

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 250.6 to permit parking within 5 feet of a residential zone boundary, instead of 25 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 25 foot setback in conjunction with existing topography creates practical difficulty.

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
 40 West Chesapeake Avenue
 Towson Maryland 21204
Attorney for Petitioner:
 Ernest C. Trimble, Esquire
 11011 McCormick Road
 Hunt Valley, Maryland 21031
 Name, address and phone number of legal owner, contract purchaser, or representative to be contacted
 John H. Haas, Esquire
 11011 McCormick Road
 667-7721
 Attorney's Telephone No.: 825-5512
Legal Owner(s):
 McCormick Properties, Inc.
 (Type or Print Name)
 Signature
 Donald E. Clark, Executive Vice President
 (Type or Print Name)
 Signature
 11011 McCormick Road 667-7700
 Address Phone No.
 Hunt Valley, Maryland 21031
 City and State
 Name, address and phone number of legal owner, contract purchaser, or representative to be contacted
 John H. Haas, Esquire
 Name
 11011 McCormick Road 667-7721
 Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of March 1982, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of April 1982, at 10:15 o'clock P.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1982

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

NICHOLAS B. CONNODARI
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 E. 7000 Department
 Board of Adjustment
 Zoning Administration
 Industrial Development

Ernest C. Trimble, Esquire
 140 West Chesapeake Avenue
 Towson, Maryland 21204

RE: Item No. 134

Petitioner - McCormick Properties, Inc.
 Variance Petition

Dear Mr. Trimble:

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.

In view of your client's proposal to locate parking within 5 feet of the northernmost property line in lieu of the required 25 feet, this hearing is required. After speaking to Mr. Jim Klein, it is my understanding that the site layout and configuration of the proposed buildings, shown on the submitted site plans, are not final and will probably be revised at the building permit stage. This fact should be clearly discussed at the scheduled hearing. In keeping with this, no part of the proposed building on lot #5 may be located within 100 feet of the northerly property line, while the minimum setback from the other property line must be at least 30 feet.

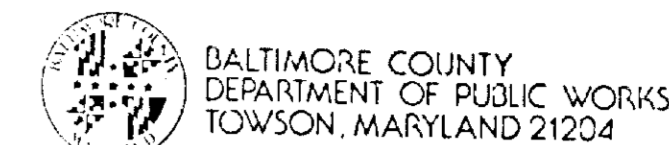
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Connodari
 NICHOLAS B. CONNODARI, Chairman
 Zoning Plans Advisory Committee

ENCLOSURES

cc: George William Stephens, Jr.
 303 Allegheny Avenue
 Towson, Md. 21204



HARRY J. PISTEL, P.E.
 DIRECTOR

March 3, 1982

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

RE: Item #134 (1981-1982)

Property Owner: McCormick Properties, Inc.
 W/S McCormick Road 370' N. of International Circle
 W/S International Circle 1,137' N/W of International Drive
 Acres: 14.602 and 3.786 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.

General:

Baltimore County highway and utility improvements exist or are as secured by Public Works Agreement 88104, executed in conjunction with the development of Shawan Center at Hunt Valley (Formerly Hunt Valley - Business Community - Section Six), of which these properties comprise Lots 5 and 8, shown on the plat "Shawan Center at Hunt Valley", recorded E.H.K., Jr. 48, Folio 64.

A drainage and utility easement along the westerly outline of Lot 5, and drainage and utility easements traversing the easterly portion of Lot 8, have not been indicated on the submitted plan.

This office has no further comment in regard to the plans submitted for Zoning Advisory Committee review in connection with this Item 134 (1981-1982).

Very truly yours,

Robert A. Morton
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FRW:ss

cc: Jack Wimbley
 Catherine Warfield

V-NE Key Sheet
 73 & 74 NW 9 & 10 Pos. Sheets
 NW 19 C Topo
 42 Tax Map

Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
 Secretary
 M. S. Cassidari
 Administrator

February 22, 1982

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

Attention: Mr. N. Connodari

RE: ZAC Meeting of 2-9-82
 ITEM: #134
 Property Owner: McCormick Properties, Inc.
 Location: W/S McCormick Rd. - 370' N. of International Circle
 W/S International Circle 1,137' N/W of International Drive - East of Harrisburg Expwy. (I-83)
 Existing Zoning: MLR
 Proposed Zoning: Variance to permit parking within 5' of a residential zone boundary in lieu of the required 25'.
 Acres: 14.602
 3.786
 District: 8th

Dear Mr. Hammond:

In reviewing the submittal, it appears that the primary access for the business park will be via International Circle; to International Drive or McCormick Road; and thence onto Shawan Road. Since access is of great importance to such a venture we wish to express our position concerning access onto Shawan Road.

Shawan Road is a County Road, therefore, we have no direct authority. However, since it was constructed with Federal participation, the State Highway Administration as authorized representatives of the Federal Highway Administration did provide the County with comments when it received plans for the Hunt Valley Mall and other development. On several occasions the State indicated to the County and the developer(s) the fact that due to its

February 22, 1982

Mr. W. Hammond

close proximity to I-83 on ramp, access should not be transformed into a public street or high volume generator. It was our recommendation that International Circle be connected to McCormick Drive rather than onto Shawan Road. Evidently our recommendation was ignored as there now exists a direct connection onto Shawan Road (International Drive).

We feel the elimination of all access on the north side of Shawan Road between McCormick Road and the I-83 on ramp in the northeast quadrant is advisable.

CL:GW:vrđ

cc: Mr. J. Wimbley

Very truly yours,

Charles Lee
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

By: George Wittman



DONALD J. ACCO, M.D., M.P.H.
 DEPUTY STATE & COUNTY HEALTH OFFICER

February 23, 1982

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

Dear Mr. Hammond:

Comments on Item 134, Zoning Advisory Committee Meeting of February 9, 1982, are as follows:

Property Owner: McCormick Properties, Inc.
 Location: W/S McCormick Road 370' N. of International Circle
 W/S International Circle 1,137' N/W of International Drive

Existing Zoning: MLR
 Proposed Zoning: Variance to permit parking within 5' of a residential zone boundary in lieu of the required 25'.
 Acres: 14.602
 3.786
 District: 8th

Metropolitan water and sewer are proposed.

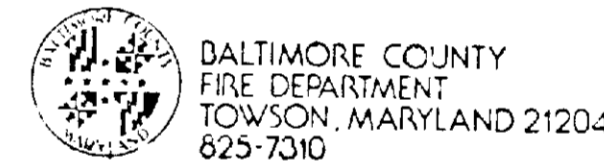
Prior to new installation/s of fuel burning equipment the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

Leo J. Forres
 Leo J. Forres, Director
 BUREAU OF ENVIRONMENTAL SERVICES

LJF:ru



PAUL H. RENCKE
 CHIEF

April 7, 1982

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

Attention: Nick Connodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: McCormick Properties, Inc.

Location: W/S McCormick Road 370' N. of International Circle
 W/S International Circle 1,137' N/W of International Drive
 Item No.: 134
 Zoning Agenda: Meeting of February 19, 1982

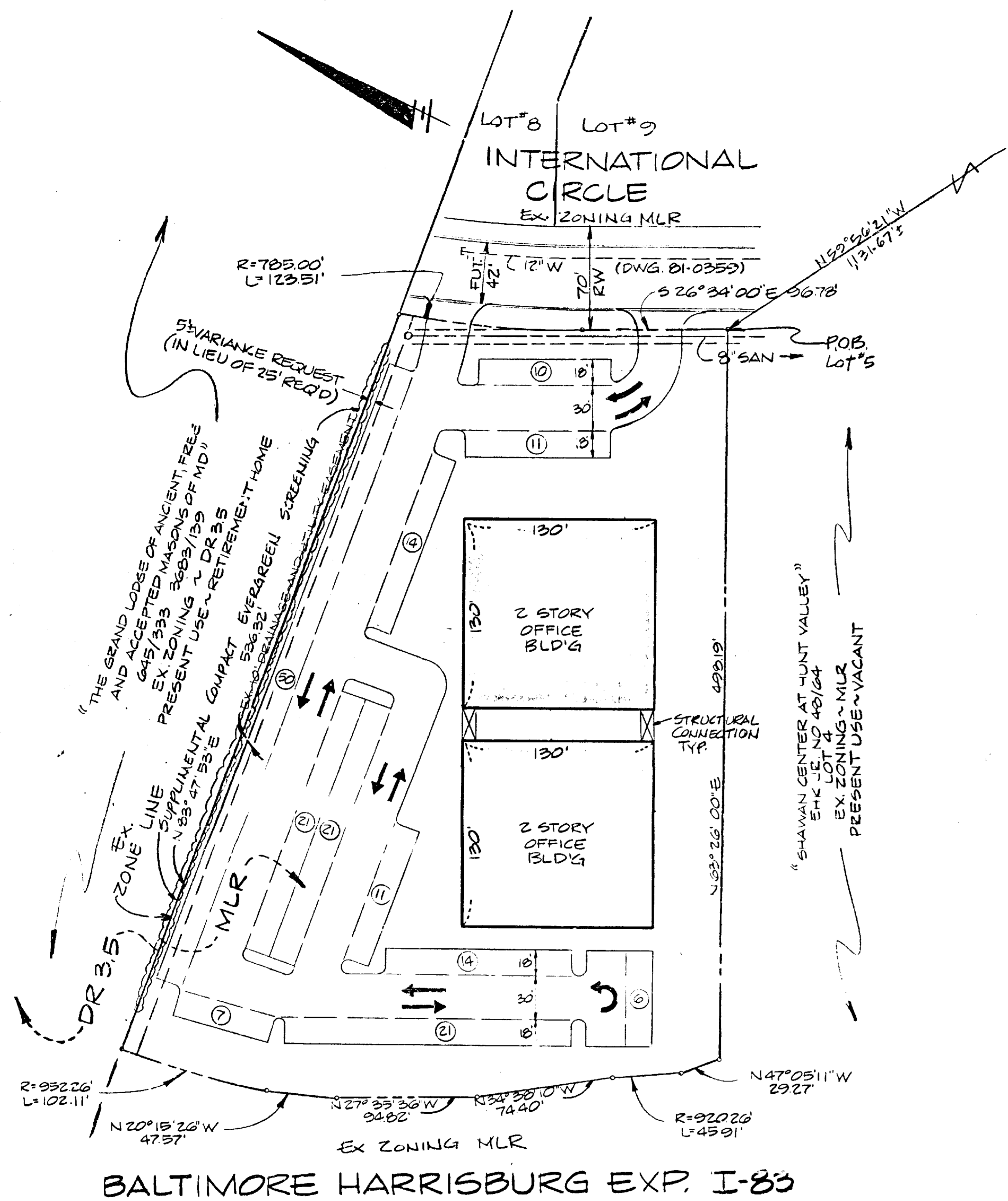
Gentlemen:

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 of _____ 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 operation.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Legendt*
 Noted and Approved: George M. Legendt
 Planning Group
 Special Inspection Division
 Fire Prevention Bureau

JX/mb/cm

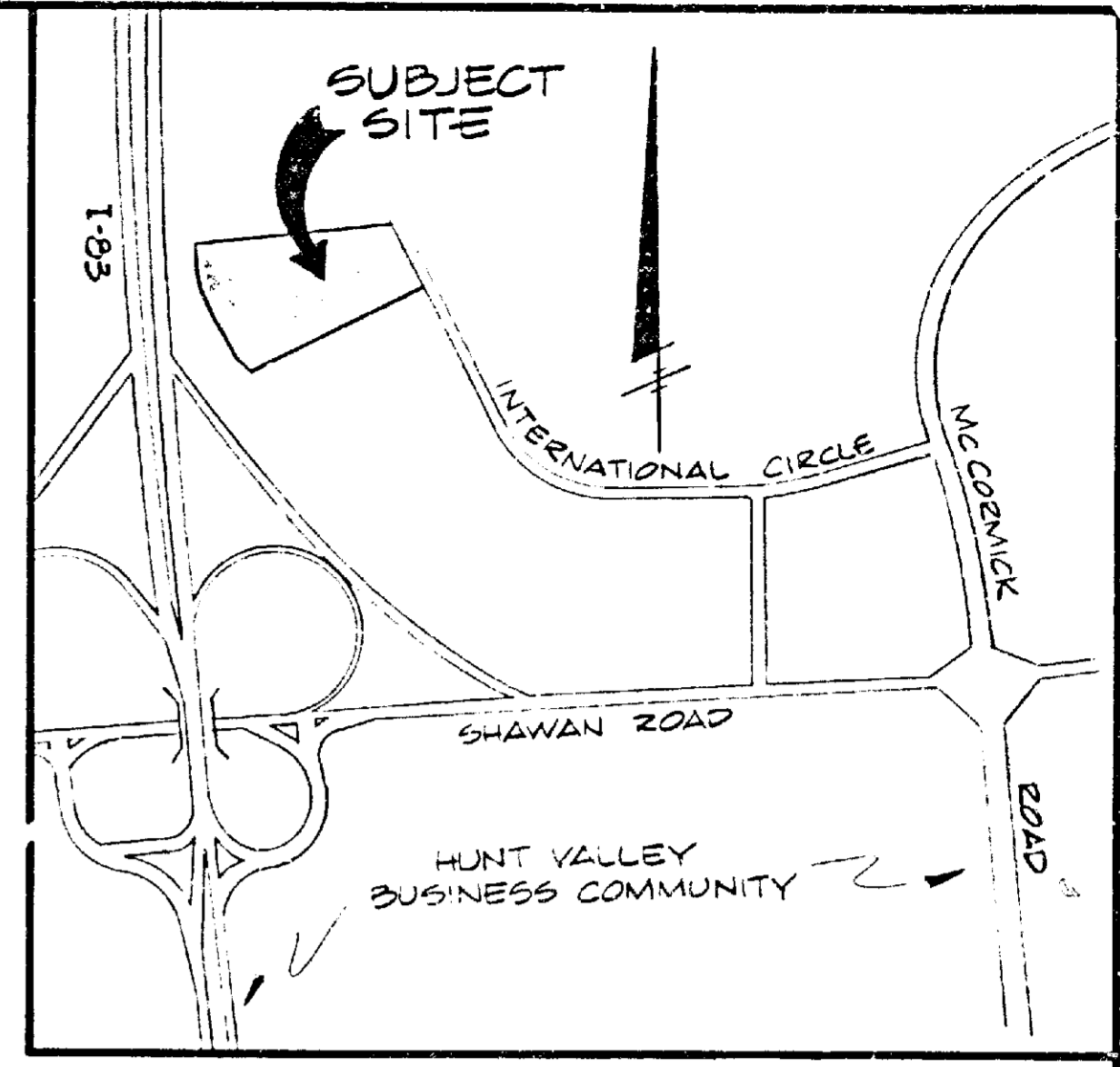


VARIANCE REQUEST
 VARIANCE REQUESTED TO SECTION 250.6 B.C.Z.R. TO PERMIT PARKING WITHIN FEET OF A RESIDENTIAL ZONE, (DR3.5) IN LIEU OF THE REQUIRED TWENTY FIVE FEET IN AN EXISTING MLR ZONE.

