

**FREDERICK COUNTY BOARD OF APPEALS**  
**STAFF REPORT for March 25, 2021 @ 7pm**

<b><u>Case Number:</u></b>	<b>B-20-26, (B260347)</b>
<b><u>Applicant:</u></b>	<b>First Energy (Melham Associates, PC)</b>
<b><u>Appeal:</u></b>	<b>Request a Special Exception in accordance with the Frederick County Zoning Ordinance, Section, 1-19-3.210, is to allow FirstEnergy to replace the existing 130' self-supporting tower, with a new 180' monopole. in accordance with Section 1-19-8.332. and Sec. 1-19-8.420 Communication Towers Communication Towers in RC and A Districts.</b>
<b><u>Location:</u></b>	<b>The property is described as 9450 Gambrill Park Road, Frederick MD 21702. Tax Map 47, Parcel 0110, Tax ID# 21432997 Zoning, Resource Conservation (RC) Size 16.83 Acres</b>
<b><u>Planning Region:</u></b>	<b>Frederick</b>
<b><u>Zoning District:</u></b>	<b>Resource (RC)</b>
<b><u>Comp. Plan Designation:</u></b>	<b>Public Parkland/Open Space</b>
<b><u>Applicable Ordinances:</u></b>	<b>Sec. 1-19-3.210 Special Exceptions Sec. 1-19-8.332 Communication Towers in RC and A Districts Sec. 1-19-8.420 Communication Towers</b>

**Background:**

The subject Property is zoned Resource Conservation (RC) and contains approximately 16.8 acres. The leased area is .31 acres. The Property is currently improved with an existing Tower related structures. Past permit and approvals include B-87-25, Special Exception approval and Permit B9000236 for construction of the existing Tower,

**Proposal:**

The proposal is to allow FirstEnergy to replace the existing 130' self-supporting tower, with a new 180' monopole, in accordance with Section 1-19-8.332. and Sec. 1-19-8.420 Communication Towers Communication Towers in RC and A Districts. Please note that this increase in height will require a site plan amendment to be reviewed and approved by Staff.

## **General Criteria – Special Exception:**

All Special Exceptions are subject to the General Criteria found in Section 1-19-3.210 of the County Zoning Ordinance:

A. An application for a special exception may be made only by persons with a financial, contractual or proprietary interest in the property for which a special exception is requested.

The Applicant states that the City of Frederick is the owner of the property, First Energy is the owner of the Tower and Applicant. Melham Associates, PC are contracted by First Energy as the Engineering Consultants including submitting the Special Exception Application. The Applicant and City of Frederick have a signed lease agreement for this site.

B. A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A special exception shall be granted when the Board finds that:

- (1) The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of this chapter; and

This use should not have any impact on the intent of the Livable Frederick Master Plan. Towers such as this one are typically found in the County rural areas. This property has been used as a Tower site for many years.

- (2) The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located; and

The Applicant states that this use will have no adverse impact on the community and the quite nature of the tower is in harmony with the surrounding community

- (3) Operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district; and

The Applicant states that this use shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties. Tower operations are very quiet and clean

- (4) Parking areas will comply with the off street parking regulations of this chapter and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

The Applicant states that they understand this requirement

- (5) The road system providing access to the proposed use is adequate to serve the site for the intended use.

The Applicant states that they understand this requirement

**B. The Application Meets the Required Criteria for Communications Towers in the A District Under Sections 1-19-8-8.332 and 1-19-8.420.2. 1.**

The following provisions shall apply to communication towers in RC and A Districts.

- (A) The tower height may exceed the maximum height permitted within the RC and A Districts after a determination by the approving body that its visual profile and appearance would make no substantial change in the character of the area, provided, however, that in no event shall the maximum allowed tower height exceed 199 feet.

The Applicant is aware of this requirement and is requesting a maximum of height of 180 ft.

- (B) All applications for a special exception shall include:

- (1) Computer modeling information used in selecting the site;
- (2) Listing of alternative sites considered and why not selected;
- (3) Photographs of the existing conditions of the site and area;
- (4) Photo documentation that a balloon test has taken place at the proposed site location.

The Applicant states that all of (B) including 1, 2, 3 and 4 are provided in the application packet.

- (C) All applications for a tower shall be accompanied by a non-binding 5 year plan of the applicant or the locating provider, showing the existing and proposed communications network within the county.

The Applicant states that this information is provided in their application packet.

- (D) A NEPA (National Environmental Policy Act) checklist prepared in accordance with section 106 of NEPA shall be provided as part of all applications.

The Applicant states that this information has been provided in their application packet.

- (E) The applicant must publicize the proposal, using a block advertisement of a size acceptable to staff, which includes a map showing the site and a 1 mile radius and must hold an informational meeting in the area of the tower within 2 weeks after submitting the application. Written notice of such meeting shall be provided to all abutting property owners of the property on which the site is located and any homeowners/community associations within the 1 mile radius.

The Applicant states that the information is provided in their application packet.

(F) Setbacks for communications towers shall be as follows: setback from all property lines shall be a distance not less than 1 foot for every foot of tower height, but in no case less than 300 feet from any adjoining residential structure. This setback distance may be modified by the Board of Appeals.

