

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 SEE ATTACHED "EXHIBIT A"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Shape and acreage of property;
2. Close proximity to expressway and other industrial buildings;
3. Other practical hardships and unreasonable difficulties to be presented at time of hearing.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No. 825-1630

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Fairgrounds Business Center Company
M. L. Herzberger, Jr., V.P.
2250 Greenspring Drive
Timonium, Maryland 21093

* ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of June, 1981, 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 21st day of July, 1981, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the interpretation that the front yard set back in an M.L. zone does not have to "...be the average of the front yard depths of the lots immediately adjoining on each side...situate within 100' of the joint side property line..."

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

I, or we, agree to pay expenses of the 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
S. Eric DiNenna
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No. 825-1630

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

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[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O. No. 1

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
W/S of Greenspring Dr., 1,528'
NW of Timonium Rd., 3rd District : OF BALTIMORE COUNTY

FAIRGROUNDS BUSINESS CENTER : Case No. 82-22-SPHA
COMPANY, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

[Signature]
Peter W. Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of June, 1981, a copy of the foregoing Order was mailed to: Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
TO: Michael S. Flanagan, Engineer Associate II
FROM: ZAC MEETING OF May 12, 1981
SUBJECT:

The Department of Traffic Engineering has no comments for items 211, 212, 213, 214, 215, 216 and 217 pertaining to Zoning Advisory Committee Meeting of May 12, 1981.

[Signature]
Michael S. Flanagan
Engineer Associate II

MSF/jem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 82-22-SPHA Item 215

Petition for Special Hearing and Variance
West side of Greenspring Drive, 1,528 ft. Northwest of Timonium Road
Petitioner- Fairgrounds Business Center Co.

Third District

HEARING: Tuesday, July 21, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG-JGH,ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1981

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

ooc
Nicholas B. Connolly
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

S. Eric DiNenna, Esquire
Suite 205, Alex Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 215
Petitioner - Fairgrounds Business Center Co.
Special Hearing & Variance Petitions

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 wooded site, zoned M.L.-I.M. is located on the west side of Greenspring Drive north of Padonia Road in the 8th Election District. Surrounding properties to the east and south are similarly zoned and are improved with office/warehouse/sales operations. To the north are offices, warehouses and a service garage operation, which was granted a Special Exception (Case #79-262-X). In addition to this case, a Variance (Case #78-99-A) was also granted to allow the existing buildings to be constructed closer to the front, rear and side property lines.

Because of your client's proposal to construct mini storage buildings on this site closer to the property lines and the Baltimore-Harristburg Expressway, these assorted variance requests are required. Since there was some question on your part as to the applicability of Section 303.2 of the zoning regulations concerning front yard setbacks in an M.L. zone, a special hearing to decide this is also included.

Particular attention should be afforded to the comments of the Department of Permits and Licenses, while revised plans reflecting the comments of the State Highway Administration and the setback of the buildings on either side of the subject property, must be submitted. In addition, the comments from the Department of Traffic Engineering were

Item No. 215
Special Hearing & Variance Petitions
July 15, 1981

not available at this time. I suggest prior to revising the plan, you and/or your engineer contact Mr. Michael Flanagan at 494-3354 to ascertain his comments.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
Nicholas B. Connolly, Jr.

NICHOLAS B. CONNOLLY, JR.
Chairman
Zoning Plans Advisory Committee

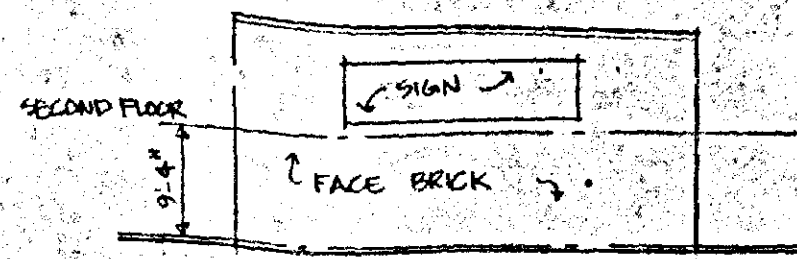
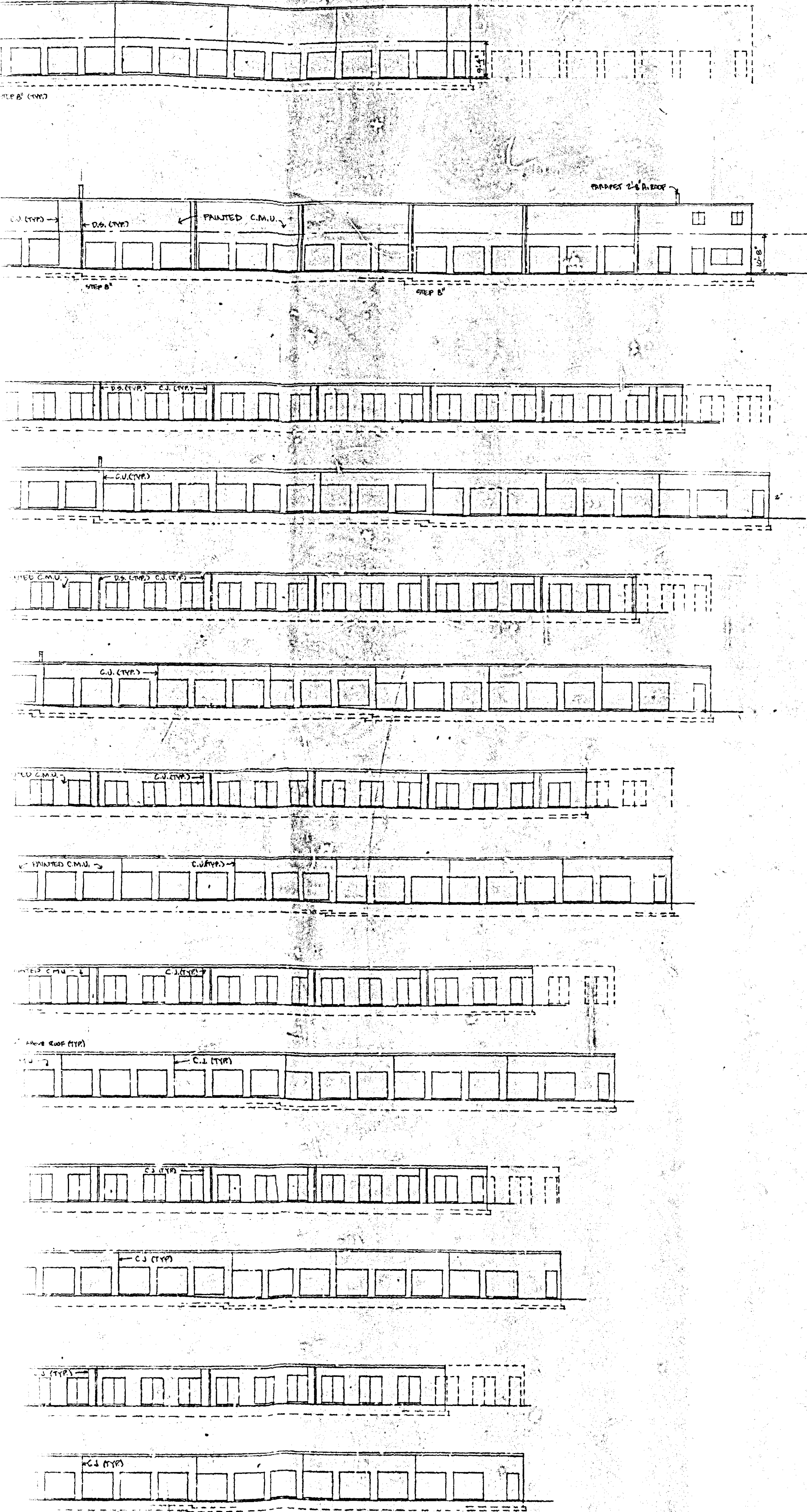
NEC:bsc

Enclosures

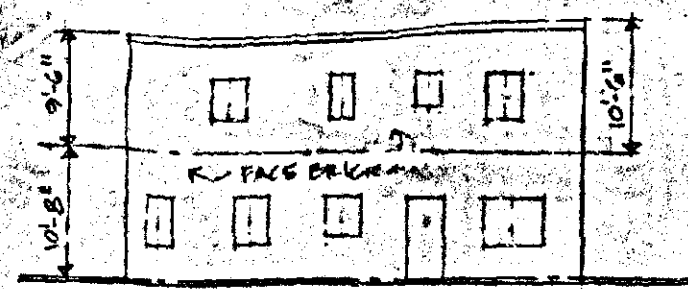
cc: George W. Stephens, Jr.
303 Allegheny Avenue
Towson, Maryland 21204

DEVELOPER:
C & E JULIO
10 PARKS AVE.
COCKEYSVILLE,
MARYLAND, 21030

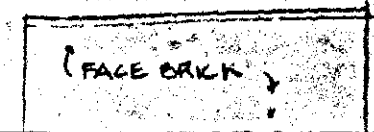
TRAPET 2' 6" RISE



WEST ELEVATION #1
10' 0" x 10' 0"



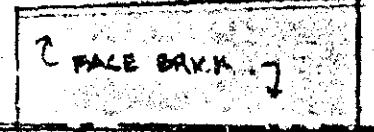
EAST ELEVATION #2
10' 0" x 10' 0"



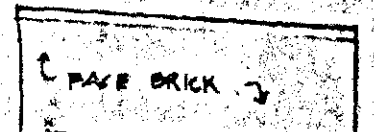
WEST ELEVATION #3
10' 0" x 10' 0"



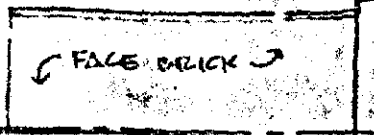
EAST ELEVATION #4
10' 0" x 10' 0"



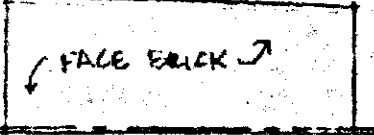
WEST ELEVATION #5
10' 0" x 10' 0"



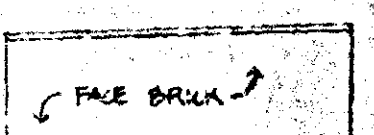
EAST ELEVATION #6
10' 0" x 10' 0"



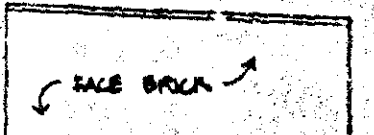
WEST ELEVATION #7
10' 0" x 10' 0"



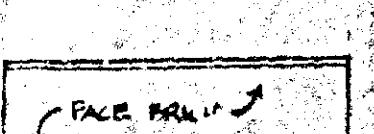
EAST ELEVATION #8
10' 0" x 10' 0"



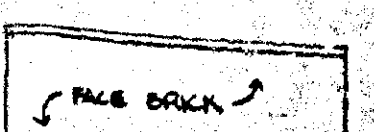
WEST ELEVATION #9
10' 0" x 10' 0"



EAST ELEVATION #10
10' 0" x 10' 0"



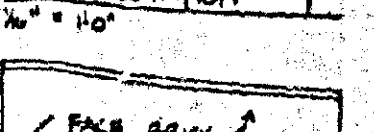
WEST ELEVATION #11
10' 0" x 10' 0"



EAST ELEVATION #12
10' 0" x 10' 0"



WEST ELEVATION #13
10' 0" x 10' 0"



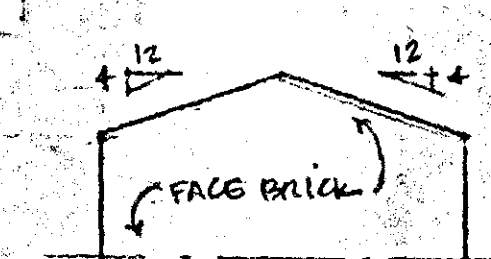
EAST ELEVATION #14
10' 0" x 10' 0"



ALL ALUM. TURNING BOLTED TO C.M.U. EXT. WALL

WEST ELEVATION #15
10' 0" x 10' 0"

TYP. LANDLY CONNECTION



TYP. ROOF ALTERNATE ELEVATION
10' 0" x 10' 0"

lapicki/smith associates

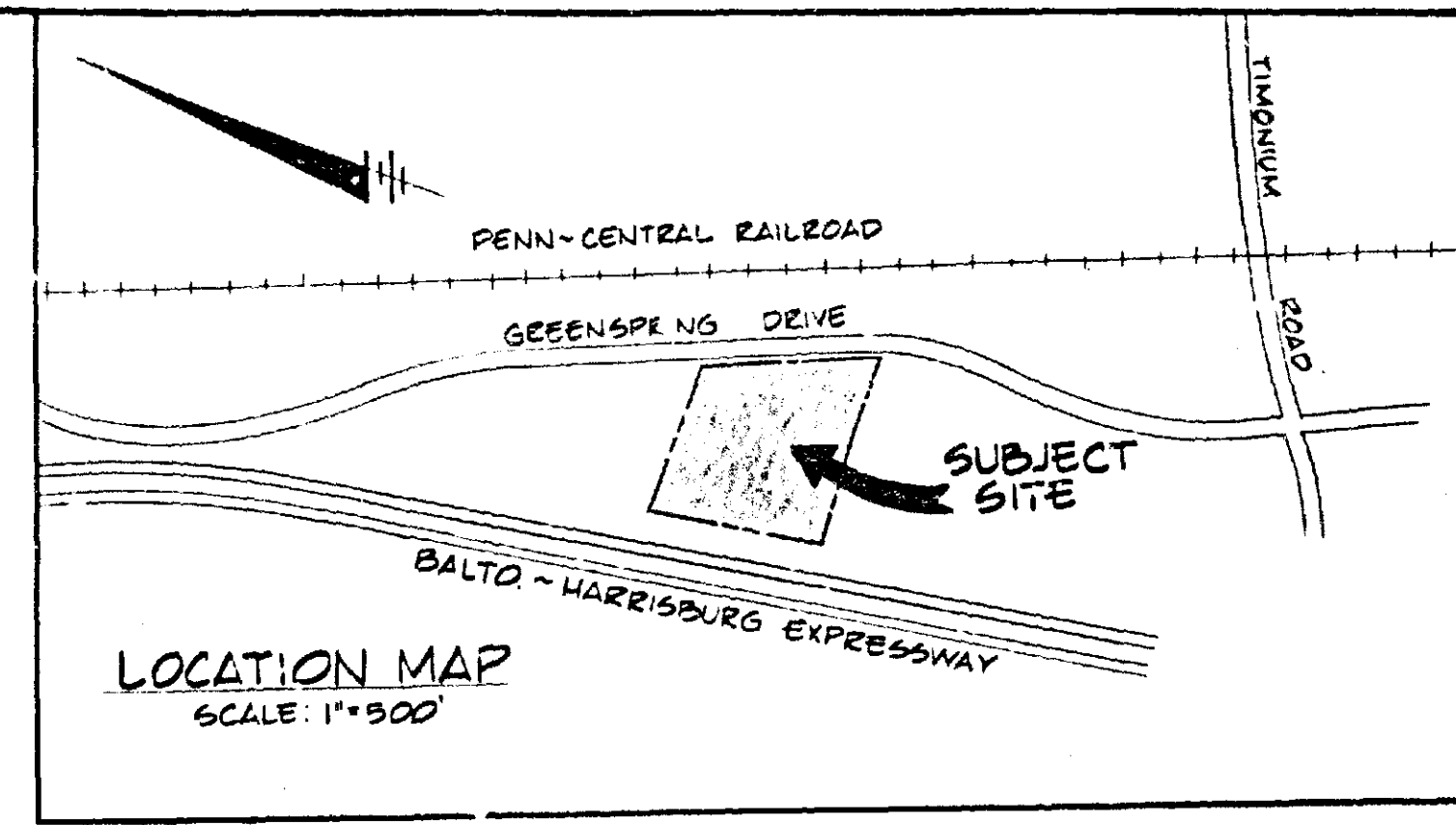
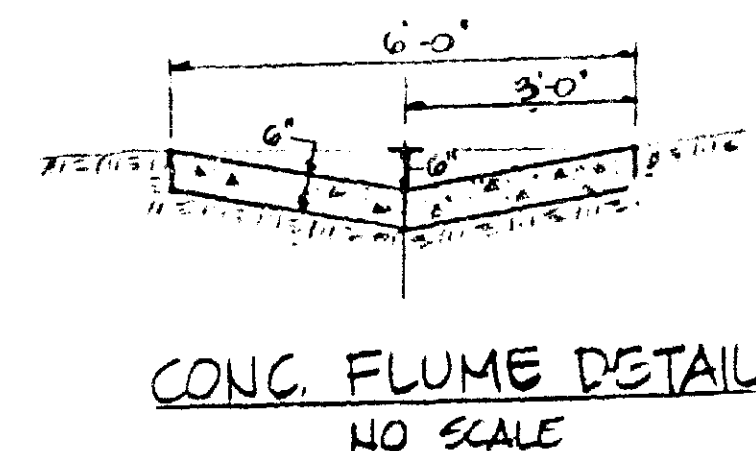
617 PARK AVENUE
BALTIMORE, MARYLAND 21201
301 685-4900

DATE: 15 MAY 81
REVISED:

BUILDINGS #137
ELEVATIONS

A-5

L/SA # 81.05

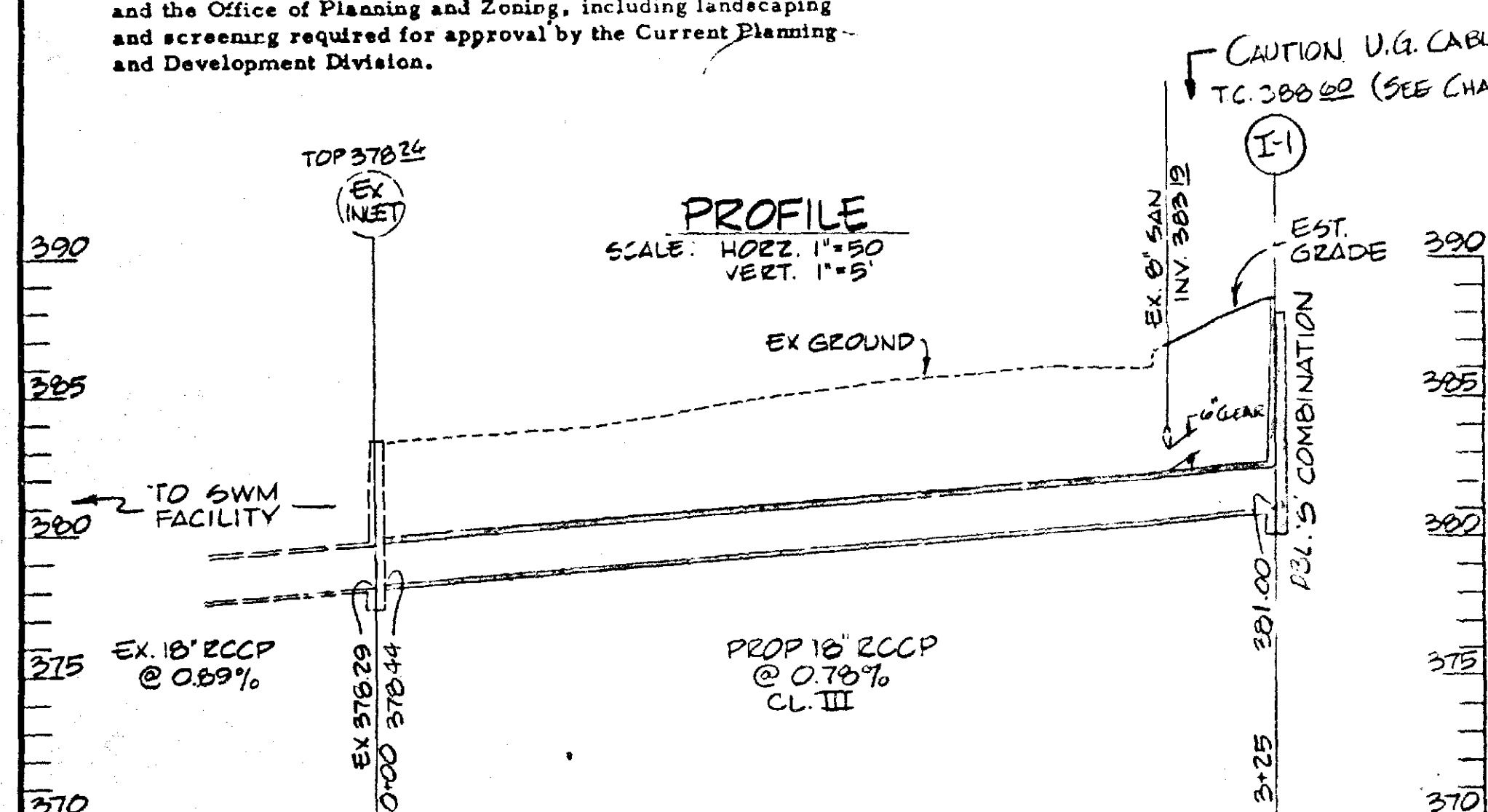


GREENSPRING DRIVE

FOR VARIANCES GRANTED
SEE CASE NO 82-22-SFH.