NOTE: THIS IS NOT A FINAL SITE PLAN. (SEE GENERAL NOTE #12)

PARKING TABULATION

PARKING REQUIRED		
1 SPACE PER 300 S.F. FOR FIRST FLOOR 33,000 S.F. X 1 SP/300 S.F.	=	110 SP
1 SPACE PER 500 S.F. FOR ADDITIONAL FLOORS. 33600 S.F. X 1 SP/500 S.F.	=	68 SP.
TOTAL	=	178 SP
PARKING PROPOSED		
186 SPACES @ 9'X18' TYR (HANDICAPPED PARKING TO BE PROVIDED 12'X20' TYR.)	=	186 SP.

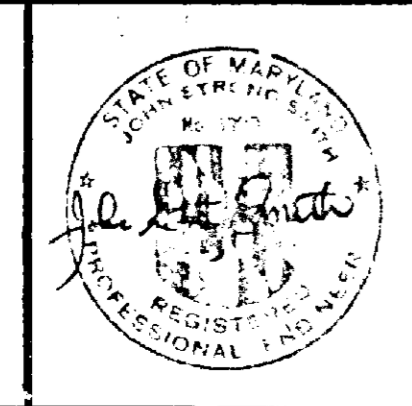


VICINITY MAP
 SCALE: 1"=500'

NOTE:
 SEE SHEET 1 OF 2 FOR GENERAL NOTES AND OVERALL SITE LOCATIONS.

OWNER:
 MCCORMICK PROPERTIES INC.
 11011 MCCORMICK ROAD
 HUNT VALLEY, MD
 21031

ENGINEERS:
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES INC.
 303 ALLEGHENY AVE.
 TOWSON, MARYLAND 21204
 825-8120



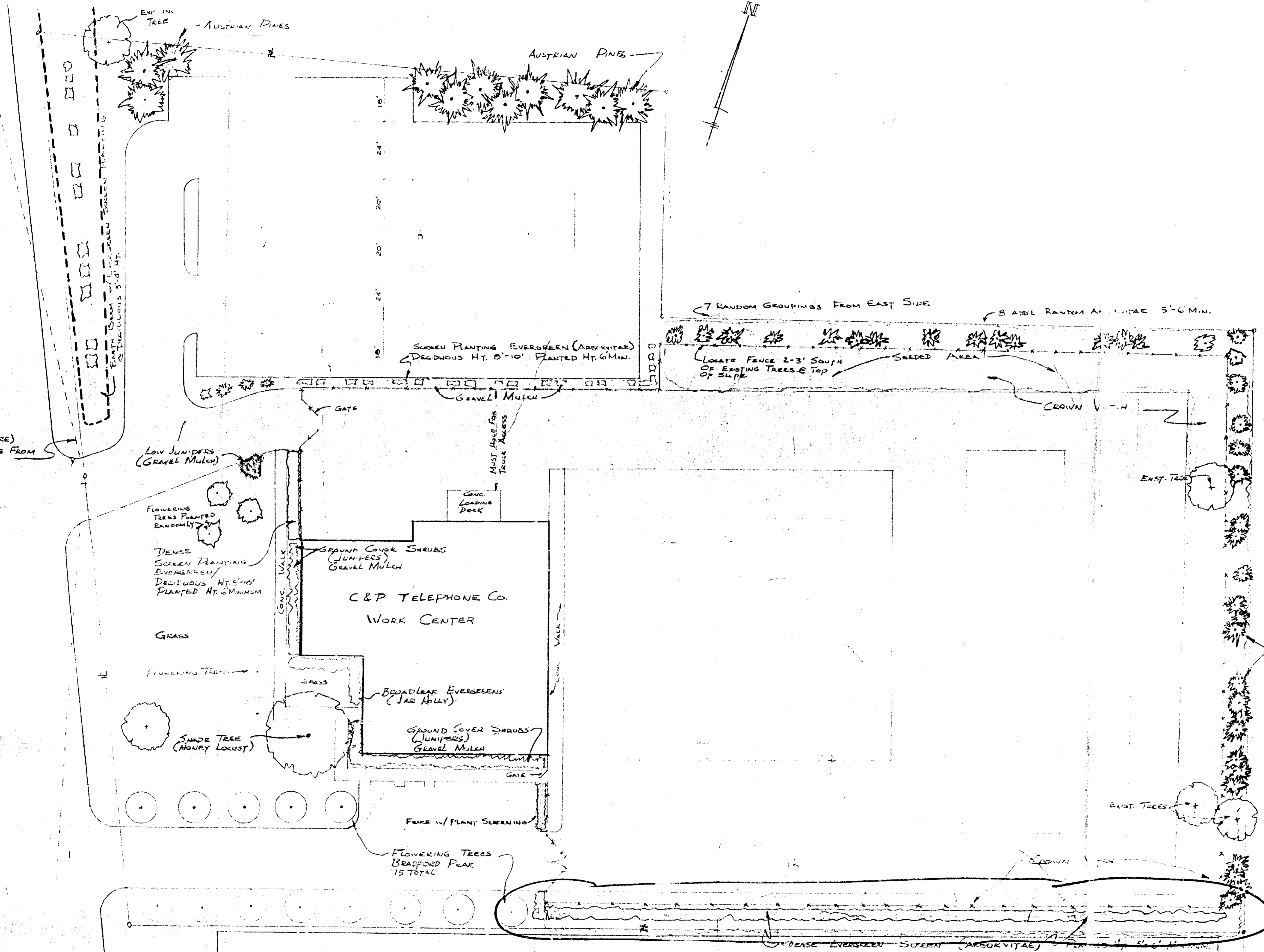
LOT #5
PLAT TO ACCOMPANY
ZONING PETITION
FOR VARIANCE REQUEST
TO ALLOW PARKING CLOSER THAN THE
REQUIRED SETBACK TO A RESIDENTIAL ZONE
IN AN EXISTING MLR ZONE

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

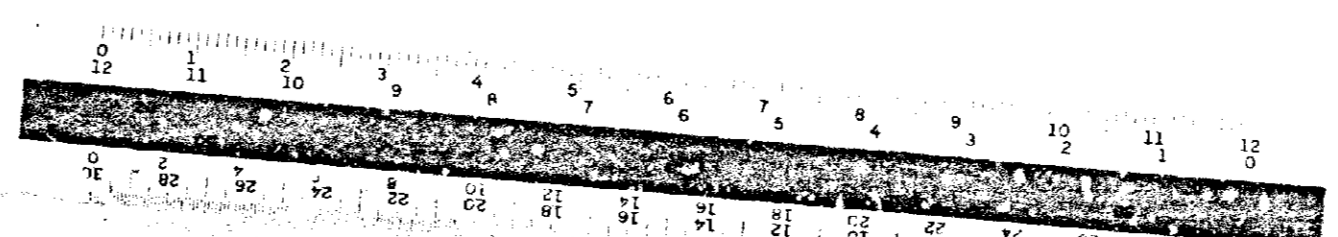
ELECTION DIST. #8
 DECEMBER, 1981

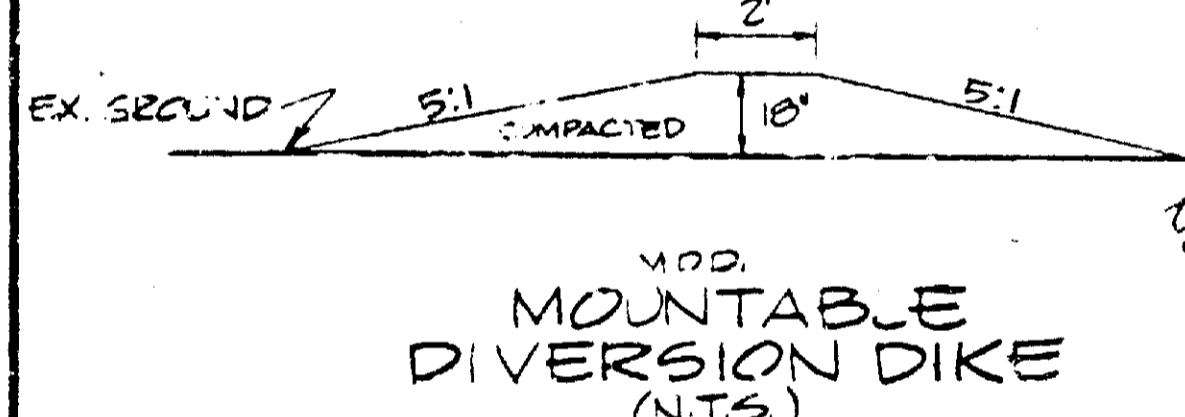
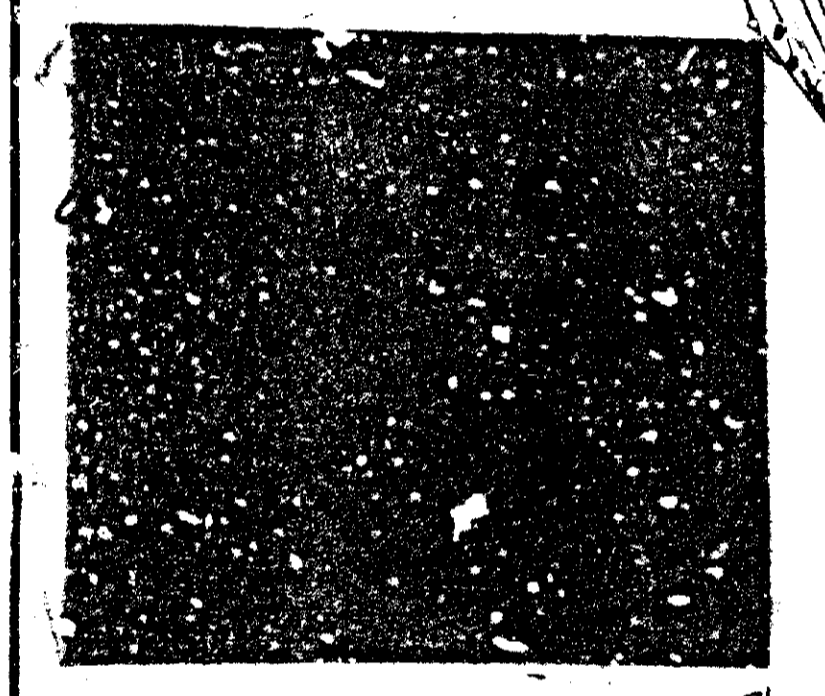
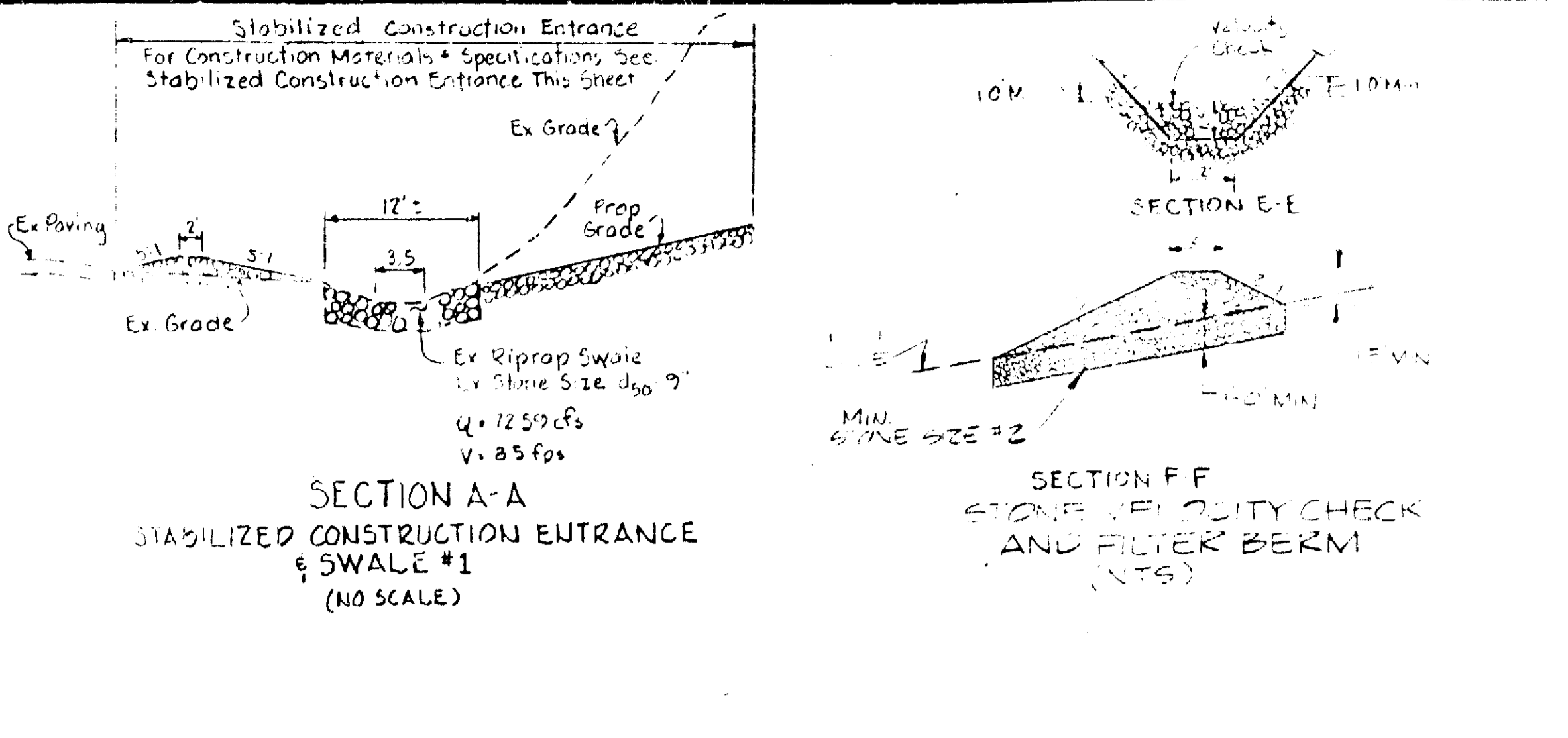
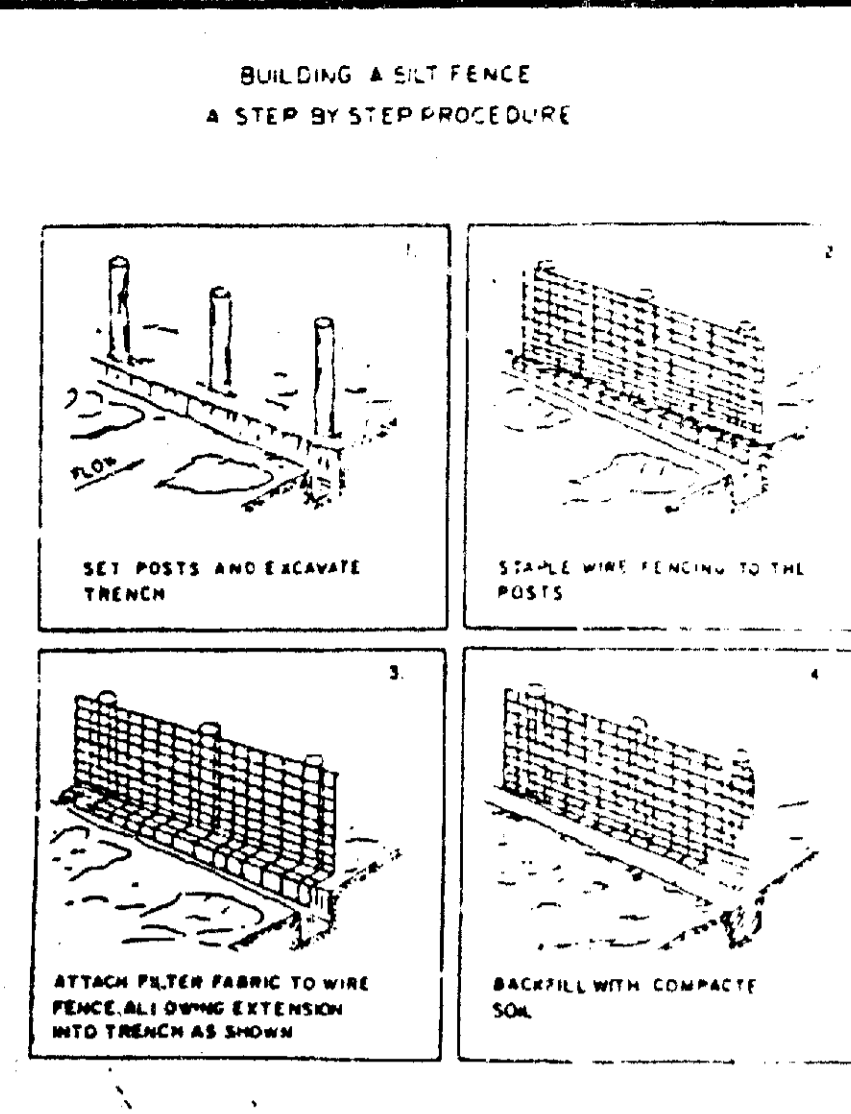
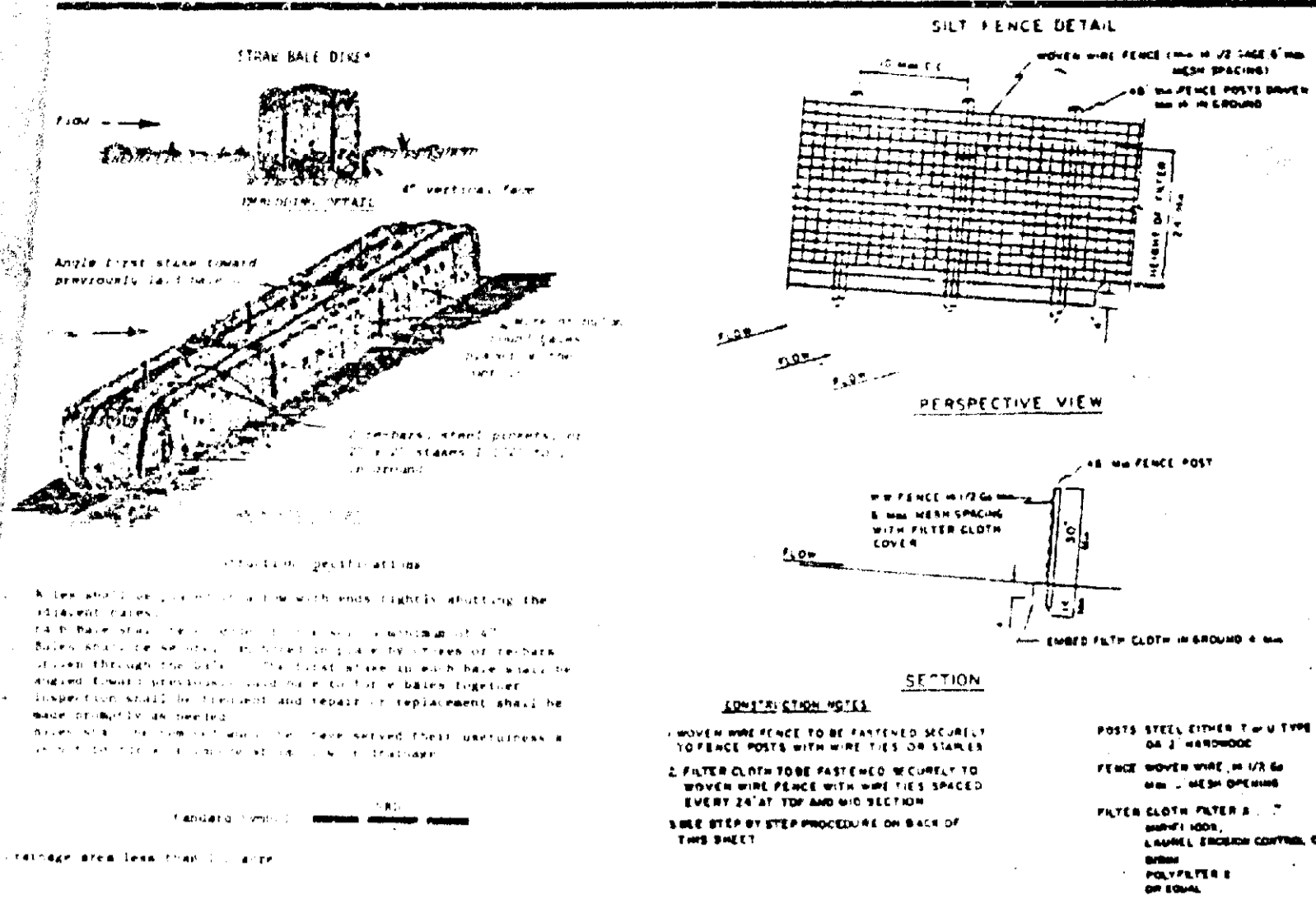
ITEM #137

