



FREDERICK COUNTY BOARD OF APPEALS

SEPTEMBER 25, 2025

TITLE: Antonio & Jennifer Checchia (Owners)
Sam Avena (Applicant)

FILE NUMBER: B-25-20 (B277751)

REQUEST: Requesting a Special Exception Approval to allow for a Communication Tower in the (RC) Resource Conservation and (A) Agricultural Zoning Districts. The planned tower is 170' tall (166-foot monopole tower with a 4 foot lightning rod). The plans also include a 60'X60' leased area with a 50'X45' Compound and an access road to the tower site.

PROJECT INFORMATION:

ADDRESS/LOCATION: Property ID 13307784, Liberty Road, Frederick, MD 21701
MAP/PARCEL: Tax Map 058, Parcel 0299
COMP. PLAN: Agricultural/Rural and Natural Resources
ZONING: (A) Agricultural/(RC) Resource Conservation
PLANNING REGION: Walkersville
WATER/SEWER: NPS/NPS

APPLICANT/REPRESENTATIVES:

APPLICANT: Sam Avena (Owner Representative)¹
OWNERS: Antonio & Jennifer Checchia
ENGINEER: N/A
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Michael A. Paone, Zoning Planner

RECOMMENDATION: Staff recommends approval of the requested Special Exception to allow for a Communication Tower in the (RC) Resource Conservation and (A) Agricultural Zoning Districts in accordance with Section 1-19-3.210, Section 1-19-8.332, and Section 1-19-11.100 of the Frederick County Code. The planned tower is 170' tall (166-foot monopole tower with a 4 foot lightning rod) within a 60'X60' area, which includes a 50'X45' Compound, in addition to an access road.

ATTACHMENTS:

Attachment #1 – Location Map	Attachment #7 – List of Alternative Sites and map
Attachment #2 – Site Photos	Attachment #8 – Aerial Map
Attachment #3 – Site Photos	Attachment #9 – Zoning Map
Attachment #4 – Compound and Access Road	Attachment #10 – Comprehensive Plan Map
Attachment #5 – Tower Compound	Attachment #11 – Environmental Features Map
Attachment #6 – Proposed Aerial Plan	

¹ The term Applicants refers collectively to both the Applicant and the Property Owners.

Note: All code references herein are to the Frederick County Code, unless otherwise specified.

BACKGROUND

The Property is zoned (A) Agricultural and (RC) Resource Conservation, which allows for a Communication Tower as a Special Exception, subject to Board of Appeals (BOA) approval.

The Applicants are requesting Special Exception Approval to allow for a Communication Tower in the (RC) Resource Conservation and (A) Agricultural Zoning Districts. The planned tower is 170' tall (166-foot monopole tower with a 4 foot lightning rod). The overall lease area will be 60'x60', which includes a 50'x45' fenced compound, with an access drive. **(Attachment #3)** The Property is located at Property ID 13307784, Liberty Road, Frederick, MD 21701.

§ 1-19-3.210 – GENERAL CRITERIA – SPECIAL EXCEPTION

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

The Applicants state that Antonio & Jennifer Checchia are the owners of the Property and Sam Avena is the Applicant.

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

1. The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of Chapter 1-19 of the Frederick County Code; and

The Applicants state that the proposed 170-foot telecommunications tower is fully consistent with the purpose and intent of the Frederick County Comprehensive Development Plan and the applicable provisions of the County Zoning Ordinance. The Comprehensive Plan outlines a clear commitment to advancing public infrastructure, including wireless communications, as a key component of supporting economic growth, public safety, and overall quality of life for county residents. Specifically, the Plan recognizes the increasing need for reliable broadband and wireless coverage, particularly in rural and agricultural districts—where service gaps currently exist. The proposed tower directly addresses these needs by strengthening network capacity for existing residents, enabling local businesses to operate more efficiently, and improving communications for emergency responders across the area.

The project also aligns with land use goals by being sited on a parcel with sufficient acreage and setbacks to ensure compatibility with the surrounding agricultural character. The tower will be located and designed to minimize visual impact by utilizing natural topography for screening and proposed landscaping. As a passive, unmanned facility with minimal traffic or environmental impact, the use will not disrupt adjacent land uses or hinder future development consistent with the Plan. On the contrary, it enhances the County's long-term infrastructure resiliency and contributes to its vision of a well-connected and technologically supported community.

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

The Applicants state that the proposed 170-foot telecommunications tower is designed to be in harmony with the surrounding agricultural character and the orderly development of the neighborhood. The facility is an unmanned, low-intensity use that requires minimal site disturbance and will only be visited periodically by maintenance personnel—typically no more than one to two times per month.

The tower will be sited on a large parcel with ample setbacks from all property lines, ensuring compatibility with the rural landscape and adjacent agricultural operations. Its placement has been carefully selected to minimize visual impact from surrounding residential neighborhoods.

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

The Applicants state that the proposed 170-foot telecommunications tower will not produce any adverse effects—such as noise, fumes, vibration, or other disruptive characteristics—on neighboring properties. As an unmanned facility, operations are passive in nature and limited to occasional maintenance visits by a technician, typically once or twice per month. All ground equipment will comply with local noise regulations and will operate at a decibel level comparable to standard residential HVAC systems. The facility will not emit fumes or vibrations, and no lighting or continuous operation sounds are anticipated. Accordingly, the operational characteristics of the proposed tower will be no more impactful than similar uses allowed by special exception within the same zoning district.