ABOVE WAS GRANTED WITH FOLLOWING RESTRICTIONS:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated June 8, 1981, the Department of Permits and Licenses, dated May 15, 1981, and the Office of Planning and Zoning, dated July 7, 1981, regarding the location of the main gate.
2. Parking facilities for more than five vehicles shall either be contained within the buildings or be subject to the provisions of Section 409.2.c of the Baltimore County Zoning Regulations.
3. Establish a procedure for periodic inspections of the leased storage spaces to insure compliance with the terms of the lease agreements and any adopted rules and regulations.
4. All lighting shall be directed toward the mini-warehouse structures in order to minimize illumination, glare, and intensity beyond the subject site.
5. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.



BALTIMORE - HARRISBURG EXPRESSWAY I-83

GENERAL NOTES

- (1) PAVING SECTION SHALL BE DETERMINED BY SOILS ENGINEER
- (2) CURB AND GUTTER TO BE STANDARD BALTO. CO. 7" COMBINATION CURB AND GUTTER; REVERSE GUTTER SLOPE WHERE SHOWN
- (3) LANDSCAPING TO BE PROVIDED
- (4) STORM WATER MANAGEMENT TO BE PROVIDED BY ENLARGING EX. POND ON ADJACENT SITE
- (5) EXISTING TOPOGRAPHY SHOWN HEREON TAKEN FROM DATA FURNISHED BY OTHERS
- (6) SECURITY FENCE (CHAIN LINK) TO BE PROVIDED, AND TO BE COMBINED WITH EXISTING FENCE ALONG THE EXPRESSWAY. EMERGENCY ACCESS GATES TO BE PROVIDED AS SHOWN. SECURITY FENCE SHALL BE 6' HIGH (MIN)
- (7) ALL LIGHTING TO BE DIRECTED TOWARD MINI-WAREHOUSE STRUCTURES

NOTE: OWNER CONTEMPLATES LOWERING SURFACE GRADES BY 6 (SIX) INCHES OVERALL

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *John F. Williams*

DATE: *9/15/82*

BY: *John F. Williams*

DATE: *9/15/82*

PARKING TABULATION

PARKING REQUIRED:
3 EMPLOYEES @ 1 SPACE/3 EMPLOYEES = 1 PS
PARKING PROPOSED:
9' X 15' TYPICAL (INCLUDES 1 HDC SPACE 12' X 18') = 4 PS

SITE DATA

- | | |
|-------------------------------|-------------|
| (1) TOTAL AREA OF TRACT | 4.400 ACS.± |
| (2) EXISTING ZONING | ML-1M |
| (3) TOTAL FLOOR AREA | 1700 S.F. |
| OFFICE & CARETAKER'S QUARTERS | 84360 S.F. |
| WAREHOUSE | 58931672 |
| (4) DEED REFERENCE: | |

981-82

REV MAY 17 1982 PER ADDITIONS (SHADED)
REV MAY 10 1982 METEN LOC.

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.

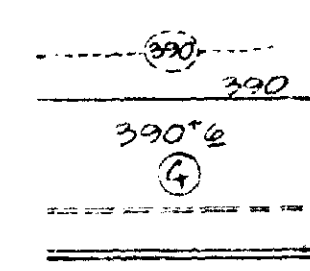
ENGINEERS

303 ALLEGHENY AVE. TOWSON, MD. 21204



LEGEND

EX. CONTOURS
PROP. CONTOURS
PROP. SPOT ELEVATIONS
BUILDING NOS
EX. CURB
PROP. CURB



OWNER/DEVELOPER

FAIRGROUNDS BUSINESS CENTER COMPANY
#10 PARKS AVENUE
COCKEYSVILLE, MARYLAND
21030

DRAWN: J.E.M.
DESIGN: J.S.K.
CHECK: C.K.S.

REVISIONS:
1. 03/27/82 EXTERIOR
2. 04/10/82 EXTERIOR
3. 04/10/82 EXTERIOR
4. 04/10/82 EXTERIOR
5. 04/10/82 EXTERIOR
6. 04/10/82 EXTERIOR
7. 04/10/82 EXTERIOR
8. 04/10/82 EXTERIOR
9. 04/10/82 EXTERIOR
10. 04/10/82 EXTERIOR

SITE PLAN

~ FAIRGROUNDS SELF STORAGE ~
~ FAIRGROUNDS BUSINESS CENTER ~
BALTO. CO. MD
SCALE 1"=50
ELECT. DIST. NO. B
APRIL 1981

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the granting of variances will not adversely affect the health, safety, and general welfare of the community, variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1981, that variances to permit a front yard setback of 30 feet in lieu of the required average of 91.5 feet, a rear yard setback of 30 feet in lieu of the required 50 feet, side yard setbacks of zero feet and 13 feet along the north property line in lieu of the required 30 feet and 50 feet, respectively, a side yard setback of 30 feet along the south property line in lieu of the required 50 feet, a minimum distance between buildings 1 and 2 of 30 feet and between buildings 2 through 8 of 24 feet in lieu of the required 60 feet, and a minimum distance between buildings 1 and 2 of 30 feet and between buildings 2 through 8 of 24 feet in lieu of the required 100 feet within the area west of the M.R. use line, all in accordance with the site plan prepared by George William Stephens, Jr. & Associates, Inc., revised July 15, 1981, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated June 8, 1981, the Department of Permits and Licenses, dated May 15, 1981, and the Office of Planning and Zoning, dated July 7, 1981, regarding the location of the main gate.
2. Parking facilities for more than five vehicles shall either be contained within the buildings or be subject to the provisions of Section 409.2.c of the Baltimore County Zoning Regulations.
3. Establish a procedure for periodic inspections of the leased storage spaces to insure compliance with the terms of the lease agreements and any adopted rules and regulations.
4. All lighting shall be directed toward the mini-warehouse structures in order to minimize illumination, glare, and intensity beyond the subject site.
5. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The herein petitioner proposes to construct eight buildings of varying widths and lengths on the subject property, which comprises 4.54 acres of land and is zoned M.L. with an I.M. District imposed thereon.
2. An interpretation of Section 255.1 of the Baltimore County Zoning Regulations and its relationship, if any, to Sections 238.1 and 303.2 is requested to determine whether or not Section 303.2 requires the front yard setback to be the average of the front yard depths of the lots immediately adjoining on each side or, as contended by the petitioner, if Section 238.1 establishes the front building line to be not less than 50 feet from the front property line if on a dual highway and not less than 25 feet from the front property line and not less than 50 feet from the center line of any other street.

and, thus, the present public hearing is required.

In reviewing the language of Section 238.1, it is noted that the section contains the following language:

"...except as specified in Section 303.2".

Were it not for this language, the contention of the petitioner would appear to be correct; however, such is not the case.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of October, 1981, that Section 303.2 of the Baltimore County Zoning Regulations is applicable in this matter and, as such, the front yard setback is to be the average of the front yard depths of the lots immediately adjoining on each side and situate within 100 feet of the joint side property line.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE October 15, 1981
BY [Signature]



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 23, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #215 (1980-1981)
Property Owner: Fairground Business Center Company
W/S Greenspring Dr. 1528' N. of Timonium Rd.
Acres: 4.54+ District: 8th

Dear Mr. Hammond:

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.

Highways:

Greenspring Drive, a recently constructed County road, has a 48-foot closed section roadway on a 60-foot right-of-way. No further highway improvements are proposed at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner 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 Petitioner.

Item #215 (1980-1981)
Property Owner: Fairground Business Center Company
Page 2
June 23, 1981

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Greenspring Drive.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

KAM:RAM:RWR:ss

cc: Jack Wimbley
Robert Covahey

S-NE Key Sheet
53 & 54 NW 4 Pos. Sheets
NW 14 A Topo
60 Tax Map

Attachments

ORDER RECEIVED FOR FILING
DATE October 15, 1981
BY [Signature]

May 9, 1979

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

Re: Item #215 (1978-1979)
Property Owner: Melvin L. Hamberger, Jr.
W/S Greenspring Dr. 1528' N. of Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Special Exception for a service garage on an M.L.-I.M. zone.
Acres: 1.250 District: 8th

Dear Mr. Blinn:

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:

Comments were supplied for the overall property "Fairground Business Center" (Building 1 & 2, this 30), as when this site is a part in conjunction with the Zoning Advisory Committee review for Item #215 (1978-1979). These 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 #215 (1978-1979).

Very truly yours,

[Signature]
FRANKLIN N. DAVIS, P.E.
Chief, Bureau of Engineering

ATTACHED:

cc: R. Conway
S-NE Key Sheet
53 & 54 NW 4 Pos. Sheets
NW 14 A Topo
60 Tax Map

September 15, 1977

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

Re: Item #43 (1977-1978)
Property Owner: De'lonis Associates
W/S Greenspring Dr. 1650' N. of Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a rear setback of 50' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617 District: 8th

Dear Mr. Blinn:

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:

Comments were supplied January 25, 1977 by the Bureau of Public Services in connection with the submission of plan for the "De'lonis Property" Project No. 5097, of which, this property is a part. These comments are referred to for your consideration.

Highways:

Baltimore-Hanover Highway (I-83) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Greenspring Drive, a partially improved County road, is proposed to be further improved as a 48-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Item #43 (1977-1978)
Property Owner: De'lonis Associates
W/S Greenspring Dr. 1650' N. of Timonium Rd.
September 15, 1977

General:

Comments were supplied for the overall property "De'lonis Property" (Building 1 & 2, this 30), as when this site is a part in conjunction with the Zoning Advisory Committee review for Item #43 (1977-1978). These comments are referred to for your consideration.

The Petitioner 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 Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Highways:

Greenspring Drive, a recently constructed County road, has a 48-foot closed section roadway on a 60-foot right-of-way. No further highway improvements are proposed at this time.

Sediment Control:

Development of the existing public sanitary sewer in Greenspring Drive to serve the frontage of this site. Additional site hydraulic protection will also be required.

This property is tributary to the Forest Hills Sanitary Sewer System, subject to State Health Department requirements.

Very truly yours,

[Signature]
FRANKLIN N. DAVIS, P.E.
Chief, Bureau of Engineering

ATTACHED:

cc: R. Conway
R. Conway (Fairground Ind. 101)
S. Conway
W. Conway

S-NE Key Sheet
53 & 54 NW 4 Pos. Sheets
NW 14 A Topo
60 Tax Map



Maryland Department of Transportation

State Highway Administration

James J. O'Donnell
Secretary
M. S. Calhoun
Administrator

June 8, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of May 12, 1981
ITEM: #215.
Property Owner: Fairgrounds Business Center Company
Location: W/S Greenspring Drive, 1528' N. of Timonium Rd.
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a rear setback of 30' in lieu of the required 50', to permit a side setback of 13' in lieu of the required 50' along north property line and 30' in lieu of the required 50' along south property line, to permit a side setback of 0' in lieu of the required 30', to permit a side setback of 15' between buildings (buildings 1 & 2) in lieu of the required 30' to permit a side setback of 12' between buildings (building 2 through 8) in lieu of the required 30', to permit a side setback of 15' between buildings (buildings 1 & 2) in lieu of the required 50' and to permit a side setback of 12' between buildings (buildings 2 through 8) in lieu of the required 50'.

Dear Mr. Hammond:

On review of the plan of April 24, 1981 and field inspection, the State Highway Administration finds the plan generally acceptable.

My telephone number is (301) 659-1350

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

June 8, 1981

However, it is requested that the plan be revised to show a concrete curb parallel to the existing S.H.A. fence line along the area of bituminous paving.

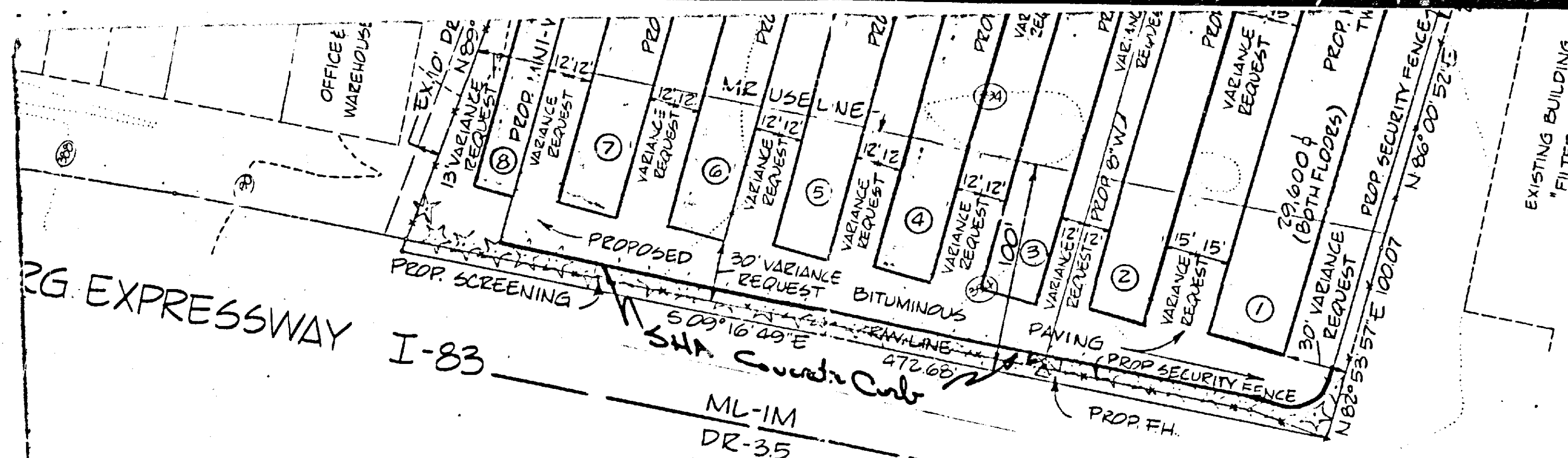
Also the State Highway Administration is requesting a copy of the revised plan showing the expansion of the existing Storm Water Management Pond with route of outfall to the enlarged pond.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

George Wittman
By: George Wittman

CL:GW:maw



VARIANCE REQUESTS

- (1) REAR YARD OF 30' INSTEAD OF 50' UNDER SECTIONS 255.2 AND 243.3
- (2) A SIDE YARD OF 13' INSTEAD OF 50' ALONG NORTH PROPERTY LINE AND 30' INSTEAD OF 50' ALONG SOUTH PROPERTY LINE AS REQUIRED UNDER SECTIONS 255.2 AND 243.2
- (3) A SIDE YARD OF 0' INSTEAD OF 30' ALONG NORTH PROPERTY LINE AS REQUIRED UNDER SECTION 255.1
- (4) INTERNAL SIDEYARDS OF 15' BETWEEN BLDGS. 1 & 2 INSTEAD OF 30' & 12' INSTEAD OF 30' BETWEEN BLDGS. 2 THRU 8 AS REQUIRED UNDER SECTION 255.1
- (5) INTERNAL SIDEYARDS OF 15' BETWEEN BLDGS 1 & 2 INSTEAD OF 50' & 12' INSTEAD OF 50' BETWEEN BLDGS 2 THRU 8 AS REQUIRED UNDER SECTIONS 255.2 & 243.2

OWNER & DEVELOPER

FAIRGROUNDS BUSINESS CENTER COMPANY

PLAT TO ACCOMPANY ZONING PETITION
FOR
VARIANCES TO REAR AND SIDE YARDS
IN AN EXISTING ML-IM ZONE

GREENSPRING DR.

BALTO. CO., MD

ELECT. DIST. #8
APRIL 24, 1981

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 12, 1981

RE: Item No: 211, 212, 213, 214, 215, 216, 217
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
N. Nick Petrovich, Assistant
Department of Planning

WNP/bp

Reliance Testing Laboratories, Inc.
P.O. Box 85, Timonium, Maryland 21093 - (301) 252-6030

July 21, 1981

Baltimore County Zoning Commission

This statement has been prepared to save time during your hearing for a zoning change to the west side of the 2100 block, Greenspring Drive in Timonium.

First, it must be mentioned that this hearing is being conducted without adequate posting notification to the public. Three individual signs labeled a, b and c were posted within inches of each other. Less than 24 hours passed before a large truck was parked along the curb directly in front of these signs making the signs invisible to passing motorists or those on foot. Although the original truck was moved after several days, other trucks have been parked directly in front of these signs 24 hours each day. I must conclude this has been done deliberately to prevent the public from seeing the legally posted hearing for a zoning change. While this parking may be legal, it is certainly in violation of the intent of public posting for notices and is certainly not morally correct.

Although done with a great deal of difficulty I managed to get between a parked truck and the signs to read the notice. I interpret the zoning change request to mean the owners intend to build a building nearing the same size as the four acre lot.

During the last eleven years traffic on Greenspring Drive has constantly increased. As additional buildings have been erected parking has filled all available spaces and nearly filled the street on both sides. It has become increasingly difficult for trucks to make pickups and deliveries through the existing congestion. This problem is further increased during the time the Timonium Racetrack is in session. A building enclosing four acres without adequate parking will compound an existing problem. We have so far been fortunate during the minor fires in the area to have lanes open for emergency vehicles. A dramatic increase in traffic combined with inadequate parking could change this situation. A minor fire could become a disaster should emergency equipment be unable to penetrate congestion on a dead end street.

I must strongly object to the commission granting a zoning change which I believe will create the traffic problems mentioned. In addition, prior to further consideration I would urge the commission to table this case for at least thirty days and order public posting

Reliance Testing Laboratories, Inc.

Baltimore County Zoning Commission
July 21, 1981
Page 2

of hearing notification where signs are visible to all concerned.

Respectfully submitted,

Wilbur F. Brown, Jr.
Wilbur F. Brown, Jr.

WFB/rcp



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

July 7, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #215, Zoning Advisory Committee Meeting, May 12, 1981, are as follows:

Property Owner: Fairgrounds Business Center Company
Location: W/S Greenspring Drive 1528' N. of Timonium Road
Acres: 4.540
District: 8th

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 main gate should be a minimum of 60' from the front curb line.

Landscaping should be provided along the front and sides of the site. Screening must be provided at the rear of the site.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 12, 1981

RE: Item No: 211, 212, 213, 214, 215, 216, 217
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
N. Nick Petrovich, Assistant
Department of Planning

WNP/bp

S. Eric DiNenna
Attorney at Law

Suite 205 Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204

301-923-1830
410-296-5120

August 6, 1981

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Fairgrounds Business Center Co.
Case No. 82-226PHA
My File No. 81-34

Dear Mr. Commissioner:

With reference to the above captioned Petition and the hearing thereon, my client has asked me to request that you render a decision concerning the matter as soon as possible.

As you will recall, I forwarded a letter to you earlier concerning having the case heard as soon as possible because of vast financial investments and the desire on the part of the property owner to develop the property as soon as possible.

Accordingly, I respectfully request a decision in this matter as soon as you can.

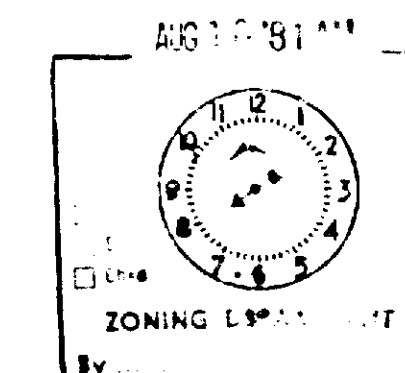
Thank you in advance for your consideration and response.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA

SED:cm

CC: Fairgrounds Business Center Company
Attn: Mr. M. L. Herzberger, Jr.,
Vice President



Comments on Item #215 Zoning Advisory Committee Meeting May 12, 1981

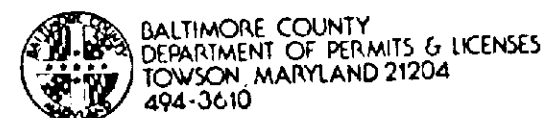
Proposed Zoning: Variance to permit a rear setback of 30' in lieu of the required 50', to permit a side setback of 13' in lieu of the required 50' along South property line, to permit a side setback of 0' in lieu of the required 30', to permit a side setback of 15' between buildings (buildings 1 & 2) in lieu of the required 30', to permit a side setback of 12' between buildings (buildings 2 and 8) in lieu of the required 30', to permit a side setback of 15' between buildings (buildings 1 & 2) in lieu of the required 50' and to permit a side setback of 12' between buildings (buildings 2 through 8) in lieu of the required 50'.

I. Comments:

1. Mini warehouses can be considered moderate hazard use and shall comply to Table 305 and 211, as well as other provisions of the Code for height, area and fire exposure separation of ext. walls for the proposed construction type.
2. Indicate compliance to Handicapped Code on plans.
3. If structure abuts property line it shall comply with the Building Code requirements for a fire wall.
4. The owner an/or management shall assure this office that the requirement of no storage of high hazard materials be strictly enforced in these structures.

Charles E. Burnham
Charles E. Burnham
Plans Review Supervisor

CEB:rrj



TED ZALESKI, JR.
DIRECTOR

May 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Ham: 215
Comments on Item #215 Zoning Advisory Committee Meeting, May 12, 1981
are as follows:

Property Owner: Fairgrounds Business Center Company
Location: W/S Greenspring Drive 1528' N. of Timonium Road
Existing Zoning: ML-1M
Proposed Zoning: See page 2

Areas:
District:

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 5' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: See page 2

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj



PAUL H. REINCKE
CHIEF

June 1, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Fairgrounds Business Center Company

Location: W/S Greenspring Drive 1528' N. of Timonium Road

Item No.: 215

Zoning Agenda: Meeting of May 12, 1981

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.

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

() 2. A second mea. 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 operation.

