

191 85-234-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 255.2 & 243.1 to permit a 60 foot front yard instead of the required 75 feet.

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

A mistake was made when the building was sited and inadvertently was built according to the setback. There would be considerable hardship in the form of time and expense in moving the building at this time.

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: Legal Owner(s):
(Type or Print Name) (Type or Print Name)

Signature Signature
(Type or Print Name)

Address (Type or Print Name)

City and State Signature

Attorney for Petitioner: M. J. Knight
(Type or Print Name) P.O. Box 498 833-7800
Address Phone No.
Signature Reisterstown, Md. 21156
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address Name
City and State

Attorney's Telephone No.: 296-4900

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of January, 1985, 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 26th day of February, 1985, at 10:00 o'clock.

By: [Signature] Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 19, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-234-A, 85-246-A, 85-247-A, and 85-248-A

There are no comprehensive planning factors requiring comment on these petitions.

NBG/JGH/et

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 15, 1985

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

Mr. Larry E. Knight
P.O. Box 498
Reisterstown, Maryland 21136

RE: Item No. 191 - Case No. 85-234-A
Petitioner - Larry E. Knight
Variance Petition

Dear Mr. Knight:

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 proposal to legalize the front setback of the recently constructed building, this hearing 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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBG:mr

Enclosures

cc: George William Stephens, Jr.,
& Associates, Inc.
P.O. Box 6828
Towson, Maryland 21204

ORDER RECEIVED FOR FILING

DATE March 12, 1985

BY [Signature]

85-234-A

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 8th day of January, 1985

Arnold Jablon
Zoning Commissioner

Petitioner Larry E. Knight
Petitioner's Attorney

Received by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

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

Re: Item #191 (1984-1985)
Property Owner: Larry E. Knight
S/WS Glynwings Dr. 1830' S/E of Bond Ave.
Acres: 2.000±
District: 4th

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:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:iss

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 23, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Larry E. Knight

Location: SW/S Glynwings Dr. 1830' SE of Bond Avenue

Item No.: 191 Zoning Agenda: Meeting of 1/16/85

Gentlemen:

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

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 200 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.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

January 23, 1985

TED JAKESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item #191 Zoning Advisory Committee Meeting are as follows:

Property Owner: Larry E. Knight
Location: SW/S Glynwings Drive, 1830' SE of Bond Avenue
Existing Zoning: M-1.2
Proposed Zoning: Variance to permit a 60' front yard instead of the required 75'. For a warehouse

Acres: 2.000 ±
District: 4th.

The items checked below are applicable:

- (x) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- () A building/ & other _____ permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (x) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses 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 lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 402, also Section 501.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- () 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.
- () Before this office can comment on the above structure, please have the owner, then 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 has comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- () Comments - The structure as shown will require a complete sprinkler system.

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 as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

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 Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

RE: PETITION FOR VARIANCE
SW/S of Glynnings Dr.,
1,830' SE of Bond Ave.,
4th District
LARRY KNIGHT, Petitioner
Case No. 85-234-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates 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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Larry Knight, P. O. Box 498, Reisterstown, MD 21136, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

Mr. Larry E. Knight
P.O. Box 498
Reisterstown, Maryland 21136

NOTICE OF HEARING

RE: Petition for Variance
SW/S Glynnings Drive, 1830' SE
of Bond Avenue
Larry Knight - Petitioner
Case No. 85-234-A

TIME: 9:30 a.m.

DATE: Tuesday, February 26, 1985

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 2-6-85
Posted for: Variance
Petitioner: Larry E. Knight
Location of property: SW/S of Glynnings Drive, 1,830' SE of Bond Avenue
Location of Sign: SW/S of Glynnings Drive, approx. 1,830' SE of Bond Avenue
Remarks: _____
Posted by: [Signature] Date of return: 2-15-85
Number of Signs: 1

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

No. 003154

DATE: 1/3/85 ACCOUNT: R-01-615-000

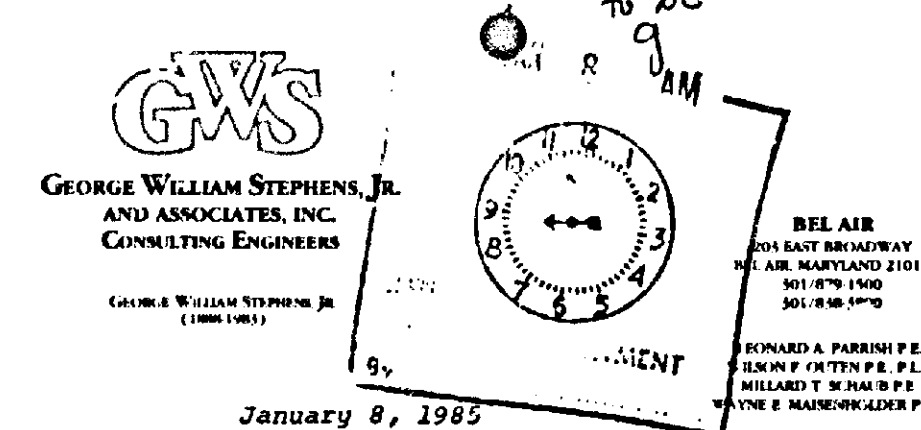
AMOUNT: 100.00

RECEIVED FROM: Charles Stark

FOR: [Signature] Knight

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED



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

Re: Variance - Lot #3
Resubdivision of Section One
St. George's Industrial Park
Item 191 KNIGHT

Dear Sir,

Enclosed herewith please find three (3) copies of a Petition for Variance to the front setback for subject property and supporting data. We are respectfully requesting an early hearing on behalf of our client, Mr. Larry E. Knight.

The variance request was caused by an error on our part when stating out the building for construction. Needless to say, this will cause our client hardship in both time and expense.

We would appreciate your consideration in this matter.

Very truly yours,

George William Stephens, Jr.
George William Stephens, Jr.
Charles K. Stark, P.L.S.

CKS:klp
Enclosures
CC: Mr. Larry E. Knight

MICROFILMED

PETITION FOR VARIANCES

4th Election District

LOCATION: Southwest side of Glynnings Drive, 1830' SE of Bond Avenue
DATE AND TIME: Tuesday, February 26, 1985 at 9:30 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the Petition for Variance to permit a 60 foot front yard instead of the required 75 feet.

Being the property of Larry Knight as shown on the plat filed with the Zoning Office.

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 case of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 7, 1985.

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising

16.00

PETITION FOR VARIANCE

4th Election District

LOCATION: Southwest side of Glynnings Drive, 1830' SE of Bond Avenue

DATE AND TIME: Tuesday, February 26, 1985 at 9:30 p.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the Petition for Variance to permit a 60 foot front yard instead of the required 75 feet.

Being the property of Larry Knight as shown on the plat filed with the Zoning Office.

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 case of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Pub. 7



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1985

RE: Petition for Variance
SW/S Glynnings Drive, 1830'
SE of Bond Avenue - 4th
Election District
Larry Knight - Petitioner
Case No. 85-234-A

Dear Mr. Wright:

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

Very truly yours,

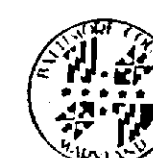
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:ech

Attachment

cc: People's Counsel

MICROFILMED



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

ARNOLD JABLON
ZONING COMMISSIONER

February 13, 1985

Mr. Larry E. Knight
P. O. Box 498
Reisterstown, Maryland 21136

RE: Petition for Variance
SW/S Glynnings Dr., 1,830 ft. SE of Bond Avenue
Larry Knight - Petitioner
Case No. 85-234-A

Dear Mr. Knight:

This is to advise you that \$47.33 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,

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

No. 005253

DATE: 2/11/85 ACCOUNT: 1-1-615-000

AMOUNT: \$47.33

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Petition
for Variance

January 7, 1985

Beginning for the same on the southwest right of way line of Glynwings Drive 70 feet wide distant 1830 feet measured southeasterly along the southwest right of way of Glynwings Drive from the south right of way line of Bond Avenue said beginning also being at the division line between Lot #2 and Lot #3 as shown on a plat of Resubdivision of Section One St. Georges Industrial Park filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 51 folio 130 thence running and ending on said southwest right of way line

- 1) South 44° 03' 54" East 319.62 feet to Lot #4 thence
- 2) South 45° 56' 06" West 282.06 feet thence
- 3) North 40° 39' 46" West 320.19 feet to Lot #2 thence
- 4) North 45° 56' 06" East 263.06 feet to the place of beginning.

