

**SITE**

**VICINITY MAP**  
SCALE: 1" = 1500'

**SITE NOTES:**

1. APPLICANT: AT&T CD SMARTLINK LLC  
1997 ANNAPOLIS EXCHANGE  
ANNAPOLIS, MD 21401  
TEL: (410) 496-9338
2. PROPERTY OWNER: MONTGOMERY COUNTY  
EOB 101 MONROE ST  
ROCKVILLE, MD 20850
3. SITE DATA: ACCOUNT NUMBER: 01743203  
DEED BOOK 451/PAGE 269  
TRACT AREA: 377,665 SQ FT  
ADDRESS: SEMINARY RD  
SILVER SPRING, MD 20910  
EXISTING USE: EDUCATION  
PROPOSED USES: EDUCATION, TELECOMMUNICATIONS
4. ZONING: R-60
5. HORIZONTAL AND VERTICAL CONTROL SHOWN FOR PROPOSED AT&T INSTALLATION HEREON IS BASED ON A FAA 1-A SURVEY CERTIFICATION BY MORRIS & RITCHE ASSOCIATES, INC DATED JUNE 26, 2023.  
LATITUDE: 39.008192° (N39° 00' 29.49")  
LONGITUDE: -77.044688° (W77° 02' 40.77")  
GROUND ELEVATION: 372.0' AMSL (AVG.)  
PROPOSED STRUCTURE HEIGHT: 122' AGL  
PROPOSED ANTENNA RAD CENTER: 116' AGL  
OVERALL HEIGHT AND TOTAL ELEVATION (AMSL): 494' AMSL
6. TOTAL DISTURBED AREA = 0 SF2
7. AT&T WILL INSTALL A TEMPORARY MONOPOLE WITHIN A TEMPORARY FENCED COMPOUND. NINE (9) PROPOSED ANTENNAS AND ASSOCIATED EQUIPMENT WILL BE MOUNTED TO THE TEMPORARY MONOPOLE AT A RAD CENTER OF APPROXIMATELY 116' OF ABOVE GRADE LEVEL FOR THE RECEPTION AND TRANSMISSION OF AT&T TELECOMMUNICATIONS.
8. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
9. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
10. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
11. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
12. STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
13. BOUNDARY SHOWN PER COUNTY RECORDS.
14. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
15. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
16. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
17. THE COMMUNICATION EQUIPMENT SHALL BE UNMANNED, WITH INFREQUENT VISITS (FOUR OR FEWER PER YEAR) BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.
18. THE PROPOSED COMMUNICATIONS EQUIPMENT, ANTENNAS AND RELATED MOUNTING DEVICES DO NOT EXCEED TWELVE (12) FEET IN TOTAL HEIGHT.

**GENERAL NOTES**

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (811) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES OR PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.



**SITE ID:** SIMD010145  
**SITE NAME:** DUNNVAULT RELO FOR BOYER PLACE (YESHIVA TEMP) (FA NUMBER: 12573579)  
**SITE ADDRESS:** 2010 LINDEN LANE SILVER SPRING, MD 20910 MONTGOMERY COUNTY

REVISION BLOCK		
NO.	DESCRIPTION	DATE
	COUNTY COMMENTS	08/15/23
	COUNTY COMMENTS	07/20/23
	PERMIT DWGS	07/13/23



**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. 32384, EXPIRATION DATE: 11/10/2023.

**DRAWN BY:** A.J.L.  
**DESIGNED BY:** A.J.L.  
**REVIEWED BY:** R.J.D.  
**ORIGINAL DATE:** 06/22/2023  
**MRA PROJECT #:** 18291.213



**Know what's below. Call before you dig.**

PROTECT YOURSELF, OUR TREE, AND OUR ENVIRONMENT. THIS DRAWING DOES NOT INCLUDE NECESSARY CONSIDERATION OF OBSTRUCTION SAFETY. ALWAYS CALL 811 BEFORE YOU DIG. ALWAYS FOLLOW THE OPERATIONAL, SAFETY AND HEALTH ACT OF THE STATE OF MARYLAND AND REGULATIONS HERE TO APPROPRIATE.

**SHEET TITLE**

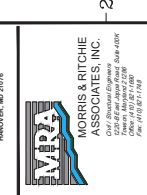
Site Plan

**SHEET NUMBER**

C-1

Attachment A

**Exhibit 36(a)**  
**OZAH Case No: CU 24-14**



**AT&T**  
1500 STARBUCK DRIVE  
FARMERSVILLE, TEXAS 76111

**MORRIS & RITCHIE ASSOCIATES, INC.**  
2515 Shuman/Flynnway  
Columbia, Missouri 65206  
Phone: (314) 736-7200  
Fax: (314) 736-1750

**smartlink**  
1937 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200  
ANNAPOLIS, MARYLAND 21403  
PHONE: (410) 293-5865  
FAX: (410) 292-2682

**SITE ID:** SIMD010145  
**SITE NAME:** AT&T WIRELESS  
**CLIENT:** AT&T WIRELESS  
**DRAWN FOR:** BOYER PLACE (YESHIVA TEMP)  
**(FA NUMBER: 12573579)**  
**SITE ADDRESS:** 1000 BOYER PLACE  
SILVER SPRING, MD 20910  
MONTGOMERY COUNTY

REVISION BLOCK		
NO.	DESCRIPTION	DATE

COUNTY COMMENTS: 08/15/23  
COUNTY COMMENTS: 07/20/23  
PERMIT DWGS: 07/13/23



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR CHECKED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 20394, EXPIRATION DATE 11/30/23.

