



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
06/11/09
Item # 8

MEMORANDUM – Special Exception

DATE: May 18, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief, Development Review Division *RK*
Ralph Wilson, Zoning Supervisor *RDW*

FROM: Carlton W. Gilbert, Planner Coordinator *CWG*
(301) 495-4576

SUBJECT: **Special Exception No. S-2747: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility and Walter Hungerford**, applicants, - request a special exception to permit a reduction of the I-1 zone structure setback requirement so as to allow a 30-foot extension of the existing 120-foot high wireless telecommunication monopole; located at 14615 Clopper Road, Boyds, MD

FILING DATE: January 30, 2009
PUBLIC HEARING: July 2, 2009

STAFF RECOMMENDATION: **APPROVAL** of Special Exception S-2747, and a reduction in required setbacks from the adjoining agricultural zoned properties, with the following conditions:

1. All evidence, testimony and exhibits of record are binding on the petitioner;
2. There must not be any signs or illumination placed on the monopole.

SUMMARY OF REPORT

Site Size and Location:	The property's address is 14615 Clopper Road Boyds, Maryland. The site is approximately 6.14 acres and is generally bound by Clopper Road, Clarksburg Road, and Black Hill Regional Park.
Current Zone and Use:	The site is zoned I-1 and is developed with an industrial yard and an existing 120-foot high wireless telecommunications monopole that includes two wireless carriers.
Proposed Use:	The proposal is to construct a 30-foot extension of the existing monopole for an overall height of 150 feet. This is permitted by-right if the structure can meet the required setbacks. In this case, the setback requirement is 150-feet. The applicant is seeking a reduction of the setback requirement of 50-feet from the north property line and a reduction of 5 feet from the south property line, thus requiring a special exception. Staff supports the reduction request.
Need for Monopole:	The Montgomery County Tower Committee reviewed the proposal and found that the applicant has a justified engineering need for the 30-foot extension on the existing monopole rather than constructing a new 150 high monopole at a different location on the subject property.
Traffic Impact:	The project will not have any substantial impact on traffic in the area.
Further Action on Application:	The proposal will require approval by the Board of Appeals.

Project Summary

The applicants, New Cingular Wireless d/b/a AT&T Mobility and Walter R. Hungerford (property owner), are seeking a special exception to permit a reduction of the structure setback requirement as set forth in Section 59-G-2.58(a)(1)b, so as to allow a 30-foot high extension of the existing 120-foot high wireless telecommunication monopole, permitting a 150-foot high structure on the subject property. The applicants are also proposing to install nine panel antennae on the existing monopole at the 147-foot level.

Related equipment cabinets will be placed within the existing 90' x 53' compound. Access to the site will be via the existing access drive off of Clopper Road.

Property Description

The subject property is an irregular shaped lot that consists of an industrial yard located in the I-1 Zone. The property is owned by the co-applicant William R. Hungerford, who has operated Remus Hungerford Industrial Yard for many years. The topography of the site slopes slightly downward from Clopper Road. The property consists of approximately 6.14 acres and is improved with several existing mobile trailers, storage buildings, truck storage and a 120-foot high wireless telecommunications facility. Currently, the facility includes two wireless providers located on the monopole and associated equipment within the existing 90-foot by 53-foot compound. According to the Department of Permitting Services (DPS), a building permit (#276301) was issued in May 2002 for the existing 120-foot high monopole. Telecommunication facilities are a permitted use in the industrial zones up to 199 feet in height. However, special exception approval is required by the Board of Appeals for construction of a telecommunication facility in an industrial zone that is less than one foot for every foot of height of the support structure from a residential or agricultural zoned property.

The adjacent properties to the north and south are zoned Rural, thus requiring a minimum setback of 150 feet for the proposed 150-foot high structure. If the reduction is approved, the monopole would be setback 100 feet from the northern property line, which is adjacent to the CSX Railroad, and 145 feet from the southern property line which is County owned landed. The equipment compound is surrounded by an existing chain link fence. Although the facility will be unmanned, it will be in continuous operation 24 hours per day. The only visits to the site will be for emergency repairs or regularly scheduled maintenance visits one or two times per month. There are large trees located on the site, particularly along the northern property line.

Neighborhood Description - The subject property, zoned I-1, is located on the north side of Clopper Road. The neighborhood within which the subject property is located is generally bound by Clarksburg Road to the west, Little Seneca Park to the east, Black Hill Regional Park to the north, and Clopper Road to the south. The property is generally surrounded by low-density single-family detached homes that front on Clopper Road and open agricultural land. Properties surrounding the subject property are zoned Rural. There are no other special exceptions in the vicinity of the subject property.

Proposed Use

As stated above, New Cingular Wireless d/b/a AT&T Mobility is proposing to construct a 30-foot extension on the existing 120-foot high monopole, resulting in an overall height of 150 feet. The applicant proposes to install nine panel antennas at the 147-foot level. The panel antennas each measure approximately 60 inches long, 18 inches wide, and 8

inches deep. The related equipment cabinets will be placed on an 11' x 11' concrete pad within the existing 4,770 square foot compound.

The monopole is currently located approximately 600 feet from Clopper Road. The location of the monopole will not change. The subject property adjoins the CSX Railroad to the north and the 150-foot high monopole will be setback 100 feet from the northern property line and 145 feet from the adjoining southern property line, instead of 150 feet, as would be required unless the reductions are granted. The nearest single-family dwelling is located approximately 538 feet from the monopole. Access to the site will be via the existing access drive off of Clopper Road. There will be periodic visits of one or two times per month for maintenance of the equipment. The facility will not have any impact on existing traffic. There is no lighting proposed in connection with the proposed monopole extension and it will contain no signage.

The Montgomery County Transmission Facility Coordinating Group (TFCG) has reviewed the application and determined that the applicant has a justified engineering need for the proposed height of 150 feet and that there are no existing structures in the vicinity that would meet AT&T's service need in the area. Furthermore, TFCG determined that although the additional height of the monopole may increase the visibility of the monopole from some views in the community, the overall impact would be minimal. TFCG believes that increasing the height of the existing telecommunication facility is the most efficient method for improving coverage along White Ground, Clarksburg, and Clopper Roads, and for the residents in the community of Churchill.