(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: *Carl J. Kelly* 13.41
Planning Group
Special Inspection Division

Approved: *George M. Hegardt*
Fire Prevention Bureau

/mb

PETITION FOR SPECIAL HEARING AND VARIANCE

3rd DISTRICT

ZONING: Petition for Special Hearing and Variance

LOCATION: West side of Greenspring Drive, 1,528 ft. Northwest of Timonium Road

LATE & TIME: Tuesday, July 21, 1981 at 10:00 A.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 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 the interpretation that the front yard setback in an ML Zone does not have to "be the average of the front yard depths of the lots immediately adjoining on each side... situate within 100' of the joint side property line..."; and Variance s to allow a rear yard of 30 feet instead of the required 50 feet; to allow a side yard of 13 feet instead of the required 50 feet along the north property line and 30 feet instead of the required 50 feet along the south property line; to allow 0 feet side yard instead of the required 30 feet; to allow a minimum distance between building s of 24 feet in lieu of the required 60 feet; to allow a minimum distance between buildings of 24 feet in lieu of the required 100 feet; and to allow a frontyard setback of 30 feet in lieu of the required average setback of 91.5 feet.

The Zoning Regulations to be excepted as follows:

Sections 255.2, 243.3 and 102.2 - minimum rear yard and side yard setbacks and minimum distance between building s in an M.L. (M.R.) Zone
Sections 255.1, 238.2 and 102.2 - minimum side yard setback and distance between building s in an M.L. (B.R.) Zone
Sections 255.1, 238.1 and 303.2 - minimum front yard setback in an M.L. (B.R.) Zone

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

Being the property of Fairgrounds Business Center Company, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, July 21, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
300 GREENSBURG AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition for Variance to Rear and Side Yard, in an Existing ML-1M Zone

Beginning for the same at a point which is North 23°15'05" West distant 1528 feet more or less from the lot line of the center line of Timonium Road and Greenspring Drive, said point being on the westerly side of Greenspring Drive, 60 feet wide, running thence: leaving said Drive, binding on part of the south outline of a plat entitled "Fairgrounds Business Center" dated June 13, 1977 and recorded among the plat records of Baltimore County in Plat Book E.H.K., Jr. 42 folio 36, (1) North 89°54'42" West 380.30 feet to the east s.w. of Baltimore-Harrisburg Expressway, thence binding thereon (2) South 9°10'49" East 472.66 feet, thence leaving said Expressway, (3) North 82°31'57" East 100.07 feet, (4) North 86°00'52" East 217.68 feet, (5) South 89°54'42" East 177.16 feet to the west side of Greenspring Drive, 60 feet wide, thence binding thereon (6) North 22°43'12" West 475.51 feet to the place of beginning.

Containing 4.540 acres of land more or less.

Subject to the widening of the Baltimore-Harrisburg Expressway as shown on State Roads Commission of Maryland Plat No. 41509.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 14, 1981

S. Eric DiNenna
Suite 205
Alex. Brown Building
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing and Variance
W/S Greenspring Dr., 1,528' NE of Timonium Rd.
Fairgrounds Business Center Company - Petitioner
Case #82-22-SPHA

Dear Mr. DiNenna:

This is to advise you that \$116.60 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

S. Eric DiNenna, Esquire
Suite 205
Alex. Brown Building
102 W. Pennsylvania Avenue
Towson, Maryland 21204

June 24, 1981

NOTICE OF HEARING

RE: Petition for Special Hearing & Variance
W/s of Greenspring Dr., 1,528' NW of
Timonium Rd.
Fairgrounds Business Center Company - Petitioner
Case No. 82-22-SPHA

TIME: 10:00 A.M.

DATE: Tuesday, July 21, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/klr

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING AND VARIANCE 3rd District

ZONING: Petition for Special Hearing and Variance
LOCATION: West side of Greenspring Drive, 1,528 ft.
Northwest of Timonium Road.
DATE & TIME: Tuesday, July 21, at 10:00 a.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 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 the interpretation that the front yard set back in M.L. Zone does not have to "...be the average of the front yard depths of the lots immediately adjoining on each side, situate within 100' of the joint side property line..." and Variances to allow a rear yard of 30 feet instead of the required 50 feet; to allow a side yard of 13 feet instead of the required 50 feet along the north property line and 30 feet instead of the required 50 feet along the south property line; to allow 0 feet side yard instead of the required 30 feet; to allow a minimum distance between buildings of 24 feet in lieu of the required 60 feet; to allow a minimum distance between buildings of 24 feet in lieu of the required 100 feet; and to allow a frontyard setback of 30 feet in lieu of the required average setback of 91.5 feet.

The Zoning Regulations to be excepted as follows:

Sections 255.2, 243.3 and 102.2 - minimum rear yard and side yard setbacks and minimum distance between buildings in an M.L. (M.R.) Zone. Sections 255.1, 238.2 and 102.2 - minimum side yard setback and distance between buildings in M.L. (B.R.) Zone. Sections 255.1, 238.1 and 303.2 - minimum front yard setback in an M.L. (B.R.) Zone.
All that parcel of land in the Third District of Baltimore County.

Description to accompany Zoning Petition for Variances to Rear and Side Yards in an existing M.L.-IM Zone, April 23, 1981.

Beginning for the same at a point which is North 23°15'08" West distant 1528 feet more or less from the intersection of the center line of Timonium Road and Greenspring Drive, said point being on the westerly side of Greenspring Drive, 60 feet wide, running thence leaving said Drive, binding on the part of the south outline of a plat entitled "Fairgrounds Business Center" dated June 13, 1977 and recorded among the plat records of Baltimore County in Plat Book E.H.K., Jr. 42 folio 36, (1) North 89°54'42" West 386.37 feet to the east side of Baltimore-Harrisburg Expressway, thence binding thereon (2) South 9°16'49" East 472.68 feet, thence leaving said Expressway, (3) North 82°53'57" East 100.07 feet, (4) North 86°00'52" East 217.68 feet, (5) South 89°54'42" East 177.16 feet to the west side of Greenspring Drive, 60 feet wide, thence binding thereon (6) North 22°43'12" West 475.51 feet to the place of beginning.

* - Containing 4.540 acres of land more or less.

* - Subject to the widening of the Baltimore-Harrisburg Expressway as shown on State Roads Commission of Maryland Plat No. 41505.

Being the property of Fairgrounds Business Center Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 21, 1981 at 10:00 a.m.
Public Hearing: Room 10, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND
Zoning Commissioner
Of Baltimore County

COMMUNITY **Office of The Carroll County Times**

Westminster, Md.,July..2.....19...81...

THIS IS TO CERTIFY that the annexed Baltimore Co., Md. (A-2982)

was published for one (1) successive weeks previous to the 2nd... Community

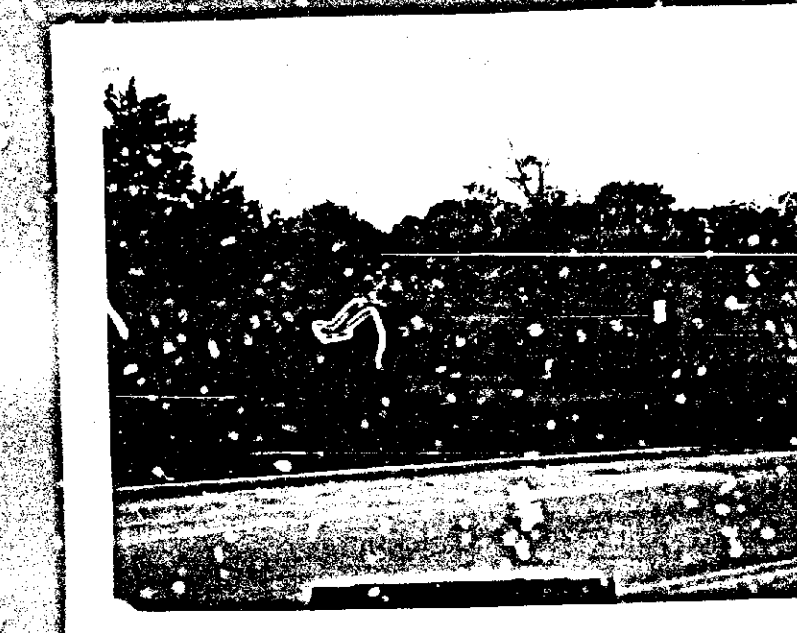
day of July..... 1981..., in The Carroll County Times a daily

newspaper published in Westminster, Carroll County, Maryland.

COMMUNITY
THE CARROLL COUNTY TIMES

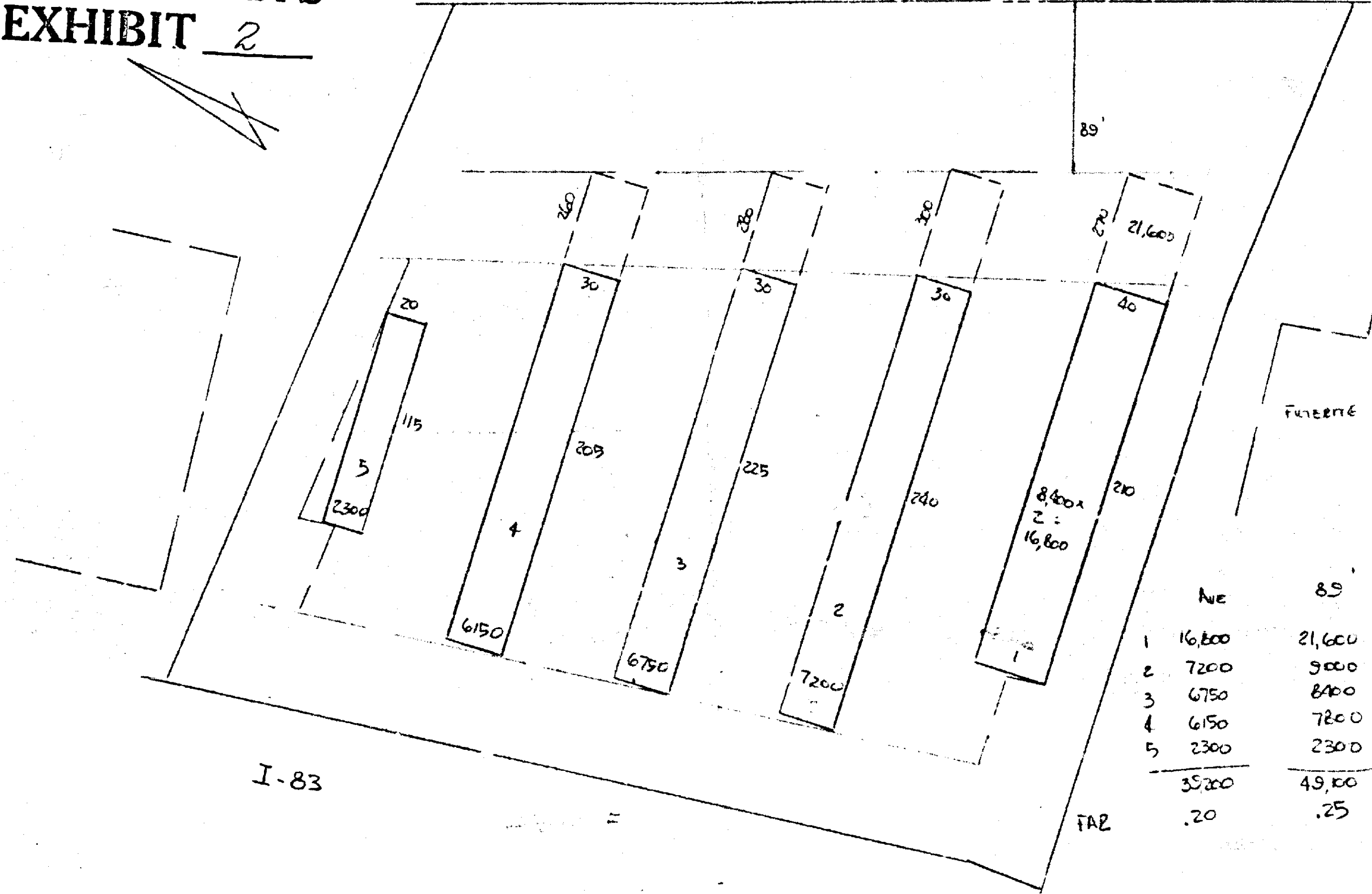
Per.....

5460

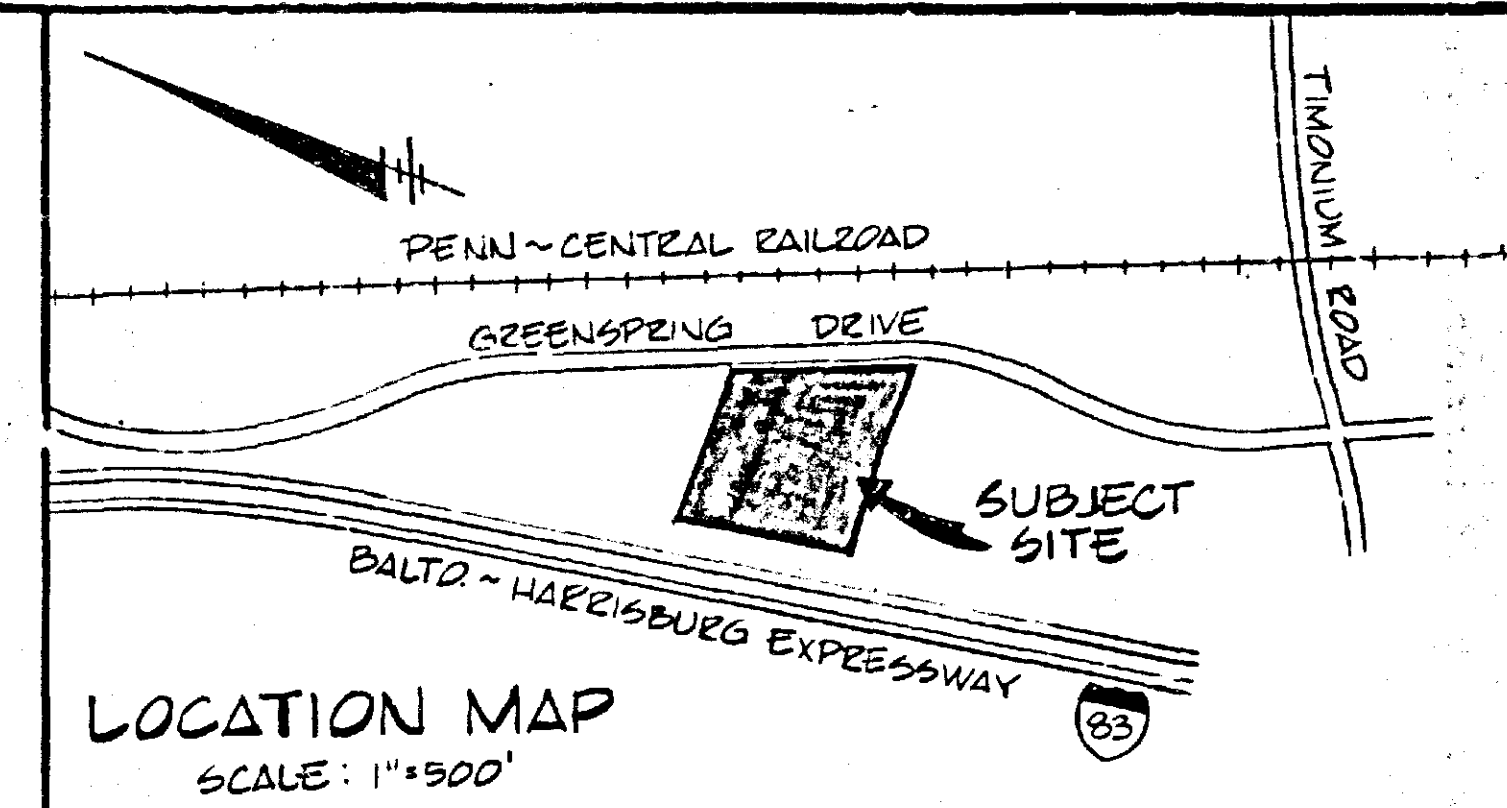


PETITIONER'S EXHIBIT 2

GREENSPRING DR.

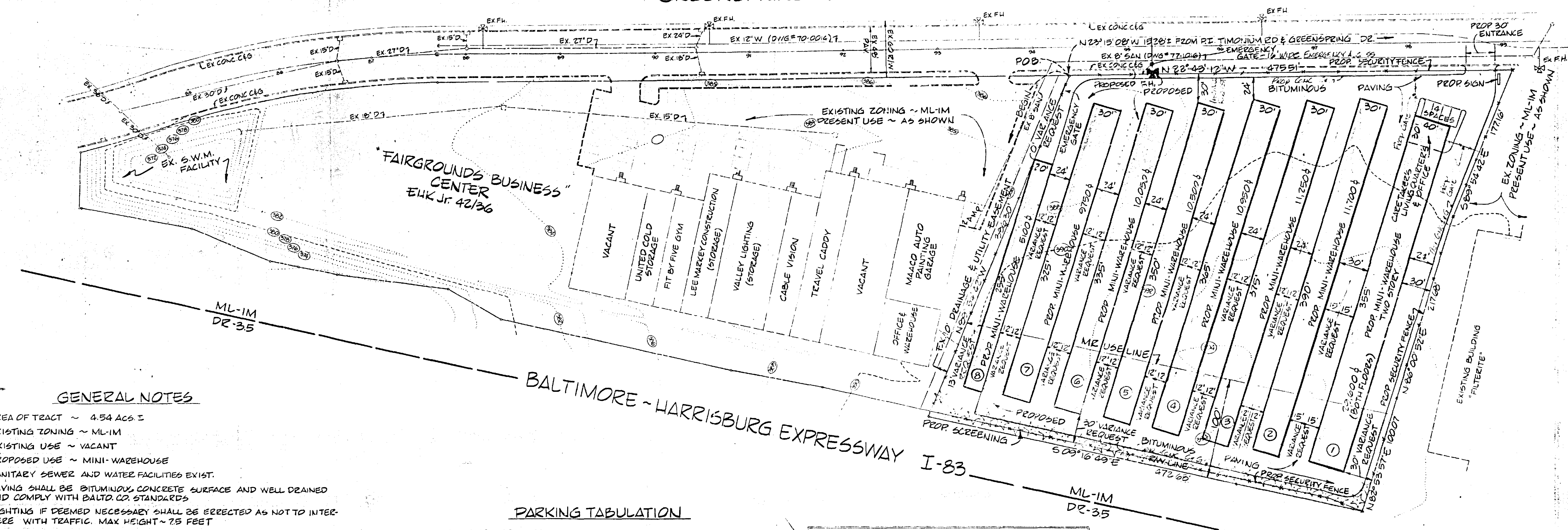


I-83



EX. ZONING ~ ML-1M
PRESENT USE ~ WAREHOUSING & RETAIL SALES

GREENSPRING DRIVE



GENERAL NOTES

1. AREA OF TRACT ~ 4.54 AC ±
2. EXISTING ZONING ~ ML-1M
3. EXISTING USE ~ VACANT
4. PROPOSED USE ~ MINI-WAREHOUSE
5. SANITARY SEWER AND WATER FACILITIES EXIST.
6. PAVING SHALL BE BITUMINOUS CONCRETE SURFACE AND WELL DRAINED AND COMPLY WITH BALTO. CO. STANDARDS
7. LIGHTING IF DEEMED NECESSARY SHALL BE ERRECTED AS NOT TO INTERFERE WITH TRAFFIC. MAX HEIGHT ~ 7.5 FEET
8. SCREENING SHALL BE DENSE EVERGREEN PLANTINGS, MIN HEIGHT ~ 4 FEET 3'-4' CENTER TO CENTER, ALONG EXPRESSWAY.
9. TOTAL SQUARE FOOTAGE PROP MINI-WAREHOUSES = 98,900 ± (EXCLUDES OFFICE AND CARETAKER'S QUARTERS)
10. STORM WATER MANAGEMENT REQUIREMENTS WILL BE COMPLIED WITH BY EXPANSION OF EXISTING POND.
11. LANDSCAPING WILL BE PROVIDED.
12. THIS SITE WILL COMPLY WITH THE HANDICAPPED CODE.