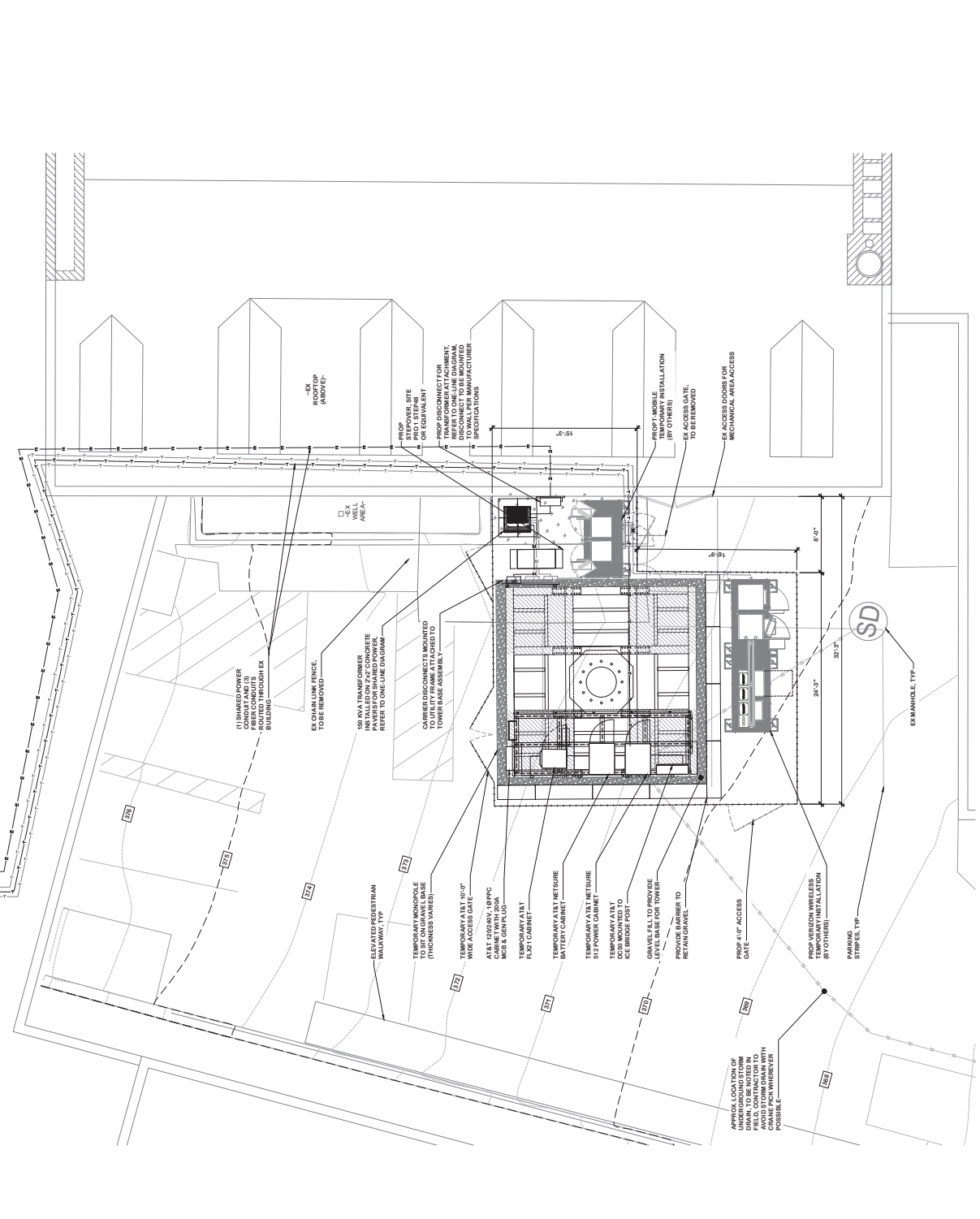
**DRAWN BY:** AJL  
**DESIGNED BY:** AJL  
**REVIEWED BY:** RID  
**DATE:** 06/22/2023  
**MVA PROJECT #:** 16291213

**Know what's below.**  
**Call before you dig.**  
UNDERGROUND UTILITY LOCATIONS ARE INDICATED BY THESE SYMBOLS. THE EXACT DEPTH OF UTILITY IS NOT SHOWN. THESE SYMBOLS ARE NOT TO BE USED TO LOCATE UTILITIES IF YOU ARE NOT A MEMBER OF THE UTILITY COMPANY. IT IS YOUR RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE YOU DIG. THIS IS A WARNING. FAILURE TO FOLLOW THESE INSTRUCTIONS MAY BE PENALIZED.

**811**  
**Know what's below.**  
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**SHEET TITLE**  
**Enlarged Compound Layout**  
**Attachment A**

**SHEET NUMBER**  
**C-2**



Q  
P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A



**ENLARGED COMPOUND LAYOUT**  
SCALE 1" = 6'





February 22, 2024

*Office of Zoning and Administrative Hearings  
100 Maryland Avenue, Room 200  
Rockville, MD 20850*

RE: Temporary Tower  
2010 Linden Lane, Silver Spring, MD, 20910 (AT&T Site Name: Dunnavant)

To Whom It May Concern:

AT&T is proposing to install a temporary tower and ground compound for associated equipment at the Yeshiva of Greater Washington (YGW) facility. Verizon and T-Mobile will be collocating on the temporary tower as well.

This letter hereby serves as authorization for Smartlink LLC, its employees, contractors, and agents in the purposes of filing and obtaining any zoning, and permitting approvals from Montgomery County, including applications for a Conditional Use.

This authorization is for land use, zoning, permitting, and conditional use applications only. Smartlink does not have the authority to act on behalf of Montgomery County for any purpose outside of the applications and conditions set by the applications. Montgomery County acknowledges and agrees it is to be bound by any conditions of the approvals.

Thank you for your attention to this matter.

Sincerely,

By: Thomas A. Williamson

Name: Thomas A. Williamson

Title: R.E. Specialist

Date: February 22, 2024



March 4, 2024

**VIA ELECTRONIC MAIL**

Katherine Mencarini, Planner III  
Montgomery County Planning Department  
2425 Reddie Drive, 13th floor, Wheaton, MD 20902  
Katherine.mencarini@montgomeryplanning.org  
p: 301.495.4549

**RE: Conditional Use Application No. CU202414**  
**Temporary Telecommunications Facility at 2010 Linden**

Ms. Mencarini:

It was a pleasure speaking with you on the phone earlier today. As you know, I represent New Cingular Wireless PCS, LLC (“AT&T”) in an application for a conditional use to erect a temporary telecommunications tower at 2010 Linden Lane (the “Property”) owned by the Yeshiva of Greater Washington School and Montgomery County. The requested conditional use will include collocations from Verizon and T-Mobile due to WSSC’s rehab on the tank located off Seminary Place, which will require the temporary decommissioning and removal of existing antennas for all three major wireless carriers. Absent a temporary replacement facility, there will be significant wireless network interruptions in this area of Montgomery County.