Provide Sufficient
Visibility (150' or more)
for Vehicles Exiting from
Entranceway

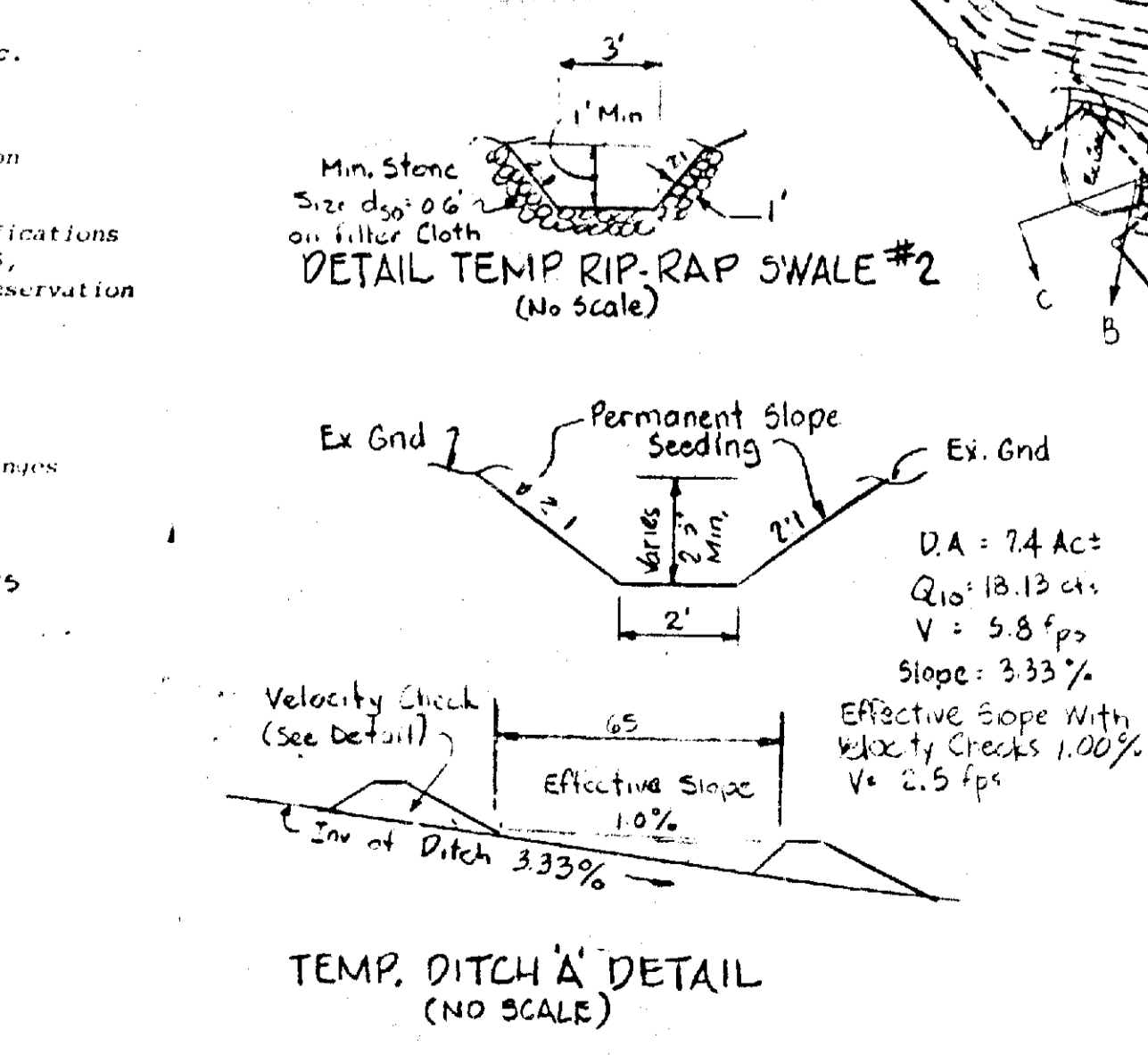


SUGGESTED PLANTING DESIGN
C & P TELEPHONE CO.
COCKEYSVILLE WORK CENTER
PREPARED BY MARYLAND PROPERTIES, INC.
SCALE: 1" = 20'-0" DATE: 3-27-77
REVISIONS: 5-31-77 4-7-77
6-2-77 4-8-77
4-20-77





- SEQUENCE OF OPERATIONS**
1. Notify Baltimore County Department of Permits & Licenses, Sediment Control Division 48 hours prior to starting construction.
 2. Construct stabilized construction entrances and temporary pipe under driveway 'A'.
 3. Clear & grab for sediment control measures.
 4. Install temporary sediment trap (outlet swale, ditch 'A' & remainder of devices with the exception of DD #2 and DD #3 and velocity checks Drive-way 'A'.
 5. DD #1 should be raised as grading progresses. DD #2 and #3 should be installed as soon as positive drainage to ditch or swale can be maintained. Temporary trap should be eliminated when this occurs. Velocity checks Drive-way 'A' should be installed as Drive-way 'A' is graded.
 6. Begin grading operation.
 7. Remove sediment control measures upon completion of stabilization with permission of the Sediment Control Inspector.
- GENERAL NOTES**
- 1) Any change to the grading proposed on this plan requires it to be resubmitted to the Soil Conservation District.
 - 2) All slopes 2:1 are to be stabilized with permanent slope seeding immediately after grading operation. (See Note # 13)
 - 3) Any signs to diversion dikes, sediment trap, sediment basin, etc. during grading operation or utility installation shall be repaired immediately.
 - 4) No sediment control measure is to be removed without prior permission from the Sediment Control Inspector.
 - 5) All silt work is to be done in accordance with "Standards and Specifications For Soil Erosion and Sediment Control in Developing Areas", July 1975, and this plan of sediment control approved by the Baltimore Soil Conservation District, and the Baltimore County Department of Public Works.
 - 6) At the end of each working day, all sediment control measures will be inspected and left in operational condition.
 - 7) During the layout of sediment control practices shown herein, minor adjustments may be made to assure the arrest and control of any siltment before it leaves the construction site. These said changes require prior approval from the sediment control inspector and the Soil Conservation District.
 - 8) Any Disturbed Earth Left Idle For Periods Exceeding 30 Days shall be Stabilized According To Temporary Stabilization Specifications.



NOTE:
Material from Final Dredge of Basin to be Placed in Ex Stockpile Area For Drying

RESPONSIBLE PERSONNEL
I/WE HEREBY CERTIFY THAT PERSONNEL INVOLVED IN THIS PROJECT WILL HAVE A CERTIFICATE AT A DEPT. OF NATURAL RESOURCES TRAINING PROGRAM FOR THE PREVENTION AND EROSION CONTROL PROJECT.

BY: _____

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN OF DEVELOPMENT AND PLAN OF SILT AND EROSION CONTROL MEETS THE REQUIREMENTS AND STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

JOHN STRONG SMITH 3020 12-23-81
REG. NO. DATE

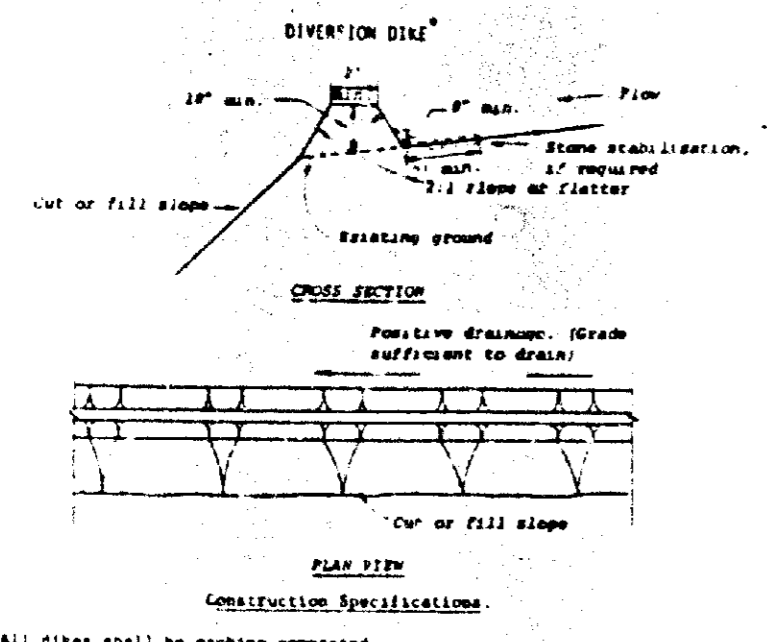
McCormick Properties, Inc.
DESIGN/BUILDERS

DEVELOPER'S CERTIFICATION
I/WE HEREBY CERTIFY THAT GRADING, CONSTRUCTION AND ALL OTHER WORK SHALL BE DONE PURSUANT TO THE PERMITS AND SPECIFICATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS.

