

BOARD OF APPEALS

October 30, 2024

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

AGENDA

AP2024-039: An appeal was filed by Milestone Tower Limited Partnership for a special exception for proposed monopole-style commercial communications facility on property owned by Cool Brook Lands Inc and located at 20026 Lehmans Mill Road, Hagerstown, Zoned Agricultural Rural.-**GRANTED**

AP2024-048: An appeal filed by Jose Antonio Villalobos for a variance from the required 15 ft. rear yard setback to 3 ft. for constructed carport on property owned by the appellant and located at 11433 White Hall Road, Smithsburg, Zoned Agricultural Rural.- **DENIED**

AP2024-049: An appeal was filed by Benjamin Hull & Tamalae Burnette for a variance from the required 12 ft. side yard setback to 8 ft. for constructed pool on property owned by the appellants and located at 19803 Spring Creek Road, Hagerstown, Zoned Residential Suburban. - **GRANTED**

AP2024-050: An appeal was filed by Joshua & Meagan Martin for a variance from the required 40 ft. rear yard setback to 33 ft. for proposed roof over the existing patio on property owned by the appellants and located at 10516 Connor Drive, Williamsport, Zoned Residential Transition. - **GRANTED**

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than October 21, 2024. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

| | | | |
|-------------------------------|--|------------------------|------------|
| Property Owner: | Cool Brook Lands Inc C/O Sheldon Shank 20026 Lehmans Mill Road Hagerstown MD 21742 | Docket No: | AP2024-039 |
| Appellant: | Milestone Tower Limited Partnership 12110 Sunset Hills Road Suite 600 Reston VA 20190 | Tax ID No: | 09001700 |
| Property Location: | 20026 Lehmans Mill Road Hagerstown, MD 21742 | Zoning: | A(R) |
| Description Of Appeal: | Special exception for proposed monopole-style commercial communications facility. | RB Overlay: | No |
| | | Zoning Overlay: | |
| | | Filed Date: | 07/26/2024 |
| | | Hearing Date: | 10/30/2024 |

| | | |
|--|--------------------|-----------------------------------|
| Appellant's Legal Interest In Above Property: | Owner: No | Contract to Rent/Lease: No |
| | Lessee: Yes | Contract to Purchase: No |
| | Other: | |

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Table 3.3 (1) R

Reason For Hardship:

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

| | | | |
|----------------------|-------------|----------------------|--|
| Existing Use: | Residential | Proposed Use: | Commerical Commuication Tower & Compound |
|----------------------|-------------|----------------------|--|

| | |
|---|---------------------|
| Previous Use Ceased For At Least 6 Months: | Date Ceased: |
|---|---------------------|

| | |
|---|------------------|
| Area Devoted To Non-Conforming Use - | Existing: |
| | Proposed: |

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 10 day of October, 2024.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-039

State of Maryland Washington County, To Wit:

On 7/26/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Hellman & Yates PA and made oath in due form of law as follows:

Hellman & Yates PA will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

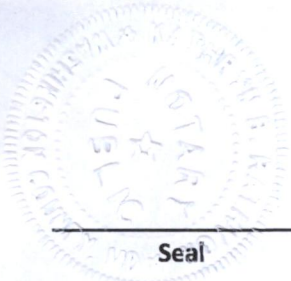
Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Hellman & Yates PA

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public



Seal

My Commission Expires



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

ATTENTION!

Posting Instructions

The premises **MUST** be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing
Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





BOARD OF ZONING APPEALS

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

Appeal for Special Exception

Appeal is hereby made for a special exception under the Washington County Zoning Ordinance as follows:

Location 20026 Lehman Mill Road, Hagerstown, MD 21742

Appellant's present legal interest in above property: (Check One)

☐ Owner (Including Joint Ownership) ☒ Lessee ☐ Contract to rent/lease
☐ Contract to Purchase ☐ Other _____

Use Proposed: 155' monopole wireless communications facility

Zoning Ordinance section and subsection(s) providing for proposed use: Section 4.2.2 Commercial Communications Tower

If filing functionally similar to a principal permitted use or special exception use, please list the use and describe the use similarities: Please see attached warranty

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

☐ Yes ☒ No

If yes, give docket number(s): _____

Additional comments, if any: Please see attached narrative

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.



Signature of Appellant
JLY@hellmanyates.com

Email of Appellant

105 Broad St, Third Floor, Charleston, SC 29401

Address of Appellant
843-414-9754

Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.



Washington County

M A R Y L A N D

Division of
Planning & Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan L. Yates
is authorized to file an administrative adjustment with the Division of Plan Review & Permitting for
the proposed 155-foot monopole-style wireless telecommunications facility on property
located at 20026 Lehmans Mill Road, Hagerstown, MD 21742
The said work is authorized by Cool Brook Lands Inc.
the property owner in fee.

PROPERTY OWNER

Sheldon Shank, President of Cool Brook Lands Inc.

Name

20026 Lehmans Mill Road

Address

Hagerstown, MD 21742

City, State, Zip Code

Sheldon Shank

Owner's Signature

Sworn and subscribed before me this 15 day of July, 2024.

Michelle Janet Jones

Notary Public

My Commission Expires: 9/25/27

MICHELLE JANET JONES
Notary Public-Maryland
Washington County
My Commission Expires
September 25, 2027

AUTHORIZED REPRESENTATIVE

Jonathan L. Yates

Name

105 Broad St, Third Floor

Address

Charleston, SC, 29401

City, State, Zip Code

Jonathan L. Yates

Authorized Representative's Signature

Sworn and subscribed before me this 23rd day of July, 2024.

Brian A. Hellmuth

Notary Public

for South Carolina

My Commission Expires: 5/2/34

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

HELLMAN YATES

JONATHAN L. YATES
DIRECT VOICE 843 414-9754
JLY@HELLMANYATES.COM

HELLMAN & YATES, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

October 7, 2024

VIA HAND DELIVERY

Katie Rathvon
Zoning Coordinator
80 West Baltimore Street
Hagerstown, MD 21740

Re: Proposed 155 foot Monopole-Style Communications Facility located at 20026 Lehman's Mill Road, Hagerstown, MD 21742 by Milestone Towers for Verizon Wireless.

Dear Ms. Rathvon,

Enclosed, please find the application of Milestone Towers for a proposed 155 foot monopole style communications facility, to be located at 20026 Lehman's Mill Road, Hagerstown, MD 21742, parcel number 0011-0022-0013, on the property of Cool Brook Lands, Inc. by Milestone Towers for Verizon Wireless. In support of this application, we have taken the liberty of recasting the relevant sections of Washington County Zoning Ordinance, with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Milestone Towers has not only met, but has exceeded, all the necessary requirements for approval under the Washington County Zoning Ordinance.

Section 4.22 Commercial Communication Towers

The purpose of this section is to regulate the placement, construction, and modification of commercial communications towers as defined in Article 28A (hereinafter "towers") and commercial communications equipment as defined in Article 28A (hereinafter "equipment"). It is the intent of these regulations to minimize the visual impact of towers and equipment, to minimize the number of towers through shared use and co-location, to encourage utilization of technological designs that will either eliminate or reduce the need for new towers to support equipment and to ensure that all towers and equipment are compatible with surrounding land uses while assuring wireless communications service to the citizens of Washington County.

Equipment proposed to be located on an existing tower or antenna support structure as defined in Article 28A shall be allowed in any district provided that the height from grade of the equipment shall not exceed the height from grade of the antenna support structure by more than twenty (20) feet.

The Applicant accepts and acknowledges this provision. This is an application for a new tower. Please see the Site Drawings by Maryland Professional Engineer Camille Shabshab attached hereto as Exhibit "1" and incorporated herein by reference.

No permit to construct a tower may be issued unless the applicant demonstrates to the Planning Commission, or where applicable, to the Board of Zoning Appeals, need for the tower and that the applicant has exhausted all alternatives to constructing a tower. Applicants are required to prove need by:

- a. demonstrating via statement or other evidence that, in terms of location and construction, there are no existing towers, buildings, elevated tanks or other structures able to provide the antenna platform required.

The Applicant accepts and acknowledges this provision. Milestone Towers was able to confirm that there are no existing towers, buildings, elevated tanks, or other structures able to provide the antenna platform required. Please see the Alternative Candidate Analysis by Rick Novak of Site Link Wireless attached as Exhibit "2" and incorporated herein by reference.

- b. providing evidence, including coverage diagrams and technical reports, demonstrating that co-location on existing sites is not technically possible in order to serve the desired need.

Please see Exhibit "2"

A. Design requirements

In addition to the applicable requirements for a site plan as specified in Section 4.11, the applicant shall provide the following information as part of the site plan submittal. These provisions shall apply to towers in all districts where permitted as a principal permitted or special exception use:

1. Subject to a minimum setback of a distance equaling the total height of the tower and equipment. The setback shall be measured from the base of the tower to the boundary line of the property owned, leased, or controlled by easement by the applicant.

The proposed monopole style communications facility will meet the setback requirements of tower height. The proposed setbacks for the 155ft tower are: 184 feet to the front, 1, 306 feet to the rear, 1,484 feet to the east, and 995 feet to the west.

2. Subject to a minimum distance requirement of a distance equaling the height of the tower and equipment plus 200 feet from the RT, RS, RU, RM and R V

districts or the nearest part of any existing dwelling, school, church, or institution for human care, in any other district.

As shown on Sheet Z-1 of Exhibit "1", we will meet this requirement of a 355ft distance from these districts, existing dwellings, schools, churches, or institutions for human care.

3. Subject to a minimum setback from all overhead transmission lines of a distance equaling two times the height of the tower and equipment.

There are no overhead transmission lines within 310 ft of the proposed facility.

4. Subject to a height not to exceed 200 feet. Measurement of tower height shall include the tower structure itself, the base pad, and any other equipment attached thereto which extends more than twenty (20) feet over the top of the tower structure itself. The tower height shall be measured from grade.

The proposed monopole style communications facility will not exceed 200 feet. Please see Sheet Z-5 of Exhibit "1" for the proposed monopole elevation of 155 feet with a two-foot lightning rod for a total height of 157 feet.

5. Proposed towers shall meet the following separation requirements from existing towers or towers which have been issued a permit but are not yet constructed.
 - a. Monopole towers shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty (750) feet.

Please see Exhibit "2". Pursuant to the Alternative Candidate Analysis, there are no existing structures within a 750ft radius of the proposed facility. The closest facility is 1.93 miles from the proposed facility and will not cover the intended area for Verizon.

- b. Self-supporting lattice or guyed towers shall be separated from all other self-supporting or guyed towers by a minimum of fifteen hundred (1,500) feet.

The provision does not apply to this application as this is for a monopole style communications facility.

- c. Self-supporting lattice or guyed towers shall be separated from all monopole towers by a minimum of seven hundred and fifty (750) feet.

The provision does not apply to this application as this is for a monopole style communications facility.

6. All towers shall be designed for co-location, which shall mean the ability of the structure to allow for the placement of comparable equipment for other carriers. An application for a tower shall be accompanied by an affidavit from the applicant stating that one ten (10) foot space on the proposed tower will be specifically reserved for use by the County, and that other spaces will be made available to other future users, when possible.

Please see the Affidavit from Matthew Penning of Milestone Towers attached hereto as Exhibit "3" and incorporated herein by reference. One ten (10) foot space on the proposed tower will be specifically reserved for use by Washington County, and other spaces will be made available to other future users, when possible. The proposed monopole style facility has been designed for Verizon and colocation by at least four additional broadband carriers as shown on the Structural Design Report Maryland Professional Engineer Keith J. Tindall attached hereto as Exhibit "4" and incorporated herein by reference. In addition, please see the ANSI/ Fall Zone letter by Maryland professional engineer Keith J. Tindall attached hereto as Exhibit "5" and incorporated herein by reference.

7. Fencing shall be provided around the base of the tower and any associated equipment buildings.

Please see Sheet Z-7 of Exhibit "1" for the fencing plan. The fifty foot by fifty foot compound will be secured by an 8 foot chain link fence.

8. All sites shall be identified by means of a sign no longer than two square feet affixed to the fence identifying the entity using the site and shall provide the telephone number of a contact person in the event of an emergency.

The Applicant accepts and acknowledges this provision. Please see Sheet Z-8 in Exhibit "1".

9. Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, as approved by the Planning Commission or Board of Zoning Appeals. Towers shall not be lighted unless specifically required by the FAA.

The Applicant accepts and acknowledges this provision. Due to its de minimis height, the FAA will not likely require illumination. Please see the FAA Notice of Proposed Construction or Alteration attached hereto as Exhibit "6" and incorporated herein by reference. Please see Sheet Z-5 of Exhibit "1" as the Hagerstown Regional Airport has requested that the facility be illuminated.

10. In order to protect the natural skyline, towers should be sited within areas of mature vegetation and should be located down slope from ridge lines, and toward the interior of the parcel whenever possible. Placement should only be considered elsewhere on the property when valid technical data supplied by the applicant indicates that there is no other suitable location.

The Applicant accepts and acknowledges this provision. Please see the Photo Simulations by Gould Digital Imaging attached hereto as Exhibit "7" and incorporated herein by reference. In addition, please also see Sheet L-1 of Exhibit "1". Milestone will plant 18 American Hollies around the compound fence line to provide effective vegetative cover and protect the natural skyline.

11. Towers proposed to be located within the Appalachian Trail corridor special planning area as identified in the adopted Comprehensive Plan for the County, any "AO" Antietam Overlay zoning district or "HP" Historic Preservation zoning district shall utilize stealth technology as defined in Article 28A to minimize visual impact.

The Applicant accepts and acknowledges this provision. Please see Note #1 on Sheet Z-1 in Exhibit "1", the proposed facility is not to be located within the Appalachian Trail corridor special planning area as identified in the adopted Comprehensive Plan for the County, any "AO" Antietam Overlay zoning district or "HP" Historic Preservation zoning district

12. (a) A Commercial Communication Tower that is out of service for a continuous six (6) month period will be deemed to have been abandoned. The Zoning Administrator may issue a Notice of Abandonment to the Owner of the Tower that is deemed to be abandoned. The Owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operation difficulty and providing a reasonable timeframe for correction action, within thirty (30) days from the date of the Notice. The Administrator shall withdraw the Notice of Abandonment and notify the Owner that the Notice has been withdrawn if the Owner provides information that demonstrates the Tower has not been abandoned.

The Applicant accepts and acknowledges this provision. Please see the Tower Removal Letter by Matthew Penning of Milestone Towers attached hereto as Exhibit "8" and incorporated herein by reference

(b) If the Tower is determined to be abandoned, the Owner of the Tower shall remove the Tower, and all related equipment at the Owner's sole expense within three (3) months of the Date of Notice of Abandonment. If the Owner fails to remove the Tower and related equipment, the Administrator may pursue legal action to have the Tower removed at the Owner's expense.

The Applicant accepts and acknowledges this provision. Please see Exhibit "8".

B. Additional Provisions for Towers Permitted by Special Exception

In addition to the limitations, guides and standards enumerated in Section 25.6, the Board of Zoning Appeals shall consider the following provisions when considering a request for a special exception for a commercial communications tower.

1. In those cases where a proposed tower is part of a grid or network, the applicant shall provide a map indicating the location of any existing or proposed towers in the grid or network within Washington County and within one (1) mile of the County boundary.

Please see the Letter of Hamed Semati of Verizon Wireless and proposed coverage studies attached hereto as Exhibit "9" and incorporated herein by reference.

2. The tower shall be compatible with and shall not adversely impact the character and integrity of surrounding properties. Consideration shall be given to the view shed associated with scenic and historic areas and to the use of stealth technology to minimize the visibility of the proposed tower.

Due to its strategic placement on the Cool Brook Lands, Inc property, the proposed facility shall not adversely impact the character and integrity of surrounding properties.

3. The applicant shall submit a visual analysis which may include, photo simulation, field mock-up, elevations or other visual or graphic illustrations to determine visual impact. Consideration shall be given to views from public areas as well as from private residences. The analysis shall assess the cumulative impacts of the proposed facility and other existing and foreseeable towers in the area and shall identify and include all feasible mitigation measures.

Please see Exhibit "7".

4. The Board may include conditions on the site where the tower is to be located if such conditions are necessary to preserve the character and integrity of the area affected by the proposed tower and mitigate any adverse impacts which arise in connection with approval of the special exception.

Applicant accept and acknowledges this provision.

In addition, please find the following: and incorporated herein by reference; Survey by Maryland Professional Land Surveyor Fitzroy Jerry Bertrand attached hereto as Exhibit "10" and incorporated by reference; and the Deed attached hereto as Exhibit "11" and

incorporated herein by reference; and the Owners Representative Affidavit attached hereto as Exhibit "12" and incorporated herein by reference.

We would respectfully request to be placed on the agenda of the Washington County Board of Appeals August 21, 2024 scheduled meeting.

If you have any questions or concerns, please do not hesitate to contact me at 843-414-9754, or via email at jly@hellmanyates.com

Thank you for all your help with this.

With warmest regards, I am

Yours very truly,

A handwritten signature in blue ink that reads "Jonathan L. Yates". The signature is written in a cursive style with a large, stylized "J" and "Y".

Jonathan L. Yates

Exhibit “1”



REID

20026 LEHMAN MILL ROAD

HAGERSTOWN, MD 21742

NEW 155' MONOPOLE


communication services, inc.

6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



REID

20026 LEHMANS

MILL ROAD

HAGERSTOWN

MD 21742



| SUBMITTALS | | |
|------------|-------------------------|------|
| DATE | DESCRIPTION | REV. |
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |

VICINITY MAP



SHEET INDEX

- T-1
- TITLE SHEET
- Z-1
- SITE PLAN
- Z-2
- PROPERTY ADJOINERS
- Z-3
- ENLARGED SITE PLAN
- Z-4
- COMPOUND PLAN
- Z-5
- MONOPOLE ELEVATION
- Z-6
- EROSION AND SEDIMENT CONTROL DETAILS
- Z-7
- SITE DETAILS
- Z-8
- SIGNAGE PLAN
- L-1
- LANDSCAPE PLAN & DETAILS

SITE INFORMATION

- SCOPE OF WORK:
1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
3. INSTALL TEMPORARY GRAVEL ACCESS ROAD TO COMPOUND.
4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
5. INSTALL MONOPOLE FOUNDATION AND MONOPOLE.
6. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
7. INSTALL VERIZON WIRELESS EQUIPMENT SLAB AND CARRIER EQUIPMENT.
8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
9. INSTALL FENCE AND SITE IMPROVEMENTS.
10. INSTALL VERIZON WIRELESS ANTENNAS, CABLES, RRHS AND EQUIPMENT.

JURISDICTION:

WASHINGTON COUNTY

PARCEL:

0011/0022/0013

PARCEL AREA:

225.2500 A.C.

PARCEL OWNER:

COOL BROOK LANDS INC

PREMISES ADDRESS:

20026 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742

MAILING ADDRESS:

20026 LEHMANS MILL ROAD, HAGERSTOWN, MD 21742

TAX ACCOUNT NUMBER:

09-001700

NEIGHBORHOOD:

N/A

ZONING:

A (R)

STRUCTURE TYPE:

RAWLAND

GROUND ELEVATION:

623.0' NAVD

LATITUDE:

N 39° 42' 32.782"

LONGITUDE:

W 77° 40' 14.495"

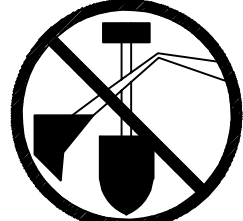

NOTE: MONOPOLES AND COMMUNICATION TOWERS SHALL BE INSTALLED IN CONFORMANCE WITH ANSI/EIA/TIA-222, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 NFPA 101, LIFE SAFETY CODE
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ANSI/TIA-222-H

DRAWING APPROVALS

| | SIGNATURE | DATE |
|---|-----------|------|
| OWNER REPRESENTATIVE | | |
| SITE ACQUISITION | | |
| CONSTRUCTION MANAGER | | |
| ZONING | | |
| RF ENGINEER | | |
| <div><div>CALL UTILITIES NOTIFICATION MISS UTILITY 1-800-257-7777 3 WORKING DAYS PRIOR TO DIGGING</div></div> | | |

PROJECT TEAM

| | |
|---------------------|--|
| APPLICANT: | MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE TOWERS 12110 SUNSET HILLS RD, SUITE 600, RESTON, VA 20190 MR. LEN FORKAS (703) 620-2555 |
| ARCHITECT/ENGINEER: | ENTREX COMMUNICATION SERVICES, INC. 6100 EXECUTIVE BLVD, SUITE 430, ROCKVILLE, MD 20852 CAMILLE SHABSHAB (202) 408-0960 |

| | |
|---|----------|
| PROJECT NO: | 1050.437 |
| DESIGNER: | C.S. |
| ENGINEER: | M.A. |
| <div>THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE</div> <div>0 1/2 1</div> <div>GRAPHIC SCALE IN INCHES</div> | |
| SHEET TITLE: | |
| TITLE SHEET | |
| SHEET NUMBER: | |
| T-1 | |



VICINITY MAP

SCALE: 1" = 1,000'



SITE INFORMATION & NOTES

JURISDICTION: WASHINGTON COUNTY, MARYLAND
ZONING: A (R)
TAX ACCOUNT NUMBER: 09-001700
MAP/GRID PARCEL: 0011/0022/0013
PARCEL AREA: 225.2500 ACRES
PARCEL OWNER: COOL BROOKS LANDS LLC
OWNER ADDRESS: 20026 LEHMANS MILL RD, HAGERSTOWN MD 21742
GROUND ELEVATION: 623.0' NAVD88
LATITUDE: N 39° 42' 32.782"
LONGITUDE: W 77° 40' 14.495"

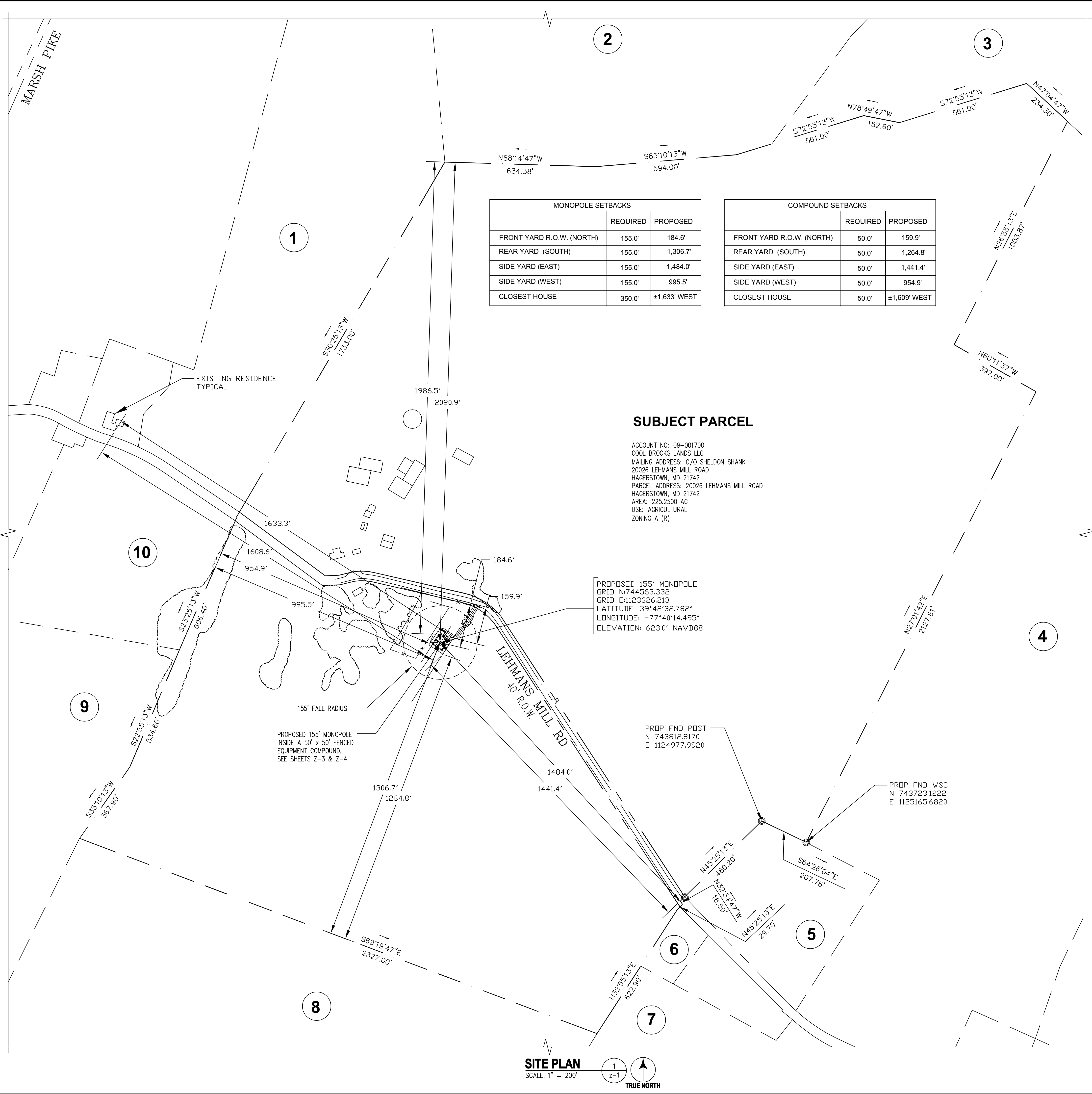
- THIS SITE IS NOT LOCATED WITHIN THE APPALACHIAN TRAIL CARTER SPECIAL PLANNING AREA, THE ANTIETAM OVERLAY ZONING DISTRICT OR THE HISTORIC PRESERVATION ZONING DISTRICT
- THE SITE IS LOCATED MORE THAN 350' FROM ANY EXISTING DWELLING, SCHOOL, CHURCH, OR INSTITUTION FOR HUMAN CARE.
- THE CLOSEST EXISTING TOWER IS A 199' US CELLULAR MONOPOLE, LOCATED APPROXIMATELY 2.54 MI SOUTH-SOUTHWEST (COORDINATES: 39.66494, -77.66750)
- NO WETLANDS HAVE BEEN DEFINED AND ANY AREAS SHOWN AS MARSH, PONDS OR DITCHES ARE DONE SO FROM VISIBLE SURFACE FEATURES AND IN NO WAY CONSTITUTE A DEFINED WETLAND.
- THERE IS NO FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF WASHINGTON COUNTY, MD, COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 24043C0133D, EFFECTIVE AUGUST 15, 2017.

LEGEND

- FOUND PROPERTY CORNER
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- CULVERT

LINE TYPES

- BOUNDARY LINE - SUBJECT PARCEL
- UNSURVEYED LINE - BOUNDARY OF ADJOINERS
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB
- FENCE LINE - CHAIN
- OVERHEAD UTILITY LINE
- TREE OR VEGETATION LINE



| MONOPOLE SETBACKS | | |
|---------------------------|----------|--------------|
| | REQUIRED | PROPOSED |
| FRONT YARD R.O.W. (NORTH) | 155.0' | 184.6' |
| REAR YARD (SOUTH) | 155.0' | 1,306.7' |
| SIDE YARD (EAST) | 155.0' | 1,484.0' |
| SIDE YARD (WEST) | 155.0' | 995.5' |
| CLOSEST HOUSE | 350.0' | ±1,633' WEST |

| COMPOUND SETBACKS | | |
|---------------------------|----------|--------------|
| | REQUIRED | PROPOSED |
| FRONT YARD R.O.W. (NORTH) | 50.0' | 159.9' |
| REAR YARD (SOUTH) | 50.0' | 1,264.8' |
| SIDE YARD (EAST) | 50.0' | 1,441.4' |
| SIDE YARD (WEST) | 50.0' | 954.9' |
| CLOSEST HOUSE | 50.0' | ±1,609' WEST |

SUBJECT PARCEL

ACCOUNT NO: 09-001700
COOL BROOKS LANDS LLC
MAILING ADDRESS: C/O SHELDON SHANK
20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 225.2500 AC
USE: AGRICULTURAL
ZONING A (R)

PROPOSED 155' MONOPOLE
GRID N:744563.332
GRID E:1123626.213
LATITUDE: 39°42'32.782"
LONGITUDE: -77°40'14.495"
ELEVATION: 623.0' NAVD88



communication services, inc.

