

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



August 2, 2023

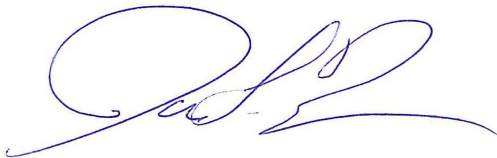
City of Baltimore
Department of Planning
Attn: Matthew Desantis
417 E. Fayette St., 8th Floor
Baltimore, MD 21202

Re: 26 Sisson (401 W 26th Street, Baltimore) – Waiver Justification for Subdivision

To Whom it May Concern:

The intent of this letter is to so justification for a waiver of the subdivision requirements for the existing cell tower on the subject property. The cell tower use is subject to a perpetual lease of the cell tower land and the property owner. This subdivision request confirms to the lease agreement. The site has a proposed development of a four-story multifamily building that is subject to HUD financing. HUD does not permit any encumbrances and therefore the cell tower is required to have its own lot.

Sincerely,
MORRIS & RITCHIE ASSOCIATES, INC.



Jared L. Barnhart, PE, LEED AP, Senior Project Manager