This Applicant states that this information is provided for in the site plan and included in their submission packet.

(G) The zoning certificate issued for a special exception shall be valid for a period of 5 years from the date that the decision of the Board of Appeals is signed. This zoning certificate shall be renewed for additional 5 year periods after review by the Board of Appeals at a regular meeting. The following are the only grounds on which renewal of a certificate may be denied.

- (1) The permittee has failed to comply with the conditions of the special exception approval.
- (2) The facility has not been maintained in a safe condition.
- (3) The Board of Appeals determines that the use of the tower for wireless communications has ceased for a period of 6 months.

The Applicant states that they understand this requirement

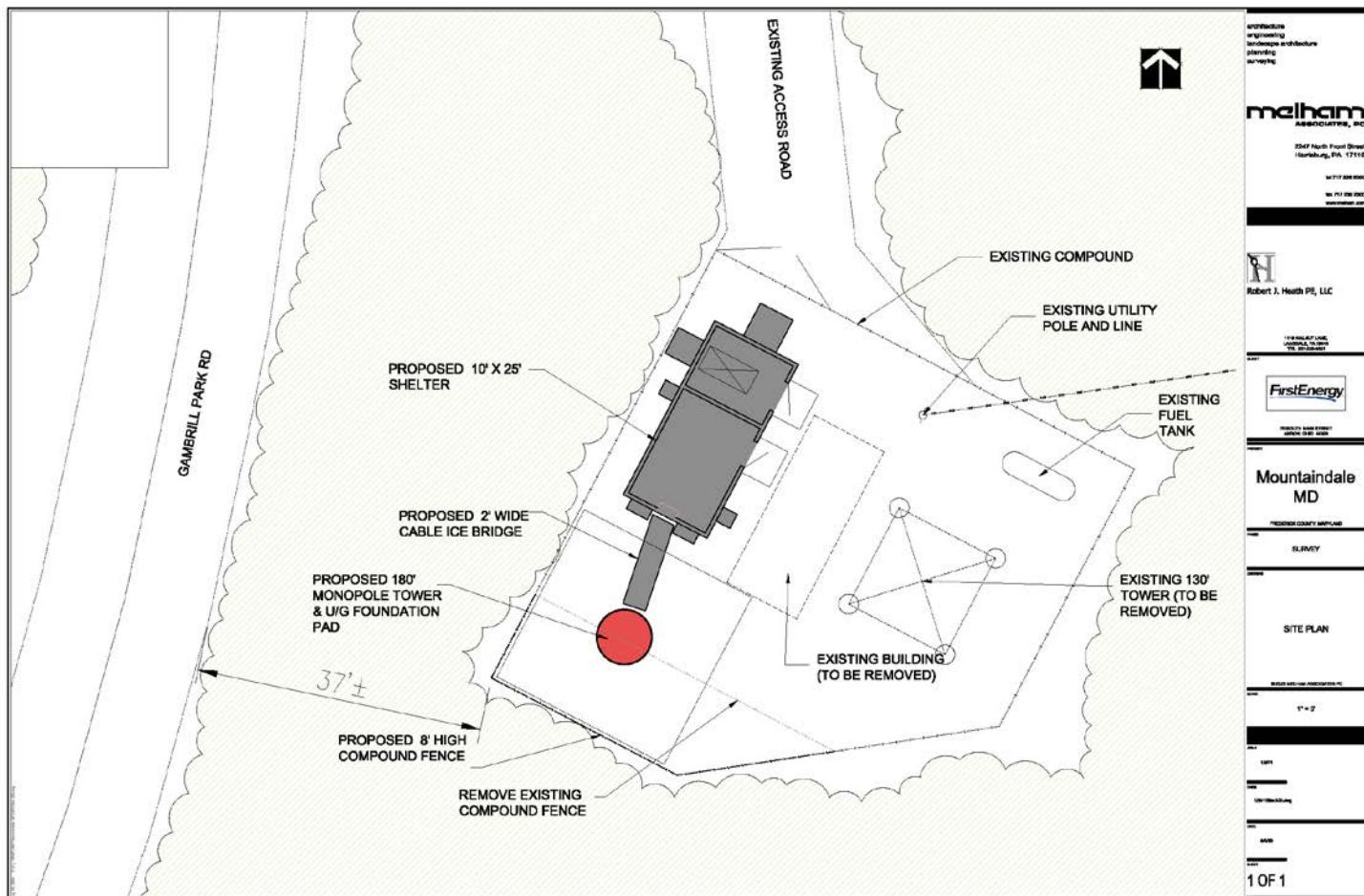
(H) All special exception approvals must also comply with the requirements of § [1-19-8.420.2](#).

The Applicant states that they understands this requirement.

**Action Needed:**

Staff requests that the Board review the request for Special Exception as per Sections 1-19-3.210 (*Special Exceptions*), 1-19-8.332 *Communication Towers in RC and A Districts*) and 1-19-8.420 (*Communication Towers*) and render a decision on the Applicant's request.

## Site Plan



## GIS Maps