Master Plan

The site for this special exception is covered by the Boyds Master Plan. Staff does not object to the monopole extension in Boyds since the master plan is silent on wireless telecommunication facilities.

Transportation

The Transportation staff does not recommend any conditions to support approval of the special exception petition since the application meets the transportation-related requirements of the adequate public facilities (APF) test. The proposed installation of the telecommunication facility (monopole) will not increase the number of weekday peak period trips generated by the site. Therefore, no Local Area Transportation Review is required. The site is located in the Rural West policy area where the Policy Area Mobility Review does not require any trip mitigation. Staff finds that the proposed installation of the telecommunication facility under the subject special exception application will have no adverse effect on area roadway conditions.

Environment

The Environmental staff recommends approval of this special exception request.

Community Concerns

No comments have been received by staff from the community.

Division 59-G-1. SPECIAL EXCEPTIONS – AUTHORITY AND PROCEDURE

Section 59-G-1.2 Conditions for granting.

59-G-1.2.1 Standard for evaluation.

A special exception must not be granted absent the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics of the site. Non-inherent adverse effects, alone or in conjunction with the inherent effects, are a sufficient basis to deny a special exception.

While height and visual impact tend to be inherent adverse effects commonly associated with telecommunications facilities, the proposed 30-foot extension causes the monopole to exceed the Code allowed setbacks at the proposed location and would be a non-inherent effect of the use. However, given that a 120-foot structure now exists at the proposed location and that the resulting 150-foot tall structure will be sited on the property, approximately 600 feet from Clopper Road, the non-inherent adverse impacts are minimized. A monopole at 150 feet could be located elsewhere on the subject property as an alternative to extending the height of the existing monopole and be in compliance with setbacks; however, this would result in two separate monopoles on the same property. The zoning ordinance encourages collocation of wireless carriers on a single monopole. Primarily, the proposed extension will be visible from Clopper Road as you approach the subject property from the east and west. The visual impact is less at the current location since the telecommunications facility will be setback significantly, approximately 538 feet from the nearest residential property to the south and approximately 600 feet from Clopper Road.

As noted, the proposed facility will be unmanned and therefore, there are no significant transportation impacts that would result from the proposed special exception. There are no discernible noise related impacts associated with the proposed use. The size, scale and scope of the proposed use are not likely to result in any traffic disruption, light intrusion or any other environmental impact. There are no non-inherent adverse effects sufficient to justify a denial of the requested special exception.

59-G-1.21. General Conditions.

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) Is a permissible special exception in the zone.

The proposed telecommunications facility is located in the I-1 Zone. Telecommunication facilities are a permitted use in the industrial zone, subject to setback standards set forth in Section 59-G-2.58 as discussed below.

- (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

Staff finds that the requested use satisfies the standards and requirements prescribed in Section 59-G-2.58 of the Zoning Ordinance. Analysis of this Section is discussed in detail below.

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The property is subject to the Boyds Master Plan. The proposed telecommunications facility is in compliance with the Boyds Master Plan.

- (4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses.

The proposed 30-foot extension will be in harmony with the general character of the surrounding residential neighborhood, since a 120-foot monopole now exists at the subject site. The proposed facility will

continue to be located, constructed, and operated in such a manner that it will not interfere with the orderly use, development and improvement of surrounding property. The site is unmanned and will not generate additional traffic or parking needs.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

Staff finds the use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The use will not cause any objectionable adverse effects. The facility will not be illuminated. There will not be any noise, vibrations, or fumes associated with the telecommunications facility.

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.

As previously noted, there are no other special exceptions in the area. The small impact of the telecommunications facility, which will produce no traffic, will not substantially increase the scope or intensity of special exception uses in the area.

- (8) Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The use will not have any adverse effect on residents, visitors, or workers in the area at the subject site.

- (9) Will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.
- (i) If the special exception use requires approval of a preliminary plan of subdivision the adequacy of public facilities must be determined by the Planning Board at the time of subdivision review. In that case, subdivision approval must be included as a condition of the special exception. If the special exception does not require approval of a preliminary plan of subdivision, the adequacy of public facilities must be determined by the Board of Appeals when the special exception is considered. The adequacy of public facilities review must include the Local Area Transportation Review and the Policy Area Transportation Review, as required in the applicable Annual Growth Policy.
- (ii) With regard to findings relating to public roads, the Board, the Hearing Examiner, or the District Council, as the case may be, must further determine that the proposal will not reduce the safety of vehicular or pedestrian traffic.

A preliminary plan of subdivision is not required. The subject site is adequately served by public facilities. The proposed use, by its nature, does not require water or sewer services. Access to the proposed site will be via the existing driveway to the property off of Clopper Road. With one to two vehicular trips per month (for emergency repairs and regular maintenance), no significant traffic impact is anticipated from the proposed use.

Sec. 59-G-2.58. Telecommunications facility.

- (a) Any telecommunications facility must satisfy the following standards:
- (1) A support structure must be set back from the property line as follows:
- In agricultural and residential zones, a distance of one foot from the property line for every foot of height of the support structure.
 - In commercial and industrial zones, a distance of one-half foot from property line for every foot of height of the support structure from a property line separating the subject site from commercial or industrial zoned properties, and one foot for every foot of height of the support structure from residential or agricultural zoned properties.
 - The setback from a property line is measured from the base of the support structure to the perimeter property line.
 - The Board of Appeals may reduce the setback requirement to not less than the building setback of the applicable zone if

the applicant requests a reduction and evidence indicates that a support structure can be located on the property in a less visually obtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, if any, and visibility from the street.

The existing monopole is located in an I-1 zone and is permitted by-right. The proposal to increase the overall height of 150 feet requires a one to one setback from agricultural zoned land, thus requiring a 150-foot setback from property lines. The properties surrounding the monopole are zoned Rural. The 150- high monopole would be setback 100 feet from the southern property line and 145 feet from the northern boundary line. Staff supports the setback reduction of 50 feet and 5 feet, respectively. Staff believes that permitting the 30-foot high extension of the existing 120 foot monopole amounts to a less visually obtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, and visibility from the street. Otherwise, the applicant could construct, by-right, a 150-foot high monopole at a different location on the subject property resulting in two separate monopoles on the same property. Staff does not support this alternative.

