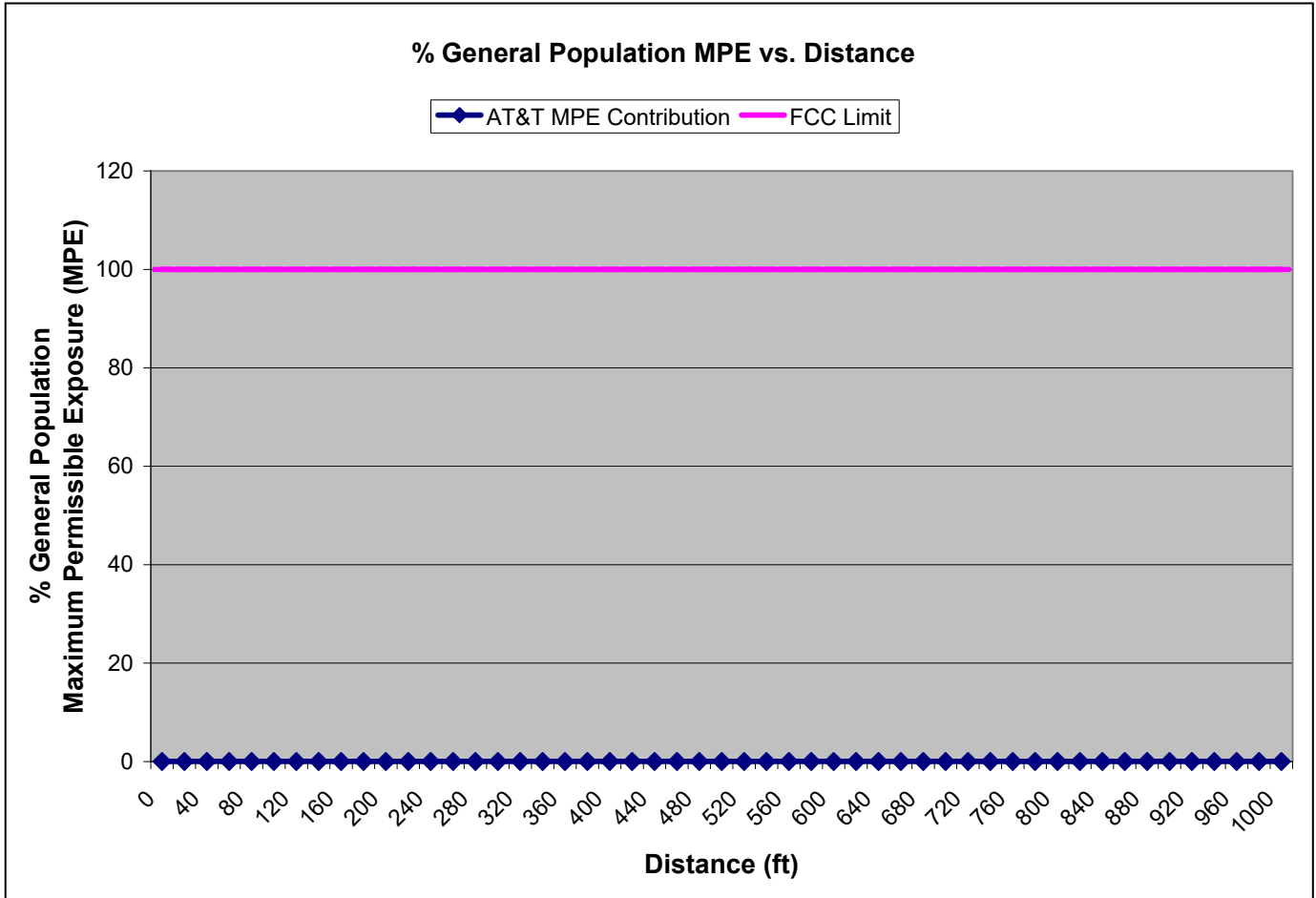
The above diagram illustrates the conceptual relationship of distance and orientation to directional panel antennas used in wireless communications. At the base of the structure ($x = 0$), the distance R is a minimum when the angle of the direction of propagation θ is a maximum. As one moves away from the antenna structure, the horizontal distance X increases as well as the distance R to the antennas while the angle below the horizon decreases. For this reason, electromagnetic fields from these facilities remain fairly uniform up to a few hundred feet and continue to taper off with distance. As noted in the report, the electromagnetic fields from these types of facilities are hundreds of times below safety standards at any distance from the antenna structure, making them essentially indistinguishable relative to other sources of electromagnetic fields in the environment due to the elevated heights of the antennas and the relatively low power at which these systems operate.

