McCormick Properties 83-164-A
SW/corner of Shawan & McCormick Rds.
8th

PETITION FOR ZONING VARIANCE 83-164-A

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 255.1 (238.1&2, 301.1 and 102.2) to permit a distance between buildings of 20' and 42' instead of the required 52½' and 60' respectively.

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

The hardship and practical difficulty of moving tall vehicles beneath the proposed canopy necessitates its elimination.

83-164-A
#93

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: ______ (Type or Print Name)
Signature ______
Address ______
City and State ______
Attorney's Telephone No.: ______

Legal Owner(s):
McCORMICK PROPERTIES, INC.
(Type or Print Name)
Gerald Witt, Development Manager
Signature
Gerald Witt
(Type or Print Name)
Signature ______
Address ______ Phone No. ______
City and State ______

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Gilbert D. Cooke
Name
123 Market Place
Baltimore, Md. 21202 727-2000
Address Phone No.

ORDER RECEIVED FOR FILING
DATE January 13, 1983

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of November 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of January, 1983, at 9:45 o'clock A. M.

RESCHEDULED:
Friday, February 11, 1983
at 9:45 A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner Shawan & McCormick Rds., 8th District : OF BALTIMORE COUNTY
McCORMICK PROPERTIES, INC., Petitioner : Case No. 83-164-A

:::::::

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. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of January, 1983, a copy of the foregoing Order was mailed to Gerald Witts, Development Manager, and Gilbert D. Cooke, McCormick Properties, Inc., 123 Market Place, Baltimore, Maryland 21202, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Nicholas B. Commodari
Chairman

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

January 14, 1983

Mr. Gerald Witt
McCormick Properties, Inc.
11011 McCormick Road
Hunt Valley, Maryland 21031

RE: Item No. 93 - Case No. 83-164-A
Petitioner - McCormick Properties, Inc.
Variance Petition

Dear Mr. Witt:

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 hearing is required as a result of your proposal to construct a drive-thru bank closer to the existing building than is permitted under the zoning regulations. At the time of field inspection, the proposed building was nearly complete and the framework for the proposed canopy was erected. A building permit was issued with the understanding that the canopy would be attached to the existing office building unless this variance is granted.

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 . the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Gilbert D. Cooke
123 Market Place
Baltimore, Md. 21202

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 29, 1982

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

Re: Item #93 (1982-1983)
Property Owner: McCormick Properties, Inc.
N/W cor. Shawan Rd. and McCormick Rd.
Acres: NEEDS REVISED DESCRIPTIONS
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 and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment poltuion 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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 93 (1982-1983).

Very truly yours,

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

RAM:EAM:FWR:ss

V-NE Key Sheet
72 & 73 NW 9 Pos. Sheets
NW 18 & 19 C Topo
42 Tax Map

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

NORMAN E. GERBER
DIRECTOR

January 18, 1983

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

Dear Mr. Hammond:

Comments on Item # 93 , Zoning Advisory Committee Meeting, November 9, 1982, are as follows:

Property Owner: McCormick Properties, Inc.
Location: NW/corner Shawan Road and McCormick Road
Acres: Needs revised descriptions
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.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

JLW:rh

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 5, 1983

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

ZAC- Meeting of November 9, 1982
Item Nos. 86, 87, 88, 89, 90, 91, 92, and 93.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 86, 87, 88, 89, 90, 91, 92, and 93.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO William E. Hammond, Zoning Commissioner, Office of Planning and Zoning
Date December 2, 1982

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item # 74 - John Zeruos
Item # 75 - Raymond & Alma Hinchliffe
Item # 77 - David C. & Carol A. Hopkins
Item # 78 - Henry Knott
Item # 80 - Henry & Lula Cook
Item # 81 - Kenneth Deinlein
Item # 85 - Terry & Joyce Riggieman
Item # 86 - Michael P. & Mary J. Elder
Item # 93 - McCormick Properties, Inc.
Item # 97 - Neil H. & Christy A. Whaley
Item # 98 - Fl-Jen, Incorporated
Item # 99 - George B. P. Ward
Item #100 - Kaye D. Nutter
Item #101 - Andrew & Courtney Suggs
Item #103 - Clyde Woodard
Item #104 - Joel Brown
Item #105 - Stanley I. Panitz, Inc.
Item #106 - Wesco Realty

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/~~will not~~ adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of February, 1983, that the herein Petition for Variance(s) to permit a distance between buildings of 20 feet and 42 feet in lieu of the required 52.5 feet and 60 feet, respectively, for a canopy and banking facility, in accordance with the site plan prepared by Marks, Cooke & Thomas Associates, Inc., 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 approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE February 15, 1983
BY Nicholas B. Commodari
(Administrative Assistant)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

December 20, 1982

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: McCormick Properties, Inc.

Location: NW/Cor. Shawan Road and McCormick Road

Item No.: 93 *Zoning Agenda:* Meeting of November 9, 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 or _____ 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.*

(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: [illegible] *Planning Group* *Special Inspection Division* *Noted and Approved:* [illegible] *Fire Prevention Bureau*

JK/mb/cm

1/25
83-164-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Nicholas B. Commodari, Zoning Advisory Committee Date November 8, 1982

FROM Sharon M. Caplan, Economic Development Commission

SUBJECT Item #93 - Property Owner: McCormick Properties, Inc.
Location: NW/Cor. Shawan Road and McCormick Road
Existing Zoning: M.L.R.
Proposed Zoning: Variance to permit a distance between buildings of 20' and 42' in lieu of the required 52½' and 60'.

