

84-246-A 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 402.2.b. for 694 parking spaces in lieu of the 730 required.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
 The area designated on the plat containing 2402.7 square feet will be utilized as a restaurant and lunch room. The commercial and office development of the subject site presents severe practical difficulty and unreasonable hardship unless eating facilities are provided for the benefit of other tenants. The configuration of the property and buildings as well as topography and other features causes practical difficulty and unreasonable hardship in development without the requested parking variances.

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 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:
 R. Bruce Alderman
 (Type or Print Name)
 Signature
 Address
 City and State

305 West Chesapeake Avenue
 Address
 Towson, Maryland 21204
 City and State

Attorney's Telephone No.: 828-1050
 Address
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of January, 1984, 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, in the 27th day of March, 1984, at 10:30 o'clock.

By *Arnold Jablon*
 Zoning Commissioner of Baltimore County.
 (over)

ORDER RECEIVED FOR FILING
 DATE April 3, 1984
 BY Mary Gerber, Clerk

84-246-A

84-246-A
 #190
 The Commercenter Venture 84-246-A
 N/C/Cor. Reisterstown Rd. & Balto.
 Beltway (177 Reisterstown Rd.) 3rd

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

R. Bruce Alderman, Esquire
 305 West Chesapeake Ave.
 Towson, Maryland 21204

cc: George W. Stevens, Jr. & Assoc.
 3038 Allegheny Ave.
 Towson, Maryland 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 24th day of January, 1984.

Received by *Arnold Jablon*
 Zoning Commissioner

Petitioner: The Commercenter Venture
 Petitioner's Attorney: Bruce Alderman

Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

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

Chairman
 Nicholas B. Commodari

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

R. Bruce Alderman, Esquire
 305 West Chesapeake Avenue
 Towson, Maryland 21204

RE: Item No. 190 - Case #84-246-A
 Petitioner - The Commercenter Venture
 Variance Petition

Dear Mr. Alderman:

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 a restaurant in building A, this variance for parking is required.

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. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:mch
 Enclosures

cc: George W. Stevens, Jr. & Assoc.
 303 Allegheny Avenue
 Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 Date: March 13, 1984

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

The Commercenter Venture
 SUBJECT: 84-246-A

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

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

NEG/JGH/sf

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
 DIRECTOR

March 15, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #190 (1983-1984)
 Property Owner: The Commercenter Venture
 N/E corner Reisterstown Rd. and Baltimore Beltway
 Access: 9.96 District: 3rd

Dear Mr. Jablon:

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 are not directly involved and are as secured by Public Works Agreement 38102, executed in conjunction with the development of "Commercenter", formerly "Hooks Lane Business Park" (Project 81068).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 190 (1983-1984).

Very truly yours,
Robert A. Morison
 ROBERT A. MORISON, P.E., Chief
 Bureau of Public Services

RAM:LAW:FW:ries
 cc: P. Koch
 P-NE Key Sheet
 23 NW 22 & 23 Pos. Sheets
 18: 9 2 Topo
 68 Tax Map

Maryland Department of Transportation State Highway Administration

Lowell K. Bridwell
 Secretary
 M. S. Catdrider
 Administrator

January 27, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Bldg.
 Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-24-84
 ITEM: #190.
 Property Owner: The Commercenter Venture
 Location: NE/Cor.
 Reisterstown Rd., Route 140 & Baltimore Beltway I-695
 Existing Zoning: R.R.
 Proposed Zoning: Variance to permit 694 parking spaces in lieu of the required 730 spaces.
 Acres: 9.96
 District: 3rd

Dear Mr. Jablon:

On review of the revised submittal of 9-9-83, the State Highway Administration offers the following comments.

The request for a variance of 36 parking spaces appears negligible to the total spaces required (730 spaces required).

However, with a variety of businesses proposed for the site (Retail, Medical & Restaurant) every effort by the developer should be made to accommodate the total parking spaces required.

Very truly yours,
Charles Lee
 Charles Lee, Chief
 Bureau of Engineering
 Access Permits

CL:GW:maw
 By: George Wittman

cc: Mr. J. Ogle
 My telephone number is (301) 650-1350
 Teleprinter for impaired hearing or speech
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-9062 Statewide Toll Free
 P.O. Box 717 707 North Calvert St. Baltimore, Maryland 21203-0717

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

STEPHEN E. COLLINS
 DIRECTOR

February 9, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 176, 177, 179, 182, 183, 184, 187, 188, 189, 190 ZAC-Meeting of Jan. 24, 1984

Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 176, 177, 179, 182, 183, 184, 187, 188, 189, and 190.

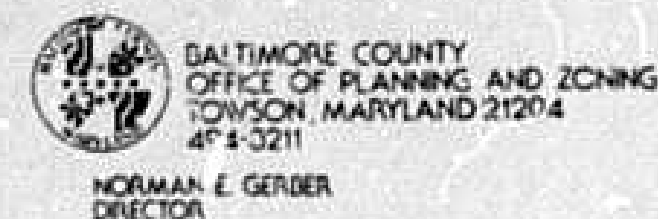
Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineering Assoc. II

MEF/cdm

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 granting of the variance(s) requested 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 Zoning Commissioner of Baltimore County, this 3rd day of April, 1984, that the herein Petition for Variance(s) to permit 694 parking spaces in lieu of the required 730 spaces as required by the conversion of 2,402.7 square feet of retail use to a sit-down restaurant, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., revised September 9, 1983, and marked Petitioner's Exhibit 1, Sheet 2 of 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Office of Planning and Zoning.

James M. H. Jones
Deputy Zoning Commissioner of
Baltimore County



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/24/84
Item # 190
Property Owner: The Commercecenter Venture
Location: NE/Cor. Reisterstown Rd. & Baltimore Beltway

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by B11 178-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Boudin
Eugene A. Boudin
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 190, Zoning Advisory Committee Meeting of Jan 24, 1984

Property Owner: The Commercecenter Venture

Location: NE/Cor. Reisterstown Road District 3

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resource Administration requirements.

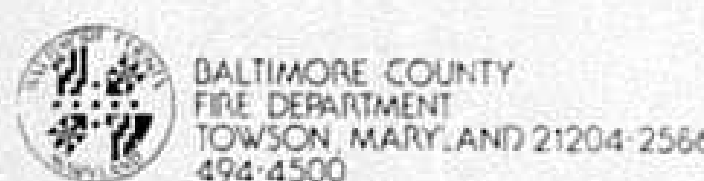
SS 20 1082 (1)

Zoning Item # 190
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____.
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others: This site lies within the Guyan's Falls public watershed and is subject to a moratorium on additional use of this sewer system imposed by the Md. State Dept. of Health and Mental Hygiene. Building permits for any development requiring additional use of this sewer system will not be approved until such time as the moratorium is lifted or alteration is made to the additional use.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



PAUL H. REINCKE
CHIEF

February 14, 1984

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: The Commercecenter Venture

Location: NE/Cor. Reisterstown Road and Baltimore Beltway

Item No.: 190 Zoning Agenda: Meeting of January 24, 1984

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.

