PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

78-273-ASPH
#225

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SCROLL JOINT VENTURE legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 250.6 of the Zoning Code to permit parking within 25 feet of a residential zone boundary instead of maintaining a 25 foot setback (6 variances of 25 feet); and from Section 250.4 of the Zoning Code to permit a building within zero feet of a residential zone, instead of maintaining a 100 foot setback; (1 variance of 100 feet) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The owner will sustain practical difficulty and unreasonable hardship if the variance is not granted because:

(a) With regard to the requested variance to Section 250.6, the owner has requested a Special Exception to parking in a residential zone (see accompanying Petition) and this variance will allow him to park in the 25 foot residential zone boundary, rather than maintaining a 25 foot parking area which cannot be utilized.

(b) With regard to the requested variance to Section 250.4, this variance will enable the owner to have the maximum use and flexibility of the property and since the entire property (both residential and industrial) are owned by the same owner, it would create an unreasonable hardship to require a 100 foot setback from one zone to another.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

SCROLL JOINT VENTURE

Contract purchaser

By John C. Childs, Sr. Legal Owner

Address 204 Fidelity Building

Baltimore, Maryland 21201

Lawrence K. Ginsberg, Esq.
Petitioner's Attorney

Protestant's Attorney

Address 6615 Reisterstown Road - 301
Baltimore, Maryland 21215
358-744

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of April, 197 8, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th day of June 197 8, at 11:00 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

1:00 P.M.
6-19-78

ORDER RECEIVED FOR FILING
DATE July 3, 1978
BY John E. Dennis
ADMINISTRATIVE SECRETARY

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Scroll Joint Venture legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business or industrial parking in a residential zone, under Section 409.4 of the Zoning Regulations of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SCROLL JOINT VENTURE

Contract Purchaser

By John C. Childs, Sr. Legal Owner

Address 1204 Fidelity Building

Baltimore, Maryland 21201

Lawrence K. Ginsberg, Esq.
Petitioner's Attorney

Protestant's Attorney

Address 6615 Reisterstown Road - 301
Baltimore, Maryland 21215
358-744

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of April, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of June 1978, at 1:00 o'clock M.

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
DATE July 3, 1978
BY John E. Dennis
ADMINISTRATIVE SECRETARY

RE: PETITIONS FOR VARIANCES AND SPECIAL HEARING
NE/corner of Security Boulevard and Rolling Road - 1st Election District
Scroll Joint Venture - Petitioner
NO. 78-273-ASPH (Item No. 225)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Hearing to permit off-street business or industrial parking in a residential zone and, additionally, for Variances to permit parking within zero feet of a residential zone boundary instead of maintaining a 25 foot setback and a building within zero feet of a residential zone instead of the required 100 foot setback, all on property at the above location.

Testimony on behalf of the Petitioner indicated that they plan to construct two, three story office buildings on a currently vacant tract, which is partially zoned M.L.R. and D.R.5.5. The Petitioner's intent is to construct the two office buildings on the M.L.R. portion of the property and to utilize the D.R. zoned portion for accessory parking. The total property comprises 5.86 acres, more or less, and that portion, which is the subject of the off-street parking request, is an area of 1.3 acres.

Comments by the Zoning Plans Advisory Committee point out that a retail shopping center exists to the west and southwest of the subject property, and that wooded land, zoned M.L.R., lies to the south across Security Boulevard. Individual dwellings front both sides of Rolling Road, to the north. The Director of Planning has indicated by correspondence, dated June 14, 1978, that his office does not oppose the granting.

Further testimony on behalf of the Petitioner indicated that the parking requirement was affected by the decision not to erect much taller buildings, which they believe would be less desirable in the area, but which can be built under existing zoning.

ORDER RECEIVED FOR FILING
DATE July 3, 1978
BY John E. Dennis
ADMINISTRATIVE SECRETARY

Nearby residents indicated concern for screening and the preservation of as many existing trees on the site as possible, as well as their fear of increased traffic on Rolling Road.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing and in accordance with the power granted to the Deputy Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is the opinion of the Deputy Zoning Commissioner that the necessary prerequisites have been met and the Special Hearing should be granted. Further, the Variances described herein should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of July, 1978, that the requested Special Hearing and Variances should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

Deputy Zoning Commissioner of Baltimore County

- 2 -

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

July 3, 1978

Lawrence K. Ginsberg, Esquire
Suite 301
6615 Reisterstown Road
Baltimore, Maryland 21215

RE: Petitions for Variances and Special Hearing
NE/corner of Security Boulevard and Rolling Road - 1st Election District
Scroll Joint Venture - Petitioner
NO. 78-273-ASPH (Item No. 225)

Dear Mr. Ginsberg:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/jhm

Attachments

cc: Mr. Charles Carnaggio
2012 North Rolling Road
Baltimore, Maryland 21207

Mr. Leland VanKoten
13 Topview Court
Baltimore, Maryland 21207

Mr. Mark Sanders
1913 Calais Court
Baltimore, Maryland 21207

John W. Hessian, III, Esquire
People's Counsel

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number

DESCRIPTION

1.3748 ACRE PARCEL, NORTH SIDE OF SECURITY BOULEVARD, EAST SIDE OF ROLLING ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Parking Permit In a Residential Zone

Beginning for the same at the southeast end of the gusset line connecting the north side of Security Boulevard, 130 feet wide, with the east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat RW 70-119-1, running thence binding on said gusset line, (1) N 48° 00' 27" W 229.32 feet, thence binding on said east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat RW 70-119-9, two courses: (2) northwesterly, by a curve to the left with the radius of 3864.72 feet, the arc distance of 66.00 feet, and (3) northwesterly, by a curve to the left with the radius of 1537.89 feet, the arc distance of 102.24 feet, thence (4) N 64° 12' 48" E 187.79 feet, thence binding on the division line between the areas zoned DR 5.5 and MLR, (5) southeasterly, by a curve to the right with the radius of 4049.72 feet, the arc distance of 430.92 feet, thence binding on said north side of Security Boulevard, (6) westerly, by a curve to the right with the radius of 2226.83 feet, the arc distance of 74.38 feet to the place of beginning.

Containing 1.3748 acres of land.

STATE OF MARYLAND
REGISTERED
PROFESSIONAL ENGINEER

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

Cable KIDDENGR
Telex 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number

DESCRIPTION

4.4879 ACRE PARCEL, NORTH SIDE OF SECURITY BOULEVARD, EAST OF ROLLING ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Variance for Parking Against a Residential Zone.

Beginning for the same at a point on the north side of Security Boulevard, 130 feet wide, at the distance of 74.38 feet, as measured easterly along said north side of Security Boulevard from the southeast end of the gusset line connecting said north side of Security Boulevard with the east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat RW 70-119-1, said beginning point being on the division line between the areas zoned DR 5.5 and MLR, running thence binding on said zoning line, (1) northwesterly, by a curve to the left with a radius of 4049.72 feet, the arc distance of 318.88 feet, thence (2) N 88° 55' 55" E 609.48 feet to a point on the west side of Lord Baltimore Drive, 70 feet wide, thence binding on said west side of Lord Baltimore Drive, (3) S 02° 21' 39" E 352.11 feet, thence along the gusset line connecting said west side of Lord Baltimore Drive with the north side of said Security Boulevard, (4) S 43° 11' 16" W 21.01 feet, and thence binding on the north side of said Security Boulevard, (5) westerly, by a curve to the right with the radius of 2226.83 feet, the

KIDDE CONSULTANTS, INC.
Subsidiary of Walter Kidde & Company, Inc.

2.

arc distance of 520.25 feet to the place of beginning.

Containing 4.4879 acres of land.

HGW:mps

J.O. 1-73062-C
W.O. 20949-X

4/7/78

STATE OF MARYLAND
REGISTERED
PROFESSIONAL ENGINEER

NOV 01 1979

RE: PETITIONS FOR VARIANCES AND SPECIAL HEARING
NE corner of Security Boulevard and Rolling Road - 1st Election District
Secroll Joint Venture - Petitioner
No. 78-273 ASPH (Item No.225)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER OF APPEAL

Dear Mr. Deputy Zoning Commissioner:

Please enter an appeal in the above entitled case on behalf of Donald R. Williams 2109 Rolling Rd. Baltimore 21207 and Leland Konter

C. Victor McFarland
920 Frederick Rd.
Catonsville, Md. 21228
744 0931

Attorney for Protestants

I HEREBY CERTIFY that a copy of the aforegoing was mailed to John W. Hessian, III, Peoples Counsel, County Office Building, Towson, Maryland, 21204, J. Carroll Holzer, County Solicitor for Baltimore County, Court House, Towson, Maryland, 21204, Lawrence K. Ginsberg, 6615 Reisterstown Road, Baltimore Maryland, 21208, attorney for applicants.

on August 2, 1978

C. VICTOR McFARLAND

AUG 2 '78 PM
OFFICE OF PLANNING & ZONING

RE: PETITIONS FOR VARIANCES AND SPECIAL HEARING
NE Corner of Security Boulevard and Rolling Road - 1st Election District
Secroll Joint Venture - Petitionor
No. 78-273 ASPH (Item No. 225)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER OF DISMISSAL

Dear Mr. Deputy Zoning Commissioner:

Please dismiss the Appeal entered in the above entitled case on behalf of Donald R. Williams of 2109 N. Rolling Road, Baltimore, Maryland 21207 and Leland Van Konter of 13 Topcrient Court, Baltimore, Maryland 21207.

C. Victor McFarland
920 Frederick Road
Catonsville, Maryland 21228
744-0931
ATTORNEY FOR ALL THE PROTESTANTS

I HEREBY CERTIFY that on this 15 day of August, 1978, a copy of the aforegoing Order of Dismissal was mailed to John W. Hessian, III, People's Counsel, County Office Building, Towson, Maryland 21204, J. Carroll Holzer, County Solicitor for Baltimore County, Court House, Towson, Maryland 21204, Lawrence K. Ginsberg, 6615 Reisterstown Road, Baltimore, Maryland 21208, attorney for applicants.

C. Victor McFarland

AUG 14 '78 PM
OFFICE OF PLANNING & ZONING

78-273

RE: PETITION FOR VARIANCES
PETITION FOR SPECIAL HEARING
NE corner of Security Blvd. and Rolling Rd., 1st District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

SECROLL JOINT VENTURE, Petitioner : Case No. 78-273-ASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of June, 1978, a copy of the aforegoing Order was mailed to Lawrence K. Ginsberg, Esquire, 6615 Reisterstown Road - 301, Baltimore, Maryland 21215, Attorney for Petitioner.

JUN 7 '78 AM
ZONING

IDCA NO. ____ X
IDCA NO. 77-72 SP

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I OR WE, Edgar A. Kalb, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL Permit IN A DR 5.5 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Extension of proposed Off-Street Parking Area

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.44 Ac.± DEED REF. 1242-213

GRADING 70% % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE (Not on this parcel)
GROUND FLOOR N/A x N/A AREA N/A
NUMBER OF FLOORS N/A TOTAL HEIGHT N/A
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = N/A

BUILDING USE
GROUND FLOOR N/A OTHER FLOORS N/A

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR N/A OTHER FLOORS N/A TOTAL 108

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 43,370 Sq. Ft.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM
UTILITIES SECURITY APPROVAL. No Security required — BUREAU OF LAND DEVELOPMENT 12-15-77

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SECROLL JOINT VENTURE
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS 1204 Fidelity Building
Baltimore, Maryland 21201

Edgar A. Kalb
Estelle M. Kalb
LEGAL OWNER
ADDRESS 2001 North Rolling Rd.
Baltimore, Maryland 21207

THE PLANNING BOARD HAS DETERMINED ON 2-16-78 THAT THE PROPOSED DEVELOPMENT DOES / ~~DOES NOT~~ CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(B) OF THE BALTIMORE COUNTY CODE 1968.