4. Parking areas will comply with the off-street parking regulations of Chapter 1-19 of the County Code and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out to achieve maximum safety.

The Applicants state that the proposed project will include one designated parking space located on the west side of the compound. The applicant will ensure full compliance with all access road requirements as outlined by the Maryland Department of Transportation (MDOT) and Frederick County.

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

The Applicants state that the proposed 60' X 60' telecommunications tower and compound will be accessed via a newly constructed 12-foot-wide gravel access drive extending from Liberty Road. The first 50 feet of the entrance will be paved to meet roadway requirements, followed by approximately 500 feet of gravel surface leading to the compound. The access drive will be designed to accommodate the limited traffic expected post-construction, typically consisting of one to two vehicle trips per month for routine

STAFF NOTE: THIS PROJECT WILL BE SUBJECT TO SITE DEVELOPMENT PLAN REVIEW AND APPROVAL BY THE FCPC.

- C. In addition to the general requirements listed above, uses requiring a special exception shall be subject to the specific requirements for each use outlined in Sections 1-19-8.320 through 1-19-8.355 of the County Code.

The Applicants state that they understand and agree to this requirement.

A special exception approval may be granted in accordance with the general and specific requirements enumerated in this section. The Board of Appeals may, in addition to other requirements imposed under Chapter 1-19 and is hereby authorized to add to the specific requirements any additional conditions that it may deem necessary to protect adjacent properties, the general neighborhood, and its residents or workers. Violation of such additional conditions, when made a part of the terms under which the special exception permit is granted, is a violation of Chapter 1-19 and may be grounds for termination of the special exception.

The Applicants understand and agree to comply with any additional conditions imposed by the BOA.

D. The Board of Appeals shall not grant a special exception unless and until:

1. A written application for a special exception is submitted indicating the section of Chapter 1-19 of the County Code under which the special exception is sought and stating the grounds on which it is requested; and

The Applicants have complied with this requirement.

2. A public hearing has been held; and the Board had made a finding of fact that the special exception requested meets the general and specific requirements outlined in this section.

The Applicants have made a written application stating the grounds upon which the special exception is requested and are complying with the process. A public hearing is scheduled for September 25, 2025.

E. The grant of special exception may include approval of customary incidental accessory uses as reviewed and approved by the Zoning Administrator.

The Applicants state that they understand and agree to this requirement.

F. No use or activity permitted as a special exception shall be enlarged or extended beyond the limits authorized in the grant of special exception. All enlargements, extensions, and changes in use shall require grants of special exception, as in the case of an original petition.

The Applicants state that the Communication Tower will not be expanded beyond what is approved.

G. If a grant of special exception is denied, no new petition for the denied use on the same property shall be accepted by the Board of Appeals for 1 year after the date of denial of the petition.

The Applicants state that they understand and agree to this requirement.

H. A decision of the Board of Appeals granting a special exception will be void 5 years from date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the applicant, a 1-time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.

The Applicants state that they understand and agree to this requirement.

§ 1-19-8.420.2. CRITERIA.

The following design criteria shall apply to all communication towers in the GC, ORI, LI, GI, MM and non-residential MXD zoning districts as well as special exceptions in the RC and A Districts.

- A. The applicant and the property owner shall be responsible for maintaining the tower in a safe condition.

The Applicants state that Network Towers II, LLC, the Tower's management company, will be responsible for maintaining the tower in a safe condition. The tower will adhere to all state, local, and federal regulations.

- B. The tower shall be utilized continuously for wireless communications. In the event the tower ceases to be used for wireless communications for a period of 6 months, the approval will terminate.

The Applicants state that the property owners shall remove the tower within 90 days after termination of Tower approval. The property owners shall ensure the tower removal by posting an acceptable monetary guarantee with the county on forms provided by the office of the Zoning Administrator. The guarantee shall be for an amount equal to a cost estimate approved by the Zoning Administrator for the removal of the tower, plus a 15% contingency. The Applicants and tower owner, Network Towers II, LLC, will be responsible for the cost and removal of the tower if it ceases to be used for a period of 6 months.

- C. All towers shall be designed for co-location, which shall mean the ability of the structure to allow for the placement of antennae for 2 or more carriers. This provision may be waived by the approving body if it is determined that colocation will have an adverse impact on the surrounding area.

The Applicants state that T-Mobile will be the anchor tenant on the tower. However, the tower and compound will have enough adequate space for 2 additional future carriers.

STAFF NOTE: ANY ADDITIONAL CARRIERS WILL NEED TO RECEIVE PROPER PERMITS AND APPROVALS PRIOR TO CO-LOCATION.

- D. The tower height may exceed the maximum height permitted within the GC, ORI, LI and GI Districts, and provided the required setbacks are met after a determination by the approving body that its visual profile and appearance would make no substantial change in the character of the area.

The Applicants state that the proposed tower height of 170' is essential for T-Mobile (TMO) to achieve its targeted coverage objectives and will also support future carriers in meeting their coverage needs. The site not only meets but exceeds all required setback requirements and has been strategically located such that the proposed tower's visual profile and appearance would not substantially change the character of the area.