This letter responds to your email of February 27, 2024 with two requests to help finalize the staff report. Attached to this letter are supplemental materials requested to complete the County’s staff report. AT&T provides the following responses to Staff’s comments:

1. The photo simulations provided with the Application are helpful. Please provide a rendered view from 2nd Ave, looking towards 9308 2nd Avenue (the closest residence to the proposed cell tower location).

**AT&T’s Response:** AT&T revised the site plans to add a view from 9308 2nd Avenue as requested. The updated photo simulations are attached. View #4 has the requested view from 9308 2nd Avenue. As you will see, a number of mature trees on 2nd Avenue will help to screen the proposed temporary tower.

Katherine Menzarini, Planner III

March 4, 2024

Page 2

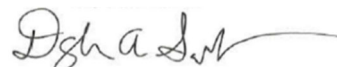
2. Were other locations on the Yeshiva School Site considered for the tower? Please give a detailed assessment as to why the proposed location is the best and/or only location for the temporary cell tower. Please address school operations, potential viewsheds from adjacent residents, and access for installation/maintenance of the temporary tower.

**AT&T's Response:** The location of the proposed temporary facility was chosen specifically, in coordination with the Yeshiva of Greater Washington School. School officials requested that the facility be located in an area of low foot traffic, away from any playgrounds or other open space areas on the Property that are regularly used by children. The location was also chosen so the temporary facility could be located on already graded and paved land. By utilizing an existing paved area, AT&T's installation of the temporary facility will not require any land disturbance and will allow for quick remediation back to present conditions when the temporary facility is no longer required, *i.e.* there will be no effect on the Property's existing trees, grass or other vegetation. It will create no increase in impervious surface on the Property compared to existing conditions.

The location was also chosen because it is in between existing school buildings which will completely screen the ground equipment from adjacent residential areas, and partially screen the temporary pole. Locating the facility near existing buildings provides a significant benefit to AT&T (and the other wireless providers) regarding easy access to power and fiber lines already installed in the school. Again, this will require significantly less disturbance for the Property's present conditions. AT&T will not be required to install underground utility lines to support the temporary facility. The proximity to existing buildings will facilitate quicker remediation when the temporary use is no longer required.

I hope this provides you with the information you need. If you have additional questions or need other documents please let me know.

Sincerely,



Douglas A. Sampson

cc: Samantha Twinam, Smartlink LLC  
w/ enclosures



MORRIS & RITCHIE ASSOCIATES, INC.  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

# Boyer Place (Yeshiva Temp)

## Overall Site Layout

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-3





**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp)

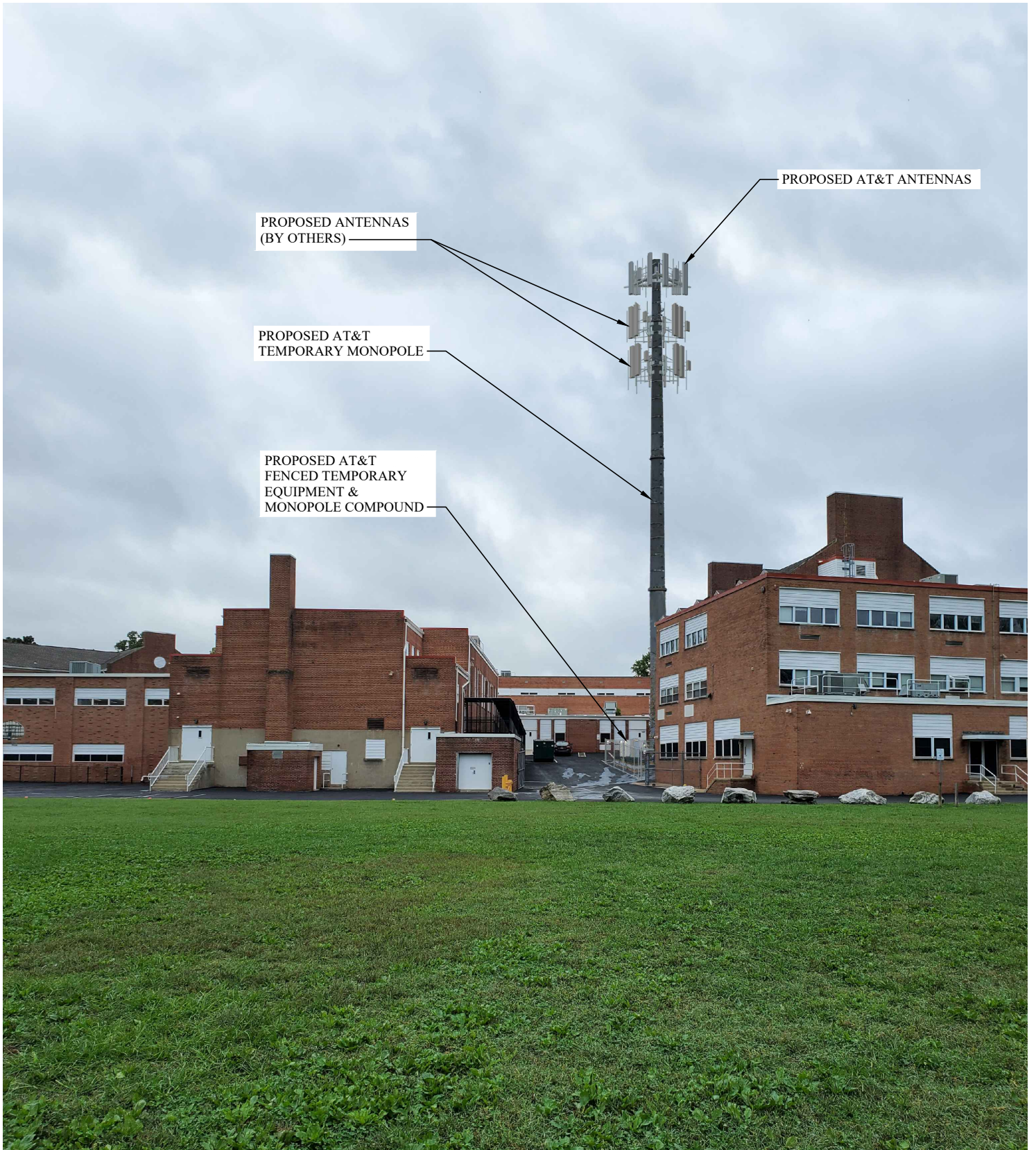
Existing View 1

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-4





PROPOSED ANTENNAS  
(BY OTHERS)