6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

| SUBMITTALS | | |
|------------|-------------------------|------|
| DATE | DESCRIPTION | REV. |
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |

PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
1/2 1
GRAPHIC SCALE IN INCHES

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

SUBJECT PARCEL

ACCOUNT NO: 09-001700
N/F
COOL BROOK LANDS INC
MAILING ADDRESS: C/O SHELDON SHANK
20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20026 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 225.2500 AC
PRESENT USE: AGRICULTURAL
ZONING A (R)

ADJOINERS

1

ACCOUNT NO: 09-014446
N/F
HORST LLOYD E & BETTY JANE
MAILING ADDRESS: 4442 SHEELY RD
WAYNESBORO, PA 17268
PARCEL ADDRESS: LEHMANS MILL RD
HAGERSTOWN, MD 21742
AREA: 40.6900 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

2

ACCOUNT NO: 09-007938
N/F
PRIEST GERALD L & HEIDI M
MAILING ADDRESS: 20207 MARSH HAVEN LN
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20207 MARSH HAVEN LN
HAGERSTOWN, MD 21742
AREA: 107.0000 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

3

ACCOUNT NO: 09-006338
N/F
HORST HAROLD L & JUDITH A
MAILING ADDRESS: 20612 LEITERS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20322 MARSH HAVEN LANE
HAGERSTOWN, MD 21742
AREA: 81.2700 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

4

ACCOUNT NO: 09-004432
N/F
HORST JACOB E & MAY A
MAILING ADDRESS: 20807 LEITERS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20224 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 94.0000 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

5

ACCOUNT NO: 09-009027
N/F
REEVES MARCO O MONNETT EVELYN R
MAILING ADDRESS: 13063 HAWKINS CIRCLE
HAGERSTOWN, MD 21742
PARCEL ADDRESS: LEHMAN MILL ROAD
HAGERSTOWN, MD 21742
AREA: 8.0500 AC
PRESENT USE: RESIDENTIAL
ZONING: A(R)

6

ACCOUNT NO: 09-000968
N/F
FILUCCI JULIE K YEATES STEPHEN J
MAILING ADDRESS: 20205 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20205 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 41,120 SF
PRESENT USE: RESIDENTIAL
ZONING A(R)

7

ACCOUNT NO: 09-001719
NF
SHANKI I DAVID L/E
MAILING ADDRESS: 20225 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: 20225 LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 77.3800 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

8

ACCOUNT NO: 09-006257
N/F
H LYNN MARTIN IRREVOCABLE TRUST ETAL CLIFFORD E MARTIN IRREVOCABLE TRUST
MAILING ADDRESS: 15625 PENNSYLVANIA AVE
GREENCASTLE, PA 17225
PARCEL ADDRESS: 14035 MARSH PIKE
HAGERSTOWN, MD 21742
AREA: 100.0000 AC
PRESENT USE: AGRICULTURAL
ZONING A(R)

9

ACCOUNT NO: 09-006176
N/F
KENNETH MARTIN FARMS
MAILING ADDRESS: 4847 IRON BRIDGE ROAD
WAYNESBORO, PA 17268
PARCEL ADDRESS: 14249 MARSH PIKE
HAGERSTOWN, MD 21742
AREA: 115.2700 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)

10

ACCOUNT NO: 09-006249
N/F
MARTIN GARY R & ESTHER M
MAILING ADDRESS: 19717 REIDTOWN ROAD
HAGERSTOWN, MD 21742
PARCEL ADDRESS: LEHMANS MILL ROAD
HAGERSTOWN, MD 21742
AREA: 13.8200 AC
PRESENT USE: AGRICULTURAL
ZONING: A(R)



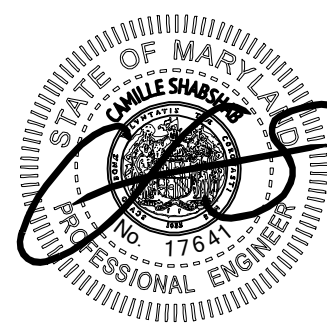
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|------------|-------------------------|------|
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |
| | | |

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE



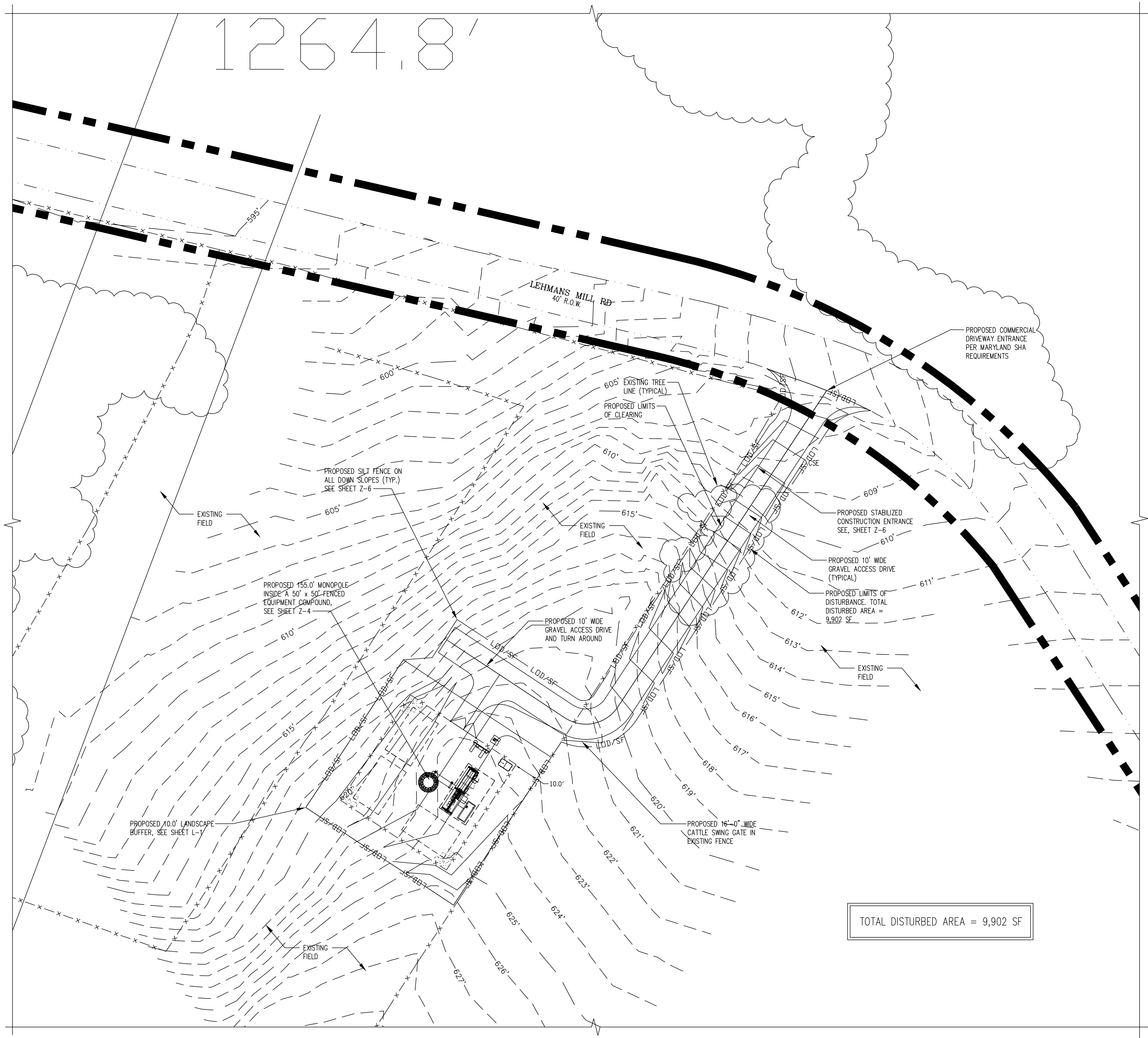
GRAPHIC SCALE IN INCHES

SHEET TITLE:

PROPERTY
ADJOINERS

SHEET NUMBER:

Z-2



| LINE TYPES | |
|---|---|
| BOUNDARY LINE — SUBJECT PARCEL | _____ |
| UNSURVEYED LINE — BOUNDARY OF ADJOINERS | _____ |
| EASEMENT BOUNDARY | _____ |
| RIGHT OF WAY BOUNDARY | _____ |
| EDGE OF ASPHALT | _____ |
| EDGE OF GRAVEL | _____ |
| CURB | _____ |
| | |
| FENCE LINE — CHAIN | - x - x - x - x - x - x - x - x - x - x - |
| 1' CONTOUR LINE | _____ |
| 5' CONTOUR LINE | _____ |
| | |
| OVERHEAD UTILITY LINE | _____ |
| DHUL — DHUL — DHUL — DHUL — | _____ |
| SWALE | _____ |
| | |
| TREE OR VEGETATION LINE | ~~~~~ |
| PROPOSED EDGE OF ASPHALT | _____ |
| PROPOSED EDGE OF CONCRETE | _____ |
| PROPOSED EDGE OF GRAVEL | _____ |
| FENCE LINE — CHAIN | - x - x - x - x - x - x - x - x - x - x - |
| PROPOSED 1' CONTOUR LINE | _____ |

| | |
|--------------------------|-------------------------------------|
| PROPOSED 5' CONTOUR LINE | _____ |
| | |
| LIMITS OF DISTURBANCE | LOD — LOD — LOD — LOD — |
| SILT FENCE | SF — SF — SF — SF — |
| LOD/ SILT FENCE | LOD/SF — LOD/SF — LOD/SF — LOD/SF — |
| TREE PROTECTION FENCE | TPF — TPF — TPF — TPF — |



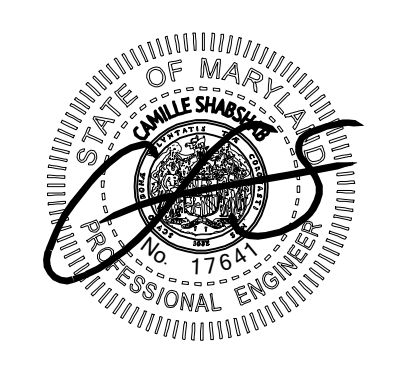
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

| SUBMITTALS | | |
|------------|-------------------------|------|
| DATE | DESCRIPTION | REV. |
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |

PROJECT NO: 1050.437
DESIGNER: R.S.
ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

Z-3



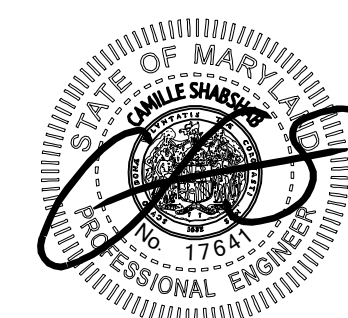
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|------------|-------------------------|------|
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE
1/2" = 1'

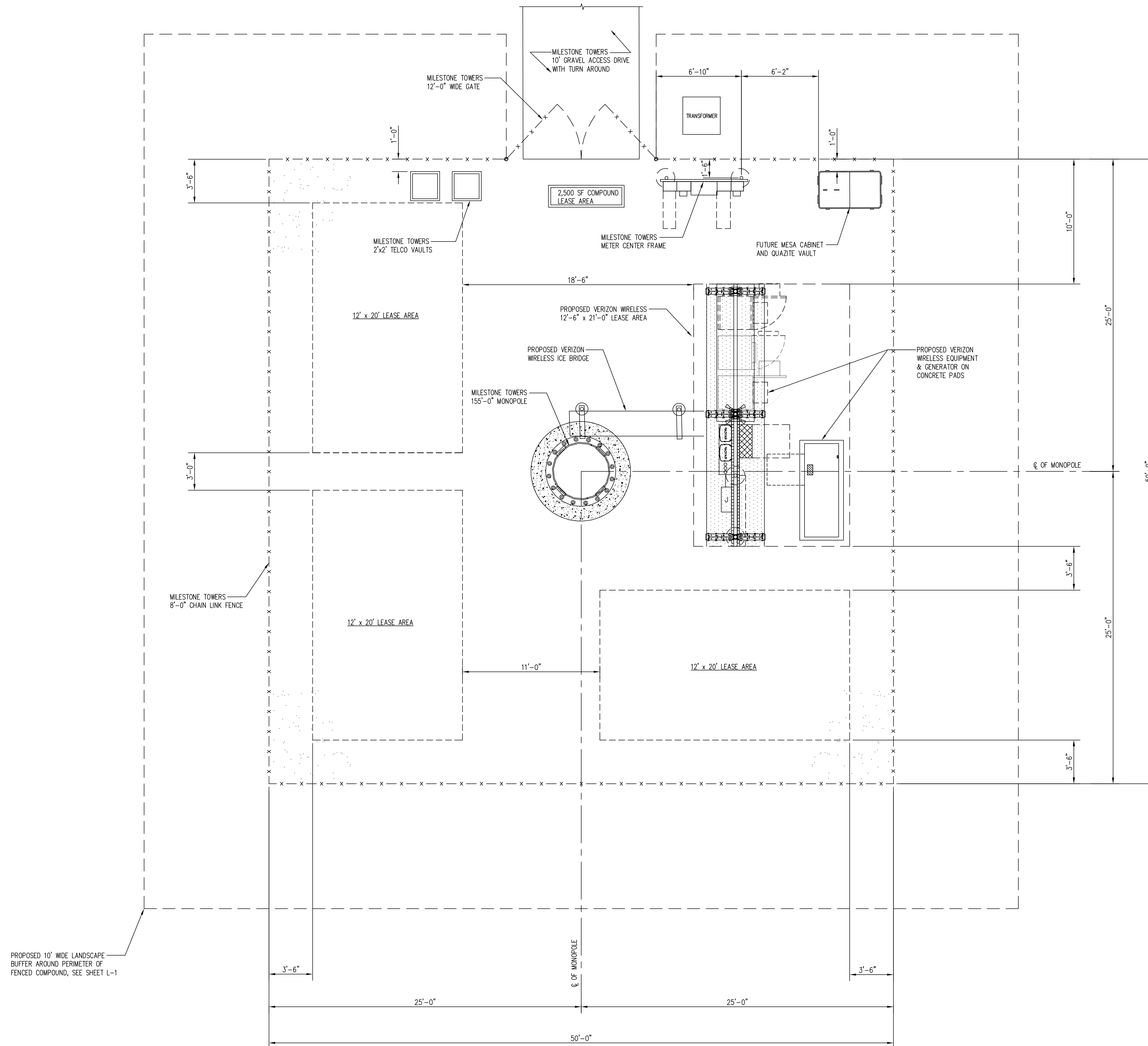
GRAPHIC SCALE IN INCHES

SHEET TITLE:

COMPOUND PLAN

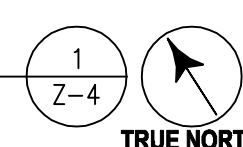
SHEET NUMBER:

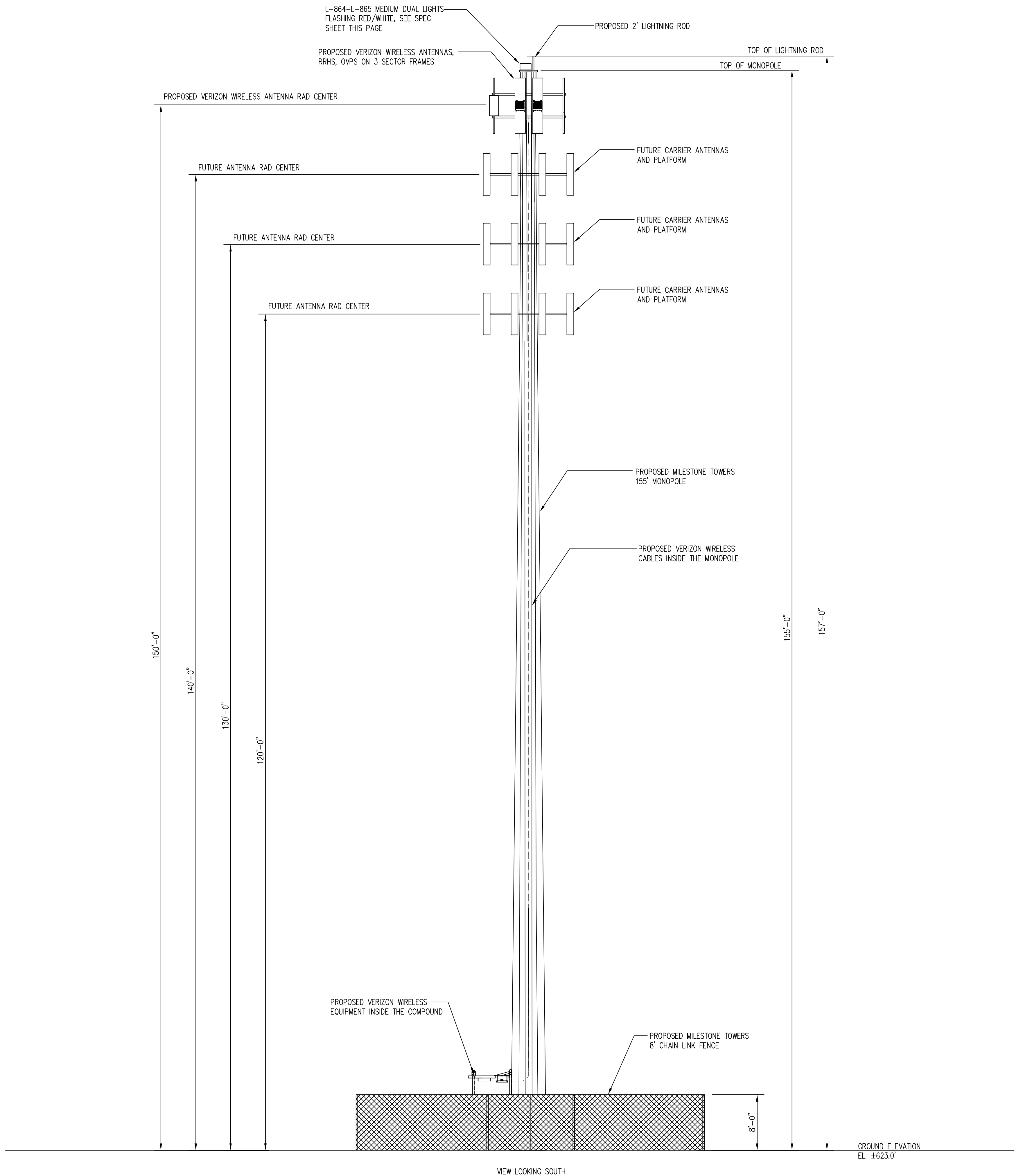
Z-4



COMPOUND PLAN

SCALE: 1/4" = 1'-0"





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

1
Z-5

DESIGN NOTES

PROPOSED ANTENNA, ANTENNAS ARRAYS, CABLES, AND OTHER MONOPOLE ATTACHMENTS WILL BE PAINTED GRAY TO BETTER BLEND WITH GALVANIZED METAL MONOPOLE AND FURTHER MINIMIZE THE VISUAL IMPACT.

Dialight

Obstruction | Dual Strobe

Vigilant® LED Strobe

Medium Intensity (White/Red)



Certifications & Ratings

- 5 year warranty
- FAA AC 150/5035-10
- FAA AC 150/5035-10
- FAA Type Certificate (TC) 150

- ICAO Annex 14
- Transport Canada (TC) 150
- RCM
- ET



Photometric Information:

Flash Intensity (candelas):

Day (White): 100,000 cd

Night (White): 20,000 cd

Night (Red): 20,000 cd

IR Wavelength: 850 nm

Flash Rate:

Day (White): 10 Hz

Night (White): 10 Hz

Night (Red): 10 Hz

IR Pulse Rate: 10 Hz

Expected Lamp Life:

100,000 hours (typical)

FAA L-865/L-864 / ICAO Medium Type A, B & C

Mechanical Information:

Height:

2' to 6' (1.8m to 1.8m)

Mounting Details:

20' x 10' x 10' (6.1m x 3.0m x 3.0m)

Mounting Details:

20' x 10' x 10' (6.1m x 3.0m x 3.0m)

Protection Rating:

IP65

Included Hardware:

1/2" x 1/2" x 1/2" mounting plate

Cable Entry Size:

1/2" (12.7mm)

Aerodynamic Wind Area:

0.01m²

Electrical Specifications:

Operating Temperature:

-40°F to +140°F (-40°C to +55°C)

Power Factor:

0.95

Power Consumption:

Day (White): 24 W (typical) = 70 W (max)

Night (White): 24 W (typical) = 70 W (max)

Night (Red): 24 W (typical) = 70 W (max)

Night (Red IR Model): 24 W (typical) = 70 W (max)

Input Current:

120 VAC, 50/60 Hz, 0.6 A (peak)

120 VAC, 50/60 Hz, 0.6 A (peak)

Construction:

Housing Material:

Aluminum, anodized

Lens Hardware:

Aluminum, anodized

Mounting (Two Sides):

1/2" x 1/2" x 1/2" mounting plate

Latches:

1/2" x 1/2" x 1/2" mounting plate



6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

| SUBMITTALS | | |
|------------|-------------------------|------|
| DATE | DESCRIPTION | REV. |
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

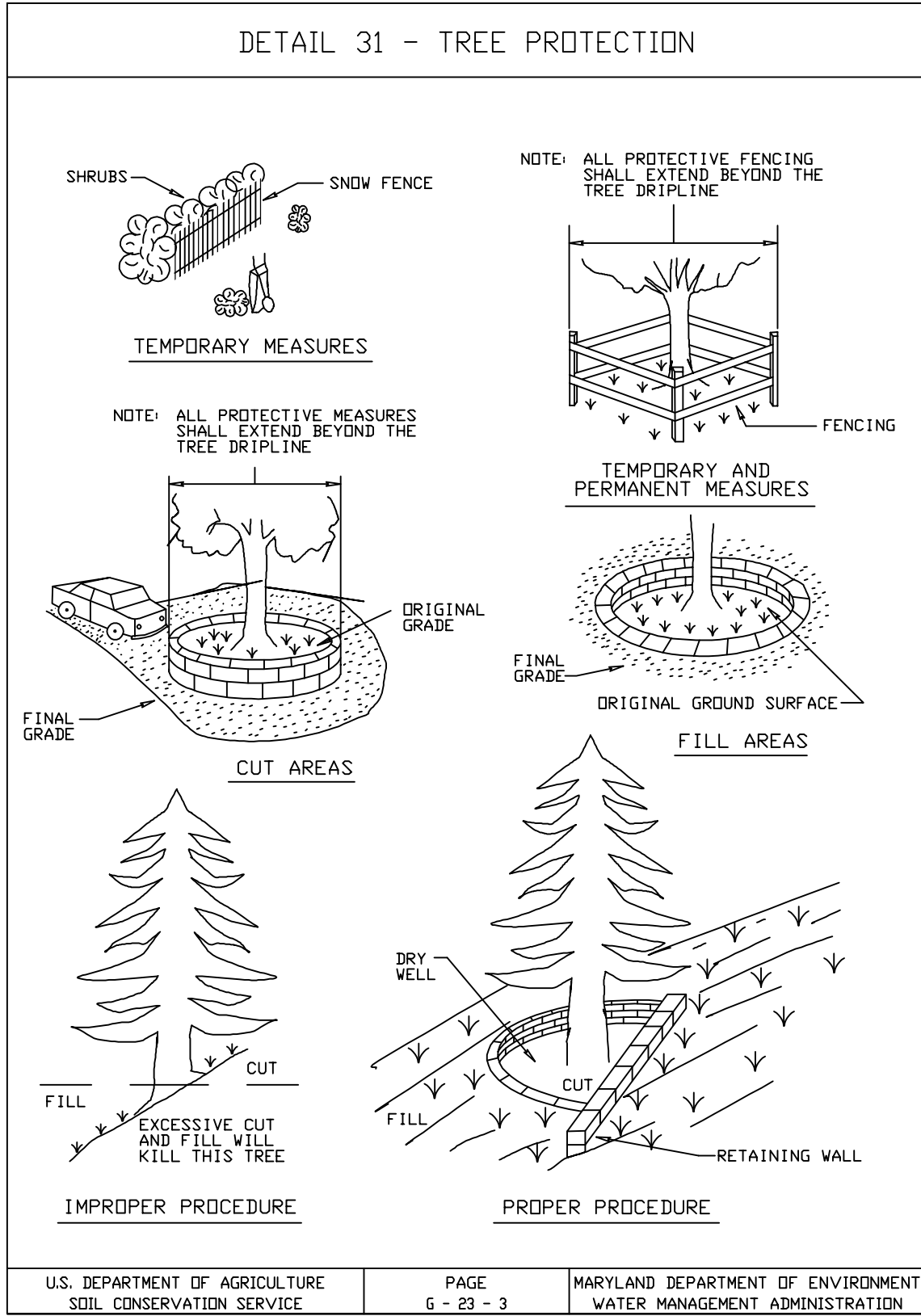
GRAPHIC SCALE IN INCHES

SHEET TITLE:

MONOPOLE ELEVATION

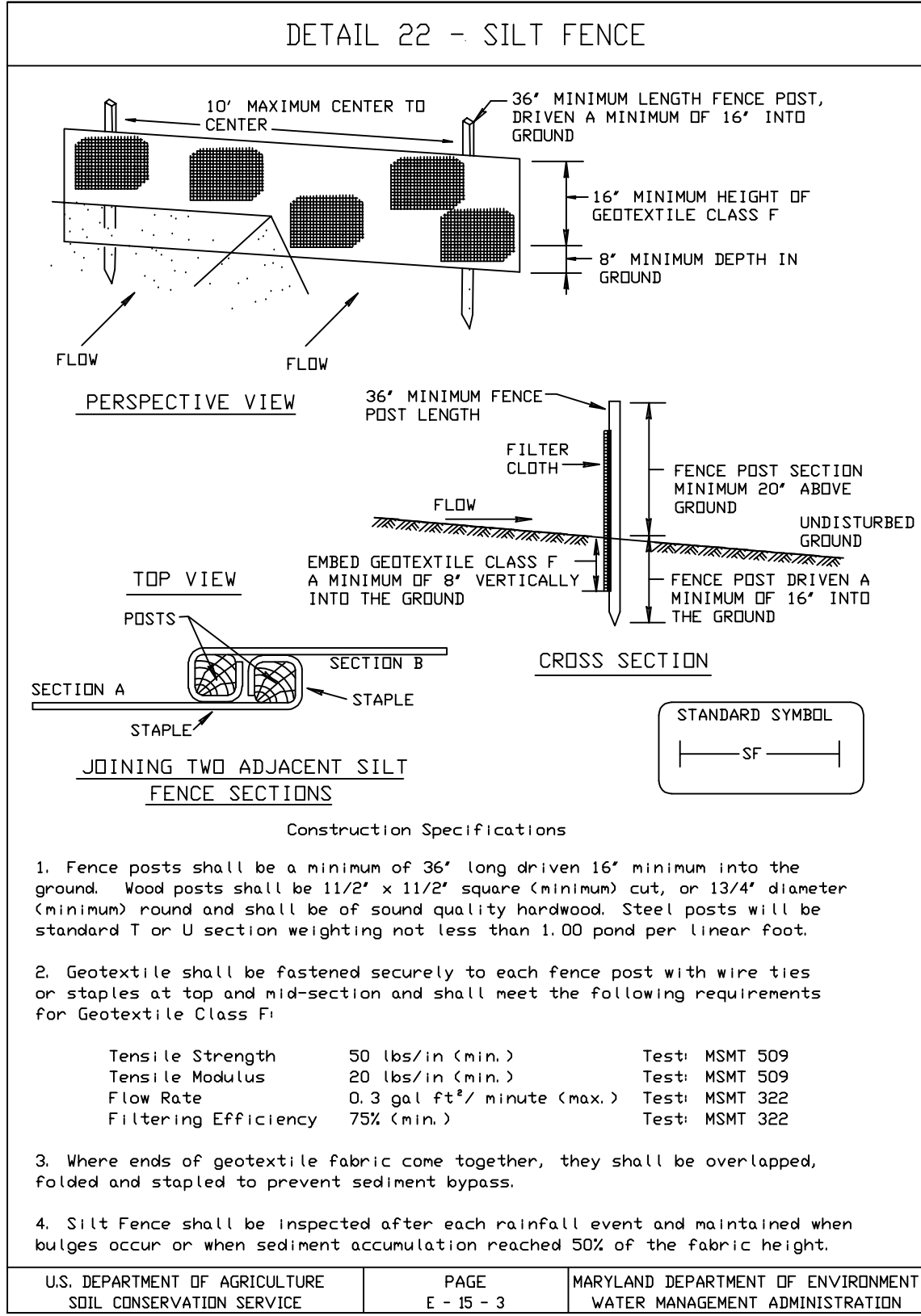
SHEET NUMBER:

Z-5



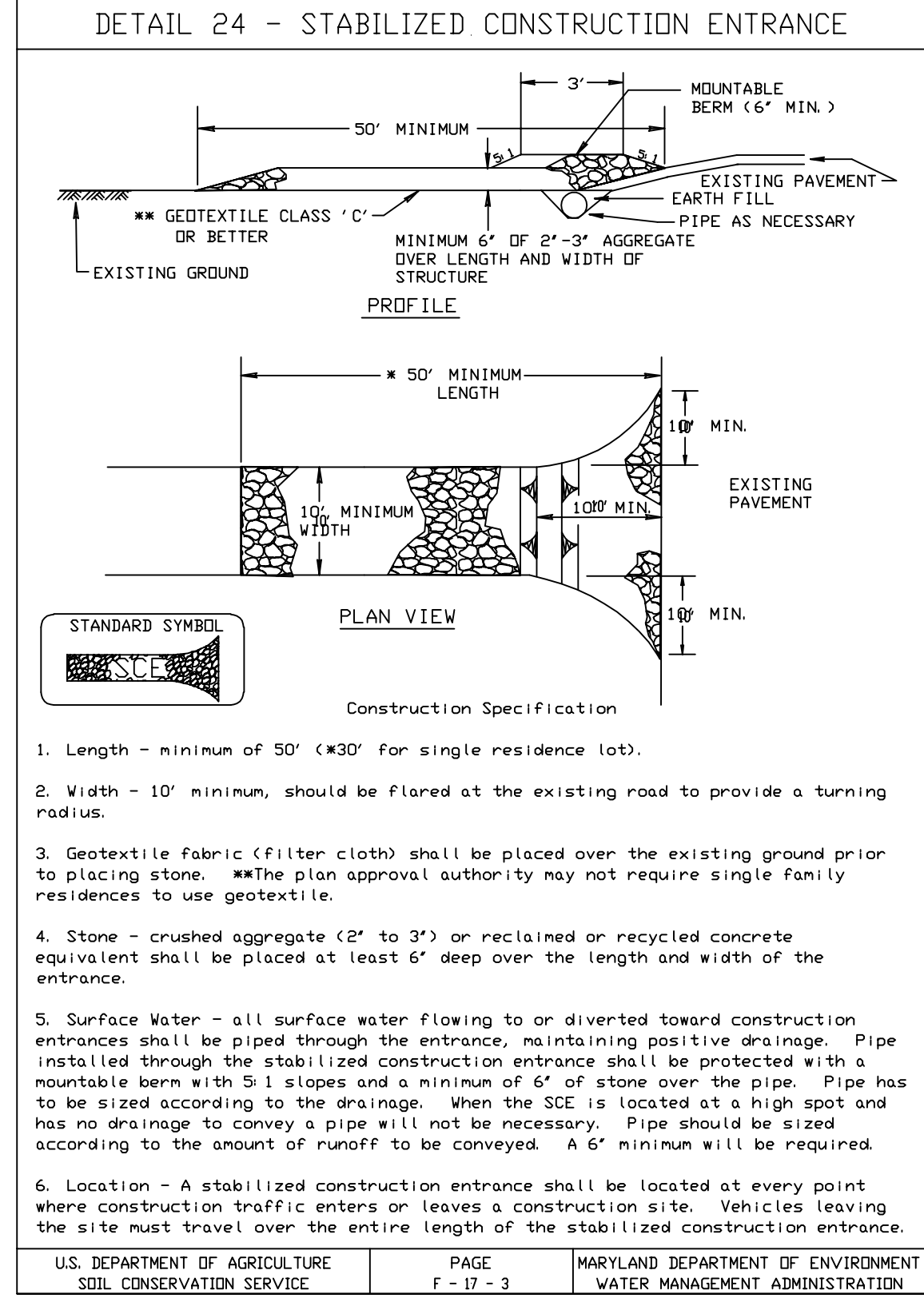
TREE PROTECTION FENCE DETAIL
SCALE: N.T.S.