PARKING TABULATION

PARKING REQUIRED
3 EMPLOYEES @ 1 SPACE/3 EMPLOYEES = 1 PS

PARKING PROPOSED
9' x 18' TYPICAL (INCLUDES 1 HDC SP. 12' x 18') = 4 PS

NOTE:
(CALCULATION OF AVG SETBACK)
183' (FILTERTE BLDG)
30' (BLDG TO NORTH, SAME OWNER)
183' ÷ 2 = 91.5' (AVG. SETBACK)

VARIANCE REQUESTS

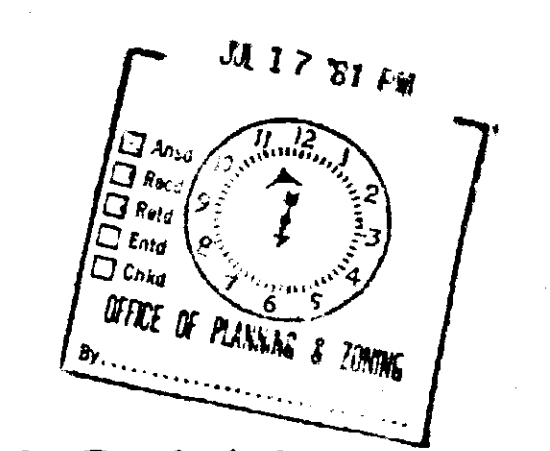
- (1) REAR YARD OF 30' INSTEAD OF 50' UNDER SECTIONS 255.2 AND 243.3
- (2) A SIDE YARD OF 13' INSTEAD OF 50' ALONG NORTH PROPERTY LINE AND 30' INSTEAD OF 50' ALONG SOUTH PROPERTY LINE AS REQUIRED UNDER SECTIONS 255.2 AND 243.2
- (3) A SIDE YARD OF 0' INSTEAD OF 30' ALONG NORTH PROPERTY LINE AS REQUIRED UNDER SECTION 255.1
- (4) INTERNAL SIDEYARDS OF 15' BETWEEN BLDGS. 1 & 2 INSTEAD OF 30', & 12' INSTEAD OF 30' BETWEEN BLDGS. 2 THRU 6 AS REQUIRED UNDER SECTION 255.1
- (5) INTERNAL SIDEYARDS OF 15' BETWEEN BLDGS 1 & 2 INSTEAD OF 50', & 12' INSTEAD OF 50' BETWEEN BLDGS 2 THRU 6 AS REQUIRED UNDER SECTIONS 255.2 & 243.2
- (6) FRONT YARD OF 30' INSTEAD OF THE AVERAGE 18TH SETBACK OF 91.5' AS REQUIRED UNDER SECTIONS 255.1, 238.1 AND 303.2.
- (7) SPECIAL HEARING TO DETERMINE NEED FOR VARIANCE REQUEST 1 & (6) ABOVE.

OWNER & DEVELOPER
FAIRGROUNDS BUSINESS CENTER COMPANY
10 PARKS AVENUE
COCKEYSVILLE MARYLAND
21030

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCES TO REAR AND SIDE YARDS IN AN EXISTING ML-1M ZONE AND FOR A SPECIAL HEARING (SEE VAR. REQUEST #7)

GREENSPRING DR.
BALTO. CO., MD
SCALE: 1"=50'

ELECT. DIST. #6
APRIL 24, 1981



JOSEPH WILLIAM STORHED, JR.
AND ASSOCIATES, INC.
PLANNERS
100 PARK DRIVE, SUITE 200
BALTIMORE, MARYLAND 21201

REVISED 7/15/81

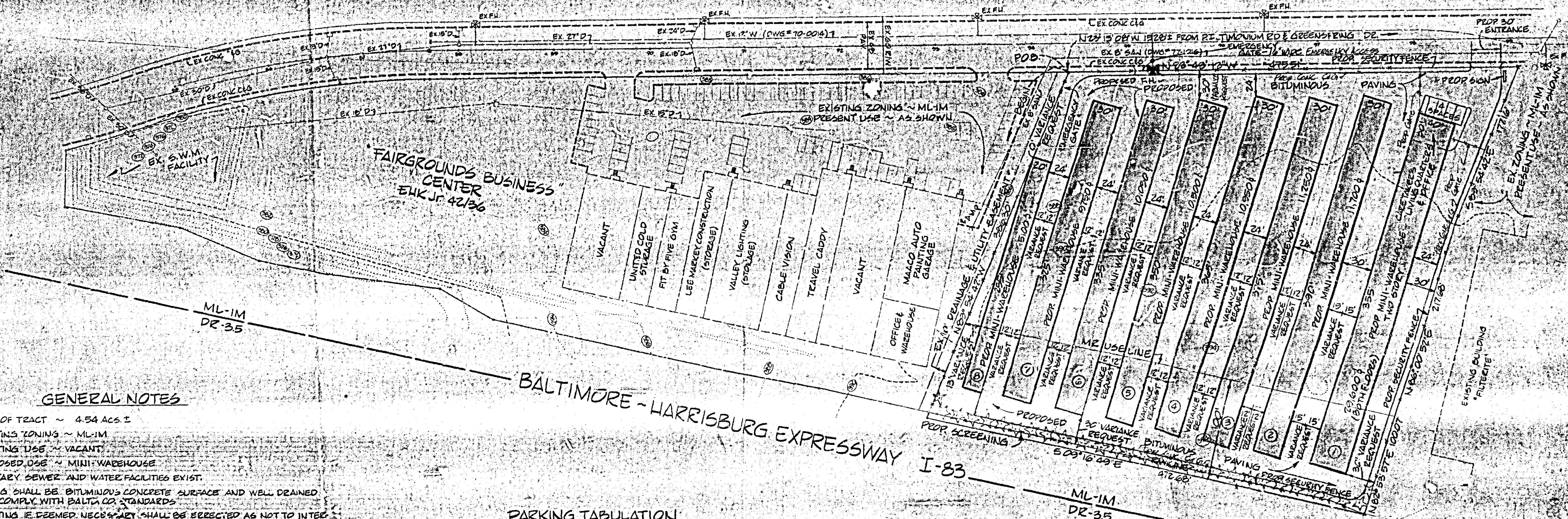
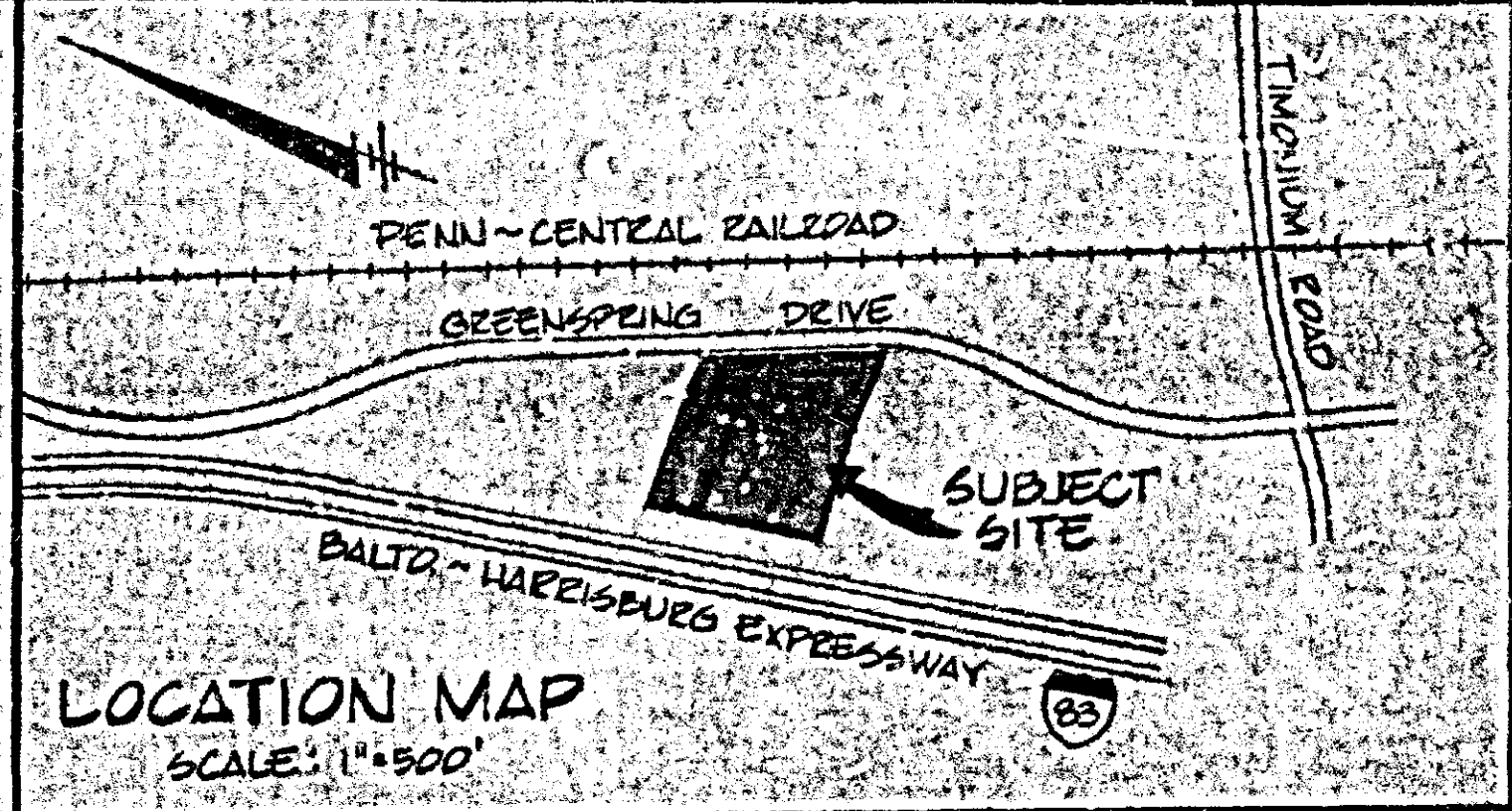
PN03957

PETITIONER'S EXHIBIT #1

EX. ZONING ~ ML-IM
PRESENT USE ~ WAREHOUSING & RETAIL SALES

GREENSPRING DRIVE

LOCATION MAP
SCALE: 1"=500'



GENERAL NOTES

1. AREA OF TRACT ~ 4.54 ACS. ±
2. EXISTING ZONING ~ ML-IM
3. EXISTING USE ~ VACANT
4. PROPOSED USE ~ MINI-WAREHOUSE
5. SANITARY SEWER AND WATER FACILITIES EXIST.
6. PAVING SHALL BE BITUMINOUS CONCRETE SURFACE AND WELL DRAINED AND COMPLY WITH BALTO. CO. STANDARDS
7. LIGHTING IF DEEMED NECESSARY SHALL BE ERRECTED AS NOT TO INTERFERE WITH TRAFFIC. MAX. HEIGHT ~ 25 FEET
8. SCREENING SHALL BE DENSE EVERGREEN PLANTINGS, MIN. HEIGHT ~ 4 FEET 3'-4' CENTER TO CENTER ALONG EXPRESSWAY.
9. TOTAL SQUARE FOOTAGE PROPOSED MINI-WAREHOUSES ~ 90,500 ± (EXCLUDES OFFICE AND CARETAKER'S QUARTERS)
10. STORM WATER MANAGEMENT REQUIREMENTS WILL BE COMPLIED WITH BY EXPANSION OF EXISTING POND.
11. LANDSCAPING WILL BE PROVIDED.
12. THIS SITE WILL COMPLY WITH THE HANDICAPPED CODE.

PARKING TABULATION

PARKING REQUIRED
3 EMPLOYEES @ 1 SPACE/3 EMPLOYEES = 1 PS

PARKING PROPOSED
9' x 19' TYPICAL (INCLUDES 1 HDC SR. 12' x 18') = 4 PS

NOTE:
(CALCULATION OF AVG. SETBACK)
183' (FILTERITE P.D.G.)
30' (BLT'S TO WORTH, SAME OWNER)
183' ÷ 2 = 91.5' (AVG. SETBACK)

VARIANCE REQUESTS

- (1) REAR YARD OF 30' INSTEAD OF 50' UNDER SECTIONS 255.2 AND 243.2
- (2) A SIDE YARD OF 15' INSTEAD OF 50' ALONG NORTH PROPERTY LINE AND 30' INSTEAD OF 50' ALONG SOUTH PROPERTY LINE AS REQUIRED UNDER SECTIONS 255.2 AND 243.2
- (3) A SIDE YARD OF 0' INSTEAD OF 30' ALONG NORTH PROPERTY LINE AS REQUIRED UNDER SECTION 255.1
- (4) INTERNAL SIDEYARDS OF 15' BETWEEN BLDGS. 1 & 2 INSTEAD OF 30', & 12' INSTEAD OF 30' BETWEEN BLDGS. 2 THRU 8 AS REQUIRED UNDER SECTION 255.1
- (5) INTERNAL SIDEYARDS OF 15' BETWEEN BLDGS. 1 & 2 INSTEAD OF 50', & 12' INSTEAD OF 50' BETWEEN BLDGS. 2 THRU 8 AS REQUIRED UNDER SECTIONS 255.2 & 243.2
- (6) FRONT YARD OF 30' INSTEAD OF THE AVERAGE DEPTH SETBACK OF 91.5' AS REQUIRED UNDER SECTION 255.1, 238-11 AND 303-2.
- (7) SPECIAL HEARING TO DETERMINE NEED FOR VARIANCE REQUEST 13 (6) ABOVE.

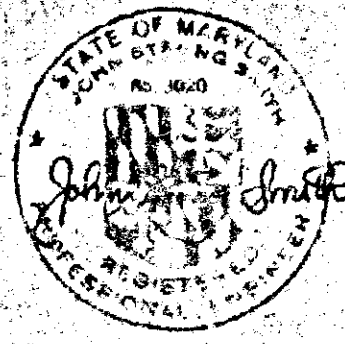
OWNER & DEVELOPER

FAIRGROUNDS BUSINESS CENTER COMPANY
10 PARKS AVENUE
COCKEYSVILLE, MARYLAND
21030

PLAT TO ACCOMPANY ZONING PETITION
FOR
VARIANCES TO REAR AND SIDE YARDS
IN AN EXISTING ML-IM ZONE

A. SPECIAL HEARING (SEE VAR. REQUEST #7)
GREENSPRING DR.
BALTO. CO., MD
SCALE: 1"=50'
ELECT. DIST. #8
APRIL 24, 1981

WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
533 ALLEGHENY AVE.
PITTSBURGH, PA. 15201



REVISED 7/15/81

PD03957

DEVELOPER:
C & E JULIO
10 PARKS AVE.
COCKEYSVILLE,
MARYLAND 21030

GREENSPRING MAIN WAREHOUSE

lapicki/smith associates

617 park avenue
baltimore, maryland 21201
301 555-4290

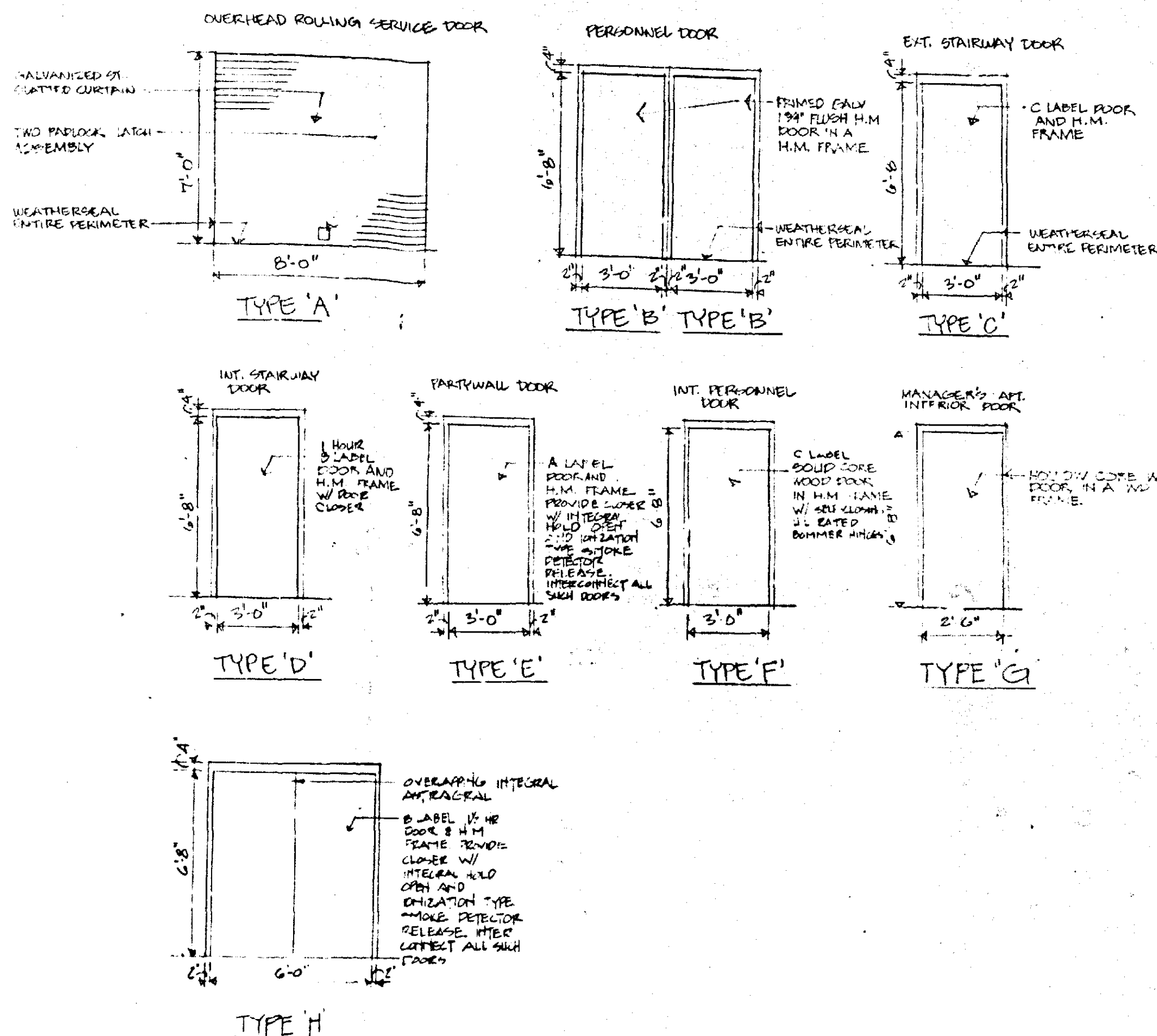


DATE: 15 MAY 81
REVISED:

BUILDING: #1 #7
FLOORPLANS
DOOR SCHEDULE

A-1

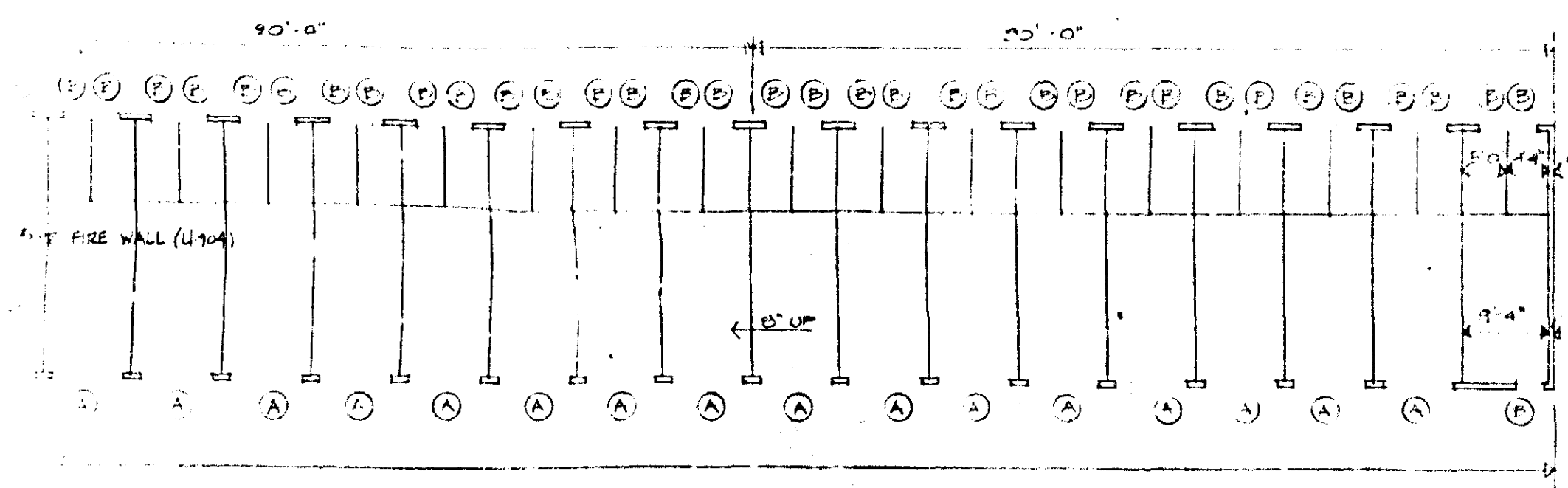
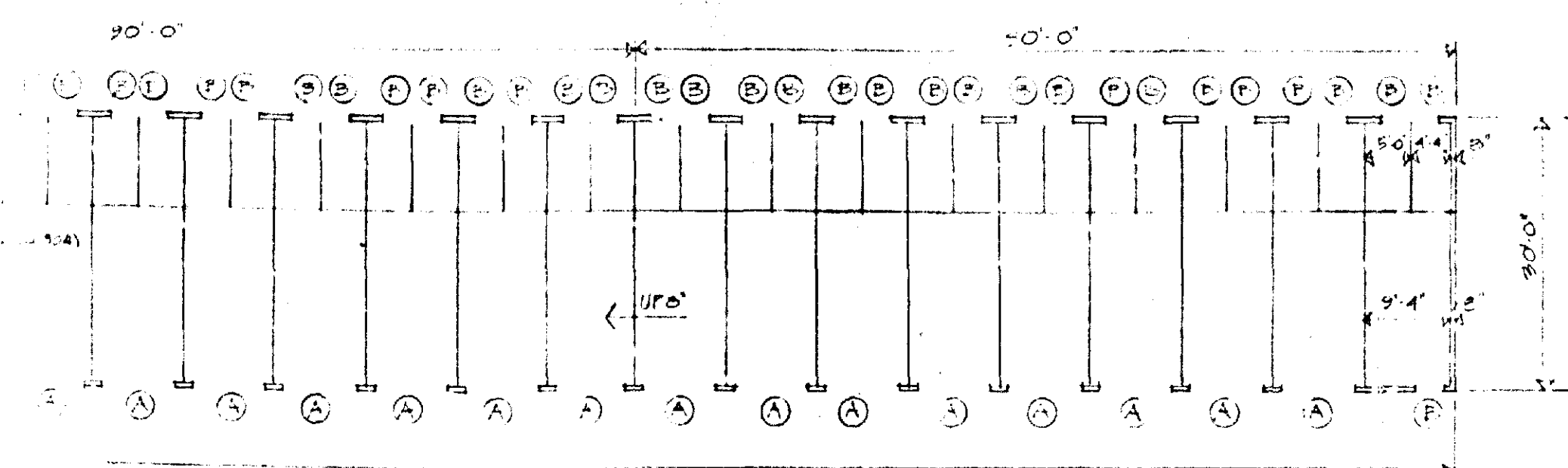
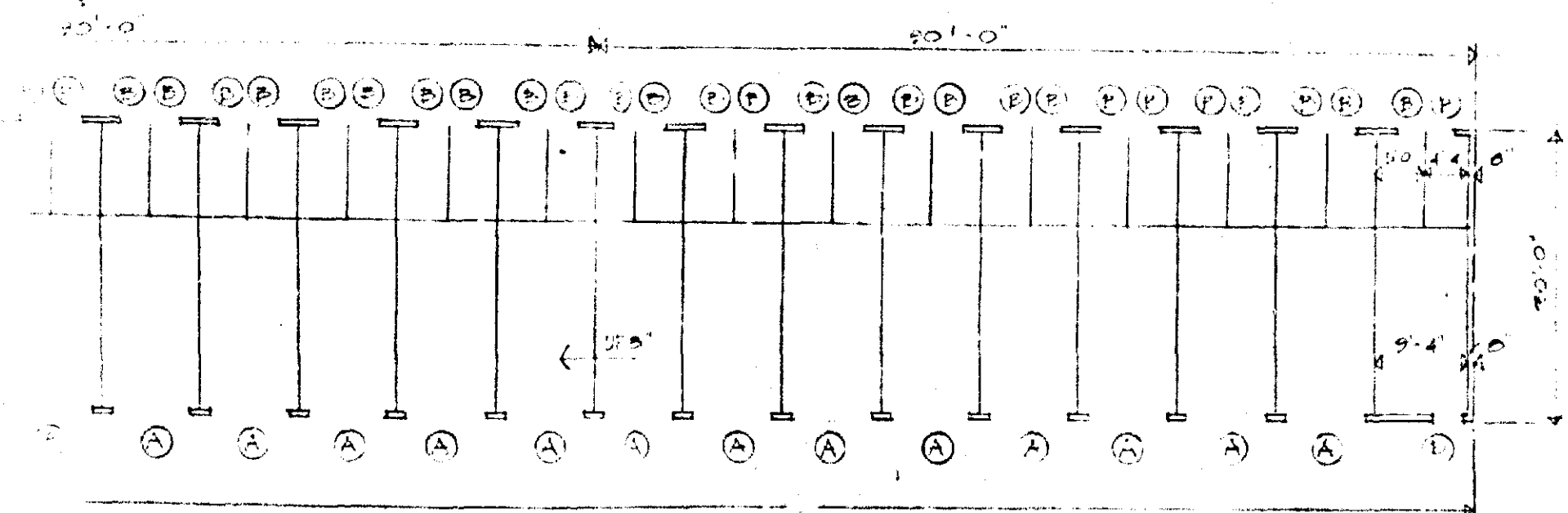
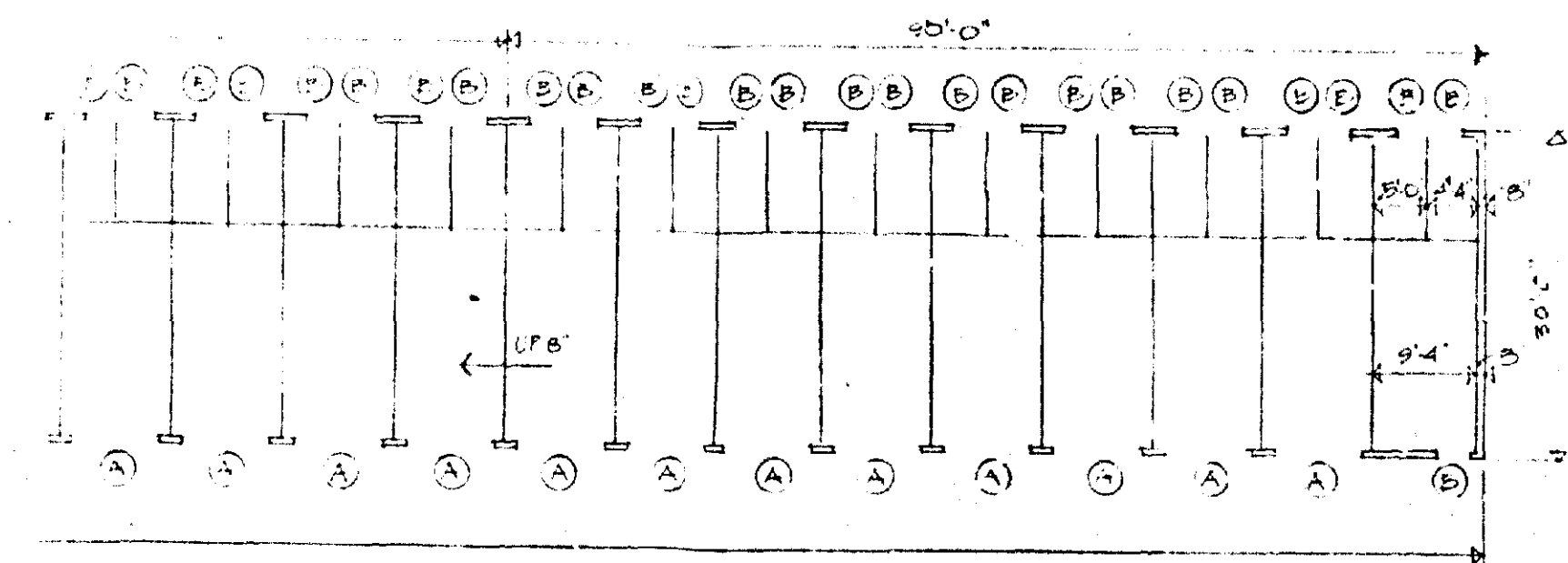
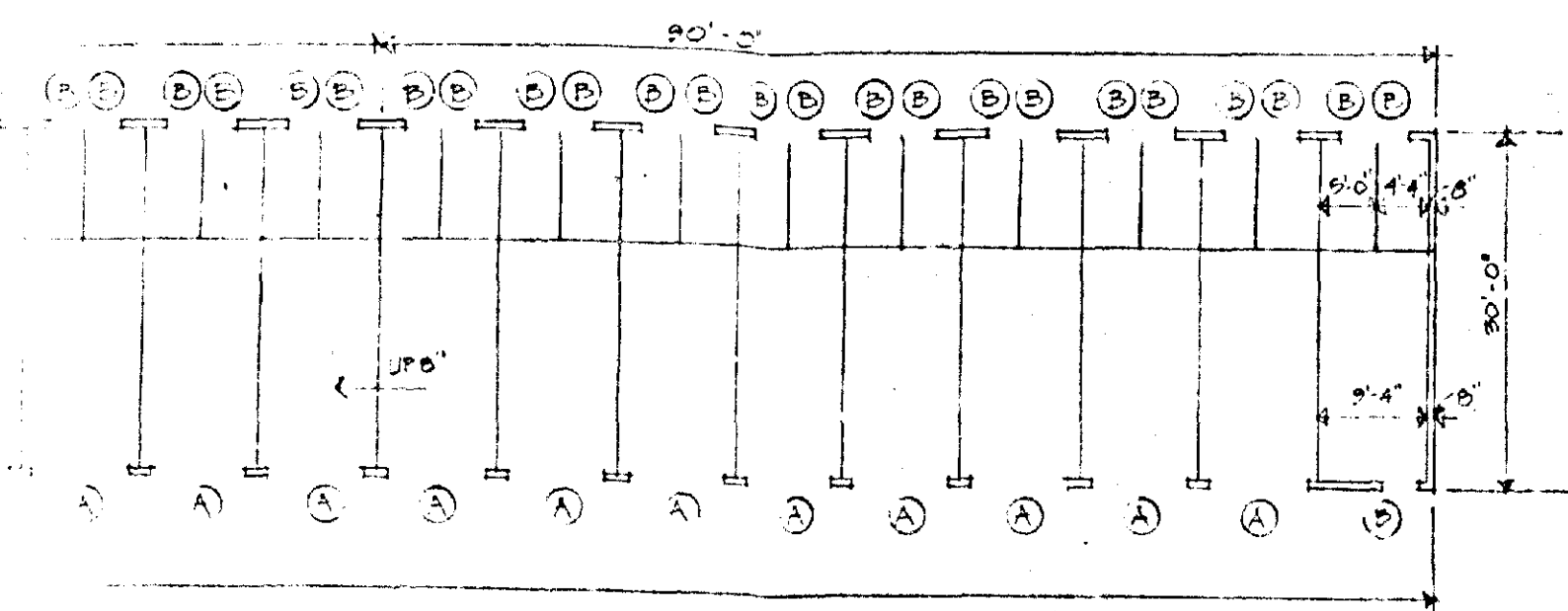
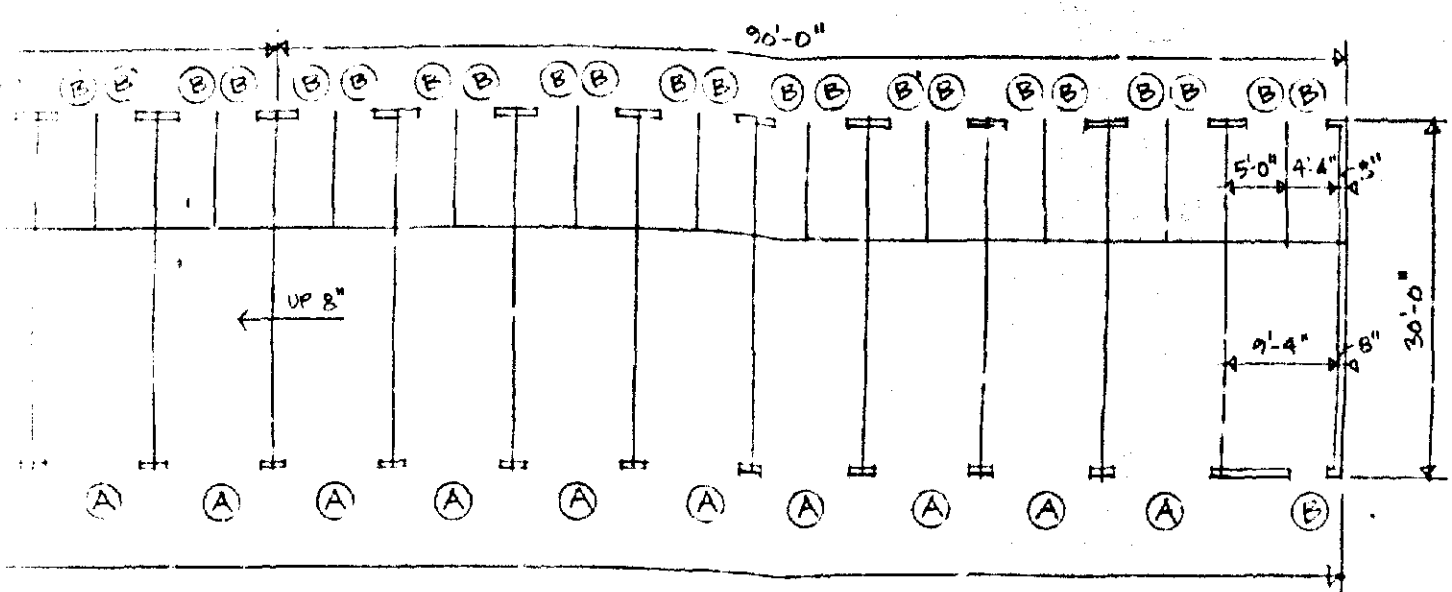
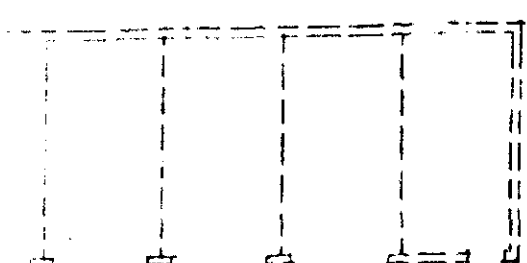
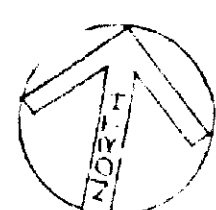
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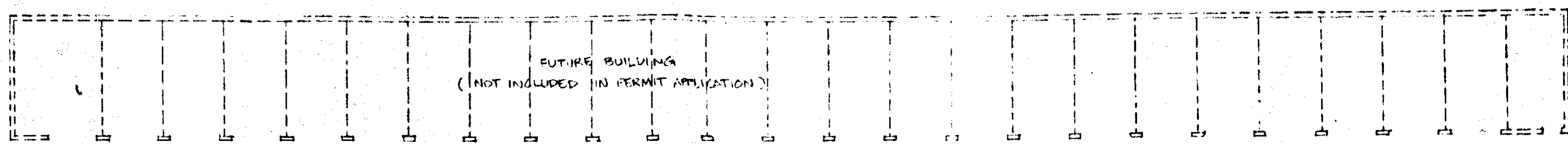


DOOR TYPES

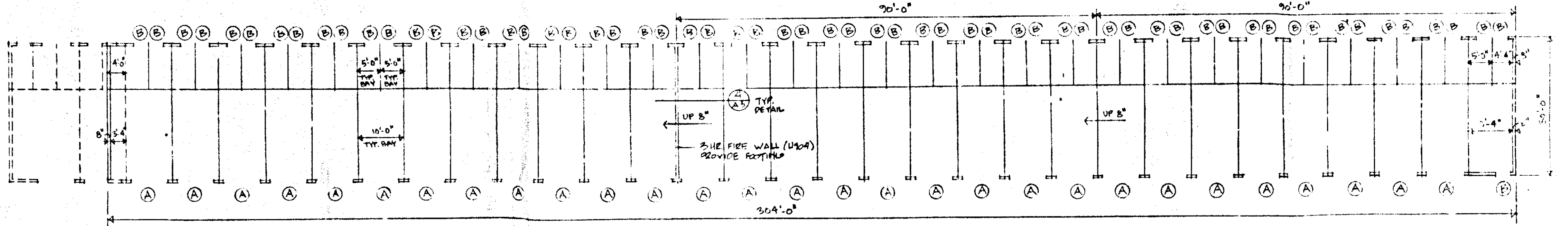
1/4" = 1'-0"

- SEE SHEET A-4 FOR TYPICAL ELEVATION OF THESE FLOORPLANS.
- UNLATCHED PORTION OF THESE FLOORPLANS NOT INCLUDED IN PERMIT APPLICATION.

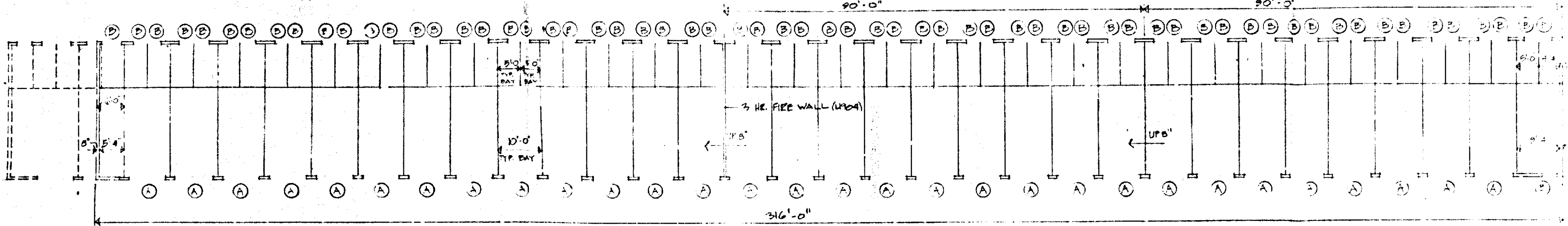




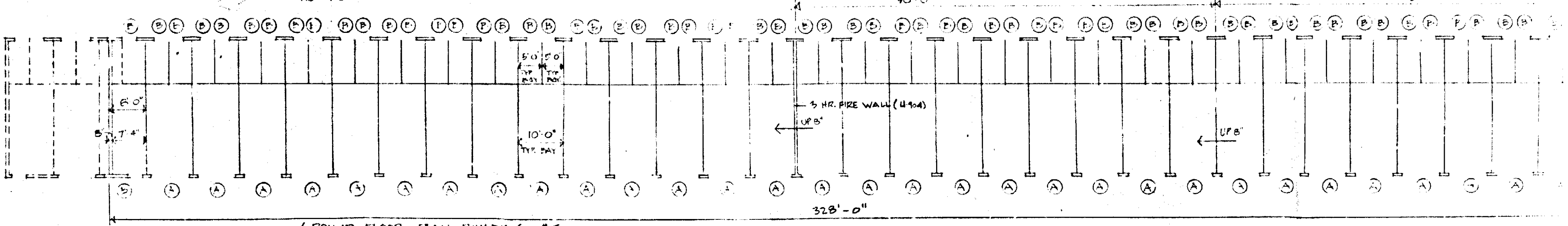
GROUND FLOOR PLAN BUILDING #8
1/16" = 1'-0"



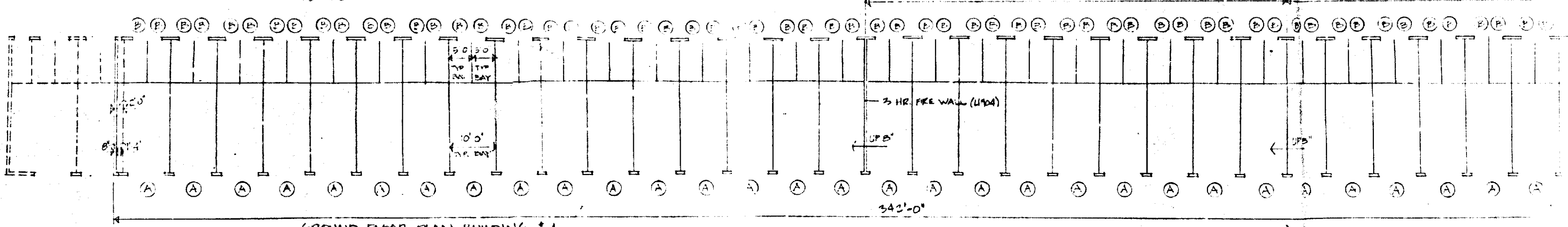
GROUND FLOOR PLAN BUILDING #7
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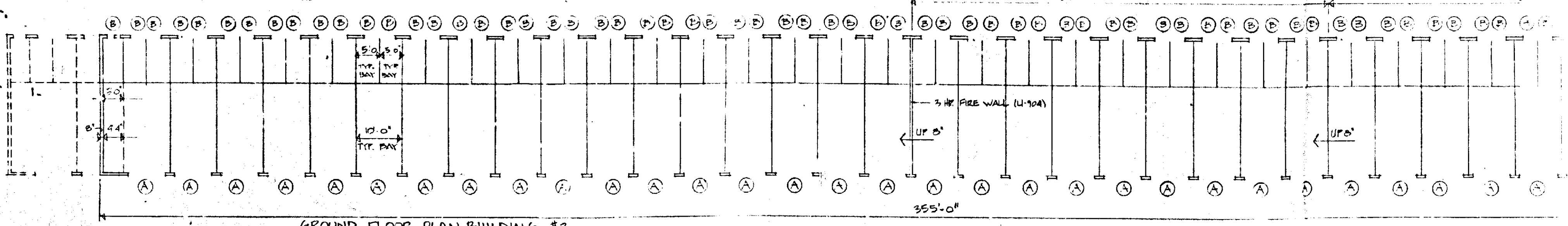
GROUND FLOOR PLAN BUILDING #6
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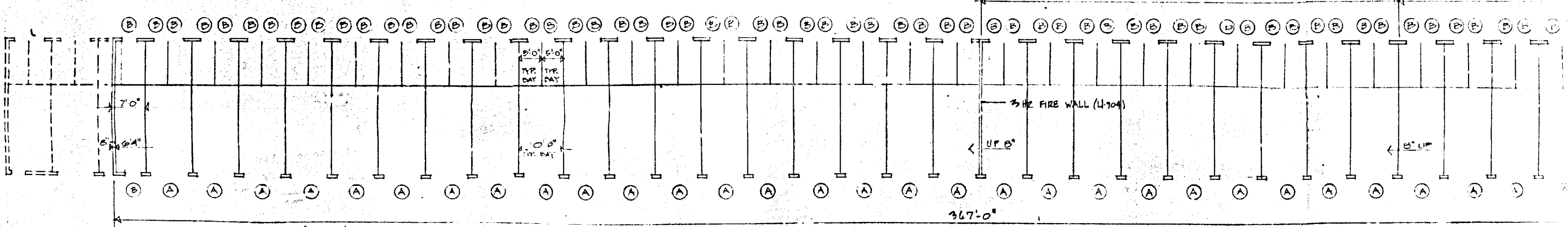
GROUND FLOOR PLAN BUILDING #5
1/16" = 1'-0"



GROUND FLOOR PLAN BUILDING #4
1/16" = 1'-0"