Containing 2.000 Acres of Land More or Less

Charles H. Smith
#3026



PETITION FOR VARIANCE
4th Election District

LOCATION: Southwest side of Glynwings Drive, 1,830 feet Southeast of Bond Avenue

DATE AND TIME: Tuesday, February 26, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 60 foot front yard instead of the required 75 feet.

Being the property of Larry Knight as shown on the plat filed with the Zoning Office.

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

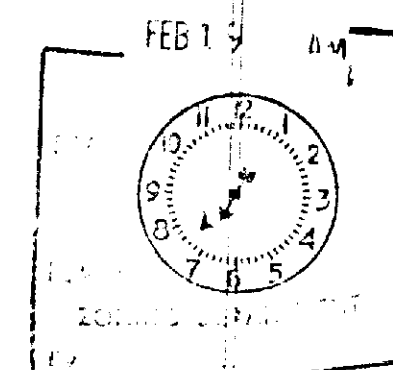
15-16-85
Neg. Am. file

1/16/85
TO AL-16
S

APPLICATION OF * BEFORE THE ZONING
LARRY E. KNIGHT FOR * COMMISSIONER OF
ZONING VARIANCE AT LOT 3, * BALTIMORE COUNTY
ST. GEORGE'S INDUSTRIAL * CASE NO.: 85-234A
PARK *

ENTRY OF APPEARANCE

Please enter the appearance of M. Jayne Wright and Semmes, Bowen & Semmes on behalf of Larry E. Knight and George William Stephens, Jr. & Associates, Inc. in this matter.



Respectfully submitted,

M. Jayne Wright
M. Jayne Wright
Semmes, Bowen & Semmes
Semmes, Bowen & Semmes
P.O. Box 6705
Towson, Maryland 21285-6705
(301) 296-4400

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Zoning Commissioner for Baltimore County.

Baltimore County Office of Planning and Zoning, Towson, Maryland 21204, and Phyllis Friedman, Esquire, People's Counsel for Baltimore County, Room 223, Courthouse, Towson, Maryland 21204.

M. Jayne Wright
M. Jayne Wright

-2-

RE: PETITION FOR VARIANCE : BEFORE THE
S/S Glynwings Drive, 1830' : DEPUTY ZONING COMMISSIONER
SE of Bond Avenue - 4th :
Election District : OF
Larry Knight - Petitioner :
No. 85-234-A (Item No. 191) : BALTIMORE COUNTY

The Petitioner herein requests a variance to permit a 60 foot front yard setback instead of the required 75 feet.

Testimony by and on behalf of the Petitioner indicates that in September, 1984, a survey crew mistakenly staked out the building location with a 60 foot front yard setback. In January, 1985, after four months of construction, with walls and roof in place, another survey crew discovered the problem and subsequently the Petitioner initiated the instant request. Up to four tenants will utilize the building as a warehouse.

There were no Protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety and general welfare of the community, and therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of March, 1985, that the Petition for Variance to permit a 60 foot front yard setback instead of the required 75 feet, in accordance with the site plan prepared by George W. Stephens, Jr. and Associates, Inc., dated January 8, 1985, and marked Petitioner's Exhibit 1,

is GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with the requirements of the Baltimore County Landscape Manual.
2. Any parking on the front side of the building shall be limited to motor vehicles no larger than passenger cars and pickup trucks and parking spaces shall be indicated on a plan submitted to and approved by the Baltimore County Zoning Office.

Dean M.H. Seung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

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

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.

- 1/31/85
- Re: Zoning Advisory Meeting of 1/16/85
Item # 191
Property Owner: Larry E. Knight
Location: S/S Glynwings Dr.
SE of Bond Ave.
- (X) There are no site planning factors requiring comment.
 - (X) A County Review Group Meeting is required.
 - (X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
 - (X) This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
 - (X) A record plat will be required and must be recorded prior to issuance of a building permit.
 - (X) The access is not satisfactory.
 - (X) The circulation on this site is not satisfactory.
 - (X) The parking arrangement is not satisfactory.
 - (X) Parking calculations must be shown on the plan.
 - (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
 - (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
 - (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
 - (X) The amended Development Plan was approved by the Planning Board on 1/16/85.
 - (X) Landscaping: Must comply with Baltimore County Landscape Manual, B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
 - (X) The property is located in a deficient service area as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The basic services areas are re-evaluated annually by the County Council.
 - (X) Additional comments:

cc: James Roswell

Eugene A. Bober
Chief, Current Planning and Development

ORDER RECEIVED FOR FILING

DATE March 13, 1985

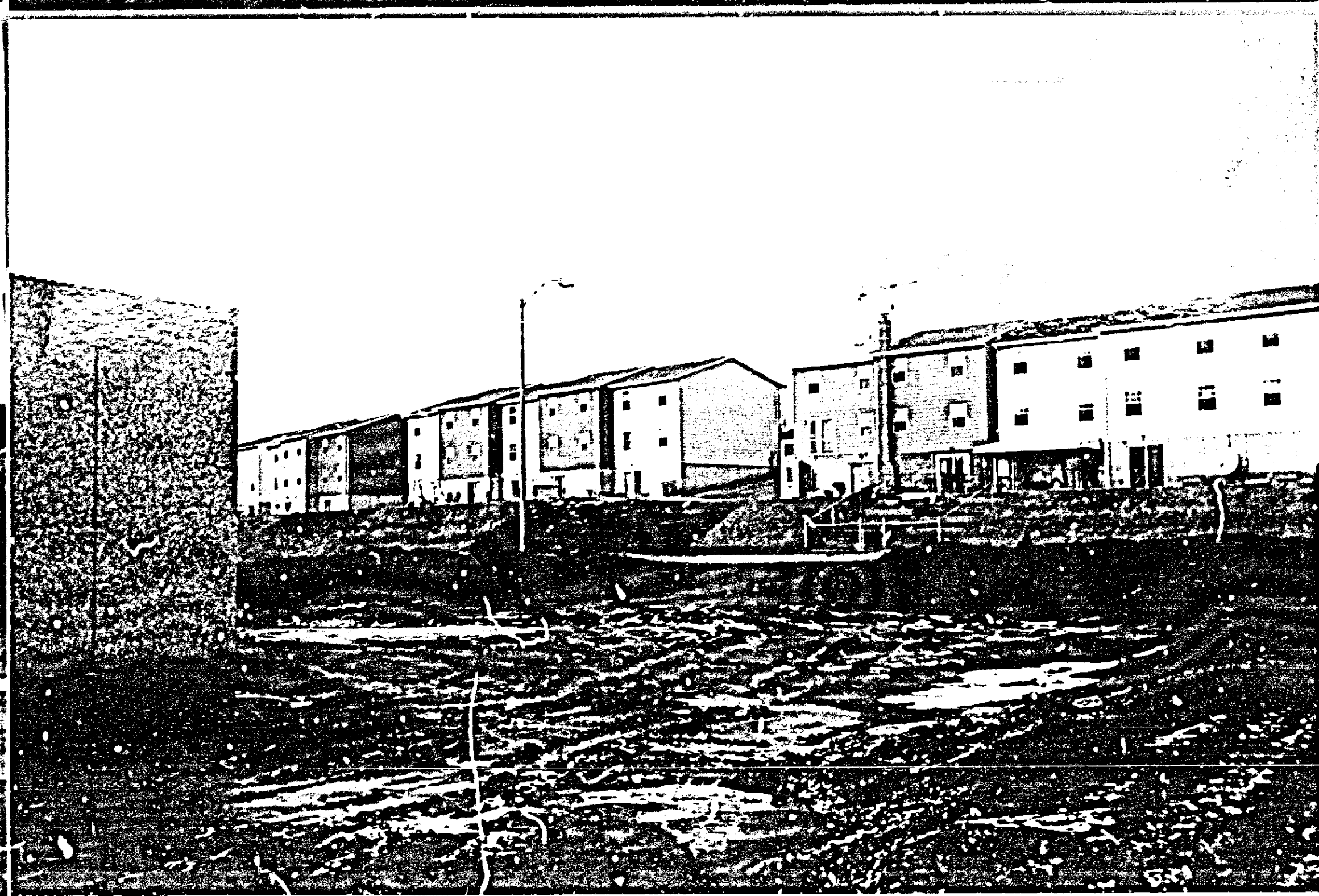
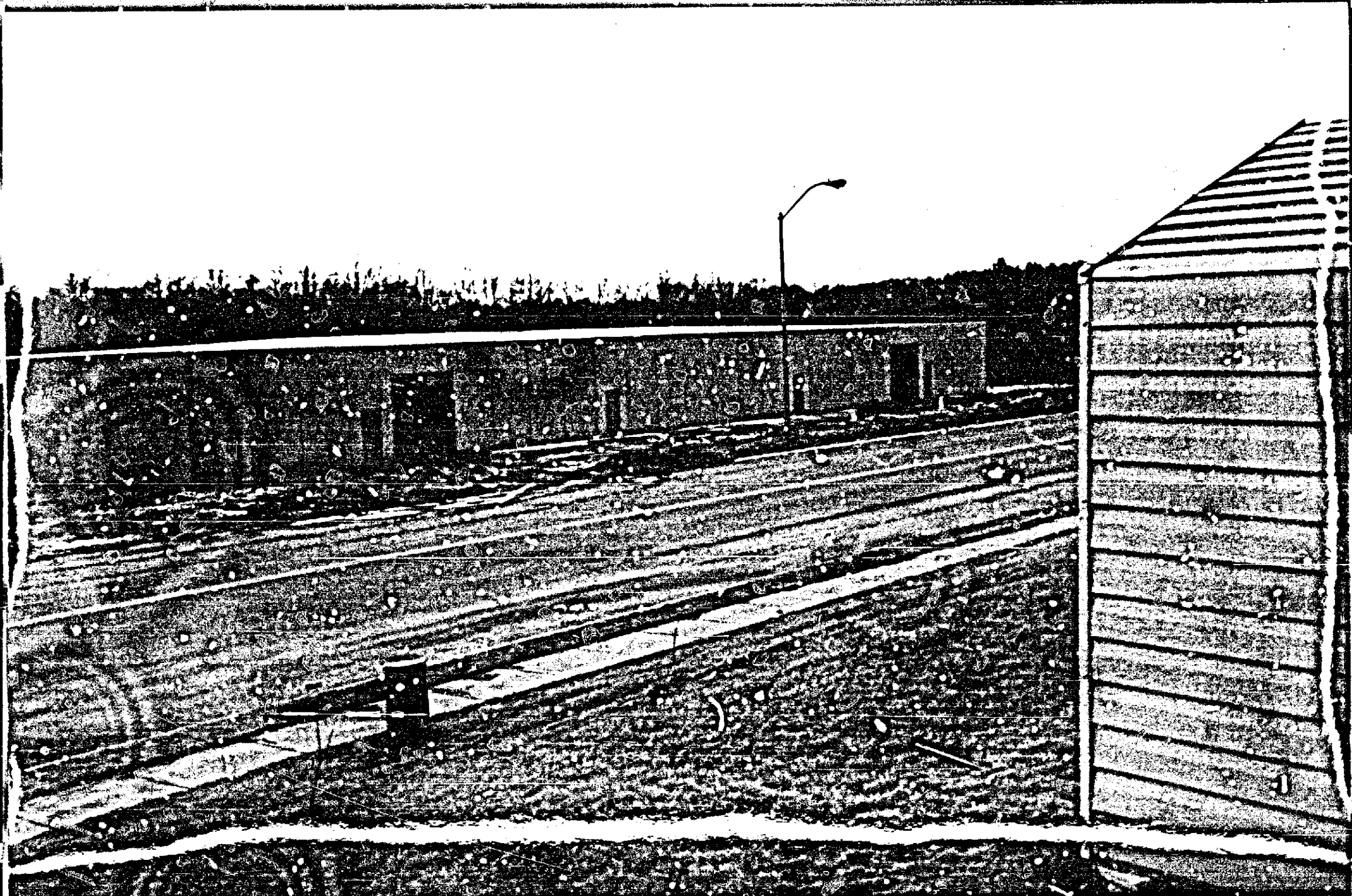
BY *[Signature]*