1
Z-6



SILT FENCE DETAIL
SCALE: N.T.S.

2
Z-6



STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: N.T.S.

3
Z-6



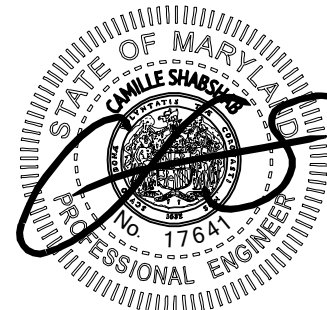
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



**Milestone
Towers**

**REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742**

SEAL:



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|------------|-------------------------|------|
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED
TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

**EROSION AND
SEDIMENT CONTROL
DETAILS**

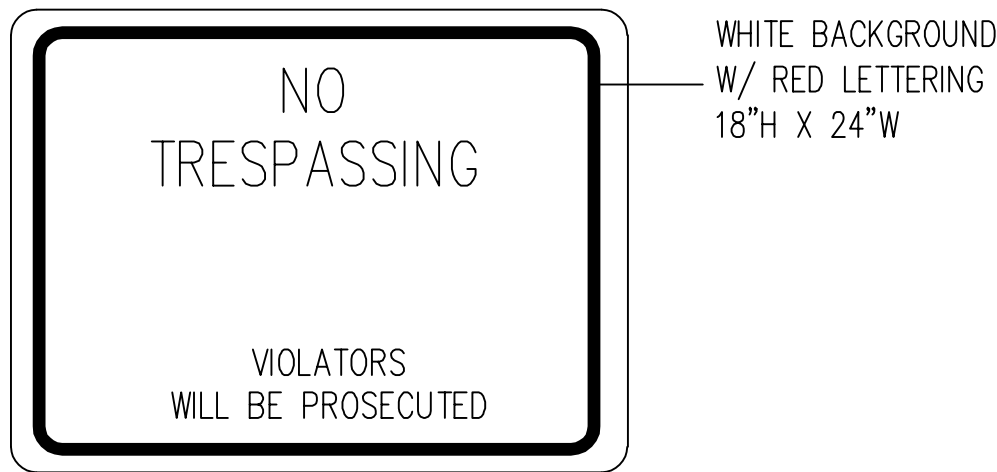
SHEET NUMBER:

Z-6

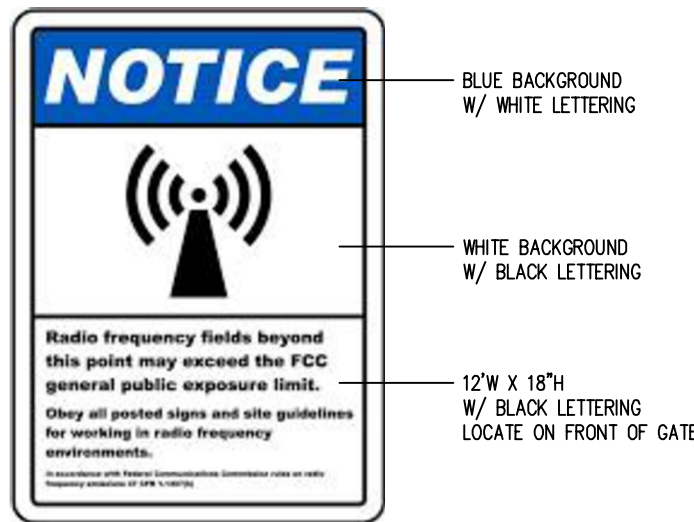
SITE SIGNAGE DETAILS



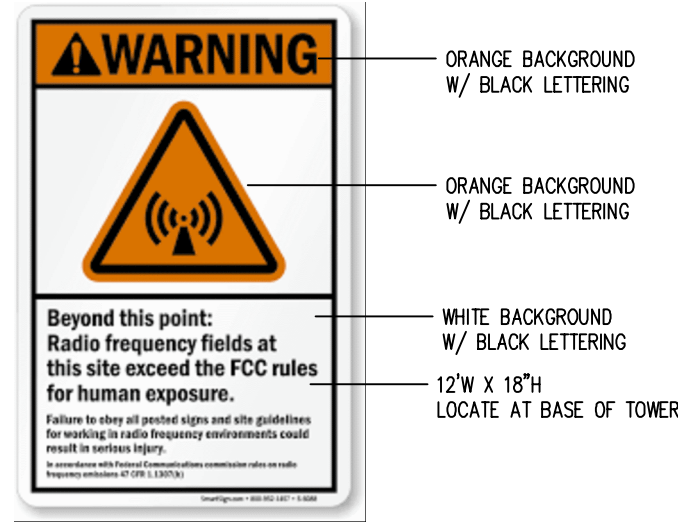
MARKETING / ID SIGN
SCALE: N.T.S.



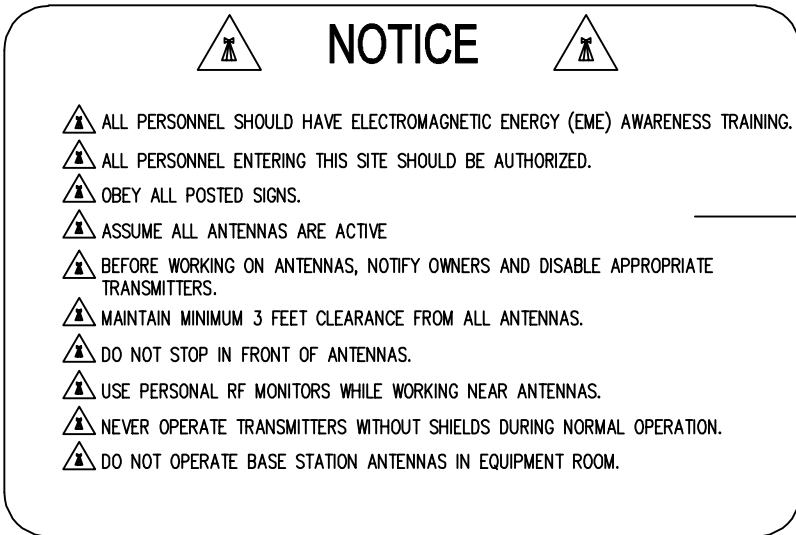
NO TRESPASSING SIGN
SCALE: N.T.S.



RF NOTICE SIGN
SCALE: N.T.S.

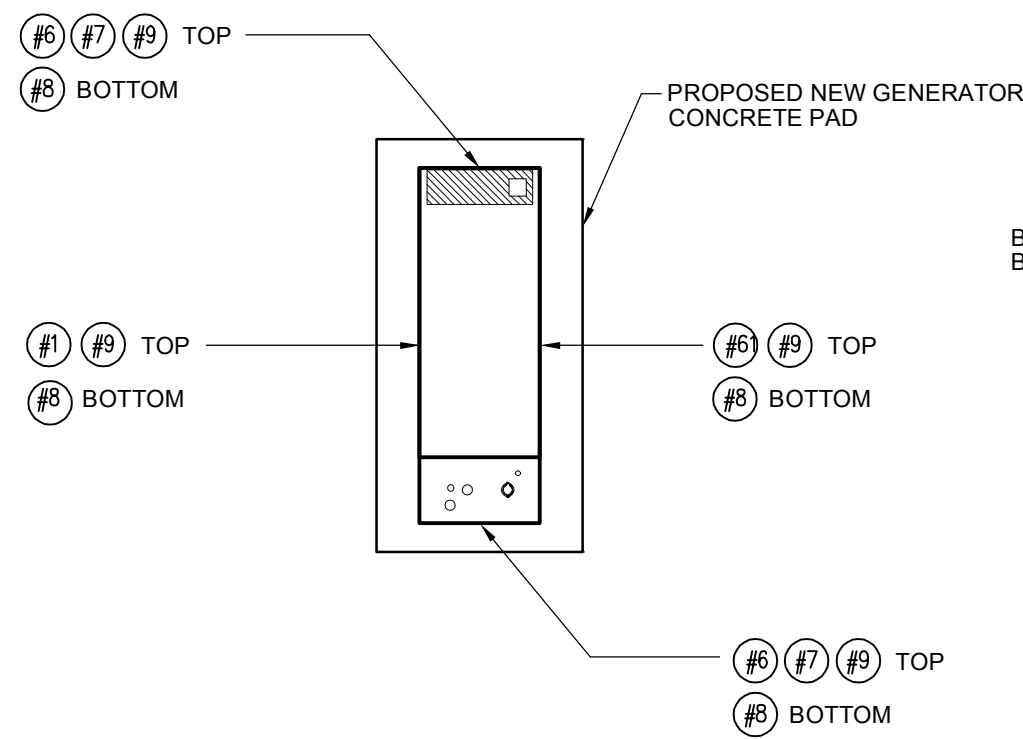


RF WARNING SIGN
SCALE: N.T.S.

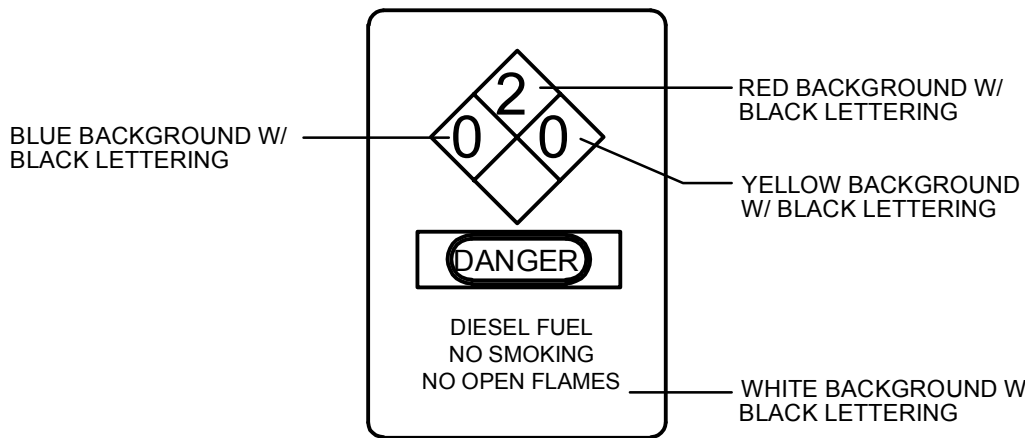


RF NOTICE SIGN 2
SCALE: N.T.S.

GENERATOR SIGNAGE DETAILS



SIGN KEY PLAN
SCALE: N.T.S.



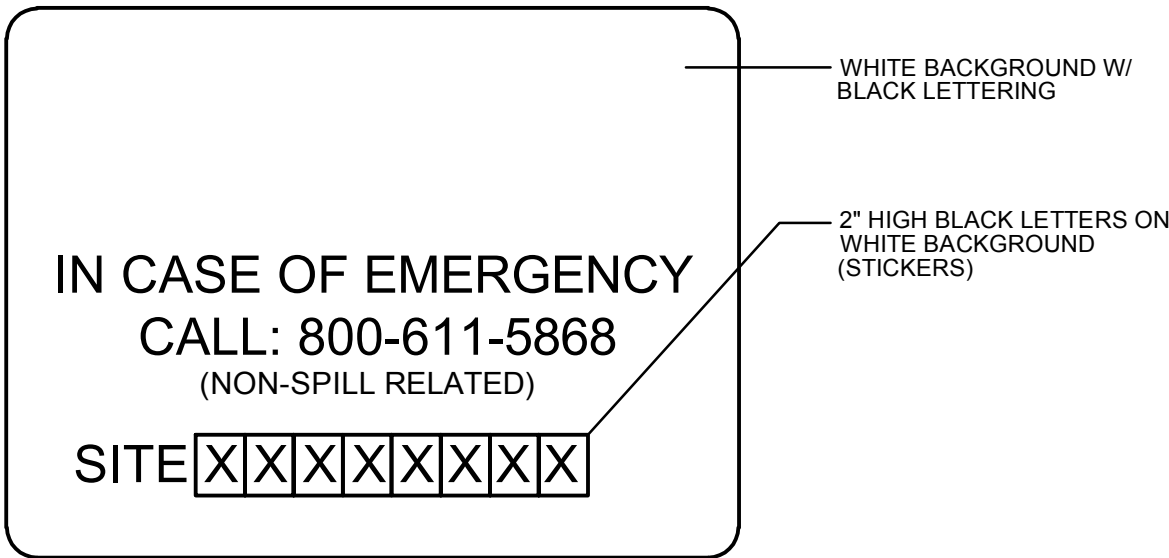
SIGN DIMENSIONS: 4" WIDE X 14" HIGH

DANGER - DIESEL FUEL - SIGN #1
SCALE: N.T.S.



SIGN DIMENSIONS: 30" WIDE X 12" HIGH

FUEL TANK - SIGN #3
SCALE: N.T.S.



SIGN DIMENSIONS: 20" WIDE X 14" HIGH

SITE ID - SIGN #2
SCALE: N.T.S.



SIGN DIMENSIONS: 8" WIDE X 4" HIGH

EMERGENCY RESPONSE - SIGN #4
SCALE: N.T.S.

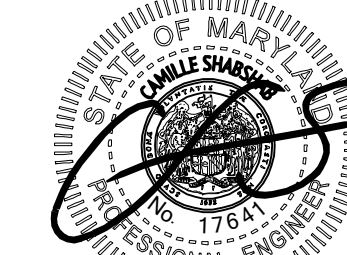


6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|------------|-------------------------|------|
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |
| | | |
| | | |

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE
0 1/2 1
GRAPHIC SCALE IN INCHES

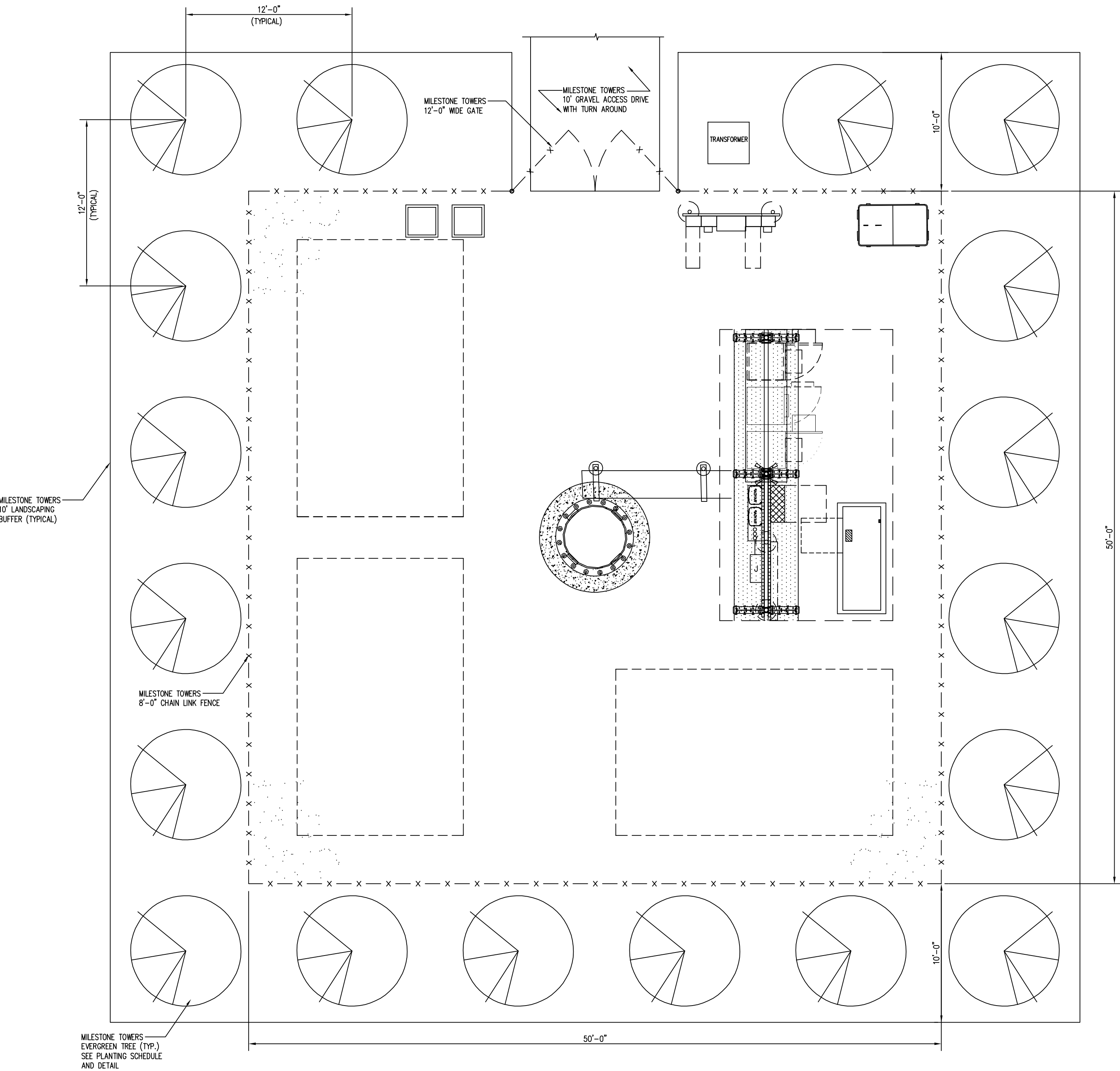
SHEET TITLE:

SIGNAGE

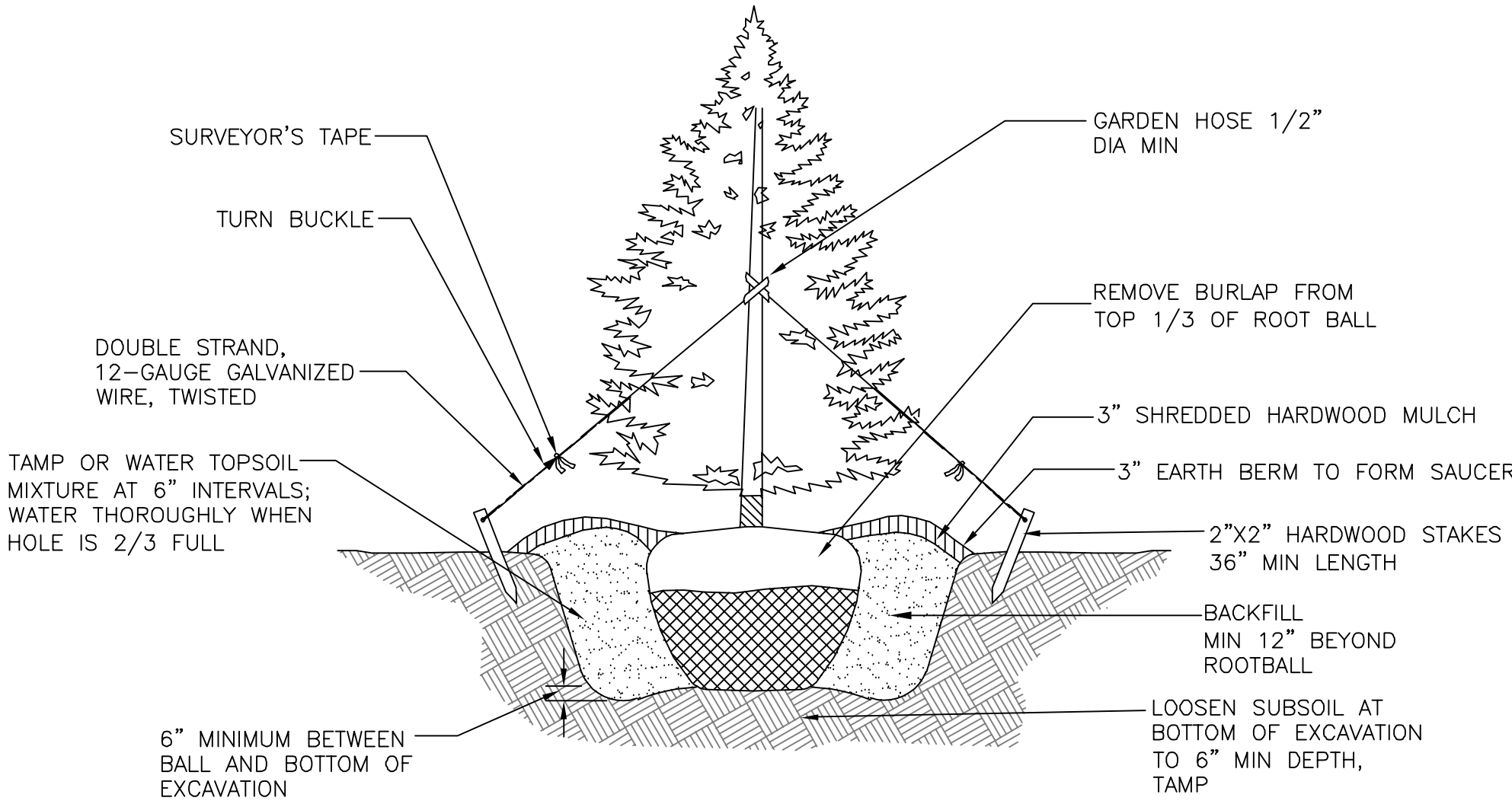
SHEET NUMBER:

Z-8

| LANDSCAPE SCHEDULE | | | | | | | | |
|---|----------------|----------------|----------------|------------------|------|-------|--------------------------|--------------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | TYPE | BUFFER YARD QTY. | SIZE | TYPE | SPACING CENTER TO CENTER | HEIGHT AT MATURITY |
|  | ILEX OPACA | AMERICAN HOLLY | EVERGREEN TREE | 18 | 6' | CONT. | 12' | 40' |



LANDSCAPE PLAN
SCALE: 1/4" = 1'-0"



TREE PLANTING DETAIL
SCALE: NOT TO SCALE



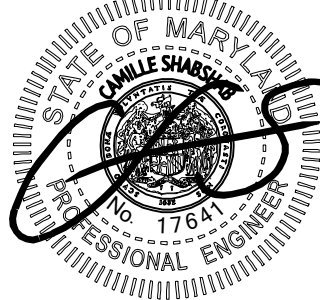
6100 EXECUTIVE BLVD.
SUITE 430
ROCKVILLE, MD 20852
PHONE: (202) 408-0960



Milestone
Towers

REID
20026 LEHMANS
MILL ROAD
HAGERSTOWN
MD 21742

SEAL:



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/2025

SUBMITTALS

| DATE | DESCRIPTION | REV. |
|------------|-------------------------|------|
| 05-30-2024 | ZONING PLAN REVIEW | A |
| 06-04-2024 | ZONING | 0 |
| 06-20-2024 | FALL RADIUS / SITE NAME | 1 |
| 07-02-2024 | REVISE TOWER HEIGHT | 2 |
| 10-01-2024 | ADD OBSTRUCTION LIGHT | 3 |

PROJECT NO: 1050.437

DESIGNER: R.S.

ENGINEER: C.S.

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE

0 1/2 1

GRAPHIC SCALE IN INCHES

SHEET TITLE:

LANDSCAPE PLAN
& DETAILS

SHEET NUMBER:

L-1

Exhibit “2”

MILESTONE/ VERIZON WIRELESS-REID: ALTERNATIVE TOWERS AND STRUCTURES ANALYSIS

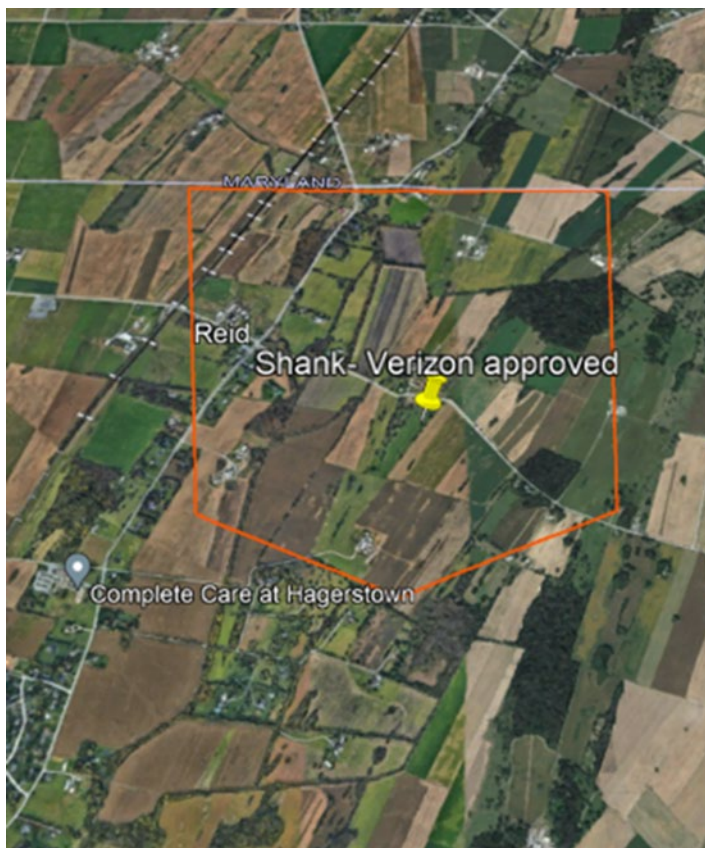
Site Address: 20026 Lehman Mills Road Hagerstown MD 217429

1.0 SEARCH AREA PARAMETERS: NO EXISTING APPROPRIATE TALL STRUCTURES FOUND.

Section 4.22 5(a): 5. Proposed towers shall meet the following minimum separation requirements from existing towers or towers which have been issued a permit but are not yet constructed. (a) Monopole towers shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of seven hundred and fifty feet.