BY: _____

TITLE: _____

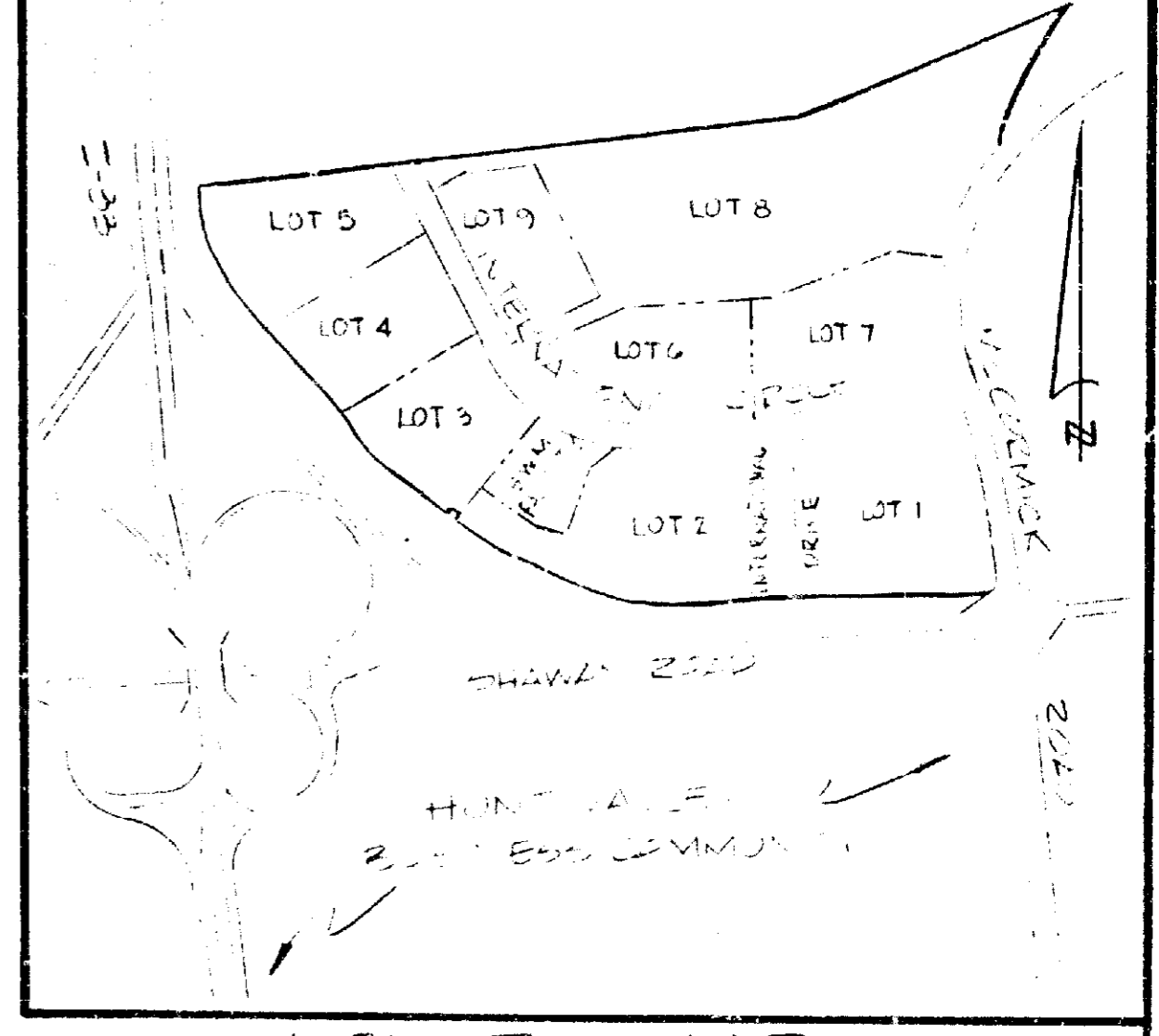
McCormick Properties



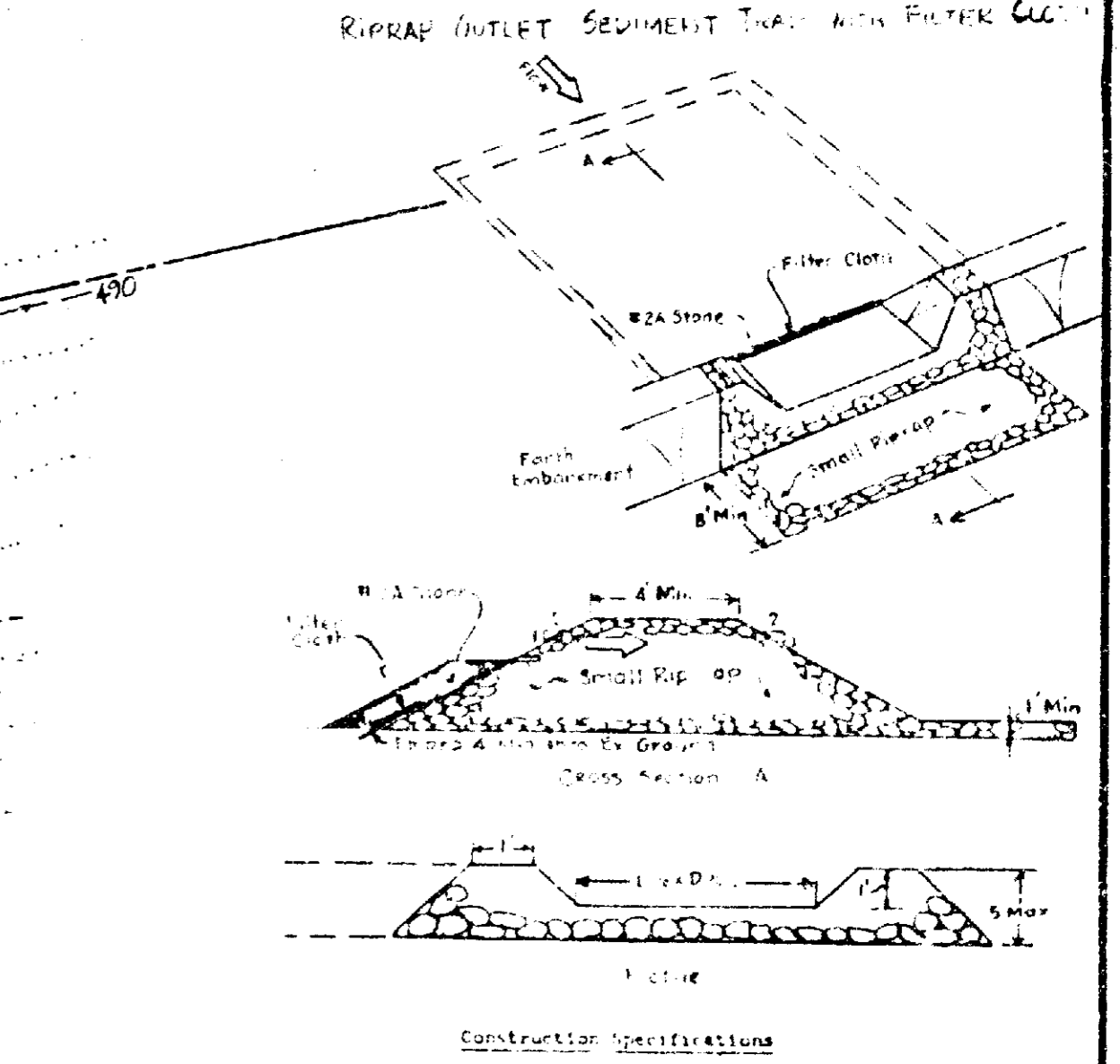
1. All dikes shall be machine compacted.
 2. All diversion dikes shall have positive drainage to an outlet.
 3. A. Diversion runoff from a protected or stabilized area shall divert to an undisturbed stabilized area or into a level channel of stone stabilization structure.
 4. Diversion runoff from a disturbed or exposed upland area shall be conveyed to a sediment control device such as a sediment trap or a sediment basin or to an area protected by one of these practices.
 5. Stabilization, as specified by the plans, shall be (a) in accordance with Standard Specifications for Grasses, Haystacks, and the area to be stabilized shall be the channel (flow area), or (b) the area shall be covered with stone that meets NEMA size No. 2 or ASTM size No. 2 or which is placed in a 3 inch thick layer and covered with a 2 inch topsoil layer. The area covered by the stone shall be the same as the area covered by the stone.
 6. Final inspection and required maintenance shall be provided.
- Standard Symbol:

1. Stone size - Use NEMA size No. 2 (3-1 1/2" to 1 3/4") or ASTM size No. 2 (3-1 1/2" to 1 3/4"). Use crushed stone.
 2. Length - An effective, but not less than 50 feet.
 3. Thickness - Not less than eight (8) inches.
 4. Width - Not less than full width of all portion of ingress or egress.
 5. Washing - When necessary, which shall be cleaned to remove sediment prior to entrance into public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
 6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment into public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or placement of any measures used in the sediment. All sediment utilized, dropped, washed or tracked into public right-of-way must be removed immediately.
- Standard Symbol:

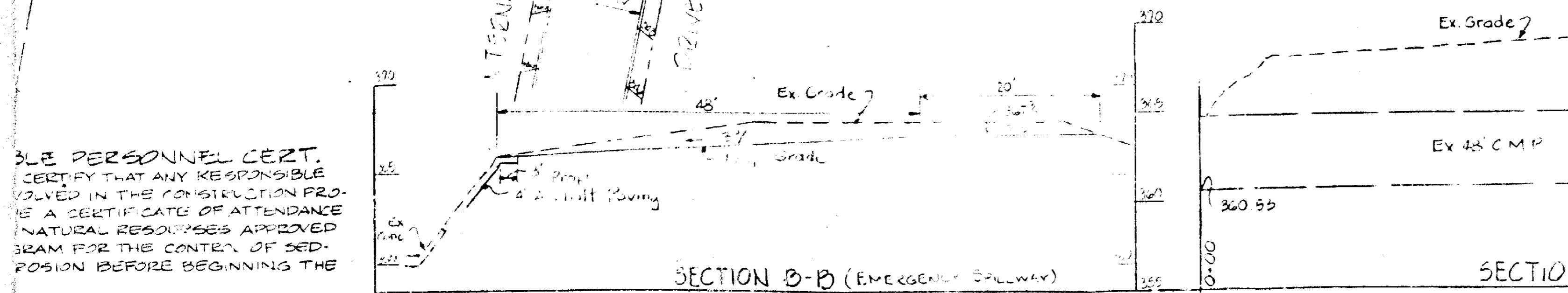
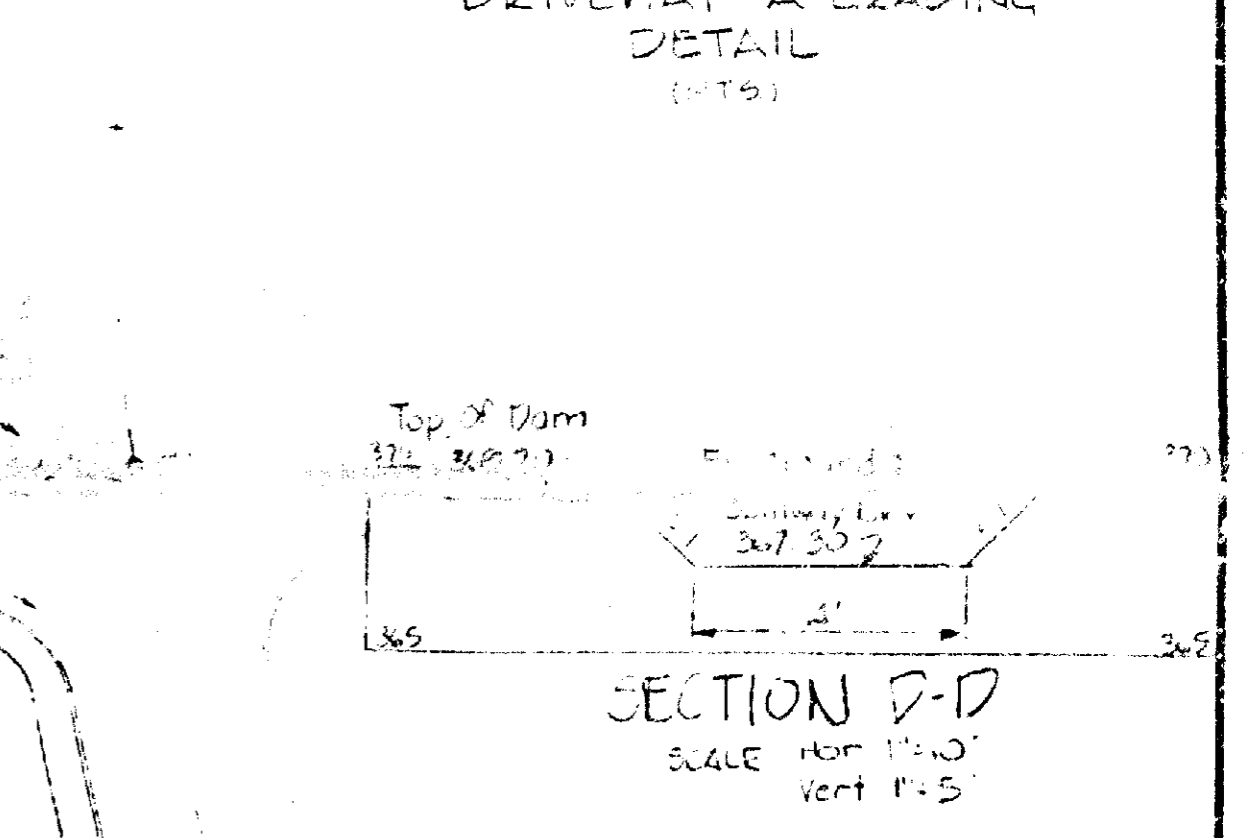
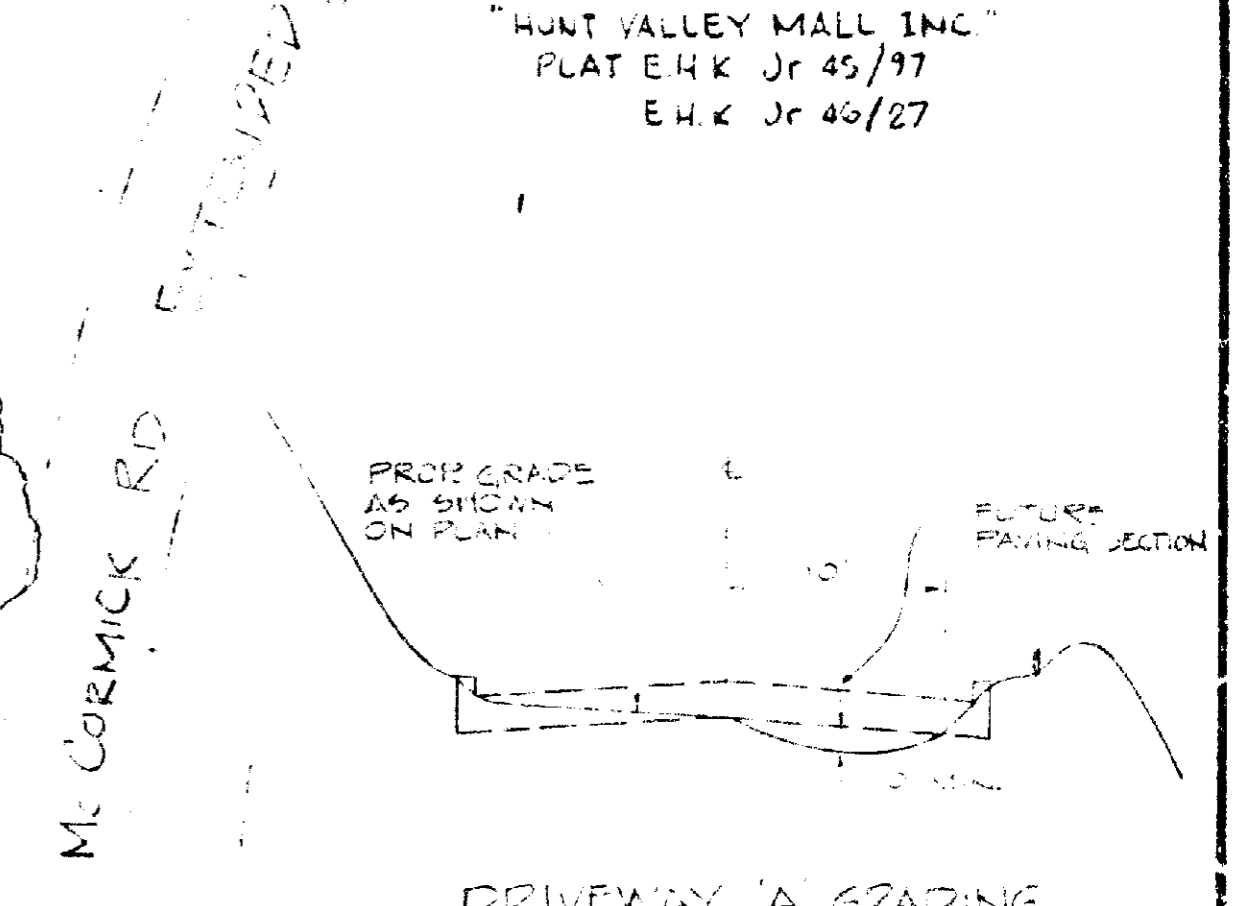
All disturbed areas shall be stabilized as follows:
PERMANENT SEEDING (for slopes flatter than 3:1):
 Preparation: To seed upper 3 inches of soil by raking, discing or other acceptable means before seeding.
 Soil Amendments: Apply 2 tons per acre dolomitic limestone (92 lbs./1,000 s.f.) and 600 lbs. per acre 0-20-20 fertilizer (14 lbs./1,000 sq. ft.). Harvest or disc lime and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (9.2 lbs./1,000 s.f.) of 3-0-0 ureaform fertilizer and 500 lbs. per acre (11.5 lbs./1,000 s.f.) of 10-20-20 fertilizer.
 Seeding: For the periods March 1 through April 30, and August 1 through October 15, seed with 60 lbs. per acre (1.4 lbs./1,000 s.f.) of Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs./1,000 s.f.) of creeping lovegrass. During the period of October 16 through February 28, protect site by: Option (1) - 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) - use sod. Option (3) - Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
 Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs./1,000 s.f.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 s.f.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gallons/1,000 s.f.) for anchoring.
 Maintenance: Inspect all seeded areas and make needed repairs, replacement and reseeding.
PERMANENT SLOPE SEEDING (for slopes 2:1 to 3:1): Spreading 4" of topsoil, seed shall be mixture of 80% inoculated Crown Vetch and 70% Kentucky 31 Tall Fescue applied at rate of 60 lbs. per acre fertilizer and mulching shall be the same as above.
TEMPORARY SEEDING (for slopes flatter than 3:1):
 Seedbed Preparation - loosen upper 3 inches by discing, raking or other acceptable means.
 Soil Amendments - Apply 400 lbs. per acre (11 lbs./1,000 s.f.) of 10-20-20 fertilizer.
 Seeding - For periods March 1 through April 30, and from August 15 through November 15, seed with 2-1/2 bushels per acre (3.2 lbs./1,000 s.f.) of annual rye. For the period May 1 through August 14 seed with 3 lbs/acre (0.07 lbs./1,000 s.f.) of creeping lovegrass.
 Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs./1,000 s.f.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons/1,000 s.f.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gallons/1,000 s.f.) for anchoring.