ORDER RECEIVED FOR FILING

DATE March 12, 1985

BY *[Signature]*

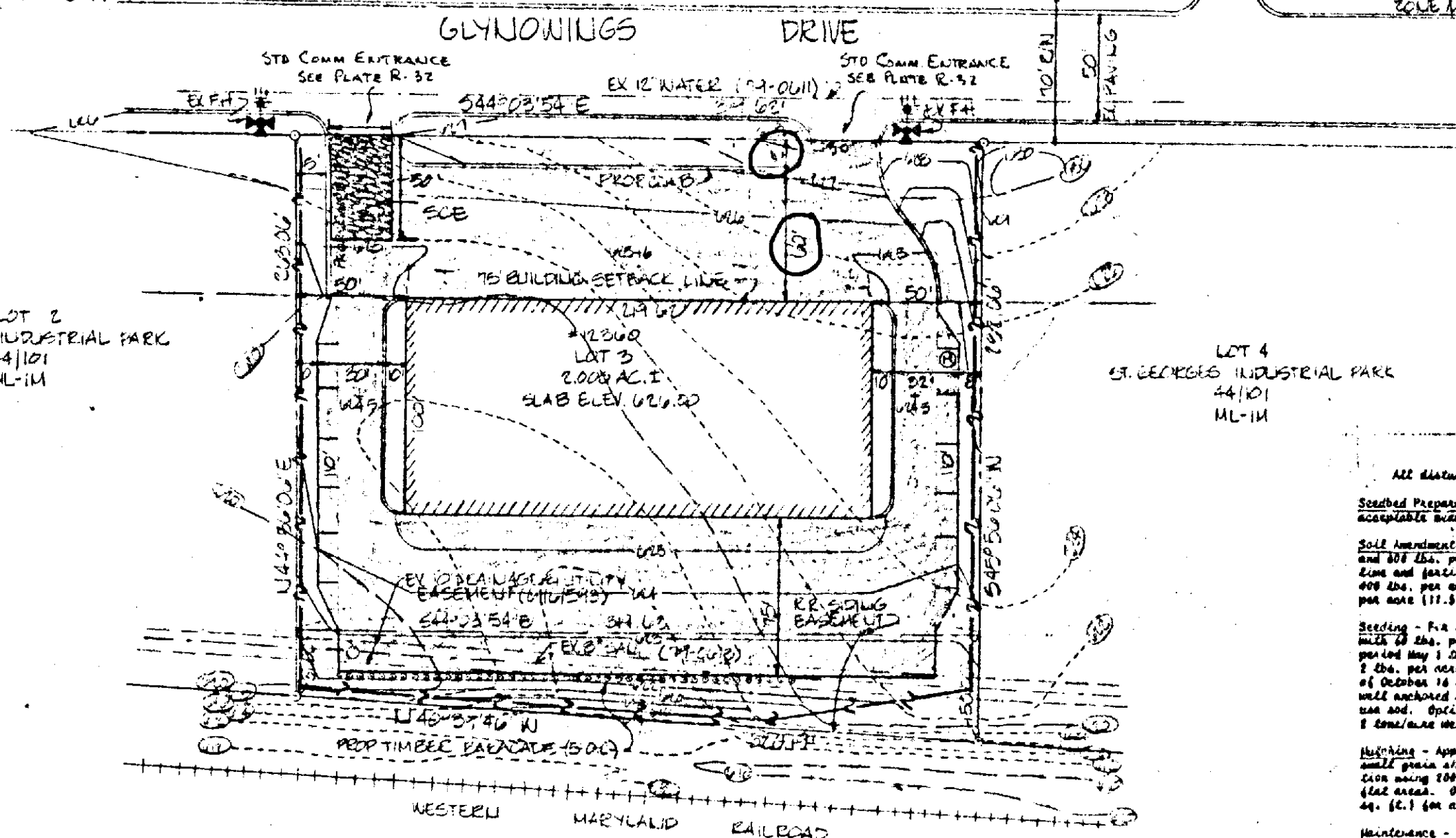
AUG 14 1985



GENERAL NOTES

1. Refer to USNR-Solid Construction Service "Standards and Specifications for Soil Erosion and Sediment Control in Construction Areas" for standard details and specific specifications of each practice applicable herein.
2. Obtain the approval of the sediment control inspector, upon field adjustment, and will be made to ensure the control of any sediment. Changes in sediment control practices require prior approval of the sediment control inspector and the Baltimore County Soil Conservation District.
3. At the end of each working day, all sediment control practices will be inspected and kept in operation and condition.
4. Any disturbed area left idle for periods exceeding 30 days shall be stabilized according to temporary stabilization specifications.
5. Any change to the grading planned on this plan requires an amendment to Baltimore County Soil Conservation District for approval.
6. Final control will be provided for all disturbed areas. Refer to USNR-Solid Construction Service "Standards and Specifications for Soil Erosion and Sediment Control in Construction Areas" for details and specifications for acceptable methods and specific details for each control.
7. Any violation from the acquisition of permissions stated in this plan requires the approval of the sediment control inspector and the Baltimore County Soil Conservation District prior to the execution of the change.

SOILED DR-10
SOILED UL-1M

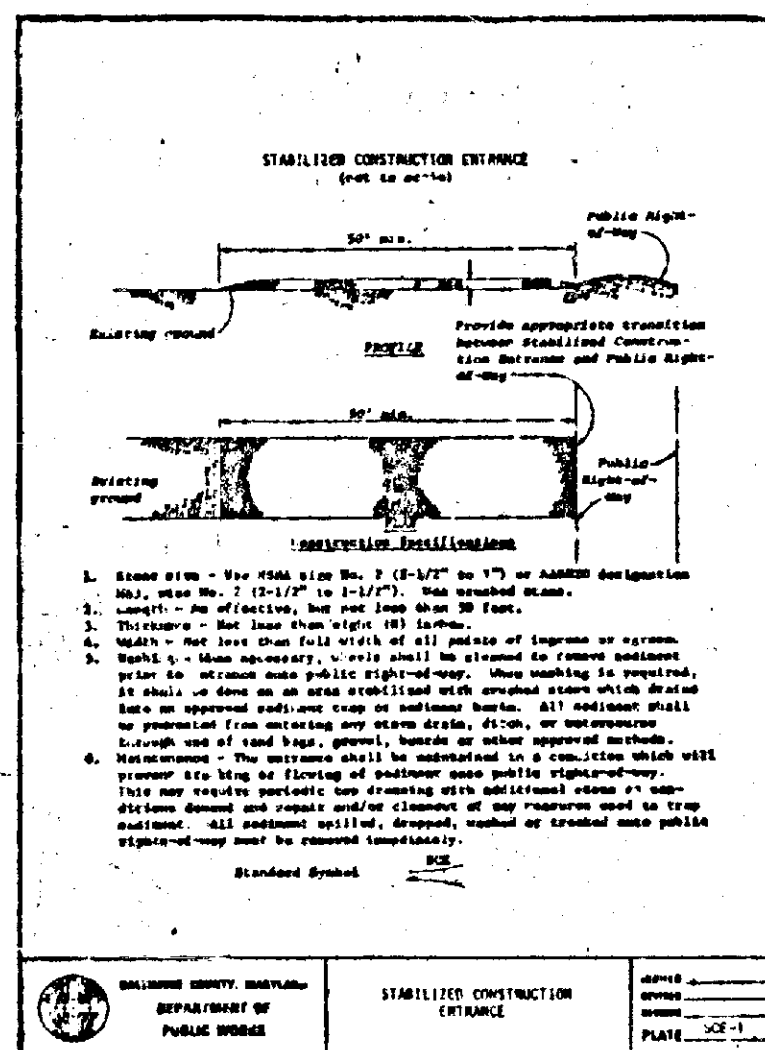
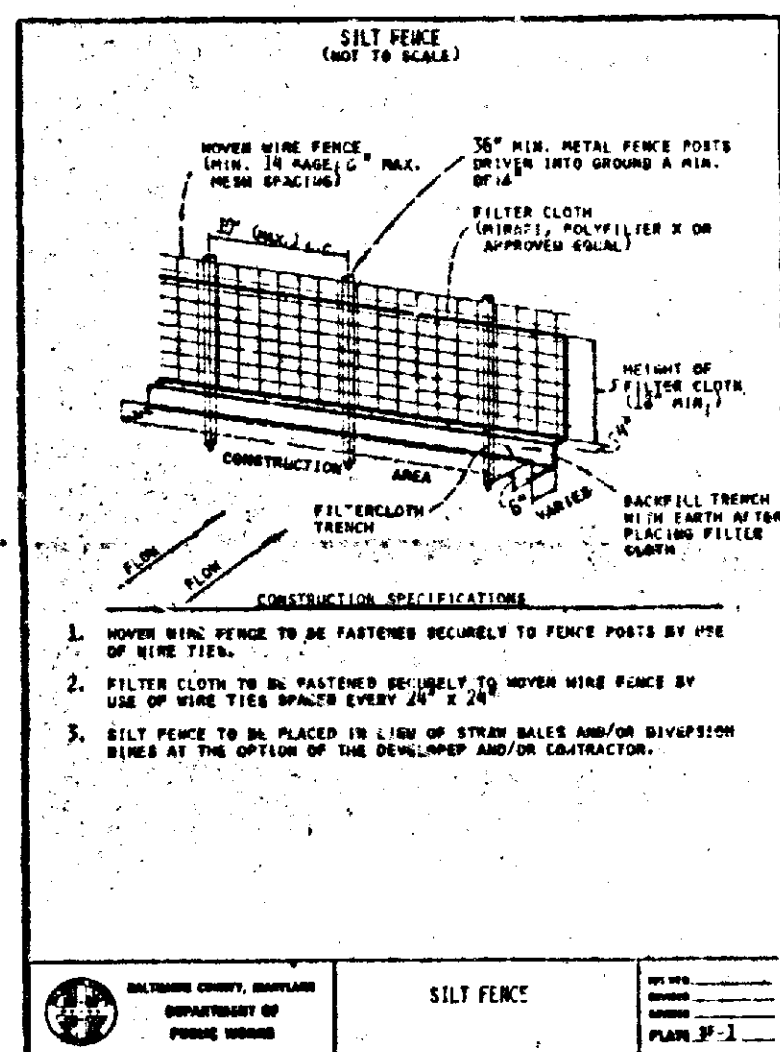


NOTE:
TOPOGRAHY TAKEN FROM FIELD
ELEVATION ON PRELIMINARY PLAN
ST. GEORGES INDUSTRIAL PARK
DATED FEB. 2, 1985

NOTE:
FOR SEDIMENT CONTROL, PROVIDE
DIT FENCE AROUND BOUNDARY
OF PROPERTY AS SHOWN.

SEQUENCE OF EVENTS?