Site Link reviewed the area and found no suitable existing tower or structure within the search polygon in which Verizon could collocate.

Image 1: Reid Search Area Map.



2.0 EXPANDED AREA OF SEARCH: NO EXISTING APPROPRIATE TALL STRUCTURES FOUND

Site Link conducted a search within an expanded search area outside of the RF polygon provided by the Verizon RF engineer. . Image 2.below depicts the expanded search area

examined by Site Link. No existing towers or other tall structures fit Verizon's requirements and coverage objectives. The Hege 72 Ft Silo is too short and too east for RF.

Image 2: Reid- Expanded Search Area Map candidates.



3.0 NEAREST EXISTING TOWERS

Site link identified the closest existing wireless facilities. There is a 128ft tall Eco Site (Vertical Bridge) Silo with a available RAD center of 105 ft that is 1.93 Miles from the proposed facility and is too far to the west. The coordinates below are approximate.



CONCLUSION:

To conclude, no existing towers/structures are close enough to the search area provided by Verizon Wireless for the collocation of its communication facilities. Site Link searched an expanded search area and found no suitable alternative towers or tall structures on which Verizon could collocate their equipment and meet their coverage objectives.

We confirm that the foregoing statement is correct.

Rick Novak

Rick Novak, Site Link Wireless

Exhibit “3”



STATE OF MARYLAND)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MATTHEW PENNING


I, Matthew Penning, being duly sworn, hereby state and affirm as follows:

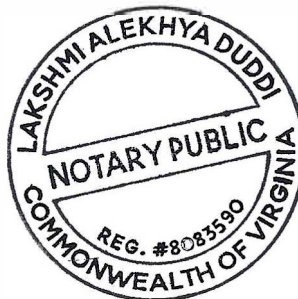
1. This affidavit is based on my knowledge and I am competent to testify regarding those things about which I have knowledge.
2. I am the Director of Development for Milestone Towers.
3. Milestone Towers will be applying to Washington County for a proposed telecommunications facility at 20026 Lehmans Mill Road, Hagerstown, MD 21742, the property of Cool Brook Lands Inc., Account # 09001700 for Verizon Wireless.
4. Pursuant to Section 4.22.6 of the Washington County Zoning Ordinance, I confirm and agree that one ten (10) foot space on the proposed tower will be specifically reserved for use by Washington County, and that other spaces will be made available to other future users, when possible.

Further affiant sayeth not.


Matthew Penning

SWORN to me this 10 day
of July 2024


Notary public for Heurden/Fairfax





My Commission Expires Feb 28, 2027

Exhibit “4”



Structural Design Report

155' Monopole

Site: Reed, MD

Prepared for: MILESTONE COMMUNICATIONS, INC.

by: Sabre IndustriesTM

Job Number: 25-0551-JSS-R1

July 11, 2024

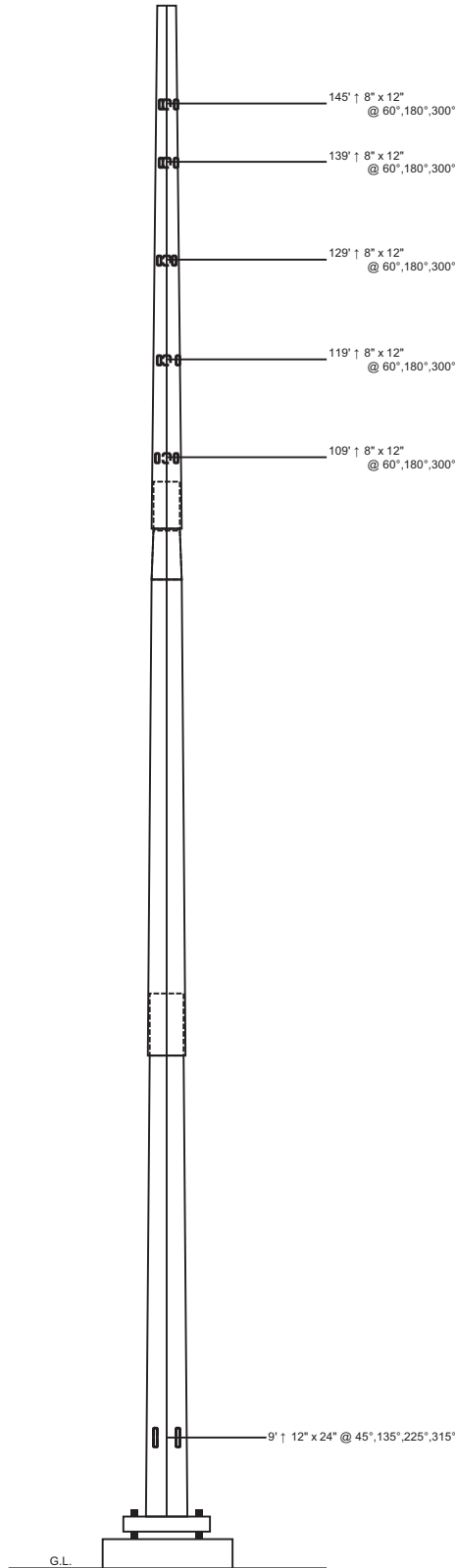
| | |
|------------------------|------|
| Monopole Profile..... | 1 |
| Pole Calculations..... | 2-17 |



Professional Certification. I hereby
certify that these documents were
prepared or approved by me,
and that I am a duly licensed
professional engineer under the
laws of the State of Maryland,
License No.24301, Expiration Date:
5/24/2025

7/11/24

| | | | | | | |
|---------------------------|--------|--------|---------|---------|---------|---------|
| Length (ft) | 53'-3" | 53'-6" | 18 | 53'-3" | 10'-0" | 53'-3" |
| Number Of Sides | | | 18 | | | |
| Thickness (in) | 7/16" | | 3/8" | | | 1/4" |
| Lap Splice (ft) | | | 6" - 3" | | 5' - 0" | 4' - 9" |
| Top Diameter (in) | 42.3" | | | 33.65" | 33.15" | 24" |
| Bottom Diameter (in) | 52.9" | | | 44.29" | 35.14" | 34.6" |
| Taper (in/ft) | | | | 0.199 | | |
| Grade | | | | A572-65 | | |
| Weight (lbs) | 14323 | | 8879 | | 985 | 4924 |
| Overall Steel Height (ft) | | | | | | 154 |



Designed Appurtenance Loading

| Elev | Description | Tx-Line |
|------|--------------------------------------|------------|
| 157 | (1) 2 sq. ft. EPA | |
| 151 | (1) 200 sq. ft. EPA, 7,000 lb Weight | (6) 1 5/8" |
| 141 | (1) 150 sq. ft. EPA, 4,500 lb Weight | (6) 1 5/8" |
| 131 | (1) 150 sq. ft. EPA, 4,500 lb Weight | (6) 1 5/8" |
| 121 | (1) 100 sq. ft. EPA (4500 lbs) | (6) 1 5/8" |

Design Criteria - ANSI/TIA-222-H

| | |
|---|---------------------------------------|
| Wind Speed (No Ice) | 112 mph |
| Wind Speed (Ice) | 40 mph |
| Design Ice Thickness | 1.00 in |
| Risk Category | II |
| Exposure Category | C |
| Topographic Factor Procedure | Method 1 (Simplified) |
| Topographic Category | 1 |
| Ground Elevation | 624 ft |
| Seismic Importance Factor, I _e | 1.00 |
| 0.2-sec Spectral Response, S _s | 0.121 g |
| 1-sec Spectral Response, S ₁ | 0.042 g |
| Site Class | D (DEFAULT) |
| Seismic Design Category | B |
| Basic Seismic Force-Resisting System | Telecommunication Tower (Pole: Steel) |

Limit State Load Combination Reactions

| Load Combination | Axial (kips) | Shear (kips) | Moment (ft-k) | Deflection (ft) | Sway (deg) |
|---|--------------|--------------|---------------|-----------------|------------|
| 1.2 D + 1.0 W _o | 59.26 | 38.96 | 4948.9 | 12.8 | 8.75 |
| 0.9 D + 1.0 W _o | 44.48 | 39.14 | 4847.87 | 12.45 | 8.49 |
| 1.2 D + 1.0 D _i + 1.0 W _i | 91.06 | 8.05 | 1065.81 | 2.85 | 1.94 |
| 1.2 D + 1.0 E _v + 1.0 E _h | 60.48 | 1.49 | 210.18 | 0.57 | 0.39 |
| 0.9 D - 1.0 E _v + 1.0 E _h | 43.13 | 1.48 | 203.96 | 0.55 | 0.37 |
| 1.0 D + 1.0 W _o (Service @ 60 mph) | 49.42 | 10.06 | 1264.57 | 3.32 | 2.24 |

Base Plate Dimensions

| Shape | Diameter | Thickness | Bolt Circle | Bolt Qty | Bolt Diameter |
|-------|----------|-----------|-------------|----------|---------------|
| Round | 65.5" | 2.25" | 59.75" | 18 | 2.25" |

Anchor Bolt Dimensions

| Length | Diameter | Hole Diameter | Weight | Type | Finish |
|--------|----------|---------------|--------|---------|--------|
| 84" | 2.25" | 2.625" | 2179.8 | A615-75 | Galv |

Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 5) Full Height Step Bolts
- 6) Tower Rating: 99.8%



Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job: **25-0551-JSS-R1**
Customer: **MILESTONE COMMUNICATIONS, INC.**
Site Name: **Reed, MD**
Description: **155' Monopole**
Date: **7/11/2024** By: **TTW**

=====

(USA 222-H) - Monopole Spatial Analysis (c)2017 Guymast Inc.

Tel: (416) 736-7453 Fax: (416) 736-4372 Web: www.guymast.com

Processed under license at:

Sabre Towers and Poles on: 11 jul 2024 at: 11:51:11

=====

155' Monopole / Reed, MD

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

=====

| ELEV | SECTION | No. | OUTSIDE | THICK | RESISTANCES | SPLICE | ...OVERLAP... | w/t |
|-------|---------|------|---------|-------|---------------|--------|---------------|-------|
| ft | NAME | SIDE | DIAM | -NESS | *Pn *Mn | TYPE | LENGTH | RATIO |
| | | | in | in | kip ft-kip | | ft | |
| 154.0 | ..... |  |  |  |  |  |  |  |
| | A | 18 | 24.37 | 0.250 | 1400.1 682.2 | | | 15.7 |
| | | | 34.16 | 0.250 | 1787.2 1228.1 | | | |
| 105.5 | ..... |  |  |  |  |  |  |  |
| | A/B | 18 | 34.16 | 0.250 | 1787.2 1228.1 | SLIP | 4.75 | 1.67 |
| | | | 34.63 | 0.250 | 1802.6 1255.8 | | | |
| 100.7 | ..... |  |  |  |  |  |  |  |
| | B | 18 | 34.63 | 0.250 | 1802.6 1255.8 | | | 22.8 |
| | | | 34.67 | 0.250 | 1803.8 1258.0 | | | |
| 100.5 | ..... |  |  |  |  |  |  |  |
| | B/C | 18 | 34.67 | 0.250 | 1803.8 1258.0 | SLIP | 5.00 | 1.73 |
| | | | 35.18 | 0.375 | 3030.9 2130.3 | | | |
| 95.5 | ..... |  |  |  |  |  |  |  |
| | C | 18 | 35.18 | 0.375 | 3030.9 2130.3 | | | 15.4 |
| | | | 43.70 | 0.375 | 3596.9 3153.6 | | | |
| 53.2 | ..... |  |  |  |  |  |  |  |
| | C/D | 18 | 43.70 | 0.375 | 3596.9 3153.6 | SLIP | 6.25 | 1.72 |
| | | | 44.23 | 0.438 | 4405.7 3898.6 | | | |
| 47.0 | ..... |  |  |  |  |  |  |  |
| | D | 18 | 44.23 | 0.438 | 4405.7 3898.6 | | | 16.7 |
| | | | 53.71 | 0.438 | 5069.9 5468.0 | | | |
| 0.0 | ..... |  |  |  |  |  |  |  |

POLE ASSEMBLY

=====

| SECTION | BASE | ..... | BOLTS | AT | BASE | OF | SECTION | ..... | CALC |
|---------|---------|--------|-------|----|------|----------|---------|-------|---------|
| NAME | ELEV | NUMBER | TYPE | | DIAM | STRENGTH | THREADS | IN | BASE |
| | ft | | | | in | ksi | SHEAR | PLANE | ELEV |
| | | | | | | | | | ft |
| A | 100.750 | 0 | A325 | | 0.00 | 92.0 | 0 | 0 | 100.750 |
| B | 95.500 | 0 | A325 | | 0.00 | 92.0 | 0 | 0 | 95.500 |
| C | 47.000 | 0 | A325 | | 0.00 | 92.0 | 0 | 0 | 47.000 |
| D | 0.000 | 0 | A325 | | 0.00 | 92.0 | 0 | 0 | 0.000 |

POLE SECTIONS

=====

| SECTION | No. of | LENGTH | OUTSIDE | DIAMETER | BEND | MAT- | FLANGE | ID | FLANGE | WELD |
|---------|--------|--------|---------|----------|-------|-------|--------|-----|---------|------|
| NAME | SIDES | | BOT | TOP | RAD | ERIAL | BOT | TOP | ..GROUP | ID.. |
| | | ft | * | * | | ID | | | BOT | TOP |
| | | | in | in | in | | | | | |
| A | 18 | 53.25 | 35.13 | 24.37 | 0.625 | 1 | 0 | 0 | 0 | 0 |
| B | 18 | 10.00 | 35.68 | 33.66 | 0.625 | 2 | 0 | 0 | 0 | 0 |
| C | 18 | 53.50 | 44.98 | 34.17 | 0.625 | 3 | 0 | 0 | 0 | 0 |
| D | 18 | 53.25 | 53.71 | 42.95 | 0.625 | 4 | 0 | 0 | 0 | 0 |

* - Diameter of circumscribed circle

MATERIAL TYPES =====

| TYPE OF SHAPE | TYPE NO | NO OF ELEM. | ORIENT | HEIGHT | WIDTH | .THICKNESS. | | IRREGULARITY | |
|------------------|------------|----------------|--------|--------|-------|-------------|--------|---------------------------|--------|
| | | | | | | WEB | FLANGE | .PROJECTION. % OF AREA | ORIENT |
| | | | & deg | in | in | in | in | | deg |
| PL | 1 | 1 | 0.0 | 35.13 | 0.25 | 0.250 | 0.250 | 0.00 | 0.0 |
| PL | 2 | 1 | 0.0 | 35.68 | 0.25 | 0.250 | 0.250 | 0.00 | 0.0 |
| PL | 3 | 1 | 0.0 | 44.98 | 0.38 | 0.375 | 0.375 | 0.00 | 0.0 |
| PL | 4 | 1 | 0.0 | 53.71 | 0.44 | 0.438 | 0.438 | 0.00 | 0.0 |

& - With respect to vertical

MATERIAL PROPERTIES =====

| MATERIAL TYPE NO. | ELASTIC MODULUS ksi | UNIT WEIGHT pcf | .. STRENGTH .. | | THERMAL COEFFICIENT /deg |
|----------------------|---------------------------|-----------------------|----------------|-----------|--------------------------------|
| | | | Fu ksi | Fy ksi | |
| 1 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |
| 2 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |
| 3 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |
| 4 | 29000.0 | 490.0 | 80.0 | 65.0 | 0.00001170 |

* Only 5 condition(s) shown in full

* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A =====

112 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 Wo)

LOADS ON POLE =====

| LOAD TYPE | ELEV ft | APPLY..LOAD..AT RADIUS ft | AT AZI | LOAD AZI |FORCES..... | |MOMENTS..... | |
|--------------|------------|------------------------------|-----------|-------------|------------------|-------------|--------------------|-------------------|
| | | | | | HORIZ kip | DOWN kip | VERTICAL ft-kip | TORSNAL ft-kip |
| C | 156.000 | 0.00 | 0.0 | 0.0 | 0.0913 | 0.0180 | 0.0000 | 0.0000 |
| C | 152.000 | 0.00 | 0.0 | 0.0 | 0.0132 | 0.0067 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.1232 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 9.0572 | 8.4000 | 0.0000 | 0.0000 |
| C | 145.000 | 0.00 | 0.0 | 0.0 | 0.0328 | 0.0168 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.0483 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 6.6956 | 5.4000 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0323 | 0.0168 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.9734 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 6.5927 | 5.4000 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0318 | 0.0168 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.8986 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 4.3223 | 5.4000 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0312 | 0.0168 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0306 | 0.0168 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0300 | 0.0168 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0293 | 0.0168 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0285 | 0.0168 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0277 | 0.0168 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0267 | 0.0168 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0256 | 0.0168 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0243 | 0.0168 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0226 | 0.0168 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0204 | 0.0168 | 0.0000 | 0.0000 |
| D | 154.000 | 0.00 | 180.0 | 0.0 | 0.0599 | 0.0793 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0747 | 0.1059 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0751 | 0.2110 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0751 | 0.2110 | 0.0000 | 0.0000 |

| | | | | | | | | |
|---|---------|------|-------|-----|--------|--------|--------|--------|
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0765 | 0.2758 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0765 | 0.2758 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0773 | 0.1697 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0840 | 0.2043 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0839 | 0.4514 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0839 | 0.4514 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0839 | 0.2479 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0761 | 0.2808 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0760 | 0.2874 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.0778 | 0.2939 | 0.0000 | 0.0000 |

LOADING CONDITION M

112 mph wind with no ice. Wind Azimuth: 0° (0.9 D + 1.0 Wo)

LOADS ON POLE

| LOAD TYPE | ELEV ft | APPLY. RADIUS ft | LOAD. AZI | AT AZI |FORCES..... | |MOMENTS..... | |
|--------------|------------|------------------------|--------------|-----------|------------------|-------------|--------------------|-------------------|
| | | | | | HORIZ kip | DOWN kip | VERTICAL ft-kip | TORSNAL ft-kip |
| C | 156.000 | 0.00 | 0.0 | 0.0 | 0.0913 | 0.0135 | 0.0000 | 0.0000 |
| C | 152.000 | 0.00 | 0.0 | 0.0 | 0.0132 | 0.0050 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.8424 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 9.0572 | 6.3000 | 0.0000 | 0.0000 |
| C | 145.000 | 0.00 | 0.0 | 0.0 | 0.0328 | 0.0126 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.7862 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 6.6956 | 4.0500 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0323 | 0.0126 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.7301 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 6.5927 | 4.0500 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0318 | 0.0126 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.6739 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 4.3223 | 4.0500 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0312 | 0.0126 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0306 | 0.0126 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0300 | 0.0126 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0293 | 0.0126 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0285 | 0.0126 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0277 | 0.0126 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0267 | 0.0126 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0256 | 0.0126 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0243 | 0.0126 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0226 | 0.0126 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0204 | 0.0126 | 0.0000 | 0.0000 |
| D | 154.000 | 0.00 | 180.0 | 0.0 | 0.0599 | 0.0595 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0747 | 0.0794 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0751 | 0.1582 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0751 | 0.1582 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0765 | 0.2069 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0765 | 0.2069 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0773 | 0.1272 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0840 | 0.1533 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0839 | 0.3385 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0839 | 0.3385 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0839 | 0.1860 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0761 | 0.2106 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0760 | 0.2155 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.0778 | 0.2204 | 0.0000 | 0.0000 |

LOADING CONDITION Y

40 mph wind with 1 ice. Wind Azimuth: 0° (1.2 D + 1.0 Di + 1.0 Wi)

LOADS ON POLE

| LOAD TYPE | ELEV ft | APPLY. RADIUS ft | LOAD. AZI | AT AZI |FORCES..... | |MOMENTS..... | |
|--------------|------------|------------------------|--------------|-----------|------------------|-------------|--------------------|-------------------|
| | | | | | HORIZ kip | DOWN kip | VERTICAL ft-kip | TORSNAL ft-kip |

| | | | | | | | | |
|---|---------|------|-------|-----|--------|---------|--------|--------|
| C | 156.000 | 0.00 | 0.0 | 0.0 | 0.0211 | 0.0648 | 0.0000 | 0.0000 |
| C | 152.000 | 0.00 | 0.0 | 0.0 | 0.0095 | 0.0187 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.1232 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 1.6933 | 16.5498 | 0.0000 | 0.0000 |
| C | 145.000 | 0.00 | 0.0 | 0.0 | 0.0233 | 0.0288 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 1.0483 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 1.2490 | 10.6033 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0228 | 0.0288 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.9734 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 1.2270 | 10.5652 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0223 | 0.0288 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.8986 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.8024 | 10.5244 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0218 | 0.0288 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0212 | 0.0288 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0206 | 0.0288 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0199 | 0.0288 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0192 | 0.0288 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0184 | 0.0288 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0176 | 0.0288 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0166 | 0.0288 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0154 | 0.0288 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0140 | 0.0288 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0121 | 0.0288 | 0.0000 | 0.0000 |
| | | | | | | | | |
| D | 154.000 | 0.00 | 180.0 | 0.0 | 0.0146 | 0.1167 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0178 | 0.1537 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0178 | 0.2597 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0178 | 0.2597 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0181 | 0.3253 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0181 | 0.3253 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0183 | 0.2198 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0196 | 0.2615 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0196 | 0.5093 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0196 | 0.5093 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0195 | 0.3062 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0176 | 0.3399 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0175 | 0.3445 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.0178 | 0.3472 | 0.0000 | 0.0000 |

LOADING CONDITION AK

Seismic - Azimuth: 0° (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE

| LOAD TYPE | ELEV ft | APPLY.. RADIUS ft | LOAD.. AZI | AT AZI | LOAD |FORCES..... HORIZ DOWN kip kip |MOMENTS..... VERTICAL TORSNAL ft-kip ft-kip |
|--------------|------------|-------------------------|---------------|-----------|--------|---|--|
| C | 156.000 | 0.00 | 0.0 | 0.0 | 0.0009 | 0.0184 | 0.0000 |
| C | 152.000 | 0.00 | 0.0 | 0.0 | 0.0003 | 0.0068 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0536 | 1.1473 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.4007 | 8.5806 | 0.0000 |
| C | 145.000 | 0.00 | 0.0 | 0.0 | 0.0007 | 0.0172 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0436 | 1.0708 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.2244 | 5.5161 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0006 | 0.0172 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0349 | 0.9943 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.1935 | 5.5161 | 0.0000 |
| C | 127.380 | 0.00 | 0.0 | 0.0 | 0.1719 | 5.1061 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0006 | 0.0172 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0274 | 0.9179 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.1649 | 5.5161 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0005 | 0.0172 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0004 | 0.0172 | 0.0000 |
| C | 100.500 | 0.00 | 0.0 | 0.0 | 0.0235 | 1.1187 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0003 | 0.0172 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0003 | 0.0172 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0002 | 0.0172 | 0.0000 |
| C | 73.750 | 0.00 | 0.0 | 0.0 | 0.1154 | 10.2254 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0002 | 0.0172 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0001 | 0.0172 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0001 | 0.0172 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.0172 | 0.0000 |
| C | 26.620 | 0.00 | 0.0 | 0.0 | 0.0213 | 14.5078 | 0.0000 |

| | | | | | | | | |
|---|---------|------|-------|-------|--------|--------|--------|--------|
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.0172 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.0172 | 0.0000 | 0.0000 |
| D | 154.000 | 0.00 | 180.0 | 180.0 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 180.0 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |

LOADING CONDITION AL

Seismic - Azimuth: 0° (0.9 D - 1.0 Ev + 1.0 Eh)

LOADS ON POLE

| LOAD TYPE | ELEV ft | APPLY. RADIUS ft | LOAD. AZI | AT AZI | LOAD AZI |FORCES..... | |MOMENTS..... | |
|--------------|------------|------------------------|--------------|-----------|-------------|------------------|-------------|--------------------|-------------------|
| | | | | | | HORIZ kip | DOWN kip | VERTICAL ft-kip | TORSNAL ft-kip |
| C | 156.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0009 | 0.0131 | 0.0000 | 0.0000 |
| C | 152.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0003 | 0.0049 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0536 | 0.8183 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.4007 | 6.1194 | 0.0000 | 0.0000 |
| C | 145.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0007 | 0.0122 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0436 | 0.7637 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.2244 | 3.9339 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0006 | 0.0122 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0349 | 0.7092 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.1935 | 3.9339 | 0.0000 | 0.0000 |
| C | 127.380 | 0.00 | 0.0 | 0.0 | 0.0 | 0.1719 | 3.6414 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0006 | 0.0122 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0274 | 0.6546 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.1649 | 3.9339 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0005 | 0.0122 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0004 | 0.0122 | 0.0000 | 0.0000 |
| C | 100.500 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0235 | 0.7979 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0003 | 0.0122 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0003 | 0.0122 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0002 | 0.0122 | 0.0000 | 0.0000 |
| C | 73.750 | 0.00 | 0.0 | 0.0 | 0.0 | 0.1154 | 7.2924 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0002 | 0.0122 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0001 | 0.0122 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0001 | 0.0122 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0000 | 0.0122 | 0.0000 | 0.0000 |
| C | 26.620 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0213 | 10.3464 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0000 | 0.0122 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0 | 0.0000 | 0.0122 | 0.0000 | 0.0000 |
| D | 154.000 | 0.00 | 180.0 | 180.0 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 180.0 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |

(USA 222-H) - Monopole Spatial Analysis

(c)2017

Guymast Inc.