FIGURE 2: Graph of MPE Contribution vs. Distance



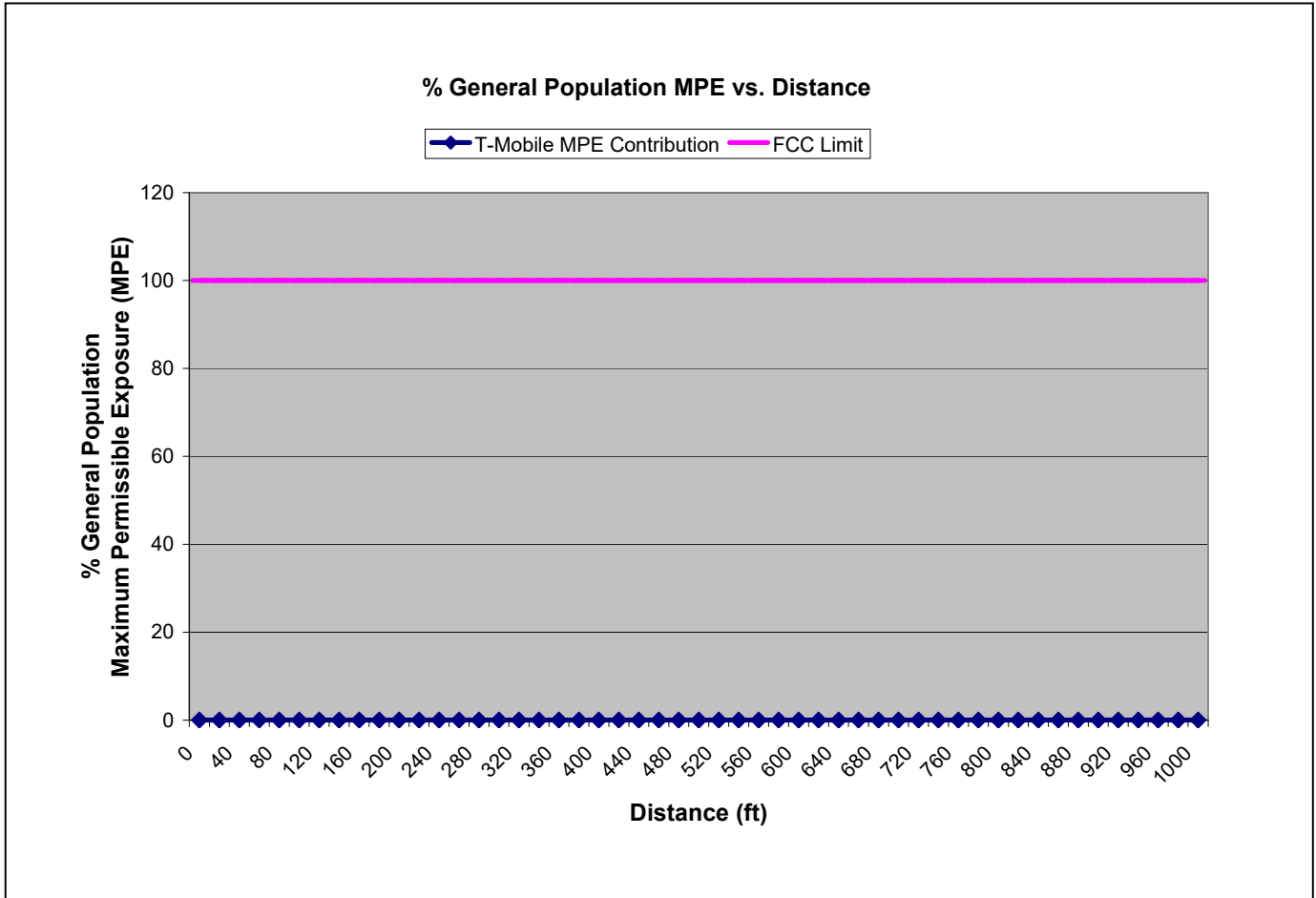
The above graph represents the contribution of Verizon Wireless to the composite electromagnetic field exposure level at any distance from the base of the structure. The contribution of Verizon Wireless will remain well under 1% of the FCC general population maximum permissible exposure (MPE) at any distance as shown.

FIGURE 3: Graph of MPE Contribution vs. Distance



The above graph represents the contribution of AT&T to the composite electromagnetic field exposure level at any distance from the base of the structure. The contribution of AT&T will remain well under 1% of the FCC general population maximum permissible exposure (MPE) at any distance as shown.

FIGURE 4: Graph of MPE Contribution vs. Distance



The above graph represents the contribution of T-Mobile to the composite electromagnetic field exposure level at any distance from the base of the structure. The contribution of T-Mobile will remain well under 1% of the FCC general population maximum permissible exposure (MPE) at any distance as shown.