2/16/78 DATE
Signed: Jessie R. Bailey
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

DEC 15 '77 PM
OFFICE OF PLANNING & ZONING

IDCA FORM NO. 2 REVISED 8-1-77

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: January 26, 1978

TO: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Kalb Property	IDCA PLAN	X
PROJECT NUMBER:	IDCA 77-72SP	PRELIMINARY PLAN	
LOCATION:	N/E corner Security Boulevard	TENTATIVE PLAN	
DISTRICT:	1 C3	DEVELOPMENT PLAN	
		FINAL PLAT	

This application for special exception (No. 77-72SP) was received by the Developers Design and Approval Section on December 21, 1977 and we comment as follows:

WATER AND SANITARY SEWER: (Catonsville Fourth Zone of Water Service); (Dead Run Interceptor - Gwynns Falls Interceptor - Back River WWTP) URBAN AREA

Petitioner indicates no use of and no requirements for either of these public facilities for this specific site for parking. This project is recommended for approval.

STORM DRAIN: (Dead Run - Gwynns Falls)

Drainage from this property is tributary to Dead Run and Gwynns Falls where there are known flooding problems downstream. The proposed improvement of this site indicates an additional acre, more or less, of impervious area. Improvement of this site is subject to Baltimore County Storm Water Management Policy; and, as there will be no impact downstream as a result of further development of this property, this project is recommended for approval. Estimate 100-year design storm runoff increase of 7.62 cfs.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:bjo

RECEIVED
FEB 2 1978
OFFICE OF PLANNING & ZONING

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-72A

LOCATION: Rolling Rd

IDCA Analysis

1) Nearest Arterial Intersection Security Blvd + Rolling Rd

a) a) Level of Service
C 10/14/76

2) Trip Generation from Site 108 SPACES x 5 = 540 TRIPS/DAY

a) Proposed Level of Service
C

3) Proposed Roads Improvements Programmed for Construction Within Next Two Years.
None

Recommendation

Approval:

Denial:

Remarks:

RECEIVED
JAN 6 1978
PLANNING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
Leslie H. Graef
FROM: Director of Planning
Date: June 14, 1978
SUBJECT: Petition #78-273-ASPH. Item 225

Petition for Variances and Special Hearing for off-street parking in a residential zone.
Northeast corner of Security Boulevard and Rolling Road
Petitioner - Secroll Joint Venture

1st District

HEARING: Monday, June 19, 1978 (1:00 P.M.)

This office is not opposed to the granting of this request. If granted, it is suggested that compliance to the landscaping proposals submitted by the petitioner be included as a condition in said order.

Leslie H. Graef
Director of Planning

LHG:JGH:rw

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

February 21, 1978

Mr. Edgar A. Kalb
2001 North Rolling Road
Baltimore, Md. 21207

RE: Interim Development Control Act (IDCA) Application 77-72-SP

Dear Mr. Kalb:

Please be advised that your IDCA application for a Special Permit hearing was approved by the Planning Board on February 16, 1978 and you may now file your petitions, plats, and descriptions for said Parking hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/JED/scw

Enclosures

ZONING OFFICE USE ONLY

PETITION AND SITE PLAN

EVALUATION COMMENTS

Lawrence K. Ginsberg, Esquire
6615 Reisterstown, Road - 301
Baltimore, Maryland 21215

Item #225

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 25th day of April 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Scroll Joint Venture
Petitioner's Attorney L. K. Ginsberg Reviewed by

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cdo

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

June 8, 1978

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road - 301
Baltimore, Maryland 21215

RE: Special Hearing and Variance
Petition
Item Number 225
Petitioner - Scroll Joint
Venture

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant property, partially zoned M. L. R. and D. R. 5.5, is located on the northeast corner of Rolling Road and Security Boulevard in the First Election District. To the north of this property and fronting on both sides of Rolling Road are existing individual dwellings, while an office building (Case #73-24-X) and retail shopping center exist to the west and southwest, respectively. Vacant wooded land, also zoned M. L. R. and the subject of a future zoning hearing in which it is proposed to be reclassified to a B. M. zone, exists to the south across Security Boulevard.

This combination Variance/Special Hearing is required as a result of your client's proposal to construct two three-story office buildings in the M. L. R. zone portion of this site and utilize the residentially zoned portion for accessory parking. A review of Section 250.5 of the Baltimore County Zoning Regulations indicates that the maximum permitted floor area ratio in the M. L. R. zone is .6.

Mr. Lawrence K. Ginsberg
Page 2
June 8, 1978

Revised plans reflecting this calculation and the percent of land area covered by the proposed buildings must be submitted at the time of application for the neccessary building permits if this petition is granted, as well as those revisions required by the Department of Traffic Engineering and Office of Current Planning and Development. In addition all applicable requirements in Section 252 of said regulations must also be complied with at this time.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:smw

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

June 9, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #225 (1977-1978)
Property Owner: Scroll Joint Venture
N/E cor. Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'.
Special hearing to allow off-street parking in a residential zone.
Acres: 5.8627 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist, or are to be secured by a Public Works Agreement to be executed in connection with the development of "Security Plaza", Project #7017.

Comments were supplied the Petitioner September 7, 1977 and supplemented October 7, 1977 by the Baltimore County Bureau of Public Services. Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #225 (1977-1978).

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAN:FWR:ss

cc: R. Morton
H. Shalowitz

L-SE Key Sheet
6 & 7 NW 26 & Pos. Sheets
NW 2 G Topo
54 Tax Map

Attachments

RECEIVED
SEP 7 1977
SUBDIVISION DESIGN APPROVAL SECTION
BUREAU OF ENGINEERING

Scroll Joint Venture
1204 Fidelity Building - 12th Floor
Charles & Lexington Streets
Baltimore, Maryland 21201

RE: Security Plaza
(Formerly Kalb Property)
District 1

Gentlemen:

The preliminary plan for the referenced subdivision has been reviewed and comments are enclosed for your information and guidance as provided by the following agencies:

1. Bureau of Engineering Comments dated August 8, 1977
2. Baltimore County Fire Department, Fire Prevention Bureau Comments dated July 27, 1977
3. Traffic Engineering Comments dated August 30, 1977
4. Office of Project and Development Planning Comments dated August 31, 1977

These comments are based on such information as shown on the preliminary plan and are subject to change and/or addition with submission of a more complete plan. They shall not be construed to indicate tentative approval, which is obtained only with the signatures of authorized County Officials on the plan itself.

DIVISION OF LAND DEVELOPMENT COMMENTS:

Upon compliance with the enclosed comments, the plan may be submitted for tentative approval.

In order to process this project in accordance with current procedure, a fee is being charged for processing. The fee is determined by the number of acres. For processing this plan to tentative approval, the Developer shall submit a certified or cashier's check for $2,235.00 for 35.8 acres, payable to Baltimore County, Maryland. The Developer shall be responsible to pay the fees for subsequent steps to Baltimore County in accordance with procedure as the project is processed.

A Public Works Agreement must be executed by the Owner and Baltimore County for these improvements prior to the recording of a record plat.

Very truly yours,

ROBERT A. HOMAN, P.E., Chief
Bureau of Public Services

RAH:CEE:mom
Enclosures
CC: MCA Engineering Corp., 1020 Cromwell Bridge Road, 21204; Edward A. McDonough; George H. Fryer, Jr; William Gressmann; John Frances; File & FWR File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: September 26, 1977

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Security Plaza	IDEA PLAN	
PROJECT NUMBER:	#7017	PRELIMINARY PLAN	X
LOCATION:	Security Blvd. & Rolling Road	TENTATIVE PLAN	
DISTRICT:	1C3	DEVELOPMENT PLAN	
		FINAL PLAT	

These comments are supplementary to those transmitted to your office.

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"A 12-inch main should be installed in the proposed 'Public Road' from the existing 16-inch main in Rolling Road easterly and connected to the proposed 12-inch main in Lord Baltimore Drive.

A master meter service may be taken from the proposed 12-inch main in Lord Baltimore Drive for the shopping center. Also, a metered service for the gas station may be taken from this proposed 12-inch main.

Master metered services may be taken from the proposed 12-inch main in the 'Public Road' for the industrial offices.

The developer should investigate the proper sizing for internal piping to maintain the required fire-flow throughout the development.

All mains within the project, not in public roads will not be serviced or maintained by the City."

Please note the requirement for a 12-inch water main in the proposed "Public Road" from Rolling Road to Lord Baltimore Drive. This is a change from Baltimore County Bureau of Engineering comments.

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAN:ENS:ss

cc: File

October 7, 1977

RECEIVED
OCT 11 1977
SUBDIVISION DESIGN APPROVAL SECTION
BUREAU OF ENGINEERING

Scroll Joint Venture
1204 Fidelity Building - 12th Floor
Charles & Lexington Streets
Baltimore, Maryland 21201

RE: Security Plaza
(Formerly Kalb Property)
District 1

Dear Sirs

The enclosed Bureau of Engineering Comments dated September 26, 1977, are supplementary to those comments submitted to you under the date of September 7, 1977.

Very truly yours,

ROBERT A. HOMAN, P.E.
Chief
Bureau of Public Services

RAH:CEE:mom

Enclosure

CC: MCA Engineering Corporation
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Mr. Edward A. McDonough, Bureau of Engineering
Mr. George H. Fryer, Office of Planning
Mr. William Gressmann, Health Department
File
Subdivision File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: August 8, 1977

FROM: Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Security Plaza	IDCA PLAN	
PROJECT NUMBER:	#7017	PRELIMINARY PLAN	X
LOCATION:	Security Boulevard and Rolling Road	TENTATIVE PLAN	
DISTRICT:	1C3	DEVELOPMENT PLAN	
		FINAL PLAT	

The preliminary plan for the subject site, dated June 6, 1977, has been reviewed by the Developers Design and Approval Section of the Bureau of Engineering and the following comments are furnished:

GENERAL COMMENTS:

The Developer's engineer should label the exact extent of his holdings on the plan submitted for Tentative Approval. For the purpose of these comments, it was assumed that he owns the entire portion of property west to Rolling Road and south to Security Boulevard.

HIGHWAY COMMENTS:

Belmont Avenue and Security Boulevard are existing improved roads.

Lord Baltimore Drive shall be improved with a 50-foot combination curb and gutter cross-section on a 70-foot right-of-way and shall be the Developer's full responsibility.

The unnamed public road which runs from Rolling Road to Lord Baltimore Drive, shall be improved with a 40-foot combination curb and gutter cross-section on a 50-foot right-of-way and shall be the Developer's full responsibility.

Grove Avenue is an existing road which shall ultimately be improved with a 40-foot combination curb and gutter cross-section on a 60-foot right-of-way. Improvements in connection with this site shall consist of curb and gutter and a minimum of 30 feet of paving along the frontage of the site. The Developer's responsibilities shall be as follows with the construction to be accomplished under a private contract with County Inspection:

a. The submission of detailed construction drawings to extend a minimum distance of 500 feet beyond the limits of the site or as may be required to establish line and grade.

aa. The dedication of any widening and slope easements at no cost to the County.