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 Caplan
SHARON M. CAPLAN
Economic Assistant

SMC/sb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland - 21204

Date: November 8, 1982

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

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

RE: Item No: 86, 87, 88, 89, 90, 91, 92, (93)
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

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO William E. Hammond, Zoning Commissioner Date January 13, 1983

FROM Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT Zoning Petition No. 83-164-A
McCormick Properties, Inc.

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

Norman E. Gerber per J. Hoswell
Norman E. Gerber,
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 14, 1983

Gilbert D. Cooke, Esquire
123 Market Place
Baltimore, Maryland 21202

Re: Petition for Variance
SW/corner Shawan & McCormick Roads
McCormick Properties, Inc. - Petitioner
Case No. 83-164-A

Dear Mr. Cooke:

This is to advise you that $58.35 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 115012

DATE 2/15/83 ACCOUNT R-01-615-000

AMOUNT $58.35

RECEIVED FROM Gilbert Cooke, Esquire

FOR Advertising & Posting Case No. 83-164-A
(McCormick Properties, Inc.)

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: Southwest corner of Shawan and McCormick Roads

DATE & TIME: Tuesday, January 25, 1983 at 9:45 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 Variance to permit a distance between buildings of 20 ft. and 42 ft. instead of the required 52.5 ft. and 60 ft., respectively

The Zoning Regulation to be excepted as follows:
Section 255.1 (238.1b2, 301.1 and 102.2) - minimum distance between buildings in an M.L.R. zone

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: Tuesday, January 25, 1983 at 9:45 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

Located at the southwest corner of Shawan Road and McCormick Road and running along a curve to the right with a radius of 125' for a distance of 195.25' to the west side of McCormick Road and running thence S 4°31'35" E 414.48', thence N 85°28'25" E for a distance of 43.0', thence N 4°31'35" W for a distance of 12', thence N 85°28'25" E for a distance of 229.49', thence N 4°31'35" W for a distance of 9.38', thence N 85°28'25" E for a distance of 20.63', thence N 4°31'35" W for a distance of 79.42', thence N 85°28'25" E for a distance of 24.12', thence N 4°31'35" W for a distance of 188.08', thence S 85°28'25" W for a distance of 68.70', thence N 4°31'35" W for a distance of 254.66' 254.66', thence N 85°58'43" E for a distance of 302.96' to the beginning point, and also being known as 11050 McCormick Road.

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 15, 1983

Mr. Gilbert D. Cooke
123 Market Place
Baltimore, Maryland 21202

RE: Petition for Variances
SW/corner of Shawan & McCormick Rds. - 8th Election District
McCormick Properties, Inc. - Petitioner
NO. 83-164-A (Item No. 93)

Dear Mr. Cooke:

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

Very truly yours,

Jean M. H. Jung

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

December 29, 1982

Gilbert D. Cooke, Esquire
123 Market Place
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Varianc
SW/corner of Shawan & McCormick Rds.
McCormick Properties, Inc.
Case #83-164-A

TIME: 9:45 A. M.

DATE: Tuesday, January 25, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

William E. Hammond

[ZON]ING COMMISSIONER OF
[BAL]TIMORE COUNTY

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

No. 111283

DATE 10-29-82 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED FROM Gilbert Cooke

FOR Filing fee for item 93 McCormick Properties
6322 Falls Rd
21209

C 096*****100D010 F018A

VALIDATION OR SIGNATURE OF CASHIER

January 21, 1983

Gilbert D. Cooke, Esquire
123 Market Place
Baltimore, Maryland 21202

RESCHEDULED
NOTICE OF HEARING

Re: Petition for Variance
SW/corner of Shawan & McCormick Rds.
McCormick Properties, Inc. - Petitioner
Case No. 83-164-A

TIME: 9:45 A. M.

DATE: Friday, February 11, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

William E. Hammond

ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-164-A

District 8th   Date of Posting 1-6-83

Posted for: Variance

Petitioner: McCormick Properties, Inc.

Location of property: SW/Corner of Shawan + McCormick Roads

Location of Signs: South west corner of Shawan and McCormick Roads

Remarks:

Posted by D. J. Orato   Date of return 1-14-83
Signature

Number of Signs: 1

#L42012 46
McCormick Properties
Zoning

PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Shawan and McCormick Roads
DATE & TIME: Tuesday, January 25, 1983 at 9:45 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 Variance to permit a distance between buildings of 20 ft. and 42 ft. instead of required 52.5 ft. and 60 ft., respectively.
The Zoning Regulation to be excepted as follows:
Section 255.1 (238. 1&2, 301.1 and 102.2) - minimum distance between buildings in an M.L. zone.

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

Located at the southwest corner of Shawan Road and McCormick Road and running along a curve to the right with a radius of 125' for a distance of 195.25' to the west side of McCormick Road and running thence S 4°31'35" E 414.88', thence N 85°28'25" E for a distance of 83.0', thence N 4°31'35" W for a distance of 12', thence N 85°28'25" E for a distance of 219.48', thence N 4°31'35" W for a distance of 6.39', thence N 85°28'25" E for a distance of 20.83', thence N 4°31'35" W for a distance of 79.42', thence 85°28'25" E for a distance of 34.12', thence N 4°31'75" W for a distance of 198.06', thence S 85°28'25" W for a distance of 68.70', thence N 4°31'35" W for a distance of 254.66', thence N 85°58'43" E for a distance of 302.06' to the beginning point, and also being known as 11350 McCormick Road.

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

Hearing Date: Tuesday, January 25, 1983 at 9:45 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

40203-L42012

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1/7 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 1st day of January 1983.