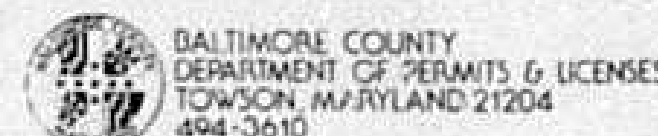
- () 6. Site plans are approved, as drawn.

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

REVIEWER: *George M. Hegon*
George M. Hegon
Special Inspection Division

Fire Prevention Bureau

/mb



TED ZALEWSKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 190 Zoning Advisory Committee Meeting are as follows:

Property Owner: The Commercecenter Venture
Location: NE/Cor. Reisterstown Road and Baltimore Beltway
Proposed Zoning: B.U.
Variance to permit 694 parking spaces in lieu of the required 730 spaces.

Area: 9.96
District: 3rd.

The items checked below are applicable:

- (X) A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code; and other applicable Codes.
- (X) B. A building/other 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/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (X) D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () E. An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 106, also Section 503.4.
- () F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- (X) G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change of Use from "B" Business to mixed use Business and A-3 assembly Use.
- () 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 505 and the required construction classification of Table 101.
- (X) I. Comments - Provide additional handicapped parking created by additional occupancy loading of the restaurant.

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

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

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 24, 1984

RE: Item No: 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,
Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/1h

Enclosures - 17

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner Reisterstown Rd. & : OF BALTIMORE COUNTY
Baltimore Beltway (1777 :
Reisterstown Rd.), :
3rd District :
THE COMMERCECENTER VENTURE, : Case No. 84-246-A
Petitioner :
: : : : :

ENTRY OF APPEARANCE

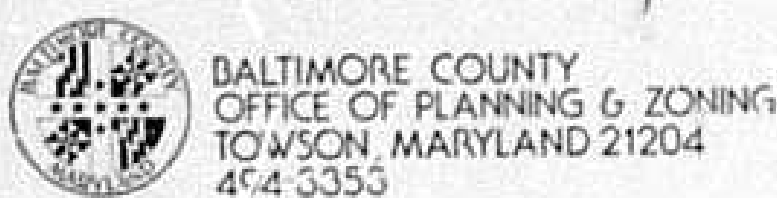
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing date, or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 19th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman



ARNOLD JABLON
ZONING COMMISSIONER

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

April 3, 1984

RE: Petition for Variance
NE/cor. Reisterstown Rd. and
Baltimore Beltway (1777 Reisterstown
Town Rd.) - 3rd Election District
The Commercentre Venture - Petitioner
Case No. 84-246-A (Item No. 190)

Dear Mr. Alderman:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments:

cc: Mr. Murray Kirschman
28 Woodholme Avenue
Baltimore, Maryland 21208

People's Counsel

R. Bruce Alderman, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
NE/cor. Reisterstown Road & Baltimore
Beltway (1777 Reisterstown Road)
The Commercentre Venture - Petitioner
Case No. 84-246-A

TIME: 10:30 A.M.

DATE: Tuesday, March 27, 1984

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

February 29, 1984

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd
Petition for Variance
Petitioner: The Commercentre Venture
Location of property: NE/cor. of Reisterstown Road and Baltimore
Beltway (1777 Reisterstown Road)
Location of Signs: Signs NE/cor. of Reisterstown Road & Baltimore
Beltway - 1 sign east side of Reisterstown Rd. Opp. H&N NE of Reisterstown Rd.
Remarks: None
Posted by: A.J. Jablon
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 8, 1984
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on March 8, 1984
of s.e. time 10:30 a.m. before the 27th day of March, 1984, the 3rd publication
appearing on the 8th day of March, 1984.

THE JEFFERSONIAN

Cost of Advertisement, \$18.00

LEGAL NOTICE

PETITION FOR VARIANCE
3rd Election District
LOCATION: Northeast corner Reisterstown
Road and Baltimore Beltway (1777
Reisterstown Road)
DATE & TIME: Tuesday, March 27, 1984 at
10:30 A.M.
PUBLIC HEARING: Room 106, County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland

Notice for Variance to permit 694 parking
spaces in lieu of the required 730

In the event that this Petition is granted, a
building permit may be issued within the thirty
(30) day appeal period. The Zoning Commission
will, however, entertain any request for a stay of
the issuance of said permit during this period for
good cause shown. Such request must be received in
writing by the date of the hearing set above or made at the hearing.

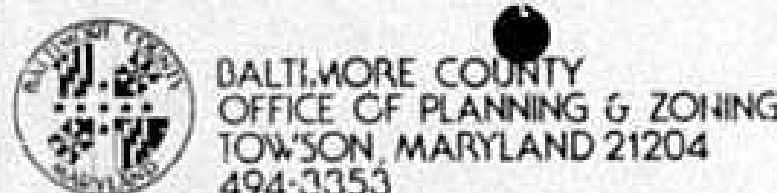
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

53195
Fikesville, Md., Mar. 7, 1984
IFY, that the annexed advertisement
n the NORTHWEST STAR, a weekly
shed in Fikesville, Baltimore
d before the 27th day of
1984
ication appearing on the
day of Mar., 1984
lication appearing on the
day of 1984
the third publication appearing on the
day of 1984

THE NORTHWEST STAR

Cost of Advertisement \$22.00



ARNOLD JABLON
ZONING COMMISSIONER

March 16, 1984

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
NE/cor. Reisterstown Road and Baltimore
Beltway (1777 Reisterstown Road)
The Commercentre Venture - Petitioner
Case No. 84-246-A

Dear Mr. Alderman:

This is to advise you that \$50.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

ARNOLD JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 3/26/84 ACCOUNT: R-01-615-060
AMOUNT: \$50.00
RECEIVED FROM: R. Bruce Alderman, Esquire
FOR: Advertising & Posting Case #84-246-A
(The Commercentre Venture)
C 107*****600010 82764
VALIDATION OR SIGNATURE OF CASHIER

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

Description to Accompany a Zoning Petition
for a Variance to permit 694 Parking Spaces
in Lieu of 730 Required Under Section 409.2.b
for #1777 Reisterstown Road

January 9, 1984

Point of beginning being located at the point of intersection of the
right-of-way lines of the north side of the Baltimore Beltway (I-695) and the
east side of Reisterstown Road, thence:

- 1) North 42° 09' 55" West 224.02 feet more or less
- 2) North 68° 29' 19" West 43.16 feet more or less
- 3) North 46° 11' 50" East 151.53 feet more or less
- 4) North 14° 33' 50" East 113.32 feet more or less
- 5) North 42° 03' 10" West 151.10 feet more or less
- 6) North 48° 24' 30" East 60.07 feet more or less
- 7) North 41° 07' 30" West 50.94 feet more or less
- 8) North 48° 07' 39" East 127.13 feet more or less
- 9) A curve to the left R=7630.00 L=117.18' +
having a chord bearing north 47° 41' 15" East 117.18 feet more or less
- 10) South 41° 15' 05" East 187.10 feet more or less
- 11) North 48° 14' 55" East 381.20 feet more or less
- 12) South 41° 18' 47" East 561.51 feet more or less
- 13) South 58° 50' 25" West 156.07 feet more or less
- 14) South 65° 44' 38" West 218.91 feet more or less
- 15) South 53° 28' 33" West 150.75 feet more or less
- 16) South 44° 15' 18" West 5.78 feet more or less
- 17) North 41° 50' 30" West 107.25 feet more or less
- 18) South 48° 09' 30" West 385.85 feet more or less

To the place of beginning.
Containing 9.96 acres of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

PETITION FOR VARIANCE 3rd Election District

ZONING: Petition for Variance
LOCATION: Northeast corner Reisterstown Road and Baltimore Beltway
(1777 Reisterstown Road)
DATE & TIME: Tuesday, March 27, 1984 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

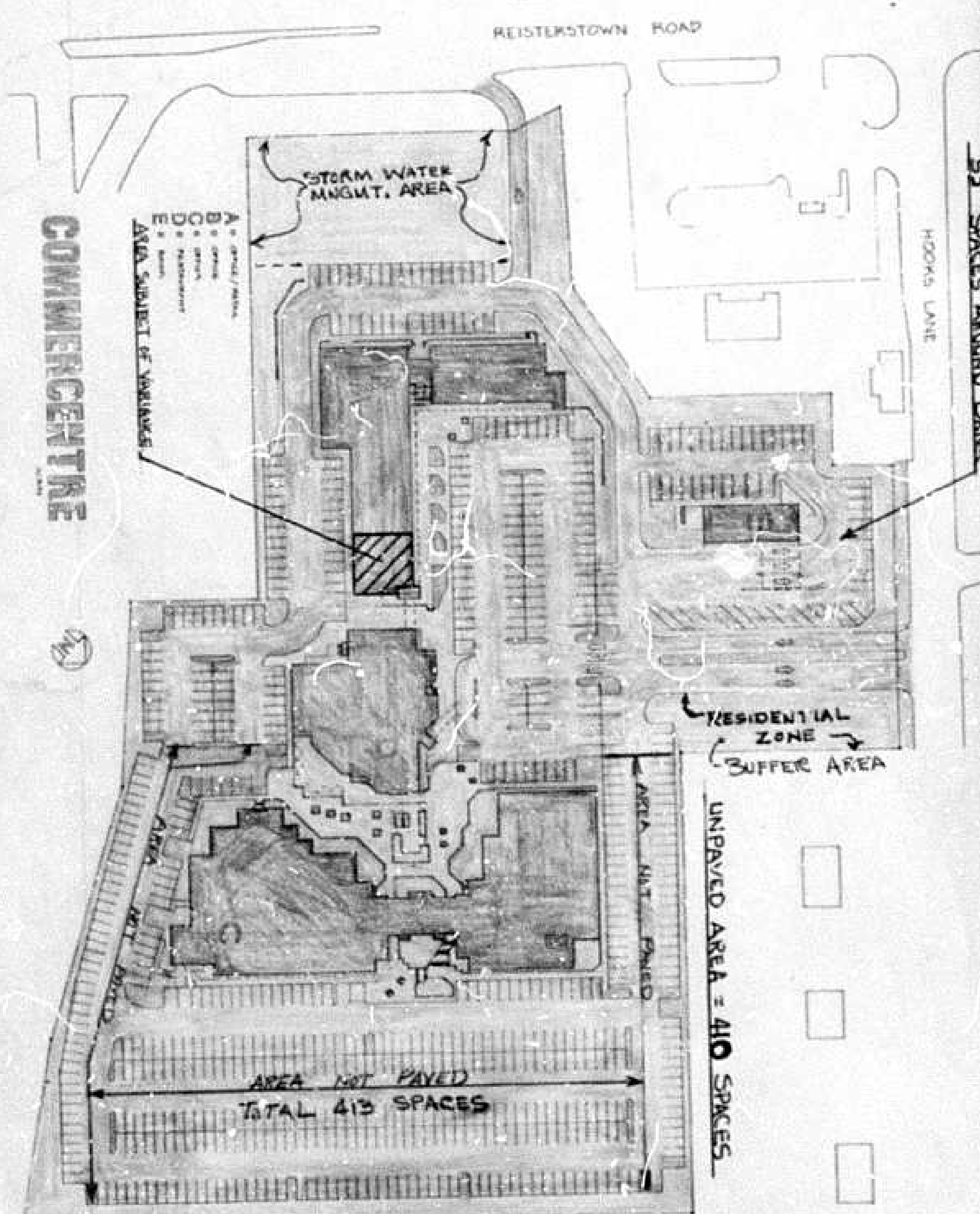
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 694 parking spaces in lieu of the
required 730

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

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY





MACKENZIE & ASSOCIATES

has acquired an outstanding reputation for working with community groups and neighborhoods from a project's early planning stages to completion. They work diligently to ensure excellence in such areas as landscaping, signage, exterior materials, and design. The result has consistently been tasteful, top-notch commercial buildings that represent the best in real estate development in Baltimore County.

Winner - 1983 Outstanding Business Award
Real Estate Division
By The Economic Development Commission
Baltimore County, Maryland

2324 West Joppa Road, Suite 530
Lutherville, Maryland
(301) 821-8585

Real Estate Development/Leasing & Management

SUBSIDIARIES

MACKENZIE MANAGEMENT INCORPORATED

A professional real estate management company has been incorporated as a subsidiary of Mackenzie & Associates, Inc. With Corporate Headquarters located at Suite 420, Joppa Green, this company manages all of the Mackenzie Properties. Carl J. Conway, with past management and construction experience, serves as its President. Utilizing modern computer facilities, this company is responsible for the day to day operations of the completed projects.

SCOTTISH MAINTENANCE CORPORATION

Recently formed as a subsidiary of Mackenzie & Associates, Inc., this company provides the supervision and manpower for the repairs and maintenance of the buildings and grounds. Recognizing the importance to carefully maintain signs, landscaping, parking lots and other common elements of the properties, this company has direct control over these services so that full occupancy of the buildings can be achieved. The maintenance personnel work directly under the control of Mackenzie Management officers.

MACKENZIE & ASSOCIATES 1983



This year marks Clark F. MacKenzie's 20th year of active real estate development in Baltimore County, Maryland. As we look back, we can point with pride to the more than forty individual projects which have been completed. They include large lot residential subdivisions, residential condominiums, shopping centers, industrial buildings and office projects. The combined area of our commercial projects totals more than 1,285,000 square feet of leasable space with estimated fair market value exceeding \$125,000,000.

Mackenzie & Associates assumes three important roles in the development of property: Corporate Developer, Leasing Broker and Property Manager. Through the combined efforts of these three departments, sound investments can be created and maintained. We encourage various forms of joint ventures for the landowner, the tenant or the investor. We look forward during the next twenty years to continue providing these professional services to our clients.