DECLARATION OF ENGINEER

Paul Dugan, P.E., declares and states that he is a graduate telecommunications consulting engineer (BSE/ME Widener University 1984/1988), whose qualifications are a matter of record with the Federal Communications Commission (FCC). His firm, Millennium Engineering, P.C., has been retained by TowerCo., on behalf of Verizon Wireless, AT&T and T-Mobile, to perform power density measurements or calculations for an existing or proposed communications facility and analyze the data for compliance with FCC exposure limits and guidelines for human exposure to radiofrequency electromagnetic fields.

Mr. Dugan also states that the calculations or measurements made in the evaluation were made by himself or his technical associates under his direct supervision, and the summary letter certification of FCC compliance associated with the foregoing document was made or prepared by him personally. Mr. Dugan is a registered professional engineer in the Jurisdictions of Pennsylvania, New Jersey, Delaware, Maryland, Virginia, New York, Connecticut, District of Columbia, West Virginia and Puerto Rico with over 30 years of engineering experience. Mr. Dugan is also an active member of the Association of Federal Communications Consulting Engineers, the National Council of Examiners for Engineering, the National Society of Professionals Engineers, the Pennsylvania Society of Professional Engineers, and the Radio Club of America. Mr. Dugan further states that all facts and statements contained herein are true and accurate to the best of his own knowledge, except where stated to be in information or belief, and, as to those facts, he believes them to be true. He believes under penalty of perjury the foregoing is true and correct.



Paul Dugan, P.E.

Executed this the 8th day of May, 2019.

MILLENNIUM ENGINEERING, P.C.

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May 8, 2019

Attn: David Hockey, Director of Zoning
TowerCo.
5000 Valley Stone Drive
Cary, NC 27519

Re: Non-Interference Certification of Proposed Communications Facility
Site Name: MD0117 Bynum Run, Proposed 155' Monopole
St. Matthew Lutheran Church, 1200 E. Churchville Road, Bel Air, MD 21014 (Harford County)

Dear Mr. Hockey,

I have performed an analysis to provide an independent interference evaluation and certification that the proposed Verizon Wireless, AT&T and T-Mobile communications facilities at the above referenced property will comply with Federal Communications Commission (FCC) licensed operating parameters and that the system will be free of disruptive radiofrequency interference or cause interference to other wireless systems. As a registered professional engineer, I am under the jurisdiction of the State Registration Boards in which I am licensed to hold paramount the safety, health, and welfare of the public and to issue all public statements in an objective and truthful manner.

The proposed communications facility consists of a proposed 155' monopole owned by TowerCo. at the above referenced property. The proposed structure will contain antenna systems of Verizon Wireless, AT&T and T-Mobile, as follows:

Verizon Wireless

The proposed Verizon Wireless antenna configuration from the information furnished to me consists of up to (4) 700/850/1900/2100 MHz (LTE) multiband antennas (CommScope NHH-65B-R2B or equivalent) on each of three faces (total of up to 12 antennas) at a centerline of 150' above ground level. Transmitting from these antennas will be (1) 700 MHz LTE wideband channel, (1) 850 MHz LTE wideband channel, (1) 1900 MHz LTE wideband channel and up to (2) 2100 MHz LTE wideband channels per face.

In Harford County, Verizon Wireless is licensed by the FCC to transmit in the 700 MHz "Upper C Block" (746-757 MHz), the 850 MHz (cellular) "B Band" (880-894 MHz), the 1900 MHz (PCS) "C Block" (1975-1990 MHz) and the 2100 MHz (AWS) "B Block", "C Block", "D Block" and "J Block" (2120-2130, 2130-2135, 2135-2140, 2170-2180 MHz).

AT&T

The proposed AT&T antenna configuration from the information furnished to me consists of up to (4) 700/850/1900/2100/2300 MHz (LTE) multiband antenna (CommScope NNHH-65C-R4 or equivalent) on each of three faces (total of up to 12 antennas) at a centerline of 140' above ground level. Transmitting from these

antennas will be up to (2) 700 MHz LTE wideband channel, (1) 850 MHz LTE wideband channel, (1) 1900 MHz LTE wideband channel, up to (2) 2100 MHz LTE wideband channels and up to (2) 2300 MHz LTE wideband channels per face.

In Harford County, AT&T is licensed by the FCC to transmit in the 700 MHz “B Block”, “Lower C Block”, “D Block” and “E Block” (734-740, 740-746, 716-722, 722-728 MHz), the 850 MHz (cellular) “A Band” (869-891.5 MHz), the 1900 MHz (PCS) “B Block” and “D Block” (1950-1965, 1945-1950 MHz), the 2100 MHz (AWS) “A Block”, “H Block” and “I Block” (2110-2120, 2160-2165, 2165-2170 MHz) and the 2300 MHz (WCS) “A Block”, “B Block”, “C Block” and “D Block” (2350-2355, 2355-2360, 2315-2320, 2345-2350 MHz).