THE TOWSON TIMES

Marianne Angelella

Cost of Advertisement, $ 30.60

[Ge]rald Witt
[McCormi]ck Properties, Inc.
McCormick Road
[Hunt] Valley, Maryland 21031

cc: Gilert D. Cooke
123 Market Place
Baltimore, Maryland 21202

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 9th day of November, 19 82

William E. Hammond

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner McCormick Properties, Inc.

Petitioner's Attorney ____________ Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

L42012

PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Shawan and McCormick Roads
DATE & TIME: Tuesday, January 25, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

[illegible]

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. 2/1 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 26th day of Jan 1983.

THE TOWSON TIMES

Marianne Angelella

Cost of Advertisement, $ 30.60

NOTICE
HEARING RESCHEDULED
PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Shawan and McCormick Roads
DATE & TIME: Friday, February 11, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Located at the southwest corner of Shawan Road and McCormick Road and running along a curve to the right with a radius of 125' for a distance of 195.25' to the west side of McCormick Road and running thence S 4°31'35" E 414.88', thence N 85°28'25" E for a distance of 83.0', thence N 4°31'35" W for a distance of 12', thence N 85°28'25" E for a distance of 229.49', thence N 4°31'35" W for a distance of 6.39', thence N 85°28'25" E for a distance of 20.83', thence N 4°31'35" W for a distance of 79.42', thence N 85°28'25" E for a distance of 34.12', thence N 4°31'75" W for a distance of 198.06', thence S 85°28'25" W for a distance of 68.70', thence N 4°31'35" W for a distance of 254.66', thence N 85°58'43" E for a distance of 302.06' to the beginning point, and also being known as 11350 McCormick Road.
Being the property of McCormick Properties, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Friday, February 11, 1983 at 9:45 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
Jan. 27.

83-164-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 27, 19 83

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~each~~ of one time ~~successive weeks~~ before the 11th day of February, 19 83, the ~~first~~ publication appearing on the 27th day of February 19 83.

THE JEFFERSONIAN,

D. Frank Struthers
Manager.

Cost of Advertisement, $

PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Shawan and McCormick Roads
DATE & TIME: Tuesday, January 25, 1983 at 9:45 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:
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Being the property of McCormick Properties, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, January 25, 1983 at 9:45 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
Jan. 6.

83-164-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 6, 19 83.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~each~~ of one time ~~successive weeks~~ before the 25th day of January, 19 83, the ~~first~~ publication appearing on the 6th day of January 19 83.

THE JEFFERSONIAN,

D. Frank Struthers
Manager.

Cost of Advertisement, $

Pet exh 2

Pet exh 2

Pet exh 2

December 29, 1982

Gilbert D. Cooke, Esquire
123 Market Place
Baltimore, Maryland 21202

RESCHEDULED HEARING

Re: Petition for Variance
SW/corner of Shawan & McCormick Rds.
McCormick Properties, Inc.
Case #83-164-A

9:45 A.M.

Tuesday, January 25, 1983

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

No. 111283

DATE

RECEIVED FROM

FOR

B

January 21, 1983

Gilbert D. Cooke, Esquire
123 Market Place
Baltimore, Maryland 21202

RESCHEDULED HEARING

Re: Petition for Variance
SW/corner of Shawan & McCormick Rds.
McCormick Properties, Inc. - Petitioner
Case No. 83-164-A

9:45 A.M.

Friday, February 11, 1983

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District

Date of Posting

Posted for

Petitioner

Location of property

Location of Signs

Remarks

Posted by

Signature

Date of return

Number of Signs: _____

ald Hitt
ck Properties, Inc.
McCormick Road
Valley, Maryland 21031

cc: Gilert D. Cooke
123 Market Place
Baltimore, Maryland 21202

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 9th day of November, 19 82

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: McCormick Properties, Inc.
Petitioner's Attorney _____ Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

NOTICE
HEARING RESCHEDULED
PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Shawan and McCormick Roads
DATE & TIME: Friday, February 11, 1983 at 9:45 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 Variance to permit a distance between buildings of 20 ft. and 42 ft. instead of the required 52.5 ft. and 40 ft. respectively.

The Zoning Regulation to be excepted as follows:

Section 255.1, 238.1&2, 301.1 and 102.2 - minimum distance between buildings in an M.L. zone

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

Located at the southwest corner of Shawan Road and McCormick Road and running along a curve to the right with a radius of 125' for a distance of 196.25' to the west side of McCormick Road and running thence S 4°31'35" E 413.68' thence N 85°28'25" E for a distance of 83.9' thence N 4°31'35" W for a distance of 22' thence N 85°28'25" E for a distance of 229.9' thence N 4°31'35" W for a distance of 238' thence N 85°28'25" E for a distance of 30.63' thence N 4°31'35" W for a distance of 79.42' thence N 85°28'25" E for a distance of 34.12' thence N 4°31'35" W for a distance of 198.06' thence N 85°28'25" W for a distance of 68.70' thence S 4°31'35" W for a distance of 254.66' thence N 85°58'43" E for a distance of 303.6' to the beginning point, and also being known as 11350 McCormick Road

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

Hearing Date: Friday, February 11, 1983 at 9:45 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

Jan. 27

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ 198_

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for _____ successive weeks, the first publication appearing on the _____ day of _____ 198_.

THE TOWSON TIMES

Cost of Advertisement, $ _____

PETITION FOR VARIANCE
8th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Shawan and McCormick Roads
DATE & TIME: Tuesday, January 25, 1983 at 9:45 A.M.
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Hearing Date: Tuesday, January 25, 1983 at 9:45 A.M.