MACKENZIE & ASSOCIATES, INC.

Clark F. MacKenzie

Clark F. MacKenzie
President

PERSONNEL

DEVELOPMENT

Clark F. MacKenzie
President
Gary T. Gill
Executive Vice President
David N. Bezanson
Vice President
Brian A. Effinger
Project Manager
Joseph Warfield
Project Engineer
Doris B. Wilson
Corporate Secretary
Natalie E. Marcin
Administrative Assistant
Linda S. Shaffer
Administrative Assistant
Lisa D. Kohler
Secretary
Jeanne A. Fink
Receptionist

FINANCIAL

Allen F. Schwender
Controller/Treasurer
Rosemarie Witasick
Senior Bookkeeper
Amy E. Kobler
Bookkeeper

OFFICE BUILDINGS

608 Baltimore Avenue (2,600 Sq. Ft.)
Berkshire Building (4,330 Sq. Ft.)
Bosley Building (25,198 Sq. Ft.)
509 Bosley Avenue (3,454 Sq. Ft.)
Central Savings Bank Building (8,415 Sq. Ft.)
Charleswood Office Building (23,203 Sq. Ft.)
232 Cockeysville Road (6,242 Sq. Ft.)
Green Spring Village Professional Building (18,970 Sq. Ft.)
Hunt Valley Professional Building (37,816 Sq. Ft.)
Joppa Green (52,449 Sq. Ft.)
2119 W. Joppa Road (2,600 Sq. Ft.)
658 Kenilworth Drive (23,063 Sq. Ft.)
30 Scott Adam Road (20,037 Sq. Ft.)
Padonia Park Office Building (8,843 Sq. Ft.)
Put Spring Professional Building (33,621 Sq. Ft.)
1823 North York Road (3,981 Sq. Ft.)
7402 York Road (22,102 Sq. Ft.)
1001 Cromwell Bridge Road (28,931 Sq. Ft.)
York At Terrace Dale (70,082 Sq. Ft.)

RETAIL COMPLEXES

Carney Village (31,550 Sq. Ft.)
Crimson Forest Plaza (115,974 Sq. Ft.)
Kenilworth Bazaar (142,636 Sq. Ft.)
Lake Falls Village (38,224 Sq. Ft.)
Padonia Park Retail Center (12,676 Sq. Ft.)
Padonia Park Service Center (38,288 Sq. Ft.)
Zigzag Plaza (23,959 Sq. Ft.)
Scott Adam Village (3,960 Sq. Ft.)
Scotts Corner Shopping Center (38,273 Sq. Ft.)
Tred Avon Square (129,698 Sq. Ft.)

MISCELLANEOUS

Annapolis City Marina (74,400 Sq. Ft.)
The Beeches (60 Condominiums)
Crook Building (22,341 Sq. Ft.)
Greencroft (70 Lots, 262 Acres)
Nichi Bei Kai (14,600 Sq. Ft.)
Padonia Racquetball Club (10,444 Sq. Ft.)
Rusty Schipper (9,435 Sq. Ft.)
Shamrock Industrial Building (29,471 Sq. Ft.)
Stillpond (44 Condominiums)
Stone Oaks (40 Condominiums)

UNDER CONSTRUCTION

Commercecenter (Office/Retail - 6 Buildings (158,821 Sq. Ft.)
The Susquehanna (8-Story Office) (68,702 Sq. Ft.)
White Marsh Professional Building (Phase I) (28,082 Sq. Ft.)
31 Scott Adam Road (3,000 "q. Ft.)

ADVANCED PLANNING STAGE AS OF DECEMBER 1983

McDonough Greenway Office Park - 422,500 Sq. Ft.)
Joppa Green (Expansion) (28,500 Sq. Ft.)

*Note: note that square footage listed does not include area

PAST ACHIEVEMENTS:

Past President 1969-1971 Central
Baltimore County Chamber of Commerce.

As Appraiser and Consultant, Mr.
Mackenzie has completed over 750
appraisals in the past 18 years
with combined appraisal value
exceeding \$350,000,000.00. These
include appraisals for:

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land
Acquisition
Baltimore County Solicitor's Office
Baltimore Gas & Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Chesapeake National Bank
Circuit Court of Baltimore County
County Appraisers, Inc.
Department of Law - State of Maryland
Department of Public Improvements -
State of Maryland
Getty Oil Company
Goucher College
Martin-Marietta Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Balto. City
Reisterstown Federal Savings and Loan
Association
Shell Oil Company
Toll Facilities Division, Maryland State
Highway Administration
Attorneys and Landowners

BUSINESS ASSOCIATIONS:

Mackenzie & Associates, Inc., President
Baltimore County Appraiser's Society
Senior Residential Appraiser - Society
of Real Estate Appraisers
Licensed Real Estate Broker - State of
Maryland
American Right of Way Assoc., Chap. No. 14
Central Baltimore County Chamber of Commerce
Past President
National Association of Industrial and
Office Parks
Board of Directors - Baltimore County
Chamber of Commerce

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE AT COMPLETION
Office Buildings (Cont.)		
658 KENILWORTH DR.*	23,063 sq.ft. 2 story elevator Office Bldg. in Towson	\$1,200,000.
8422 BELONA LANE*	23,485 sq.ft. 2 1/2 story Office Bldg. facing Beltway	\$1,200,000.
7402 YORK ROAD*	22,152 sq.ft. 2 1/2 story Office Bldg. just north of Stevenson Lane	\$1,200,000.
POT SPRING PROFESSIONAL CENTER*	33,235 sq.ft. 2 story Office Complex at Pot Spring & Ridgely Rds. on 2 acs.	\$1,600,000.
1823 NORTH YORK RD.	5,000 sq.ft. Office Bldg. consisting of converted house and new addition	\$ 230,000.
JOPPA GREEN*	30,495 sq.ft. in 6 Williams- burg Buildings for Professional Office use on 2 acs.	\$2,250,000.
LAKE FALLS VILLAGE*	43,771 sq.ft. 3 story Office Building/Retail Structure on 2.5 acs.	\$3,450,000
ANNAPOLIS CITY MARINA*	Marina (87 slips) with proposed Office/Retail Complex of 74,000 sq.ft. with 345 parking spaces on 2 acs.	\$12,500,000.
Miscellaneous		
PADONIA RACQUETBALL COURT*	8 Court Racquetball Bldg.	\$ 500,000.
1526 NORTH YORK RD.*	Nichi Bei Kai Restaurant on approximately 1/2 acre	\$ 325,000.
YORK AT TERRACE DALE*	70,835 sq.ft. Office Complex comprised of 3 - 3 story structures, renovated stone residence and parking for 280 on approximately 5 acres.	

*NOTE: Mr. MacKenzie still retains his percentage of ownership
in those marked with an *.