GROUND FLOOR PLAN BUILDING #3
1/16" = 1'-0"



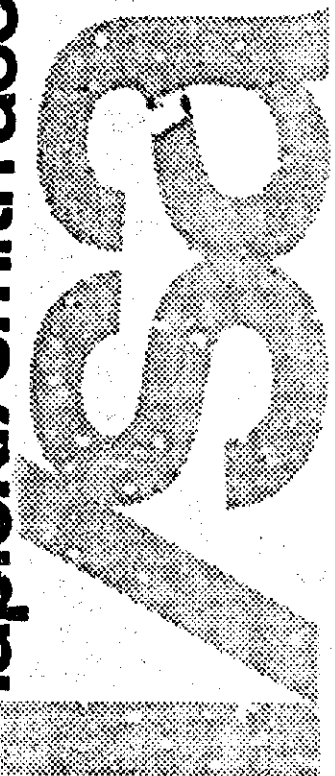
GROUND FLOOR PLAN BUILDING #2
1/16" = 1'-0"

PETITIONER'S
EXHIBIT 3

DEVELOPER:
C & E JULIO
10 PARKS AVE.
COCKEYSVILLE,
MARYLAND 21030

GREENSPRING MINI-WAREHOUSES

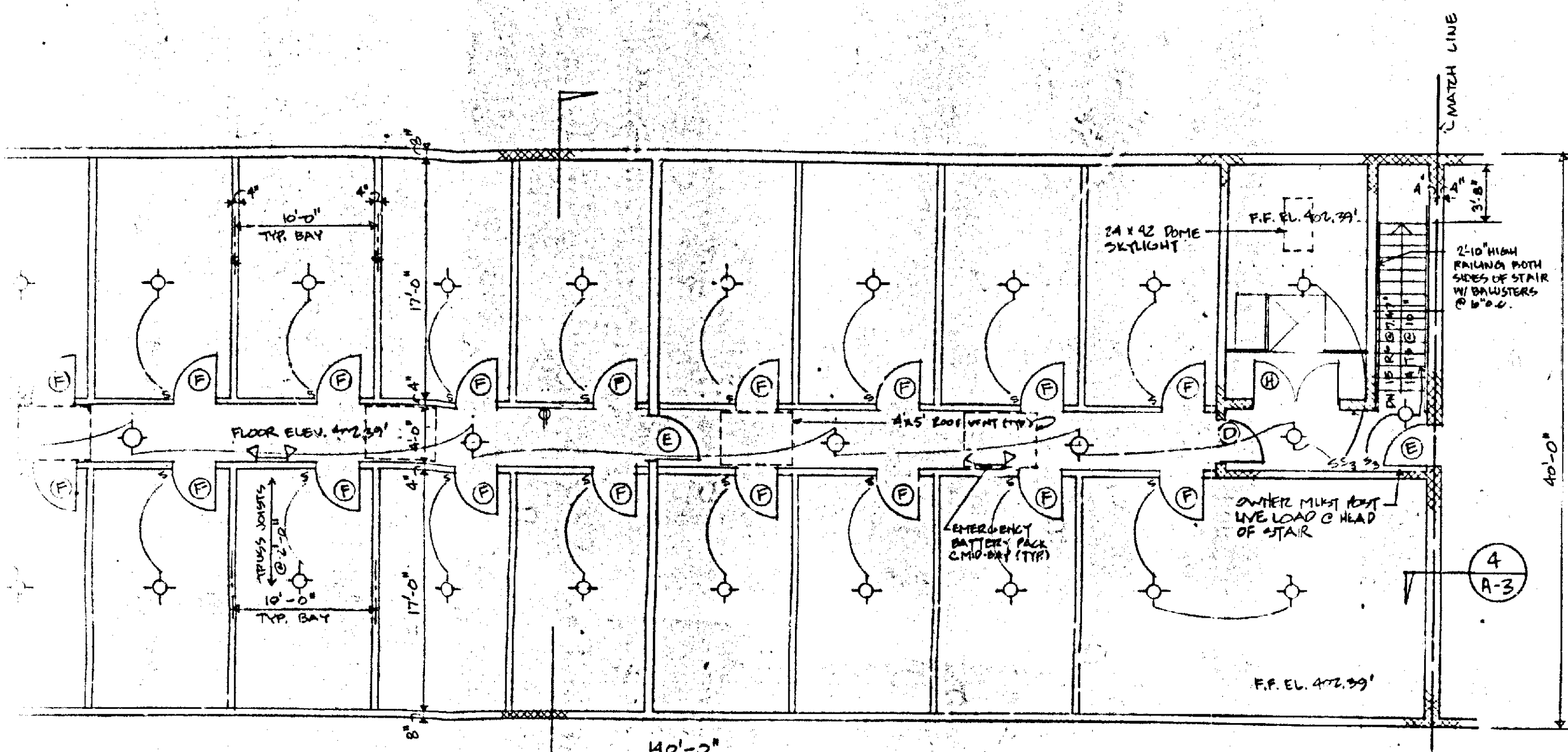
lapicki/smith associates
817 park avenue
baltimore, maryland 21201
301 685-9800



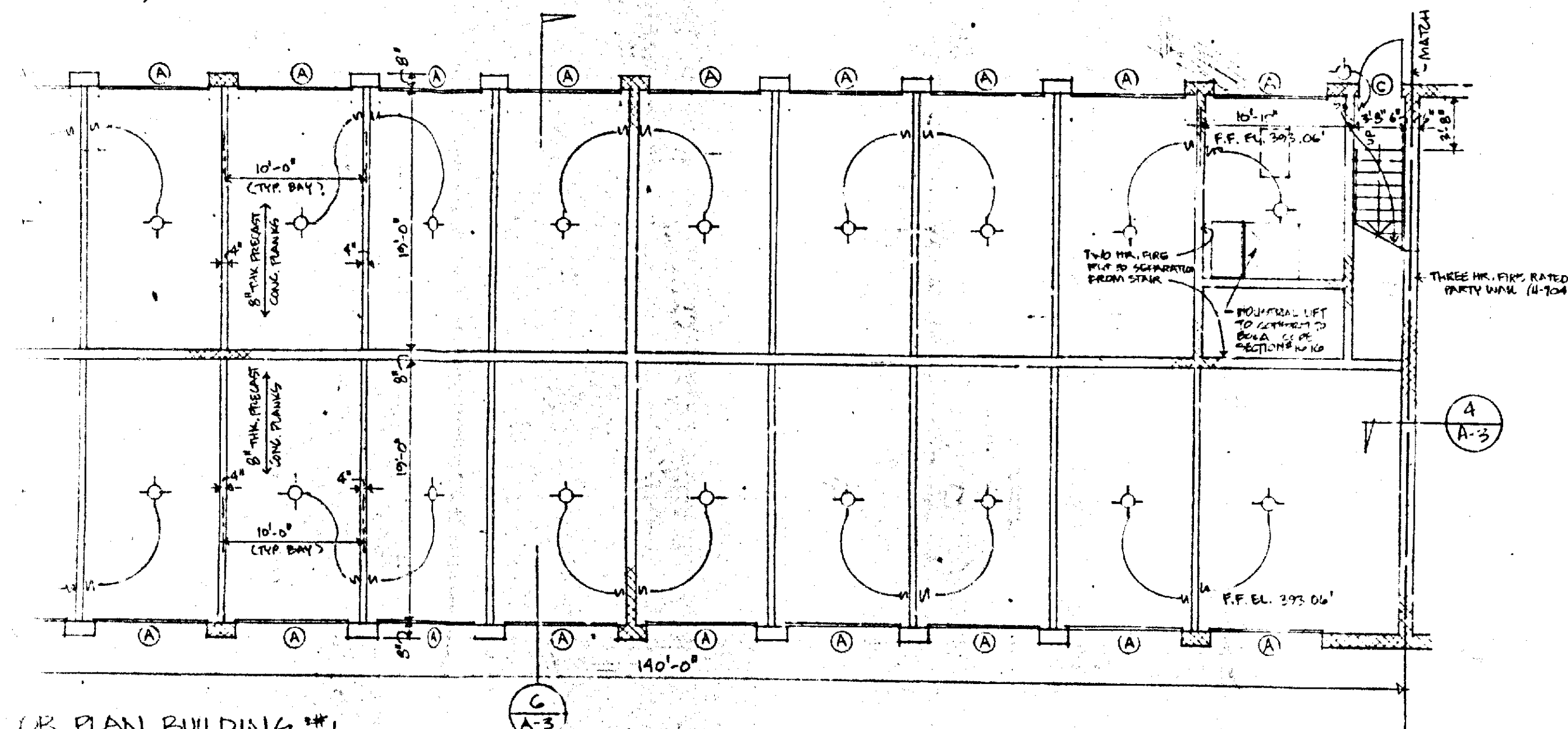
DATE: 15 MAY 81
REVISED:

BUILDING #1
GROUND FLOOR PLAN
SECOND FLOOR PLAN

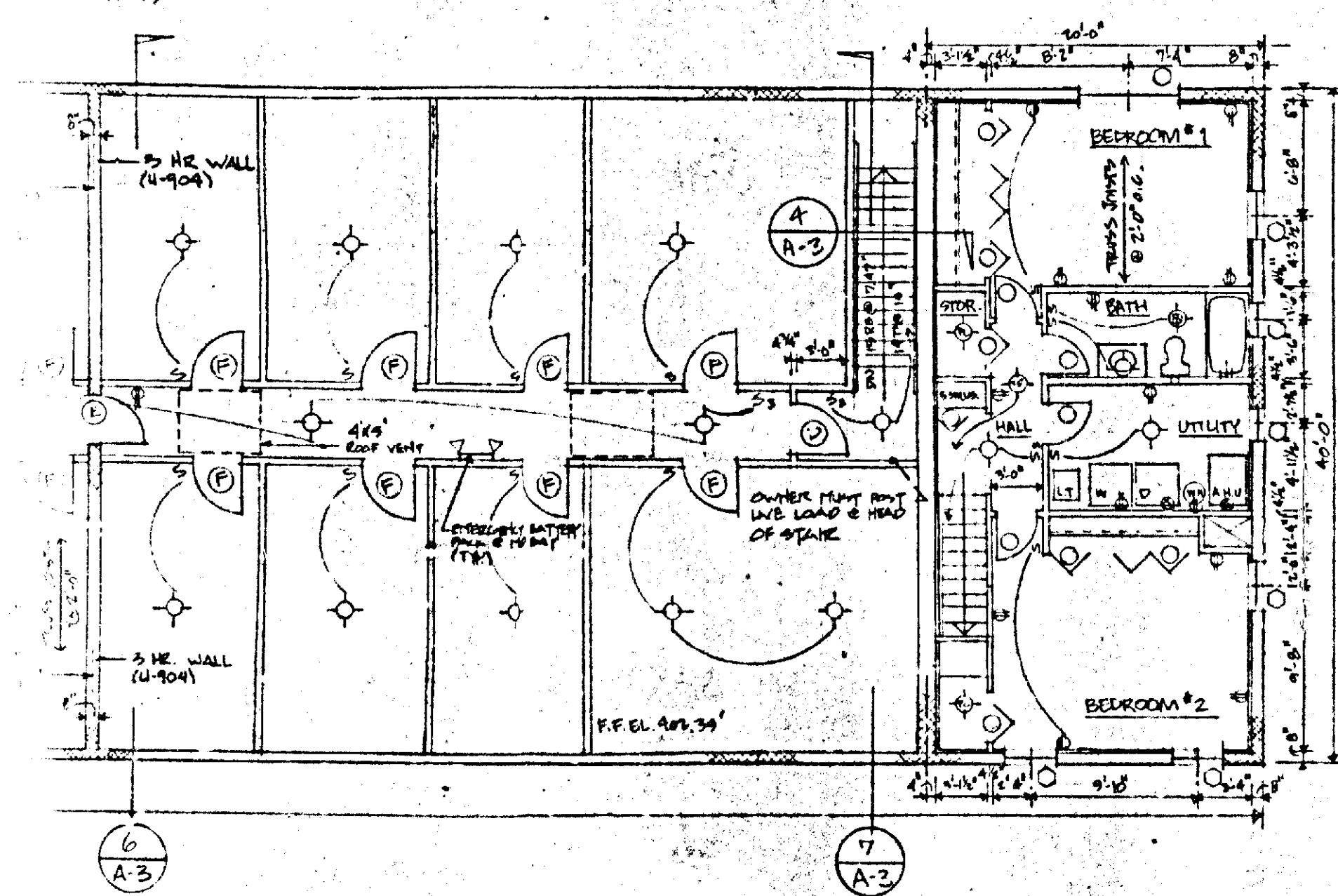
A-2
LISA #8108



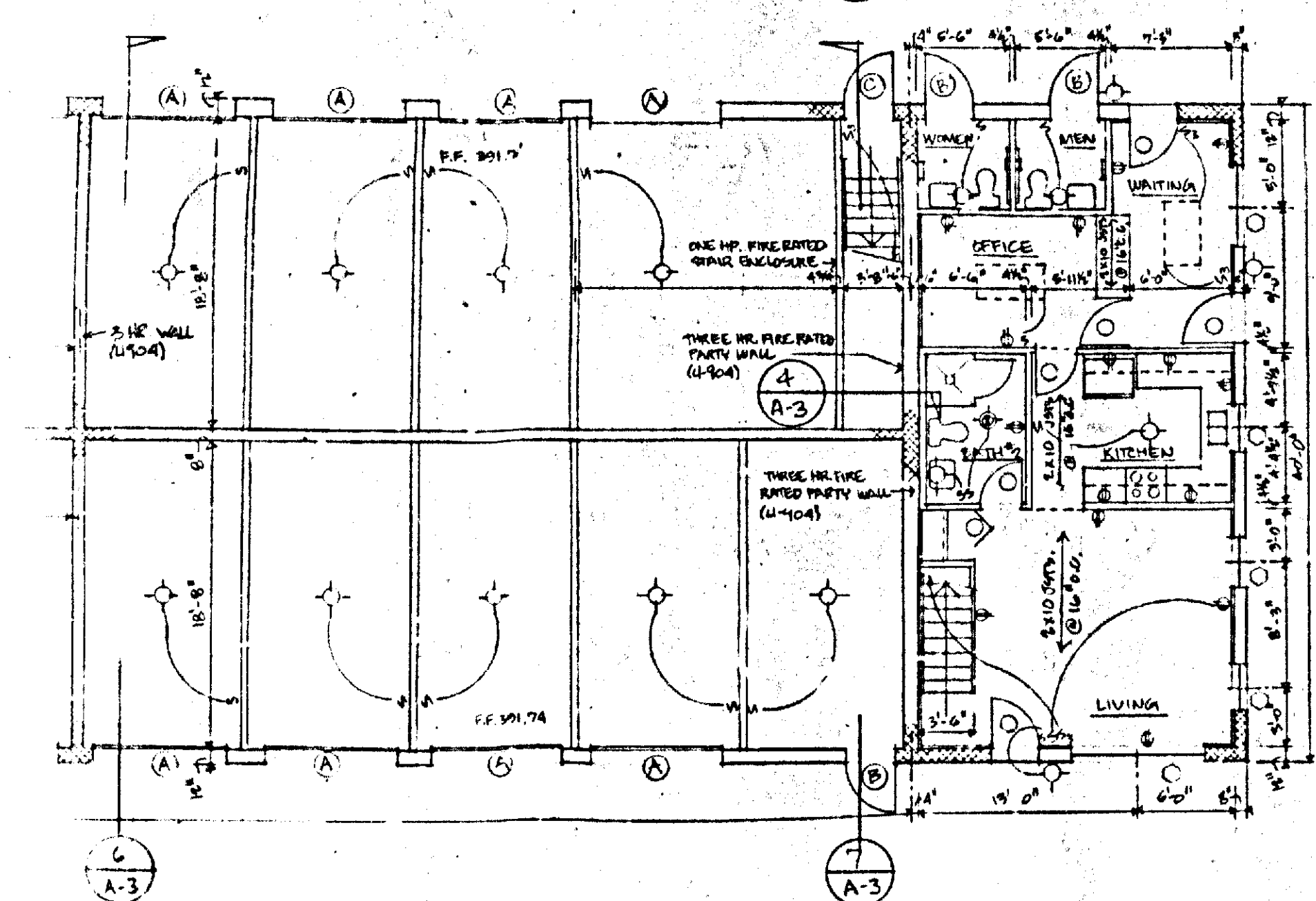
FLOOR PLAN BUILDING #1
(EAST PORTION)



FLOOR PLAN BUILDING #1
(WEST PORTION)



FLOOR PLAN BUILDING #1
(EAST PORTION)



FLOOR PLAN BUILDING #1
(WEST PORTION)

NOTE: OWNER MUST PROVIDE BUILDING INSPECTOR W/ CERTIFICATIONS FROM THE MANUFACTURERS OF THE WOOD AND STEEL JOISTS & THE 8" HOLLOW CORE PLANK BEFORE FLOOR CONSTRUCTION IS STARTED.
MANAGER'S UNIT MUST COMPLY W/ ENERGY CONSERVATION REQUIREMENTS OF THE 1978 B.O.C.A. BASIC BUILDING CODE.

CARETAKER'S APARTMENT

MATERIAL DESCRIPTIONS

FIRST FLOOR:
4" CONC. SLAB ON VAPOR BARRIER ON 4" CRUSHED GRADE

SECOND FLOOR:
8" CONC. SLAB ON 2" X 10 JOISTS @ 16" O.C. (MAX. SPAN 14'-3")

EXT. WALLS:
8" CMU, W/ ZONOLITE FILLER CORE, 1/2" GYP. BD ON 5/8" PLY. W/ 3/4" RIGID INSULATION.

INT. WALLS:
1/2" GYP. BD. BOTH SIDES 2X4 W/ STUCCO

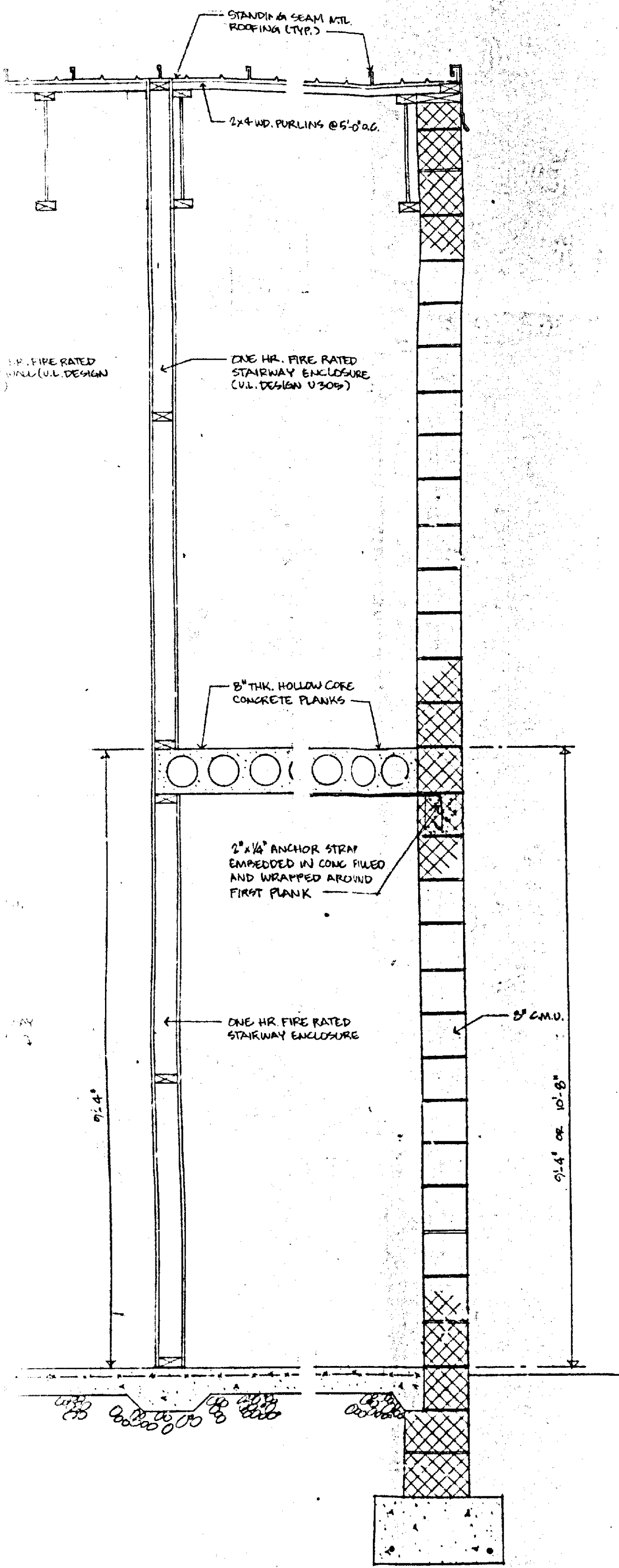
ROOF INSULATION:
6" EXT. INSULATION R-19
PERIMETER INSULATION:
1" THK. 2'-0" WIDE