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

Jan. 27

CERTIFICATE OF PUBLICATION

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THE JEFFERSONIAN,

CERTIFICATE OF PUBLICATION

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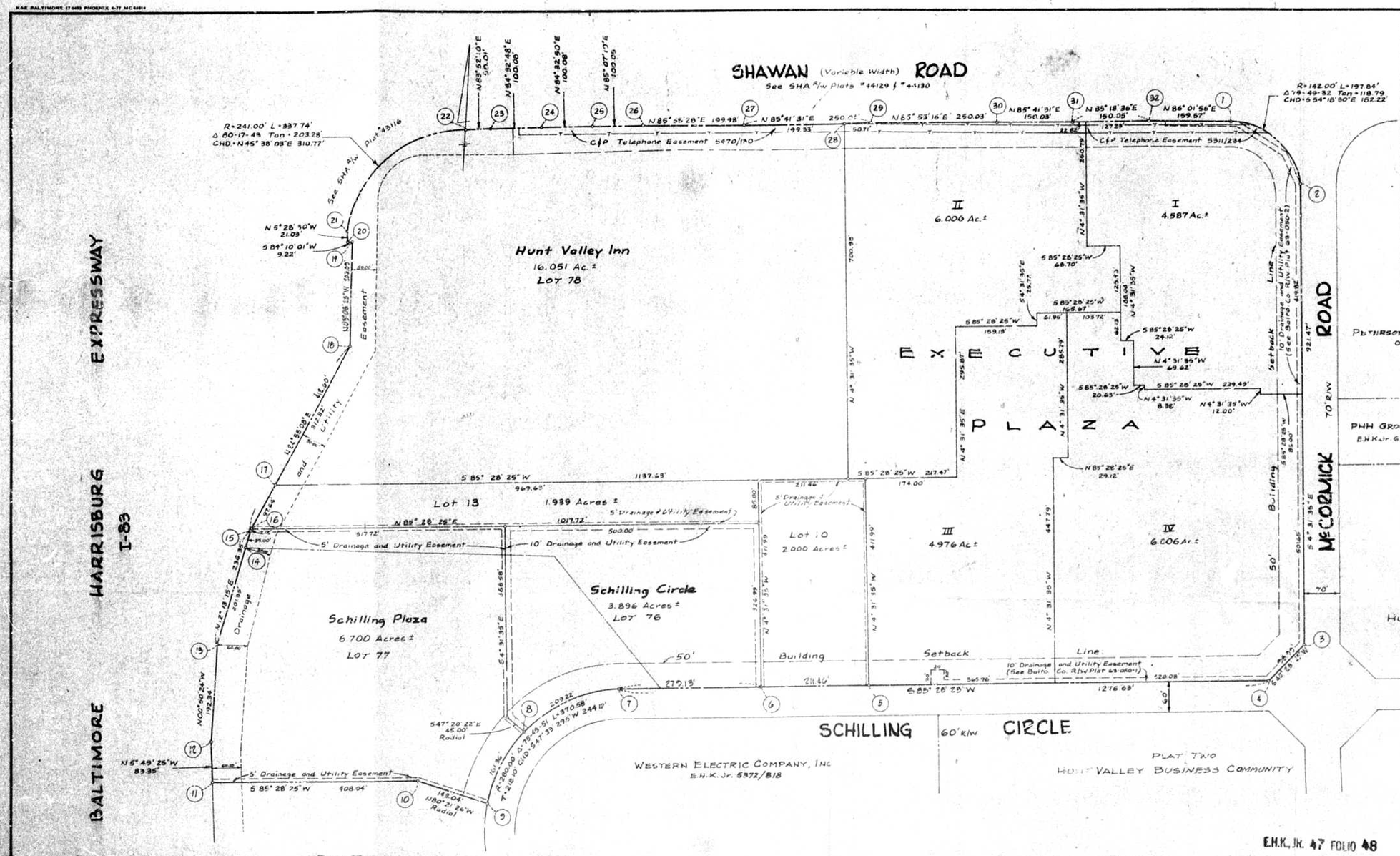
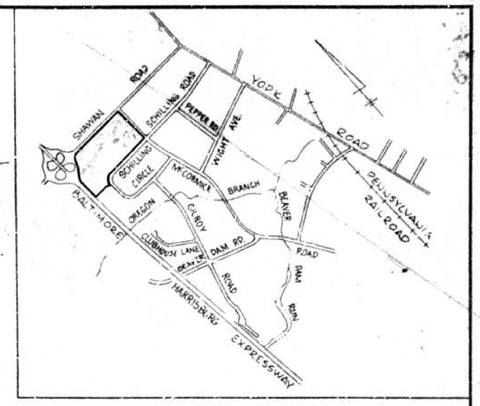
THE JEFFERSONIAN,





VICINITY MAP
SCALE 1" = 2000'

PETERSON, HOWELL & HEATHER, INC.
O.T.G. 5232/234

PHH GROUP, INC.
E.H.K. Jr. 6169/713

COORDINATES					
No	NORTH	WEST	No	NORTH	WEST
1	71996.24	12407.24	2	71889.93	12259.24
3	70571.33	12186.53	4	70896.13	12550.78
5	70854.00	13084.37	6	70817.31	13245.17
7	70795.29	13523.45	8	70705.91	13707.24
9	70563.07	13777.30	10	70587.02	13918.39
11	70554.82	14325.16	12	70697.74	14333.62
13	70830.06	14536.44	14	71026.84	14293.82
15	71061.05	14288.41	16	71062.97	14265.51
17	71151.50	14244.23	18	71455.09	14112.24
19	71640.07	14123.53	20	71639.93	14132.70
21	71660.86	14134.71	22	71878.17	13912.54
23	71882.52	13862.73	24	71893.03	13763.10
25	71902.54	13668.48	26	71911.05	13563.79
27	71925.09	13364.30	28	71940.06	13165.54
29	71943.87	13114.97	30	71961.66	12899.52
31	71972.93	12713.97	32	71989.20	12560.42