1. LOT 2, BALTO. CO. SEDIMENT CONTROL
48 HOURS BEFORE STARTING WORK
2. CLEAR & GRUB FOR SEDIMENT CONTROL
MEASURES
3. USUAL SEDIMENT CONTROL MEASURES
4. GRADE SITE
5. STABILIZE ALL AREAS NOT TO BE PAVED
WITH PERMANENT SEEDING LIKE
TEMP. SEEDING IN BUILDING AREA
AND SLOPES IF LEFT VACANT FOR
PERIOD OF 30 DAYS
6. AFTER APPROVAL FROM SEDIMENT
CONTROL INSPECTOR REMOVE
SEDIMENT CONTROL DEVICES



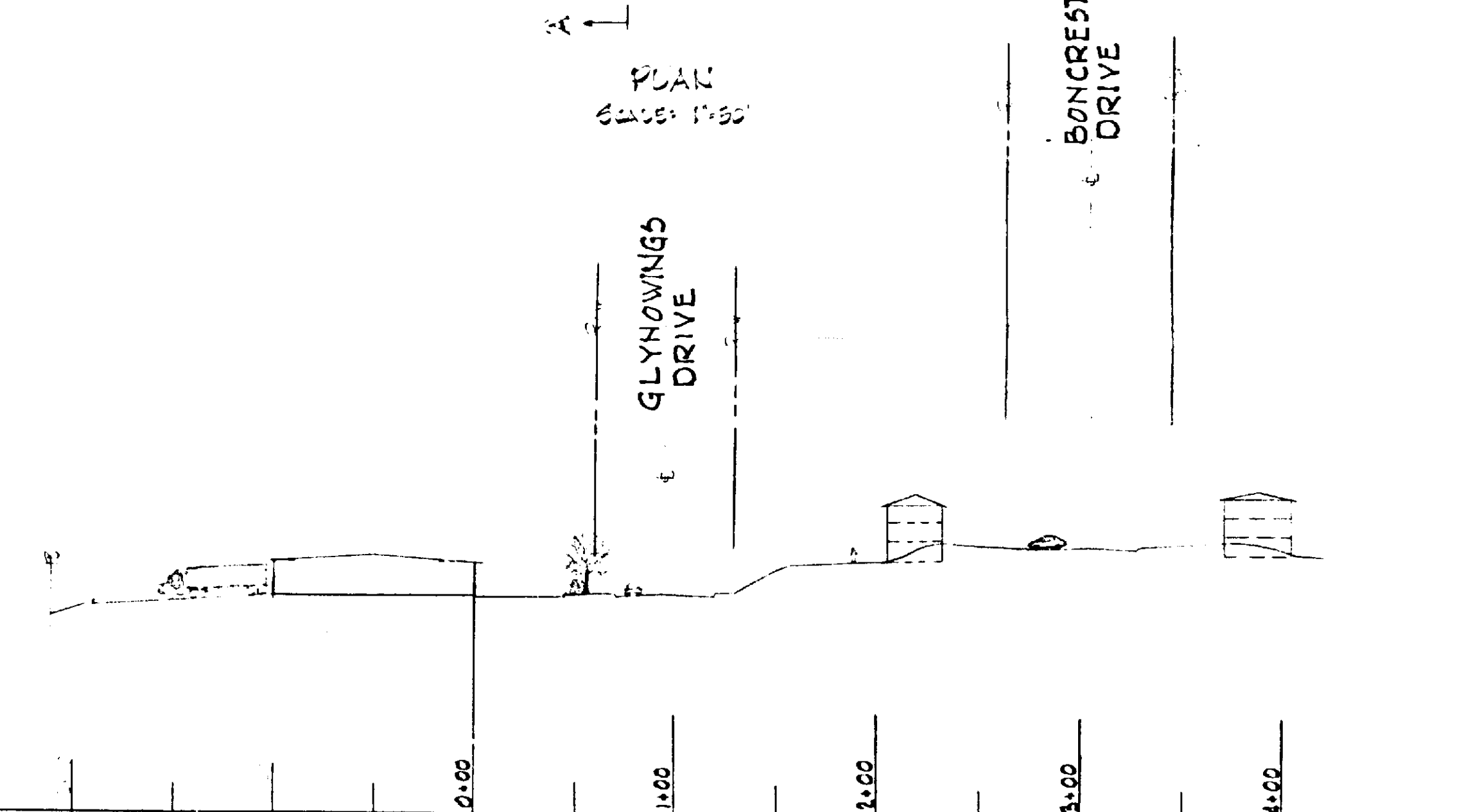
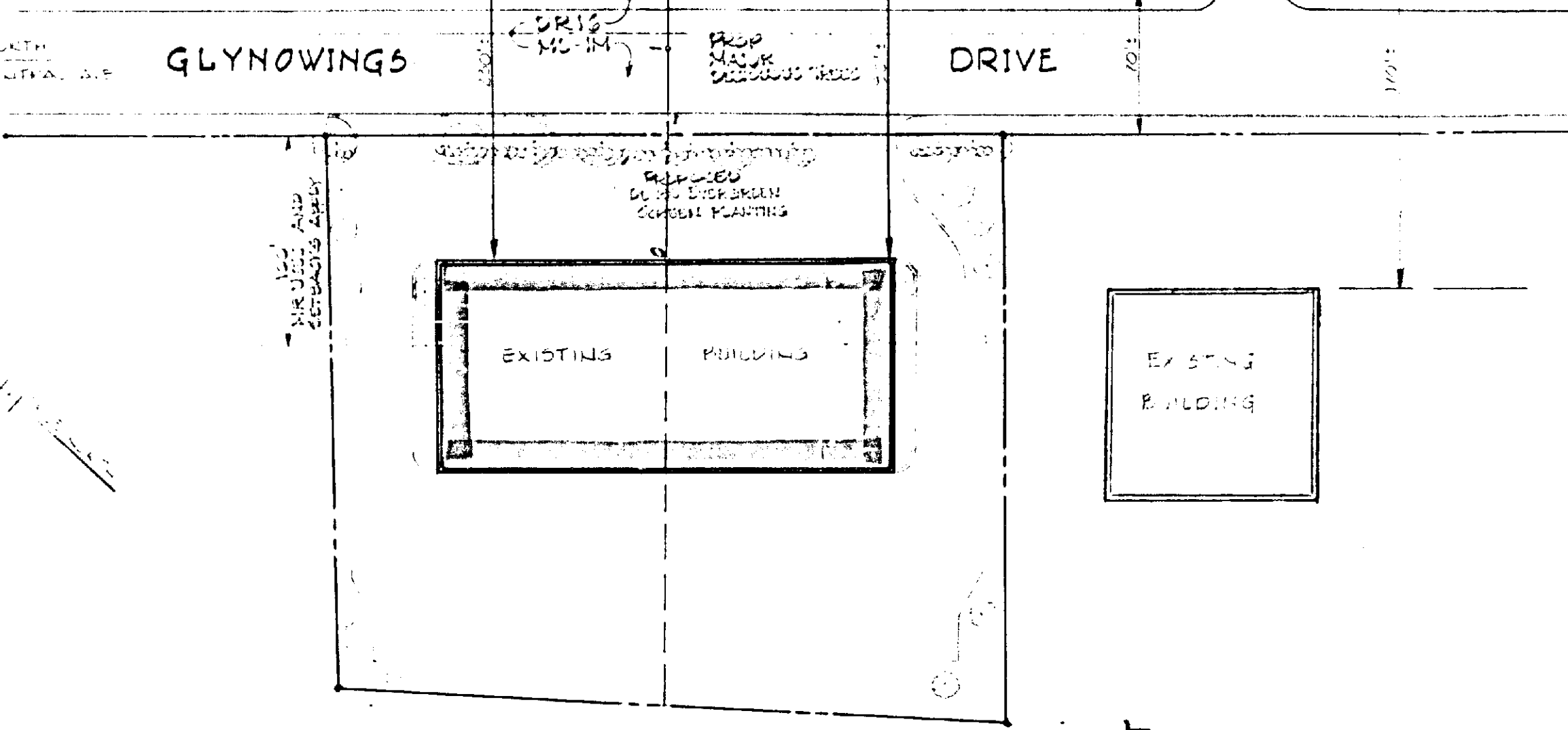
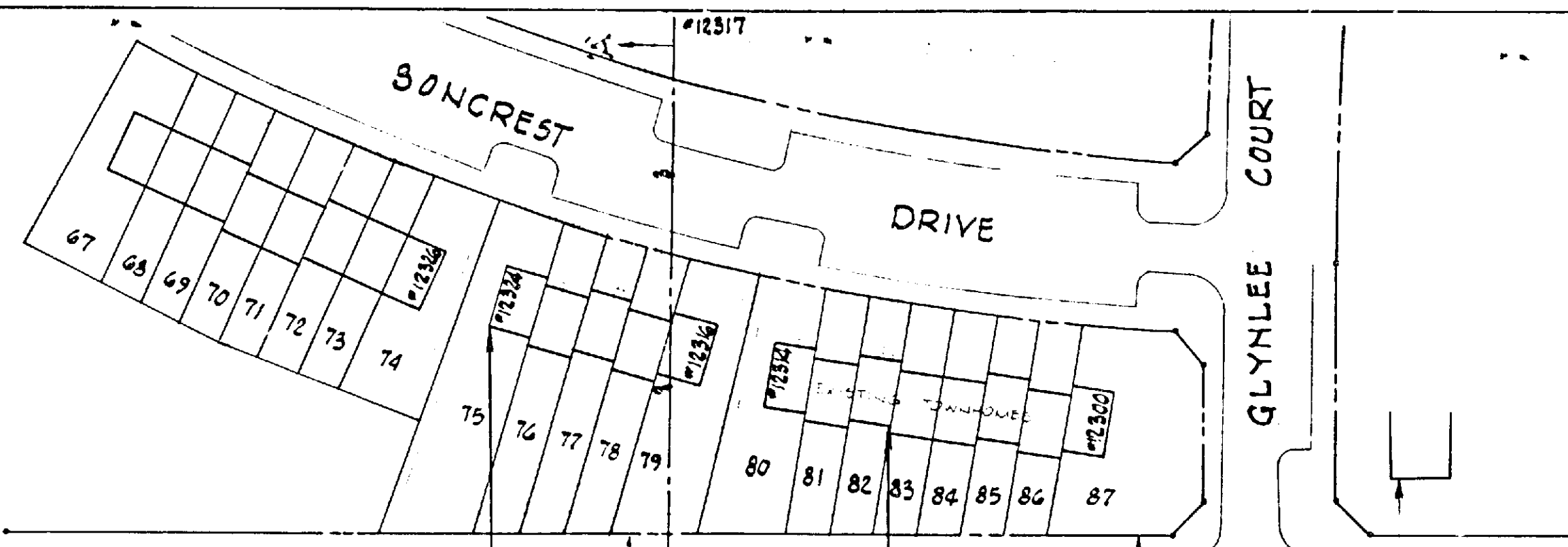
SEDIMENT CONTROL
SITE PLAN
PROPOSED WAREHOUSE
LOT 3