Tel: (416) 736-7453

Fax: (416) 736-4372

Web: www.guymast.com

Processed under license at:

Sabre Towers and Poles

on: 11 jul 2024 at: 11:51:11

155' Monopole / Reed, MD

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

| MAST ELEV ft |DEFLECTIONS (ft)..... | | |ROTATIONS (deg)..... | | |
|--------------------|----------------------------|----------------|-------|---------------------------|--------|-------|
| | HORIZONTAL ALONG | DOWN ACROSS | | TILT ALONG | ACROSS | TWIST |
| 154.0 | 12.80A | 0.03R | 1.44H | 8.75A | 0.02R | 0.00L |
| 147.1 | 11.76A | 0.03R | 1.29H | 8.74A | 0.02R | 0.00L |

| | | | | | | |
|-------|--------|--------|--------|-------|--------|-------|
| 140.1 | 10.74A | 0.03R | 1.13H | 8.66A | 0.02R | 0.00L |
| 133.2 | 9.72A | 0.02R | 0.98H | 8.50A | 0.02R | 0.00L |
| 126.3 | 8.73A | 0.02R | 0.83H | 8.23A | 0.02R | 0.00L |
| 119.4 | 7.77A | 0.02R | 0.70H | 7.87A | 0.02R | 0.00L |
| 112.4 | 6.86A | 0.02R | 0.58H | 7.42A | 0.02R | 0.00L |
| 105.5 | 6.01A | 0.02R | 0.47H | 6.89A | 0.02R | 0.00L |
| 100.5 | 5.44A | 0.02R | 0.41H | 6.47A | 0.01R | 0.00L |
| 95.5 | 4.89A | 0.01R | 0.35H | 6.16A | 0.01R | 0.00L |
| 89.5 | 4.27A | 0.01R | 0.28H | 5.76A | 0.01R | 0.00L |
| 83.4 | 3.69A | 0.01R | 0.22H | 5.34A | 0.01R | 0.00L |
| 77.4 | 3.16A | -0.01H | 0.18A | 4.92A | 0.01R | 0.00L |
| 71.4 | 2.66A | -0.01H | 0.14A | 4.49A | 0.01R | 0.00L |
| 65.3 | 2.22A | -0.01H | 0.10A | 4.06A | 0.01R | 0.00L |
| 59.3 | 1.81A | -0.01H | 0.08A | 3.63A | -0.01H | 0.00L |
| 53.2 | 1.45A | 0.00H | 0.05A | 3.20A | -0.01H | 0.00L |
| 47.0 | 1.13A | 0.00H | 0.04A | 2.82A | -0.01H | 0.00L |
| 41.1 | 0.86A | 0.00H | 0.03A | 2.44A | -0.01H | 0.00L |
| 35.2 | 0.63A | 0.00H | 0.02A | 2.08A | -0.01H | 0.00L |
| 29.4 | 0.43A | 0.00H | 0.01A | 1.72A | -0.01H | 0.00L |
| 23.5 | 0.28A | 0.00H | 0.00A | 1.36A | 0.00H | 0.00L |
| 17.6 | 0.15A | 0.00H | 0.00A | 1.01A | 0.00H | 0.00L |
| 11.7 | 0.07A | 0.00H | 0.00F | 0.67A | 0.00H | 0.00L |
| 5.9 | 0.02A | 0.00H | 0.00AA | 0.33A | 0.00H | 0.00L |
| 0.0 | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A |

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

| MAST ELEV ft | TOTAL AXIAL kip | SHEAR.w.r.t.WIND.DIR ALONG kip | WIND.DIR ACROSS kip | MOMENT.w.r.t.WIND.DIR ALONG ft-kip | WIND.DIR ACROSS ft-kip | TORSION ft-kip |
|--------------------|-----------------------|--------------------------------------|---------------------------|--|------------------------------|-------------------|
| 154.0 | 0.07 AF | 0.11 U | -0.01 B | -0.25 K | -0.04 B | 0.01 B |
| 147.1 | 18.58 AF | 9.60 U | -0.01 B | -32.70 I | 0.05 B | -0.01 E |
| | 18.58 AB | 9.62 U | -0.03 E | -32.70 E | -0.05 N | 0.02 N |
| 140.1 | 19.48 AB | 10.09 U | -0.03 E | -109.93 C | 0.18 E | -0.05 L |
| | 19.48 AA | 10.10 W | 0.03 R | -109.98 C | 0.22 E | -0.05 E |
| 133.2 | 32.06 AA | 17.27 W | 0.03 R | -241.65 A | -0.31 R | -0.11 L |
| | 32.06 AA | 17.34 N | -0.05 E | -241.67 H | -0.31 R | -0.11 L |
| 126.3 | 44.54 AA | 24.39 N | -0.05 E | -405.61 A | -0.52 R | -0.18 L |
| | 44.54 AA | 24.34 N | -0.04 B | -405.67 A | -0.48 T | -0.18 L |
| 119.4 | 56.96 AA | 29.17 N | -0.04 B | -599.92 A | -0.71 T | -0.27 L |
| | 56.96 AA | 29.19 B | 0.07 K | -599.96 A | -0.73 T | -0.27 L |

| | | | | | | |
|---------------|----------|----------|---------|------------|----------|---------|
| 112.4 | 58.00 AA | 29.71 B | 0.07 K | -829.36 A | -0.79 K | -0.31 L |
| | 58.00 AA | 29.72 H | 0.06 W | -829.33 A | -0.80 K | -0.31 L |
| 105.5 | 59.05 AA | 30.22 H | 0.06 W | -1061.62 A | -1.02 K | -0.42 L |
| | 59.05 AA | 30.25 H | 0.06 R | -1061.74 A | -1.04 O | -0.42 L |
| 100.5 | 60.37 AA | 30.66 H | 0.06 R | -1231.11 A | -1.28 K | -0.49 L |
| | 60.37 AA | 30.74 W | 0.10 X | -1231.16 A | -1.38 K | -0.49 L |
| 95.5 | 62.00 AA | 31.12 W | 0.10 X | -1402.32 A | -1.48 T | -0.55 L |
| | 62.00 AA | 31.21 W | 0.19 W | -1402.19 A | -1.41 R | -0.55 L |
| 89.5 | 63.37 AA | 31.71 W | 0.19 W | -1612.09 A | -2.41 W | -0.60 L |
| | 63.37 AA | 31.73 A | -0.14 H | -1611.92 A | -2.35 W | -0.60 L |
| 83.4 | 64.78 AA | 32.24 A | -0.14 H | -1824.46 A | -3.20 W | -0.67 L |
| | 64.78 AA | 32.28 W | -0.21 H | -1824.43 A | -3.08 W | -0.66 L |
| 77.4 | 66.20 AA | 32.76 W | -0.21 H | -2038.76 A | -3.97 W | -0.75 L |
| | 66.20 AA | 32.62 A | -0.20 H | -2038.71 A | -3.93 W | -0.76 L |
| 71.4 | 67.68 AA | 33.14 A | -0.20 H | -2255.12 A | -4.15 R | -0.82 L |
| | 67.68 AA | 33.18 A | -0.22 H | -2255.13 A | -4.16 R | -0.82 L |
| 65.3 | 69.17 AA | 33.67 A | -0.22 H | -2473.79 A | -4.99 R | -0.87 L |
| | 69.17 AA | 33.70 A | -0.19 H | -2473.83 A | -5.01 R | -0.87 L |
| 59.3 | 70.72 AA | 34.22 A | -0.19 H | -2694.61 A | -6.07 R | -0.90 L |
| | 70.72 AA | 34.22 A | -0.19 H | -2694.59 A | -6.12 R | -0.90 L |
| 53.2 | 72.31 AA | 34.75 A | -0.19 H | -2917.28 A | -7.08 R | -0.93 L |
| | 72.31 AA | 34.68 P | -0.22 H | -2917.26 A | -7.00 R | -0.92 L |
| 47.0 | 75.49 AA | 35.20 P | -0.22 H | -3149.52 A | 8.29 H | -0.96 L |
| | 75.49 AA | 35.24 P | 0.18 Q | -3149.60 A | 8.24 H | -0.96 L |
| 41.1 | 77.34 AA | 35.75 P | 0.18 Q | -3370.15 A | 9.25 H | -0.99 L |
| | 77.34 AA | 35.69 P | -0.19 H | -3370.11 A | 9.26 H | -1.00 L |
| 35.2 | 79.19 AA | 36.17 P | -0.19 H | -3591.96 A | 10.40 H | -1.03 L |
| | 79.19 AA | 36.29 P | 0.24 R | -3591.93 A | 10.39 H | -1.03 L |
| 29.4 | 81.10 AA | 36.79 P | 0.24 R | -3815.37 A | -11.64 R | -1.05 L |
| | 81.10 AA | 36.76 P | 0.21 Q | -3815.33 A | -11.64 R | -1.05 L |
| 23.5 | 83.04 AA | 37.25 P | 0.21 Q | -4040.13 A | -12.80 R | -1.06 L |
| | 83.04 AA | 37.29 P | 0.20 R | -4040.08 A | -12.79 R | -1.06 L |
| 17.6 | 84.99 AA | 37.74 P | 0.20 R | -4265.89 A | -13.99 R | -1.08 L |
| | 84.99 AA | 37.75 P | -0.22 H | -4265.87 A | -13.99 R | -1.08 L |
| 11.7 | 86.99 AA | 38.22 P | -0.22 H | -4492.69 A | 15.25 H | -1.08 L |
| | 86.99 AA | 38.23 P | -0.22 H | -4492.69 A | 15.25 H | -1.08 L |
| 5.9 | 89.02 AA | 38.68 P | -0.22 H | -4720.39 A | 16.55 H | -1.09 L |
| | 89.02 AA | 38.69 P | -0.22 H | -4720.39 A | 16.55 H | -1.09 L |
| | 91.06 AA | 39.14 P | -0.22 H | -4948.90 A | 17.87 H | -1.09 L |
| base reaction | 91.06 AA | -39.14 P | 0.22 H | 4948.90 A | -17.87 H | 1.09 L |

COMPLIANCE WITH 4.8.2 & 4.5.4

=====

| ELEV ft | AXIAL | BENDING | SHEAR + TORSIONAL | TOTAL | SATISFIED | D/t (w/t) | MAX ALLOWED |
|------------|--------|---------|----------------------|-------|-----------|-----------|----------------|
| 154.00 | 0.00AF | 0.00K | 0.00U | 0.00K | YES | 15.69A | 45.2 |
| | 0.01AF | 0.04I | 0.01U | 0.05I | YES | 16.67A | 45.2 |
| 147.07 | 0.01AB | 0.04E | 0.01U | 0.05E | YES | 16.67A | 45.2 |
| | 0.01AB | 0.13C | 0.01U | 0.14C | YES | 17.64A | 45.2 |
| 140.14 | 0.01AA | 0.13C | 0.01W | 0.14C | YES | 17.64A | 45.2 |
| | 0.02AA | 0.27A | 0.02W | 0.28A | YES | 18.61A | 45.2 |
| 133.21 | 0.02AA | 0.27H | 0.02N | 0.28H | YES | 18.61A | 45.2 |
| | 0.03AA | 0.41A | 0.03N | 0.43A | YES | 19.58A | 45.2 |
| 126.29 | 0.03AA | 0.41A | 0.03N | 0.43A | YES | 19.58A | 45.2 |
| | 0.03AA | 0.56A | 0.03N | 0.58A | YES | 20.56A | 45.2 |
| 119.36 | 0.03AA | 0.56A | 0.03B | 0.58A | YES | 20.56A | 45.2 |
| | 0.03AA | 0.72A | 0.03B | 0.74A | YES | 21.53A | 45.2 |
| 112.43 | 0.03AA | 0.72A | 0.03H | 0.74A | YES | 21.53A | 45.2 |
| | 0.03AA | 0.86A | 0.03H | 0.88A | YES | 22.50A | 45.2 |
| 105.50 | 0.03AA | 0.86A | 0.03H | 0.88A | YES | 22.50A | 45.2 |
| | 0.03AA | 0.98A | 0.03H | 1.00A | YES | 22.85A | 45.2 |
| 100.50 | 0.02AA | 0.60A | 0.02W | 0.61A | YES | 15.12A | 45.2 |
| | 0.02AA | 0.64A | 0.02W | 0.65A | YES | 15.58A | 45.2 |
| 95.50 | 0.02AA | 0.66A | 0.02W | 0.67A | YES | 15.35A | 45.2 |
| | 0.02AA | 0.71A | 0.02W | 0.72A | YES | 15.91A | 45.2 |
| 89.46 | 0.02AA | 0.71A | 0.02A | 0.72A | YES | 15.91A | 45.2 |
| | 0.02AA | 0.75A | 0.02A | 0.76A | YES | 16.48A | 45.2 |
| 83.43 | 0.02AA | 0.75A | 0.02W | 0.76A | YES | 16.48A | 45.2 |
| | 0.02AA | 0.79A | 0.02W | 0.81A | YES | 17.04A | 45.2 |
| 77.39 | 0.02AA | 0.79A | 0.02A | 0.81A | YES | 17.04A | 45.2 |
| | 0.02AA | 0.83A | 0.02A | 0.84A | YES | 17.61A | 45.2 |
| 71.36 | 0.02AA | 0.83A | 0.02A | 0.84A | YES | 17.61A | 45.2 |
| | 0.02AA | 0.87A | 0.02A | 0.88A | YES | 18.17A | 45.2 |
| 65.32 | 0.02AA | 0.87A | 0.02A | 0.88A | YES | 18.17A | 45.2 |
| | 0.02AA | 0.90A | 0.02A | 0.91A | YES | 18.74A | 45.2 |
| 59.29 | 0.02AA | 0.90A | 0.02A | 0.91A | YES | 18.74A | 45.2 |
| | 0.02AA | 0.92A | 0.02A | 0.94A | YES | 19.30A | 45.2 |
| 53.25 | 0.02AA | 0.76A | 0.02P | 0.77A | YES | 16.49A | 45.2 |
| | 0.02AA | 0.78A | 0.02P | 0.79A | YES | 17.00A | 45.2 |
| 47.00 | 0.02AA | 0.81A | 0.02P | 0.82A | YES | 16.69A | 45.2 |
| | 0.02AA | 0.83A | 0.02P | 0.84A | YES | 17.16A | 45.2 |

| | | | | | | | |
|-------|--------|-------|-------|-------|-----|--------|------|
| 41.12 | 0.02AA | 0.83A | 0.02H | 0.84A | YES | 17.16A | 45.2 |
| | 0.02AA | 0.84A | 0.02H | 0.85A | YES | 17.64A | 45.2 |
| 35.25 | 0.02AA | 0.84A | 0.02P | 0.85A | YES | 17.64A | 45.2 |
| | 0.02AA | 0.85A | 0.02P | 0.87A | YES | 18.11A | 45.2 |
| 29.37 | 0.02AA | 0.85A | 0.02P | 0.87A | YES | 18.11A | 45.2 |
| | 0.02AA | 0.87A | 0.02P | 0.88A | YES | 18.58A | 45.2 |
| 23.50 | 0.02AA | 0.87A | 0.02P | 0.88A | YES | 18.58A | 45.2 |
| | 0.02AA | 0.88A | 0.02P | 0.89A | YES | 19.05A | 45.2 |
| 17.62 | 0.02AA | 0.88A | 0.02P | 0.89A | YES | 19.05A | 45.2 |
| | 0.02AA | 0.89A | 0.02P | 0.90A | YES | 19.52A | 45.2 |
| 11.75 | 0.02AA | 0.89A | 0.02P | 0.90A | YES | 19.52A | 45.2 |
| | 0.02AA | 0.90A | 0.02P | 0.91A | YES | 19.99A | 45.2 |
| 5.88 | 0.02AA | 0.90A | 0.02P | 0.91A | YES | 19.99A | 45.2 |
| | 0.02AA | 0.91A | 0.02P | 0.92A | YES | 20.46A | 45.2 |
| 0.00 | | | | | | | |

MAXIMUM LOADS ONTO FOUNDATION (w.r.t. wind direction)

| DOWN | SHEAR.w.r.t.WIND.DIR | MOMENT.w.r.t.WIND.DIR | TORSION |
|-------|----------------------|-----------------------|---------|
| kip | ALONG kip | ALONG ft-kip | ft-kip |
| 91.06 | 39.14 | -0.22 | -1.09 |
| AA | P | A | L |

(USA 222-H) - Monopole Spatial Analysis (c)2017 Guymast Inc.

Tel: (416) 736-7453 Fax: (416) 736-4372 Web: www.guymast.com

Processed under license at:

Sabre Towers and Poles on: 11 jul 2024 at: 11:51:28

155' Monopole / Reed, MD

***** Service Load Condition *****

* Only 1 condition(s) shown in full
* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)

LOADS ON POLE

| LOAD | ELEV | APPLY..LOAD..AT | LOAD |FORCES..... |MOMENTS..... |
|------|---------|-----------------|------|------------------|--------------------|
| TYPE | ft | RADIUS ft | AZI | HORIZ kip | DOWN kip |
| | | | | | VERTICAL ft-kip |
| | | | | | TORSNAL ft-kip |
| C | 156.000 | 0.00 | 0.0 | 0.0 | 0.0234 |
| | | | | | 0.0150 |
| | | | | | 0.0000 |
| | | | | | 0.0000 |

| | | | | | | | | |
|---|---------|------|-------|-----|--------|--------|--------|--------|
| C | 152.000 | 0.00 | 0.0 | 0.0 | 0.0034 | 0.0056 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.9360 | 0.0000 | 0.0000 |
| C | 150.000 | 0.00 | 0.0 | 0.0 | 2.3257 | 7.0000 | 0.0000 | 0.0000 |
| C | 145.000 | 0.00 | 0.0 | 0.0 | 0.0084 | 0.0140 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.8736 | 0.0000 | 0.0000 |
| C | 140.000 | 0.00 | 0.0 | 0.0 | 1.7193 | 4.5000 | 0.0000 | 0.0000 |
| C | 135.000 | 0.00 | 0.0 | 0.0 | 0.0083 | 0.0140 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.8112 | 0.0000 | 0.0000 |
| C | 130.000 | 0.00 | 0.0 | 0.0 | 1.6929 | 4.5000 | 0.0000 | 0.0000 |
| C | 125.000 | 0.00 | 0.0 | 0.0 | 0.0082 | 0.0140 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 0.0000 | 0.7488 | 0.0000 | 0.0000 |
| C | 120.000 | 0.00 | 0.0 | 0.0 | 1.1099 | 4.5000 | 0.0000 | 0.0000 |
| C | 115.000 | 0.00 | 0.0 | 0.0 | 0.0080 | 0.0140 | 0.0000 | 0.0000 |
| C | 105.000 | 0.00 | 0.0 | 0.0 | 0.0079 | 0.0140 | 0.0000 | 0.0000 |
| C | 95.000 | 0.00 | 0.0 | 0.0 | 0.0077 | 0.0140 | 0.0000 | 0.0000 |
| C | 85.000 | 0.00 | 0.0 | 0.0 | 0.0075 | 0.0140 | 0.0000 | 0.0000 |
| C | 75.000 | 0.00 | 0.0 | 0.0 | 0.0073 | 0.0140 | 0.0000 | 0.0000 |
| C | 65.000 | 0.00 | 0.0 | 0.0 | 0.0071 | 0.0140 | 0.0000 | 0.0000 |
| C | 55.000 | 0.00 | 0.0 | 0.0 | 0.0069 | 0.0140 | 0.0000 | 0.0000 |
| C | 45.000 | 0.00 | 0.0 | 0.0 | 0.0066 | 0.0140 | 0.0000 | 0.0000 |
| C | 35.000 | 0.00 | 0.0 | 0.0 | 0.0062 | 0.0140 | 0.0000 | 0.0000 |
| C | 25.000 | 0.00 | 0.0 | 0.0 | 0.0058 | 0.0140 | 0.0000 | 0.0000 |
| C | 15.000 | 0.00 | 0.0 | 0.0 | 0.0052 | 0.0140 | 0.0000 | 0.0000 |
| D | 154.000 | 0.00 | 180.0 | 0.0 | 0.0154 | 0.0661 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0192 | 0.0883 | 0.0000 | 0.0000 |
| D | 105.500 | 0.00 | 180.0 | 0.0 | 0.0193 | 0.1758 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0193 | 0.1758 | 0.0000 | 0.0000 |
| D | 100.500 | 0.00 | 180.0 | 0.0 | 0.0197 | 0.2298 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0197 | 0.2298 | 0.0000 | 0.0000 |
| D | 95.500 | 0.00 | 180.0 | 0.0 | 0.0199 | 0.1414 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0216 | 0.1703 | 0.0000 | 0.0000 |
| D | 53.250 | 0.00 | 180.0 | 0.0 | 0.0216 | 0.3762 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0216 | 0.3762 | 0.0000 | 0.0000 |
| D | 47.000 | 0.00 | 180.0 | 0.0 | 0.0215 | 0.2066 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0195 | 0.2340 | 0.0000 | 0.0000 |
| D | 11.750 | 0.00 | 180.0 | 0.0 | 0.0195 | 0.2395 | 0.0000 | 0.0000 |
| D | 0.000 | 0.00 | 180.0 | 0.0 | 0.0200 | 0.2449 | 0.0000 | 0.0000 |

=====

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

=====

| MAST ELEV ft | DEFLECTIONS (ft) | | | ROTATIONS (deg) | | TWIST |
|--------------------|---------------------|--------|-------|-----------------|--------|-------|
| | HORIZONTAL ALONG | ACROSS | DOWN | TILT ALONG | ACROSS | |
| 154.0 | 3.32L | 0.01C | 0.10L | 2.24L | 0.01C | 0.00I |
| 147.1 | 3.05L | 0.01C | 0.09L | 2.24L | 0.01C | 0.00I |
| 140.1 | 2.78L | 0.01C | 0.08L | 2.22L | 0.01C | 0.00I |
| 133.2 | 2.51L | 0.01C | 0.07L | 2.18L | 0.01C | 0.00I |
| 126.3 | 2.25L | 0.01C | 0.06L | 2.11L | 0.01C | 0.00I |
| 119.4 | 2.00L | 0.01C | 0.05L | 2.02L | 0.01C | 0.00I |
| 112.4 | 1.77L | 0.01C | 0.04L | 1.90L | 0.01C | 0.00I |
| 105.5 | 1.55L | 0.01C | 0.03L | 1.76L | 0.01C | 0.00I |
| 100.5 | 1.40L | 0.01C | 0.03L | 1.65L | 0.01C | 0.00I |
| 95.5 | 1.26L | 0.01C | 0.02L | 1.58L | 0.01C | 0.00I |
| 89.5 | 1.10L | 0.01C | 0.02L | 1.47L | 0.01C | 0.00I |
| 83.4 | 0.95L | 0.00C | 0.02L | 1.37L | 0.01C | 0.00I |
| 77.4 | 0.81L | 0.00C | 0.01L | 1.26L | 0.01C | 0.00I |
| 71.4 | 0.68L | 0.00C | 0.01L | 1.15L | 0.01C | 0.00I |
| 65.3 | 0.57L | 0.00C | 0.01L | 1.04L | 0.01C | 0.00I |
| 59.3 | 0.46L | 0.00C | 0.01L | 0.93L | 0.00C | 0.00I |

| | | | | | | |
|------|-------|-------|-------|-------|-------|-------|
| 53.2 | 0.37L | 0.00C | 0.00L | 0.82L | 0.00C | 0.00I |
| 47.0 | 0.29L | 0.00C | 0.00L | 0.72L | 0.00C | 0.00I |
| 41.1 | 0.22L | 0.00C | 0.00L | 0.62L | 0.00C | 0.00I |
| 35.2 | 0.16L | 0.00C | 0.00L | 0.53L | 0.00C | 0.00I |
| 29.4 | 0.11L | 0.00C | 0.00L | 0.44L | 0.00C | 0.00I |
| 23.5 | 0.07B | 0.00C | 0.00L | 0.35L | 0.00C | 0.00I |
| 17.6 | 0.04B | 0.00C | 0.00L | 0.26B | 0.00C | 0.00C |
| 11.7 | 0.02B | 0.00C | 0.00L | 0.17B | 0.00C | 0.00C |
| 5.9 | 0.00B | 0.00C | 0.00D | 0.08B | 0.00C | 0.00C |
| 0.0 | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A | 0.00A |

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

| MAST ELEV ft | TOTAL AXIAL kip | SHEAR.w.r.t.WIND.DIR ALONG kip | ACROSS kip | MOMENT.w.r.t.WIND.DIR ALONG ft-kip | ACROSS ft-kip | TORSION ft-kip |
|--------------------|-----------------------|--------------------------------------|---------------|--|------------------|-------------------|
| 154.0 | 0.02 F | 0.03 K | 0.00 H | -0.06 B | 0.01 H | 0.00 H |
| 147.1 | 8.43 F | 2.47 K | 0.00 H | -8.39 L | 0.01 B | 0.00 I |
| 140.1 | 8.43 L | 2.47 E | -0.01 F | -8.39 L | 0.01 B | 0.00 I |
| 133.2 | 8.93 L | 2.59 E | -0.01 F | -28.22 L | 0.05 F | 0.00 I |
| 126.3 | 8.94 L | 2.59 F | -0.01 B | -28.21 L | 0.04 F | 0.00 I |
| 119.4 | 14.84 L | 4.43 F | -0.01 B | -62.01 F | 0.09 B | -0.01 I |
| 112.4 | 14.84 L | 4.44 F | 0.01 L | -62.00 L | 0.08 F | -0.01 I |
| 105.5 | 20.68 L | 6.25 F | 0.01 L | -104.00 F | -0.13 L | -0.01 I |
| 100.5 | 20.68 A | 6.25 L | -0.02 K | -104.00 F | -0.13 L | -0.01 I |
| 95.5 | 26.50 A | 7.50 L | -0.02 K | -153.71 F | 0.23 K | -0.02 I |
| 89.5 | 26.50 A | 7.49 L | -0.02 K | -153.70 F | 0.25 K | -0.02 I |
| 83.4 | 27.10 A | 7.62 L | -0.02 K | -212.31 L | 0.39 K | -0.02 I |
| 77.4 | 27.10 A | 7.63 L | 0.02 L | -212.31 L | 0.41 K | -0.02 I |
| 71.4 | 27.70 A | 7.76 L | 0.02 L | -271.62 L | -0.50 L | -0.03 I |
| 65.4 | 27.70 A | 7.76 L | 0.03 L | -271.62 L | -0.51 L | -0.03 I |
| 59.4 | 28.59 A | 7.86 L | 0.03 L | -314.81 L | -0.64 L | -0.03 I |
| 53.4 | 28.59 D | 7.88 B | 0.04 L | -314.80 L | -0.65 L | -0.03 I |
| 47.4 | 29.74 D | 7.98 B | 0.04 L | -358.49 L | -0.84 L | -0.03 I |
| 41.4 | 29.74 A | 8.00 H | 0.05 C | -358.52 L | -0.85 L | -0.04 I |
| 35.4 | 30.62 A | 8.13 H | 0.05 C | -411.98 L | -0.88 L | -0.04 I |
| 29.4 | 30.62 A | 8.13 L | 0.07 C | -411.95 L | -0.86 L | -0.04 I |
| 23.4 | 31.53 A | 8.26 L | 0.07 C | -466.01 L | -1.26 C | -0.04 I |
| 17.4 | 31.53 A | 8.26 B | 0.06 C | -466.00 L | -1.25 C | -0.04 I |
| 11.4 | 32.45 A | 8.39 B | 0.06 C | -520.55 L | -1.59 C | -0.05 I |
| 5.4 | 32.45 A | 8.37 B | 0.07 C | -520.56 L | -1.61 C | -0.05 I |
| 0.0 | 33.40 A | 8.51 B | 0.07 C | -575.61 L | -2.04 C | -0.05 I |

| | | | | | | |
|---------------|---------|----------|---------|------------|---------|---------|
| 71.4 | 33.40 A | 8.51 L | 0.07 C | -575.58 L | -2.06 C | -0.05 I |
| | 34.37 A | 8.64 L | 0.07 C | -631.24 L | -2.49 C | -0.05 I |
| 65.3 | 34.36 A | 8.66 L | 0.07 C | -631.21 L | -2.50 C | -0.05 I |
| | 35.37 A | 8.79 L | 0.07 C | -687.47 L | -2.91 C | -0.05 I |
| 59.3 | 35.37 A | 8.78 B | 0.07 C | -687.45 L | -2.91 C | -0.05 I |
| | 36.40 A | 8.91 B | 0.07 C | -744.09 L | -3.32 C | -0.05 I |
| 53.2 | 36.40 A | 8.92 L | 0.06 C | -744.10 L | -3.33 C | -0.05 I |
| | 38.75 A | 9.05 L | 0.06 C | -803.40 L | -3.73 C | -0.06 I |
| 47.0 | 38.75 A | 9.05 L | 0.07 C | -803.39 L | -3.73 C | -0.06 I |
| | 39.99 A | 9.18 L | 0.07 C | -859.67 L | -4.15 C | -0.06 I |
| 41.1 | 39.99 A | 9.18 L | 0.08 C | -859.66 L | -4.14 C | -0.06 I |
| | 41.24 A | 9.31 L | 0.08 C | -916.38 L | -4.59 C | -0.06 I |
| 35.2 | 41.24 A | 9.33 B | 0.07 C | -916.38 L | -4.60 C | -0.06 I |
| | 42.54 A | 9.46 B | 0.07 C | -973.49 L | -5.01 C | -0.06 I |
| 29.4 | 42.54 A | 9.46 B | 0.07 C | -973.49 L | -5.01 C | -0.06 I |
| | 43.86 A | 9.59 B | 0.07 C | -1030.97 L | -5.42 C | -0.06 I |
| 23.5 | 43.86 A | 9.59 B | 0.07 C | -1030.97 L | -5.42 C | -0.06 I |
| | 45.20 A | 9.70 B | 0.07 C | -1088.75 L | -5.82 C | -0.06 I |
| 17.6 | 45.20 A | 9.71 B | 0.07 C | -1088.76 L | -5.82 C | -0.06 I |
| | 46.57 A | 9.83 B | 0.07 C | -1146.97 L | -6.22 C | 0.06 C |
| 11.7 | 46.57 A | 9.83 B | 0.07 C | -1146.97 L | -6.22 C | 0.06 C |
| | 47.99 A | 9.94 B | 0.07 C | -1205.58 B | -6.62 C | 0.06 C |
| 5.9 | 47.99 A | 9.95 B | 0.07 C | -1205.58 B | -6.62 C | 0.06 C |
| | 49.42 A | 10.06 B | 0.07 C | -1264.57 B | -7.02 C | 0.06 C |
| base reaction | 49.42 A | -10.06 B | -0.07 C | 1264.57 B | 7.02 C | -0.06 C |