PLAT TWO
HUNT VALLEY BUSINESS COMMUNITY

LEGEND

LOTLINE OF PLAT SHOWN THUS	
BOUNDARY OF ROADS SHOWN THUS	
SETBACK LINES SHOWN THUS	
EASEMENTS FOR UTILITIES AND DRAINAGE	
ORIGINAL RECORD PLAT OUTLINE	
LOT LINES SHOWN THUS	
C&P TELEPHONE EASEMENT	
COORDINATE REFERENCE	⊕

Note:
This plat is a resubdivision of part of "Plat Two: Section Three, Greater Baltimore Industrial Park" recorded WJR 28:115, and part of "Revised Plan Plat One, Section Three, Greater Baltimore Industrial Park," recorded RRG 30:28.

E.H.K., Jr. 47 FOLIO 48

Filed for record
Date
Test

Reason for Re-recording:
To include the previously recorded plats and to [illegible] previously shown as reserved parcels, and to reorganize development from Greater Baltimore Industrial Park to Hunt Valley Business Community.

TOTAL NUMBER LOTS - 9
TOTAL AREA - 52.961 Ac±
EXISTING ZONING - ML-IM

PLAT ONE
HUNT VALLEY BUSINESS COMMUNITY

Baltimore County, Maryland
Scale: 1" = 100

Election Dist. No 8
November 7, 1980

NOTE:
"HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST."

Owner and Developer
McCormick Properties Inc.
11011 McCormick Road
Hunt Valley, Maryland 21031

Note:
The Right-of-way of the roads, Schilling Circle and McCormick Road, shown hereon, have been dedicated to Baltimore County by Deed RRG 4432/158. Easements shown on Plat WJR 28:115 dedicated to Balto. County by deed RRG 4110/Aut.

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
COORDINATES ARE REFERRED TO "BOULDER BLINK" TRIANGULATION STATION AND AZIMUTH MARKER

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 2.108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
McCormick Properties Inc.
By: [signature] V.P. Treas. 11/13/80 DATE

SURVEYORS CERTIFICATE:
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 2.108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
[signature] REG. NO. 5392 11/7/80 DATE

STATE OF MARYLAND — GEORGE W. STEPHENS — REGISTERED LAND SURVEYOR

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT:
DEPUTY STATE & COUNTY HEALTH OFFICER — DATE 12/8/80

APPROVED BY BALTIMORE COUNTY PLANNING BOARD
DIRECTOR — DATE 12/4/81

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
ROBERT WOLMAN, BALTIMORE CO., INC. — DATE 12/19/80

T.W.A. COMPLETED DHL
FINAL PLAT CHECKED:
PLANNING
ENGINEERING
DATE 12-11-80

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204 — BEL AIR, MARYLAND 21014

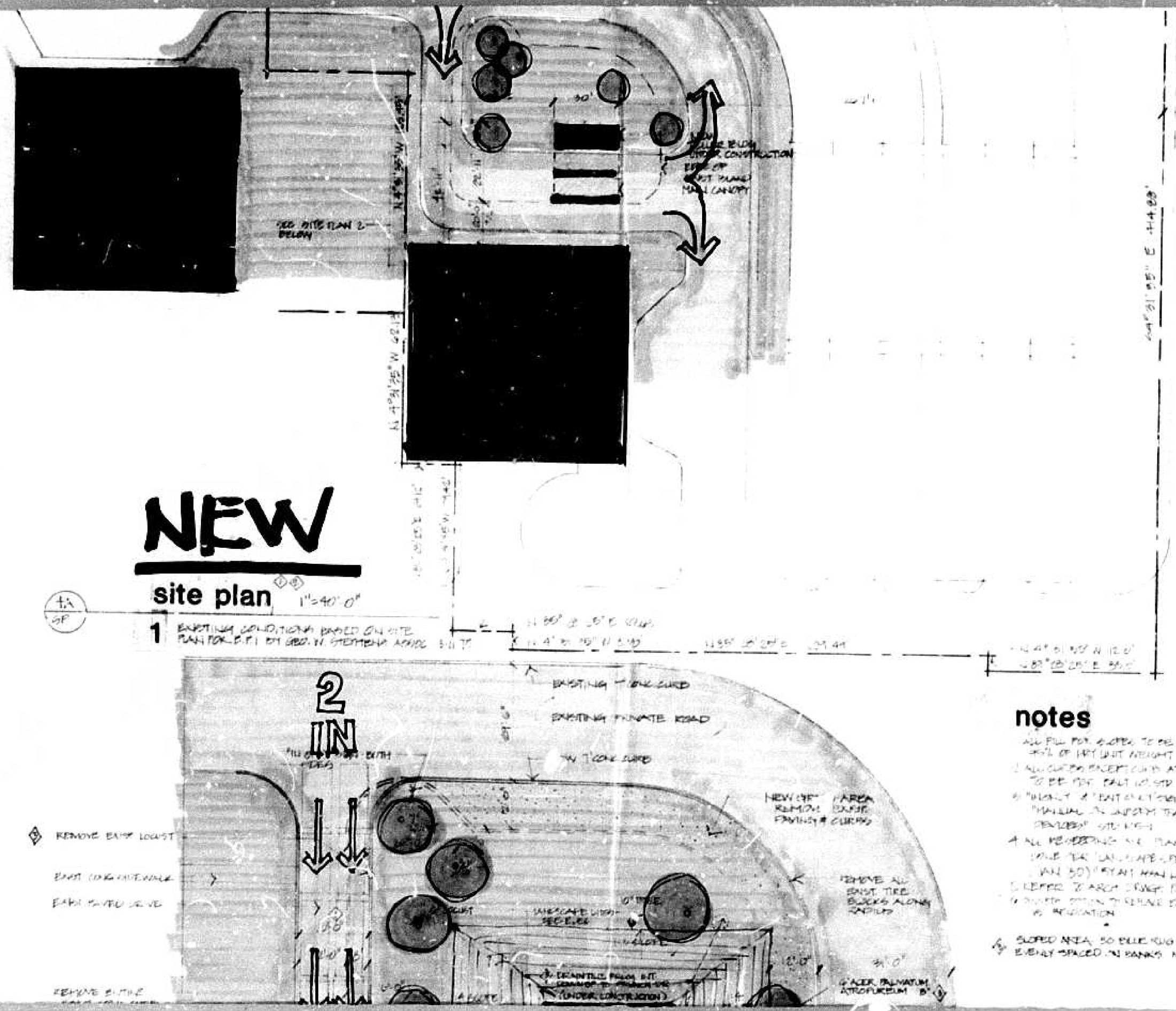
COMPUTED BY: H.K. CHECKED BY: H.K.
DRAWN BY: J.M. W.O. NO.: 04914