PROPOSED AT&T  
TEMPORARY MONOPOLE

PROPOSED AT&T  
FENCED TEMPORARY  
EQUIPMENT &  
MONOPOLE COMPOUND

PROPOSED AT&T ANTENNAS



**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp)

### Proposed View 1

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-5





**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp) Existing View 2

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-6





PROPOSED AT&T ANTENNAS

PROPOSED ANTENNAS  
(BY OTHERS)

PROPOSED AT&T  
TEMPORARY MONOPOLE



**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp) Proposed View 2

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-7



**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp)

Existing View 3

28 February 2024



AT&T

7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-8





PROPOSED AT&T ANTENNAS

PROPOSED ANTENNAS  
(BY OTHERS)

PROPOSED AT&T  
TEMPORARY MONOPOLE



**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp)

Proposed View 3

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-9





**MORRIS & RITCHIE  
ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp)

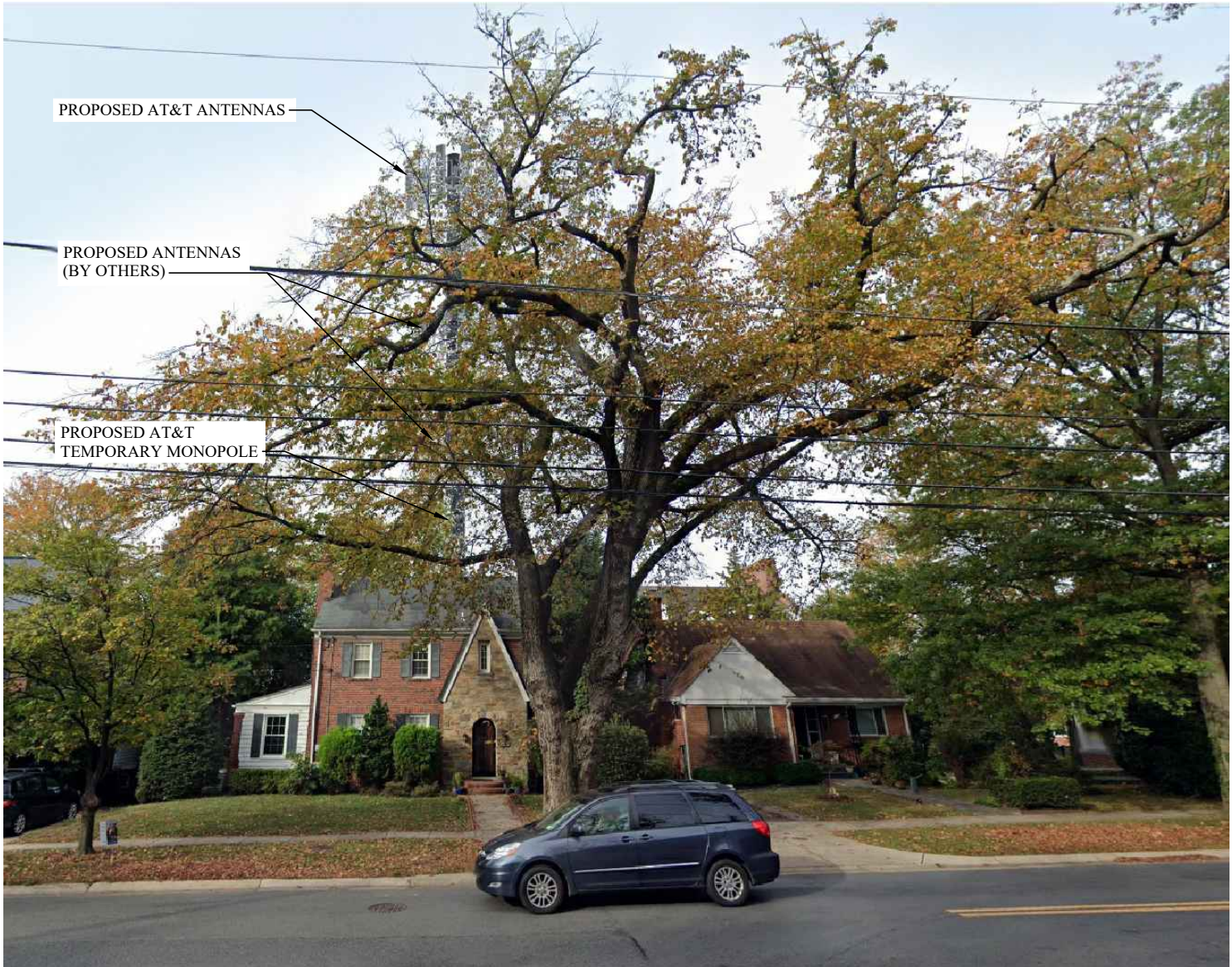
Existing View 4

28 February 2024



7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-10





**MORRIS & RITCHIE ASSOCIATES, INC.**  
1220-B East Joppa Road, Suite 400K  
Towson, Maryland 21286  
410-821-1690  
410-821-1748 Fax