- (2) A support structure must be set back from any off-site dwelling as follows:
- a. In agricultural and residential zones, a distance of 300 feet.
 - b. In all other zones, one foot for every foot in height.
 - c. The setback is measured from the base of the support structure to the base of the nearest off-site dwelling.
 - d. The Board of Appeals may reduce the setback requirement in the agricultural and residential zones to a distance of one foot from an off-site residential building for every foot of height of the support structure if the applicant requests a reduction and evidence indicates that a support structure can be located in a less visually obtrusive location after considering the height of the structure, topography, existing vegetation, adjoining and nearby residential properties, and visibility from the street.

See above response.

- (3) The support structure and antenna must not exceed 155 feet in height, unless it can be demonstrated that additional height up to 199 feet is needed for service, collocation, or public safety communication purposes. At the completion of construction, before

the support structure may be used to transmit any signal, and before the final inspection pursuant to the building permit, the applicant must certify to the Department of Permitting Services that the height and location of the support structure is in conformance with the height and location of the support structure as authorized in the building permit.

The applicant is proposing a 30-foot height extension to the 120-foot high monopole for a total height of 150 feet.

- (4) The support structure must be sited to minimize its visual impact. The Board may require the support structure to be less visually obtrusive by use of screening, coloring, stealth design, or other visual mitigation options, after considering the height of the structure, topography, existing vegetation and environmental features, and adjoining and nearby residential properties. The support structure and any related equipment buildings or cabinets must be surrounded by landscaping or other screening options that provide a screen of at least 6 feet in height.

The existing telecommunications facility is located in the rear portion of the site, approximately 600 feet from the road. The increased height and impact appears to be minimal because the monopole is visible from only a limited number of locations, primarily Clopper Road.

- (5) The property owner must be an applicant for the special exception for each support structure. A modification of a telecommunications facility special exception is not required for a change to any use within the special exception area not directly related to the special exception grant. A support structure must be constructed to hold no less than 3 telecommunications carriers. The Board may approve a support structure holding less than 3 telecommunications carriers if: 1) requested by the applicant and a determination is made that collocation at the site is not essential to the public interest; and 2) the Board decides that construction of a lower support structure with fewer telecommunications carriers will promote community compatibility. The equipment compound must have sufficient area to accommodate equipment sheds or cabinets associated with the telecommunication facility for all the carriers.

The property owner, Walter R. Hungerford, is an applicant for the special exception. The existing tower has two telecommunication carriers. If the special exception grants the 30-foot extension, the monopole will be able to collocate two additional carriers, including AT&T.

- (6) No signs or illumination are permitted on the antennas or support.

No signs or illumination are proposed on the monopole.

- (7) Every freestanding support structure must be removed at the cost of the owner of the telecommunications facility when the telecommunications facility is no longer in use by any telecommunications carrier for more than 12 months.

The applicant understands that the telecommunications facility will be removed from the property within 12 months of cessation of operations.

- (8) All support structures must be identified by a sign no larger than 2 square feet affixed to the support structure or any equipment building. The sign must identify the owner and the maintenance service provider of the support structure or any attached antenna and provide the telephone number of a person to contact regarding the structure. The sign must be updated and the Board of Appeals notified within 10 days of any change in ownership.

Applicant shall comply with this requirement

- (9) Outdoor storage of equipment or other items is prohibited.

No outdoor storage of equipment is proposed.

- (10) Each owner of the telecommunications facility is responsible for maintaining the telecommunications facility, in a safe condition.

The applicant agrees to maintain the telecommunications facility in a safe condition.

- (11) The applicants for the special exception must file with the Board of Appeals a recommendation from the Transmission Facility Coordinating Group regarding the telecommunications facility. The recommendation must be no more than one year old.

This is an existing monopole. A recommendation from the Tower Committee recommending approval of a 30-foot extension, subject to special exception approval by the Board of Appeals, occurred on August 6, 2008.

- (12) Prior to the Board granting any special exception for a telecommunications facility, the proposed facility must be reviewed

by the County Transmission Facility Coordinating Group. The Board and Planning Board must make a separate, independent finding as to need and location of the facility.

The proposed facility was reviewed by the County Transmission Facility Coordinating Group and was recommended for approval.

- (a) Any telecommunications facility special exception application for which a public hearing was held before November 18, 2002 must be decided based on the standards in effect when the application was filed.

Not applicable.

- (c) Any telecommunications facility constructed as of November 18, 2002 may continue as a conforming use.

Not applicable.