ST. GEORGES INDUSTRIAL PARK

BALTO. CO. DE
SCALE: 1"=50'

SECTION 1A-2A
SCALE: 1"=50'

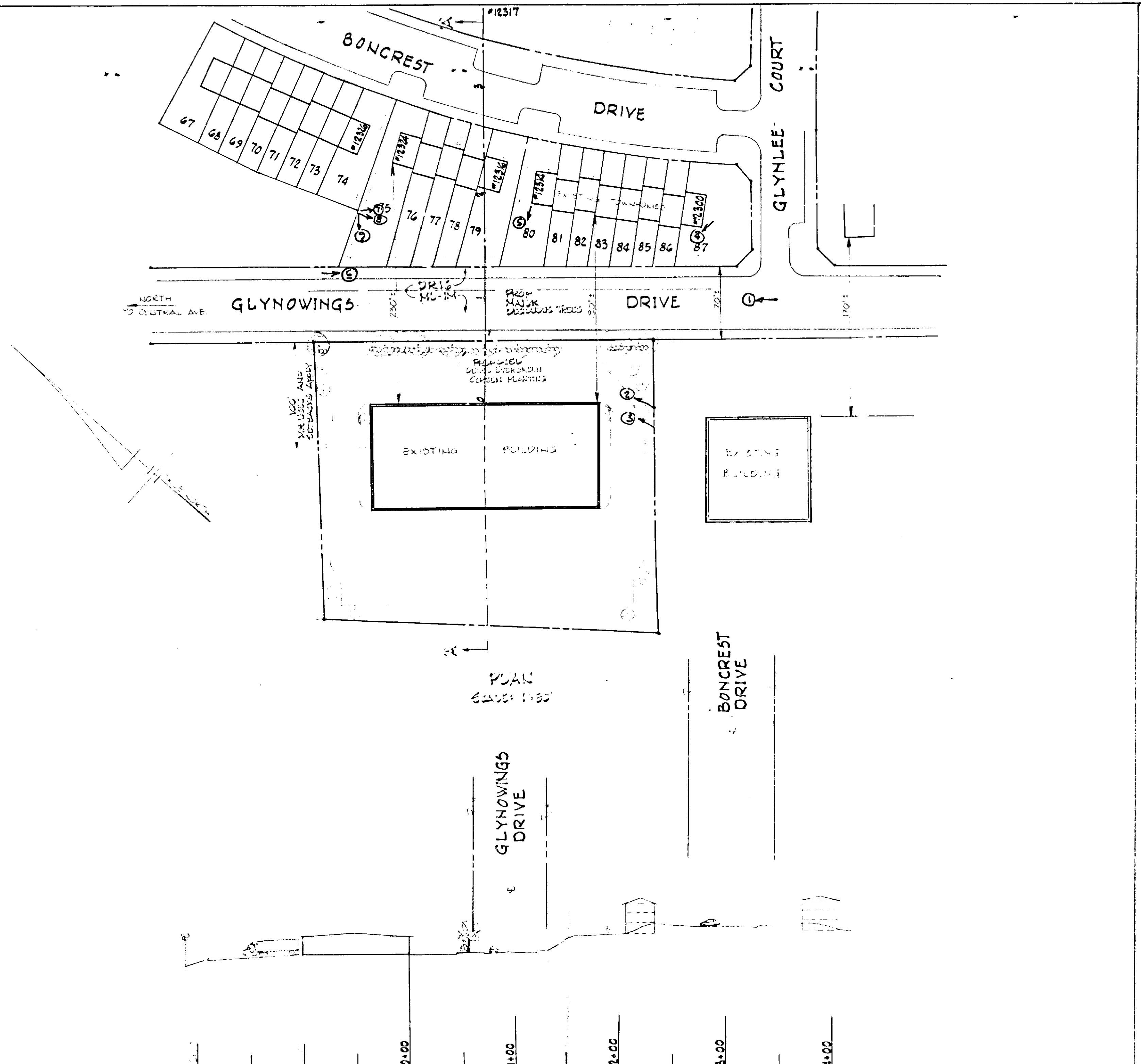
PETITIONER'S
EXHIBIT 3



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

PETITIONER'S
EXHIBIT 4

VICINITY PLAN
LOT NO. 3
ST. GEORGES INDUSTRIAL PARK
4TH ELECTION DISTRICT, BALTIMORE CO. MD
FEBRUARY 22, 1985
SCALE AS SHOWN