## Boyer Place (Yeshiva Temp) Proposed View 4

28 February 2024

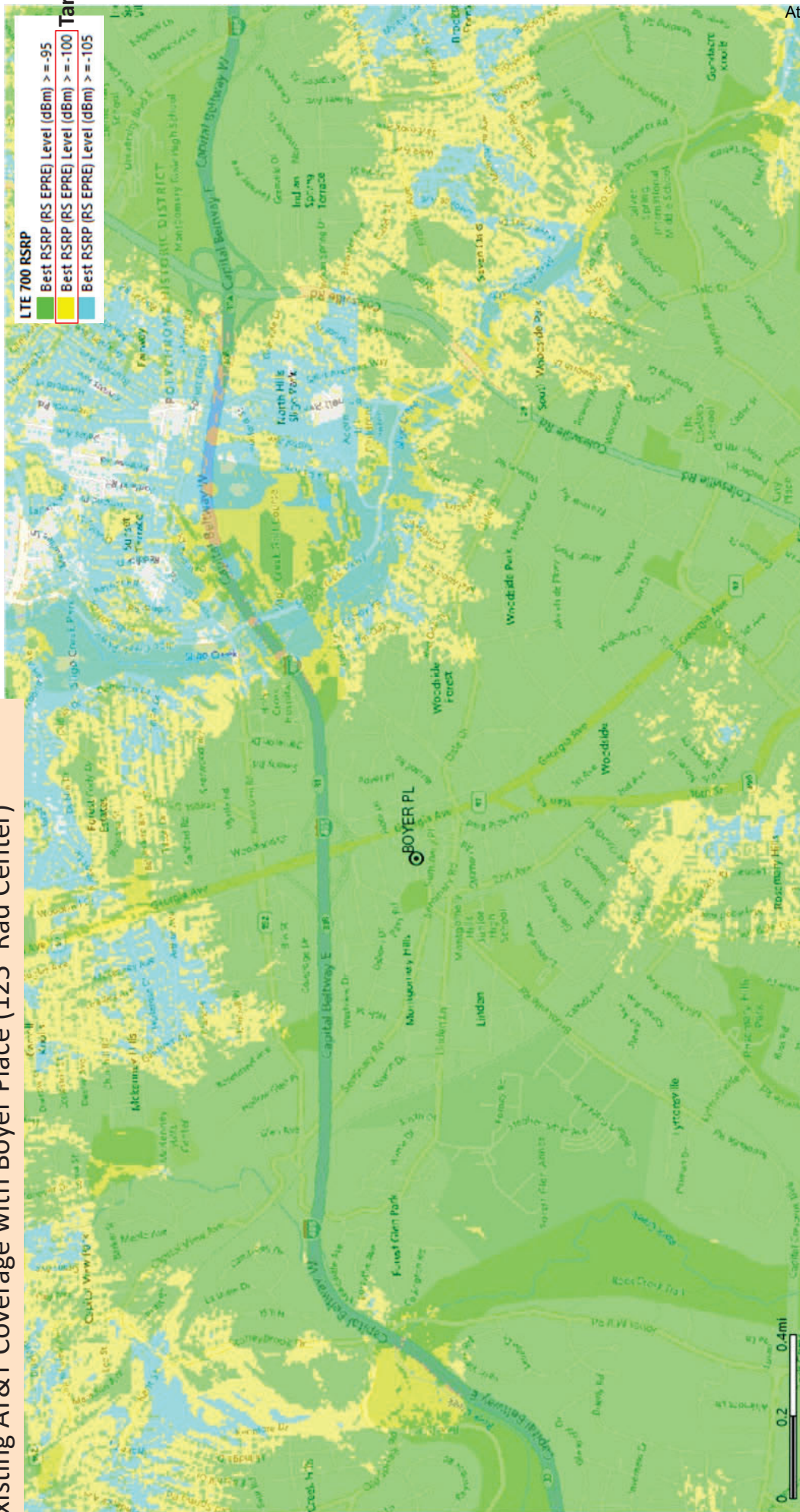


7150 STANDARD DRIVE  
HANOVER, MD 21076  
C-11





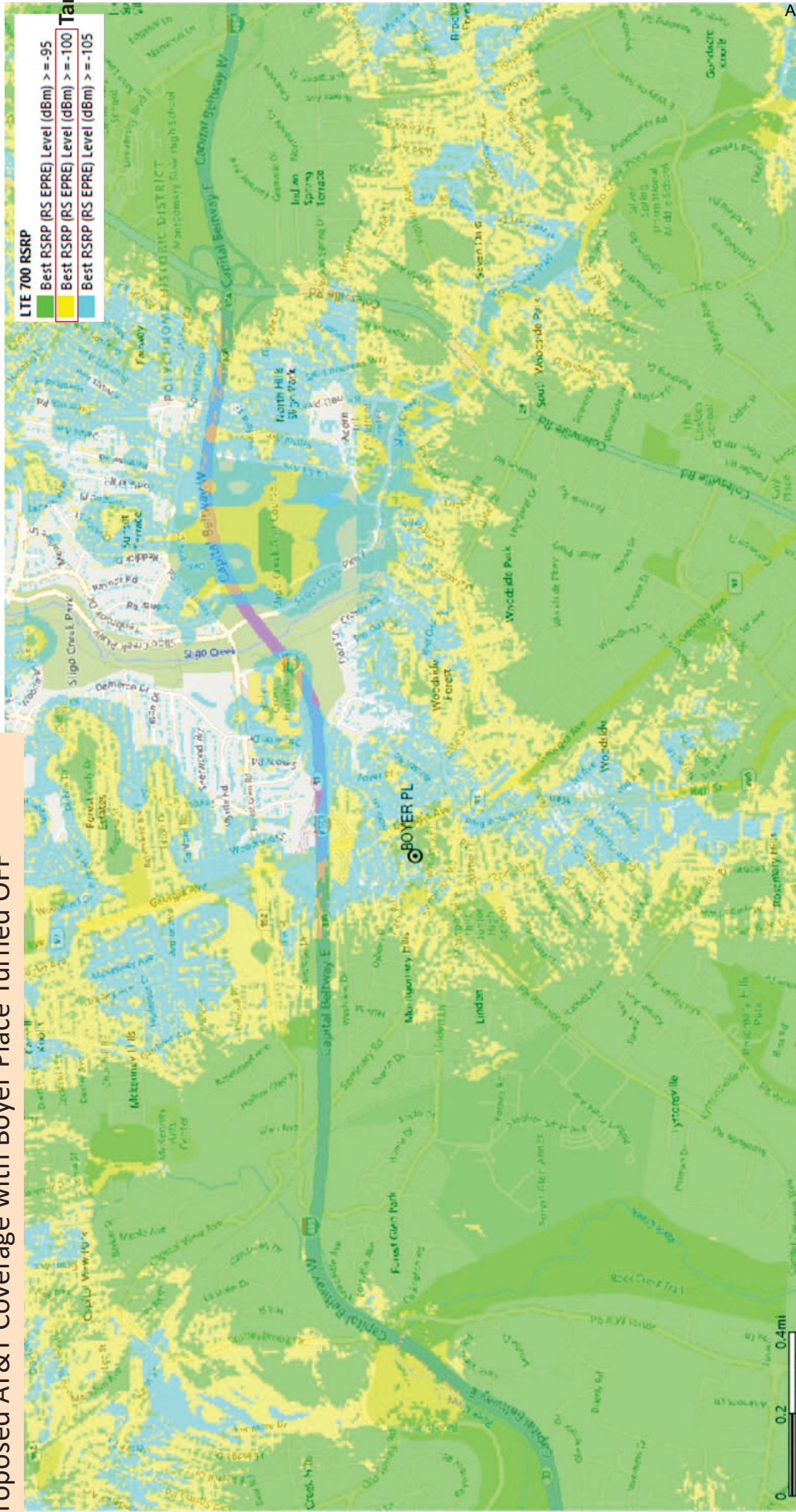
Existing AT&T Coverage with Boyer Place (125' Rad Center)