COMPLIANCE WITH 4.8.2 & 4.5.4
=====

| ELEV ft | AXIAL | BENDING | SHEAR + TORSIONAL | TOTAL | SATISFIED | D/t (w/t) | MAX ALLOWED |
|------------|-------|---------|----------------------|-------|-----------|-----------|----------------|
| 154.00 | 0.00F | 0.00B | 0.00K | 0.00E | YES | 15.69A | 45.2 |
| | 0.01F | 0.01L | 0.00K | 0.02L | YES | 16.67A | 45.2 |
| 147.07 | 0.01L | 0.01L | 0.00E | 0.02L | YES | 16.67A | 45.2 |
| | 0.01L | 0.03L | 0.00E | 0.04L | YES | 17.64A | 45.2 |
| 140.14 | 0.01L | 0.03L | 0.00F | 0.04L | YES | 17.64A | 45.2 |
| | 0.01L | 0.07F | 0.01F | 0.08F | YES | 18.61A | 45.2 |
| 133.21 | 0.01L | 0.07L | 0.01F | 0.08L | YES | 18.61A | 45.2 |
| | 0.01L | 0.11F | 0.01F | 0.12F | YES | 19.58A | 45.2 |
| 126.29 | 0.01A | 0.11F | 0.01L | 0.12F | YES | 19.58A | 45.2 |
| | 0.02A | 0.14F | 0.01L | 0.16F | YES | 20.56A | 45.2 |

| | | | | | | | |
|--------|-------|-------|-------|-------|-----|--------|------|
| 119.36 | 0.02A | 0.14F | 0.01L | 0.16F | YES | 20.56A | 45.2 |
| | 0.02A | 0.19L | 0.01L | 0.20L | YES | 21.53A | 45.2 |
| 112.43 | 0.02A | 0.19L | 0.01L | 0.20L | YES | 21.53A | 45.2 |
| | 0.02A | 0.22L | 0.01L | 0.24L | YES | 22.50A | 45.2 |
| 105.50 | 0.02A | 0.22L | 0.01L | 0.24L | YES | 22.50A | 45.2 |
| | 0.02A | 0.25L | 0.01L | 0.27L | YES | 22.85A | 45.2 |
| 100.50 | 0.01D | 0.15L | 0.01B | 0.16L | YES | 15.12A | 45.2 |
| | 0.01D | 0.16L | 0.01B | 0.17L | YES | 15.58A | 45.2 |
| 95.50 | 0.01A | 0.17L | 0.01H | 0.18L | YES | 15.35A | 45.2 |
| | 0.01A | 0.18L | 0.01H | 0.19L | YES | 15.91A | 45.2 |
| 89.46 | 0.01A | 0.18L | 0.01L | 0.19L | YES | 15.91A | 45.2 |
| | 0.01A | 0.19L | 0.01L | 0.20L | YES | 16.48A | 45.2 |
| 83.43 | 0.01A | 0.19L | 0.01B | 0.20L | YES | 16.48A | 45.2 |
| | 0.01A | 0.20L | 0.01B | 0.21L | YES | 17.04A | 45.2 |
| 77.39 | 0.01A | 0.20L | 0.01B | 0.21L | YES | 17.04A | 45.2 |
| | 0.01A | 0.21L | 0.01B | 0.22L | YES | 17.61A | 45.2 |
| 71.36 | 0.01A | 0.21L | 0.01L | 0.22L | YES | 17.61A | 45.2 |
| | 0.01A | 0.22L | 0.01L | 0.23L | YES | 18.17A | 45.2 |
| 65.32 | 0.01A | 0.22L | 0.01L | 0.23L | YES | 18.17A | 45.2 |
| | 0.01A | 0.23L | 0.00L | 0.24L | YES | 18.74A | 45.2 |
| 59.29 | 0.01A | 0.23L | 0.00B | 0.24L | YES | 18.74A | 45.2 |
| | 0.01A | 0.24L | 0.00B | 0.25L | YES | 19.30A | 45.2 |
| 53.25 | 0.01A | 0.19L | 0.00L | 0.20L | YES | 16.49A | 45.2 |
| | 0.01A | 0.20L | 0.00L | 0.21L | YES | 17.00A | 45.2 |
| 47.00 | 0.01A | 0.21L | 0.00L | 0.21L | YES | 16.69A | 45.2 |
| | 0.01A | 0.21L | 0.00L | 0.22L | YES | 17.16A | 45.2 |
| 41.12 | 0.01A | 0.21L | 0.00L | 0.22L | YES | 17.16A | 45.2 |
| | 0.01A | 0.21L | 0.00L | 0.22L | YES | 17.64A | 45.2 |
| 35.25 | 0.01A | 0.21L | 0.00B | 0.22L | YES | 17.64A | 45.2 |
| | 0.01A | 0.22L | 0.00B | 0.23L | YES | 18.11A | 45.2 |
| 29.37 | 0.01A | 0.22L | 0.00B | 0.23L | YES | 18.11A | 45.2 |
| | 0.01A | 0.22L | 0.00B | 0.23L | YES | 18.58A | 45.2 |
| 23.50 | 0.01A | 0.22L | 0.00B | 0.23L | YES | 18.58A | 45.2 |
| | 0.01A | 0.22L | 0.00B | 0.23L | YES | 19.05A | 45.2 |
| 17.62 | 0.01A | 0.22L | 0.00B | 0.23L | YES | 19.05A | 45.2 |
| | 0.01A | 0.23L | 0.00B | 0.24L | YES | 19.52A | 45.2 |
| 11.75 | 0.01A | 0.23L | 0.00B | 0.24L | YES | 19.52A | 45.2 |
| | 0.01A | 0.23B | 0.00B | 0.24B | YES | 19.99A | 45.2 |
| 5.88 | 0.01A | 0.23B | 0.00B | 0.24B | YES | 19.99A | 45.2 |
| | 0.01A | 0.23B | 0.00B | 0.24B | YES | 20.46A | 45.2 |
| 0.00 | | | | | | | |

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
=====

| DOWN | SHEAR.w.r.t.WIND.DIR | | MOMENT.w.r.t.WIND.DIR | | TORSION |
|-------|----------------------|--------|-----------------------|--------|---------|
| | ALONG | ACROSS | ALONG | ACROSS | |
| kip | kip | kip | ft-kip | ft-kip | ft-kip |
| 49.42 | 10.06 | 0.07 | -1264.57 | -7.02 | 0.06 |
| A | B | C | B | C | C |

=====

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

| Parameters | Description | h _i (ft.) | w _i (kips) | W _n (kips) | Vertical Distribution of Seismic Forces | | | | |
|--|------------------------------|----------------------|-----------------------|-----------------------|---|---|---------------------------|---------------------------------------|---------------------------------------|
| | | | | | $\frac{w_i h_i^k}{\sum w_i h_i^k}$ | $\frac{F_x \text{ or } E_h}{\sum}$ (kips) | $\frac{E_v}{\sum}$ (kips) | $\frac{1.2 D + 1.0 E_v}{\sum}$ (kips) | $\frac{0.9 D - 1.0 E_v}{\sum}$ (kips) |
| Risk Category II | Antenna Load | 156.00 | 0.0150 | 0.0150 | 365.0400 | 0.0009 | 0.0004 | 0.0184 | 0.0131 |
| 1.500 | Step Bolts/Safety Climb Load | 152.00 | 0.0056 | 0.0000 | 129.3824 | 0.0003 | 0.0001 | 0.0068 | 0.0049 |
| R | Antenna Load | 150.00 | 7.0000 | 7.0000 | 157,500.0000 | 0.4007 | 0.1806 | 8.5806 | 6.1194 |
| S _s 0.121 | Line Deadload | 150.00 | 0.9360 | 0.0000 | 21,060.0000 | 0.0536 | 0.0241 | 1.1473 | 0.8183 |
| S ₁ 0.042 | Step Bolts/Safety Climb Load | 145.00 | 0.0140 | 0.0000 | 294.3500 | 0.0007 | 0.0004 | 0.0172 | 0.0122 |
| Site Class D (default) | Antenna Load | 140.00 | 4.5000 | 4.5000 | 88,200.0000 | 0.2244 | 0.1161 | 5.5161 | 3.9339 |
| T _L (sec) 8.000 | Line Deadload | 140.00 | 0.8736 | 0.0000 | 17,122.5600 | 0.0436 | 0.0225 | 1.0708 | 0.7637 |
| F _a 1.600 | Step Bolts/Safety Climb Load | 135.00 | 0.0140 | 0.0000 | 255.1500 | 0.0006 | 0.0004 | 0.0172 | 0.0122 |
| F _v 2.400 | Antenna Load | 130.00 | 4.5000 | 4.5000 | 76,050.0000 | 0.1935 | 0.1161 | 5.5161 | 3.9339 |
| S _{MS} 0.194 | Line Deadload | 130.00 | 0.8112 | 0.0000 | 13,709.2800 | 0.0349 | 0.0209 | 0.9943 | 0.7092 |
| S _{M1} 0.101 | Structure - Section 1 | 127.38 | 4.1655 | 0.0000 | 67,588.0051 | 0.1719 | 0.1075 | 5.1061 | 3.6414 |
| S _{PS} 0.129 | Step Bolts/Safety Climb Load | 125.00 | 0.0140 | 0.0000 | 218.7500 | 0.0006 | 0.0004 | 0.0172 | 0.0122 |
| S _{D1} 0.067 | Antenna Load | 120.00 | 4.5000 | 4.5000 | 64,800.0000 | 0.1649 | 0.1161 | 5.5161 | 3.9339 |
| T _s 0.519 | Line Deadload | 120.00 | 0.7488 | 0.0000 | 10,782.7200 | 0.0274 | 0.0193 | 0.9179 | 0.6546 |
| I _e 1.000 | Step Bolts/Safety Climb Load | 115.00 | 0.0140 | 0.0000 | 185.1500 | 0.0005 | 0.0004 | 0.0172 | 0.0122 |
| Ω 1.500 | Step Bolts/Safety Climb Load | 105.00 | 0.0140 | 0.0000 | 154.3500 | 0.0004 | 0.0004 | 0.0172 | 0.0122 |
| C _s 0.030 | Structure - Section 2 | 100.50 | 0.9127 | 0.0000 | 9,218.4982 | 0.0235 | 0.0235 | 1.1187 | 0.7979 |
| E (ksi) 29,000 | Step Bolts/Safety Climb Load | 95.00 | 0.0140 | 0.0000 | 126.3500 | 0.0003 | 0.0004 | 0.0172 | 0.0122 |
| I _{top} (in ⁴) 1,346 | Step Bolts/Safety Climb Load | 85.00 | 0.0140 | 0.0000 | 101.1500 | 0.0003 | 0.0004 | 0.0172 | 0.0122 |
| I _{bot} (in ⁴) 25,393 | Step Bolts/Safety Climb Load | 75.00 | 0.0140 | 0.0000 | 78.7500 | 0.0002 | 0.0004 | 0.0172 | 0.0122 |
| I _{avg} (in ⁴) 13,370 | Structure - Section 3 | 73.75 | 8.3418 | 0.0000 | 45,371.5716 | 0.1154 | 0.2152 | 10.2254 | 7.2924 |
| g (in/s ²) 386.4 | Step Bolts/Safety Climb Load | 65.00 | 0.0140 | 0.0000 | 59.1500 | 0.0002 | 0.0004 | 0.0172 | 0.0122 |
| W _t (kips) 49.342 | Step Bolts/Safety Climb Load | 55.00 | 0.0140 | 0.0000 | 42.3500 | 0.0001 | 0.0004 | 0.0172 | 0.0122 |
| W _u (kips) 20.515 | Step Bolts/Safety Climb Load | 45.00 | 0.0140 | 0.0000 | 28.3500 | 0.0001 | 0.0004 | 0.0172 | 0.0122 |
| W _L (kips) 28.827 | Step Bolts/Safety Climb Load | 35.00 | 0.0140 | 0.0000 | 17.1500 | 0.0000 | 0.0004 | 0.0172 | 0.0122 |
| L _p (in) 1848 | Structure - Section 4 | 26.62 | 11.8353 | 0.0000 | 8,386.7824 | 0.0213 | 0.3054 | 14.5078 | 10.3464 |
| f ₁ (Hertz) 0.257 | Step Bolts/Safety Climb Load | 25.00 | 0.0140 | 0.0000 | 8.7500 | 0.0000 | 0.0004 | 0.0172 | 0.0122 |
| T (sec) 3.892 | Step Bolts/Safety Climb Load | 15.00 | 0.0140 | 0.0000 | 3.1500 | 0.0000 | 0.0004 | 0.0172 | 0.0122 |
| k _e 2.0000 | Σ | | 49.34 | 20.5150 | 581,856.74 | 1.48 | 1.27 | 60.48 | 43.13 |

Seismic Design Category B

Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

Pole Data

| | | |
|----------------|--------|-------------------|
| Diameter: | 52.900 | in (flat to flat) |
| Thickness: | 0.4375 | in |
| Yield (Fy): | 65 | ksi |
| # of Sides: | 18 | "0" IF Round |
| Strength (Fu): | 80 | ksi |

Reactions

| | | |
|-------------|--------|---------|
| Moment, Mu: | 4948.9 | ft-kips |
| Axial, Pu: | 59.26 | kips |
| Shear, Vu: | 38.96 | kips |

Anchor Rod Data

| | | |
|----------------|-------|--------------|
| Quantity: | 18 | |
| Diameter: | 2.25 | in |
| Rod Material: | A615 | |
| Strength (Fu): | 100 | ksi |
| Yield (Fy): | 75 | ksi |
| BC Diam. (in): | 59.75 | BC Override: |

Plate Data

| | | |
|-----------------|-------|--|
| Diameter (in): | 65.5 | Dia. Override: |
| Thickness: | 2.25 | in |
| Yield (Fy): | 50 | ksi |
| Eff Width/Rod: | 9.33 | in |
| Drain Hole: | 2.625 | in. diameter |
| Drain Location: | 24.25 | in. center of pole to center of drain hole |
| Center Hole: | 40.5 | in. diameter |

Anchor Rod Results

(per 4.9.9)

| | |
|--------------------------------|-------------------|
| Maximum Put: | 218.40 Kips |
| Φt^*Rnt : | 243.75 Kips |
| Vu: | 2.16 Kips |
| Φv^*Rnv : | 149.10 Kips |
| Tension Interaction Ratio: | 0.80 |
| Maximum Puc: | 224.16 Kips |
| Φc^*Rnc : | 268.39 Kips |
| Vu: | 2.16 Kips |
| Φc^*Rnvc : | 120.77 Kips |
| Compression Interaction Ratio: | 0.84 |
| Maximum Interaction Ratio: | 83.6% Pass |

Base Plate Results

| | |
|-------------------------------|---------------------|
| Base Plate (Mu/Z): | 41.3 ksi |
| Allowable Φ^*Fy : | 45.0 ksi (per AISC) |
| Base Plate Interaction Ratio: | 91.8% Pass |

Exhibit “5”

July 11, 2024

Matt Penning
Milestone Communications, Inc.
12110 Sunset Hills Road #600
Reston, VA 20190

RE: Proposed 155' Monopole for Reed, MD (Sabre #25-0551-JSS-R1)

Dear Mr. Penning,

As shown in our Structural Design Report #25-0551-JSS-R1 dated July 11, 2024, the above referenced Sabre monopole has been designed for an Ultimate Wind Speed of 112 mph with no ice and 40 mph with 1" ice, Risk Category II, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius within 155 ft at ground level.

Sincerely,

Keith J. Tindall, P.E., S.E.
Vice President, Telecom Engineering



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.24301, Expiration Date: 5/24/2025

Exhibit “6”



The FAA is currently experiencing delays in processing off-airport aeronautical studies. These delays are currently resulting in an approximate 15 additional days in processing time. The FAA will continue to work aeronautical studies on a first come, first served basis. Please take this possible delay into consideration when determining when to submit your case. If your submitted aeronautical study requires priority and 60 days has elapsed since submission, please contact the OEG Specialist for your state with the rationale for your request and it will be reviewed for escalation. The issue causing these delays is actively being mitigated and is expected to be resolved around August.

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: ENTRE-000869897-24

Sponsor: ENTREX

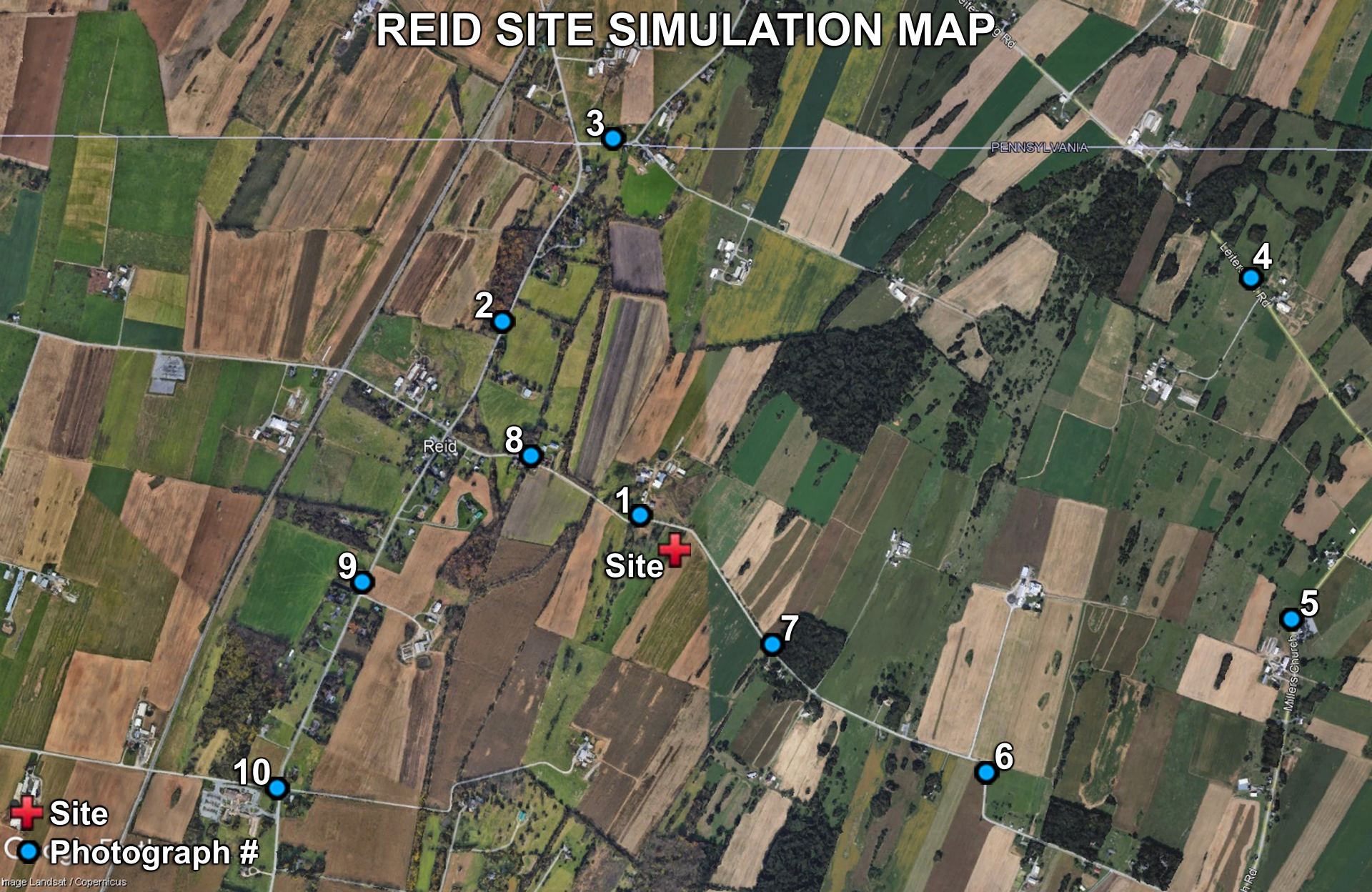
Details for Case : MILESTONE AT REID

Show Project Summary

| Case Status | | | | |
|---|---|-----------|------|----------|
| ASN: | 2024-AEA-7350-OE | | | |
| Status: | Accepted | | | |
| Public Comments: | None | | | |
| Date Accepted: | 07/02/2024 | | | |
| Date Determined: | | | | |
| Letters: | None | | | |
| Documents: | None | | | |
| | Project Documents: None | | | |
| Construction / Alteration Information | | | | |
| Notice Of: | Construction | | | |
| Duration: | Permanent | | | |
| if Temporary : | Months: Days: | | | |
| Work Schedule - Start: | | | | |
| Work Schedule - End: | | | | |
| <i>*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.</i> | | | | |
| State Filing: | | | | |
| Structure Details | | | | |
| Latitude: | 39° 42' 32.78" N | | | |
| Longitude: | 77° 40' 14.50" W | | | |
| Horizontal Datum: | NAD83 | | | |
| Site Elevation (SE): | 623 (nearest foot) PASSED | | | |
| Structure Height (AGL): | 157 (nearest foot) | | | |
| Current Height (AGL): | (nearest foot) | | | |
| <i>* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal</i> | | | | |
| Minimum Operating Height (AGL): | (nearest foot) | | | |
| <i>* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.</i> | | | | |
| Requested Marking/Lighting: | None | | | |
| Recommended Marking/Lighting: | Other : | | | |
| Current Marking/Lighting: | N/A Proposed Structure | | | |
| | Other : | | | |
| Nearest City: | HAGERSTOWN | | | |
| Nearest State: | Maryland | | | |
| Description of Location: | 20026 LEHMANS MILL ROAD HAGERSTOWN, MD 21742 | | | |
| Description of Proposal: | NEW 155' HIGH MONOPOLE PLUS 2' LIGHTNING ROD FOR CELLULAR ANTENNAS. NOTE HEIGHT WAS REVISED. | | | |
| Structure Summary | | | | |
| Structure Type: | POLE \| Monopole | | | |
| Structure Name: | MILESTONE AT REID | | | |
| FDC NOTAM: | | | | |
| NOTAM Number: | | | | |
| FCC Number: | | | | |
| Prior ASN: | 2024-AEA-6647-OE | | | |
| Proposed Frequency Bands | | | | |
| Low Freq | High Freq | Freq Unit | ERP | ERP Unit |
| 6 | 7 | GHz | 55 | dBW |
| 6 | 7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 614 | 698 | MHz | 1000 | W |
| 614 | 698 | MHz | 2000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 901 | MHz | 500 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |
| Low Freq | High Freq | Freq Unit | ERP | ERP Unit |
| 3700 | 3980 | MHz | 1640 | W |

Exhibit “7”

REID SITE SIMULATION MAP



+ Site
● Photograph #



REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #1 from Lehman Mill Road
approximately 435ft. northwest of site





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #2 from Marsh Pike
approximately 2,940ft. northwest of site





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #3 from Marsh Road
approximately 4,325ft. north of site





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #4 from Leighters Mill Road
approximately 6,700ft. northeast of site

EXISTING VIEW





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #5 from Millers Church Road
approximately 6,600ft. east of site



EXISTING VIEW



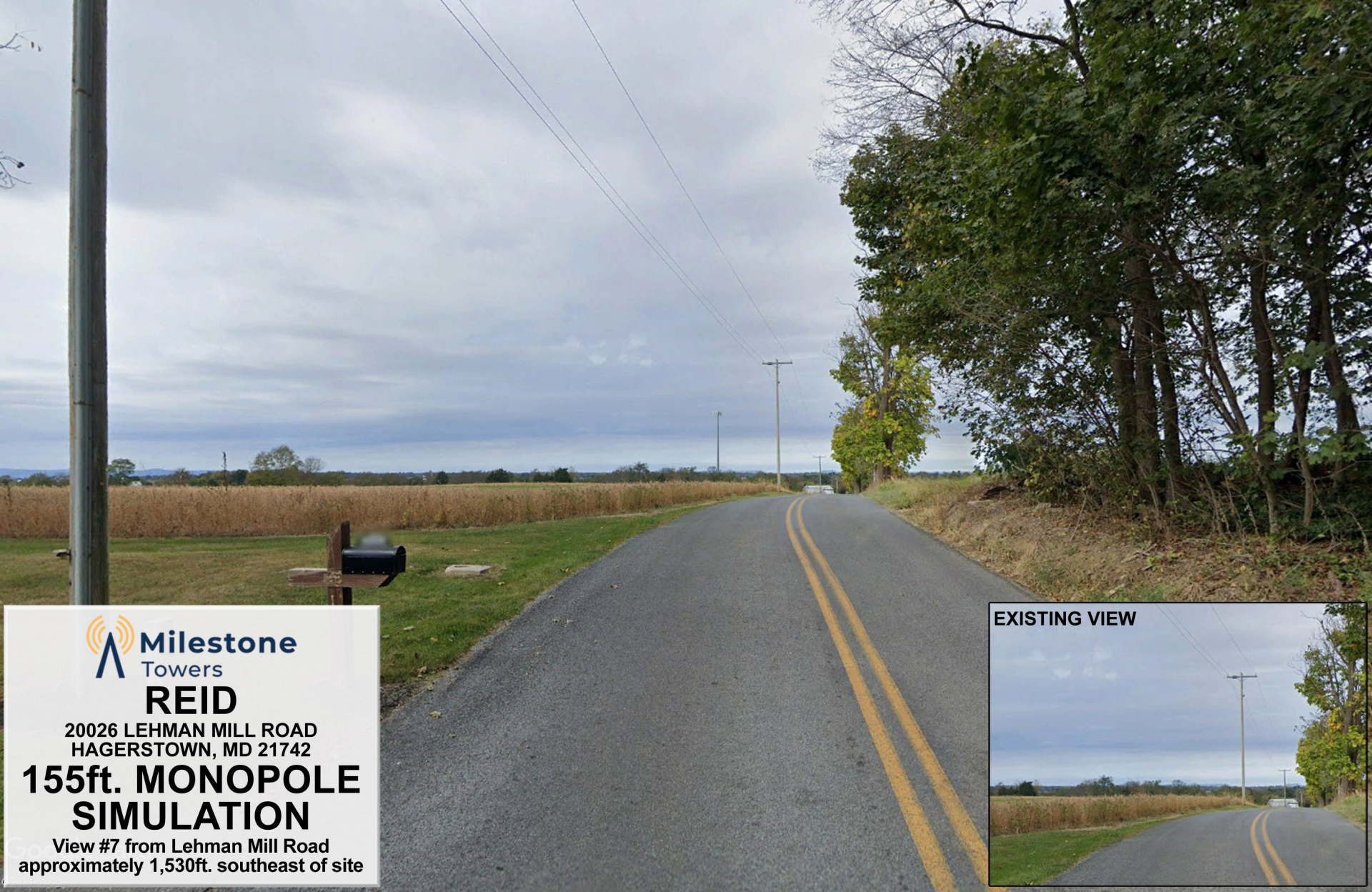
**Milestone
Towers**

REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

**155ft. MONOPOLE
NOT VISIBLE**

View #6 from Lehman Mill Road
approximately 4,090ft. southeast of site



20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #7 from Lehman Mill Road
approximately 1,530ft. southeast of site

EXISTING VIEW





20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #8 from Lehman Mill Road
approximately 1,550ft. northwest of site





**Milestone
Towers**

REID

20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

**155ft. MONOPOLE
NOT VISIBLE**

View #9 from Marsh Pike
approximately 3,325ft. west of site



20026 LEHMAN MILL ROAD
HAGERSTOWN, MD 21742

155ft. MONOPOLE SIMULATION

View #10 from Marsh Pike
approximately 4,950ft. southwest of site

EXISTING VIEW



Exhibit “8”



Via Supplemental Information to Zoning Application

July 5, 2024

Katherine Rathvon
Zoning Coordinator
Washington County Division of Planning & Zoning
80 West Baltimore Street,
Hagerstown, MD 21740
(240) 313-2464
krathvon@washco-md.net

Re: Proposed Telecommunications Facility at 20026 Lehman Mill Road, Hagerstown, MD 21742, the property of Cool Brook Lands Inc., Account # 09001700 by Milestone Towers for Verizon Wireless-Telecommunications Facility Application- Tower Removal Letter

Dear Ms. Rathvon,

Milestone Towers, its successors and assigns, provides this statement declaring itself, its successors and assigns of being responsible for compliance with Section 4.22.12 of the Washington County Zoning Ordinance, which requires the following:

- A. A Commercial Communication tower that is out of service for a continuous six (6) month period will be deemed to have been abandoned. The Zoning Administrator may issue a Notice of Abandonment to the Owner of the tower that is deemed to be abandoned. The Owner shall have the right to respond in writing to the Notice of Abandonment setting forth the reasons for operation difficulty and providing a reasonable timeframe for correction action, within thirty (30) days from the date of the Notice. The Administrator shall withdraw the Notice of Abandonment and notify the Owner that the Notice has been withdrawn if the Owner provides information that demonstrates the Tower has not been abandoned.
- B. If the Tower is determined to be abandoned, the Owner of the Tower shall remove the Tower and all related equipment at the Owner's sole expense within three (3) months of the Date of Notice of Abandonment. If the Owner fails to remove the Tower and related equipment, the Administrator may pursue legal action to have the Tower removed at the Owner's expense.