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Security Plaza
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HIGHWAY COMMENTS: (Cont'd)

b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5 horizontal to 1"=5' vertical scale.

c. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

d. The grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

e. The construction of combination curb and gutter in its ultimate location and a maximum of 30 feet of paving adjacent thereto along the frontage of the property. Since the Developer expects to use Grove Avenue for access, he must extend the road to tie into Belmont Avenue.

f. The relocation of any utilities or poles as required by the road improvements.

Rolling Road is an existing road which shall ultimately be improved with a 50-foot combination curb and gutter cross-section on a 70-foot right-of-way, with a widening at Security Boulevard. Improvements in connection with this site shall consist of curb and gutter and a minimum of 30 feet of paving along the frontage of the site. The Developer's responsibilities shall be as follows with the construction to be accomplished under a private contract with County inspection:

a. The submission of detailed construction drawings to extend a minimum distance of 500 feet beyond the limits of the site or as may be required to establish line and grade. Construction drawings have previously been prepared for this road and may be used as a guide for this project.

b. The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

cc. The dedication of any widening and slope easements at no cost to the County.

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HIGHWAY COMMENTS: (Cont'd)

d. The grading of the widening to the proposed cross-section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

e. The construction of combination curb and gutter in its ultimate location and a maximum of 30 feet of paving adjacent thereto along the frontage of the property.

f. The relocation of any utilities or poles as required by the road improvements.

The curves on Lord Baltimore Drive and Grove Avenue must conform with Baltimore County Standards for minimum length of curve, minimum radii and widening for these types of streets.

Lord Baltimore Drive will extend beyond the limits of the site into an undeveloped area, therefore, the Developer's engineer must submit profile for 500 feet beyond the limits of the site or as far as necessary to establish a road grade for this street within this portion of the site.

The contours on the preliminary plat reveal rather excessive grades along Grove Avenue. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County Standards in the establishment of street grades.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-33, R-33A and R-33B, 1971 Edition), as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards (Detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

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HIGHWAY COMMENTS: (Cont'd)

This plat has been referred to the State Highway Administration for their comments and approval. Their comments, if any, will be forwarded.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards so that comments can be given on these, as well as other County requirements. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

STORM DRAIN COMMENTS:

In accordance with the current Baltimore County drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the dedicating in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer. The Developer's engineer has not indicated what he proposes to do with storm drainage to protect offsite properties along Rolling Road and along his northern property line between Rolling Road and Lord Baltimore Drive. These proposed facilities must be shown on the Tentative Plan for the site.

A study will be required from this Developer to provide that the channels downstream of the two outfalls shown on the preliminary plan are adequate to accept the increased storm water generated by this development. This study must include, but is not limited to a plan, profile, and cross-sections covering each of the two streams.

Offsite easements must be obtained from Mr. Kalb to discharge storm water as shown on Lord Baltimore Drive and for the outlet from the shopping center. Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on right-of-way plats and construction drawings. The record plat for this site will not be approved until the offsite easement is required by Baltimore County. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under County inspection.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

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STORM DRAIN COMMENTS: (Cont'd)

Construction drawings indicating existing drainage facilities are on file in Room 200 of the Baltimore County Office Building, Towson, Maryland 21204 and are available for your information and guidance.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision. If an easement less than 10 feet in width has previously been provided along any bordering property line within an adjacent subdivision, an additional easement to provide for a minimum width of 10 feet shall be provided along that property line within this subdivision.

A grading plan is required for processing construction plans, or for building permits.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approval prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed developments are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Developer's engineer to obtain and familiarize himself with the requirements and design criteria available from this office.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

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SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER COMMENTS:

A print of this property has been referred to the Baltimore City Water Div[illegible] for review and comment in regard to adequacy of water pressure in this develop[illegible]. If Baltimore City has any comment, it will be forwarded.

Public water is available to serve portions of this property. There is an existing 12-inch water main in Belmont Avenue, a 16-inch water main in Security Boulevard, and a 16-inch water main in Rolling Road. However, to serve the property properly, a 12-inch main must be installed in Lord Baltimore Drive, an 8-inch water main in the "Public Road" from Rolling Road to Lord Baltimore Drive, and an 8-inch water main in Grove Avenue. Each of these proposed mains must be built for the Developer's full frontage.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite water service system. He is responsible for all accompanying right-of-way acquisition costs.

The Developer is responsible for the cost of capping any existing water main connection not used to serve the proposed site.

Fire hydrants must be constructed to serve this site, and spacing of the hydrants must meet all Baltimore County Fire Bureau and Bureau of Engineering requirements.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

SANITARY SEWER COMMENTS:

There are existing 8-inch public sanitary sewers in Belmont Avenue and in Rolling Road fronting this property, and an existing 15-inch and 18-inch interceptor in Lord Baltimore Drive, north of this property. These sewers may be extended to serve this property. The Developer's engineer has indicated how he will serve all but the three industrial sites fronting on Security Boulevard, and the parcel at the intersection of Security Boulevard and Rolling Road. Provisions for serving the entire site must be shown on the plan submitted for Tentative Approval.

Project #7017
Security Plaza
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SANITARY SEWER COMMENTS: (Cont'd)

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plats required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code. The Developer is also responsible for all accompanying right-of-way acquisition costs.

The Developer is responsible for the cost of plugging any existing house connection not used to serve the proposed structures.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. The total public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

This property is in the Gwynns Falls sewer area, which is subject to a sewer allocation. The property is on the tentative list for sewer connections in 1977 and 1978.

* * * * * * * *

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, prior to the recording of a record plat.

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: 8/10/77

FROM: Traffic Engineering

PROJECT NAME	Security Plaza	PRELIMINARY PLAN	X
PROJECT NUMBER	70.7	TENTATIVE PLAN	
LOCATION		DEVELOPMENT PLAN	
DISTRICT	1C3	FINAL PLAT	

The following Traffic Engineering comments were made at the Jan 20, 1977 JSPC meeting:

1) Security Plaza - (a) No additional entrances on Rolling Road.
Security Blvd., or Belmont Avenue will be permitted.
(b) The private entrances proposed on Security Blvd. must be channelized for right turn in and right turn out only, because no additional median breaks will be provided.
(c) The main entrance to the shopping center on Lord Baltimore Drive must be directly opposite the proposed public road.
(d) All traffic signal construction necessary for this shopping center will be at the expense of the developer.
(e) The entrance on Lord Baltimore Drive for the Gas & Oil should be a maximum of 35' wide and should be relocated as far to the north as possible.

Grove Avenue should be aligned directly opposite the entrance to the Ramada Inn on the other side of Belmont Avenue.

Future traffic volume may warrent wider entrances for the shopping center on Lord Baltimore Drive and Belmont Avenue to permit 2 lanes for egress.

C. Richard Moore
Assistant Traffic Engineer

CRM/jlf

DATE: July 27, 1977

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Lt. Thomas E. Kelly

PROJECT NAME: Security Plaza

PROJECT NUMBER: 7017

LOCATION:

DISTRICT: 1

PRELIMINARY PLAN

TENTATIVE PLAN

DEVELOPMENT PLAN

FINAL PLAT

1. Fire hydrants shall be required on site at intervals of 300 ft. around proposed building on a loop main, size shall be determined by a fire flow study, please submit information.

2. Driving area shall be designed to handle a minimum 19 ton vehicle over the underground building area.

3. Fire department connection shall be located within 50 ft. of approved fire hydrants.

SUBJECT: PROJECT REVIEW COMMENTS

DATE August 31, 1977

FROM: Project and Development Planning Division

PROJECT NAME or PERMIT NUMBER	SECURITY PLAZA	PRELIMINARY PLAN	XXXXX
PROJECT NUMBER or CONTROL NUMBER		BUILDING PERMIT	
		DISTRICT	
LOCATION:	I-172	COUNCIL DISTRICT	

The Office of Project and Development Planning has reviewed the subject plat of 35.8 acres of which there are 12 lots presently zoned B.M, M.L.R. and D.R.5.5 and has the following comments:

This office has met with the developer and his attorney to discuss the 3 major problems of this site.

A. It is our understanding that an architect will meet with this office as to a landscape plan for the entire site. All existing trees should be shown and identified on the site plan, and as many trees as possible should be retained in addition to the proposed landscaping.

B. The free standing buildings should be tied into the main shopping center buildings; however, if that is not possible, raised walkways should be provided between the free standing buildings and the main building.

C. The automotive service station should be designed with heavy landscaping along the frontage of the site. Also the main operation of the service station should be as far away from Security Blvd. as possible.

The driveways to the serivce station must comply with Section 405.4A3a and 405.4A6

The driveway for the service station on Lord Baltimore Drive must be reduced to 35 feet in width.

The industrial portion of the property will not be commented on until more details can be provided for this area; however, it is the feeling of this office that there should be no direct access to Security Blvd. from the industrial tract of land.

The front building line should be shown on the site plan.

The name and address of the engineer must be shown on the site plan.

John L. Wimbley
Planner III

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 8, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #225, Zoning Advisory Committee Meeting, April 25, 1978, are as follows:

Property Owner: Secroll Joint Venture
Location: NE/C Security Blvd and Rolling Road
Existing Zoning: M.L.R. and D.R.5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'.
Special Hearing to allow off-street parking in a residential zone.
Acres: 5.8627
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The monumental driveway on Security Blvd. should be made directional. The driveway on Lord Baltimore Drive should be a 30 foot driveway instead of the proposed 24 feet. The type of paving for the parking area must be shown on the site plan.

Lighting should be of a low level sharp cut-off type (10 to 12 feet in height).

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

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baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 18, 1978

Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #225, Zoning Advisory Committee Meeting, April 25, 1978, are as follows:

Property Owner: Secroll Joint Venture
Location: NE/C Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'. Special Hearing to allow off street parking in a residential zone.
Acres: 5.8627
District: 1st

Metropolitan water and sewer are available, therefore no health hazard are anticipated.

Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installations before work begins.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth

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baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 11, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 225 - ZAC - April 25, 1978
Property Owner: Secroll Joint Venture
Location: NE/C Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'. Special Hearing to allow off street parking in a residential zone.
Acres: 5.8627
District: 1st

Dear Mr. DiNenna:

The proposed site is expected to generate 1,280 trips/day. The entrance from the proposed Lord Baltimore Drive should be a 30' wide standard entrance rather than the 24' entrance as shown on the plan.

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRM/SEW/lmm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas B. Commodari, Zoning Date April 19, 1978

FROM Rosellen J. Plant, Industrial Development Commission

SUBJECT No. 225 Property Owner: Secroll Joint Venture
NE/C Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'. Special Hearing to allow off street parking in a residential zone.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, "in obvious cases of change of neighborhood or technical errors in the maps."

ROSELLEN J. PLANT

RJP:pk

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baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Secroll Joint Venture

Location: NE/C Security Blvd. & Rolling Rd.