Plots Generated for LTE 700 system – Band 12 (734-746 MHz)



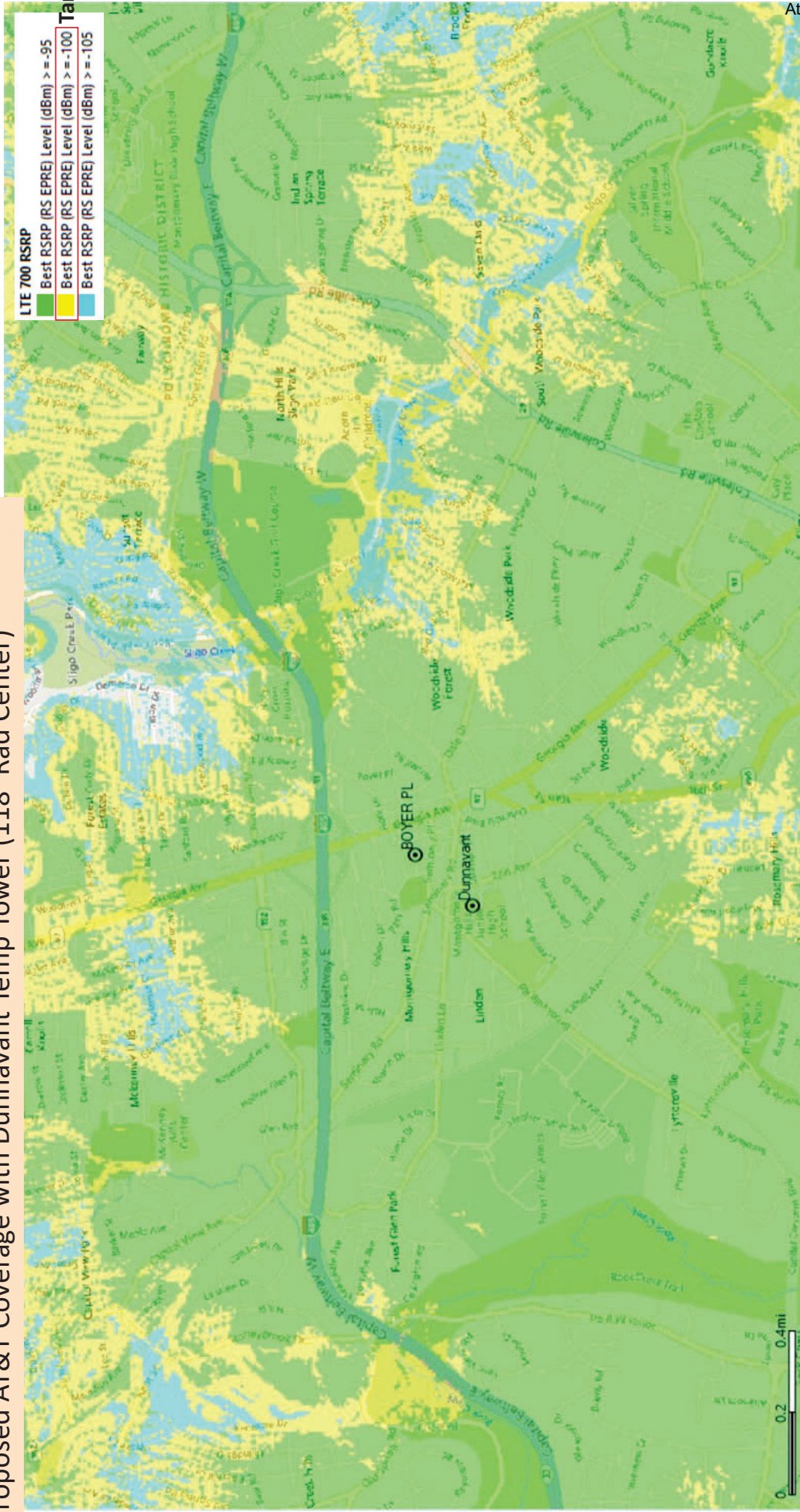
Proposed AT&T Coverage with Boyer Place Turned OFF



Plots Generated for LTE 700 system – Band 12 (734-746 MHz)



Proposed AT&T Coverage with Dunnivant Temp Tower (118' Rad Center)



Plots Generated for LTE 700 system – Band 12 (734-746 MHz)

**From:** [LaBaw, Marie](#)  
**To:** [Mencarini, Katherine](#)  
**Subject:** Re: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI  
**Date:** Tuesday, February 27, 2024 3:22:28 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

This particular applicant appears to have plenty of access. Of note, cell towers present a somewhat unique firefighting scenario in that they don't burn often. When they do, they are incredibly difficult to extinguish and have been known to burn to collapse. I appreciate being in the loop on this application and request that you continue to reach out for these types of projects.

Thanks,  
Marie

S Marie LaBaw PhD, PE  
 Fire Department Access and Water Supply  
 Department of Permitting Services  
 2425 Reddie Drive, 7th Floor  
 Wheaton, Maryland 20902  
 (240) 773-8917 Office  
 Marie.LaBaw@montgomerycountymd.gov

---

**From:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>  
**Sent:** Tuesday, February 27, 2024 3:14 PM  
**To:** LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>; Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>; Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>; Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Subject:** Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI

**[EXTERNAL EMAIL]**

Hello All,

Downcounty received a conditional use application for a temporary cell tower to be located at the Yeshiva School at 2010 Linden Lane in Lyttonsville. We wanted to make you aware of the application. If you have any comments or concerns, can you let us know? Equally helpful, if you don't have any comments can you confirm that? **We need comments/no comments feedback by Wednesday March 6, 2024.** This is on a very tight timeline for OZAH, so I apologize for the short turnaround.