CAP FLASHING

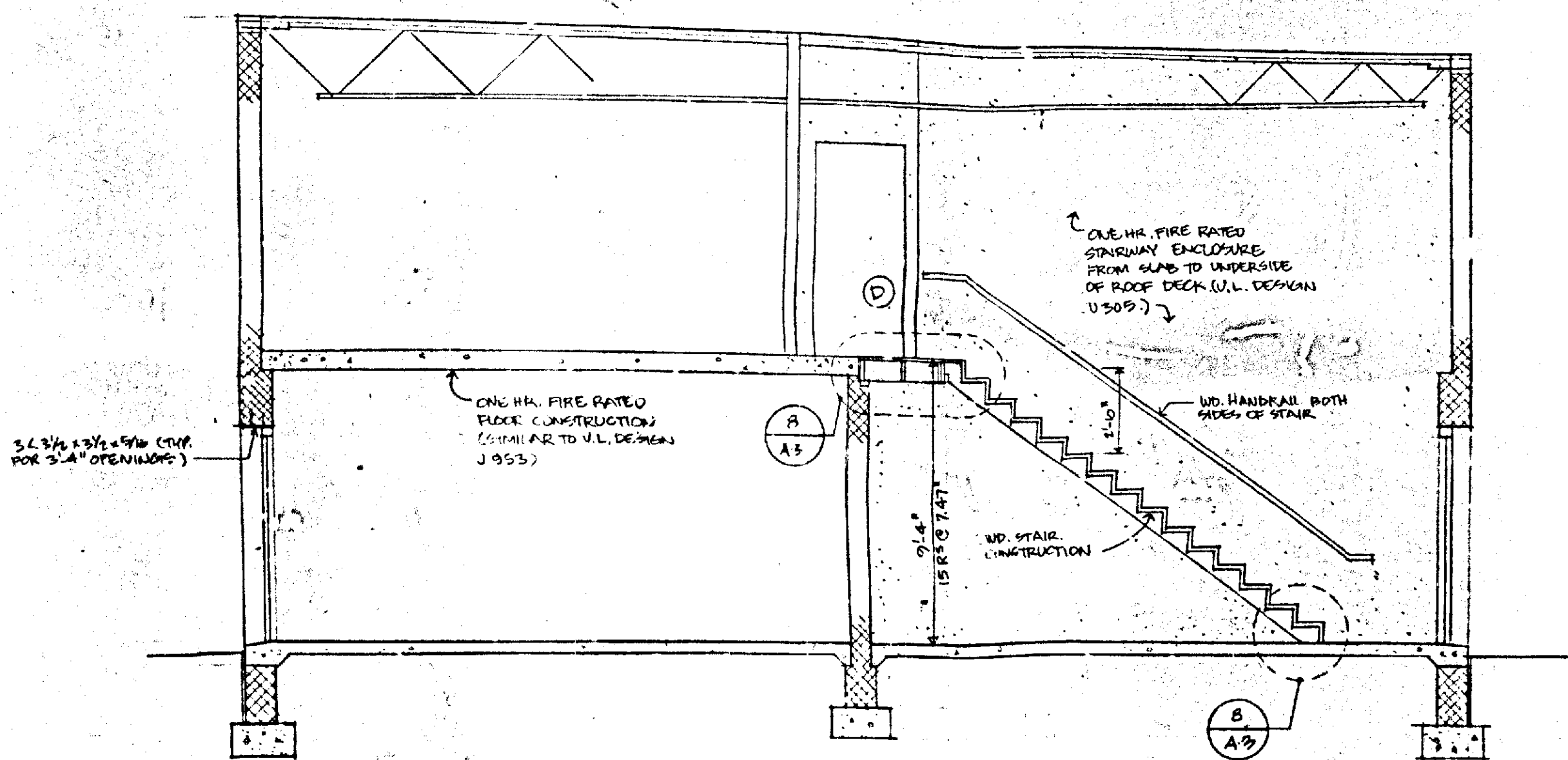
WD PLATE

WD TAPKET

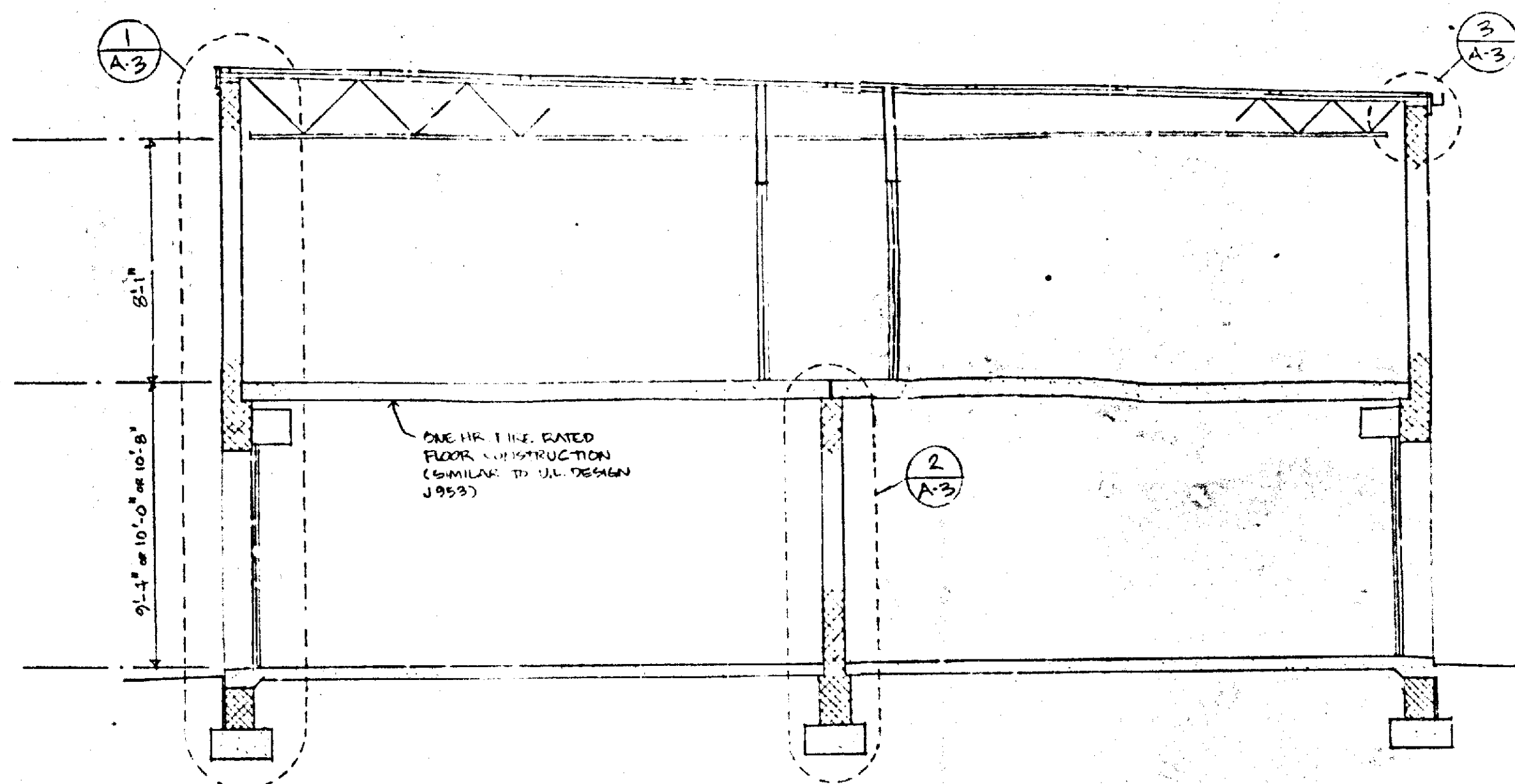
NOTE: SEE DETAIL 5/A-4
FOR ROOF SYSTEM ALTERNATE



WALL SECTION 5/A-3
1/4" = 1'-0"



BUILDING SECTION 7/A-3
1/4" = 1'-0"

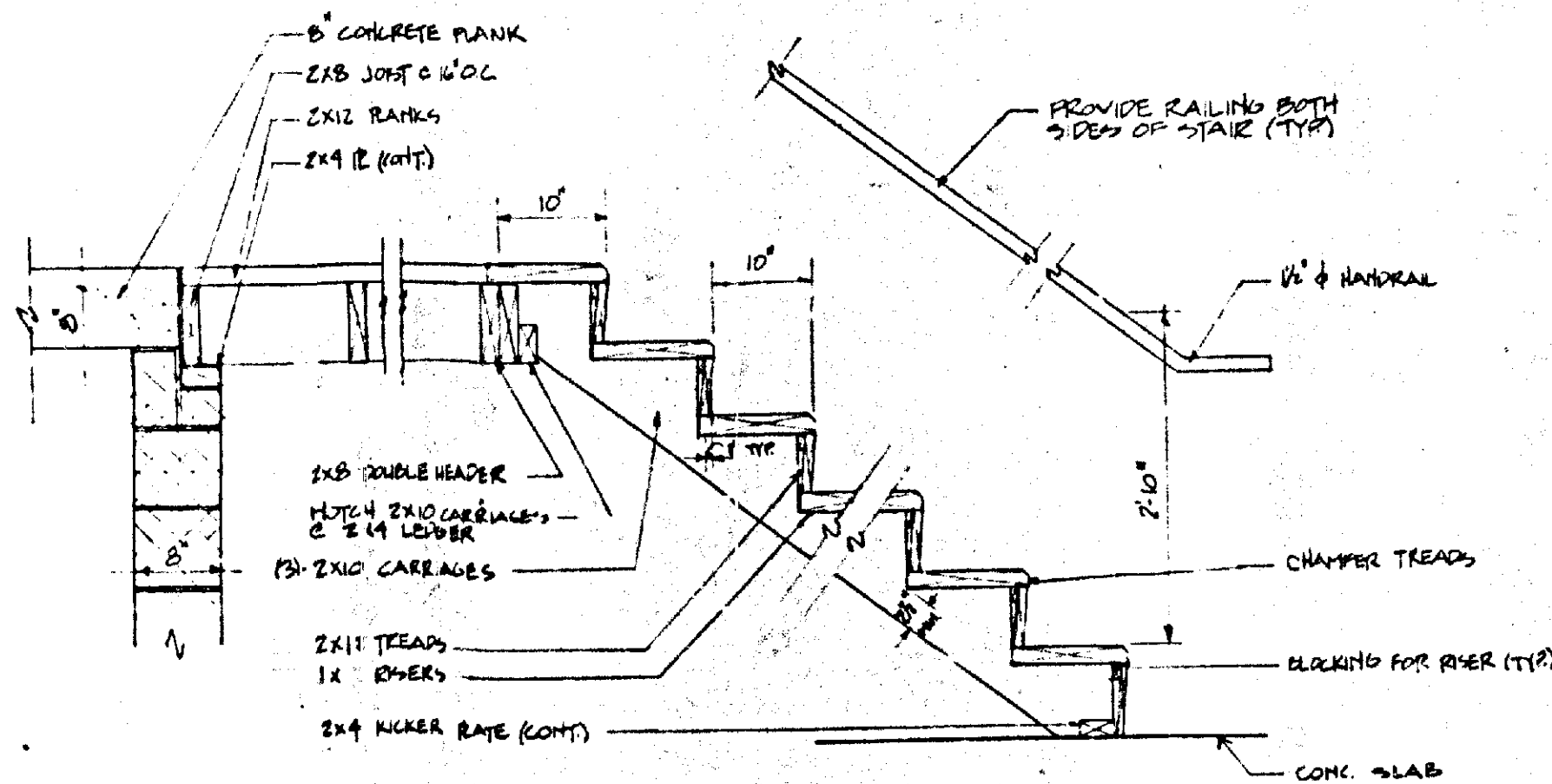


BUILDING SECTION 6/A-3
1/4" = 1'-0"

SOIL BEARING CAPACITY - 2500 PSF

DESIGN LOADS	LIVE	DEAD	TOTAL
FIRST FLOOR STORAGE	125	70	195
SECOND FLOOR STORAGE	125	CONC. PLK. 125 + CONC. PLK. 110	
STAIRWAY STORAGE	100	10	110
FIRST FLOOR APARTMENT	40	70	110
SECOND FLOOR APARTMENT	30	10	40
ROOF	30	3 + TRUSS JOINT 33.5 + TRUSSES	
ROOF ALTERNATE	30	3.5 + TRUSSES	

NOTE: SEE DETAIL 5/A-4 FOR ROOF SYSTEM ALTERNATE



STAIR DETAIL 8/A-3
1/4" = 1'-0"

DEVELOPER:
C & E JULIO
10 PARKS AVE.
COCKEYSVILLE,
MARYLAND 21030

GREENSPRING
MINI-WAREHOUSES

lapicki/smith associates

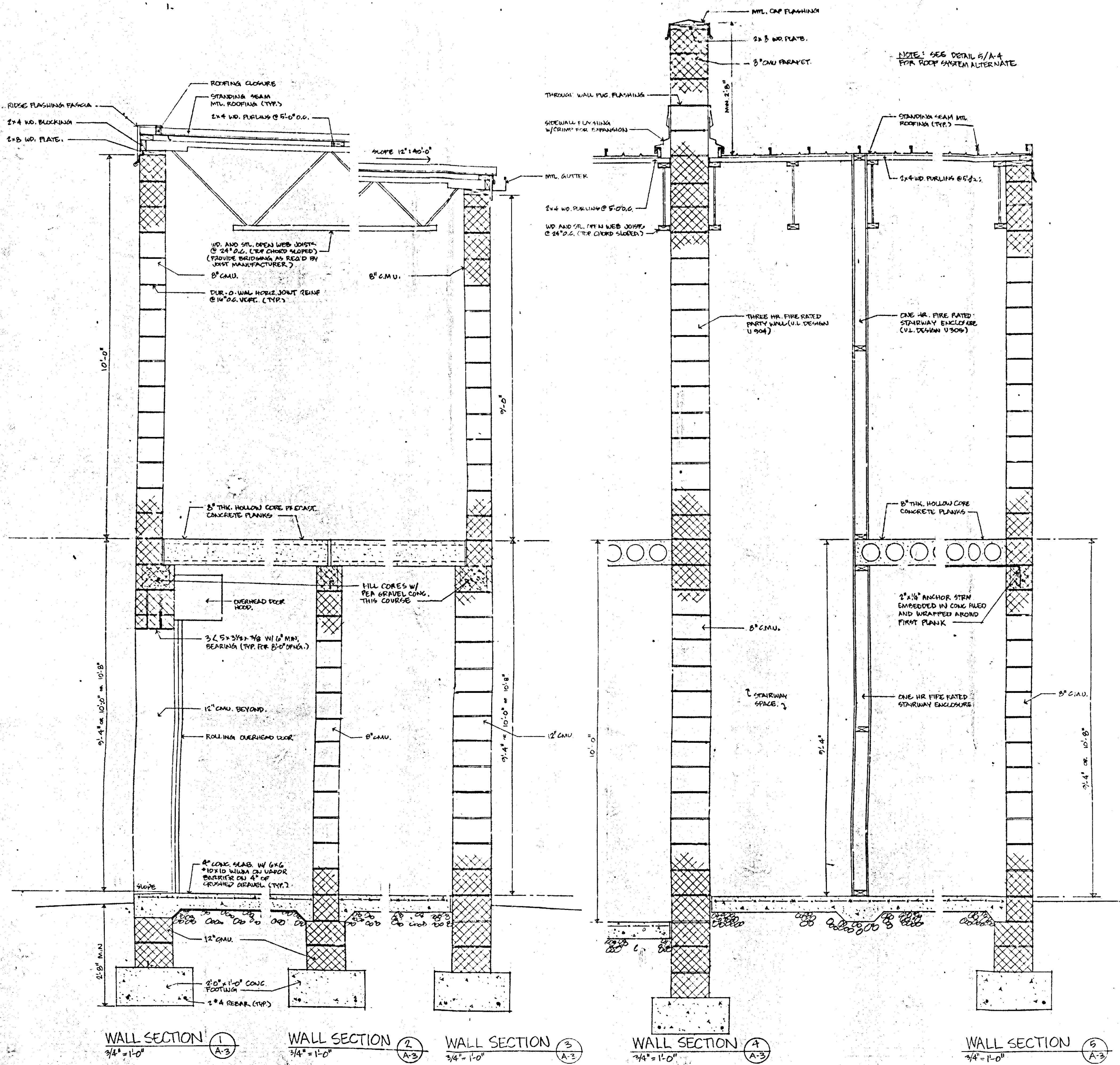
617 Park Avenue
Baltimore, Maryland 21201
301 685-9900

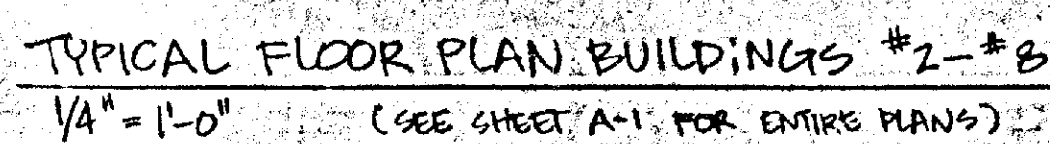
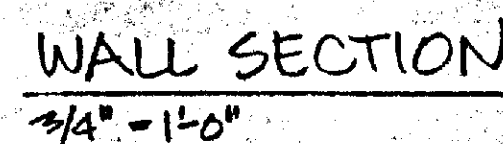
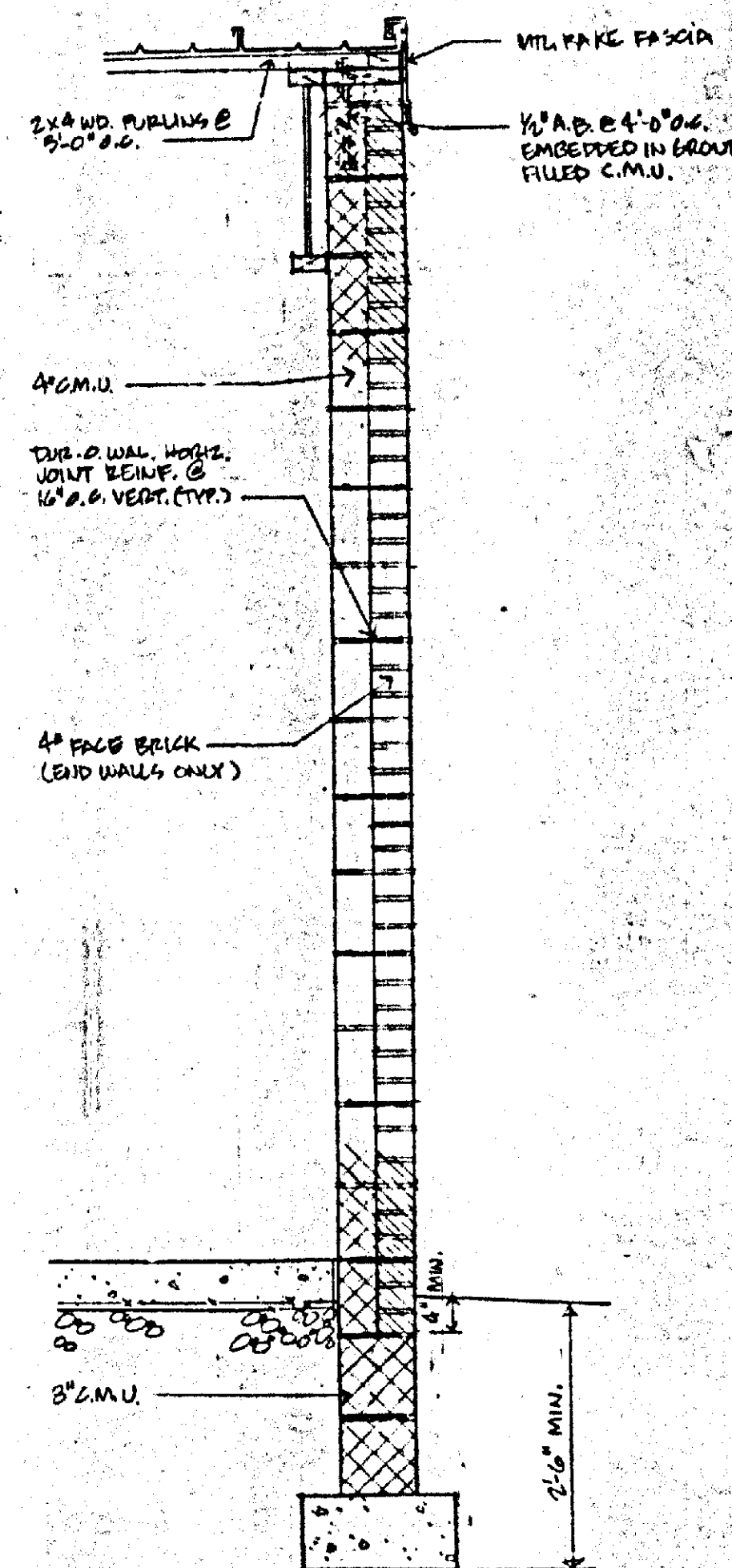
DATE: 15 MAY 81
REVISED:

BUILDING #1
WALL SECTIONS
BUILDING SECTION

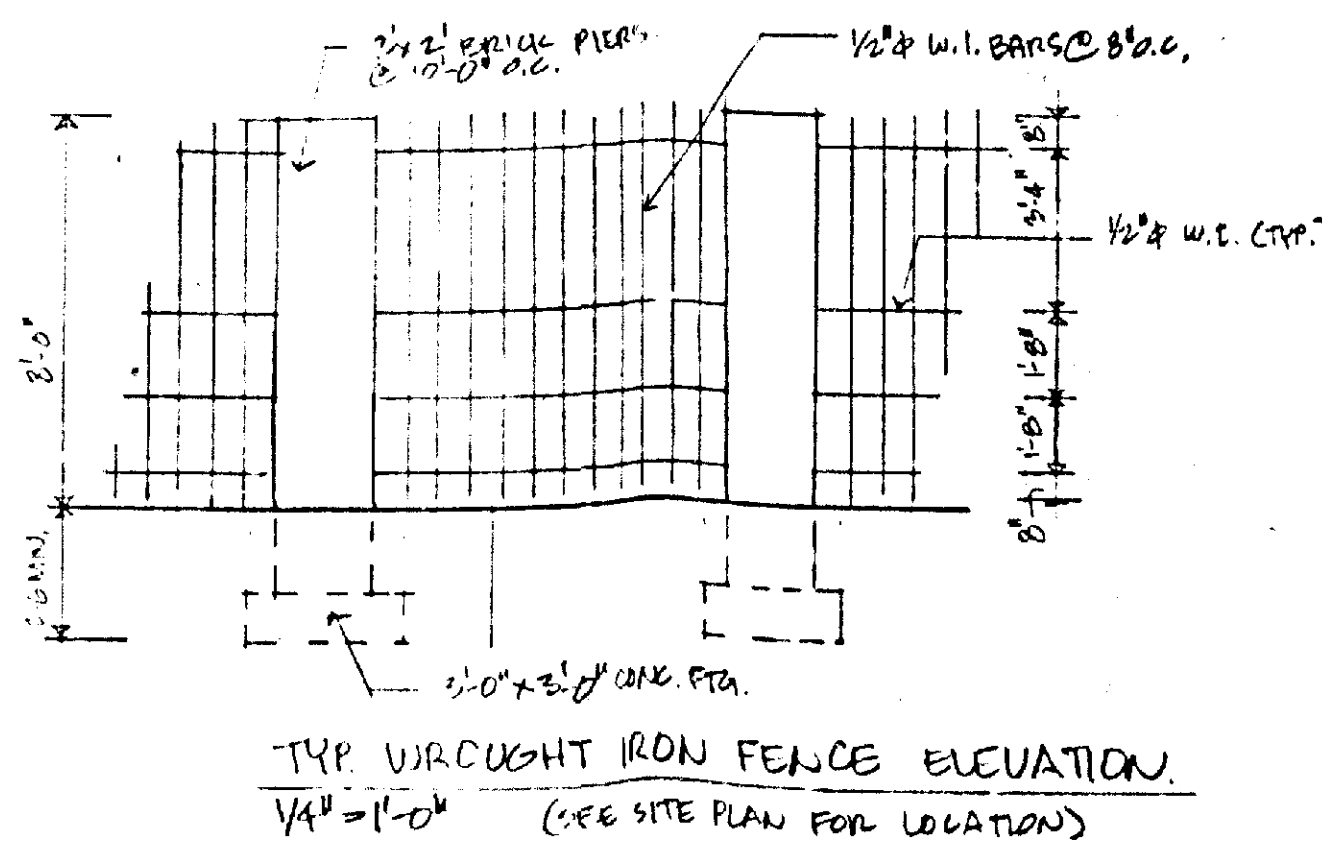
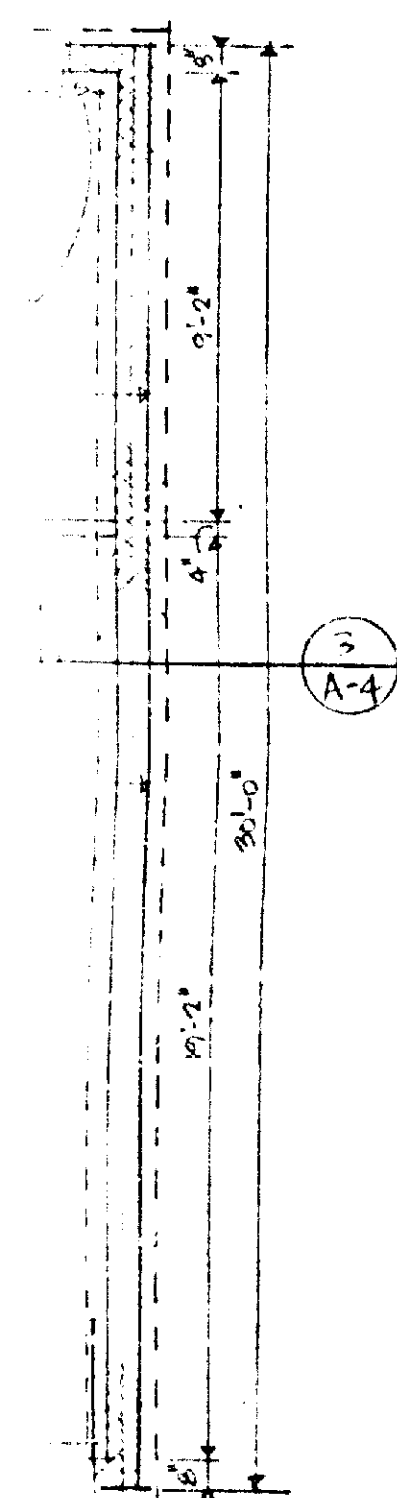
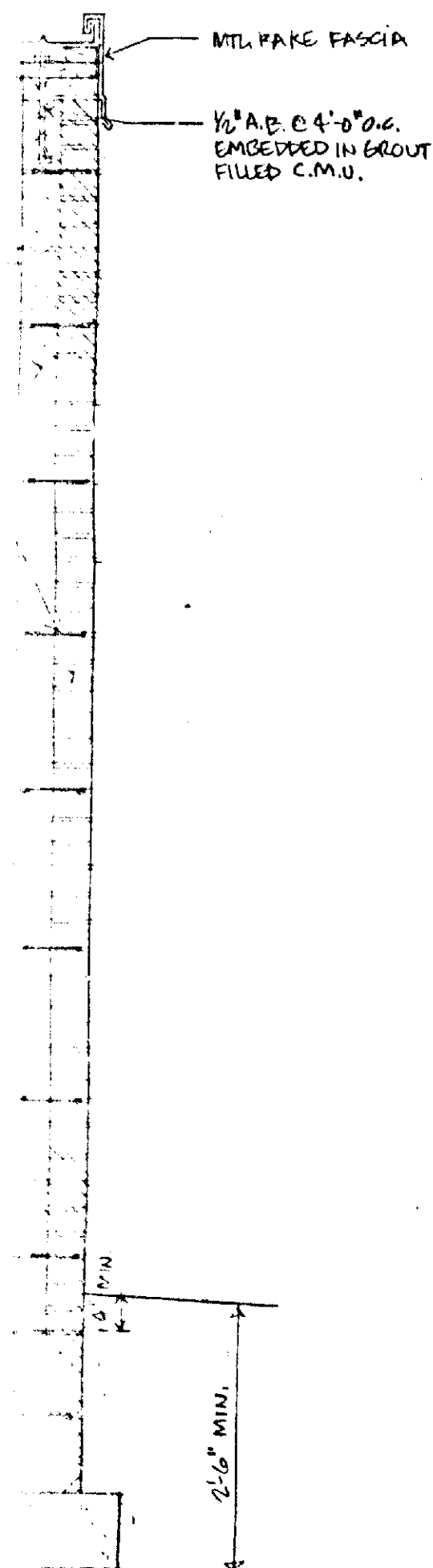
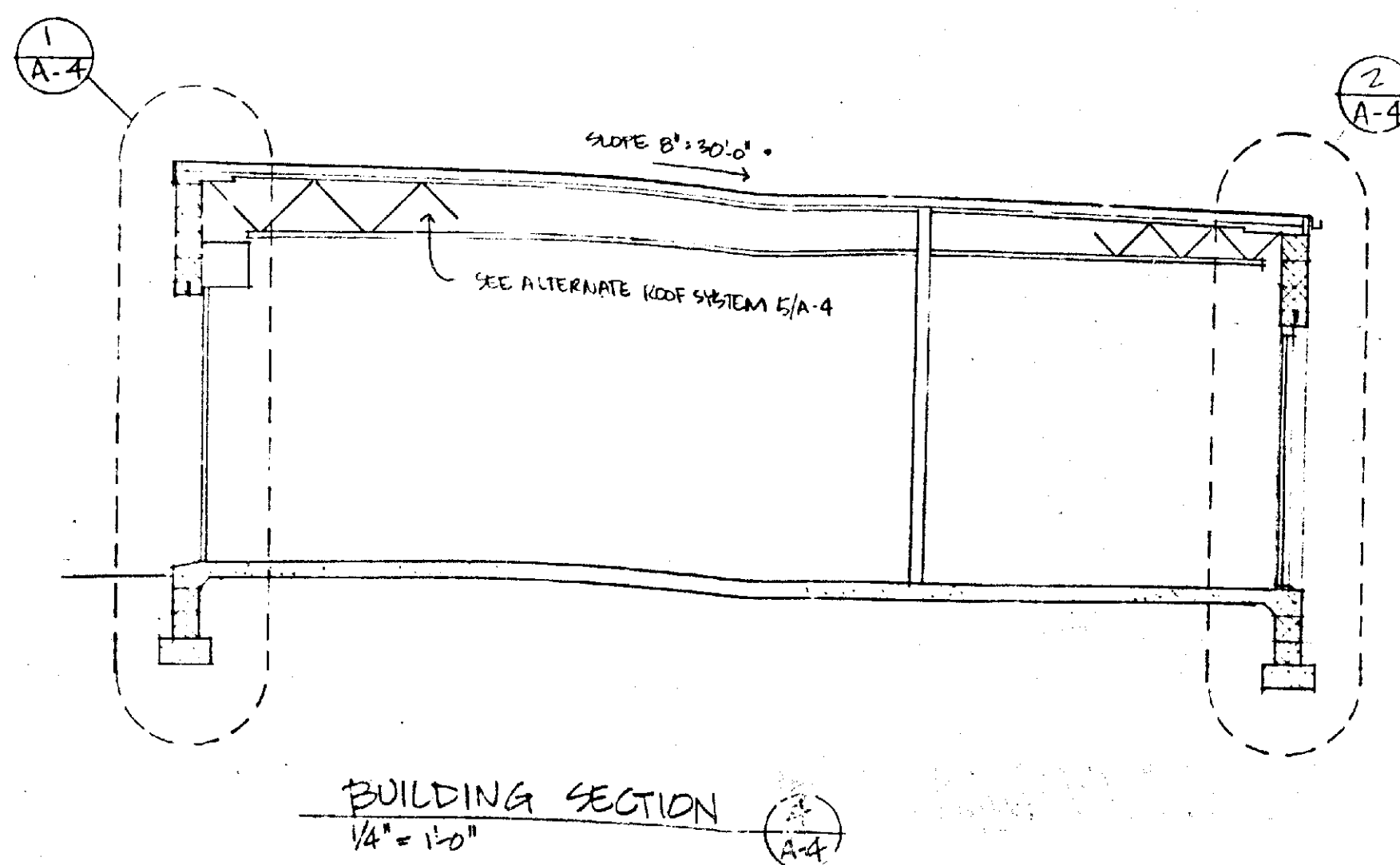
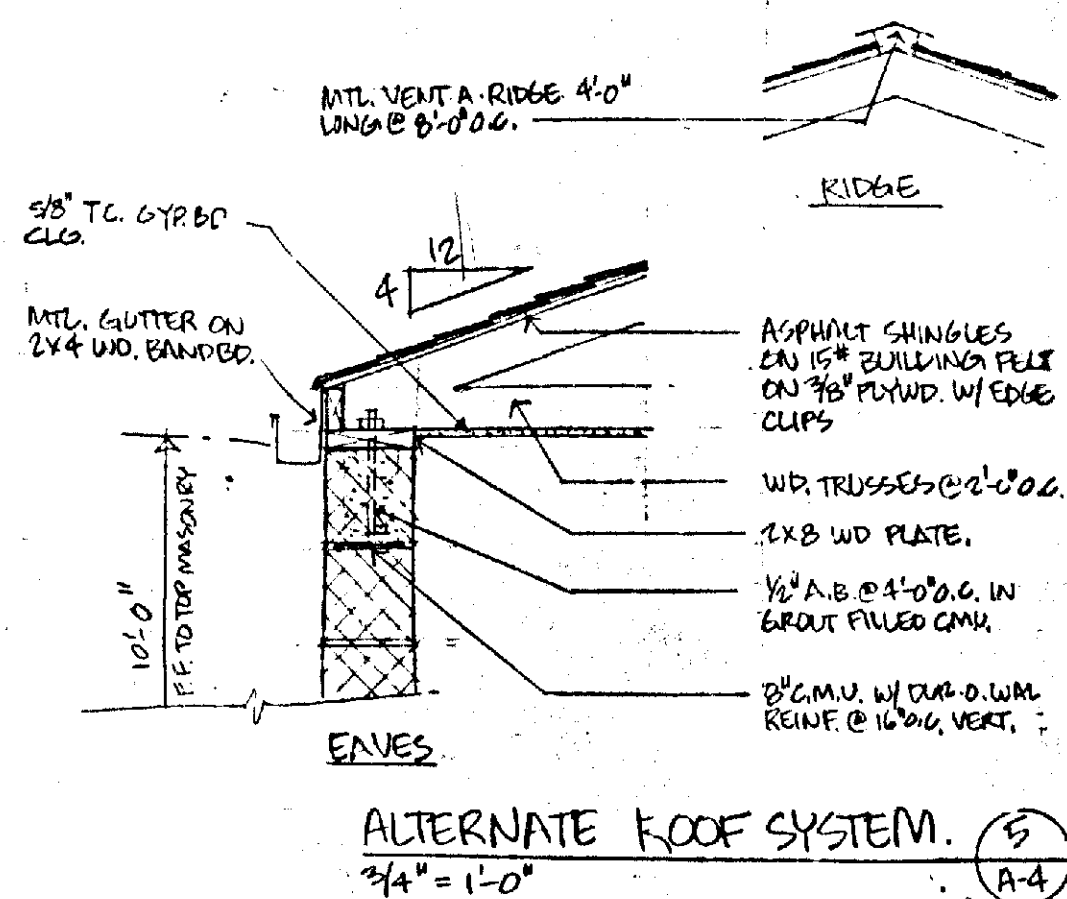
A-3

1/4" = 81.00





DEVELOPER:
C & E JULIO
10 PERRY AVE.
COCKEYVILLE,
MARYLAND 21030



GREENSPRING
MINI-WAREHOUSES

lapicki/smith associates

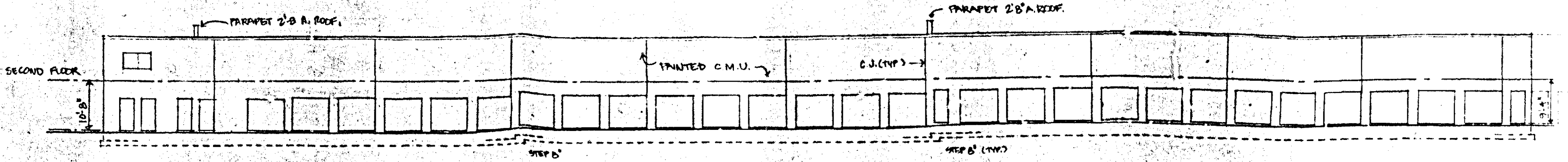
617 PARKWAY
BALTIMORE, MD 21201
301 852-4900

DATE: 15 MAY 1981
REVISED:

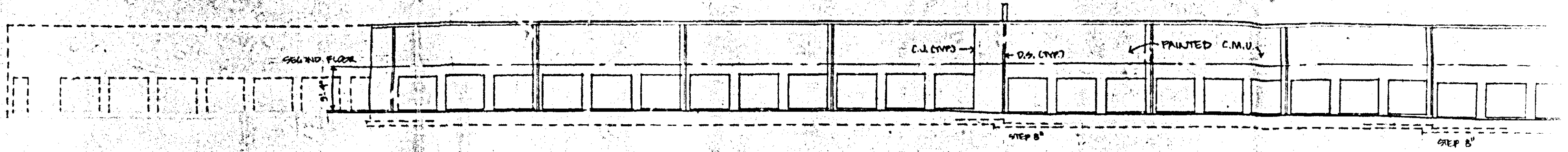
BUILDINGS # 2-8
WALL SECTIONS
BUILDING SECTION
TYP. FLOOR PLAN

A-4

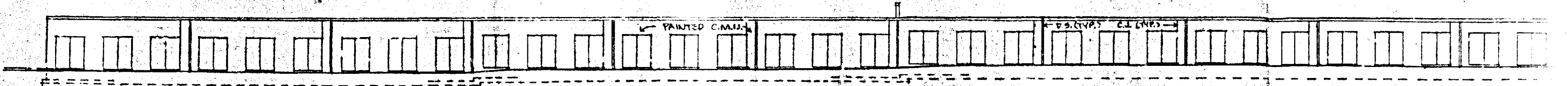
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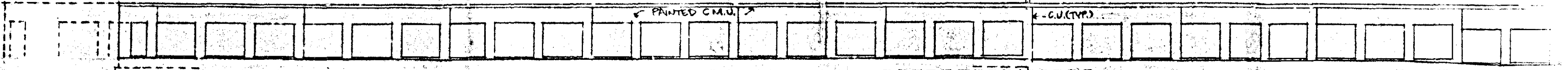
NORTH ELEVATION BUILDING #1
1/16" = 1'-0"



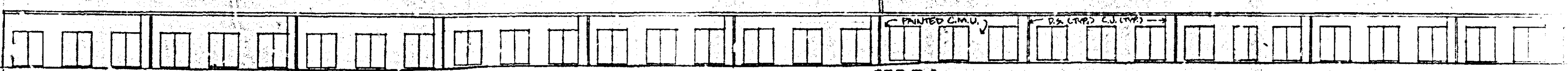
SOUTH ELEVATION BUILDING #1
1/16" = 1'-0"



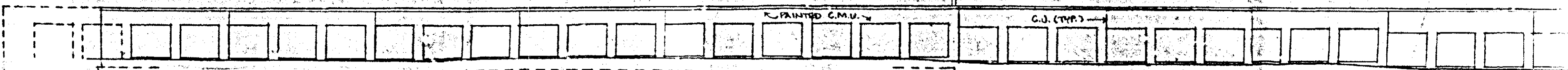
NORTH ELEVATION BUILDING #2
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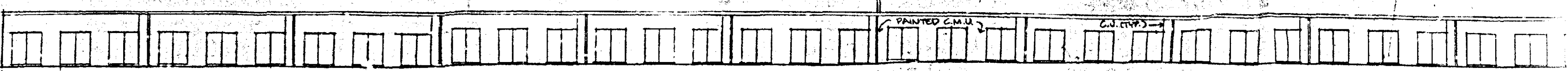
SOUTH ELEVATION BUILDING #2
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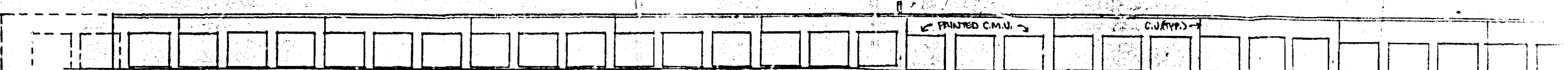
NORTH ELEVATION BUILDING #3
1/16" = 1'-0"



SOUTH ELEVATION BUILDING #3
1/16" = 1'-0"



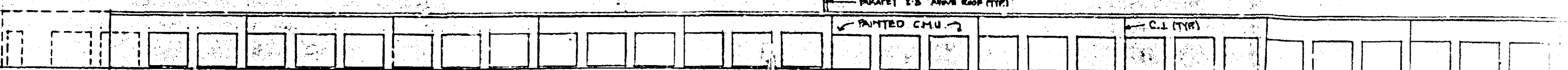
NORTH ELEVATION BUILDING #4
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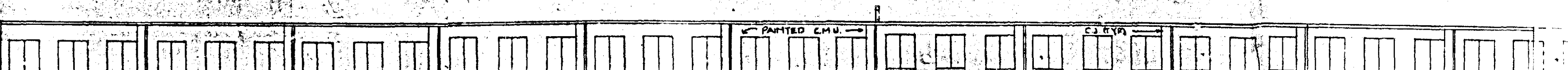
SOUTH ELEVATION BUILDING #4
1/16" = 1'-0"



NORTH ELEVATION BUILDING #5
1/16" = 1'-0"



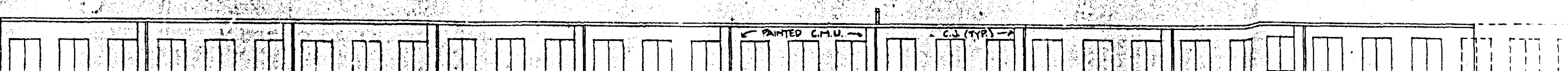
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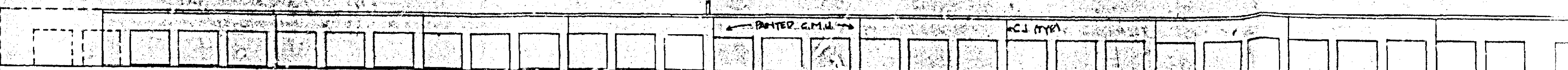
NORTH ELEVATION BUILDING #6
1/16" = 1'-0"



SOUTH ELEVATION BUILDING #6
1/16" = 1'-0"



NORTH ELEVATION BUILDING #7
1/16" = 1'-0"



SOUTH ELEVATION BUILDING #7
1/16" = 1'-0"