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE AT COMPLETION
Commercial: (Cont.)		
YRED AVON SQUARE*	Phase I - 72,200 sq.ft. shopping center with 18 tenants	\$2,500,000.
	Phase II - 55,500 sq.ft. shopping center with 15 tenants	\$2,500,000.
SCOTT ADAM VILLAGE*	6,100 sq.ft. retail building with 4 tenants	\$ 275,000.
KENILWORTH BAZAAR*	166,700 sq.ft. enclosed mall shopping center	\$7,500,000.
RUSTY SCHIPPER*	9,600 sq.ft. Restaurant	\$1,200,000.
Industrial:		
SHAMROCK BUILDING*	29,470 sq.ft. industrial building with 7 tenants	\$ 425,000.
THE CROCKZ BUILDING	22,000 sq.ft. industrial building with 4 tenants	\$ 500,000.
Office Buildings:		
MACKENZIE BUILDING*	20,037 sq.ft. Multi-Tenant Suburban 2 story professional office building	\$ 950,000.
CENTRAL SAVINGS BANK* BLDG. (Severna Park)	2 story Bank and Office Building with 6 tenants - 8,415 sq.ft.	\$ 375,000.
232 COCKEYSVILLE RD.*	6,096 sq.ft. 1-story Office Building on 1 acre	\$ 300,000.
609 BOSLEY BLDG.*	3,400 sq.ft. 2 1/2 Story Office Building	\$ 225,000.
THE BERKSHIRE BUILDING	4,600 sq.ft. 2-story Office Building	\$ 225,000.
GREEN SPRING VILLAGE*	18,970 sq.ft. Professional Bldg.	\$ 950,000.
THE BOSLEY BUILDING*	5 story Office Building approxi- mately 25,198 net rentable square feet	\$1,500,000.

BUSINESS BACKGROUND:

Sept., 1963, joined County Appraisers, Inc.,
as Real Estate Appraiser. This Company
specialized in Condemnation Appraisals
in Baltimore County, Md. Completed
various appraisal courses and in later
years was Chief Appraiser for the Firm.
March, 1966, Purchased the Assets of
County Appraisers, Inc. and changed
name to Metropolitan Appraisal Services, Inc.
April, 1968 - Dec. 1972, during this
period several commercial properties
were developed and the Real Estate
Brokerage Firm of Mackenzie & Associates,
Inc., was created.
Jan., 1973 to Present, Mackenzie & Associates
Inc., merged the interests of both
Metropolitan Appraisal Services and
Macropolitan Management Services, Inc.
Clark F. MacKenzie serves as the President
of this Company composed of 11 additional
employees.
Mr. MacKenzie has developed the following
projects either singly or with other
partners. All have existing permanent
mortgages which must be subtracted to
get the net value to the partnership.

PROJECT NAME	DESCRIPTION	APPROXIMATE FAIR MARKET VALUE AT COMPLETION
Residential:		
STILLPOND	44 - 2 1/2 story condominiums	\$1,600,000.
THE BEECHES	61 - 1 and 2 story condominiums with basements	\$4,300,000.
STONE OAKS	40 - 2 story condominiums with basements	\$1,650,000.
GREENCROFT	79 Large Lot Subdivision - 252 acres	\$7,150,000.
Commercial:		
RIDGELY PLAZA*	24,500 sq.ft. shopping center with 18 tenants	\$1,000,000.
GARRISON FOREST PLAZA	115,000 sq.ft. shopping center with 22 tenants	\$3,000,000.
CARNEY VILLAGE*	55,000 sq.ft. shopping center with 2 tenants.	\$1,800,000.

BUSINESS REFERENCES:

H. GRANT HATHAWAY, CHAIRMAN OF THE BOARD
Equitable Bank, N.A.

J. STEVENSON PECK, CHAIRMAN OF THE BOARD
The Union Trust Company of Maryland

FRANCIS G. RIGGS, VICE PRESIDENT
Riggs, Counselman, Michaels & Downes

JOHN K. WHITE, SENIOR VICE PRESIDENT
The Baltimore Life Insurance Company

ALVIN WOLPOFF, C.F.A.
Wolpoff & Company

JOHN A. LUEYKMEYER, JR., PRESIDENT
Continental Realty (Real Estate Management
and Development)

Hunt Valley
Professional
Building

The SUSQUEHANNA

CHARLES
WOOD

POT-
SPRING

Take
Hills
Village

52 Scott Adam Road

1001
Cromwell Bridge

7402
York

KENILWORTH BAZAAR

WHITE
MARSH
PROFESSIONAL CENTER

MIDNIGHT
M
CROSSROADS
20 Years of Quality

LEASING

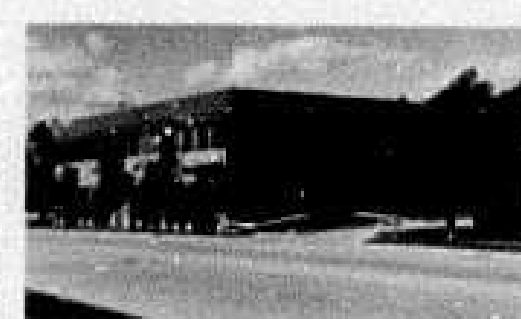
David R. Horn
Senior Vice President
James E. Bradley
Leasing Associate
J. Carroll Boone, III
Leasing Associate
William B. Watkins
Leasing Associate
Sibyl B. Merrick
Leasing Coordinator
Doris E. May
Administrative Assistant

MANAGEMENT/ MAINTENANCE

Carl J. Conway
President - MacKenzie Management
Incorporated
James C. Conway
Property Manager
Charles E. Beares
Plant Engineer
Rebecca D. Schilling
Administrative Assistant



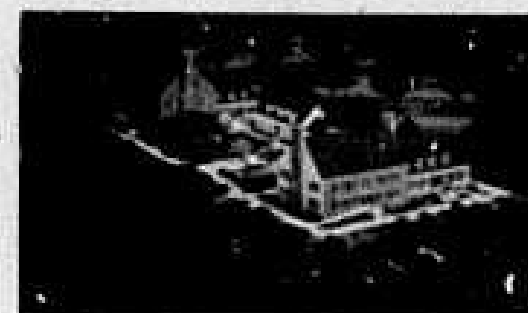
YORK AT TERRACE DALE



658 KENILWORTH



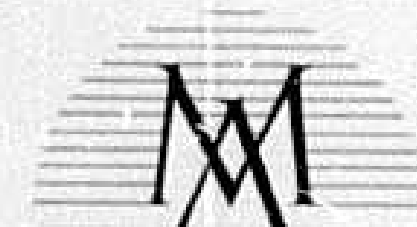
COMMERCENTRE



JOPPA GREEN



ANNAPOLIS CITY MARINA



COMMERCENTRE



March 26, 1984

R. Bruce Alderman, Esq.
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Towson, Maryland 21204

DEVELOPER'S
EXHIBIT 2

RE: COMMERCENTRE Commercial Project
Variance to Permit 694 Parking
Spaces in lieu of 730 Spaces on
Property Containing 9.96 Acres
Item #190
Case #84-246-A

Dear Mr. Alderman:

As a result of our preparation for the above-noted variance for parking and in an effort to have written documentation for the Hearing, I am enclosing information which should be beneficial to you and the Hearing Officer in reaching a decision for our requested variance. The following is enclosed herewith:

1) RESUME OF CLARK F. MacKENZIE:

Clark F. MacKenzie the Developer/Owner has developed more than 40 commercial and residential projects in the last 20 years. He has qualified in various Circuit Courts and before numerous agencies, including the Zoning Commissioner and Board of Appeals of Baltimore County as an expert witness dealing in real estate matters. A Resume and brochure on the company of which he is President are enclosed herewith.