Conclusion

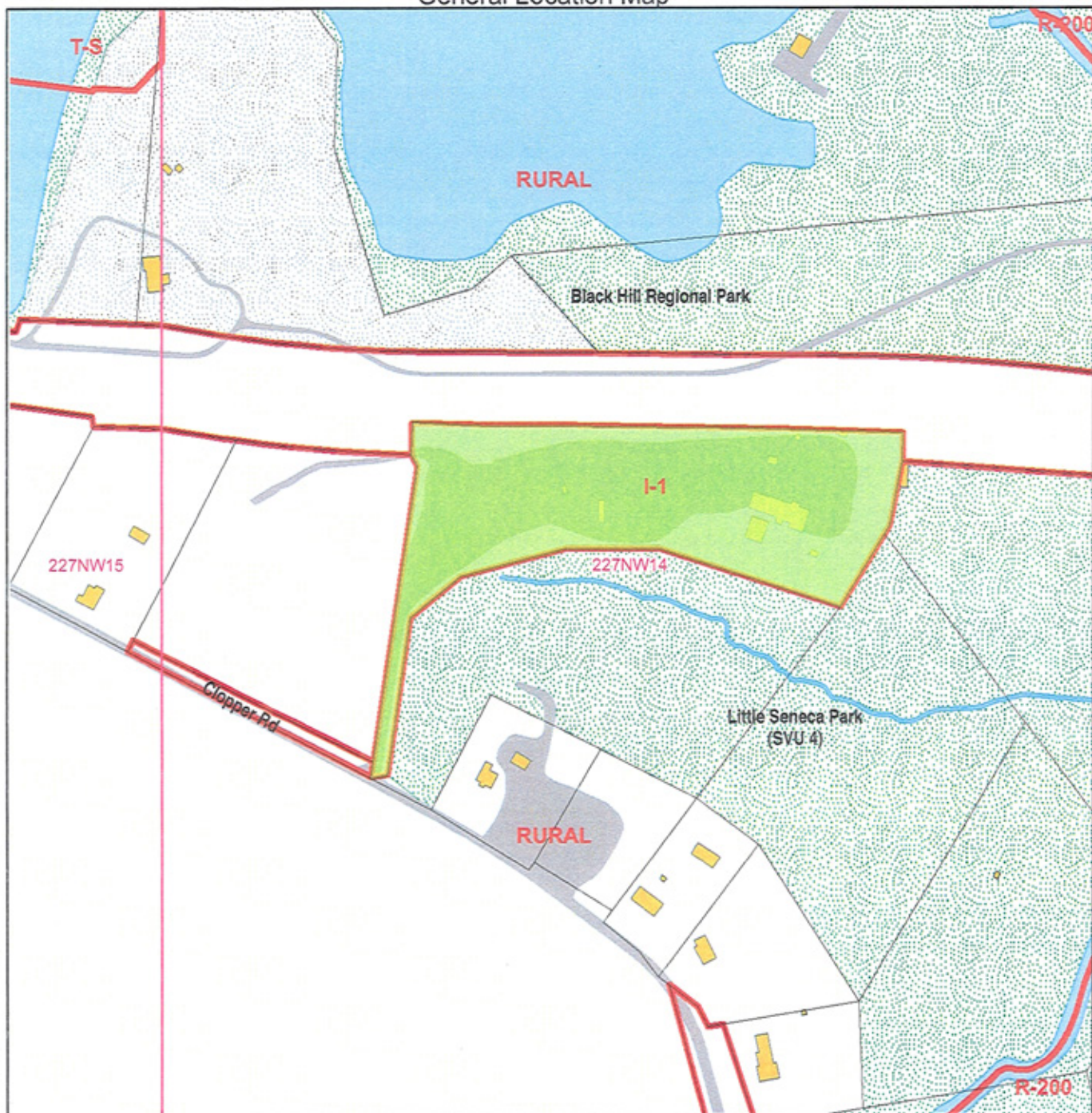
Staff recommends approval of Special Exception S-2747, and a reduction in setbacks from the adjoining agricultural zoned properties, subject to the conditions found at the beginning of the technical staff report.

LIST OF ATTACHMENTS

1. Location Map
2. Surrounding Area Map
3. Zoning Map
4. Site Plan
5. Elevation Plan
6. Site Layout Plan
7. Coverage Maps (Existing and Proposed)
8. Photo-Simulation Views of Monopole (Existing and Proposed)
9. TFCG Record of Action
10. Transportation Planning Memo
11. Environmental Planning Comments
12. Community-Based Planning Comments
13. Historic Preservation Planning Comments

ATTACHMENT 1

General Location Map



LEGEND

- | | |
|--|--|
|  Subject Site |  Paved Area |
|  Building |  Lake and Pond |
|  Parkland |  Stream and River |

NOTICE:

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

1 inch = 300 feet

Address: 14615 Clopper Rd, Boyds

Key Map

NTS




ATTACHMENT 2

Surrounding Area Map



LEGEND

 Subject Site

NOTICE:

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1 inch = 1,000 feet

Address: 14615 Clopper Rd, Boyds

Key Map

NTS



RURAL

LITTLE

EL 33A

W.S.S.C.

SEA

C.S.X.

C-1201

N

9

1 INCH = 200 FEET

NOTE:

LITTLE

THIS IS A TRUE COPY FROM THE FILES OF
THE MARYLAND - NATIONAL CAPITAL PARK &
PLANNING COMMISSION.