VICINITY MAP
 SCALE: 1" = 500'
BENCHMARK INFORMATION
 D.M. # 122.23 ELEV. 332.693'
 7/2 Iron Bar @ SE Edge Elm Corp On SE Side McCormick Rd And Shanon Rd



1. Area under construction shall be cleared, grubbed and stripped of any vegetation and root wad. The pool area shall be cleared.
2. The fill material for the embankment shall be free of rock or woody vegetation as well as oversized stone, sticks, organic material or other objectionable material. The embankment shall be compacted by traveling with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be well riprap 3" - 12", with a 1" thickness of #2-A crushed stone placed on the opposite side of the small riprap.
5. Filter cloth will be placed between riprap and #2-A stone along inlet face of trap. It shall be embedded a minimum of 2' into existing ground at toe of riprap and extended onto crest of exit channel.
6. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
7. The structure shall be inspected after each rain and repairs made as needed.
8. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
9. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
10. Drainage area for this structure is limited to 3 acres or less.



PERSONNEL CERT.
 I CERTIFY THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT HAVE A CERTIFICATE OF ATTENDANCE FROM THE NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENTATION BEFORE BEGINNING THE PROJECT.
 DATE: _____

CONTRACTOR'S CERTIFICATION
 I CERTIFY THAT ALL CLEARING, CONSTRUCTION AND DEVELOPMENT WILL ACCORD TO THIS PLAN.
 DATE: _____

REVISIONS:

3/16/82	Lowered Grades
2/10/82	Added Proposed Swale Driveway 'A'
1/12/82	Added Driveway 'A'
11/29/81	Added Driveway 'A'

DRAWN: J.E.M.
 CHECKED: J.E.M.
 DESIGN: P.B.C.
 DN 04/82

HALTO CO. MD
 SCALE: 1" = 10'
 Vert. 1" = 5'

SITE GRADING, EROSION AND SEDIMENT CONTROL PLAN
 LOTS 5, 4, 58, AND 5
 SHAWAN CENTER AT HUNT VALLEY

PETITIONER'S EXHIBIT 2

REVISED 4/7/82: Added Land Scapa mound and 4' x 4' manhole for Private Drain System
 Revised 4/7/82: Increased R.P.C. to 2" Private Drain System
 Added 1" H.M. on McCormick Property

DATE: _____

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(s) and the grant of the variance(s) will not adversely affect the health, safety and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of June, 1982, that the Petitioner(s) be granted a Variance(s) to permit parking within 7 feet for Lot 5 and 5 feet for Lot 8 of a residential zone line in lieu of the required 25 feet is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The size, shape, height, and location of the building and the parking layout may be revised at the building permit stage.
2. No part of the proposed building on Lot 5 may be located within 100 feet of the north property line, and the minimum setback from the other property line must be at least 30 feet.
3. The square footage of the building may not exceed the amount indicated on the site plan marked Petitioner's Exhibit 1.
4. Landscaping and screening for Lot 8 shall be in accordance with the plans marked Petitioner's Exhibits 2 and 3; plans for landscaping and screening for Lot 5 shall be submitted for approval by the Current Planning and Development Division.
5. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. Hession, III
Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

March 1, 1982

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

Dear Mr. Hammond:

Comments on Item #13 at Zoning Advisory Committee Meeting, February 9, 1982 are as follows:

Property Owner: McCormick Properties Inc
Location: W/S McCormick Road 370' N of International Circle
Existing Zoning: MLR W/S International Circle 1,137' N/W of International Drive
Proposed Zoning: MLR

Address: 11,602 & 3,786
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 2008, 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 6' 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 8" 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 set s 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 235 and the required construction classification of Table 224, 401.
X I. Comments Handicapped parking, curb cuts, ramps, signs, building access, etc. are not shown. Building to property line distance not shown, distance of space between sections not shown. Type of structural connections not shown. New Building Code effective date is 3-18-82

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 11 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Barnhart, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Nicholas B. Commodari, Zoning Advisory Committee, Date: February 10, 1982

FROM: Sharon M. Caplan, Economic Development Commission

SUBJECT: Item #13 at Property Owner: McCormick Properties, Inc

Location: W/S McCormick Road 370' N. of International Circle
W/S International Circle 1,137' N/W of International Drive
Existing Zoning: MLR
Proposed Zoning: Variance to permit parking within 5' of a residential zone boundary in lieu of the required 25'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC/moe

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 9, 1982

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

Z.A.C. Meeting of: February 9, 1982

RE: Item No: 134, 135, 136, 137, 138, 139, 140, 141, 142
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,

Wm. Nick Petrovich, Assistant
Department of Planning

MNP/bp

ORDER RECEIVED FOR FILM
DATE 1/23/82
BY [Signature]

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
1st Parcel - W/S of International Circle, 1131.67' NW of International Drive; 2nd Parcel - W/S of McCormick Rd., 370.58' NW of International Circle, 8th District
McCORMICK PROPERTIES, INC. : Case No. 82-227-A
Petitioner

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman, Deputy People's Counsel
John W. Hession, III, People's Counsel for Baltimore County

I HEREBY CERTIFY that on this 23rd day of March, 1982, a copy of the foregoing Order was mailed to Ernest C. Trimble, Esquire, 40 W. Chesapeake Avenue, Towson, Maryland 21204; and John H. Haas, Esq., 11011 McCormick Rd., Baltimore, Maryland 21031.

John W. Hession, III

SCK (JHH) 4/5/82

AGREEMENT

THIS AGREEMENT, made this 29th day of April, 1982, by and between MCCORMICK PROPERTIES, INC., a Maryland corporation, 11011 McCormick Road, Hunt Valley, Maryland, 21031 ("McCormick") and THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, a Maryland corporation, 225 North Charles Street, Baltimore, Maryland 21201 ("Masons").

RECITALS

WHEREAS, the Masons, under Deed dated December 18, 1980, did grant and convey unto McCormick all that lot of ground therein described containing approximately 53.697 acres, said 53.697 acres now known as Shawan Center at Hunt Valley, all as more specifically described on the plat entitled "Shawan Center at Hunt Valley", recorded among the Land Records of Baltimore County, Maryland in Liber EHK Jr. 48, folio 64; and

WHEREAS, the parties hereto desire to provide for certain improvements to an area of land located 1200 feet along the common boundary line dividing a portion of the Masons' retained land and Lot 8, Shawan Center at Hunt Valley; and

WHEREAS, McCormick desires to construct a parking lot to be located within five feet (5') of the northern boundary line of said Lot 8, the construction of which requires a zoning variance; and

WHEREAS, the parties hereto desire to enter into this Agreement to set forth their rights, duties and liabilities

McCormick

relating to said improvements, parking lot construction and zoning variance.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH: That in consideration of the sum of Five Dollars (\$5.00) and the mutual promises contained herein, the parties agree as follows:

I. WORK TO BE COMPLETED BY MCCORMICK:

The following work, hereinafter collectively referred to as "McCormick's Work", shall be performed by McCormick at and for the considerations therein named:

1. GRADING IMPROVEMENTS:

McCormick, at its sole expense, shall clear, grade and seed the Grading Improvement Area, as hereinafter defined, in general accordance with the "Site Grading, Erosion and Sediment Control Plan" dated December, 1981, revised April 7, 1982, prepared by George William Stephens, Jr. and Associates, Inc., attached hereto and made a part hereof as Exhibit A. The "Grading Improvement Area" is hereby defined as that portion of land owned by the Masons south of the Masons' driveway and north of the northern boundary line of Lot 8, Shawan Center at Hunt Valley and generally as shown in blue on Exhibit A hereto. In performing said grading activities, McCormick shall remove and stockpile the topsoil as outlined in Article VIII. hereof, which topsoil shall be spread over the Grading Improvement Area and stabilized upon completion of the grading activities.

2. DRAIN IMPROVEMENTS:

In addition to the work outlined in Paragraph 1. above, McCormick, at its sole cost, shall install a 27-inch storm drain pipe as shown in green on Exhibit A, to connect the existing 24-inch and 16-inch storm drain pipes, to the

INITIAL

McCormick

extent they are located within the Grading Improvement Area, with the 36-inch storm drain pipe now existing on Lot 8, all as more particularly described in Exhibit A.

II. LANDSCAPING:

1. The Masons shall provide McCormick, for its review and comments, with its "Landscaping Plan" for the proposed landscaping to be performed by the Masons within the Grading Improvement Area and the cost of preparing said Landscaping Plan, as well as the cost of all plant material shall be borne by the Masons. Said landscaping, in accordance with the Masons' Landscaping Plan, shall be completed within two (2) years from the date of this Agreement.

2. McCormick shall provide the Masons with a copy of McCormick's landscaping plan for the screening of the proposed parking lot area to be constructed on Lot 8 should such screening be required by the Zoning Authorities under the variance hearing, as described in Article IX. hereof.

If required by the Zoning Authorities, said screening area to be located/north of the proposed parking lot area and within five feet (5') of the common boundary line dividing said Lot 8 from the Masons' land.

III. TIME OF COMPLETION: McCormick's Work shall be completed within ninety (90) Working Days from the date of this Agreement, or the date of approval of the Zoning Variance outlined in Article IX hereof, or the date the necessary grading permit is issued by Baltimore County, Maryland, or the date McCormick is not prevented by external forces from commencing such Work, whichever is later.

"Working Days" for purposes of this Agreement is defined as those normal working days, exclusive of weekends

INITIAL

INITIAL

McCormick

and legal holidays, when weather and soil conditions permit access to the site.

IV. SURVEYS, PERMITS, AND REGULATIONS: Permits and licenses necessary for the prosecution of the McCormick's Work shall be secured and paid for by McCormick. McCormick shall comply with all laws and regulations bearing on the conduct of the work to be performed.

V. PROTECTION OF WORK, PROPERTY AND PERSONS: McCormick shall adequately protect the Grading Improvement Area, McCormick's Work thereon, and the public, and shall be responsible for any damage or injury due to its act or neglect.

VI. ACCESS TO WORK: The Masons hereby grant McCormick permission to enter upon Masons' land for the purposes of performing the work outlined in this agreement. McCormick shall permit and facilitate observation of McCormick's Work by Masons and its agents and public authorities.