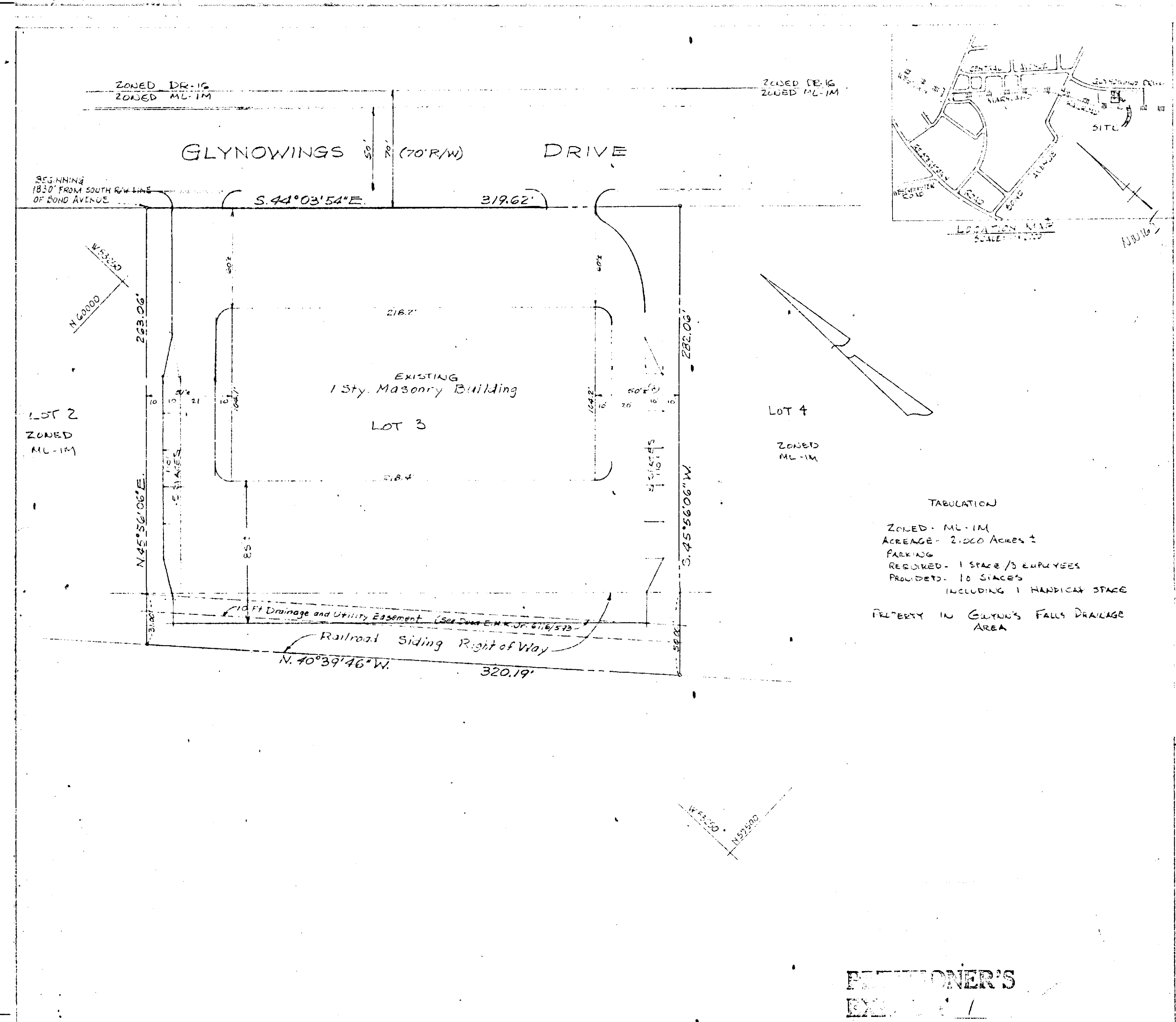
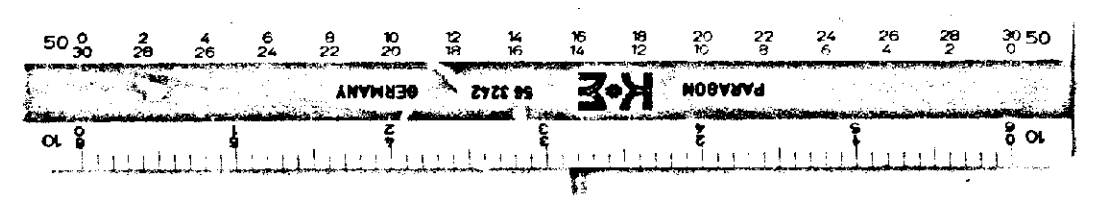


SECTION A-A
SCALE: 1"=50'

PETITIONER'S EXHIBIT 5

PHOTOGRAPHS
LOT NO 3

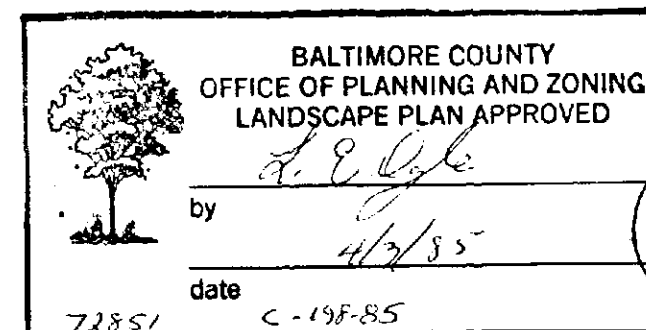
ST. GEORGES INDUSTRIAL PARK
4TH ELECTION DISTRICT BALTIMORE COUNTY, MD
FEBRUARY 22, 1985



TABULATION
ZONED - ML-1M
ACREAGE - 2.000 Acres ±
PARKING REQUIRED - 1 SPACE / 3 EMPLOYEES
PROVIDED - 10 SPACES INCLUDING 1 HANDICAP SPACE
FILLERY IN GUTTEN'S FALLS DRAINAGE AREA

OWNER AND DEVELOPER	ENGINEER
LARRY E. KNIGHT P.O. BOX 495 REISTERSTOWN, MARYLAND 21138	GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC. 303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204

PETITIONER'S EXHIBIT 1
PLAT TO ACCOMPANY
PETITION FOR A VARIANCE
WAREHOUSE
LOT 3
ST. GEORGES INDUSTRIAL PARK - Item #191
4TH ELECTION DISTRICT BALTIMORE COUNTY, MD
VARIANCE REQUEST TO SECTION 255.1, 255.2 AND 245.1 TO PERMIT A FRONT SETBACK OF 60 FEET INSTEAD OF THE REQUIRED 75 FEET.
SCALE: 1"=30'
DATE: JAN. 9, 1985



LOT 2 ZONED
ML-1M

PROPERTY LINE

NOTE: EXISTING PAVING, EASEMENTS, &
PRECLUDE PLANTING SOUTHWEST
OF PAVEMENT.

SITE PLAN
SCALE 1"=30'

PLANT LIST

KEY	QUAN	BOTANICAL NAME / COMMON NAME	SIZE	COND	SPACING
ZS	10	ZELKOYA SERRATA / VILLAGE GREEN / VILLAGE GREEN ZELKOYA	2-2 1/2" DBL	B&B	
PT	19	PINUS THUNBERGII / JAPANESE BLACK PINE	4-5'	B&B	6'0"
EA	93	EUONYMUS ALATUS COMPACTA / DWARF WINGED EUONYMUS	2-2 1/2"	B&B	3'0"

MIN. LANDSCAPE REQUIREMENTS

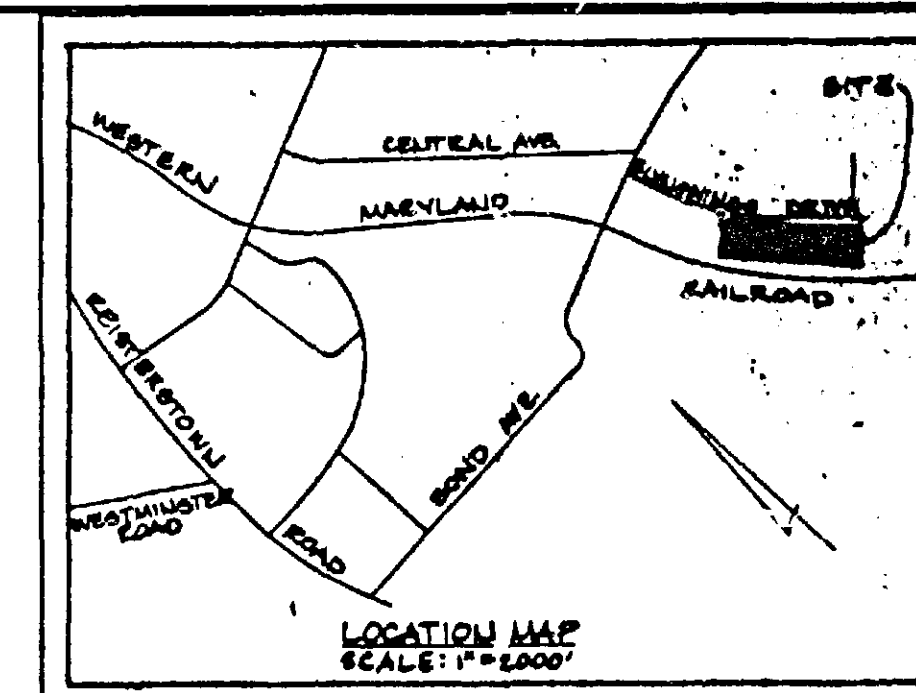
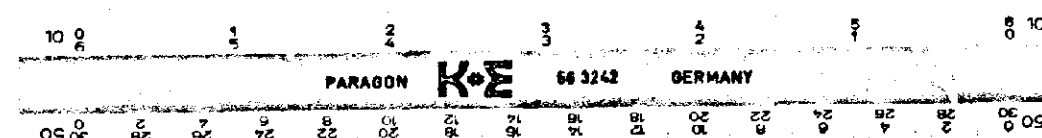
TREES