DATE: 16 July 88 BY: Lawrence Horie

RURAL

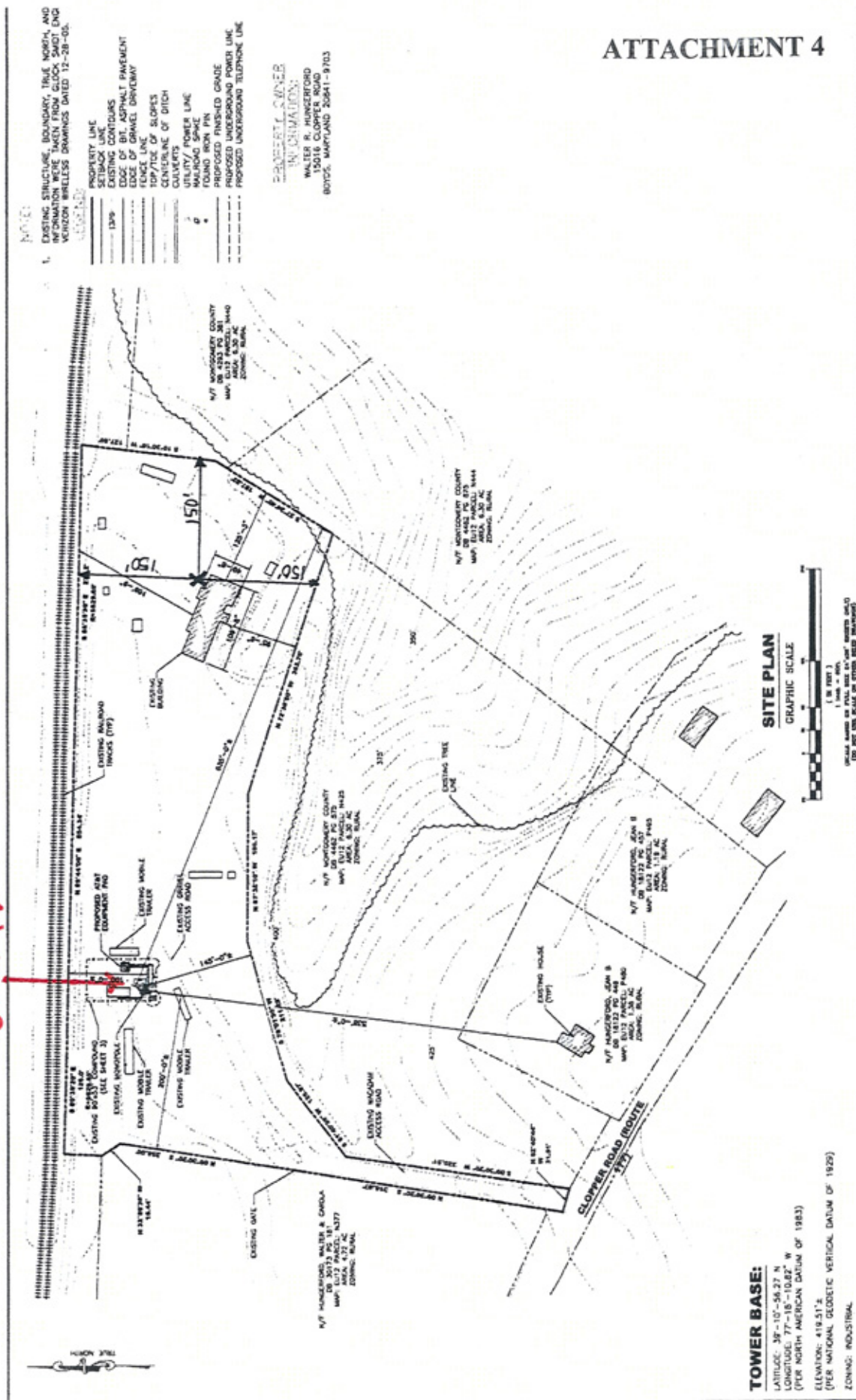
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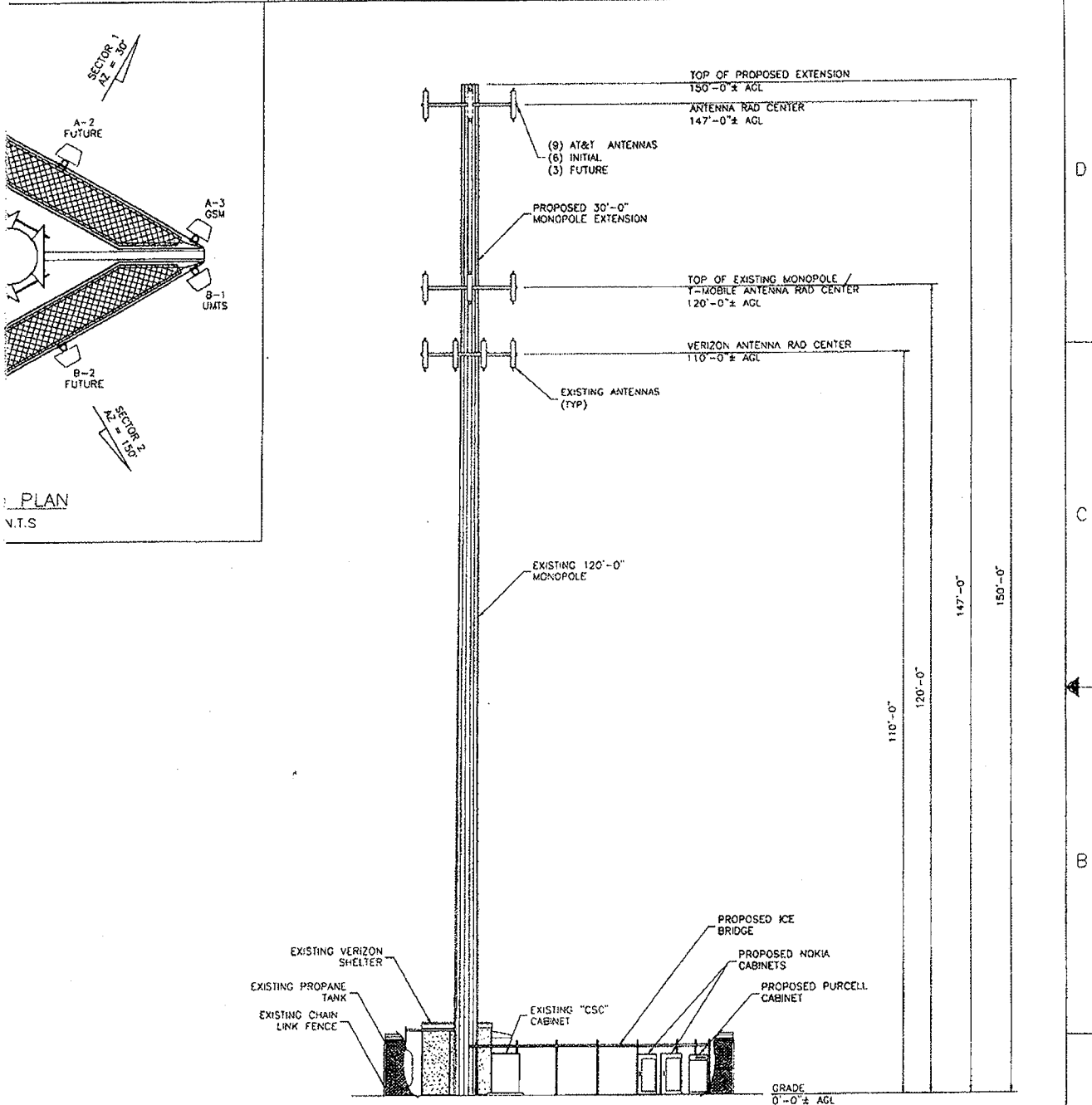
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ELEVATION

1" = 10'-0"

NOTE: IF DRAWING IS 11"x 17"
REFER TO GRAPHIC SCALE.