47-48

NEW

site plan

1 EXISTING CONDITIONS BASED ON SITE PLAN FOR E.P.I BY GEO. N. STEPHENS ASSOC. 1"=40'-0"



notes

ALL FILL FOR SLOPES TO BE ROLLED TO A MIN. 95% OF DRY UNIT WEIGHT PER ASTM D 698

ALL CURBS EXCEPT CURB AT TRUCK BLDG TO BE PRE CAST CONC STD R 20

"HEIGHT & EXIT CLEARANCE TO BE BY MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS

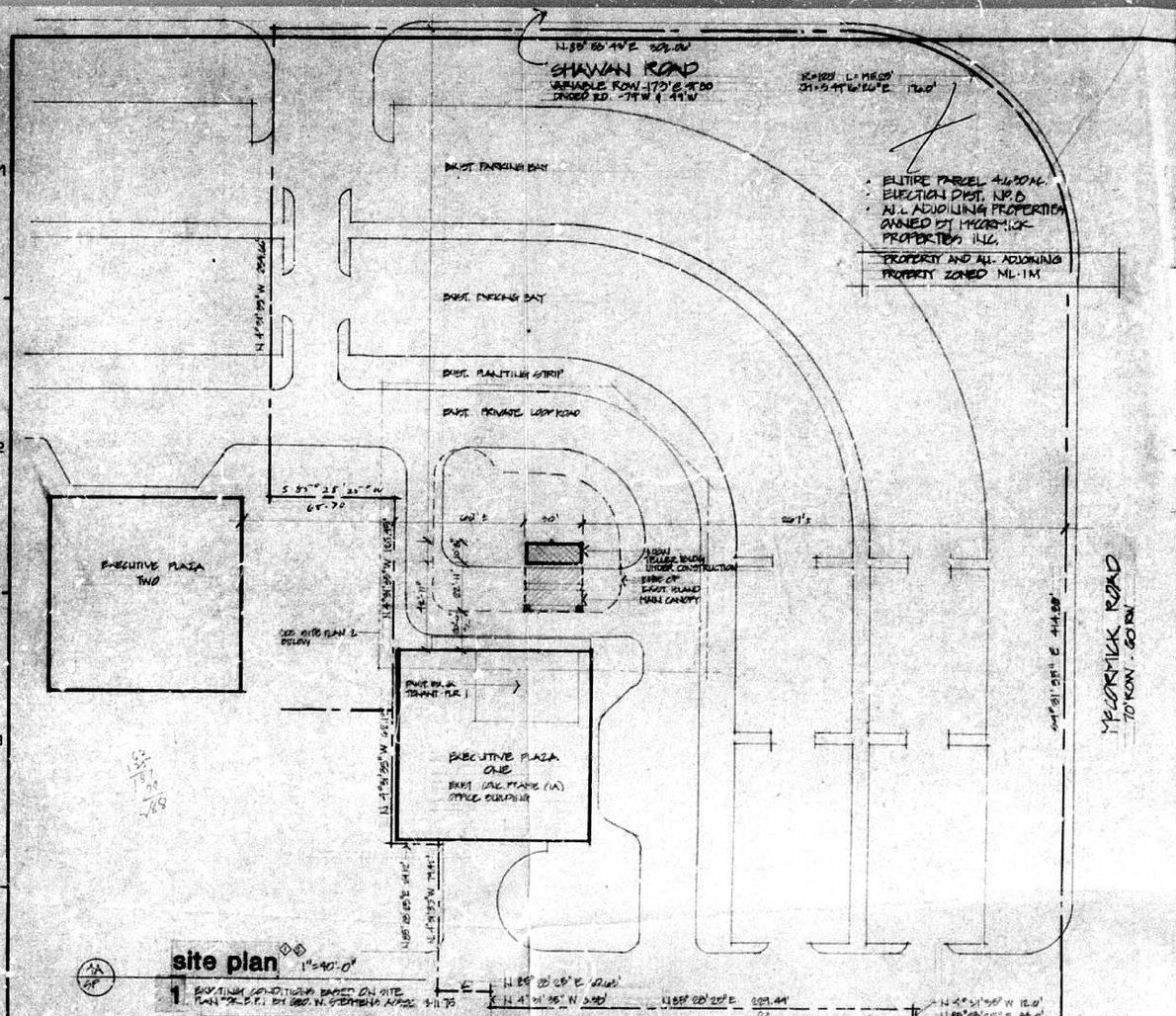
ALL REMOVING OF PLANTINGS TO BE DONE PER LANDSCAPE SPEC GUIDE LINES (AN 50) "RYAN" NEW LANDSCAPE NEW.