VII. INSURANCE: McCormick covenants and agrees to procure and maintain such insurance, with limits as specified below, as will protect both McCormick and Masons, as their respective interests may appear, from claims under workers' compensation acts and other employee benefit acts, from claims for damages because of bodily injury, including death, and from claims for damages to property which may arise both out of and during operations under this contract, whether such operations be by itself or by any subcontractor or anyone directly or indirectly employed by either of them. This insurance shall be written for not less than a combined single limit of One Million Dollars (\$1,000,000.00) per occurrence. Certificates of such insurance shall be filed with the Masons upon request.

-4-

The extent of insurance coverage is:

Kind of Insurance	Limits
a. Workers' Compensation/ Employers' Liability	Statutory Requirements
b. Contractor's Comprehensive General Liability	Bodily Injury and Property Damage: \$1,000,000.00 per occurrence, single limit
c. Completed Operations	Same as (b) above
d. Comprehensive Automobile bodily injury liability including rented automobiles	\$1,000,000. each person \$1,000,000. per accident
e. Comprehensive Automobile property damage liability including rented automobiles	\$100,000.00 each accident

VIII. MCCORMICK'S USE OF MASON'S LAND: The Masons hereby grant to McCormick permission to store topsoil and excess cut material ("Stored Material") with that portion of the Grading Improvement Area designated as the "Stockpile Area" on Exhibit A. McCormick shall have access to said Stored Material and shall remove same from the Stockpile Area upon completion of McCormick's Work as outlined in Article I. hereof.

IX. PARKING LOT CONSTRUCTION; ZONING VARIANCE: McCormick desires to construct a parking lot on Lot 8 of Shawan Center within five feet (5') of the common boundary line separating Lot 8 from the residentially-zoned property owned by the Masons. McCormick has filed a petition for a variance under Section 250.6 of the Zoning Regulations of Baltimore County to permit a five foot (5') setback variance from the boundary line dividing Lots 5 and 8 from that residentially zoned property owned by the Masons in lieu of the twenty-five foot (25') requirement under said Section 250.6. In further consideration for the terms of this Agreement,

-5-

the Masons, as owners of said residentially-owned property bordering Lots 5 and 8, shall, without charge therefor, cooperate fully with McCormick in obtaining the zoning variance from Baltimore County.

X. GOVERNING LAWS: The parties hereto agree that the interpretation of this Agreement shall be governed by the laws of the State of Maryland.

XI. CAPTIONS AND HEADINGS: The captions and headings throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held or deemed to define, limit, describe, explain, modify, amplify, or add to the interpretation, construction, or meaning of any provision or of the scope or intent of this Agreement nor in any way affect this Agreement.

XII. ENTIRE AGREEMENT: This Agreement contains the final and entire Agreement between the parties hereto, and neither they nor their agents shall be bound by any terms, conditions or representations not herein written. Amendments or modifications to this Agreement must be in writing signed by both of the parties hereto.

IN WITNESS WHEREOF, the parties hereto executed this Agreement the day and year first above written.

ATTEST:
(Affix Corporate Seal) McCormick Properties, Inc.
By John H. Haas (SEAL)
Assistant Secretary

ATTEST:
(Affix Corporate Seal) THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND
By Jack R. Frazier (SEAL)
Grand Master

-6-

STATE OF Maryland COUNTY (CITY) OF Baltimore, TO WIT:
I HEREBY CERTIFY that on this 27th day of April, 1982, before me, the subscriber, a Notary Public of the State aforesaid, Baltimore County (City), duly commissioned and qualified, personally appeared ALAN P. MEDINGER, who acknowledged himself to be the Vice President-Treasurer of McCormick Properties, Inc., a Maryland corporation, and that he, being authorized to do so, executed the foregoing Instrument for the purposes therein contained by signing, in my presence, the name of said corporation by himself as such officer.

WITNESS my hand and Notarial Seal.
My Commission Expires: 11/82
Alan P. Medinger
Notary Public

STATE OF Maryland, COUNTY (CITY) OF Baltimore, TO WIT:
I HEREBY CERTIFY that on this 27th day of April, 1982, before me, the subscriber, a Notary Public of the State aforesaid, Baltimore County (City), duly commissioned and qualified, personally appeared ALAN P. MEDINGER, who acknowledged himself to be the Grand Master of THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, a Maryland corporation, and that he, being authorized to do so, executed the foregoing Instrument for the purposes therein contained by signing, in my presence, the name of said corporation by himself as such officer.

WITNESS my hand and Notarial Seal.
My Commission Expires: 7/82
Alan P. Medinger
Notary Public

-7-

ADDENDUM

THIS ADDENDUM to Agreement of even date herewith between McCormick Properties, Inc. and the Grand Lodge of Ancient Free and Accepted Masons of Maryland.

The following provisions modify the Agreement to which this Addendum is attached, the paragraphs hereof being numbered to correspond with the paragraphs of the Agreement.

I. WORK TO BE COMPLETED BY MCCORMICK:

1. GRADING IMPROVEMENTS: There shall be added to said paragraph: All paving and crusher run thereunder, lying within the Grading Improvement Area near the eastern end thereof, shall be removed and disposed of, and the excavated area shall be filled by McCormick. Rock greater than eight inches (8") shall not be used in the construction of the fill on the Masons' Property.

VI. ACCESS TO WORK: There shall be added to said paragraph:

McCormick shall keep at least two (2) lanes of ingress and egress open from Shawan Road to the Masonic Homes at all times, and will repair any damage due to any roads lying on the Masons' Property if such damage is caused by the performance of work pursuant to this Agreement.

IX. PARKING LOT CONSTRUCTION; ZONING VARIANCE: There shall be added to said paragraph:

McCormick represents that the Petition for Variance heretofore filed does not seek a variance from the provisions of Section 250.6 of the Zoning Regulations reading "any lighting thereof shall be reflected away from the residential zones, and, if on standards, lights shall not exceed the height of the highest building."

1

IN WITNESS WHEREOF, the parties hereto have executed this Addendum this 27th day of April, 1982.

ATTEST:
(Affix Corporate Seal) McCormick Properties, Inc.
By John H. Haas (SEAL)
Assistant Secretary

ATTEST:
(Affix Corporate Seal) THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND
By Jack R. Frazier (SEAL)
Grand Master

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

MEMORANDUM

DATE: May 26, 1982

TO: Mr. William K. Lee, III
Chief Engineer

FROM: Irvin C. Hughes
Assistant Chief Engineer
Highway Development

SUBJECT: Baltimore County
I-83 at Shawan Road

A very unsatisfactory condition is developing in and adjacent to the interchange of I-83 and Shawan Road.

Right-of-way plats prepared in 1972 indicate that the State Highway Administration purchased property along Shawan Road for the construction of an improved interchange of I-83, as well as the approaches to the interchange, to a point several hundred feet east of McCormick Road. An entrance to the Masonic Lodge's Nursing Home was relocated to a point immediately east of the limits of controlled access for the interchange deceleration lane for west bound Shawan Road to north bound I-83 traffic.

Over the past several years, development adjacent to Shawan Road has continued to be approved, as well as constructed, through Baltimore County. There have been many reports prepared where the State Highway Administration has objected to some of the proposed construction. In fact, Mr. Charles Lee, Chief, Bureau of Engineering Access Permits, had desired that Baltimore County obtain permits for any work performed within the State's right-of-way along Shawan Road. A verbal response from our Legal Counsel informed Mr. Lee that since Baltimore County maintains Shawan Road, we, the State Highway Administration, could not require permits for access to Shawan Road.

Recently, Baltimore County has allowed a developer to construct a major entrance, replacing the Nursing Home entrance, which is located approximately 700 feet west of McCormick Road and immediately adjacent to the northeast outer ramp decel lane. The State Highway Administration had opposed this road connection and requested that the County meet with us to further discuss this construction. Unknown to the State Highway Administration, the developer has widened our decel lane and flared the commercial entrance directly into the widened ramp. The widening is within our controlled access line for the interchange. Such a design or construction is a violation of AASHTO criteria and results in an extremely unsafe condition. It places moving vehicles into a turning lane where the drivers of such vehicles are not made aware that they are entering a turning lane.

My telephone number is Marcom 223-1600
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. William K. Lee, III
Page - 2
May 26, 1982

I have discussed this matter with District Engineer Harry McCullough and he also has expressed some concern in that Baltimore County and the developer have both paid very little attention to the State Highway Administration's advice. I recently discussed this condition with the District Engineer of the Federal Highway Administration. Both he and the Area Engineer are very concerned since any changes in an interstate interchange must be approved by the Federal Highway Administration. I informed the Federal Highway Administration that I had not prepared a letter for your signature requesting Federal concurrence in the design since I did not agree with the design. Furthermore, I was not aware that construction had started within the controlled right-of-way. I feel that it is now time for the State Highway Administration to take a more definite action, particularly with the construction relating to the interchange.

I would suggest that a meeting be held with various State offices to discuss what changes we feel might be appropriate to the interchange. With a concurrence of such changes, the State Highway Administration then could request Federal approval and proceed accordingly in our dealings with Baltimore County. In the meantime, Baltimore County should be notified to withhold any further construction within the interchange area.

There is another major item within the interchange that pertains to a left turn lane for west bound traffic of Shawan Road to enter the southwest outer ramp as an alternate to using the northwest inner loop in a desire to head south on I-83. As a matter of interest, the State Highway Administration, several years ago, proposed a directional ramp for this movement. The request was turned down by the Federal Highway Administration. One of the developers also proposed a fly-over for this movement and his request was denied by the Federal Highway Administration. I certainly agree that there are problems with the high volumes of traffic that will use the I-83 interchange during peak hours. I have been made aware of many of these changes through the involvement of the Bureau of Engineering Access Permits which is one of the Bureaus within this Division.

I will await your response to this request before any further actions are taken on my part. I am available to discuss this entire matter with you if you so desire.

IC:SS
cc: Mr. M. S. Caltrider
Mr. Nolan H. Rogers
Mr. Calvin W. Reese
Mr. Harry J. McCullough
Mr. Gordon E. Dalley
Mr. Thomas Hicks
Mr. Edward M. Loskot
Mr. Charles Lee

Irvin C. Hughes



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. G. Caltrider
Assistant Secretary

June 2, 1982

MEMORANDUM

To: Mr. William K. Lee, III
Chief Engineer

From: Irvin C. Hughes
Assistant Chief Engineer
Highway Development

Subject: Baltimore County
I-83 at Shawan Road

My recent memorandum to you of May 26, 1982, concerned some of the improvements being performed on Shawan Road near and within the I-83 interchange. I am attaching a status report from Mr. John Meyers, Bureau of Engineering Access Permits, concerning reviews and comments prepared by the State Highway Administration of some of the items of work by and for the developer.

This data should be considered additional back-up material regarding my previous memorandum on this subject matter.

Irvin C. Hughes

ICH:jt
Attachment
cc: Mr. Gordon Bailey
Mr. Charles Lee

My telephone number is 659-1681
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Cal. St. Baltimore, Maryland 21202-7177

Status Report
Hunt Valley Industrial Park
North side Shawan Rd. at east side I-83

RECEIVED

1982 MAY 32 A 9:00

During right of way negotiations with the Masonic home, preparatory to constructing the northeast interchange (Contract No. B-578-90-472), a control of access was established which severed an entrance serving a dwelling used by the home. It is our understanding that the property owners claimed that they needed the entrance to serve the dwelling, which was used by nurses for the home, as there was no direct access between the dwelling and the home. Subsequently, the entrance was relocated to a point beyond the end of the control of access. Although not stated in the right of way option, it is our understanding that the entrance was to serve the dwelling only. From an inspection at the site and from an old photograph, it appears that access did exist between the dwelling and the home.

In July of 1979, the Bureau of Engineering Access Permits reviewed a plan for Hunt Valley Mall and industrial park, which indicated that the industrial park would be served by the aforementioned entrance. In subsequent letters to Baltimore County, we objected to this proposal and withheld approval of the plan, because of the close proximity to the ramp, (50') and the anticipated traffic generated by the park. We stated that all access to the park should be by way of McCormick Road.

Our objections were ignored by the County since subsequent plans indicating access to the park, by way of the subject entrance, were approved by the County.

On November 21, 1979, this matter was brought to the attention of Assistant Chief Engineer, Irvin Hughes.

In January of 1980 pursuant to Mr. Hughes request, an investigation was made by this office to determine the status of Shawan Road. The Bureau of Highway Statistics, the District Engineer's office and the Office of Real Estate were contacted. The investigation revealed that the maintenance and ownership of the original roadway is retained by Baltimore County but the right of way widening acquired by the S.H.A. remains under S.H.A. ownership.

In November of 1980 Baltimore County plans for improvements to Shawan Road at I-83 were reviewed by the Bureau of Engineering Access Permits and transmitted to Mr. Hughes and the District 4 Traffic Engineer. Mr. Hughes objected to the proposal to reconstruct the former residential entrance to an industrial road and objected to the widening of Shawan Road which would direct traffic into the ramp.

I-83 @ Shawan Rd.

On December 5, 1980, the Bureau of Engineering Access Permits sent a report on the matter, to Assistant Attorney General, Melan Rogers, with a request to be advised if the S.H.A. can require Baltimore County or the developer to obtain an access permit, or if the entrance can be reconstructed for commercial use without the approval of the S.H.A. Mr. Rogers did not respond in writing, however, at a meeting on December 18, 1980, with Mr. Hughes, Mr. Rogers stated over the telephone, that the S.H.A. has no authority to approve access along a County road, just because the S.H.A. owns a strip of right of way.

In July of 1981, Shawan Road plans were reviewed by Assistant Chief Engineer - Hicks. In April of 1982, the plans were reviewed by District Engineer, McCullough. Comments made by these parties did not mention the reconstruction of the former dwelling entrance into the ramp.

At some point within the past year, the entrance was reconstructed and Shawan Road was widened, as shown on the plans, without S.H.A. approval.

Prepared By John Meyers
5-28-82

APR 28 1982
MAY 20 1982 AM
JULIEN H. HENNEY, IV
HESSEY & HESSEY
ATTORNEYS AT LAW
111 FLORENCE BUILDING
BALTIMORE, MARYLAND 21204
THE SUN,
Wednesday, May 5, 1982

McCormick sells land for Honeywell facility

By Brian Sullivan
erected in McCormick's Shawan Center. Presently under construction is an office building McCormick Properties will be leasing to tenants.
In the past, McCormick has been reluctant to sell land or improvements in its several industrial parks, but it has recently begun to sell selected properties.
Late last year it sold five buildings totaling 349,000 square feet to Westinghouse Corporation for \$18.75 million that will be used to finance additional McCormick Properties acquisitions and construction.
"We are now looking more to the needs of our prospective clients," said Mr. Clark. "If owning the land is part of their plans, we will attempt to accommodate them."
While the company will sell the land, Mr. Clark emphasized that it will not be selling land or improvements to speculators who will compete with McCormick.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204
494-3211
NORMAN E. GENSER
DIRECTOR

March 25, 1982

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 #134, Zoning Advisory Committee Meeting, February 9, 1982, are as follows:

Property Owner: McCormick Properties, Inc.
Location: W/S McCormick Road 370' N. of International Circle
W/S International Circle 1, 137' N/W of International Drive
Acres: 14.632
3.786
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.