2) GENERAL PROPERTY DATA:

The subject property contains approximately 9.96 Acres, of which the majority enjoys a Business Classification. Certain site data has been presented on the plat submitted with the

Developer:
MacKenzie & Associates, Inc.
2324 West Joppa Road, Suite 530
Lutherville, Maryland 21093
(301) 821-8585

Owner: THE COMMERCE CENTRE VENTURE
Hooks Lane Limited Partnership, Managing Partner
Clark F. MacKenzie, General Partner
Erwin L. Greenberg, Limited Partner

R. Bruce Alderman, Esq.
March 26, 1984
Page Two

application and, therefore, it is not necessary to elaborate on this information. In general, the project contains one of the most well-known restaurants in the Baltimore Metropolitan area, The Pimlico Restaurant, with supporting commercial services of approximately 15,000 - 18,000 square feet, including the Union Trust Bank and several shops and service-related establishments. More than 130,000 square feet additional space will be leased to general and professional offices, including Legg Mason, stockbrokers. It is the intention of the developer to provide accessory commercial services for the office employees and their customers which is customary in a leased office/retail complex. This is quite different from a shopping center which creates certain traffic patterns and relies upon the public to a far greater degree for the success of its retail shops. The project has been substantially completed and several tenants have moved in. The parking area and landscaping should be completed within the next 30 days, and it is anticipated that tenants will be moving in over the balance of 1984.

3) ITEMS TO CONSIDER REGARDING THE REQUESTED VARIANCE:

In an effort to list reasons why the variance is appropriate and that practical difficulty and unreasonable hardship would prevail should it not be granted, the following is presented:

a) The comments from Baltimore County and related agencies concerning this application dated March 15, 1984, are generally favorable to the granting of the variance.

b) The requested variance is approximately 5.1% of the spaces required, or 694. Because of the great fluctuations in traffic created by the Pimlico Restaurant, this percentage is very small indeed. The bulk of the traffic for the Pimlico Restaurant will occur in the evenings and over the weekends and holidays when most of the office employees have vacated the site.

R. Bruce Alderman, Esq.
March 26, 1984
Page Three

c) At the present time the traffic at or near Hooks Lane and Reisterstown Road is designated at an "F" level of congestion. As the intended variance will permit seating for the delicatessen, the necessity for employees to leave the site by car is reduced since they can lunch on premises should the variance be granted. By having such a facility, it will also be possible to reduce pedestrian traffic to other commercial establishments. This is important since the Howard Johnson Restaurant to the south is across the Beltway so that pedestrians would have to walk across two very dangerous intersections at the ramp to the Beltway both leaving and returning to the Commercentre project.

d) Originally, the Pimlico Restaurant was going to cater to the cross-section of business activity so that a broad price range would be available to the employees and customers of the project. Their plans changed, however, and we now find it necessary to provide such a service, especially for clerical and middle management employees. The Pimlico Restaurant caters to a full-service luncheon, which certainly will not fit the pocketbooks of a number of the employees.

e) Parking on the site for the Pimlico customers is done primarily through a valet service. This provides greater flexibility than standard parking procedures and can also produce greater parking capacity on a given site.

f) All the parking spaces calculated on the site are for either handicapped or standard size cars (spaces for the latter are 8' x 12'). Our experience shows that more than 50% of the cars utilizing office building sites are compact and that a space of 8' x 16' is adequate to handle this size vehicle. Mathematically speaking, this could create up to 20 additional spaces if the parking (especially the valet) is arranged in accordance with the size of the vehicles rather than the standard car spaces marked on the site.

R. Bruce Alderman, Esq.
March 26, 1984
Page Four

In conclusion, it is my opinion that the requested variance is reasonable for a number of reasons. It is also my opinion that there will be definite practical difficulty and unreasonable hardship on the employees and customers within the project if we are not able to provide a small sit-down luncheon restaurant for the project. Additionally, it certainly will be a safer condition to have sit-down eating facilities of this nature in the project rather than off-premises. I am also enclosing herewith an aerial photograph taken within the last 30 days and a copy of the reduced site plan.

Sincerely,

Clark F. MacKenzie
Clark F. MacKenzie

CFM:nm

RESUME OF

CLARK F. MacKENZIE

BUSINESS ADDRESS:

2324 West Joppa Road - Suite 530
Lutherville, Maryland 21093
(301) 821-8585

HOME ADDRESS:

2404 Gadd Road
Cockeysville, Maryland 21030

MARITAL STATUS:

Married, Four Children

BIRTH DATE:

March 11, 1941

GRADUATE:

High School - Lawrenceville School,
Lawrenceville, N.J.
College - The University of Virginia,
Bachelor of Science in Finance (June, 1963)