- E. All applications for approval of communications towers shall include:

1. Justification from the applicant as to why the site was selected;

The Applicants state that the tower is strategically sited to solve a current coverage gap issue in this area of Frederick County. The proposed tower will provide the infrastructure needed for TMO, as well as multiple other wireless carriers, to expand and improve their networks in this area of Frederick County.

2. Propagation studies showing service area and system coverage in the county;

Please see the submitted propagation maps from TMO, showing the enhanced coverage this tower will provide. The maps are available online with the Applicants' submission documents and will be available to be shown on screen at the Hearing.

3. Photo simulations of the tower and site, including equipment areas at the base from at least 2 directions and from a distance of no more than 1 mile.

Please see the submitted photo simulations of the tower that were taken on April 23, 2025. The map and photos are available online with the Applicants' submission documents and will be available to be shown on screen at the Hearing.

- F. As part of the site plan review, screening and fencing may be required around the base of the tower structure and any equipment buildings.

The Applicants state that the proposed 50'x45' enclosed area including the tower and compound, will be surrounded by a 7' tall chain-link fence, with 1' barbed wire attached (8' total), to secure the facility. The entire leased area is 60'X60'. Additionally, the fenced compound will be surrounded by one row of evergreen trees to screen the facility from the ROW and surrounding properties.

- G. The appearance of the tower structure shall be minimized by the reasonable use of commercially available technology to reduce visual impact, with specific reference to size, color and silhouette properties. The decision of the approving authority shall be final.

The Applicants state that the tower will maintain a galvanized-steel finish to blend in with the skyline. Utilizing "stealth" technology would prohibit the required equipment and antennas for TMO and other carriers to produce the improved coverage that is necessary. The tower will be a monopole design with a full array. A full array is consistent with the other towers in Frederick County.

- H. No lighting is to be placed on the tower unless specifically required by the Federal Aviation Administration.

The Applicants state that no lighting is being proposed for this site.

- I. Monopoles shall be the preferred tower structure type within the county.

The Applicants state that the proposed tower will be of a monopole design.

- J. All tower sites shall be identified by means of a sign no larger than 6 square feet affixed to the equipment building or fence enclosure. Said sign shall identify the tower owner and each locating provider and shall provide the telephone number for a person to contact in the event of an emergency.

The Applicants state that the only proposed signage is required by the FCC.

- K. Site plan approval for the tower, access, equipment, and structures shall be by the Planning Commission in accordance with the site plan regulations specified within the zoning ordinance.

The Applicants state that they understand and agree to this requirement

- L. No towers are permitted within land designated or eligible for designation for National Register or Frederick County Historic Districts or Sites.

This is not applicable to this application.

- M. The proposed tower is not located within any of the aforementioned designations. A copy of all reports including the environmental assessment, NEPA review, and SHPO review, as required by or provided to the Federal Communications Commission, shall be included as part of the application.

The Applicants state that the NEPA report has been completed and submitted to the Board of Appeals staff.

STAFF NOTE: BASED ON DATA OBTAINED DURING THE SITE VISIT, CONSULTATION WITH GOVERNMENT AGENCIES, AND A REVIEW OF READILY AVAILABLE INFORMATION FROM OTHER SOURCES, THE PREPARATION AND FILING OF AN ENVIRONMENTAL ASSESSMENT WILL NOT BE REQUIRED AND NO FURTHER NEPA-RELATED ACTION IS REQUIRED FOR THE PROPOSED UNDERTAKING.

- N. Towers should be sited within or adjacent to areas of mature vegetation and should be located down slope from ridge lines and towards the interior of a parcel whenever possible and only should be considered elsewhere on the property when technical data or aesthetic reasons indicate there is no other preferable location.

The Applicants state that the proposed tower is located adjacent to mature vegetation and a corn field. Liberty Road is also partially shielded due to the lower elevation and height of the corn field in the growing season. This location was carefully selected based on technical and coverage requirements, as well as overall site feasibility. The selected site allows for the necessary height and separation to meet the carrier's service objectives, and it is situated in a manner that balances functionality with visual impact.

STAFF NOTE: THIS USE REQUIRES SITE PLAN APPROVAL AND LANDSCAPING WILL BE REVIEWED AND APPROVED BY THE FCPC.

- O. All applications shall include information as to how the applicant has addressed the visual impact of the tower on all county designated preservation areas, such as: rural legacy areas, agricultural preservation areas, critical farms, Monocacy scenic river, Appalachian Trail, historic sites and sites eligible for designation.

The Applicants state that the proposed tower has been sited to avoid visual impacts on any county designated preservation areas.

STAFF NOTE: HISTORIC REVIEW STAFF HAS APPROVED THIS APPLICATION

- P. Towers may be permitted within the Mineral Mining (MM) and non-residential Mixed Use Development (MXD) floating zones with the approval of the Planning Commission. Towers shall not be permitted within residential, PUD or residential MXD Districts.

This is not applicable to this application.