10 5 0 10

at&t

NDARD DRIVE
MD 21076

NO.	DATE	REVISIONS	BY	CHK	APP
0	5/21/08	REVISED PER CLIENT COMMENTS	SJSJ		
A	4/28/08	ISSUED FOR REVIEW	MTG		
SCALE	AS SHOWN	DESIGNED BY CMX	DRAWN BY MTG		



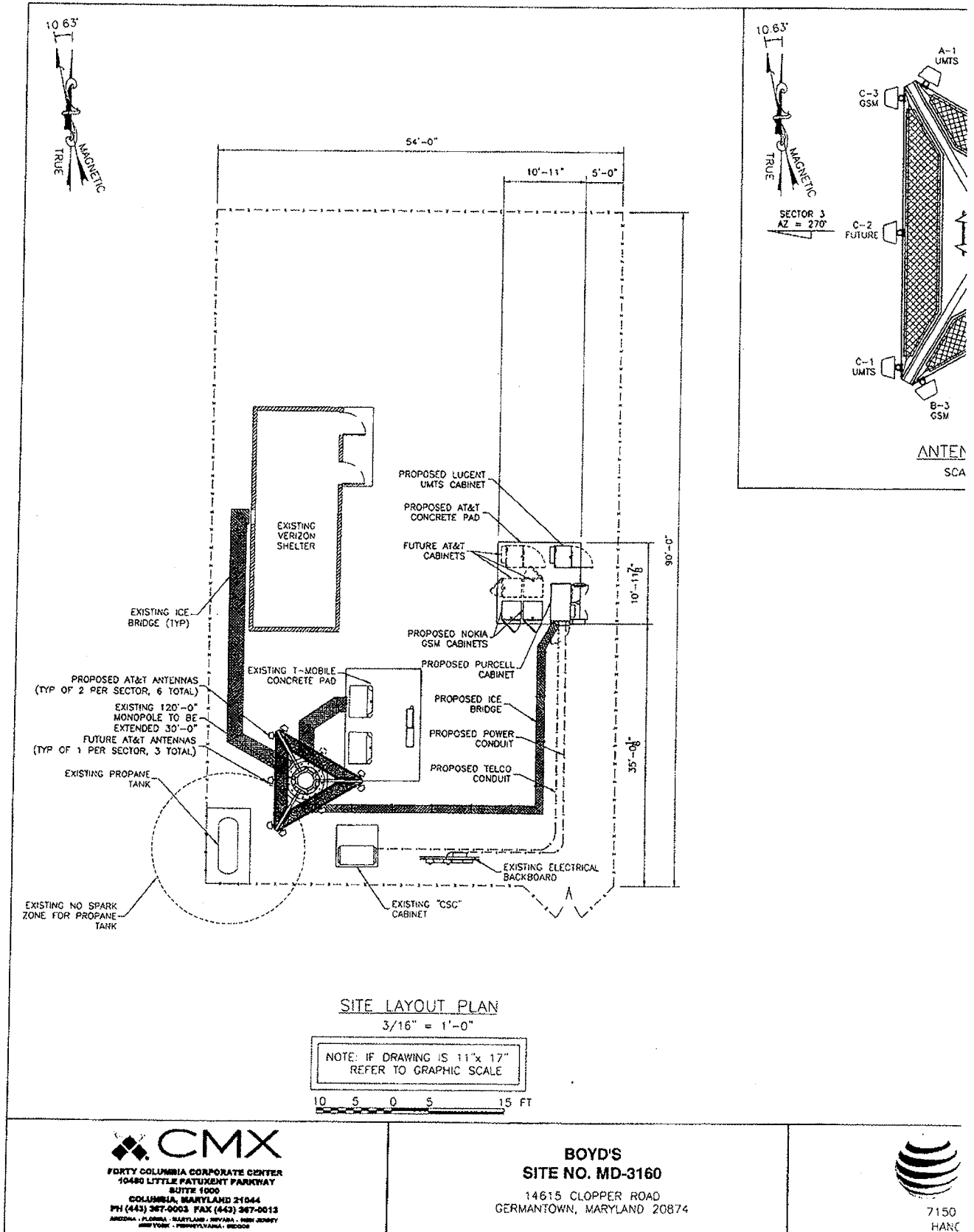
AT&T WIRELESS

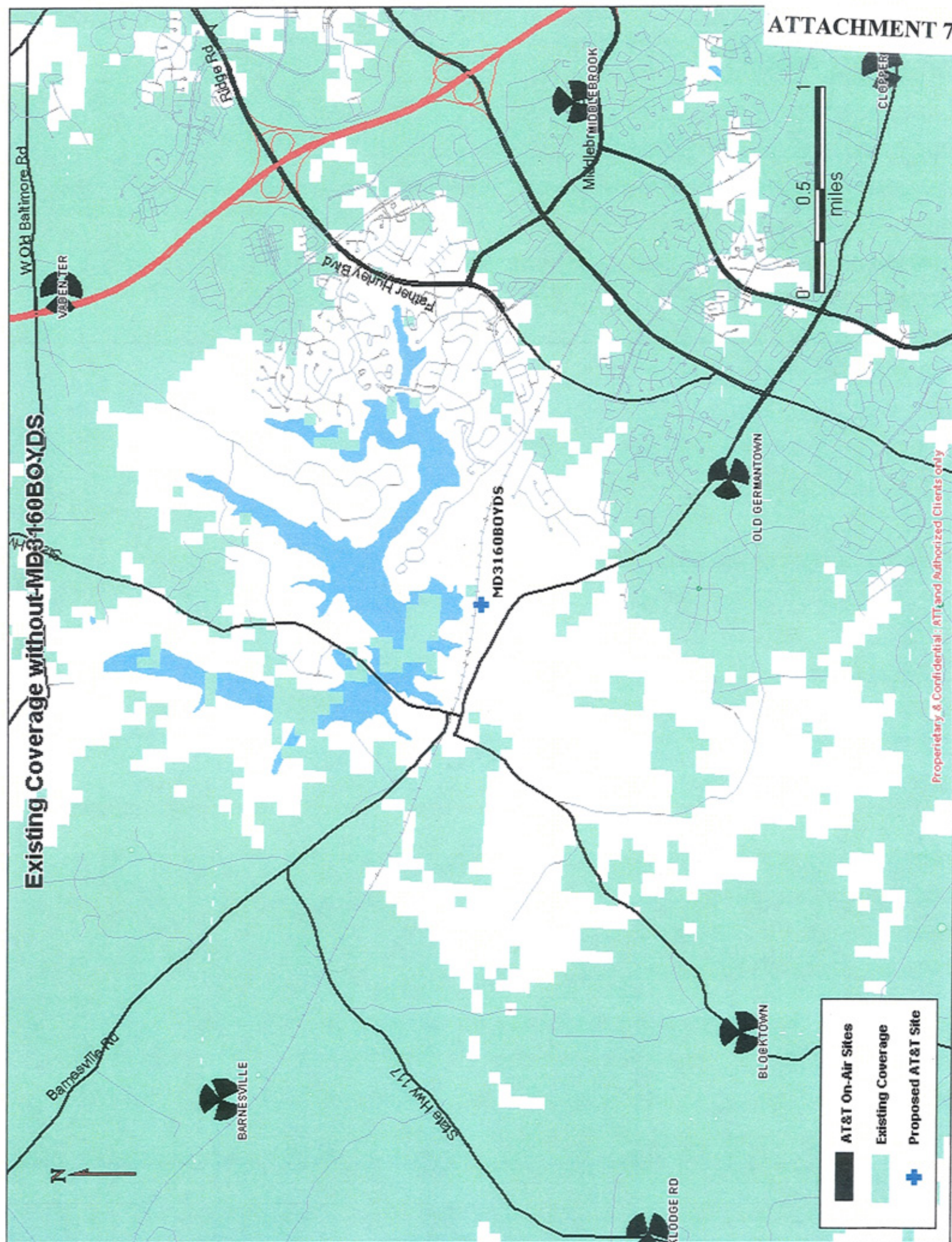