SCREEN TO AREA CHANGE FOR BLDG DIM.

POSSIBLE OPTION TO REPLACE EXIST TREES W/SHRUBS AS RECREATION

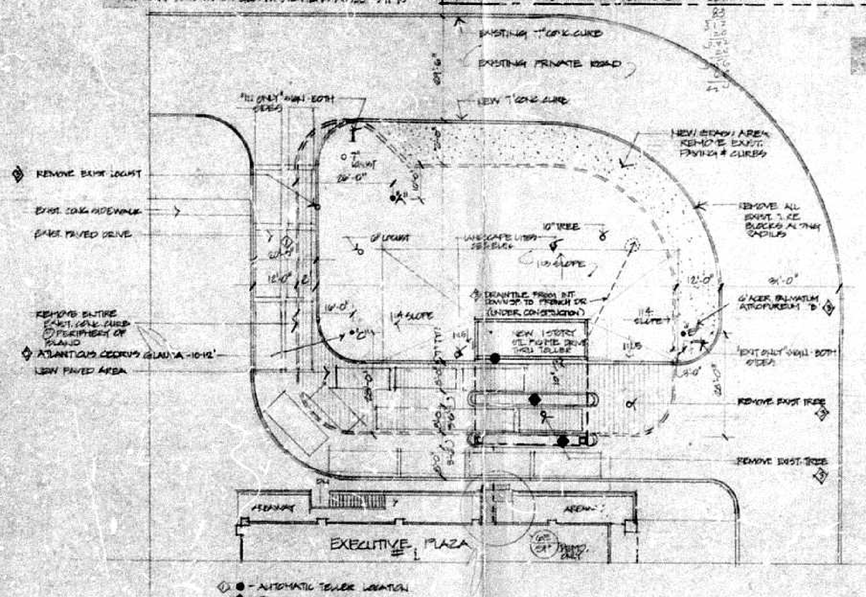
SLOPED AREA, SO BLUE RUG JUNIPERS EVENLY SPACED IN BANKS MULCH BANKS

PLAT FOR ZONING VARIANCE



site plan 1 1"=40'-0"

EXISTING CONDITIONS BASED ON SITE PLAN FOR E.P.I. BY GEO. W. STEPHENS MAY 3-11-75



notes

1. ALL FILL FOR GRADES TO BE ROLLED TO A MIN. 95% OF PER UNIT WEIGHT PER ASTM D 1557
2. ALL CURBS EXCEPT CURB AS TELLER BLDG TO BE TYPE - FAIL CO. STD. K-29
3. "IN & OUT - & "EXIT ONLY" SIGNS TO BE PER "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" STD. R5-1.
4. ALL RESODDING AND PLANTING TO BE TYPE PER "LANDSCAPE SPEC. GUIDELINES (JAN '80)" BY M.N.A. MIN. LANDSCAPE ARCH.
5. REFER TO ARCH. DWGS. FOR BLDG. DIM.
6. OWNER'S OPTION TO REPLACE EXIST. TREES W/ SIM. VS. REGULATION
7. SLOPED ARE: 50 BLUE RUG JUNIPERS EVENLY SPACED ON BANKS - MULCH BANKS

data

NEW BUILDING AREA	
TELLER BLDG. ONLY	800 S.F.
CANOPY AREA (ALL TELLER BLDG.)	1003 S.F.
NEW PAVED AREA	2500 S.F.
NEW PLANTED AREA	2000 S.F.

STACKING RESERVOIR

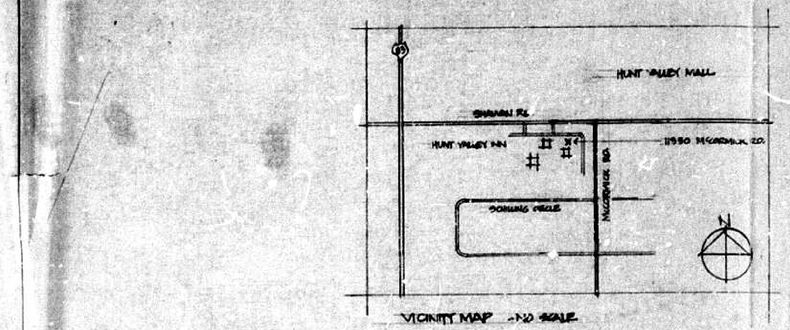
	REQ'D	PROVIDED
1 AUTOMATIC TELLER 1+2*	3	
2 TELLER ASST. LANES		
⊙ 7	2+14	2+15