- Q. Communications towers in existence on the effective date of this ordinance (Ord. 99-14-241) shall not be required to comply with these provisions, except in the event they increase the height; provided, however, that any such tower which has ceased to be used for communications purposes for a period of 12 consecutive months, must comply with the existing requirements of the zone in which it is located before such tower may be used for telecommunication purposes. For purposes of this subsection (Q), the proposed installation of 1 or more antennae on a tower which has ceased to be used for communications purposes for a period of 12 consecutive months shall be deemed a use which must comply with the existing requirements of the zone in which it is located, and shall not be treated as an accessory use pursuant to § [1-19-8.205.2](#).

The Applicants state that they understand and agree to this requirement.

R. Except as provided in §1-19-8.332(F) setbacks for communications towers shall be as follows.

1. Setback from all property zoned residential shall be a distance not less than 1 foot for every foot of tower height, but in no case less than 300 feet. Setback distance may be modified by the approving body.

Refer to required and proposed setbacks below.

2. Setbacks from all properties zoned other than residential shall be determined by the approving body but shall not be less than the fall zone of the tower as defined by the engineering specifications.

Refer to required and proposed setbacks below.

The following are the required and proposed setbacks:

Setback	Required	Proposed
Front	170'	267.3'
Right Side	170'	1,200.2'
Left Side	170'	293.3'
Rear	170'	196.1'
Nearest Adjoining Residential Dwelling	300'	350'

STAFF NOTE: THE PLANNED TOWER IS 170' TALL (166' MONOPOLE TOWER WITH A 4' LIGHTNING ROD). THE OVERALL LEASE AREA WILL BE 60'x60', WHICH INCLUDES THE 50'X45' FENCED COMPOUND.

§1-19-8.420.2. CRITERIA.

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

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

The Applicants state that the proposed monopole telecommunications tower is 170' tall (166-foot monopole tower with a 4 foot lightning rod). The plans also include a 60'X60' leased area with a 50'X45' Compound and an access road to the tower site.

- B. All applications for a special exception shall include:

1. Computer modeling information used in selecting the site;

The Applicants state that Network Towers II, LLC worked in conjunction with TMO radio frequency (RF) engineers to determine the optimal location of the proposed tower. The site was strategically selected based on the submitted detailed RF propagation maps submitted, existing coverage gaps, and the surrounding terrain. This collaborative sit in ensures that the tower will effectively cure current network deficiencies while maximizing coverage for residents, businesses, and public safety users in the area.

2. Listing of alternative sites considered and why not selected;

Please see the Location Map (Attachment #1). Additional Photos are available online and are available to be shown at the Hearing

3. Photographs of the existing conditions of the site and area;

Please see the submitted site photos showing views. (Attachment #2)

4. Photo documentation that a balloon test has taken place at the proposed site location.

Please see the submitted photo simulations packet, showing minimal visual impact of the proposed tower. A balloon test was conducted on 4/23/2025 for the purpose of gathering the submitted photo simulations. (Attachment #1). Additional photos are available online and available to be shown at the Hearing.

5. Listing of alternative sites considered and why not selected;

Please see the Alternative Sites Map, including addresses and aerial map provided, along with reasons why the alternate sites were not selected. (Attachment #7)

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

The Applicants state that TMO's 5-year plan has been requested and will be submitted as soon as it is received.

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

The Applicants state that a NEPA Review of the proposed undertaking was performed by Trileaf Corporation in conformance with the FCC rules and regulations for implementing NEPA; 47 CFR 1.1301 to 1.1319. Based on data obtained during the Site visit, consultation with government agencies, and a review of readily available information from other sources, the preparation and filing of an Environmental Assessment will not be required and no further NEPA-related action is required for the proposed undertaking.

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

The Applicants state that they conducted a community meeting within 2-weeks of application submittal. The meeting took place on July 1, at 6 PM in the Walkersville Public Library, Darrell Batson Community Room. A total of 3 people attended.

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

The tower will exceed all required setbacks. The following are the required and proposed setbacks:

Setback	Required	Proposed
Front	170'	267.3'
Right Side	170'	1,200.2'
Left Side	170'	293.3'
Rear	170'	196.1'
Nearest Adjoining Residential Dwelling	300'	350'

STAFF NOTE: THE PLANNED TOWER IS 170' TALL (166' MONOPOLE TOWER WITH A 4' LIGHTNING ROD). THE OVERALL LEASE AREA WILL BE 60'x60', WHICH INCLUDES THE 50'X45' FENCED COMPOUND.

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

The Applicants state that the NEPA Report has been submitted to staff and is currently under review.

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

The Applicants state that they conducted a community meeting within 2-weeks of application submittal. The meeting took place on July 1, at 6 PM in the Walkersville Public Library, Darrell Batson Community Room. A total of 3 people attended.

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

The Applicants state that the tower will exceed all required setbacks. The following are the required and proposed setbacks:

Setback	Required	Proposed
Front	170'	267.3'
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Nearest Adjoining Residential Dwelling	300'	350'

STAFF NOTE: THE PLANNED TOWER IS 170' TALL (166' MONOPOLE TOWER WITH A 4' LIGHTNING ROD). THE OVERALL LEASE AREA WILL BE 60'x60', WHICH INCLUDES THE 50'X45' FENCED COMPOUND.

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

1. The permittee has failed to comply with the conditions of the special exception approval.

The Applicants state that they understand and agree to this requirement.

2. The facility has not been maintained in a safe condition.

The Applicants state that they understand and agree to this requirement.