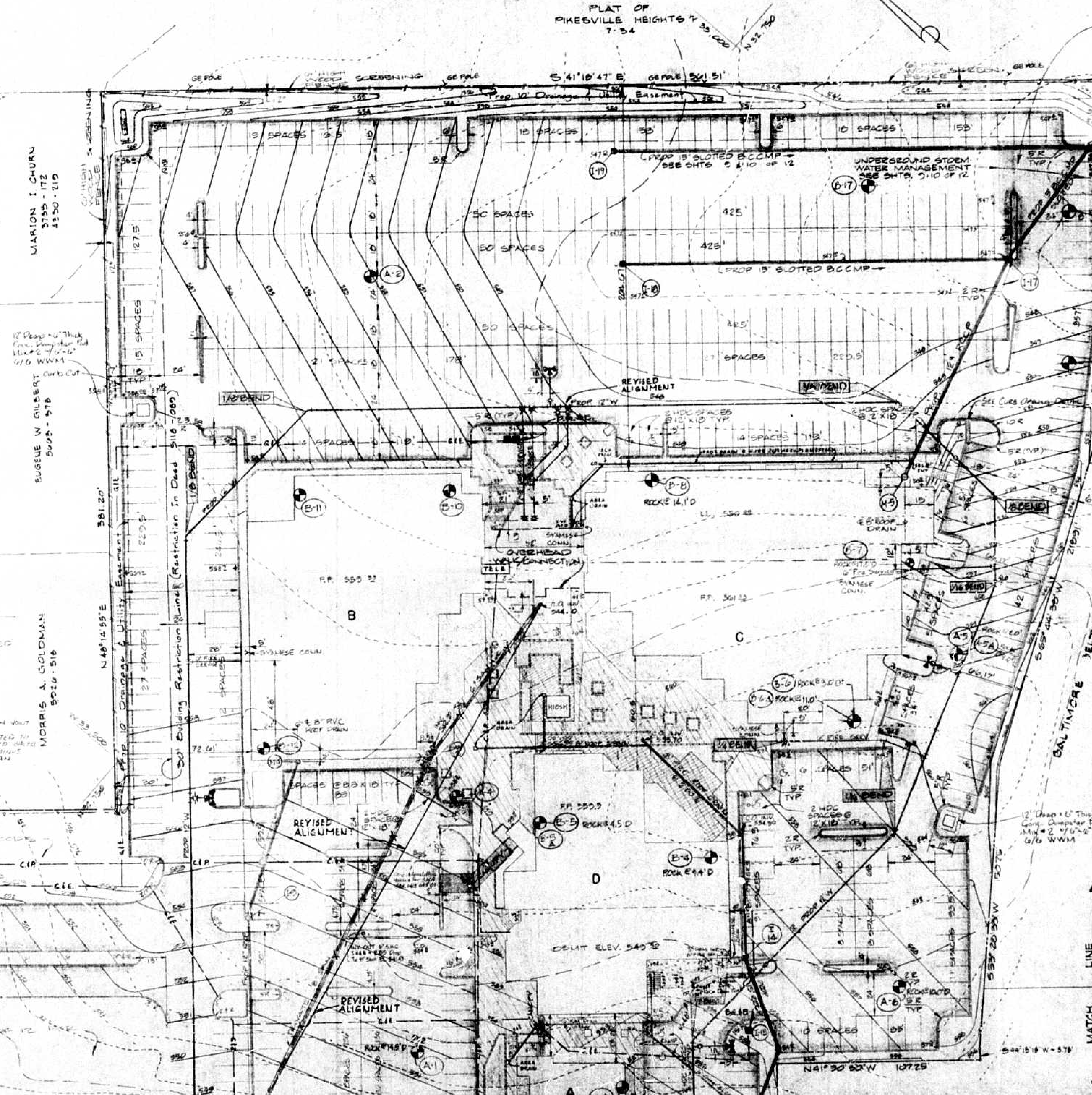
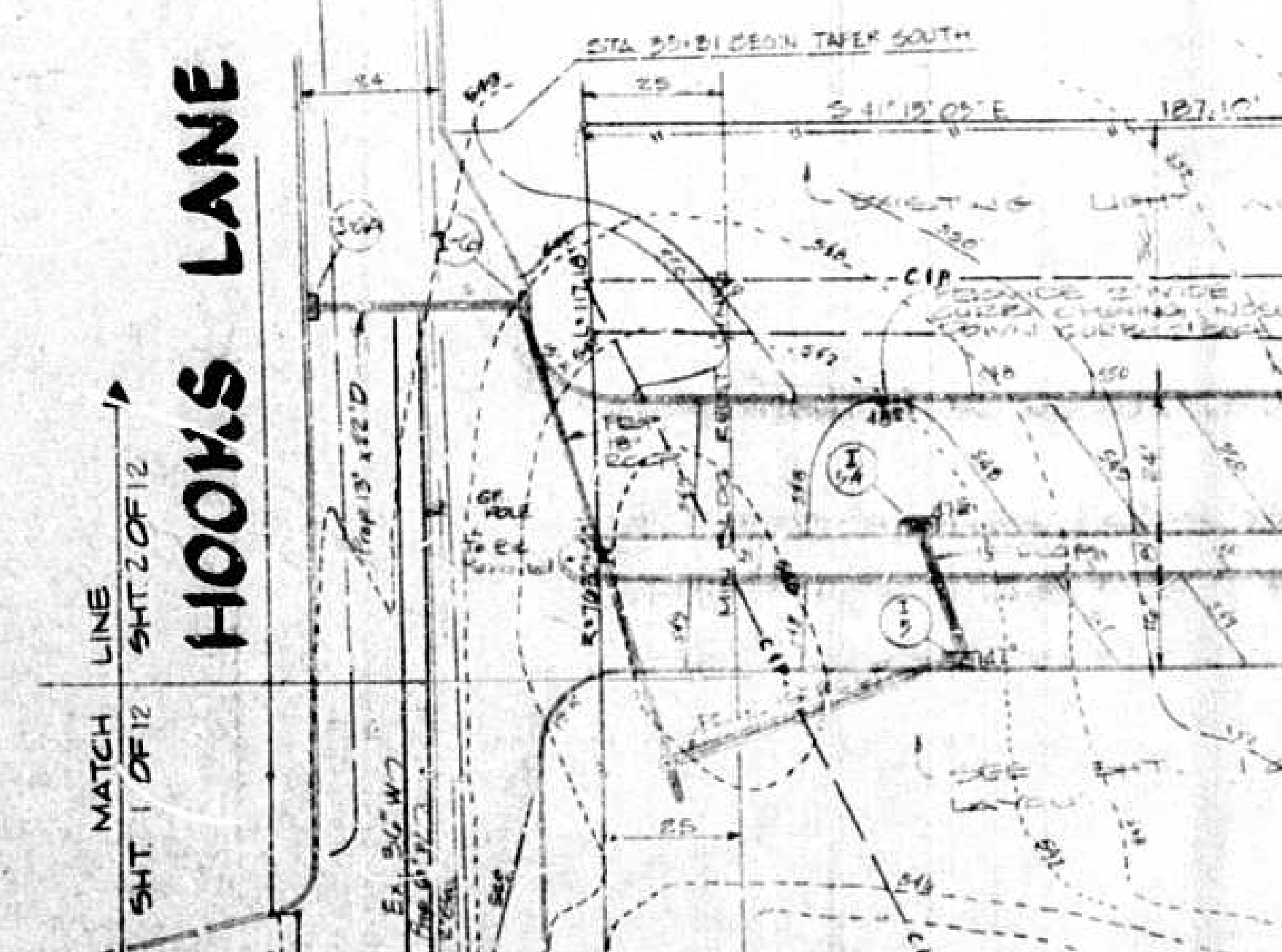
BUSINESS EDUCATION:

Real Estate Courses Taken and Passed:
American Institute of Real Estate Appraisers
Course I, Theories and Principles
June, 1964, University of Virginia
Course II, Real Estate Appraisal Problems
July, 1964, University of Virginia
Course IV, Condemnation
March 1966, University of Georgia
Real Estate Board of Baltimore City
Examination III, Rural Properties
September 1968
Johns Hopkins Evening College:
Introduction to Commercial and Industrial
Real Estate
Real Estate Management
Real Estate Law
Investment Banking
American University:
Ninth Institute on Tax Planning in
Real Estate
Real Estate Seminars:
Condemnation Seminar, Oct. 1972
(Developer's Viewpoint) Presented by
The Society of Real Estate Appraisers
Condemnation Seminar, Oct., 1973 (Mock Trial)
July 1962, Obtained Real Estate License
State of Maryland