Detailed landscape plans should be provided at the time of building permit applications.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

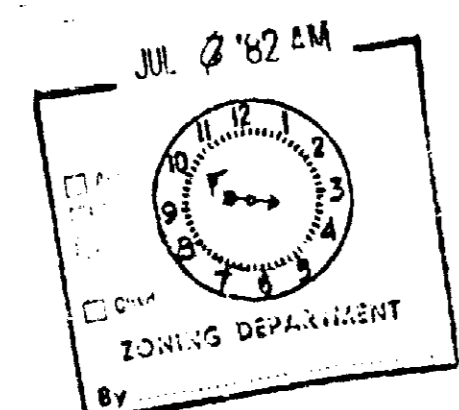
JLW:rh

LAW OFFICES
WHITEFORD, TAYLOR, TRIMBLE & JOHNSTON

B. COLMAN TAYLOR, JR. WILLIAM D. PRESTON, JR. FRANK C. TRIMBLE EDWARD A. JOHNSTON SCOTT D. WOLFE RICHARD C. WHITEFORD WILLIAM M. NICHOLSON LOUIS B. CLOSE, JR. WILLIAM B. WHITEFORD STANLEY B. HOND WALTER B. STOLE ROBERT M. WHIGHT BENJAMIN FORD DENNIS ARLAND S. BOCCUT	J. NORMAN SPENCER NEVETT S. CLEVE, JR. J. R. KUBER HEAD EMPLOYMENT RICHARD J. MADDO WANDA K. FOGLE M. ANTONIE WISHEM CARL S. SILVERMAN GAIL E. GIBBOUT ALFRED S. SCANLAN, JR. PAUL W. WILSON	2000 FIRST MARYLAND BUILDING 25 SOUTH CHARLES STREET BALTIMORE, MARYLAND 21201 301 752-0987 TOWSON OFFICE 200 LAFAYETTE BUILDING 402 W. GREENGLASS AVENUE TOWSON, MARYLAND 21286 301 468-9882	GORDON S. WEILMAN FRISCOLA CLARKEY GEORGE W. CHURCH JAMES C. HOLMAN KARINA A. LEVING EILEEN S. BREWER LARRY W. BREWER JAMES C. CHURCH DAVID M. RICHARDSON HARRY D. CHURCH WILLIAM F. STAN, JR. EDWARD F. STOFF STEVEN I. BARTOFF	BARBARA HULL FOSTER THOMAS P. FINNITT, JR. DOAN M. HULL GERARD P. BLUMENFELD JANIS L. ROSSER N. M. KISSEL AL. T. JEFFERSON, JR. BERNARD O. SWAN OF COUNSEL W. HAMILTON WHITEFORD REGISTERED IN MARYLAND ONLY
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Please reply to: TOWSON

July 1, 1982



Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Variances
W/S of International Circle, 1131.67' NW of International Dr. and the W/S of McCormick Rd., 370.58' NW of International Circle
8th Election District
McCormick Properties, Inc. - Petitioner
NO. 82-227-A (Item No. 134)

Dear Deputy Zoning Commissioner:

Pursuant to our conversation today, I am writing to formally request that you amend your Order dated June 10, 1982 in the above captioned matter.

As I explained in our meeting, we agree entirely that restriction No. 3 of your Order is entirely proper as it relates to our variance request, and we agree that during our variance hearing we assured the Commissioner that we would not seek any increase of total square footage as a result of the additional parking we were able to obtain as a consequence of your granting of the variance.

However, upon receipt of your Order, and a careful consideration of the effect of your Order on future development, the prospect of a building containing structured parking was raised.

We have no way of ascertaining whether structured parking will be a viable prospect for this property in the

future, or how many additional square feet would be made available by the additional parking spaces.

However, because we do not consider that any additional square footage acquired through structured parking would violate our understanding with you at the hearing, and is in no way related to our variance request, we earnestly request an amendment to restriction No. 3.

For your convenience, and consideration, we attach language which we feel would preserve the integrity of your Order, but allow us the additional square footage engendered by structured parking.

Very truly yours,
Ernest C. Trimble
Ernest C. Trimble

ECT:rmz
Enc.

3. The square footage of the building may not exceed the amount indicated on the site plan marked Petitioner's Exhibit 1, unless the building utilizes structured parking, in which event additional square footage will be permitted in direct proportion to the parking/square footage ratio provided by Section 409 of the Baltimore County Zoning Regulations, related to the structured parking spaces.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-227-A
Date: March 31, 1982

This office does not support the petitioner's request.

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:rmc

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3353

STEPHEN E. COLLINS
DIRECTOR

April 11, 1982

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

Re: ZAC Meeting of February 9, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 134 to 142.

Sincerely,
Michael S. Flanigan,
Engineering Associate II

MSF/r1j

134
McCormick Prop
82-227
4/22

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
LOCATION: 1st Parcel - West side of International Circle, 1131.67 ft.
Northwest of International Drive
2nd Parcel - West side of McCormick Road, 370.58 ft.
Northwest of International Circle

DATE & TIME: Thursday, April 22, 1982 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 Variance to permit parking within 5 feet of a residential zone boundary instead of 25 feet

The Zoning Regulation to be excepted as follows:
Section 250.6 - Minimum setback for parking from residential zones

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

Being the property of McCormick Properties, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 22, 1982 at 10:15 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

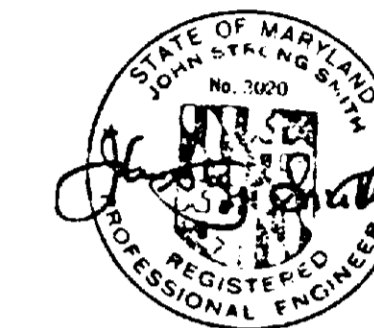
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Page 1 of 2

Lot No. 8
Description to Accompany
A Zoning Petition for
A Variance Request To
Allow Parking Closer Than
The Required Setback, To A
Residential Zone Boundary, In
An Existing MLR Zone.

December 4, 1981

Beginning for the First at a point located N 4°08'41" W 370.58' ± from the centerline intersection of the McCormick Road Extension with International Circle, said point being the southeasternmost corner of Lot No. 8, thence enclosing all of Lot No. 8 as shown on a Plat entitled "Shawan Center at Hunt Valley" and recorded among the Lane Records of Baltimore County, Maryland in Plat Book 48 at folio 64. Said point of beginning being the west side of McCormick Road, containing 14.662 Acres of land more or less.



JRM/H34

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Page 2 of 2

Lot No. 5
Description to Accompany
a Zoning Petition for
a Variance Request to
Allow Parking Closer than
The Required Setback, to A
Residential Zone Boundary, In
An Existing MLR Zone.

December 4, 1981

Beginning for the second at a point located N 59°56'21" W 1,131.67 feet ± from the centerline intersection of the International Drive with International Circle, said point being the southeasternmost corner of Lot No. 5, thence enclosing all of Lot No. 5 as shown on a Plat entitled "Shawan Center at Hunt Valley" and recorded among the Land Records of Baltimore County, Maryland in Plat Book 48 at folio 64. Said point of beginning being on the west side of International Circle, containing 3.786 acres of land more or less.



JRM/H34

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 17, 1982

Ernest C. Trimble, Esquire
40 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variances
W/S of International Circle, 1131.67' NW of International Dr. and the W/S of McCormick Rd., 370.58' NW of International Circle - 8th Election District
McCormick Properties, Inc. - Petitioner
NO. 82-227-A (Item No. 134)

Dear Mr. Trimble:

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

Very truly yours,
MAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John H. Haas, Esquire
11011 McCormick Road
Hunt Valley, Maryland 21031

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

Ernest C. Trimble, Esquire
40 West Chesapeake Avenue
Towson, Maryland 21204

March 18, 1982

NOTICE OF HEARING

RE: Petition for Variance Case #82-227-A
1st parcel - W/S of International Circle, 1131.67' NW of International Drive
2nd parcel - W/S of McCormick Rd., 370.58' NW of International Circle
McCormick Properties, Inc. - Petitioner

TIME: 10:15 A.M.

DATE: Thursday, April 22, 1982

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

cc: John H. Haas, Esquire
11011 McCormick Road
Hunt Valley, MD 21031

ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 14, 1982

Ernest C. Trimble, Esquire
40 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
McCormick Properties, Inc.
NO. 82-227-A (Item No. 134)

Dear Sir:

This is to advise you that \$ 93.28 is due for advertising and posting of the above property.

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

Very truly yours,
WILLIAM E. HAMMOND
Commissioner

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

No. 107614

DATE: 4/23/82 ACCOUNT: 01-662

AMOUNT: \$93.28

RECEIVED FROM: Ernest C. Trimble, Esquire
FOR: Advertising & Posting Case #82-227-A
(McCormick Properties, Inc.)

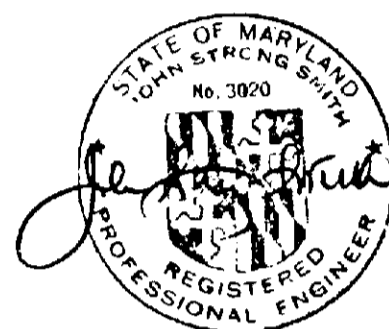
VALIDATION OR SIGNATURE OF CASHIER

Lot No. 5
Description to Accompany
a Zoning Petition for
a Variance Request to
Allow Parking Closer than
The Required Setback, to A
Residential Zone Boundary, In
An Existing MLR Zone.

December 4, 1981

Beginning for the second at a point located N 59°56'21" W 1,131.67 feet ±
from the centerline intersection of the International Drive with International
Circle, said point being the southeastermost corner of Lot No. 5, thence enclosing
all of Lot No. 5 as shown on a Plat entitled "Shawan Center at Hunt Valley"
and recorded among the Land Records of Baltimore County, Maryland in Plat Book
48 at folio 64.

Containing 3.786 acres of land more or less.



OLD
DES

Ernest C. Trimble, Esquire
10 W. Chesapeake Avenue
Towson, Md. 21204

George William Stephens, Jr.
3030 Allegheny Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 15th day
of March, 1982.

William E. Hammond
Zoning Commissioner

Petitioner: McCormick Properties, Inc.

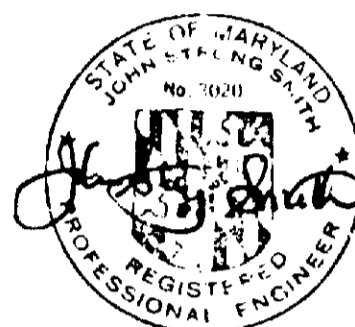
Petitioner's Attorney: Ernest C. Trimble, Esq. Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Lot No. 8
Description to Accompany
A Zoning Petition for
A Variance Request To
Allow Parking Closer Than
The Required Setback, To A
Residential Zone Boundary, In
An Existing MLR Zone.

December 4, 1981

Beginning for the First at a point located N 4°08'41" W 370.58' ± from the
centerline intersection of the McCormick Road Extension with International Circle,
said point being the southeastermost corner of Lot No. 8, thence enclosing all of
Lot No. 8 as shown on a Plat entitled "Shawan Center at Hunt Valley" and recorded
among the Land Records of Baltimore County, Maryland in Plat Book 48 at folio 64.

Containing 14.602 Acres of land more or less.



OTD
des.

Petition For
Variances

8TH DISTRICT
ZONING: Petition for
Variance

LOCATION: 1st Parcel -
West side of International
Circle, 1131.67 ft. North-
west of International
Drive, 2nd Parcel - West
side of McCormick Rd.,
370.58 ft. Northwest of In-
ternational Circle.

DATE & TIME: Thurs-
day, April 22, 1982 at 10:15
A.M.

PUBLIC HEARING: Room 106,
County Office Building,
111 W. Chesapeake Ave.,
Towson, Md.

The Zoning Commis-
sioner of Baltimore Coun-
ty, by authority of the
Zoning Act and Regula-
tions of Baltimore County.

will hold a public hearing
to permit parking within 5
feet of a residential zone
boundary instead of 25
feet.

The Zoning Regulation
to be accepted as follows:
Section 250.6 - Minimum
setback for parking from
residential zone.

All that parcel of land in
the Eighth District of Bal-
timore County.

Beginning for the First
at a point located N 4°
08'41" W 370.58' more or
less from the centerline in-
tersection of the McCorn-
ick Rd. Extension with
International Circle, said
point being the southeast-
ermost corner of Lot No.
8, thence enclosing all of
Lot No. 8 as shown on a
Plat entitled "Shawan
Center at Hunt Valley"
and recorded among the
Land Records of Balti-
more County, Maryland in
Plat Book 48 at folio 64.
Said point of beginning
being the west side of Mc-
Cormick Rd.

Containing 14.602 Acres
of land more or less.

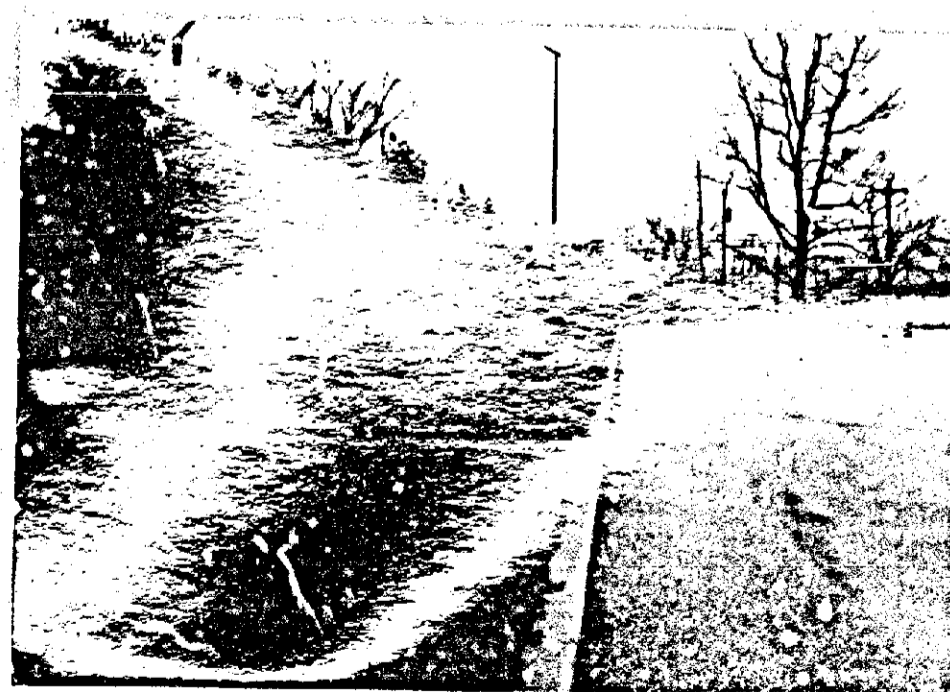
Beginning for the second
at a point located N 59°
56'21" W 1,131.67 feet
more or less from the cen-
terline intersection of the
International Drive with
International Circle, said
point being the southeast-
ermost corner of Lot No.
5, thence enclosing all of
Lot No. 5 as shown on a
Plat entitled "Shawan
Center at Hunt Valley"
and recorded among the
Land Records of Balti-
more County, Maryland in
Plat Book 48 at folio 64.
Said point of beginning
being on the west side of
International Circle.
Containing 3.786 acres
of land more or less.