3. The Board of Appeals determines that the use of the tower for wireless communications has ceased for a period of 6 months.

The Applicants state that they understand and agree to this requirement.

- K. All special exception approvals must also comply with the requirements of § 1-19-8.420.2.

The Applicants state that they understand and agree to this requirement.

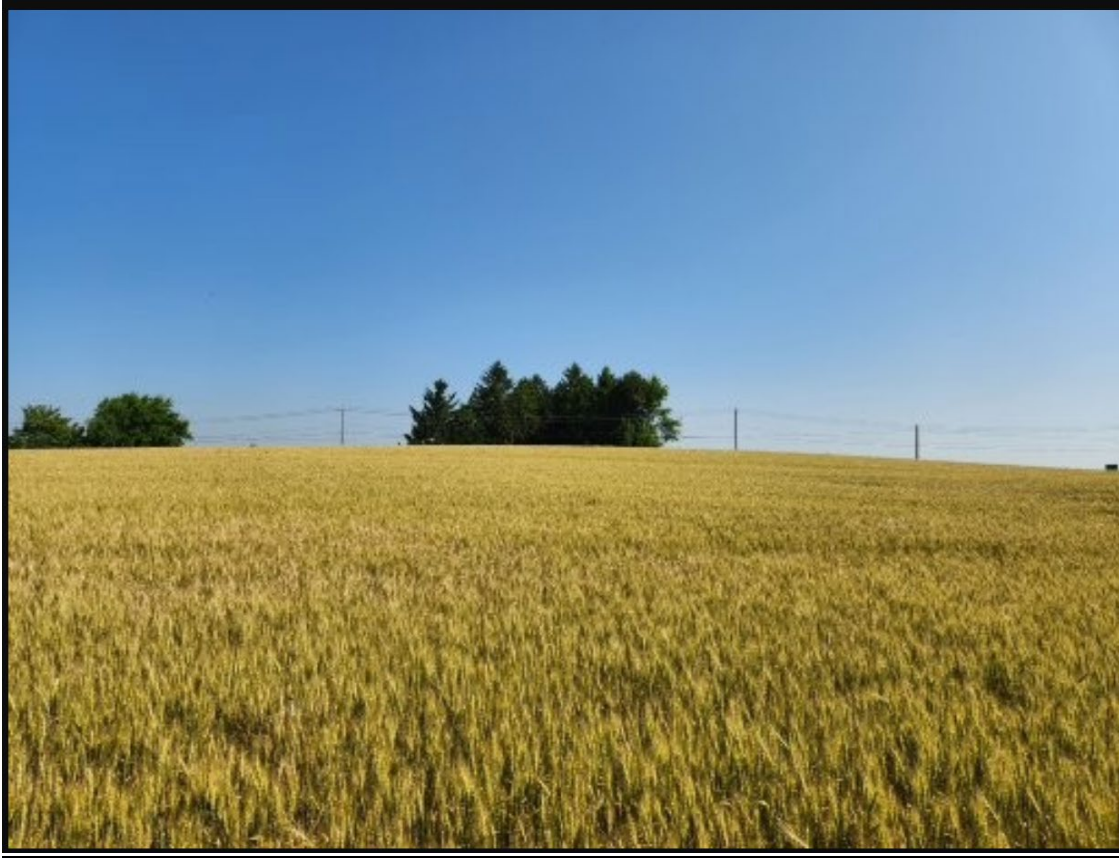
Based on the findings and conclusions set forth herein, Staff does not object to the approval of the requested Special Exception to allow for a Communication Tower in the (RC) Resource Conservation and (A) Agricultural Zoning Districts. The planned tower is 170' tall (166-foot monopole tower with a 4 foot lightning rod) with 60'X60' area, including a 50'X50' Compound and access road. The Property is located at Property ID 13307784 Liberty Road, Frederick, MD 21701.

§ 1-19-3.210. SPECIAL EXCEPTIONS. A decision of the Board of Appeals granting a special exception will be void 5 years from the date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in the accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the Applicant, a time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.