SITE LAYOUT PLAN &
ELEVATION VIEW

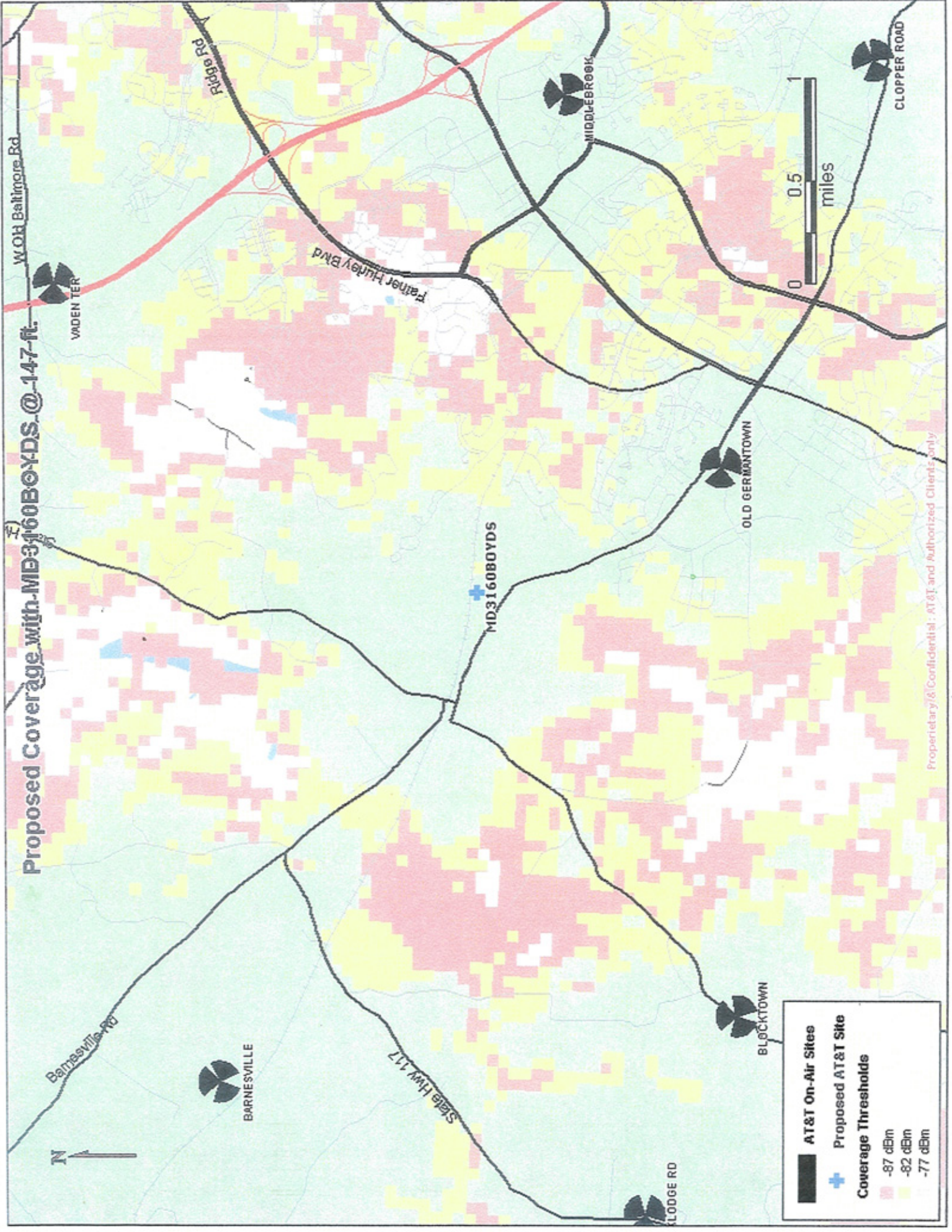
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MD-3160-03

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Proprietary & Confidential: AT&T and Authorized Clients only