Please contact me should you have any questions.

A handwritten signature in dark ink, appearing to read 'Matthew Penning', is written above the printed name.

Matthew Penning
Director of Development
Milestone Towers
matt@milestonetowers.com
703.865.4697 (office)

Exhibit “9”



July 2, 2024

**Statement of Certified Engineer
Site Selection and Performance Standards**

Site Name: Reid

Site Address: 20026 Lehmans Mill Road, Hagerstown, MD 21742

Latitude: 39.711694

Longitude: -77.666389

The proposed communications tower was selected by Verizon Wireless (VZW) to improve wireless coverage in Reid, MD.

The main coverage objective is to bridge the coverage gap between Hagerstown airport and Leitersburg, MD and enhance wireless coverage on Reidtown Rd, Marsh Pike and north of the MD border in PA. In addition, the site will help offload existing VZW sites in the area which will in turn improve in-building coverage for residents and businesses in the area. Verizon Wireless is committed to providing state of the art wireless services that benefit your community.

Sincerely

Hamed Semati

Hamed Semati
RF Engineer – Washington/Baltimore/Virginia
10170 Junction Drive
Annapolis Junction, MD 20701

Exhibit “10”

Exhibit “11”

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

NO TITLE EXAMINATION

THIS DEED, Made this 7th day of April, 2008, by **RALPH E. HORST and DORCAS E. HORST, his wife**, of Bradford County, State of Pennsylvania.

WITNESSETH: That for and in consideration of the sum of **ONE HUNDRED SIXTY THOUSAND (\$160,000.00) DOLLARS**, the receipt of which is hereby acknowledged, the said **RALPH E. HORST and DORCAS E. HORST, his wife**, do hereby grant and convey unto **COOL BROOK LANDS, INC., a Maryland corporation**, all that lot or parcel of land, situate approximately 400 feet north of Lehman's Mill Road and approximately 0.85 miles east of the Marsh Pike in Election District No. 9, Washington County, Maryland, and being more particularly described, in accordance with a survey dated January, 2008, by Frederick, Seibert & Associates, Inc., as follows:

BEGINNING at a recovered corner fence post located at the most northwestern corner of lands now or formerly of Stephen and Rebecca Shank and recorded at Liber 796, folio 235, thence running in a clockwise direction and running along adjoining lands of Cool Brook Lands, Inc., (Liber 622, folio 537) North 64 degrees 27 minutes 46 seconds West 186.98 feet to a corner fence post, thence continuing along the lands of Cool Brook Lands, Inc. and running with the following five courses and distances: North 26 degrees 19 minutes 38 seconds East 440.44 feet to a fence post, thence North 27 degrees 02 minutes 02 seconds East 494.64 feet to a fence post, thence North 27 degrees 03 minutes 14 seconds East 812.39 feet to a fence post, thence North 27 degrees 54 minutes 25 seconds East 252.77 feet to a fence post, thence North 26 degrees 29 minutes 15 seconds East 201.97 feet to a corner fence post, thence leaving the lands of Cool Brook Lands, Inc. and running along remaining lands of Ralph Horst (Liber 650, folio 408) and running with an existing fence line South 60 degrees 13 minutes 19 seconds East 397.00 feet to an iron pin and cap set, thence leaving said fence line and running with a new line of division South 27 degrees 00 minutes 00 seconds West 2172.81 feet to an iron pin and cap set along the northern boundary of lands now or formerly of Stephen and Rebecca Shank (Liber 796, folio 235), thence with a portion of the northern boundary of said lands North 64 degrees 27 minutes 46 seconds West 207.76 feet to the place of beginning; CONTAINING 20.00 acres of land, more or less.

BEING part of the same property which was conveyed unto Ralph E. Horst and Dorcas E. Horst, his wife, from Mable H. Horst, also known as Mabel H. Horst, widow, by deed dated December 5, 1977, and recorded among the Land Records of Washington County, Maryland, in Liber 650, folio 408.

Said lands being all of Parcel A as shown on a plat of subdivision for Ralph Horst and recorded at Washington County Plat folio 9418, among the Land Records of Washington County, Maryland.

3476 0735

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

The above described property is hereby conveyed subject to the conditions, restrictions and notes shown on said plat as well as to any and all other conditions, restrictions, easements and rights of way of record applicable thereto.

And the Grantor herein does hereby covenant that, except as to the aforesaid conditions, restrictions, easements and rights of way, they will warrant specially the property hereby conveyed and that they will execute such other and further assurances of title as may be legally requisite.

WITNESS the hands and seals of the Grantors.

WITNESS:

Ralph E. Horst (SEAL)
Ralph E. Horst

Dorcas E. Horst (SEAL)
Dorcas E. Horst

Robert B. Stone

STATE OF MARYLAND, WASHINGTON COUNTY, to-wit:

I HEREBY CERTIFY, on this 7th day of April, 2008, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ralph E. Horst and Dorcas E. Horst, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, who did each acknowledge that they executed the same for the purposes therein contained; and at the same time they acknowledged that the consideration set forth in said deed is correct.

WITNESS my hand and Official Notarial Seal.

David L. Swann
Notary Public

My Commission Expires: 3-1-2011

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney, or by a Party to this instrument.

Robert B. Stone
Robert B. Stone, Attorney

3476 0736

CLERK OF CIRCUIT COURT
WASHINGTON COUNTY

MAIL TO:

Cool Brook Lands, Inc
c/o David Shank
10900 Burkett Road
Greencastle, PA 17255

rls\F:wpdocs\deeds\Cool Brook Lands from Horst

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County

By Cmm Date 4/7/08

AGRICULTURE TAX \$ Letter of Intent

ACREAGE 20 AC

CLERK Cmm

100.00
20.00
20.00
1,216.00
200.00
2,056.00
2,056.00
15,434.00
15,434.00
21,477.00
APR 07, 2008
DON TLR
REC'D MAR 2
101A
TR TAX STATE
REDEMPTION 1
REDEMPTION FEE
INR TO STATE 2

TODD L. HERSHEY, TREASURER
TAXES PAID 4-7-08 per

Exhibit “12”



Washington County

M A R Y L A N D

Division of
Planning & Zoning

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan L. Yates
is authorized to file an administrative adjustment with the Division of Plan Review & Permitting for
the proposed 155-foot monopole-style wireless telecommunications facility on property
located at 20026 Lehmans Mill Road, Hagerstown, MD 21742
The said work is authorized by Cool Brook Lands Inc.
the property owner in fee.

PROPERTY OWNER

Sheldon Shank, President of Cool Brook Lands Inc.

Name

20026 Lehmans Mill Road

Address

Hagerstown, MD 21742

City, State, Zip Code

Sheldon Shank

Owner's Signature

Sworn and subscribed before me this 15 day of July, 2024.

Michelle Janet Jones

Notary Public

My Commission Expires: 9/25/27

MICHELLE JANET JONES
Notary Public-Maryland
Washington County
My Commission Expires
September 25, 2027

AUTHORIZED REPRESENTATIVE

Jonathan L. Yates

Name

105 Broad St, Third Floor

Address

Charleston, SC, 29401

City, State, Zip Code

Jonathan L. Yates

Authorized Representative's Signature

Sworn and subscribed before me this 23rd day of July, 2024.

Brian A. Hellmuth

Notary Public

for South Carolina

My Commission Expires: 5/2/34

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

**MILESTONE TOWER LIMITED
PARTNERSHIP**

Appellant

Appeal No.: AP2024-039

* * * * *

OPINION

Milestone Tower Limited Partnership (hereinafter “Appellant”) requests a special exception for a proposed monopole-style commercial communications facility at the subject property. The subject property is located at 20026 Lehmans Mill Road, Hagerstown, Maryland and is zoned Agricultural, Rural. The Board held a public hearing in this matter on October 30, 2024. Appellant was represented by Jonathan Yates, Esq. at the hearing.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. Cool Brook Lands, Inc. is the owner of the subject property located 20026 Lehmans Mill Road, Hagerstown, Maryland. The subject property is zoned Agricultural, Rural.
2. Appellant is the contract lessee for a portion of the subject property to be used as a commercial communications facility.
3. The subject property consists of approximately 225 acres which has been owned in the same family since 1865.

4. Appellant proposes to construct a 155-foot monopole-style commercial communications tower with a 2-foot lightning rod on top. The facility will consist of the monopole and an accessory building.

5. Appellant expects construction to take approximately sixty (60) days. The facility will be accessed eight (8) to ten (10) times per year for maintenance and repairs as necessary.

6. The facility will be accessed by a 10-foot gravel driveway extending from Lehmans Mill Road and completely contained within the subject property.

7. There are no commercial communication towers within two (2) miles of the subject property. There is a significant gap in communications service within the area to be served by the proposed facility. There are no other towers located sufficiently to meet the existing communication needs.

8. The closest residence is approximately 1,633 feet from the proposed location of the commercial communications facility on the subject property.

9. Appellant has agreed to install an air navigation light on the monopole as requested by the Hagerstown Regional Airport.

10. Jacob Horst testified in opposition to this appeal and raised concerns There was opposition presented to this appeal by several witnesses.

Rationale

The Board has authority to grant a special exception pursuant to Section 25.2(b) of the Zoning Ordinance for Washington County, Maryland. A special exception is defined as “a grant of a specific use that would not be appropriate generally or without restriction; and shall be based upon a finding that the use conforms to the plan and is compatible with the existing neighborhood.” Article 28A. In addition, Section 25.6 sets forth the limitations, guides, and standards in exercise of the board’s duties and provides:

Where in these regulations certain powers are conferred upon the Board or the approval of the Board is required before a permit may be issued, or the Board is called upon to decide certain issues, the Board shall study the specific property involved, as well as the neighborhood, and consider all testimony and data submitted, and shall hear any person desiring to speak for or against the issuance of the permit. However, the application for a permit shall not be approved where the Board finds the proposed building, addition, extension of building or use, sign, use or change of use would adversely affect the public health, safety, security, morals or general welfare, or would result in dangerous traffic conditions, or would jeopardize the lives or property of people living in the neighborhood. In deciding such matters, the Board shall consider any other information germane to the case and shall give consideration to the following, as applicable:

- (a) The number of people residing or working in the immediate area concerned.
- (b) The orderly growth of a community.
- (c) Traffic conditions and facilities
- (d) The effect of such use upon the peaceful enjoyment of people in their homes.
- (e) The conservation of property values.
- (f) The effect of odors, dust, gas, smoke, fumes, vibrations, glare and noise upon the use of surrounding property values.
- (g) The most appropriate use of the land and structure.
- (h) Decision of the courts.
- (i) The purpose of these regulations as set forth herein.
- (j) Type and kind of structures in the vicinity where public gatherings may be held, such as schools, churches, and the like.

For the reasons set forth herein, the Board concludes that the special exception should be granted.

Appellant presented evidence related to the need for additional communication infrastructure in the area of the subject property. Area residents often complain of dropped connections or lack of service altogether. Appellant's goal is to fill the void in a 2-mile radius between communication facilities and improve connectivity. Mr. Horst testified in opposition raising questions about the project. He was concerned about the possibility of radiation or EMF emissions and the aesthetics of the monopole in the middle of farmland and residences.

The subject property will continue to be used for agricultural purposes. Appellant testified that the proposed facility will not produce any noise, odor, gas, smoke, fumes, or vibrations upon the surrounding properties. There was no evidence presented that

the proposed use would have any effect on property values or the peace and enjoyment of nearby homes.

The Board finds that the proposed use is an appropriate use of land and/or structure. The Board recognizes there may be other appropriate uses for the property, but the proposed use is permitted by special exception. There is an inherent appropriateness to such use as deemed by the Board of County Commissioners, subject to review of the criteria to evaluate the impact on surrounding properties.

Notwithstanding the analysis pursuant to *Schultz v. Pritts* and the related appellate opinions, there are no judicial decisions directly affecting the subject property.

The proposed project is consistent with the orderly growth of the community. There is no evidence that it will create dangerous traffic or other safety concerns within the surrounding area. Although, there were questions about EMF and radiation output, Appellant presented testimony that the emissions were lower and less risk than using a cellular phone. The proposed use has adequate buffering from adjacent property owners and does not require any variances for setback requirements. Thus, the proposed project can be completed and still maintain the other requirements of the Ordinance. The Board finds that the proposed use is consistent with the purpose and vision of the Ordinance.

The nearest school is Paramount Elementary which is approximately three (3) miles away and will not be affected by this project. Although there are a number of churches in the general surrounding area, the proposed facility does not create additional traffic to the area or impact access to gatherings or events that may be held at locations in the surrounding area.

Having considered the testimony and evidence presented and having further considered the criteria set forth in the Ordinance, the Board finds that the proposed use at the subject property will have no greater "adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 15 (1981). For all these reasons, we conclude that

this appeal meets the criteria for a special exception, and Appellant's request should be granted.

Accordingly, the request for a special exception for a proposed monopole-style commercial communications facility at the subject property is hereby GRANTED, by a vote of 5 to 0. The special exception is granted subject to the standard condition that the use is consistent with the testimony and evidence presented during the hearing before the Board.

BOARD OF APPEALS

By: Tracie Felker, Chair

Date Issued: November 27, 2024

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Jose Antonio Villalobos
11433 White Hall Road
Smithsburg MD 21783

Appellant: Jose Antonio Villalobos
11433 White Hall Road
Smithsburg MD 21783

Property Location: 11433 White Hall Road
Smithsburg, MD 21783

Description Of Appeal: Variance from the required 15 ft. setback to 3 ft. from the rear property line for carport structure.

Docket No: AP2024-048
Tax ID No: 18004755
Zoning: A(R)
RB Overlay: No
Zoning Overlay:
Filed Date: 10/01/2024
Hearing Date: 10/30/2024

Appellant's Legal Interest In Above Property:

| | |
|-------------------|-----------------------------------|
| Owner: Yes | Contract to Rent/Lease: No |
| Lessee: No | Contract to Purchase: No |
| Other: | |

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Section 5A.5

Reason For Hardship: Moving structures would be costly and would require tree removal

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Detached Structure **Proposed Use:** Detached Structure

Previous Use Ceased For At Least 6 Months: **Date Ceased:**

Area Devoted To Non-Conforming Use - **Existing:**
Proposed:

I hereby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Jose Antonio Villalobos

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 2 day of October, 2024.

My Commission Expires
Kathryn B. Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Kathryn B. Rathvon

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-048

State of Maryland Washington County, To Wit:

On 10/1/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Jose Antonio Villalobos and made oath in due form of law as follows:

Jose Antonio Villalobos will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Jose Antonio Villalobos

Sworn and subscribed before me the day and year first above written.

Notary Public

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND

MY COMMISSION EXPIRES NOVEMBER 07, 2025

My Commission Expires

Seal



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

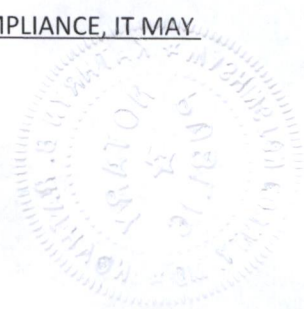
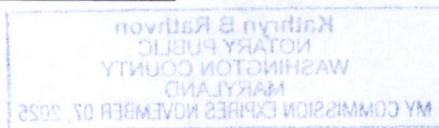
ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing
Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





Washington County
MARYLAND

BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired:

7-1-1 WWW.WASHCO-MD.NET

Appeal for Variance

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location 11433 White Hall Road

Appellant's present legal interest in above property: (Check One)

☒ Owner (Including Joint Ownership) ☐ Lessee ☐ Contract to rent/lease
☐ Contract to Purchase ☐ Other _____

Specify the Ordinance section and subsection from which the variance is desired:
Artical 5A Section 5A.5

Specify the particular requirement(s) from which a variance is desired in that section or subsection:
15 ft. side yard setback

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:

3ft from rear property line @ 20

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

☐ Yes ☒ No

If yes, list docket number(s): _____

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Jose Antoni Villalobos
Signature of Appellant

Address and of Appellant

Email of Appellant

Phone Number of Appellant

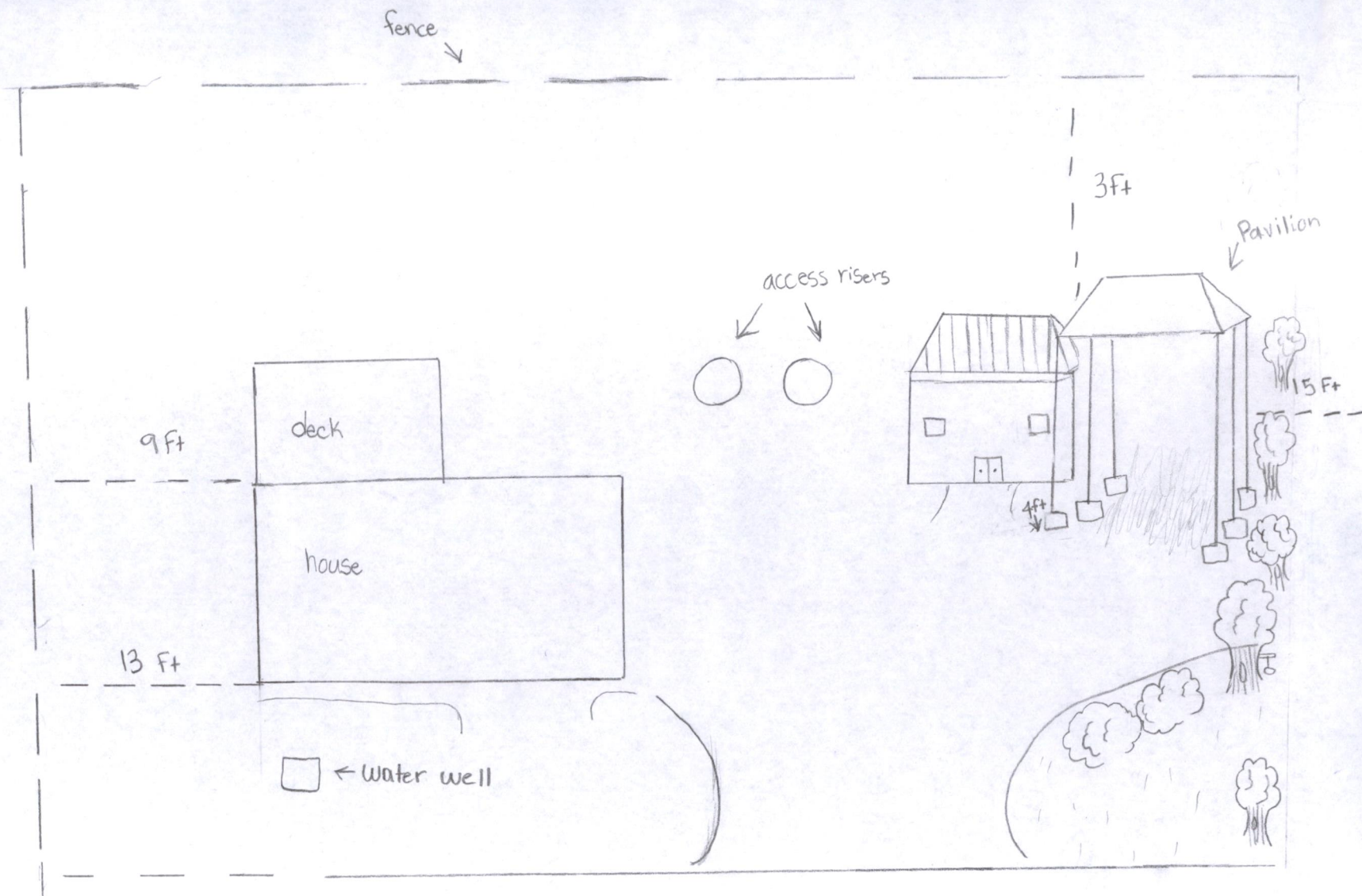
This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

I made the Pavilion in that corner to protect my stuff. First of all my land is small and the house is in front of the street White Hall rd. Not that long ago I had a incident where I had my trailer and Machines that I used and got stolen due to the fact that it was in plain sight towards the road making it to where all of the cars that past by had a clear view. I ended up calling the cops and reported that it was stolen, I went to go and talk to one of my other neighbor and ask them if they saw anything but they ended up telling me that they went through the same situation that we are going through not that long ago.

That is why I decided to make the pavilion in the back corner with out thinking that it would affect me or affect others.

Also I was not aware that there was a certain distance that needed to be required from the fence to the pavilion.

My last motive in why I did what I did is because it's a place that brings me peace of mind and being able to spend time with my kids and family with out climate having to be a factor like Surrays and rain day.



White Hall Rd.







**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

JOSE ANTONIO VILLALOBOS

Appellant

Appeal No.: AP2024-048

* * * * *

OPINION

Jose Antonio Villalobos (hereinafter “Appellant”) requests a variance from 15 feet to 3 feet from the rear yard property line for a carport structure at the subject property. The subject property is located at 11433 White Hall Road, Smithsburg, Maryland and is zoned Agricultural, Rural. The Board held a public hearing in this matter on October 30, 2024, with the assistance of a Spanish language interpreter who was duly sworn on the record.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. Appellant is the owner of the subject property, located at 11433 White Hall Road, Smithsburg, Maryland. The subject property is zoned Agricultural, Rural.
2. The subject property consists of approximately .22 acres improved by a dwelling, small shed and now a carport structure. It is bounded to the rear (east), north side and south side by farmland. The subject property is located at the corner of White Hall Road and a farm lane extending east onto the adjoining farm.
3. The original dwelling at the subject property was demolished and the

existing dwelling was constructed in 2005.

4. Appellant has constructed an 18-foot by 34.5-foot carport structure at the subject property to secure his equipment and tools. Appellant plans to construct sides to enclose the carport structure.

5. Appellant has had equipment, tools and personal property stolen from the property because of its proximity to the road and adjoining farm lane.

6. The carport structure and a small shed are constructed over the septic drain field and septic lines serving the subject property.

7. The County received a complaint for construction of the carport without permits and subsequently issued a Stop Work Order to Appellant.

8. The carport structure is approximately 52 inches from the side yard property line which runs parallel to the farm lane on the adjoining property.

9. Appellant's neighbor, Michael Martz is the owner of the adjoining farm to the rear which uses the farm lane for access. Mr. Martz opposes the variance relief requested.

Rationale

The Board has authority to grant a variance upon a showing of practical difficulty or undue hardship as set forth in Section 25.2 and 25.56 of the Ordinance.¹ "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial

¹ "When the terms unnecessary hardship (or one of its synonyms) and practical difficulty are framed in the disjunctive ("or"), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulty standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v North*, 355 Md. 259, 276 n. 10 (1999) (citations omitted)

relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. Section 25.56(A).

Practical difficulty and undue hardship are typically the result of a property being unique. “‘Uniqueness’ of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions.” *North v St. Mary’s Cnty.*, 99 Md.App. 502, 514 (1994).

Appellant requests variance relief for an existing carport structure that was constructed without proper permits. Section 5A.5 generally requires the rear yard setback for an accessory structure to be 15 feet. Appellant requests that the setback be relaxed to 3 feet to accommodate the already constructed carport structure.

Appellant testified that he had been storing his equipment and tools along the side of the property but approximately six (6) months ago, he had items stolen. Appellant noted that property was visible from the road and out in the open, making it easy to steal. As a result, Appellant decided to construct a structure to house the equipment and tools. Appellant acknowledged that he did not have a survey completed before construction and that he was not aware of the setback requirements for the structure. In addition to the roof and supports, Appellant’s plans include constructing sides to enclose the area. The subject property is somewhat small in size and the dwelling occupies much of area, leaving only the small rear yard or the side yard available for accessory structures. Appellant submitted that these conditions result in practical difficulty as it relates to construction of a single-family dwelling.

Michael Martz testified in opposition to the variance relief as the adjoining owner. He noted that the carport structure was excessively big and encroached into both the rear and side yard setback areas. Mr. Martz testified that the farm property was surveyed approximately five (5) years ago at which time the white fence was confirmed to be on

the property line. The survey also confirmed that the pine trees which line the side of the subject property are on his land as well. Mr. Martz believed that construction of the carport continued after the complaint was made and the Stop Work Order was issued.

Appellant's real practical difficulty in this case is that he has expended considerable time, effort and money to construct a carport without permits or necessary variance relief. Typically, the septic areas on a property are referenced as limitations on an appellant's ability to build and thus form the basis for their request. In the instant case, Appellant has simply constructed over those areas, further complicating the issues. Moreover, Appellant did not sufficiently address the reason for not moving the structure forward or downsizing to avoid or minimize the setback issues.

The Board tends to agree with Mr. Martz that the structure is too big, given the limitations imposed by the setbacks. Perhaps more importantly, Appellant would need additional variance relief for the side yard which is not part of this appeal. The Board is not persuaded that the evidence supports practical difficulty in this case. Based on the testimony and evidence, the Board is unable to find that the variance request is the minimum necessary to afford relief. The Board further finds that granting the variance would not be consistent with the spirit and intent of the Zoning Ordinance.

Accordingly, the request for a variance from 15 feet to 3 feet from the rear yard property line for a carport structure at the subject property is hereby DENIED, by a vote of 5 to 0.

BOARD OF APPEALS

By: Tracie Felker, Chair

Date Issued: November 26, 2024

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

| | | | |
|-------------------------------|--|------------------------|------------|
| Property Owner: | Benjamin Hull & Tamalae Burnette 19803 Spring Creek Road Hagerstown MD 21742 | Docket No: | AP2024-049 |
| Appellant: | Benjamin Hull & Tamalae Burnette 19803 Spring Creek Road Hagerstown MD 21742 | Tax ID No: | 09010629 |
| Property Location: | 19803 Spring Creek Road Hagerstown, MD 21742 | Zoning: | RS |
| Description Of Appeal: | Variance from the required 12 ft. side yard setback to 8 ft. for constructed pool. | RB Overlay: | No |
| | | Zoning Overlay: | |
| | | Filed Date: | 10/02/2024 |
| | | Hearing Date: | 10/30/2024 |

| | | | |
|--|-------------------|--------------------------------|----|
| Appellant's Legal Interest In Above Property: | Owner: Yes | Contract to Rent/Lease: | No |
| | Lessee: No | Contract to Purchase: | No |
| | Other: | | |

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Section 8.5 (b)

Reason For Hardship: Septic tank and septic reverse take up most of the back yard and iron pipe thought to be boundary pin was not actual boundary pin.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

| | | | |
|---|------------------------|----------------------|------|
| Existing Use: | Single Family Dwelling | Proposed Use: | Pool |
| Previous Use Ceased For At Least 6 Months: | | Date Ceased: | |
| Area Devoted To Non-Conforming Use - | | Existing: | |
| | | Proposed: | |

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Julia Klum

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 2nd day of October, 2024.

4-11-25

My Commission Expires

Debra Sue Eckard

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-049

State of Maryland Washington County, To Wit:

On 10/2/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Julie Kline and made oath in due form of law as follows:

Julie Kline will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Julie Kline

Sworn and subscribed before me the day and year first above written.