Attachment #1: Location Map



Attachment #2: Site Photos

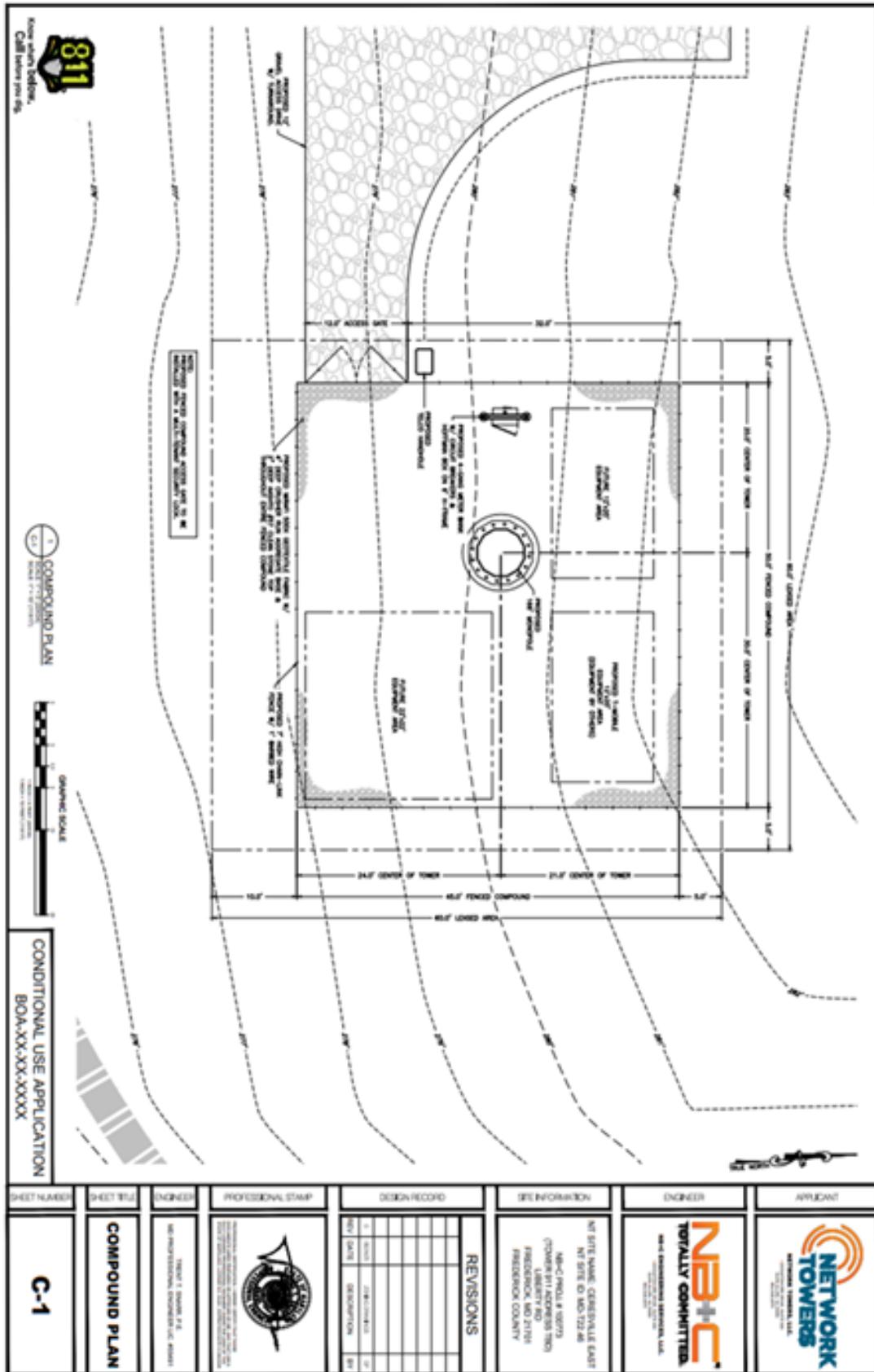


Attachment #3: Site Photos

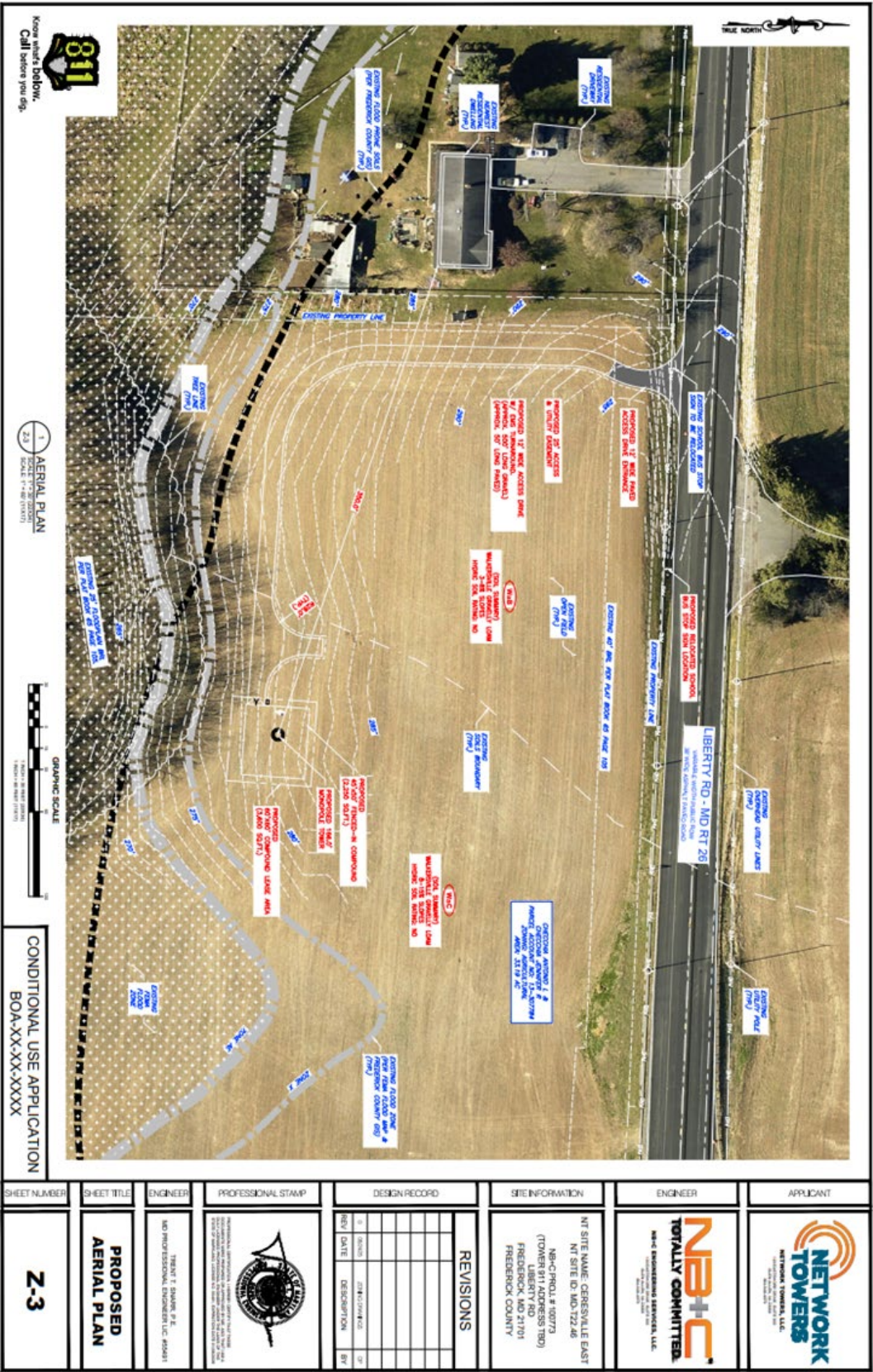