Item No. 225 Zoning Agenda Meeting of 04/25/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Planning Group, Special Inspection Division

Noted and Approved: Fire Prevention Bureau

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baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

April 19, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 225 Zoning Advisory Committee Meeting, April 25, 1978 are as follows:

Property Owner: Secroll Joint Venture
Location: NEC Security Blvd. & Rolling Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'. Special Hearing to allow off street parking in a residential zone.
Acres: 5.8627
District: 1st

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - require alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 25, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 25, 1978

RE: Item No: 225
Property Owner: Secroll Joint Venture
Location: NE/C Security Blvd. & Rolling Road
Present Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit parking within 25' of a residential zone and to permit a building within 0' of a residential zone in lieu of the required 100'. Special Hearing to allow off street parking in a residential zone.

District: 1st
No. Acres: 5.8627

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH N. McSCORAN, PRESIDENT
T. BAYARD V. LEAMS, JR., VICE-PRESIDENT
MARCUS M. BOBB[illegible]

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON H. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUBEL, SUPERINTENDENT

PETITION FOR SPECIAL HEARING AND VARIANCE
[illegible]

[illegible] Petition for Variances and Special Hearing for off-street parking in a residential zone.
LOCATION: Northeast corner of Security Boulevard and Rolling Road.
DATE & TIME: Monday, June 19, 1978 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit parking within zero feet of a residential zone boundary instead of maintaining a 25 foot setback and to permit a building within 0 feet of a residential zone instead of maintaining a 100 foot setback.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone.

The Zoning Regulations to be excepted as follows:

Section 500.4 - proximity of structures to residential zones.

Section 525.1 - no parking permitted within 25 ft. of any residential zone boundary.

All that parcel of land in the First Election District of Baltimore County

The Description to be Used for Parking Against a Residential Zone.

Beginning for the same at a point on the north side of Security Boulevard, 120 feet wide, at the distance of 74.26 feet, as measured easterly along said north side of Security Boulevard from the southeast and of the curve connecting said north side of Security Boulevard with the east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said zoning line, (1) northwesterly, by a curve to the left with a radius of 22.00 feet, the arc distance of 34.56 feet, (2) N 89° 30' 00" W 60.00 feet to a point on the west side of Lord Baltimore Drive, 70 feet wide, thence binding on said west side of Lord Baltimore Drive, (3) S 00° 30' 00" E 1.00 feet, thence leaving said west side of Lord Baltimore Drive and binding on the north side of Security Boulevard, (4) S 45° 11' 18" W 21.61 feet, and thence binding on the north side of said Security Boulevard, (5) westerly, by a curve to the right with the radius of 1,929.33 feet, the arc distance of 130.35 feet to the place of beginning.

Containing 4.6979 acres of land.

This Description to be Used for Parking Against a Residential Zone.

Permit in a Residential Zone.

Beginning for the same at a point on the northeast end of the curve connecting the north side of Security Boulevard, 120 feet wide, with the east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said zoning line, (1) N 45° 11' 18" E 21.61 feet, thence leaving said east side of Rolling Road and binding on the south side of Security Boulevard, (2) N 89° 30' 00" W 328.32 feet, thence binding on said east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said zoning line, (3) northwesterly, by a curve to the left with the radius of 1,964.33 feet, the arc distance of 84.00 feet, and (4) northwesterly, by a curve to the right with the radius of 1927.39 feet, the arc distance of 70.35 feet, thence leaving said zoning line and binding on the north side of Security Boulevard, (5) westerly, by a curve to the right with the radius of 2,000.33 feet, the arc distance of 130.35 feet to the place of beginning.

Containing 1.2768 acres of land.

Being the property of Secroll Joint Venture, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 19, 1978 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

By Order Of
S. ERIC DINENNA,
Zoning Commissioner of
Baltimore County

June 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 1, 19 78

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 19th day of June, 19 78, the first publication appearing on the 1st day of June 19 78.

THE JEFFERSONIAN
H. Lynn Stephens
Manager

Cost of Advertisement, $

PETITION FOR SPECIAL HEARING AND VARIANCE
[illegible]

[illegible] Petition for Variances and Special Hearing for off-street parking in a residential zone.
LOCATION: Northeast corner of Security Boulevard and Rolling Road.
DATE & TIME: Monday, June 19, 1978 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit parking within zero feet of a residential zone boundary instead of maintaining a 25 foot setback and a building within zero feet of a residential zone instead of maintaining a 100 foot setback.

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve parking in a residential zone.

The Zoning Regulations to be excepted as follows:

Section 500.4 - no parking of structures in residential zones.

Section 525.1 - no parking is permitted within 25 feet of any residential zone boundary.

All that parcel of land in the First District of Baltimore County

The Description to be Used for Parking Against a Residential Zone.

Beginning for the same at the southeast end of the curve connecting the north side of Security Boulevard, 120 feet wide, with the east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said zoning line, (1) N 45° 00' 27" W 125.32 feet, thence leaving said east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said zoning line, (2) northwesterly, by a curve to the left with the radius of 2,000.33 feet, the arc distance of 30.00 feet, thence leaving said zoning line and binding on the north side of Security Boulevard, (3) N 45° 11' 18" E 21.61 feet, and thence binding on the north side of said Security Boulevard, (4) westerly, by a curve to the right with the radius of 1,929.33 feet, the arc distance of 130.35 feet to the place of beginning.

Containing 1.5748 acres of land.

This Description to be Used for Parking Against a Residential Zone.

Permit in a Residential Zone.

Beginning for the same at a point on the north side of Security Boulevard, 120 feet wide, at the distance of 74.26 feet, as measured easterly along said north side of Security Boulevard from the southeast end of the curve connecting said north side of Security Boulevard with the east side of Rolling Road, as shown on Baltimore County, Bureau of Land Acquisition Plat 8-W (as - built), said point being also on the division line between the areas zoned DR 5.5 and M.L.R., running thence binding on said zoning line, (1) northwesterly, by a curve to the left with a radius of 2,000.33 feet, the arc distance of 30.00 feet, thence, (2) S 89° 30' 00" E 328.32 feet, thence, (3) S 45° 11' 18" W 21.61 feet, thence binding on said east side of Lord Baltimore Drive, (4) S 00° 30' 00" E 1.00 feet, thence, (5) S 89° 30' 00" E 60.00 feet to a point on the west side of Lord Baltimore Drive, (6) S 00° 30' 00" E 1.00 feet, thence binding on the north side of Security Boulevard, (7) S 45° 11' 18" W 21.61 feet, thence binding on the north side of said Security Boulevard, (8) westerly, by a curve to the right with the radius of 22.00 feet, the arc distance of 34.56 feet to the place of beginning.

Containing 4.6979 acres of land.

Being the property of Secroll Joint Venture, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 19, 1978 at 1:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

(1978)

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 May 31, 19 78

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Hearing & Variance
Secroll Joint Venture

was inserted in the following

☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 2 day of June, 19 78 that is to say, the same was inserted in the issues of June 1, 1978.

STROMBERG PUBLICATIONS, INC.

BY Laura Pennebaker

2-Signs 78-273-ASPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting June 3, 1978
Posted for: Petitions for Variances & Special Hearing
Petitioner: Secroll Joint Venture
Location of property: NE/cor. Security Blvd. & Rolling Rd.

Location of Signs: NE/cor. Security Blvd. & Rolling Rd.

Remarks:
Posted by Thomas G. Roland (Signature) Date of return June 9, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 12th day of April 1978. Filing Fee $ 25.00. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Secroll Joint Venture John C. Childs Submitted by Larry Ginsberg
Petitioner's Attorney Larry Ginsberg Reviewed by Diane Theis

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73346

DATE June 23, 1978 ACCOUNT 01-662
AMOUNT $98.97
RECEIVED FROM John C Childs, Sr. 1201 Fidelity Building, Baltimore, Md. 21201 Cost of Advertising and Posting
FOR ~~Case No. 78-273-ASPH~~

98.97

VALIDATION OR SIGNATURE OF CASHIER

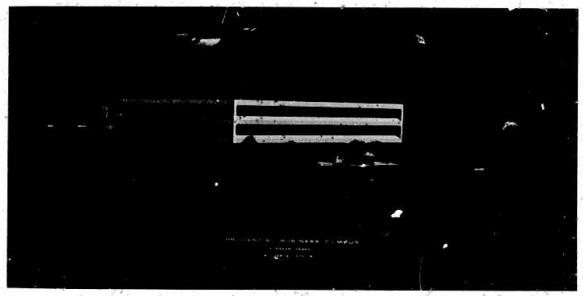
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65628

DATE May 24, 1978 ACCOUNT 01-662
AMOUNT $25.00
RECEIVED FROM Cardin & Weinstein, Filing Fee for Secroll Joint
FOR Venture, Case No. 78-273-ASPH

25.00

VALIDATION OR SIGNATURE OF CASHIER

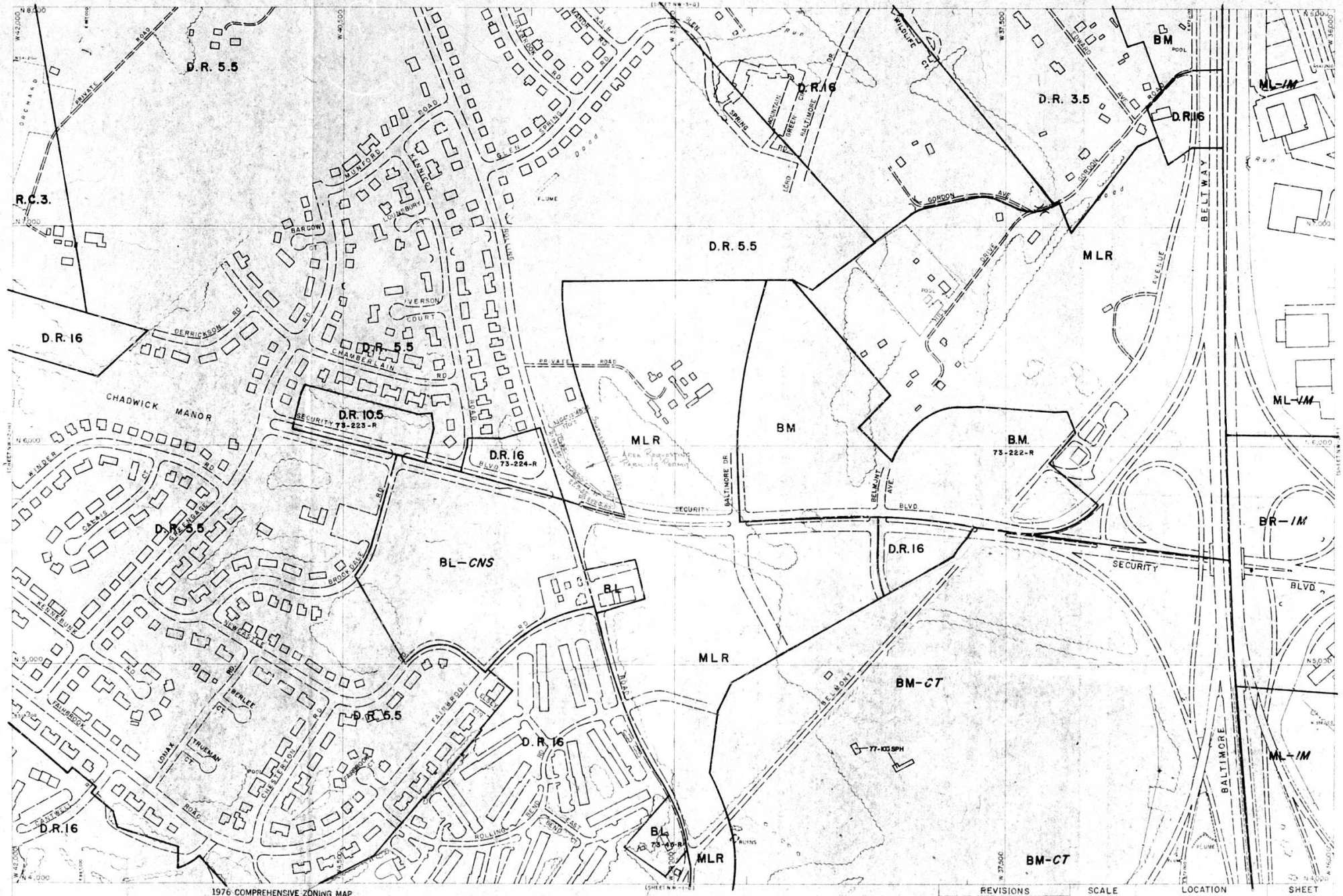


L-SE

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	BELMONT	N W. 2-G
Topographic	Maps, Inc.	4-11-70	DATE OF PHOTOGRAPHY APRIL 1953		

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.