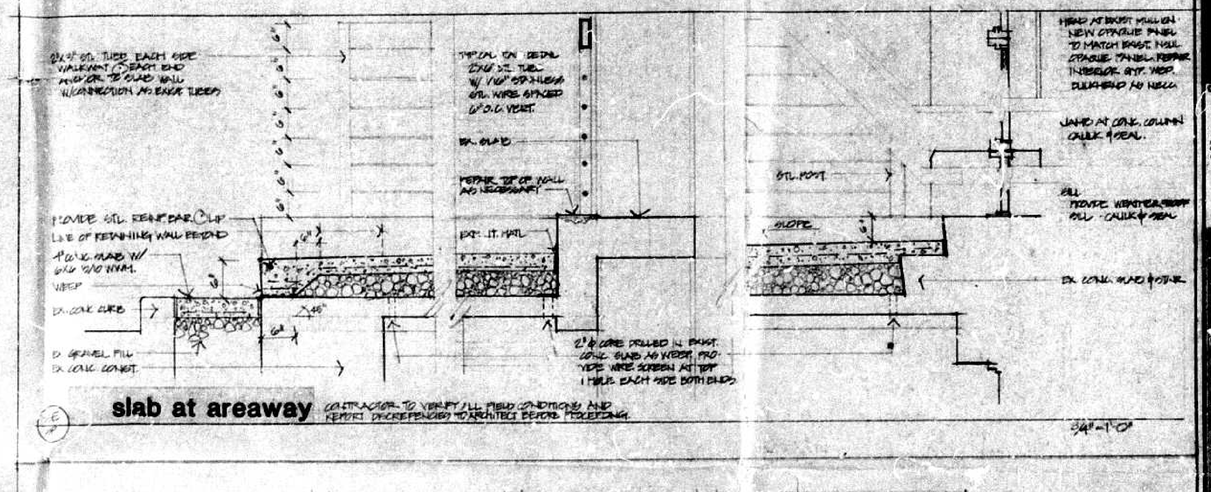
*PER INTERPRETATION BY TRAFFIC DIVISION 7-30-82

site plan 2 1"=20'-0"

NOTE: EXISTING SITE VARIES LESS THAN 18" VERT. FOR MINIMUM PLANNING ONLY. ALL EXISTING DIMENS. ARE APPROXIMATE. NOT A MEES & BOUNDS OR TOPOGRAPHIC SURVEY

EXISTING CONDITIONS BASED ON SITE PLAN FOR E.P.I. BY GEO. W. STEPHENS MAY 3-11-75

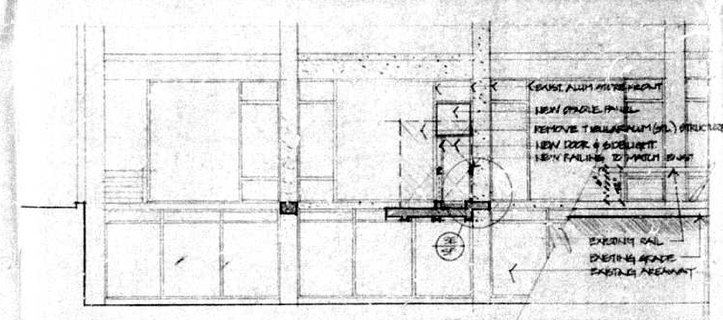




slab at areaway

CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND REPORT DISCREPENCIES TO ARCHITECT BEFORE PROCEEDING.

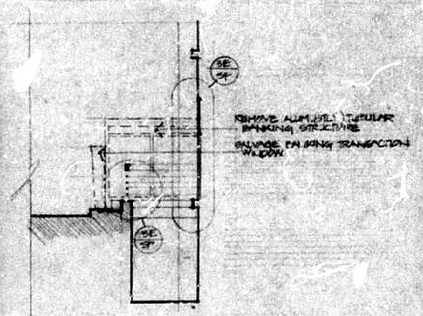
34'-1'-0"



demolition elevation

PARTIAL NORTH ELEVATION OF EXECUTIVE PLAZA #1

1/8"=1'-0"

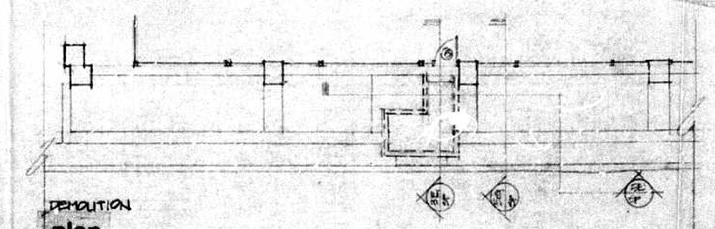


section

1/8"=1'-0"

notes

1. NEW DOOR, FRAME AND HDW. HEAVY DUTY TO MATCH EXIST. ALUMINUM STOREFRONT SYSTEM.
2. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS SHOWN IN DRAWINGS AND REPORTING TO ARCHITECT ALL DISCREPENCIES TO THE ARCHITECT.



DEMOLITION plan

1/8"=1'-0"

PETITIONER'S EXHIBIT 1

MARKS, COOKE & THOMAS ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIORS URBAN DESIGN
733 MARKET PLACE • 7TH FLOOR • BALTIMORE, MARYLAND 21202 • (301) 727-3000

BOARD OF EXAMINERS AND REGISTRATION OF ARCHITECTS
2112-A
STATE OF MARYLAND

SHEET TITLE
SITE SKETCH & DEMOLITION/MODIFICATIONS TO E.P. #1

DATE 8-1-85	DATE 7-23-82
DRN HAL	CHKD

REVISIONS
1. 7-27-82
2. 8-13-82
3. 9-17-82
4. 10-29-82

SP