The Times

Middle River, Md., April 1 1982

This is to Certify, That the annexed
Petition

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 1st day of
April, 1982
Publisher.



PETITION FOR VARIANCE
8TH DISTRICT

ZONING: Petition for Variance

LOCATION: 1st Parcel - West side
of International Circle, 1131.67 ft.
Northwest of International Drive
and 2nd Parcel - West side of Mc-
Cormick Road, 370.58 ft. North-
west of International Circle

DATE & TIME: Thursday, April
22, 1982 at 10:15 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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

Petition for Variance to permit
parking within 5 feet of a residen-
tial zone boundary instead of 25
feet.

The Zoning Regulation to be ex-
cepted as follows:
Section 250.6 - Minimum setback for
parking from residential zone

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

Beginning for the First at a point
located N 4° 08' 41" W 370.58' ±
from the centerline intersection of
the McCormick Road Extension
with International Circle, said point
being the southeastermost corner
of Lot No. 8 as shown on a Plat
entitled "Shawan Center at Hunt
Valley" and recorded among the
Land Records of Baltimore County,
Maryland in Plat Book 48 at folio
64. Said point of beginning being
the west side of McCormick Road.

Containing 14.602 Acres of land
more or less.

Beginning for the second at a
point located N 59° 56' 21" W
1,131.67 feet ± from the centerline
intersection of the International
Drive with International Circle,
said point being the southeast-
ermost corner of Lot No. 5 as shown
on a Plat entitled "Shawan Center
at Hunt Valley" and recorded
among the Land Records of Balti-
more County, Maryland in Plat
Book 48 at folio 64. Said point of
beginning being on the west side
of International Circle.

Containing 3.786 acres of land,
more or less.

Being the property of McCormick
Properties, Inc., as shown on Plat
Book 48 with the Zoning Depart-
ment

Hearing Date: Thursday, April
22, 1982 at 10:15 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

APR 1 1982

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 1, 1982

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~~ once weeks before the 22nd
day of April, 1982, the ~~first~~ publication
appearing on the 1st day of April
1982.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19 day of January, 1982

Filing Fee \$ 25.00 Received: Check
 Cash
 Other

Item # 134

William E. Hammond, Zoning Commissioner

Petitioner: McCormick Properties, Submitted by: Ernest Trimble

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 106203

DATE: 3/18/82 ACCOUNT: 01-652

AMOUNT: 25.00

RECEIVED: Ernest C. Trimble, Esquire

FOR: Filing Fee for Case #82-227-A (McCormick)

25.00

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

82-227-A

District: 8th Date of Posting: 4-2-82

Posted for: Variance

Petitioner: McCormick Properties, Inc.

Location of property: W. McCormick Rd. Approx. 1.131.67' NW of International Drive, W. McCormick Rd. Approx. 370.58' NW of International Circle

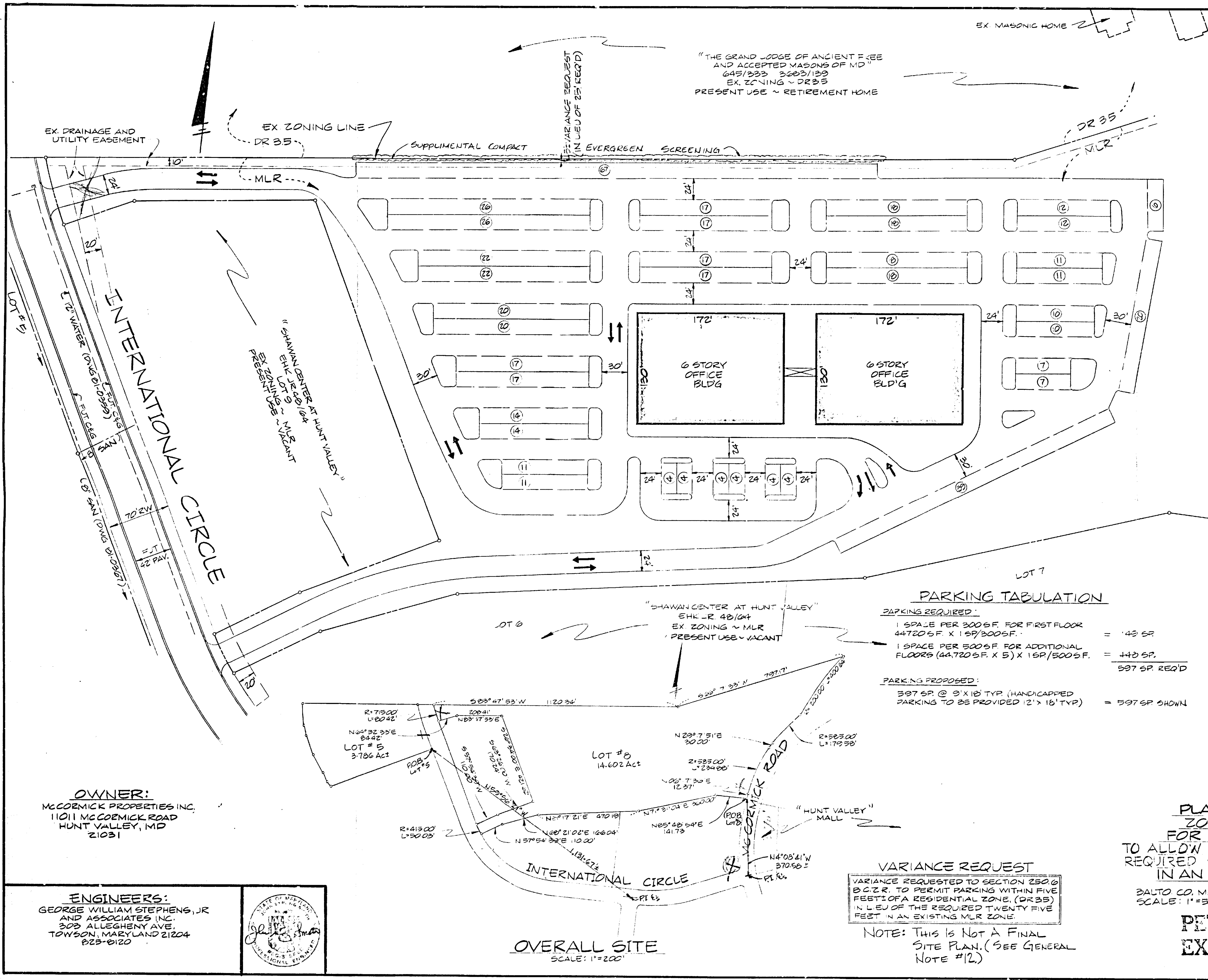
Location of Signs: Signs of McCormick Rd. Approx. 370' North of International Circle, 1.131' NW of International Drive

Remarks: Signs of McCormick Rd. Approx. 370' NW of International Drive

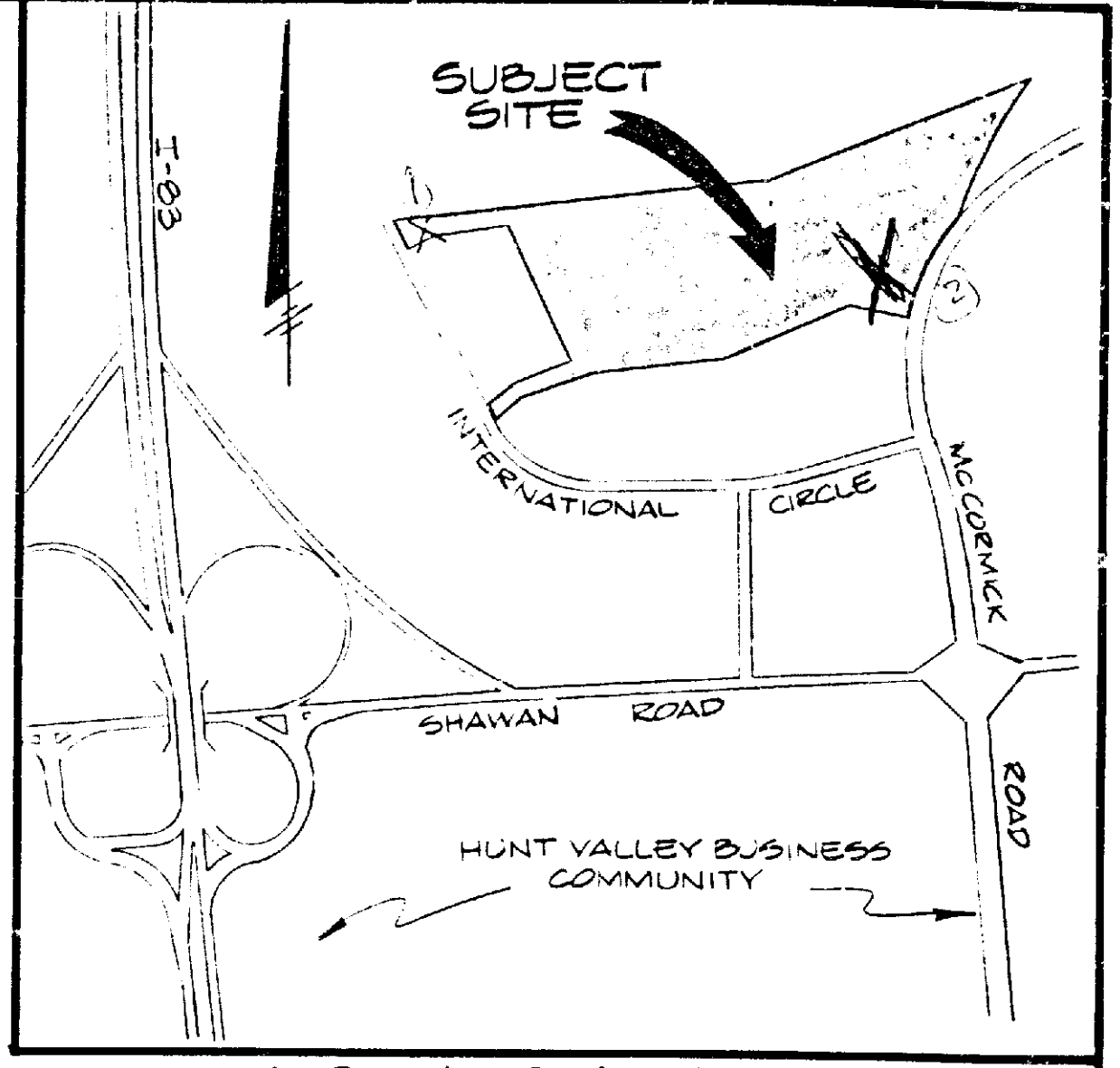
Posted by: [Signature] Date of return: April 2, 1982

Number of Signs: 3





"THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MD"
 645/333 3683/189
 EX. ZONING ~ DR35
 PRESENT USE ~ RETIREMENT HOME



VICINITY MAP
 SCALE: 1"=500'

- GENERAL NOTES**
- 1) NET AREA = (14.602 ACS) Lot #5, (3.786 ACS) Lot #6
 - 2) EX. ZONING ~ MLR
 - 3) PRESENT USE ~ VACANT
 - 4) WATER AND SEWER FACILITIES ARE UNDER CONSTRUCTION (SCHEDULED COMPLETION JULY '02)
 - 5) PROP. USE ~ OFFICE BUILDING
 - 6) WHERE LIGHTING IS DEEMED NECESSARY, LIGHT WILL BE DIRECTED AS TO NOT REFLECT RAYS INTO RESIDENTIAL AREAS.
 - 7) STORM WATER MANAGEMENT IS TO BE PROVIDED BY REGIONAL FACILITY, SOUTH OF SITE.
 - 8) FOR TITLE SEE EHK JR. 0242/750, SEE ALSO PLAT "SHAWAN CENTER AT HUNT VALLEY" 40/64
 - 9) FLOOR AREA RATIO NOT TO EXCEED MAXIMUM PERMITTED
 - 10) SITES SHALL COMPLY WITH ALL BALTIMORE CO ZONING REGULATIONS.
 - 11) SITES SHALL COMPLY WITH ALL BALTIMORE CO SITE PLAN REVIEW AND APPROVAL PROCEDURES.
 - 12) BUILDING SIZE, SHAPE, HEIGHT AND LOCATION AND PARKING LAYOUT ARE SUBJECT TO CHANGE.
 - 13) SCREENING WILL BE PROVIDED AS SHOWN EXCEPT WHERE SLOPE PROVIDES SCREENING OR SCREENING IS MODIFIED BY SPECIAL AGREEMENT WITH MASONIC LODGE.

PARKING TABULATION

PARKING REQUIRED:

1 SPACE PER 300 SF. FOR FIRST FLOOR	
44,720 SF. X 1 SP/300 SF.	= 149 SP.
1 SPACE PER 500 SF. FOR ADDITIONAL FLOORS (44,720 SF. X 5) X 1 SP/500 SF.	= 449 SP.
	597 SP. REQ'D

PARKING PROPOSED:

597 SP. @ 9' X 18' TYP. (HANDICAPPED PARKING TO BE PROVIDED 2' X 16' TYP.)	= 597 SP. SHOWN
--	-----------------

VARIANCE REQUEST
 VARIANCE REQUESTED TO SECTION 250.0 B.C.Z.R. TO PERMIT PARKING WITHIN FIVE FEET OF A RESIDENTIAL ZONE, (DR35) IN L.E.U. OF THE REQUIRED TWENTY FIVE FEET IN AN EXISTING MLR ZONE.

NOTE: THIS IS NOT A FINAL SITE PLAN. (SEE GENERAL NOTE #12)

OWNER:
 MCCORMICK PROPERTIES INC.
 11011 MCCORMICK ROAD
 HUNT VALLEY, MD
 21031

ENGINEERS:
 GEORGE WILLIAM STEPHENS, JR
 AND ASSOCIATES INC.
 303 ALLEGHENY AVE.
 TOWSON, MARYLAND 21204
 825-0120



LOT #8
PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCE REQUEST TO ALLOW PARKING CLOSER THAN THE REQUIRED SETBACK TO A RESIDENTIAL ZONE IN AN EXISTING MLR ZONE

BALTO CO. MD
 SCALE: 1"=30'
 ELECTION DIST. #8
 DECEMBER, 1981

PETITIONER'S EXHIBIT

SHEET 1 OF 2

PN 04536 EX