L-SE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

11/9/73

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE
Planimetric	Maps, Inc	4-11-70

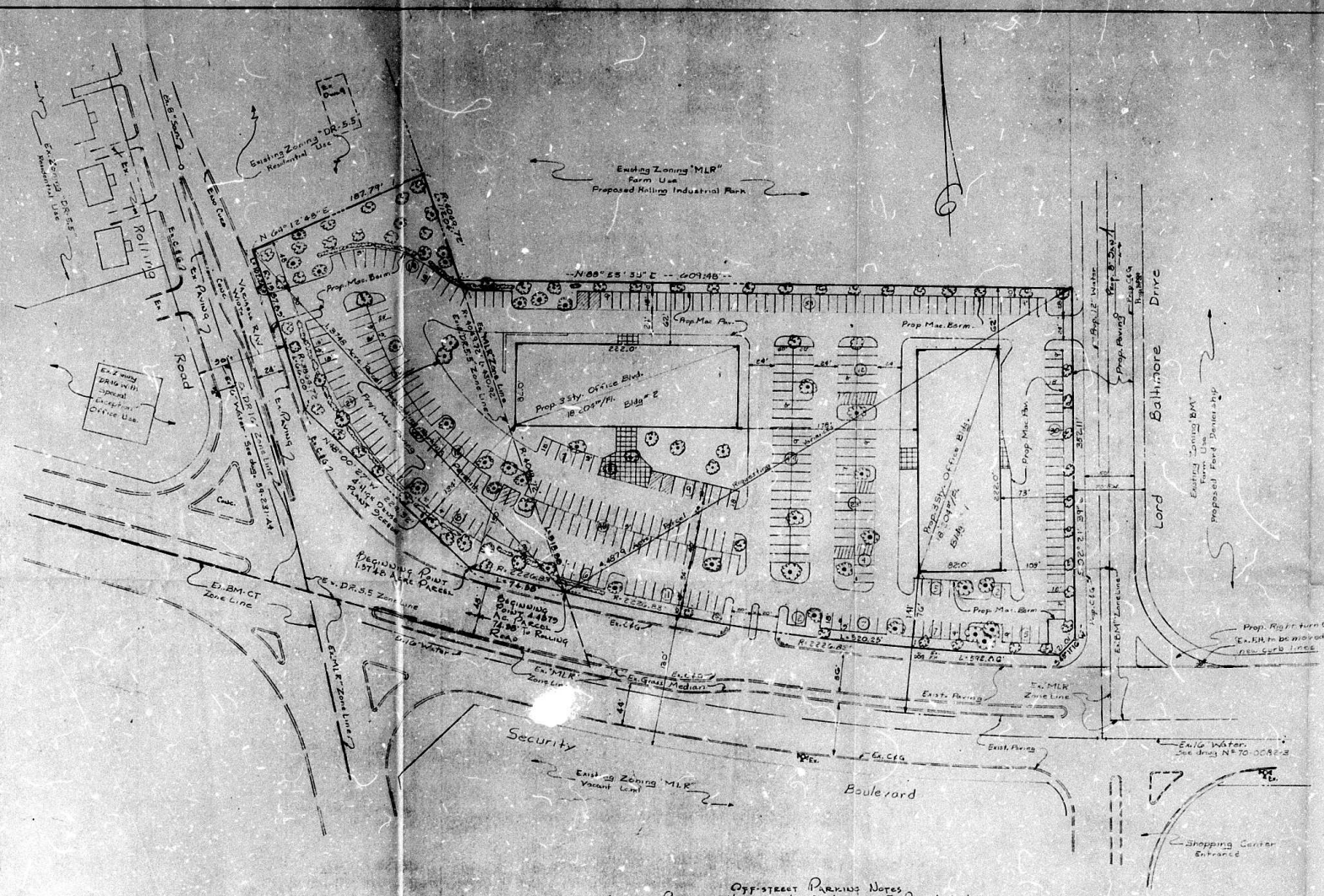
SCALE 1" = 200'

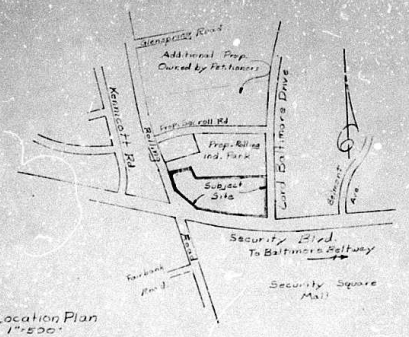
DATE OF PHOTOGRAPHY APRIL 1953

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA

LOCATION BELMONT

SHEET N. W. 2-G





Location Plan
1"=500'

General Notes

1. Area of property equals 5.8627 Acres
2. Area of property requesting parking permit equals 1.3748 Acres
3. Existing zoning of property "DR 5.5" & "MLR"
4. Existing use of property: Wooded land & farm use
5. Proposed use of property: Professional Office Use
6. Off street parking data:
   a. Total ground floor area: 36,408 sq. ft. requiring 122 spaces (1/300)
   b. Total upper floor area: 72,816 sq. ft. requiring 146 spaces (1/500)
   c. Total spaces required = 268
   d. Total spaces proposed = 262 (includes 10 spaces for handicapped shown on plan)
7. Petitioner is requesting a permit to park cars in a DR-5.5 Zone adjacent to the Office Bldg.
8. Petitioner is requesting a variance to section 1.00 of the zoning code to permit parking within 25' of a residential zone boundary instead of maintaining a 25' set back (a variance of 25')
9. Petitioner is requesting a variance to section 250.4 of the zoning code to permit a building within 0 ft. of a residential zone instead of maintaining 100' (a variance of 100 ft.)
10. Site is located in the Dead Run Drainage Area.
11. Ex. Trees on site to be saved.
12. 837± C.Y. New landscaping material

Off-Street Parking Notes

1. Only Passenger Vehicles Will Be Allowed To Park In The Area.
2. No Loading, Unloading or Service Uses Will Be Allowed
3. Lighting Will Be Directed Away From Residential Residences. Will Be Non Glare & Low Intensity. Lighting of Parking Area Will Conform To The Hours of The Office Users
4. Parking Areas Will Be Screened From Residential Properties With A 6' High Dense Plant Screen.
5. Parking Area Will Paved, Curbed & Properly Drained
6. Parking Area Will Be Used With & Hours of Operation Will Conform To The Hours of The Office Users

Plat To Accompany Petition for Parking Permit In A Residential Zone and Variance For Parking Against A Residential Zone and Variance For Proximity Of Building To A Residential Zone

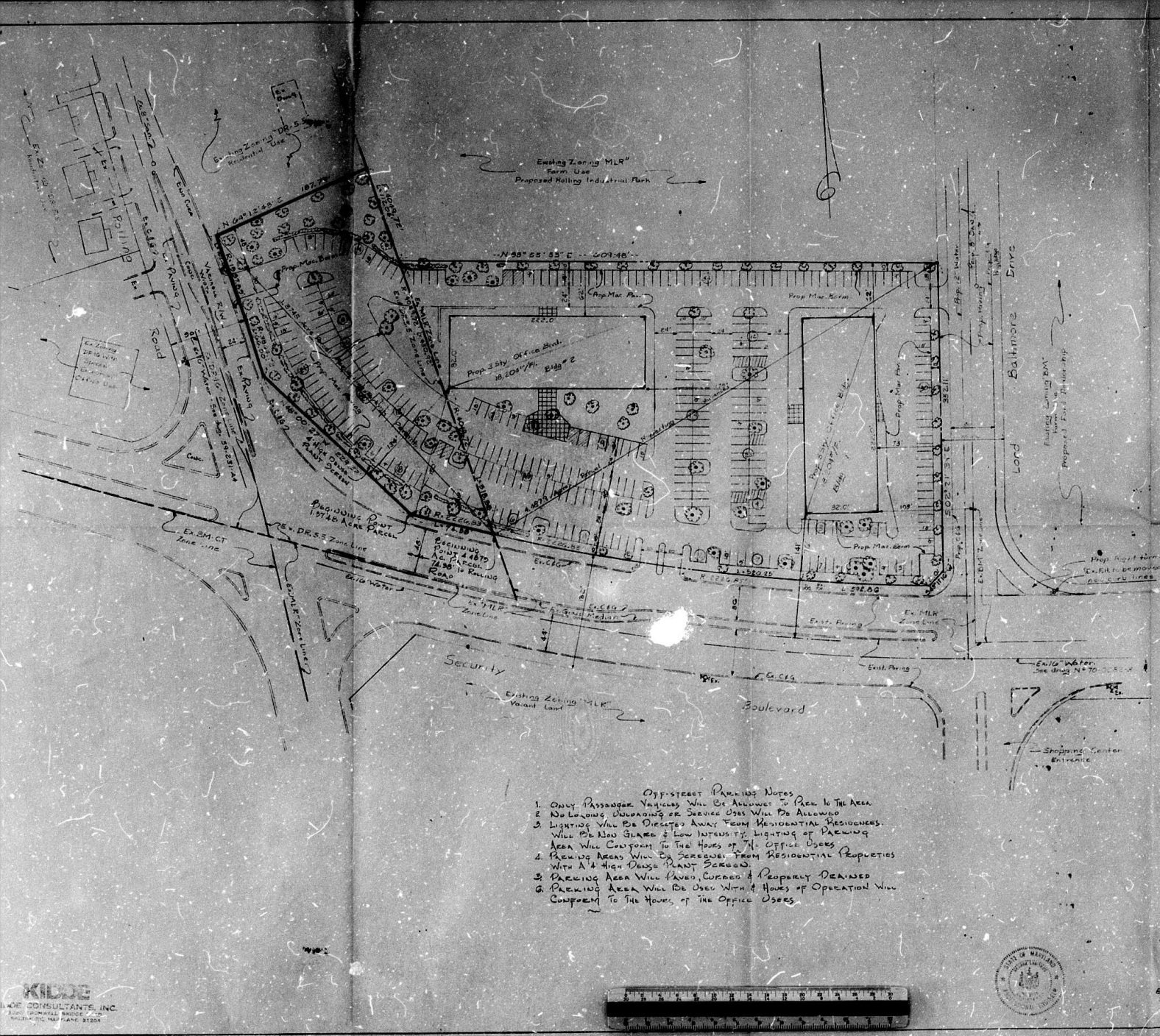
Vicinity
Security Blvd. & Rolling Road
Election District 1 — Baltimore County, Md.
Scale 1"=50' — April 7, 1978