T-Mobile

The proposed T-Mobile antenna configuration from the information furnished to me consists of (1) 700 MHz (LTE) antenna (RFS APXVAARR24-43-U-NA20 or equivalent) and up to (2) 1900/2100 MHz (LTE) dualband antennas (Ericsson AIR21 B2P/B4A or equivalent) on each of three faces (total of up to 9 antennas) at a centerline of 130' above ground level. Transmitting from these antennas will be (1) 700 MHz LTE wideband channel, up to (2) 1900 MHz LTE wideband channels and (1) 2100 MHz LTE wideband channel per face.

In Harford County, T-Mobile is licensed by the FCC to transmit in the 700 MHz “A Block” (728-734 MHz), the 1900 MHz (PCS) “A3 Block”, “E Block” and “F Block” (1940-1945, 1965-1970, 1970-1975 MHz) and the 2100 MHz (AWS) “E Block” and “F Block” (2140-2145, 2145-2155 MHz).

When two or more wireless communications systems co-exist on the same structure or in very close proximity, there is the potential for many forms of interference between systems, such as intermodulation distortion. For this reason, we often perform collocation interference modeling (a.k.a. intermod studies) to evaluate the potential for consequential interference. For the proposed facilities subject to this application, all proposed antenna systems will maintain sufficient vertical separation (10+ feet) proven to perform with no detrimental impact between carriers and any other radio systems in the environment. It is for this reason that the modeling is unnecessary.

Verizon Wireless, AT&T, T-Mobile, other commercial wireless communications licensees, broadcast facilities, public safety communications systems, and utility companies collocate routinely with some basic precautions and there will be no interference issues with the proposed antenna system. The licensees that collocate on these types of structures all must operate within their licensed operating parameters. A commercial wireless communications antenna system operates at a frequency and power level authorized by the FCC and, with proper precautions, will not interfere with antenna systems of other commercial wireless services, public safety telecommunications, airport navigation, broadcast radio and television, cordless phones, computers, etc., or other community office or residential household appliances. The different operating frequencies and relatively low power that commercial wireless communications antenna systems operate allow these systems to co-exist in close proximity.

There is nothing commercial wireless communications licensees could gain by operating (intentionally or inadvertently) outside of their licensed operating parameters. The network equipment used by the licensees is designed to operate at certain frequencies and power levels and sharp filtering is designed into the transmit/receive paths to ensure a clean radio system. The technicians who visit the facility for routine maintenance generally perform FCC testing to ensure proper operation of the facility and the systems are monitored remotely twenty-four hours a day, seven days per week. Furthermore, radios are designed so that virtually any type of radio equipment malfunction would cause the radio to shut down.

The FCC has remediation processes to help protect the community. If a complaint is filed with the FCC, the FCC would investigate the complaint and notify the licensee to resolve any issues whether actual or perceived. Failure to comply or negligence on the part of the licensee may result in stiff fines.

In summary, the proposed Verizon Wireless, AT&T and T-Mobile communications facilities will not cause any disruptive interference with any transmitter or receiver that will co-exist at, on or near the same communications structure.

Respectfully,



Paul Dugan, P.E.
Registered Professional Engineer
Maryland License Number 24211



DECLARATION OF ENGINEER

Paul Dugan, P.E., declares and states that he is a graduate telecommunications consulting engineer (BSE/ME Widener University 1984/1988), whose qualifications are a matter of record with the Federal Communications Commission (FCC). His firm, Millennium Engineering, P.C., has been retained by TowerCo., on behalf of Verizon Wireless, AT&T and T-Mobile, to perform a collocation interference analysis for an existing or proposed communications facility.

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Paul Dugan, P.E.

Executed this the 8th day of May, 2019.

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EDUCATION: Widener University, Chester, Pennsylvania
Master of Business Administration, July 1991
Master of Science, 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
Connecticut, License Number 22566
New York, License Number 079144
District of Columbia, License Number PE-900355
West Virginia, License Number 20258
Puerto Rico, License Number 18946

Full member of **The Association of Federal Communications Consulting Engineers**
(www.afcce.org) January 1999 to Present
Elected to serve on the Board of Directors for 2006-2007

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 on the Board of Directors of the Valley Forge Chapter and as South East Region Vice-Chair for the "Professional Engineers in Private Practice" Executive Committee

Actively participate in **Chester County ARES/RACES** (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

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