Here's some information about the application:

1. [Files on DAIC](#)
2. This will not go to the Board.
3. Staff will post the staff report for OZAH no later than April 8, 2024.

Summary of the project:

1. Currently cell towers are located on a water tower.
2. The water tower is undergoing refurbishments for two years. In the meantime the cell towers need to be operational, and therefore located nearby.
3. The Yeshiva school works for cell coverage.
4. This will be a TEMPORARY relocation. They will be relocated on the water tower once the work is done.
5. One issue:
  - a. The Tower does not meet the minimum setbacks required adjacent to a residence (min required 300 feet, provided 188 feet)
  - b. The Hearing Examiner CAN approve a lesser setback (still needs to be at least 1 foot in width per 1 foot in height of the tower), which this Application exceeds. (122 feet minimum based on proposed tower height, provided 188 feet).
  - c. Section 59-3.5.2.C.2.c allows the Hearing Examiner

If you have any questions before March 6, please let me know. Thanks for your help!

Katie



**Katherine (Katie) Mencarini** (she/her/hers)

**Planner III**

Montgomery County Planning Department

2425 Reedie Drive, 13<sup>th</sup> floor, Wheaton, MD 20902

[Katherine.mencarini@montgomeryplanning.org](mailto:Katherine.mencarini@montgomeryplanning.org)

p: 301.495.4549



**2D690ACD**



**For more helpful Cybersecurity Resources, visit:**  
<https://www.montgomerycountymd.gov/cybersecurity>

**From:** [Farhadi, Sam](#)  
**To:** [Mencarini, Katherine](#)  
**Cc:** [Torma, Rebecca](#)  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI  
**Date:** Wednesday, February 28, 2024 8:05:58 AM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.jpg](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Katie,

I defer to MCDOT on this.

Sam

Sam Farhadi, P.E.  
Right of Way Plan Review Section  
Land Development Division  
2425 Reddie Drive, 7th Floor  
Wheaton, Maryland 20902  
Tel: 240 777-6333



---

**From:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>  
**Sent:** Tuesday, February 27, 2024 3:14 PM  
**To:** LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>; Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>; Farhadi, Sam <Sam.Farhadi@montgomerycountymd.gov>; Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Subject:** Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI

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Katie



**Katherine (Katie) Mencarini** (she/her/hers)

**Planner III**

Montgomery County Planning Department

2425 Reddie Drive, 13<sup>th</sup> floor, Wheaton, MD 20902

[Katherine.mencarini@montgomeryplanning.org](mailto:Katherine.mencarini@montgomeryplanning.org)

p: 301.495.4549



**2D690ACD**



**For more helpful Cybersecurity Resources, visit:**  
<https://www.montgomerycountymd.gov/cybersecurity>

**From:** [Etheridge, Mark](#)  
**To:** [Mencarini, Katherine](#); [Torma, Rebecca](#)  
**Cc:** [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Bogdan, Grace](#)  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI  
**Date:** Thursday, March 14, 2024 8:17:46 AM  
**Attachments:** [image007.jpg](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.jpg](#)

---

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Katie –

DPS Water Resources has no objections to this.

Mark C. Etheridge  
Manager  
Water Resources Section | Montgomery Co. Department of Permitting Services  
2425 Reddie Drive, 7th Floor  
Wheaton, MD 20902  
240-777-6338  
[Mark.etheridge@montgomerycountymd.gov](mailto:Mark.etheridge@montgomerycountymd.gov)



---

**From:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>  
**Sent:** Wednesday, March 13, 2024 3:15 PM  
**To:** Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI

**[EXTERNAL EMAIL]**

Mark and Rebecca,  
I apologize for nudging; can you confirm that you have no comments on the aforementioned conditional use cell tower in the email below? Rebecca, I think you might have sent an emoji, but it would be helpful to have a response in-writing that we can include with the report.

Thanks!  
Katie


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[Katherine.mencarini@montgomeryplanning.org](mailto:Katherine.mencarini@montgomeryplanning.org)

P: 301.495.4549


**2D690ACD**

**From:** Mencarini, Katherine

**Sent:** Tuesday, February 27, 2024 3:14 PM

**To:** LaBaw, Marie <[Marie.LaBaw@montgomerycountymd.gov](mailto:Marie.LaBaw@montgomerycountymd.gov)>; Goutos, Melissa

 <[Melissa.Goutos@montgomerycountymd.gov](mailto:Melissa.Goutos@montgomerycountymd.gov)>; sam.farhadi

 <[Sam.Farhadi@montgomerycountymd.gov](mailto:Sam.Farhadi@montgomerycountymd.gov)>; Etheridge, Mark

 <[Mark.Etheridge@montgomerycountymd.gov](mailto:Mark.Etheridge@montgomerycountymd.gov)>; Torma, Rebecca <[Rebecca.Torma-](mailto:Rebecca.Torma-)
[Kim@montgomerycountymd.gov](mailto:Kim@montgomerycountymd.gov)>

**Cc:** Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Hisel-McCoy, Elza <[Elza.Hisel-McCoy@montgomeryplanning.org](mailto:Elza.Hisel-McCoy@montgomeryplanning.org)>; Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>


**Subject:** Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI

Hello All,

Downcounty received a conditional use application for a temporary cell tower to be located at the Yeshiva School at 2010 Linden Lane in Lyttonsville. We wanted to make you aware of the application. If you have any comments or concerns, can you let us know? Equally helpful, if you don't have any comments can you confirm that? **We need comments/no comments feedback by Wednesday March 6, 2024.** This is on a very tight timeline for OZAH, so I apologize for the short turnaround.

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- minimum based on proposed tower height, provided 188 feet).
- c. Section 59-3.5.2.C.2.c allows the Hearing Examiner

If you have any questions before March 6, please let me know. Thanks for your help!

Katie



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p: 301.495.4549



**2D690ACD**



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**From:** [Zou, Amy](#)  
**To:** [Mencarini, Katherine](#)  
**Cc:** [Dickel, Stephanie](#); [Bogdan, Grace](#)  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI  
**Date:** Tuesday, March 5, 2024 11:14:16 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)  
[image007.jpg](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning, Katherine,

Nice to meet you too.

This application when received by TFCG in 2023 was made by Verizon, for the new tower. I see they changed to AT&T for this CU application.