SITE PLAN GENERAL NOTES

- (1) THE CONTRACTOR SHALL INSPECT THE PROJECT SITE TO DETERMINE ANY TREES EXISTING PAVING STRUCTURES ETC. THAT ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
- (2) THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES EX PAVING STRUCTURES ETC. THAT MAY INTERFERE WITH NEW CONSTRUCTION BEFORE STARTING ANY CONSTRUCTION.
- (3) SUIABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL AREAS SHALL BE ROLLED TO A MINIMUM DEGREE OF COMPACTION OF 95% OF THE DRY UNIT WEIGHT AS DETERMINED BY A S.T.M. D-155 SPECIFICATION. 8" LIFT MAX.
- (4) THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND THE CONTRACTOR SHOULD LOCATE AND IDENTIFY ALL UTILITIES TO HIS OWN SATISFACTION PRIOR TO STARTING ANY CONSTRUCTION.
- (5) STANDARD CONCRETE CURB AND GUTTER THUS REVERSE SLOPE CURB AND GUTTER THUS.
- (6) ALL CONSTRUCTION ON SITE SHALL BE IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- (7) ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE STATE PERMIT AND STANDARDS.
- (8) ALL DISTURBED AREAS, NOT BEING PAVED OR RECEIVING BUILDING COVER-AGE SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS OR LANDSCAPED AS SPECIFIED BY THE OWNER OR ARCHITECT.
- (9) THE PAVING SECTION SHALL BE AS SPECIFIED BY THE SOILS ENGINEER.
- (10) ANY DAMAGE TO OFF-SITE RIGHTS OF WAY, PUBLIC ROADS OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- (11) THE CONTRACTOR IS TO MAINTAIN A TWO FOOT MINIMUM BENCH BEHIND ALL PROPOSED CURB AND GUTTER IN FILL AREAS.
- (12) THE CONTRACTOR SHALL NOTIFY THE GAS AND ELECTRIC COMPANY AND THE C&P TELEPHONE COMPANY FIVE DAYS PRIOR TO STARTING WORK SHOWN ON THESE PLANS BY CALLING C&P TELEPHONE CO. AT 553-0100.
- (13) ALL PROPOSED PAVING, CURB AND GUTTER SHALL MEET EXISTING PAVING AND CURB AND GUTTER FOR LINE AND GRADE.
- (14) PARKING SPACE RESERVED FOR HANDICAPPED DRIVING THIS 8' FOR DETAILS OF CURB AND SIGNS FOR HANDICAPPED SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED; SEE ALSO BALTIMORE COUNTY STD. R-30.
- (15) ALL CONCRETE WALKS, WALLS AND SETBACKS SHALL BE AS SPECIFIED BY THE ARCHITECT.
- (16) THE STORM WATER MANAGEMENT FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
- (17) FOR STORM WATER MANAGEMENT CONSTRUCTION SPECIFICATIONS SEE SHEET D OF 12 (FACILITY #1).
- (18) RETAINING WALL THUS 1'.
- (19) PROPOSED BITUMINOUS PAVING THUS.
- (20) ALL WATER MAINS SHALL HAVE A STANDARD VACUUM COVER OF 40" WITH THE EXCEPTION OF CROSSING WHERE A MINIMUM COVER OF 36" WILL BE ALLOWED (WHERE NOTED), WITH A MIN. 5' CLEAR OF OTHER UTILITIES.



HOOKS LANE BUSINESS PARK: PARKING CALCULATIONS GROSS AREA					
	RETAIL	OFFICE	INDUS. OFFICE	RESTAURANT	RETAIL
BLDG. A	10,000	5,124	2,851.0	1,000.0	0
BLDG. B	10,000	1,000	2,851.0	0	0
BLDG. C	0	10,000	1,000	0	0
COMMON LOT	0	0	0	0	0
BLDG. D	0	0	0	12,000	1,000
BLDG. E	0	2,500	0	0	0
WIDEWAY	150	0	0	0	0
TOTAL SP	20,000	20,000	20,000	12,000	1,000
PARK REQ	1,000	1,000	1,000	1,000	1,000
PARK SUP	1,000	1,000	1,000	1,000	1,000

TOTAL PARKING REQUIRED = 604 SPACES
TOTAL PARKING PROVIDED = 604 SPACES
675 @ 8.5' x 18'
15 @ 12' x 18'

* Does Not Have To Include Below Grade Or Easement Space Used For Mechanical Equipment Assume 11' x 11' x 11'

** All Excluded (N/E Space)

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY A ZONING PETITION FOR A VARIANCE TO PERMIT 604 PARKING SPACES IN LIEU OF 730 REQUIRED UNDER SECTION 408.2.5 FOR #177 REISTERSTOWN ROAD

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

4-11-87, ADD BLDG. TRANSFORMER, LOC. FOR LVP
REV. 6-30-87 ADD GLE AND CIP, PLUS REV. ALIGN. PRIV.
FROM SAN. 11 TO C.7 @ BLDG. 100 AND WATER SERVICE TO
BLDG. 100
REV. 7-25-87 ADD AREA DRAINS PER A-21 LVS.4
REV. 8-25-87 ADD 2" DIA. 10' LONG CEMENT CONCRETE
PIPE 10' DIA. CEMENT CONCRETE PIPE 10'

OWNER:
Hooks Lane Limited Partnership
Clark F. MacKenzie, General Partner
Erwin L. Greenberg, Limited Partner

DEVELOPER:
MacKenzie & Associates, Inc.
2324 West Joppa Road, Suite 530
Lutherville, Maryland 21093 (301) 821-8595

REVISIONS:
1. 4-11-87, ADD BLDG. TRANSFORMER, LOC. FOR LVP
2. 6-30-87, ADD GLE AND CIP, PLUS REV. ALIGN. PRIV. FROM SAN. 11 TO C.7 @ BLDG. 100 AND WATER SERVICE TO BLDG. 100
3. 7-25-87, ADD AREA DRAINS PER A-21 LVS.4
4. 8-25-87, ADD 2" DIA. 10' LONG CEMENT CONCRETE PIPE 10' DIA. CEMENT CONCRETE PIPE 10'

DRAWN BY: DUCKER
DESIGN BY: R.N.R.
CHECKED BY: T.C.

REVISIONS:
1. 4-11-87, ADD BLDG. TRANSFORMER, LOC. FOR LVP
2. 6-30-87, ADD GLE AND CIP, PLUS REV. ALIGN. PRIV. FROM SAN. 11 TO C.7 @ BLDG. 100 AND WATER SERVICE TO BLDG. 100
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SITE PLAN
COMMERCE CENTRE
BALTIMORE CO. MARYLAND
ELECTION DISTRICT N-3
1727 REISTERSTOWN ROAD
SCALE 1"=30' OR AS SHOWN
SHEET 8 OF 8