Notary Public

4-11-25

My Commission Expires

Seal



BOARD OF ZONING APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Grove's Groundwork LLC dba: Grove Pools
is authorized to file an appeal with the Washington County Board of Appeals for
variance on pool install to 8' set back on property
located 19803 Spring Creek Rd Hagerstown MD 21742
The said work is authorized by Ben and Tammy
the property owner in fee.

PROPERTY OWNER

Ben and Tamara Hull

Name

19803 Spring Creek Rd.

Address

Hagerstown, Md. 21742

City, State, Zip Code

Ben Hull

Owner's Signature

Sworn and subscribed before me this 30th day of September, 2024.

Whitney Foster

Notary Public

My Commission Expires: march 10, 2028

AUTHORIZED REPRESENTATIVE

Julie Klein

Name

1044 Virginia Ave

Address

Hagerstown, Md 21740

City, State, Zip Code

Julie Klein

Authorized Representative's Signature

Sworn and subscribed before me this 30th day of September, 2024.

WHITNEY FOSTER
Notary Public - State of Maryland
Washington County
My Commission Expires Mar 10, 2028

Whitney Foster

Notary Public

My Commission Expires: march 10, 2028

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1



MHIC#8076

WV61068

PA165933

October 3, 2024

Katie Rathvon
Zoning Coordinator
Washington County Board of Zoning
747 Northern Ave
Hagerstown, MD 21742-2723

Subject: Changing setback from 12' to 8'.

To whom it may concern,

We are asking for a variance request because of the following reasons. The pool could not be installed anywhere else on the property except where it is located now. The septic tank and field take up much of the back yard (please see photo supplied), which we must stay 10' off the Septic Tank and 20' off the septic field. When selecting the area where the pool is located – the owner and the next-door neighbor (who has lived there all his life) both stated the "iron pipe" was the property line (see survey provided).

We laid out the pool location for the 16 x 28 Semi according to that information Inground (we had to go with this size to fit in the space available to us). We had 2 Setback Inspections done and approved in this location (see copies provided). We moved forward with the project using the "iron pipe" marker. Upon getting the pool site plan for the Location Survey (Dustin, the surveyor, was having problems finding the property lines on any connecting properties) the surveyor concluded the "iron pipe" was not the property line and it was 4' over, which now made our set back 8' not 12'. If this property had public water and sewer, the setback would have been 8'. The neighbor that the property connects with has no issues with changing the set back to 8' and has a letter for the board members stating that.

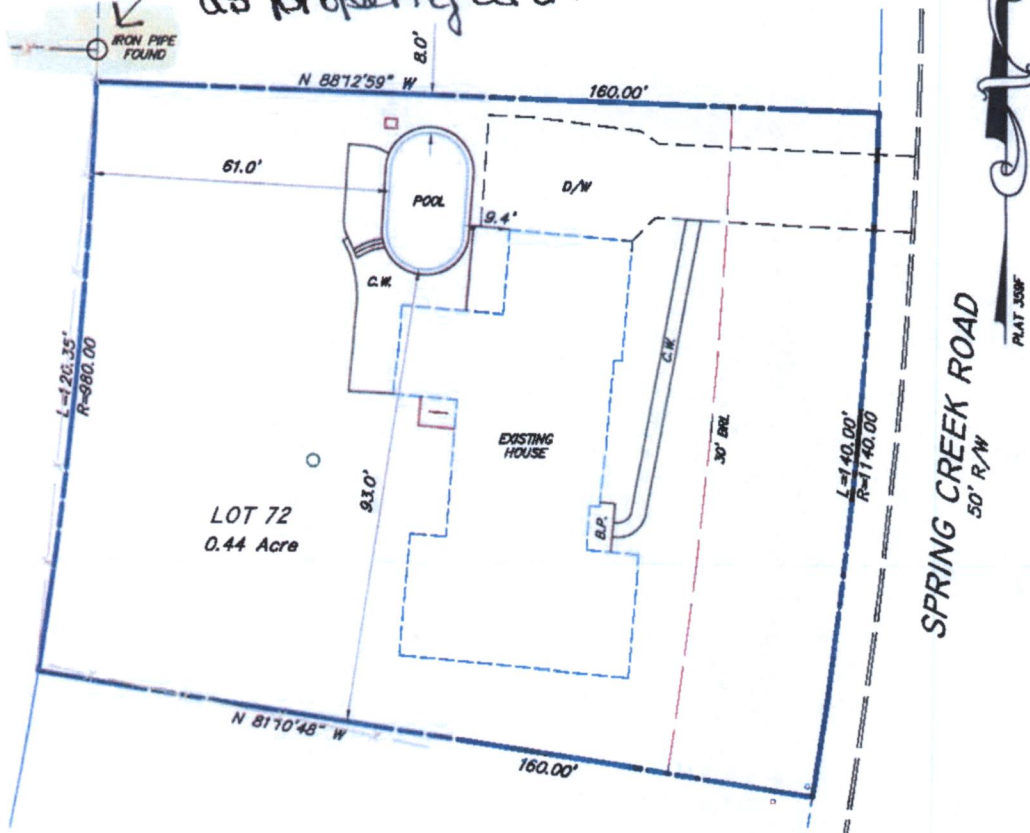
We appreciate your time and consideration in this matter.

Sincerely,


Douglas Grove
Grove Pools



Location of pipe owners stated
as property line.



LEGEND

B.R.L. - BUILDING RESTRICTION LINE
B.P. - BRICK PATIO
C.A. - CONCRETE AREAWAY
C.C.P. - COVERED CONCRETE PORCH
C.W. - CONCRETE WALK
D&U - DRAINAGE & UTILITY EASEMENT
D/W - ASPHALT DRIVEWAY
P. - PAGE
P.B. - PLAT BOOK
PE - POOL EQUIPMENT (AT GRADE)
R/W - RIGHT OF WAY
S.F. - SQUARE FEET



Designed by:

Dustin M. Lavelle

6FFA71567C214D6...

Reg. No. 21701, Exp. 6/11/2025

NOTES:

1. A LICENSEE EITHER PERSONALLY PREPARED THIS POOL SITE PLAN OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 08.13.06.12 OF THE CODE OF MARYLAND REGULATIONS (COMAR).
2. EXISTING IMPROVEMENTS ARE SHOWN PER A SURVEY CONDUCTED BY LAVELLE & ASSOC. INC. ON 8/15/2024.
3. SOURCE OF THE BEARINGS: PLAT 358F
4. PROPOSED POOL IS FREE-FORM IN SHAPE AND IS SHOWN APPROXIMATE.
5. NO DISTURBANCE IS PROPOSED IN THE 6' DRAINAGE & UTILITY EASEMENT.
6. NO TITLE REPORT FURNISHED. EASEMENTS, RESTRICTIONS, AND/OR RIGHT-OF-WAYS MAY EXIST THAT ARE NOT SHOWN.

FIELD DATE: 8/15/2024
DRAWING DATE: 8/16/2024
PROJ. NO. 24-101
FILE: LP31/Spring Valley Lot 72/standing
DRAWING: DME
SCALE: 1" = 30'

POOL SITE PLAN
LOT 72
SECTION G
SPRING VALLEY
SITUATED AT 19803 SPRING CREEK ROAD
HAGERSTOWN ELECTION DISTRICT
HAGERSTOWN, MARYLAND

LAVELLE & ASSOCIATES
INCORPORATED
PLANNERS • LAND SURVEYORS

P.O. Box 372
Frederick, Maryland 21708
Tel: (301) 695-9722
Fax: (301) 695-9786
www.lavellesurvey.com

200: Setbacks (2516201, Optional)

19803 SPRING CREEK Road, HAGERSTOWN, MD 21742

Print

Status

Partial Approval
6/17/2024 9:57 AM
Desired Date: TBD

Last updated
L
6/17/2024 10:24 AM

Details

Record
2024-01866
Residential New Construction Permit

Contact
Doug Grove
3019916018
Doug Grove
3019916018

Result Comments

Showing 1-1 of 1

L (6/17/2024 10:24 AM)
Proposed location appears to meet setbacks. Need to confirm when pool is in place

Related Inspections

Showing 0-0 of 0

| ID | Inspection Name | Relationship | Status |
|-------------------|-----------------|--------------|--------|
| No records found. | | | |

200: Setbacks (2550323, Optional)

19803 SPRING CREEK Road, HAGERSTOWN, MD 21742

Print

Status

Approved
6/25/2024 12:58 PM
Desired Date: TBD

Last updated
Rodney Smith
6/25/2024 12:58 PM

Details

Record
2024-01866
Residential New Construction Permit

Contact
Doug Grove
3019916018
Doug Grove
3019916018

Result Comments

Showing 1-1 of 1

Rodney Smith (6/25/2024 12:58 PM)
Setbacks appeared to be within approved parameters.

Related Inspections

Showing 0-0 of 0

| ID | Inspection Name | Relationship | Status |
|----|-----------------|--------------|--------|
|----|-----------------|--------------|--------|

No records found.

**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

*

BENJAMIN HULL & TAMALAE BURNETTE *

Appeal No.: AP2024-049

Appellants

*

*

* * * * * * * * * * * *

OPINION

Benjamin Hull and Tamalae Burnette (hereinafter “Appellants”) request a variance from 15 feet to 12 feet for the required side yard setback for a constructed pool at the subject property. The subject property is located at 19803 Spring Creek Road, Hagerstown, Maryland 21742 and is zoned Residential, Suburban. The Board held a public hearing in this matter on October 30, 2024.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. Appellants are the owners of the subject property, located at 19803 Spring Creek Road, Hagerstown, Maryland 21742. The subject property is zoned Residential, Suburban.

2. The subject property consists of approximately .44 acres improved by a residence in the subdivision of Spring Valley. The subject property is 140 feet wide at its widest point along the front boundary line, and 160 feet deep on both sides.

3. A significant portion of the backyard area is encumbered by the septic

system and septic reserve area.

4. Appellants contracted Grove's GroundWurx to install a 16-foot by 28-foot pool to the rear of the home at the head of the driveway.

5. During construction, the contractor relied upon the iron pipe corner boundary marker to pull distances and setbacks for the pool. Once the pool was essentially constructed, the corner marker was discovered to be 4 feet inside of the original measurements.

6. Due to the setback encroachment, Appellants were not able to obtain permits or further approvals for the pool. They were directed to request a variance for the side yard setback.

7. Appellants' immediate neighbors who share the boundary line closest to the pool were also unaware of the 4-foot difference discovered during construction. They indicated no objection to the variance relief requested.

8. There was no opposition presented to this appeal.

Rationale

The Board has authority to grant a variance upon a showing of practical difficulty or undue hardship as set forth in Section 25.2 and 25.56 of the Ordinance.¹ "Practical Difficulty" may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial

¹ "When the terms unnecessary hardship (or one of its synonyms) and practical difficulty are framed in the disjunctive ("or"), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulty standard to area variances because use variances are viewed as more drastic departures from zoning requirements." *Belvoir Farms Homeowners Ass'n, Inc. v North*, 355 Md. 259, 276 n. 10 (1999) (citations omitted)

relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. Section 25.56(A).

Practical difficulty and undue hardship are typically the result of a property being unique. “‘Uniqueness’ of a property for zoning purposes requires that the subject property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions.” *North v St. Mary’s Cnty.*, 99 Md.App. 502, 514 (1994).

Appellant requests variance relief to ratify the location of already-constructed pool at the subject property. Section 8.5(b) generally requires the side yard setback to be 12 feet in the Residential, Suburban zoning district. Appellant is asking for four (4) feet of relief so that the pool can remain in its current location.

Appellant’s contractor, Douglas Grove testified in support of the variance request. He noted that due to the location of the septic tank and septic reserve area, there is no place in the backyard area to construct a pool. The property dimensions are also small, with the residence and rear deck occupying most of the buildable area in the center of the property. As a result of these conditions, Appellants chose to construct the pool in the only place available which was in close proximity to the deck and located at the head of the driveway but to the rear of the home. Based on the iron pipe discovered during pre-construction, the contractor believed that the pool was clear of the setback area. Mr. Grove testified that it would be disastrous to remove the pool and rebuild, not to mention costly and burdensome. Appellants submitted that these conditions result in practical difficulty and warrant a relaxation of the setback requirement.

The Board takes note of the significant unbuildable area in the backyard due to the septic and reserve area. Although the measurements were ultimately incorrect, they appear to be based in good faith on the location of an iron pipe marker. This is further

underscored by the fact that the adjoining neighbors believed the boundary to be in the same place as the contractor. Appellants and the contractor proceeded in good faith and reasonably with construction only to learn that the boundary was incorrect by four (4) feet. If the setback requirements were imposed on Appellants, they would expend considerable effort and expense to demolish the existing pool in order to rebuild in the proper location. This would be unjust and unnecessarily burdensome and therefore creates a practical difficulty justifying variance relief. Based on the testimony and evidence, Appellant's request appears to be the minimum necessary to afford relief and permit construction of the pool. The Board finds that granting the variance is consistent with the spirit and intent of the Zoning Ordinance and will not confer any special benefit upon Appellant.

Accordingly, the request for a variance from 15 feet to 12 feet for the required side yard setback for a constructed pool at the subject property is hereby GRANTED, by a vote of 5 to 0. The variance is granted subject to the standard condition that the use is consistent with the testimony and evidence presented during the hearing before the Board.

BOARD OF APPEALS

By: Tracie Felker, Chair

Date Issued: November 27, 2024

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

ZONING APPEAL

Property Owner: Joshua & Megan Martin
10516 Connor Drive
Williamsport MD 21795

Appellant: Joshua & Megan Martin
10516 Connor Drive
Williamsport MD 21795

Property Location: 10516 Connor Drive
Williamsport, MD 21795

Description Of Appeal: Variance from the required 40 ft. rear yard setback to 33 ft. for proposed roof over existing rear patio.

Docket No: AP2024-050
Tax ID No: 26039657
Zoning: RT
RB Overlay: No
Zoning Overlay:
Filed Date: 10/03/2024
Hearing Date: 10/30/2024

Appellant's Legal Interest In Above Property:

| | | | |
|----------------|-----|--------------------------------|----|
| Owner: | Yes | Contract to Rent/Lease: | No |
| Lessee: | No | Contract to Purchase: | No |
| Other: | | | |

Previous Petition/Appeal Docket No(s):

Applicable Ordinance Sections: Washington County Zoning Ordinance Section: 7A.5 (a)

Reason For Hardship: Shape of the lot and concrete patio is not adequately sloped to keep water from pooling on patio.

If Appeal of Ruling, Date Of Ruling:

Ruling Official/Agency:

Existing Use: Rear Patio

Proposed Use: Roof Over Existing Patio

Previous Use Ceased For At Least 6 Months:

Date Ceased:

Area Devoted To Non-Conforming Use -

Existing:

Proposed:

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Joshua Martin

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 3 day of October, 2024.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES NOVEMBER 07, 2025

Kathryn B Rathvon

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2024-050

State of Maryland Washington County, To Wit:

On 10/3/2024, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Joshua & Megan Martin and made oath in due form of law as follows:

Joshua & Megan Martin will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 10/30/2024, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 10/15/2024 and will remain until after the above hearing date.

Joshua & Megan Martin

Sworn and subscribed before me the day and year first above written.

Kathryn B Rathvon
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND

MY COMMISSION EXPIRES NOVEMBER 07, 2025

Notary Public

Seal

My Commission Expires



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

BOARD OF ZONING APPEALS

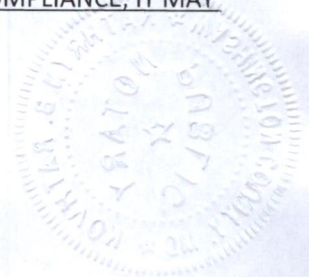
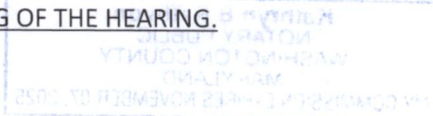
ATTENTION!

Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.





BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired:

7-1-1 WWW.WASHCO-MD.NET

Appeal for Variance

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location 10516 Connor Drive Williamsport _____

Appellant's present legal interest in above property: (Check One)

X _____ Owner (Including Joint Ownership) _____ Lessee _____ Contract to rent/lease

_____ Contract to Purchase _____ Other _____

Specify the Ordinance section and subsection from which the variance is desired:

Section 7A.5 (a)

Specify the particular requirement(s) from which a variance is desired in that section or subsection:

Rear yard setback 40 ft.

Describe the nature and extent of the desired variance from Ordinance requirements: listed above:

Reduce the rear yard setback requirement of 40 ft. to 35 ft. for roof over existing rear patio

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

_____ Yes X _____ No

If yes, list docket number(s): _____

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Joshua Martin
Signature of Appellant

joshua.martin50@yahoo.com
Email of Appellant

10516 Connor Dr, Williamsport MD 21795
Address and of Appellant

301-991-6292
Phone Number of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

Dear Board of Zoning Appeals,

I am requesting a variance approval due to a hardship created by the peculiar angular shape of my lot. I would like to cover my existing 11 foot deep concrete back porch with a roof. The porch is located between my home and my existing in-ground pool. The odd angular shape of my rear property line will not allow for a 40 foot setback from my back property line to be maintained for the entirety of the roof that I want to have built. I am requesting a 5 foot variance, thereby reducing the setback requirement to 35 feet, that will allow me to cover the entire depth of my back concrete porch with a roof. The previous owner of the home did not adequately slope the concrete porch, this causes water to pool in numerous spots, creating slipping hazards from rain and ice. It is impractical for me to maintain the 40 foot offset as it would only allow me to build a 6 foot deep roof. A 6 foot roof is not large enough to provide protection from rain to prevent water from pooling and is too small provide adequate shade for a table for my family of four to sit at. Thus, a hard ship is created preventing me from the reasonable use of my existing porch. Thank you for taking the time to review my application. Please approve my zoning variance request.

Respectfully,



Joshua Martin

Home Owner
10516 Connor Dr
Williamsport, MD 21795

SPURRIER & COMPANY

RESIDENTIAL CONSTRUCTION SPECIALISTS

10516 Hershey Drive
Williamsport, Maryland 21795
301-739-8877/240-675-0875

MHBR 930
MHIC 16000

September 8, 2024

Mr. and Mrs. Josh Martin
10516 Connor Drive
Williamsport, Maryland 21795

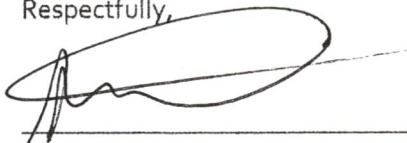
Description: Rear porch covering, possible variance

Mr. and Mrs. Martin,

As we have discussed, your backyard is certainly a perfect location for the existing pool given the fact that you have sun the majority of the time in the backyard. I also whole heartedly agree that the rear 2 story brick home as the back drop provides quite an intense solar gain on anyone sitting on the rear patio. I also agree the existing retractable awning that accompanied the house with its size and projection is almost worthless as a heat/sun shade for individuals whom are not in the pool. As we had discussed, the patio that you inherited with the purchase of the house has absolutely no slope, and the undulations in the pour/finish itself do provide quite a hazard in the winter with ice forming in those pockets. Although the proposed porch covering will have a dramatic effect on the winter problem, it will not completely solve it. However, the summertime relief on the intensity of the sun's rays should be quite helpful with your extended family and friends' visits to your home/pool.

With that being said, please be advised that the existing building of the house utilized the lot to the fullest extent, and left little room to add a permanent roof structure facilitating the existing patio/pool area. As per the local codes pertaining to "setback" requirements, the right 2/3rds of the patio (as viewed from the rear) do meet that requirement of 40' setback to the property line. Unfortunately, the approximate left of the proposed 1/3 patio covering fails, in descending order, to approximately 36'. These are good approximations based on the fact I was the homeowner adjacent to the property for 20 years, and I, as a builder, developed over 25 lots in that development and have access to the development plot prints in my possession for lot sizes and locations. I trust this helps explain the possible variance requirement to meet the county's setback ordinance for this development.

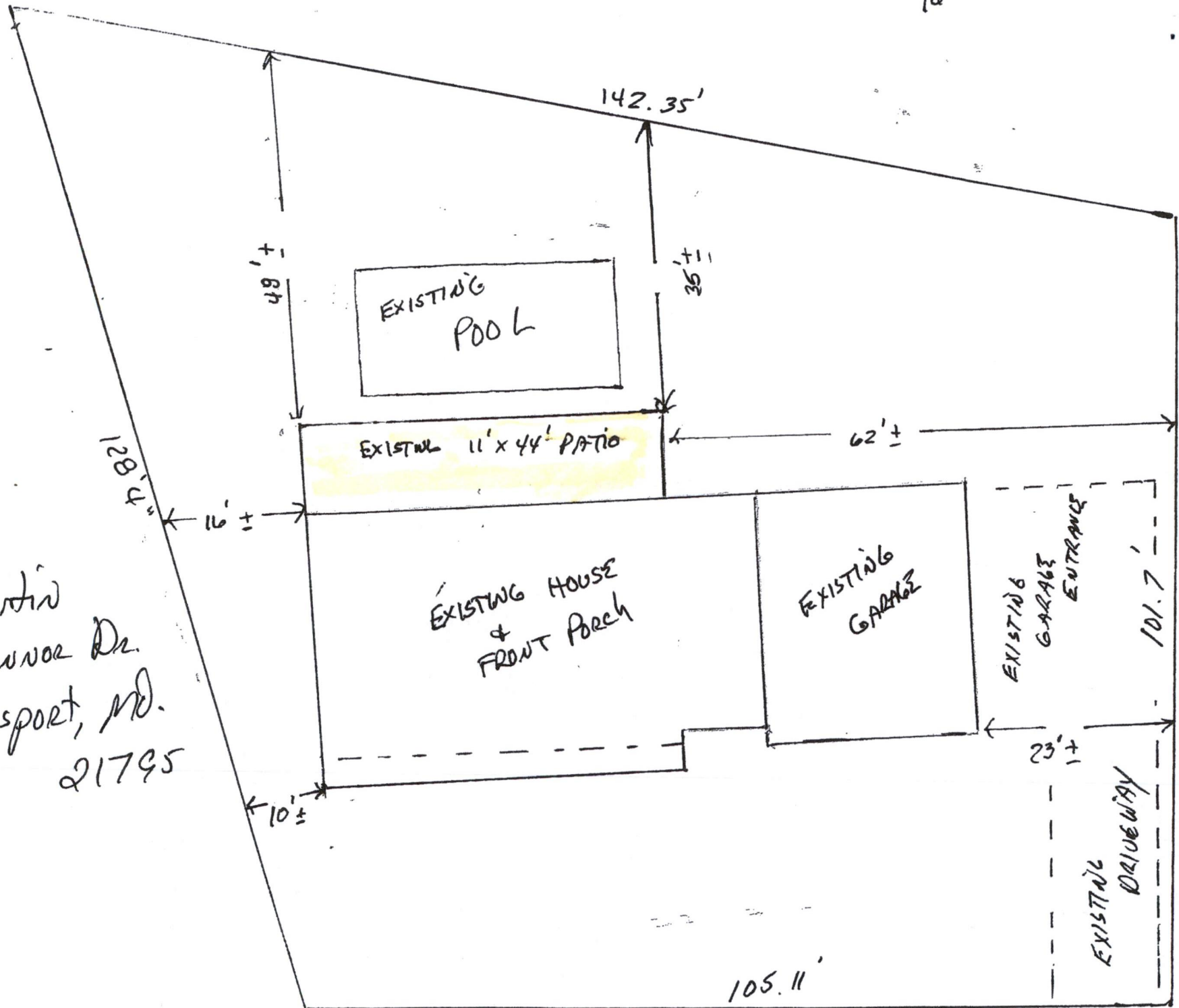
Respectfully,



Steven J. Spurrier, owner
Spurrier & Company

SCALE $\frac{1}{16}" = 1'$

Josh Martin
10516 Connor Dr.
Williamsport, MD.
21795



**BEFORE THE BOARD OF APPEALS
FOR WASHINGTON COUNTY, MARYLAND**

JOSHUA MARTIN & MEGAN MARTIN

Appellants

Appeal No.: AP2024-050

* * * * *

OPINION

Joshua Martin and Megan Martin (hereinafter “Appellants”) request a variance from the required rear yard setback of 40 feet to 33 feet for a proposed roof over an existing rear patio at the subject property. The subject property is located at 10516 Connor Drive, Williamsport, Maryland 21795 and is zoned Residential, Transition. The Board held a public hearing in this matter on October 30, 2024.

This appeal was heard pursuant to Article 25 of the Zoning Ordinance for Washington County and upon proper notice to the parties and general public as required.

Findings of Fact

Based upon the testimony given, all information and evidence presented, and upon a study of the specific property involved and the neighborhood in which it is located, the Board makes the following findings of fact:

1. Appellants are the owners of the subject property, located at 10516 Connor Drive, Williamsport, Maryland 21795. The subject property is zoned Residential, Transition.

2. The subject property consists of approximately .36 acres improved by a residence with a pool which connects to the home by an existing 11-foot by 44-foot rear patio.

3. The subject property has irregular shape as it extends to a sharp angle in

the left rear corner but is shallow in depth across the rear.

4. Appellants have owned the subject property since 2015. The pool and patio were installed prior to their ownership, and they have not changed the boundaries or dimensions of the property.

5. Appellants propose to construct a roof over the existing patio area.

6. The patio was originally constructed in a way that does not allow for proper run-off of water when it rains. Rain and pool water will sit in areas along the patio due to its incorrect slope.

7. There are other properties in the surrounding neighborhood that have covered patios or porches similar to what Appellants have proposed.

8. There was no opposition presented to this appeal.

Rationale

The Board has authority to grant a variance upon a showing of practical difficulty or undue hardship as set forth in Section 25.2 and 25.56 of the Ordinance.¹ “Practical Difficulty” may be found by the Board when: (1) strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; and (2) denying the variance would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief; and (3) granting the variance would observe the spirit of the Ordinance and secure public safety and welfare. Section 25.56(A).

Practical difficulty and undue hardship are typically the result of a property being unique. “‘Uniqueness’ of a property for zoning purposes requires that the subject

¹ “When the terms unnecessary hardship (or one of its synonyms) and practical difficulty are framed in the disjunctive (“or”), Maryland courts generally have applied the more restrictive hardship standard to use variances, while applying the less restrictive practical difficulty standard to area variances because use variances are viewed as more drastic departures from zoning requirements.” *Belvoir Farms Homeowners Ass’n, Inc. v North*, 355 Md. 259, 276 n. 10 (1999) (citations omitted)

property have an inherent characteristic not shared by other properties in the area, i.e., its shape, topography, subsurface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions.” *North v St. Mary’s Cnty.*, 99 Md.App. 502, 514 (1994).

Appellant requests variance relief to construct a roof over the rear patio at the subject property. Section 7A.5 generally requires the rear yard setback to be 40 feet in the Residential, Transition zoning district. Appellant is asking for seven (7) feet of relief so that the roof can be constructed over the entirety of the patio area.

Appellant Joshua Martin testified in support of the variance request. He explained that he was trying to resolve the drainage issue on his rear patio by covering it with a roof. Mr. Martin testified that the property is oddly shaped, and the back yard is shallow. Most of the back yard is occupied by the pool and rear patio which were there when Appellants moved into the home. Due to the skewed boundary lines, Mr. Martin testified that the property meets the setback on one side of the patio but not the other. He was able to identify several other properties on his street and in the neighborhood that have covered patios or porches. Appellants submitted that the conditions result in practical difficulty and warrant a relaxation of the setback requirement.

The Board finds that strict compliance with the setback would unreasonably prevent the property from being used for a permitted purpose that is enjoyed by other neighboring properties. As a result, the Board finds that practical difficulty has been established. Based on the testimony and evidence, Appellant’s request appears to be the minimum necessary to afford relief and permit construction of the pool. The Board finds that granting the variance is consistent with the spirit and intent of the Zoning Ordinance and will not confer any special benefit upon Appellant.

Accordingly, the request for a variance from the required rear yard setback of 40 feet to 33 feet for a proposed roof over an existing rear patio at the subject property is

hereby GRANTED, by a vote of 5 to 0. The variance is granted subject to the standard condition that the use is consistent with the testimony and evidence presented during the hearing before the Board.

BOARD OF APPEALS

By: Tracie Felker, Chair

Date Issued: November 27, 2024

Notice of Appeal Rights

Any party aggrieved by a final order of the Authority in a contested case, whether such decision is affirmative or negative in form, is entitled to file a petition for judicial review of that order to the Circuit Court for Washington County within thirty (30) days of the date of the order.