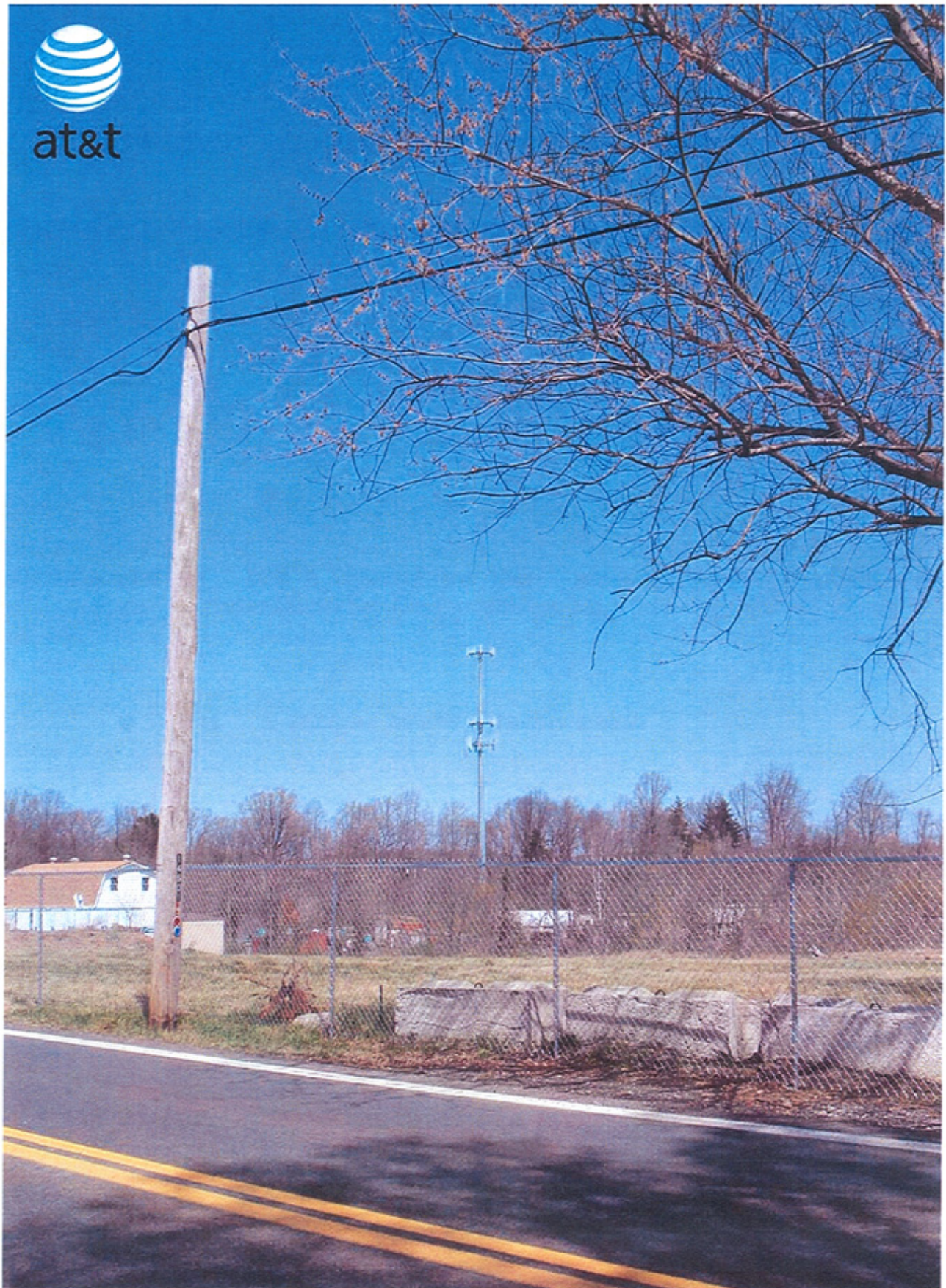


VIEW #1
PROPOSED 30 FOOT EXTENSION

Page 1 of 1

















MONTGOMERY COUNTY, MARYLAND
TRANSMISSION FACILITY COORDINATING
GROUP
RECORD OF ACTION

APPLICATION NUMBER: 200806-08

DATE: 6 August 2008

Application Review:	
Applicant:	AT&T
Description:	Attach up to nine 55" high panel antennas at the 147' level on a 30' high extension to a 120' high monopole.
Site Location:	Hungerford Property 14615 Clopper Road, Germantown
Property Owner:	Walter R. and Carol A. Hungerford
Group Comments:	

TFCG Action		
Recommended <input type="checkbox"/>	Not recommended <input type="checkbox"/>	Recommended with Conditions <input checked="" type="checkbox"/>
Recommendation conditioned on: Board of Appeals granting a Special Exception for the extension of the monopole		

Vote on recommendation of approval:	For: <input checked="" type="radio"/>	Against: <input type="radio"/>	Abstain: <input type="radio"/>
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Signature:	Date: 8/6/08
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MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 12, 2009

MEMORANDUM:

TO: Carlton Gilbert
Development Review Division

FROM: Ki H. Kim, Planner/Coordinator *KHK*
Transportation Planning Division

SUBJECT: Special Exception Application No. S-2747
Telecommunication Facility at 14615 Clopper Road
Rural West Policy Area

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject special exception petition. The proposed installation of the telecommunication facility (monopole) will not increase the number of weekday peak period trips generated by the site. Therefore, no Local Area Transportation Review is required. The site is located in Rural West policy area where the Policy Area Mobility Review does not require any trip mitigation. Staff finds that the proposed installation of the telecommunication facility under the subject special exception application will have no adverse effect on area roadway conditions.

Gilbert, Carlton

From: Johnsen, Douglas
Sent: Wednesday, March 18, 2009 11:07 AM
To: Gilbert, Carlton
Subject: Special Exception S-2747; 14615 Clopper Road

Carlton,

After review of pertinent information for this site it is determined that this special exception has no environmental impact and substantially conforms to Chapter 22A of the County Code under the approved forest conservation exemption 42001347E.

Mahalo,
Doug Johnsen, RLA
Environmental Planning Dept.
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910
301-495-4712 (off)
301-495-1303 (fax)
<http://www.mncppc-mc.org>

Gilbert, Carlton

From: Holt, Katherine
Sent: Friday, May 22, 2009 10:19 AM
To: Gilbert, Carlton
Cc: Saville, Leslie; Murray, Callum
Subject: RE: S-2747 (addition ft. to existing cell tower)

Carlton,

The Vision Division does not object to the cell phone tower extension in Boyds since the Boyds Master Plan is silent on cell phone towers.

Katherine

Gilbert, Carlton

From: Whipple, Scott
Sent: Thursday, May 21, 2009 1:04 PM
To: Gilbert, Carlton
Subject: S-2747

The Historic Preservation Section has reviewed the above referenced application, at 14615 Clopper Road in Boyds. The subject property is in the proximity of the Boyds Historic District (#18/08) and Winderbourne (#18/10), a district and site listed in the Master Plan for Historic Preservation. Staff believes a 30-foot extension to the existing monopole on the subject property is unlikely to have more than a minimal adverse effect on these historic resources and therefore does not oppose the application.

Scott D. Whipple, Supervisor
Historic Preservation Section | Urban Design and Preservation Division
Montgomery County Planning Department | M-NCPPC
Office: 1109 Spring Street, Suite 801 | Silver Spring
Mail: 8787 Georgia Avenue | Silver Spring MD 20910
301-563-3400 phone | 301-563-3412 fax
scott.whipple@mncppc-mc.org | <http://www.montgomeryplanning.org/historic/>