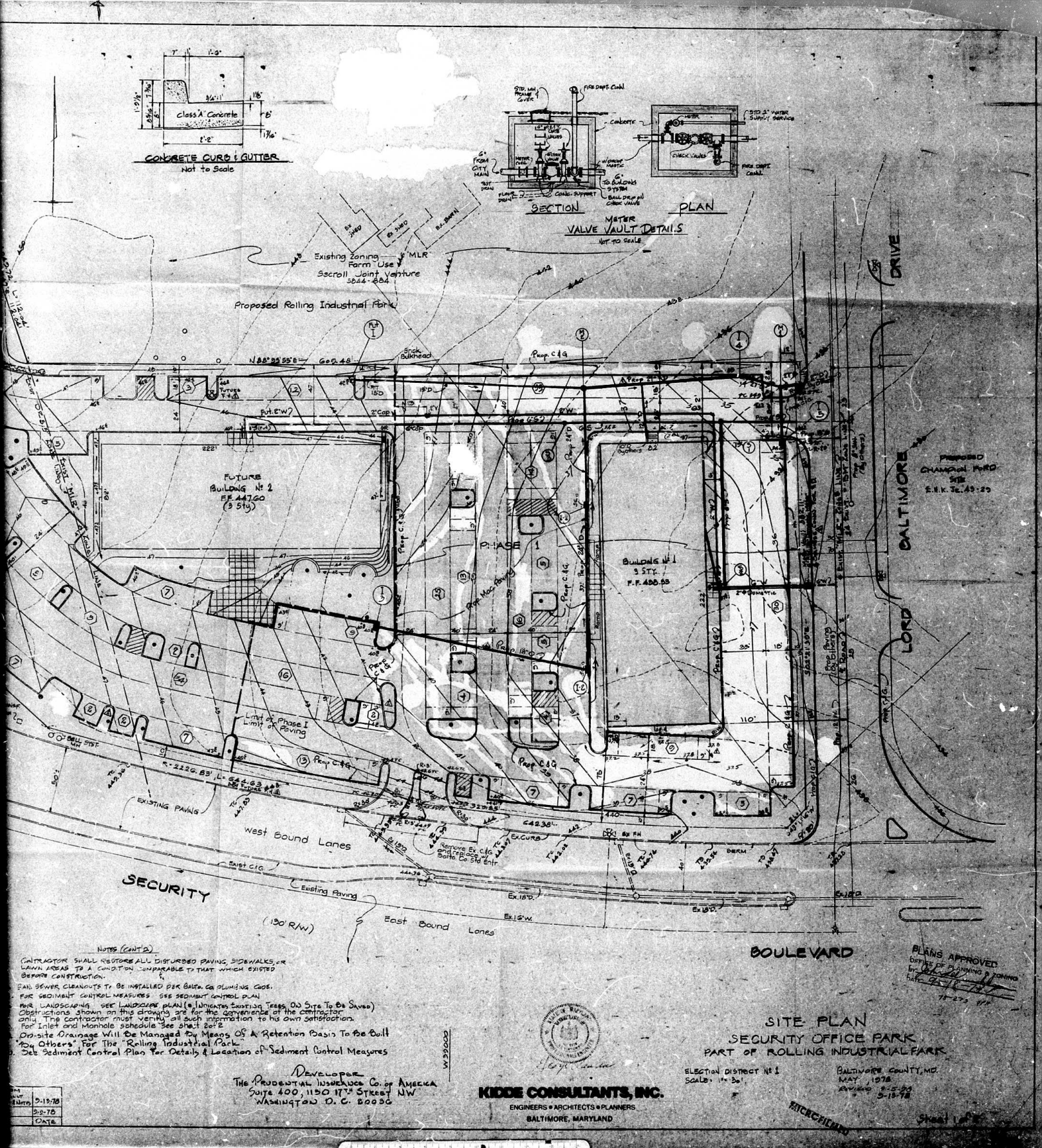
KIDDE
KIDDE CONSULTANTS, INC.
1000 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

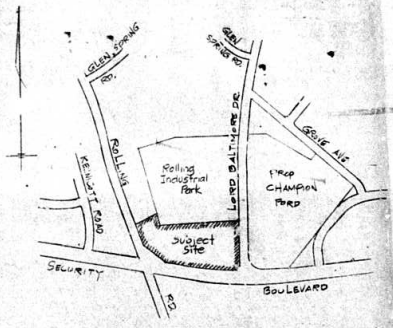
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

NO. 1 4-27-78

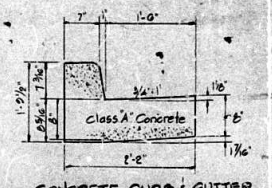
J.O. 97-062 C
W.O. 20947-X


Existing Zoning "MLR"
Farm Use
Proposed Rolling Industrial Park
Existing Zoning "DR-5.5"
Residential Use
Prop. 3 sty. Office Bldg.
18,204 sq/Fl. Bldg # 2
Prop. Max. Bldg.
Prop. Max. Parking
Prop. Max. Farm
Prop. 3 sty. Office Bldg.
Prop. Max. Parking
Existing Zoning "M.L.R."
Farm Use
Proposed Rolling Industrial Park
Existing Zoning "M.L.R."
Farm Use
Proposed Rolling Industrial Park
Prop. Max. Farm
Prop. Max. Parking
Prop. Max. Farm
Prop. Max. Parking
Prop. Max. Farm
Prop. Max. Parking

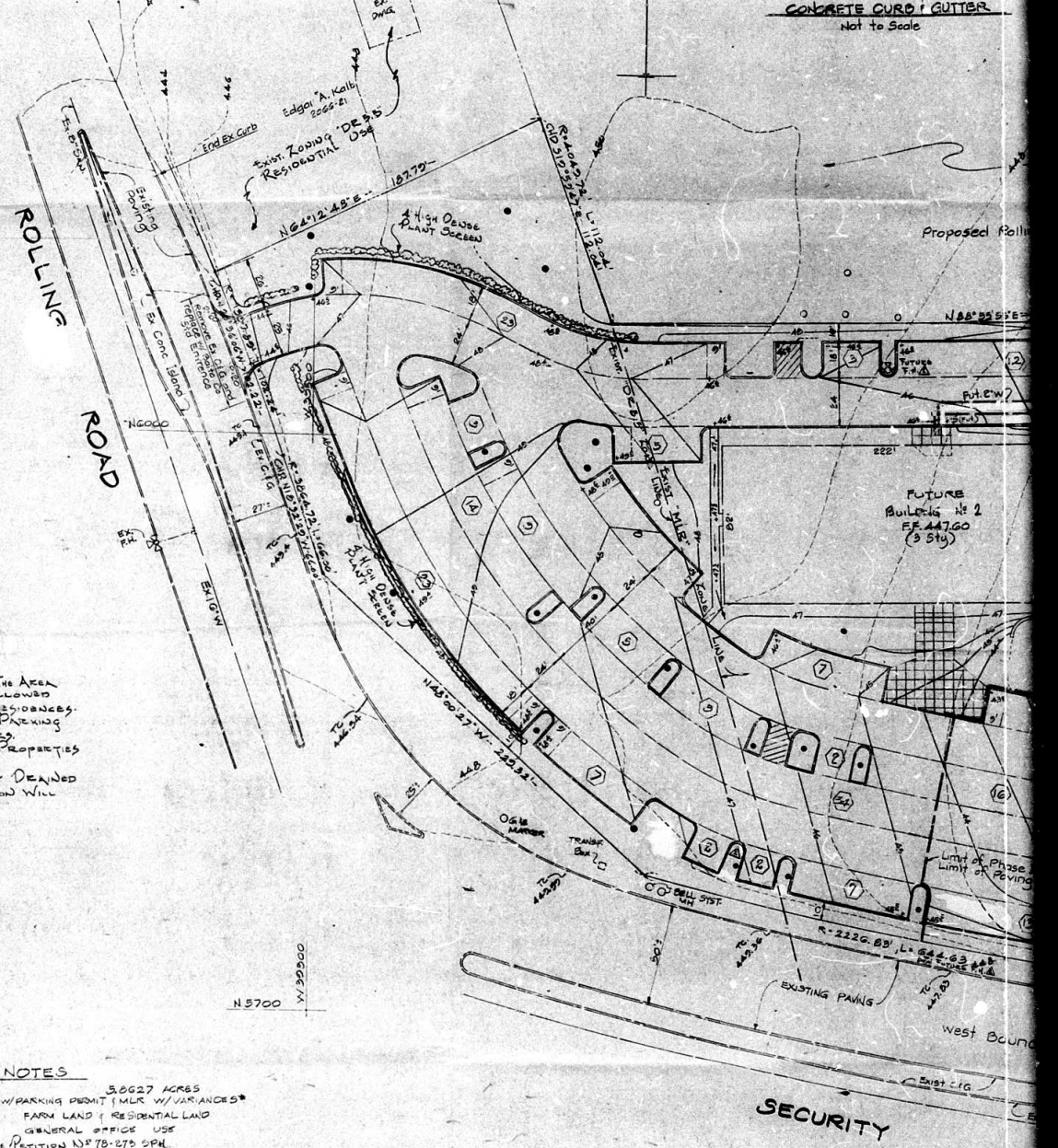

CONCRETE CURB & GUTTER
Not to Scale
Class "A" Concrete
SECTION
PLAN
METER VAULT DETAILS
NOT TO SCALE
Existing Zoning — MLR
Farm Use
Scroll Joint Venture
Proposed Rolling Industrial Park
FUTURE BUILDING No 2
F.F. 447.60
(3 Sty)
PHASE 1
BUILDING No 1
3 STY.
F.F. 450.55
Limit of Phase I
Limit of Paving
EXISTING PAVING
West Bound Lanes
East Bound Lanes
SECURITY
BOULEVARD
LORD
BALTIMORE
DRIVE
PROPOSED CHAMPION FORD SITE
(130' R/W)
Existing Paving
Remove Ex. C&G and replace Balto. Co. Std Entr.
Ex. CURB
Ex. 18" D.
Ex. 18" W.
BERM
Prop. C&G
Prop. Mac Paving
Prop. 18" D.
Prop. 24" D.
Prop. 12" W.
Prop. 8" W.
Prop. 2" Domestic
Prop. Paving (By Others)
Prop. Sidewalk
Ramp
Exist. C&G
Exist. 18" D.
Exist. 8" W.
Exist. 2" Domestic
Exist. Fence
Exist. Bell Sist.
Exist. Light
Exist. Guy
Exist. Tree
Stick Bulkhead
Put. 8" W.
2" Corp.
Future T+A
Future Bldg.
Future Curb
Future Sidewalk
Future Ramp
Future Parking
Future Drive
Future Light
Future Guy
Future Tree
Future Fence
Future Bell Sist.
Future Sidewalk
Future Curb



LOCATION PLAN
Scale: 1"=500'



CONCRETE CURB & GUTTER
Not to Scale



LEGEND

- Trees to be saved
- Handicaped Parking
- Existing Contours
- 450 Proposed Grade
- Limit of Phase I

Off-Street Parking Notes

1. Only Passenger Vehicles Will Be Allowed To Park In The Area
2. No Loading, Unloading or Service Uses Will Be Allowed
3. Lighting Will Be Directed Away From Residential Residences. Will Be Non Glare & Low Intensity. Lighting of Parking Area Will Conform To The Hours of The Office Users.
4. Parking Areas Will Be Screened From Residential Properties With A 4' High Dense Plant Screen.
5. Parking Area Will Be Paved, Curbed & Properly Drained
6. Parking Area Will Be Used With Hours of Operation Will Conform To The Hours of The Office Users.