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Attachment #5: Tower Compound



Attachment #6: Proposed Aerial Plan



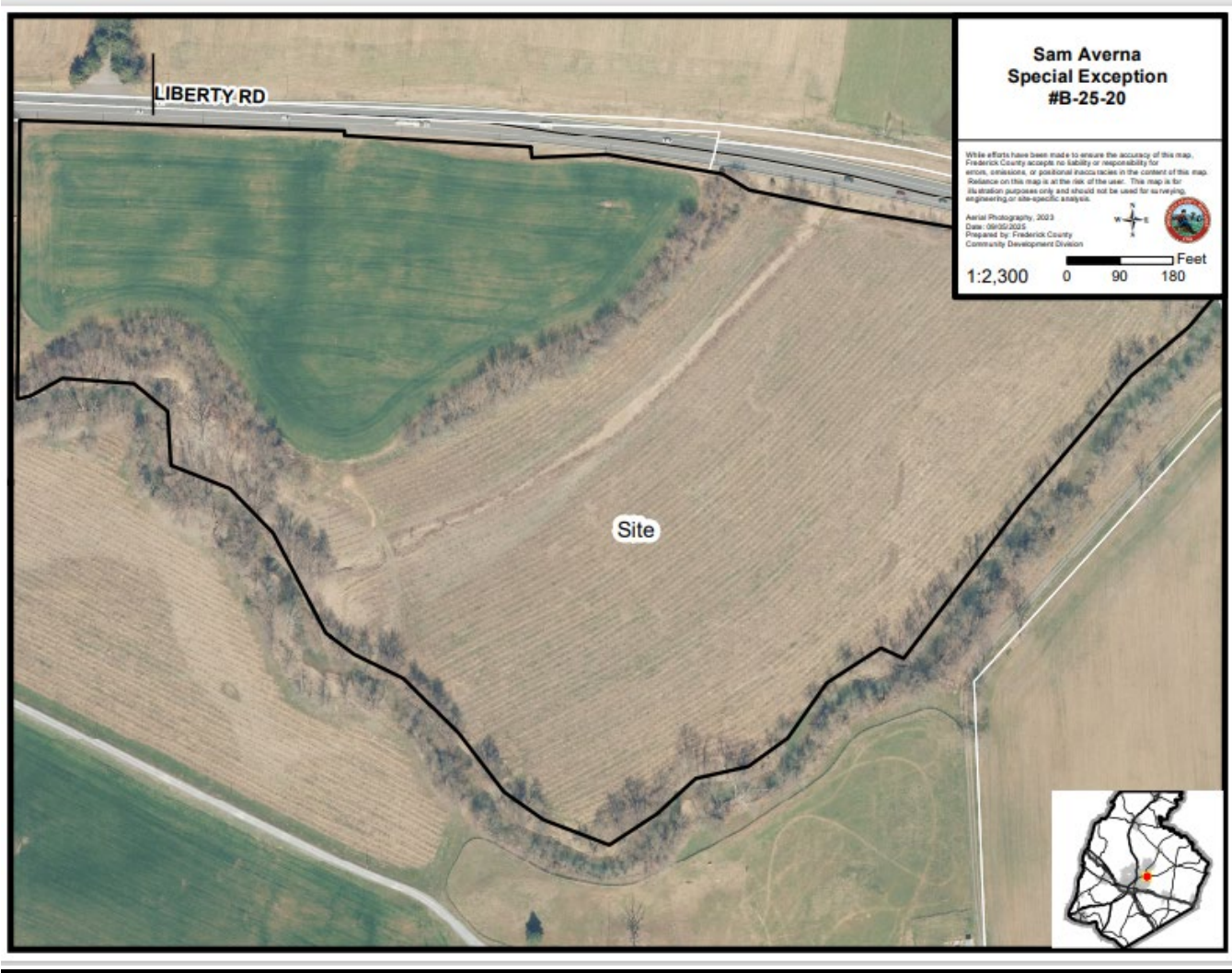
Attachment #7: List of Alternative Sites and Map