We agree with your assessment about this application. Our comment at the time was also about the proposed setback doesn't meet requirement. Hearing examiner can reduce this requirement as provided in the code.

If you need additional information from us, please let me know. Thank you.

Best regards,

***Amy Zou, AICP, RLA***  
***Senior Permitting Service Specialist***  
***Division of Zoning and Code Compliance***  
***Department of Permitting Services***  
***2425 Reedie Drive, 6th Floor***  
***Wheaton, Maryland 20902***  
***Office- (240)777-6250***  
***[amy.zou@montgomerycountymd.gov](mailto:amy.zou@montgomerycountymd.gov)***  
***<http://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>***



**Find your zone!** [www.mcatlas.org/zoning](http://www.mcatlas.org/zoning)

*Have you tried DPS eServices?*

<http://permittingervices.montgomerycountymd.gov/DPS/eServices/AboutServices.aspx>

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**From:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>  
**Sent:** Tuesday, March 5, 2024 9:06 AM  
**To:** Wolford, Patricia <Patricia.Wolford@montgomerycountymd.gov>; Zou, Amy <Amy.Zou@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI

**[EXTERNAL EMAIL]**

Tricia,  
THANK YOU so much for the quick and helpful response. We're looking forward to working with Amy on this moving forward.

Amy,  
It's a pleasure to meet you! Thanks for your eyes on this. If you have any questions, please contact me.

Katie

	<b>Katherine (Katie) Mencarini</b> (she/her/hers) <b>Planner III</b> Montgomery County Planning Department 2425 Reedie Drive, 13 <sup>th</sup> floor, Wheaton, MD 20902 <a href="mailto:katherine.mencarini@montgomeryplanning.org">katherine.mencarini@montgomeryplanning.org</a> p: 301.495.4549
	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <b>2D690ACD</b> 

---

**From:** Wolford, Patricia <Patricia.Wolford@montgomerycountymd.gov>  
**Sent:** Tuesday, March 5, 2024 9:05 AM  
**To:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>; Zou, Amy <Amy.Zou@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Goutos, Melissa <Melissa.Goutos@montgomerycountymd.gov>  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI



**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Katie,

Very familiar with this site as well as Amy Zou who is our zoning representative on the Tower Committee.

Amy,

Can you look at the files on this Conditional Use for the temporary cell tower at the Yeshiva School. Since you are the most familiar with this site and the proposed temporary cell tower. If you have any comments or have no comments, please reply to this email.

If you need my input let me know.

Thanks,  
Tricia

---

**From:** Mencarini, Katherine <[katherine.mencarini@montgomeryplanning.org](mailto:katherine.mencarini@montgomeryplanning.org)>

**Sent:** Tuesday, March 5, 2024 9:00 AM

**To:** Wolford, Patricia <[Patricia.Wolford@montgomerycountymd.gov](mailto:Patricia.Wolford@montgomerycountymd.gov)>

**Cc:** Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Goutos, Melissa <[Melissa.Goutos@montgomerycountymd.gov](mailto:Melissa.Goutos@montgomerycountymd.gov)>

**Subject:** FW: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI

**[EXTERNAL EMAIL]**

Patricia,

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5. One issue:

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If you have any questions before March 6, please let me know. Thanks for your help!

Katie



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2425 Reedie Drive, 13<sup>th</sup> floor, Wheaton, MD 20902  
[Katherine.mencarini@montgomeryplanning.org](mailto:Katherine.mencarini@montgomeryplanning.org)  
p: 301.495.4549

**2D690ACD**





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**From:** [Torma, Rebecca](#)  
**To:** [Mencarini, Katherine](#); [Etheridge, Mark](#)  
**Cc:** [Dickel, Stephanie](#); [Hisel-McCoy, Elza](#); [Bogdan, Grace](#)  
**Subject:** RE: Conditional Use 202414 - Temporary Cell Tower at 2010 Linden Lane FYI  
**Date:** Wednesday, March 13, 2024 4:03:21 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.jpg](#)

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thanks for the reminder. DOT does not have any comments.

**\*\*\*\*\*Please see the link below for new application process\*\*\*\*\***

<https://www.montgomerycountymd.gov/dot-dir/Resources/Files/DevRevApplication.pdf>

Rebecca Torma | Manager, Development Review  
 Director's Office | Department of Transportation  
 101 Monroe Street  
 10<sup>th</sup> Floor  
 Rockville MD 20850  
 (240) 777-2118 (work)  
 (240) 383-5252 (cell)  
[Rebecca.torma@montgomerycountymd.gov](mailto:Rebecca.torma@montgomerycountymd.gov)

**From:** Mencarini, Katherine <katherine.mencarini@montgomeryplanning.org>  
**Sent:** Wednesday, March 13, 2024 3:15 PM  
**To:** Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Torma, Rebecca <Rebecca.Torma-Kim@montgomerycountymd.gov>  
**Cc:** Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>; Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
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 P: 301.495.4549

2D690ACD



**From:** Mencarini, Katherine

**Sent:** Tuesday, February 27, 2024 3:14 PM

**To:** LaBaw, Marie <[Marie.LaBaw@montgomerycountymd.gov](mailto:Marie.LaBaw@montgomerycountymd.gov)>; Goutos, Melissa <[Melissa.Goutos@montgomerycountymd.gov](mailto:Melissa.Goutos@montgomerycountymd.gov)>; sam.farhadi <[Sam.Farhadi@montgomerycountymd.gov](mailto:Sam.Farhadi@montgomerycountymd.gov)>; Etheridge, Mark <[Mark.Etheridge@montgomerycountymd.gov](mailto:Mark.Etheridge@montgomerycountymd.gov)>; Torma, Rebecca <[Rebecca.Torma-Kim@montgomerycountymd.gov](mailto:Rebecca.Torma-Kim@montgomerycountymd.gov)>

**Cc:** Dickel, Stephanie <[Stephanie.Dickel@montgomeryplanning.org](mailto:Stephanie.Dickel@montgomeryplanning.org)>; Hisel-McCoy, Elza <[Elza.Hisel-McCoy@montgomeryplanning.org](mailto:Elza.Hisel-McCoy@montgomeryplanning.org)>; Bogdan, Grace <[grace.bogdan@montgomeryplanning.org](mailto:grace.bogdan@montgomeryplanning.org)>

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