GENERAL NOTES

1. TOTAL AREA OF TRACT: 3.0627 ACRES
2. EXISTING ZONING OF TRACT: DR 5.5 W/PARKING PERMIT & MLR W/ VARIANCES*
3. EXISTING USE OF TRACT: FARM LAND & RESIDENTIAL LAND
4. PROPOSED USE OF TRACT: GENERAL OFFICE USE
5. OFF STREET PARKING DATA: *See Petition No. 78-273 SPH.
   A. PHASE 1
      1. AREA OF GROUND FLOOR = 10204 ☐' @ 1/300 REQUIRING 61 SPA
      2. AREA OF UPPER FLOORS = 36,408 ☐' @ 1/300 " 73
      3. TOTAL PARKING SPACES REQUIRED = 134 SPA
      4. TOTAL PARKING SPACES PROPOSED = 227
   B. PHASE 2
      1. AREA OF GROUND FLOOR = 10204 ☐' @ 1/300 REQUIRING 61 SPA.
      2. AREA OF UPPER FLOORS = 36,408 ☐' @ 1/300 " 73 SPA.
      3. TOTAL PARKING SPACES REQUIRED = 134
      4. TOTAL PARKING SPACES PROVIDED = 171
   C. TOTAL SPACES REQUIRED ON SITE = 268
   D. TOTAL SPACES PROPOSED ON SITE = 398 (☐ INDICATES HANDICAPPED SPACES)
6. SITE IS LOCATED IN DEAD RUN DRAINAGE AREA
7. ALL UTILITIES TO BE BUILT UNDER BALTIMORE COUNTY SPECIFICATIONS & BY A QUALIFIED UTILITY CONTRACTOR
8. CONSTRUCTION SHOWN ON THESE PLANS MAY NOT BE STARTED BEFORE BUILDING PERMIT IS ISSUED.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ANY PROPOSED BUILDING IF EXISTING AT THE TIME UTILITIES ARE INSTALLED BY SHEETING & SHORING OR OTHER SUITABLE MEANS.
10. WATER MAIN TO HAVE 4.0' MIN. COVER FROM FINISHED GRADE, TO BE 0.5' MIN. CLEAR OF DRAINS & 10' CLEAR OF SAN. SEWER.
11. WATER & SEWER SERVICES TO BE INSTALLED TO WITHIN 5' OF BLDGS. UNDER THIS CONTRACT.
12. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 5 DAYS BEFORE STARTING WORK:
    BELL SYSTEM 333-3649 EXT 640
    LONG DIST. CABLE DIV. 333-3953 / 3554
    BALTO. G&E 234-3601

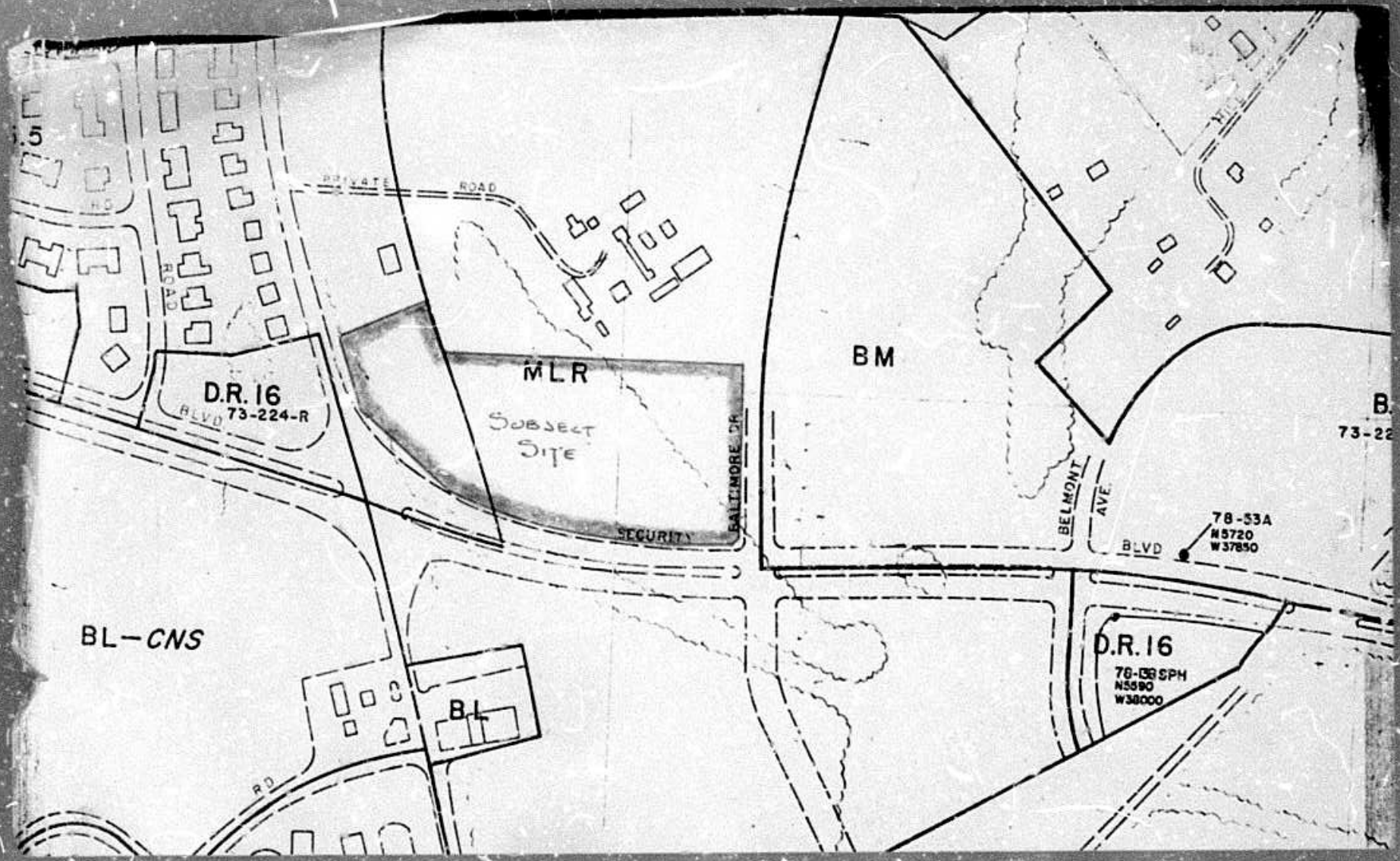
NOTES (CONT'D)

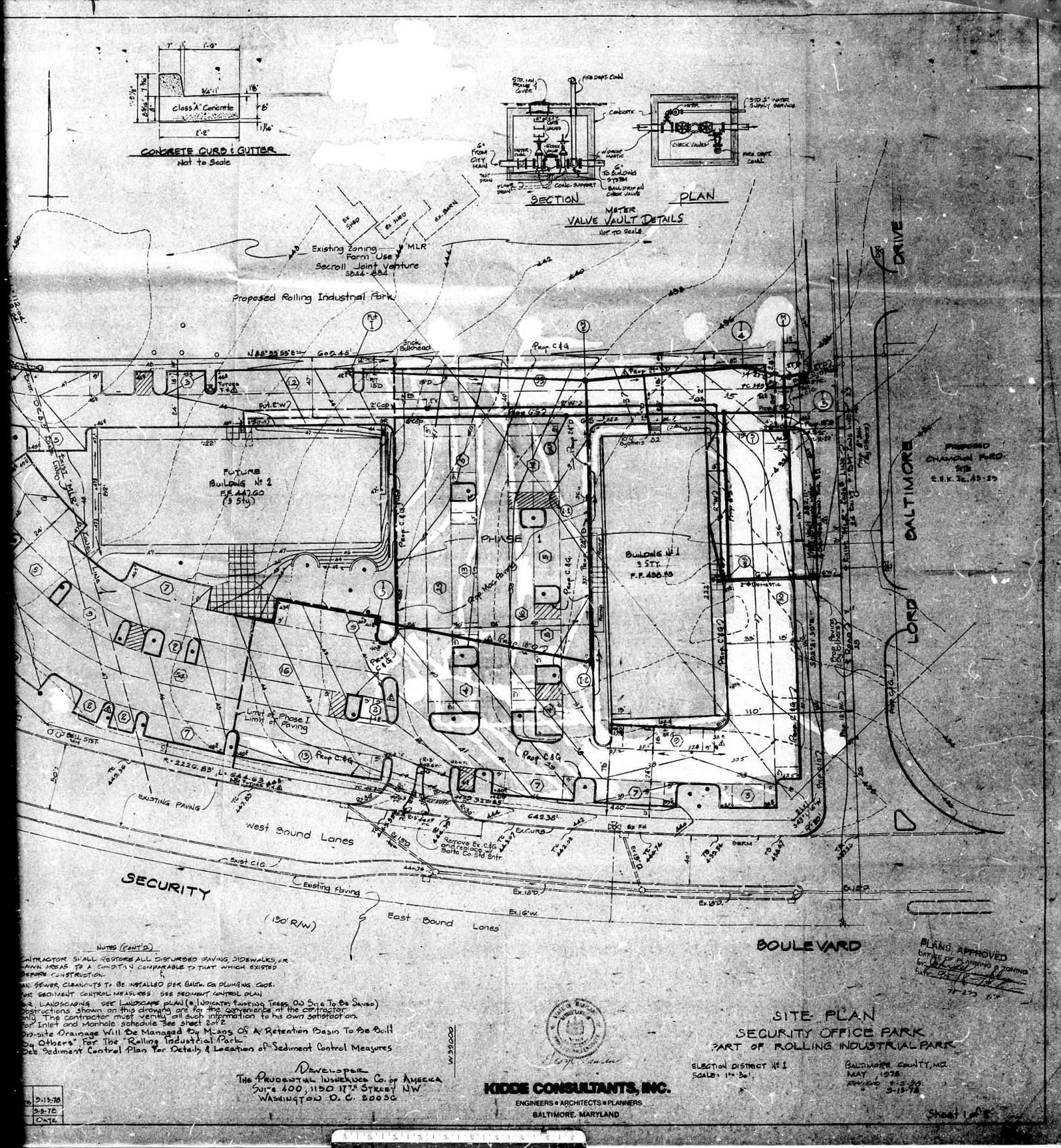
13. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS, OR LAWN AREAS TO A CONDITION COMPARABLE TO THAT WHICH EXISTED BEFORE CONSTRUCTION.
14. SAN. SEWER CLEANOUTS TO BE INSTALLED PER BALTO. CO. PLUMBING CODE.
15. FOR SEDIMENT CONTROL MEASURES SEE SEDIMENT CONTROL PLAN
16. FOR LANDSCAPING SEE LANDSCAPE PLAN (● INDICATES EXISTING TREES, DO S
17. Obstructions shown on this drawing are for the convenience of the c only. The contractor must verify all such information to his own s
18. For Inlet and Manhole schedule See sheet 2 of 2
19. "On-site Drainage Will Be Managed By Means Of A Retention "By Others" For The "Rolling Industrial Park."
20. See Sediment Control Plan for Details & location of Sedimen