Ceresville East- Listing of alternative sites considered and why not selected

1. 8102 Liberty Road- Ceresville New Holland Dealership. Declined because of impact tower location would have on operations and restrictions on future use options.
2. Vacant property adjacent to SHA Park and Ride on Monocacy Blvd, owned by Nathan Farming & Leasing LLC. Declined because of impact to planned future multi-family development
3. 1 Frederick Health Way- Vacant land on the north west side of Frederick Hospital property located at off of Monocacy Blvd. Declined because of impact on potential future hospital expansion
4. Riverside Industrial Park site at 8480 Progress Drive. Declined based on impact on existing facility and disagreement on lease terms
5. Riverside Center 1811 Monocacy Blvd. Declined based on impact of tower compound on future development potential.
6. Frederick County Water Tank- 8001 Lighthouse Landing- County declined due to potential decommissioning of tank.
7. Retreat Road Farmland adjacent to 8301 Retreat Road, owned by Nathan Farming and Leasing LLC declined to accept proffered lease terms.



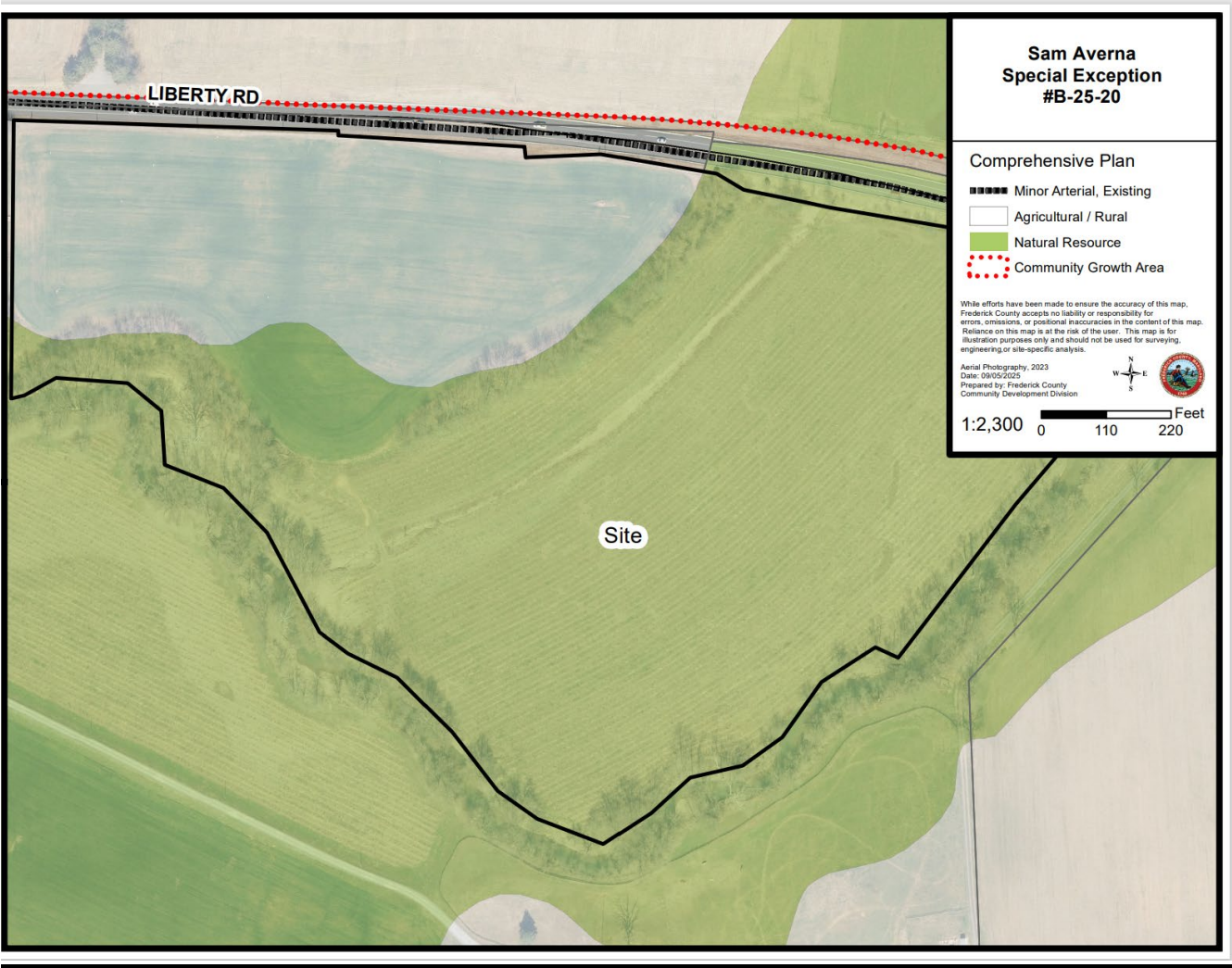
Attachment #8: Aerial Map



Attachment #9: Zoning Map



Attachment #10: Comprehensive Plan Map



Attachment #11: Environmental Features Map