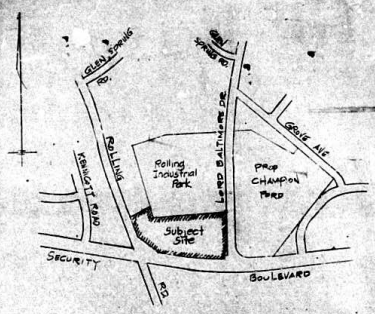
4	Removed Storm Water Right Facility, Revd S.D. System Revd Lot Drainage Cond. Added Tot. Tab. Added Water Vault Details, Off-Street Parking Notes & Revd Parking Area & Note	3-19-78
3	Revd Grading Added Bldg No 1	3-8-78
No	Revision	Date

The Prudentia
Suite 400,
Washingt

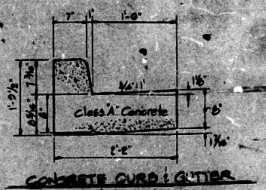
NOV 0 2 1979

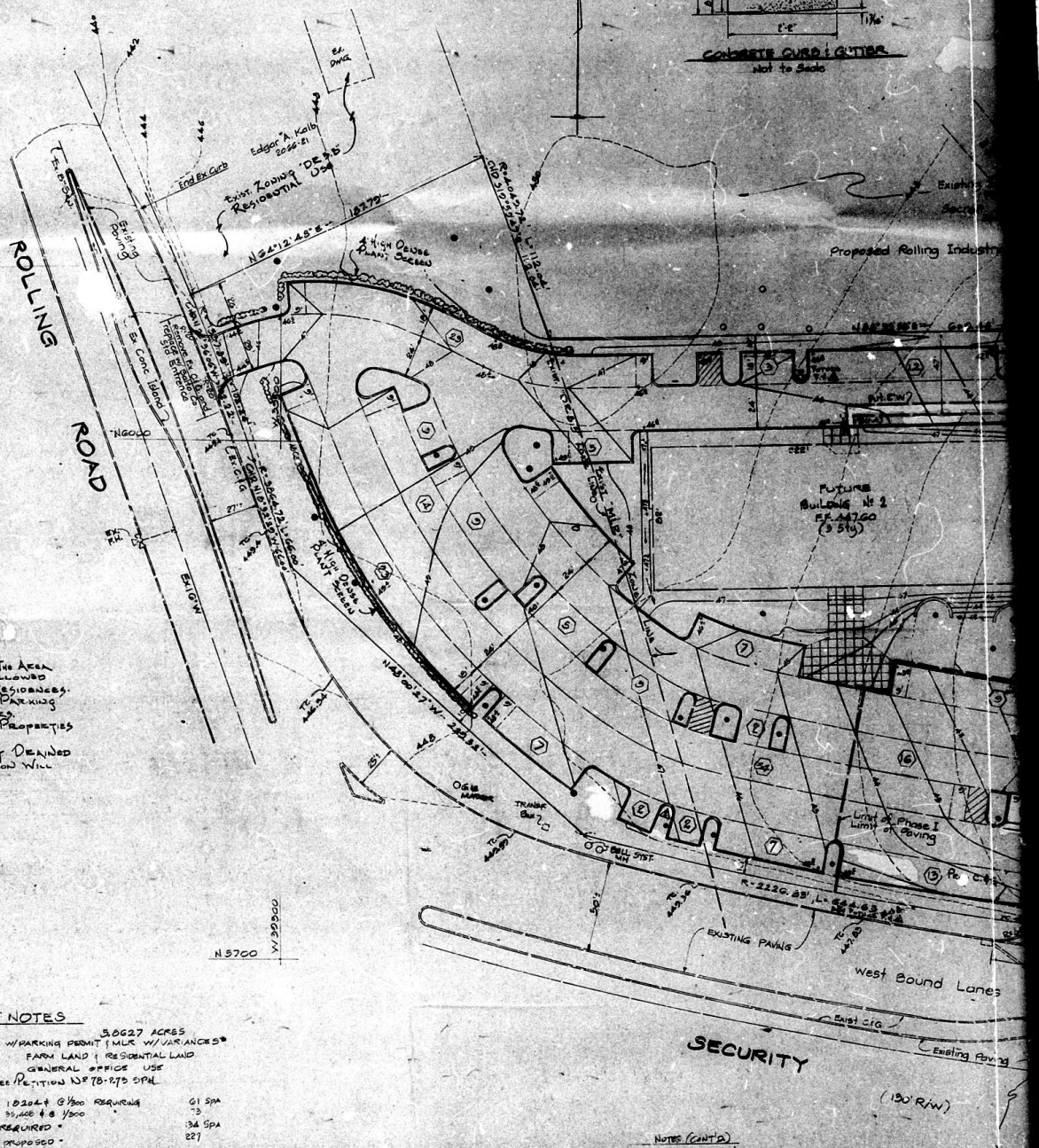

PRIVATE ROAD
ROAD
D.R. 16
BLVD
73-224-R
MLR
SUBJECT SITE
SECURITY
BALTIMORE DR.
BM
BELMONT AVE.
BLVD
78-53A
N5720
W37850
D.R. 16
78-58SPH
N5590
W38000
BL-CNS
BL
RD


CONCRETE CURB & GUTTER
Not to Scale
Class "A" Concrete
SECTION
PLAN
METER VALVE VAULT DETAILS
NOT TO SCALE
Existing Zoning Farm Use "MLR"
Scroll Joint Venture
Proposed Rolling Industrial Park
FUTURE BUILDING No 2
F.F. 447.60
(3 Sty)
PHASE 1
BUILDING No 1
3 STY.
F.F. 438.18
Limit of Phase I
Limit of Paving
EXISTING PAVING
West Bound Lanes
East Bound Lanes
SECURITY
BOULEVARD
LORD BALTIMORE DRIVE
PROPOSED CHAMPION FORD SITE
Existing Paving
(150' R/W)
PLANS APPROVED
SITE PLAN
SECURITY OFFICE PARK
PART OF ROLLING INDUSTRIAL PARK
ELECTION DISTRICT No 1
SCALE: 1" = 30'
BALTIMORE COUNTY, MD.
MAY, 1978
KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND
DEVELOPER
THE PRUDENTIAL INSURANCE CO. OF AMERICA
SUITE 400, 1150 17TH STREET NW
WASHINGTON D.C. 20036
Sheet 1 of 8



LOCATION PLAN
SCALE: 1"=500'





LEGEND

- Trees to be saved
- Handicaped Parking
- Existing Contours
- 450 Proposed Grade
- Limit of Phase I

Off Street Parking Notes

1. Only Passenger Vehicles Will Be Allowed To Park In The Area
2. No Loading, Unloading or Service Uses Will Be Allowed
3. Lighting Will Be Directed Away From Residential Residences. Will Be Non Glare & Low Intensity. Lighting of Parking Area Will Conform To The Hours of The Office Uses.
4. Parking Areas Will Be Screened From Residential Properties With A 4' High Dense Plant Screen.
5. Parking Area Will Be Paved, Curbed & Properly Drained
6. Parking Area Will Be Used With Hours of Operation Will Conform To The Hours of The Office Uses.

GENERAL NOTES

1. TOTAL AREA OF TRACT: 3.0627 ACRES
2. EXISTING ZONING OF TRACT: DR 3.5 w/PARKING PERMIT & MLR w/VARIANCES*
3. EXISTING USE OF TRACT: FARM LAND & RESIDENTIAL LAND
4. PROPOSED USE OF TRACT: GENERAL OFFICE USE
5. OFF STREET PARKING DATA: *See Petition No 78-275 SPHL
   - A. PHASE 1
     1. AREA OF GROUND FLOOR = 10204 ± @ 1/300 REQUIRING 61 SPA
     2. AREA OF UPPER FLOORS = 36,408 ± @ 1/300 " 73
     3. TOTAL PARKING SPACES REQUIRED = 134 SPA
     4. TOTAL PARKING SPACES PROVIDED 227
   - B. PHASE 2
     1. AREA OF GROUND FLOOR = 10204 ± @ 1/300 Requiring 61 Spa.
     2. AREA OF UPPER FLOORS = 36,408 ± @ 1/300 " 73 Spa.
     3. TOTAL PARKING SPACES REQUIRED 134
     4. TOTAL PARKING SPACES PROVIDED 171
   - C. TOTAL SPACES REQUIRED ON SITE 268
   - D. TOTAL SPACES PROPOSED ON SITE 398
   - (23 INDICATES HANDICAPPED SPACES)
6. SITE IS LOCATED IN DEAD RUN DRAINAGE AREA
7. ALL UTILITIES TO BE BUILT UNDER BALTIMORE COUNTY SPECIFICATIONS & BY A QUALIFIED UTILITY CONTRACTOR
8. CONSTRUCTION SHOWN ON THESE PLANS MUST NOT TO BE STARTED BEFORE BUILDING PERMIT IS ISSUED.
9. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ANY PROPOSED BUILDING IF EXISTING AT THE TIME UTILITIES ARE INSTALLED BY SHORTING & SHORING OR OTHER SUITABLE MEANS.
10. WATER MAIN TO HAVE 4.0' MIN. COVER FROM FINISHED GRADE, TO BE 0.5' MIN. CLEAR OF DRAINS & 1.5' CLEAR OF SAN. SEWER
11. WATER & SEWER SERVICES TO BE INSTALLED TO WITHIN 5' OF BLDGS. UNDER THIS CONTRACT.
12. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 5 DAYS BEFORE STARTING WORK:
    BELL SYSTEM 303-3640 OR 7640
    LONG DIST. CABLE DIV. 303-3993/3554
    BALTO. G&E 236-8801

NOTES (CONT'D)

13. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS, OR LAWN AREAS TO A CONDITION COMPARABLE TO THAT WHICH EXISTED BEFORE CONSTRUCTION.
14. SAN. SEWER CLEANOUTS TO BE INSTALLED PER BALTO. CO PLUMBING CODE.
15. FOR SEDIMENT CONTROL MEASURES SEE SEDIMENT CONTROL PLAN
16. FOR LANDSCAPING SEE LANDSCAPE PLAN (● INDICATES EXISTING TREES ON SITE TO BE SAVED ONLY. The contractor must verify all such information to his own satisfaction.
17. Obstructions shown on this drawing are for the convenience of the contractor
18. For Inlet and Manhole schedule See sheet C-12
19. On site Drainage Will Be Managed By Means Of A Retention Basin To Be "Dug Others" For The "Rolling Industrial Park"
20. See Sediment Control Plan For Details & Location of Sediment Control Meas

4	Removed Storm Water Mgmt Facility, Revd S.D. System Revd Loc. Sanitary Conn. Added Fire Tk. Added Meter Vault Details, Off-street Parking Notes & Revd. Parking Area Elev.	9-19-78
3	Revd Grading Around Bldg. No 4	9-8-78
No.	REVISION	DATE

Developer
The Prudential Insurance
Suite 400, 1150 17th St
Washington D. C. 20