320' EXT. ROAD @ 1 TREE / 40' - 8
180' INT. ROAD @ 1 TREE / 20' - 9
10' PKG SP @ 1 TREE / 12' - 1
18

MIN. MAJOR DEC. ((8+9/2)+1) = 10

OTHER PLANTING & SCREEN

8' WIDE PLANTING AREA @ PROPERTY LINE
ABUTTING ADJACENT PUBLIC ROAD / FREQ
5' HIGH SCREEN BETWEEN PKG & ADJ. PUBLIC
ROAD / FREQ



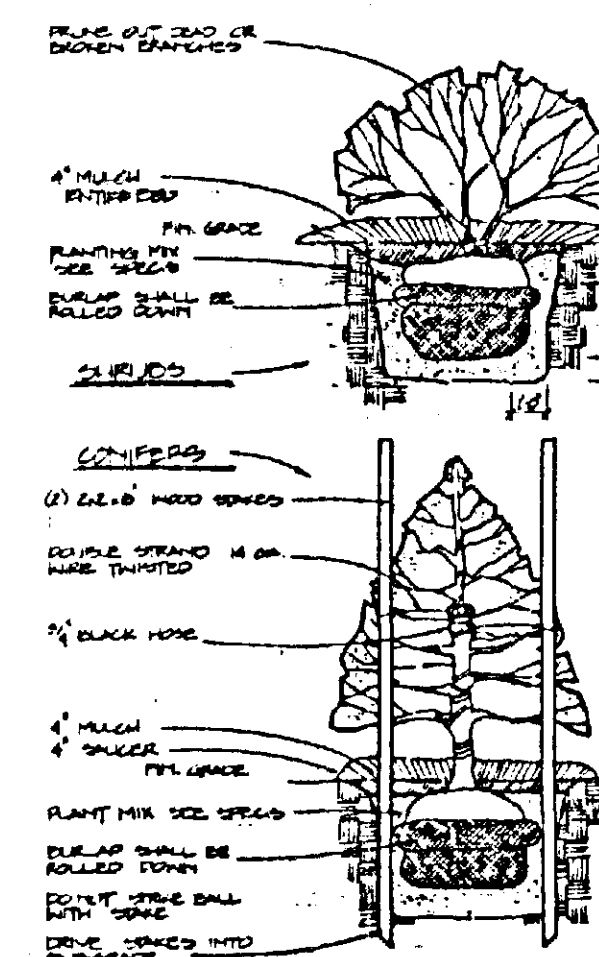
NORTH

LOT 4 ZONED
ML-1M

PROPERTY LINE

WESTERN MARYLAND RAILROAD
RIGHT OF WAY

ZONED DR 55



PLANTING DETAILS
NO SCALE

NOTES:

ALL BUILDINGS & PAVING ON SITE
ARE EXISTING. THIS LANDSCAPE
PLAN WAS PREPARED IN ACCORDANCE
WITH PETITION FOR VARIANCE
NO. BS-234-A (ITEM NO. 191),
ORDERING COMPLIANCE WITH
THE BALTIMORE COUNTY
LANDSCAPE MANUAL AS A
CONDITION FOR APPROVAL.

NOTES:

- Plant locations may be field adjusted to avoid final utility placements.
- All plants shall be matched to a minimum of 18" beyond the edge of the root ball on all sides.
- All shrub masses shall be planted in continuous mulch beds.
- All wire and non-biodegradable plastic ball ties shall be removed.

Landscape Specifications

Landscape specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area". A one-year maintenance and warranty period shall be required.

Planting Standards

All nursery stock shall be planted in accordance with the American Association of Nurserymen, Inc., "American Standards for Nursery Stock", latest edition.
Bare-root shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.

"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1983, dated

Nov 11 1984
Signature of Applicant
Date

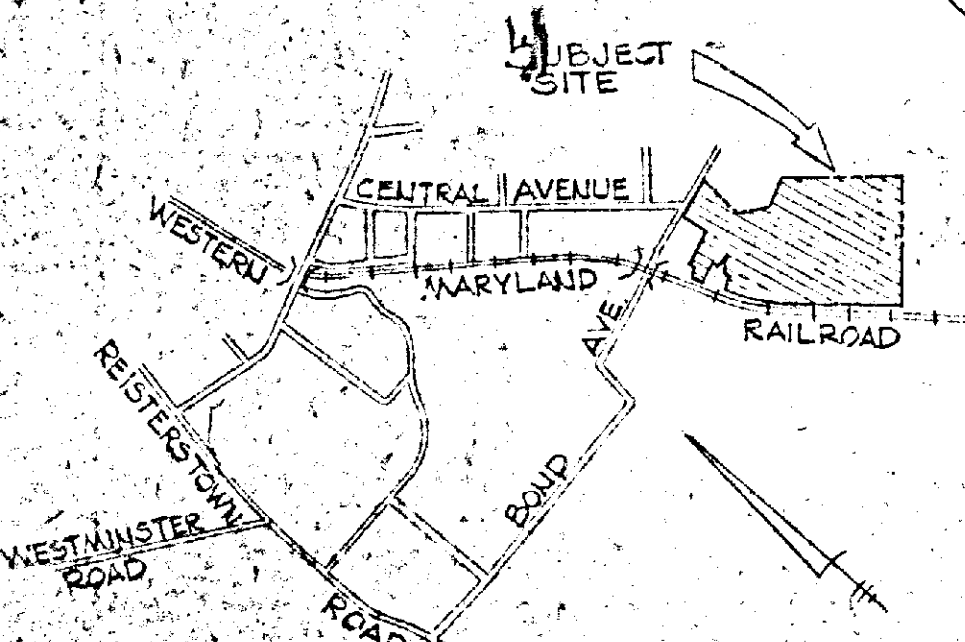
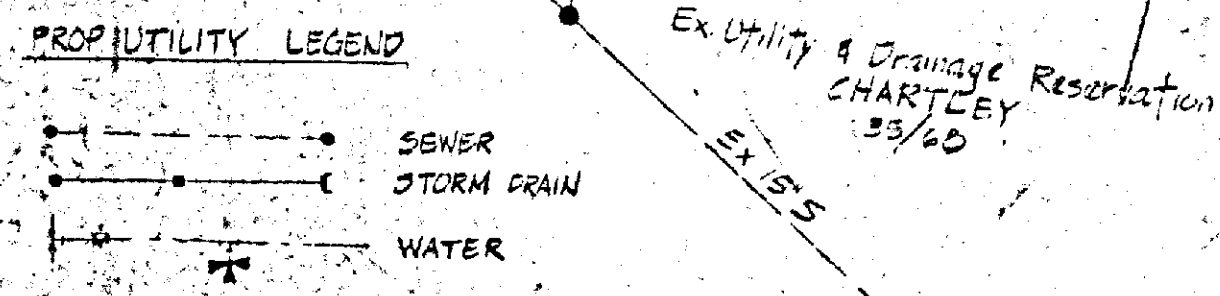
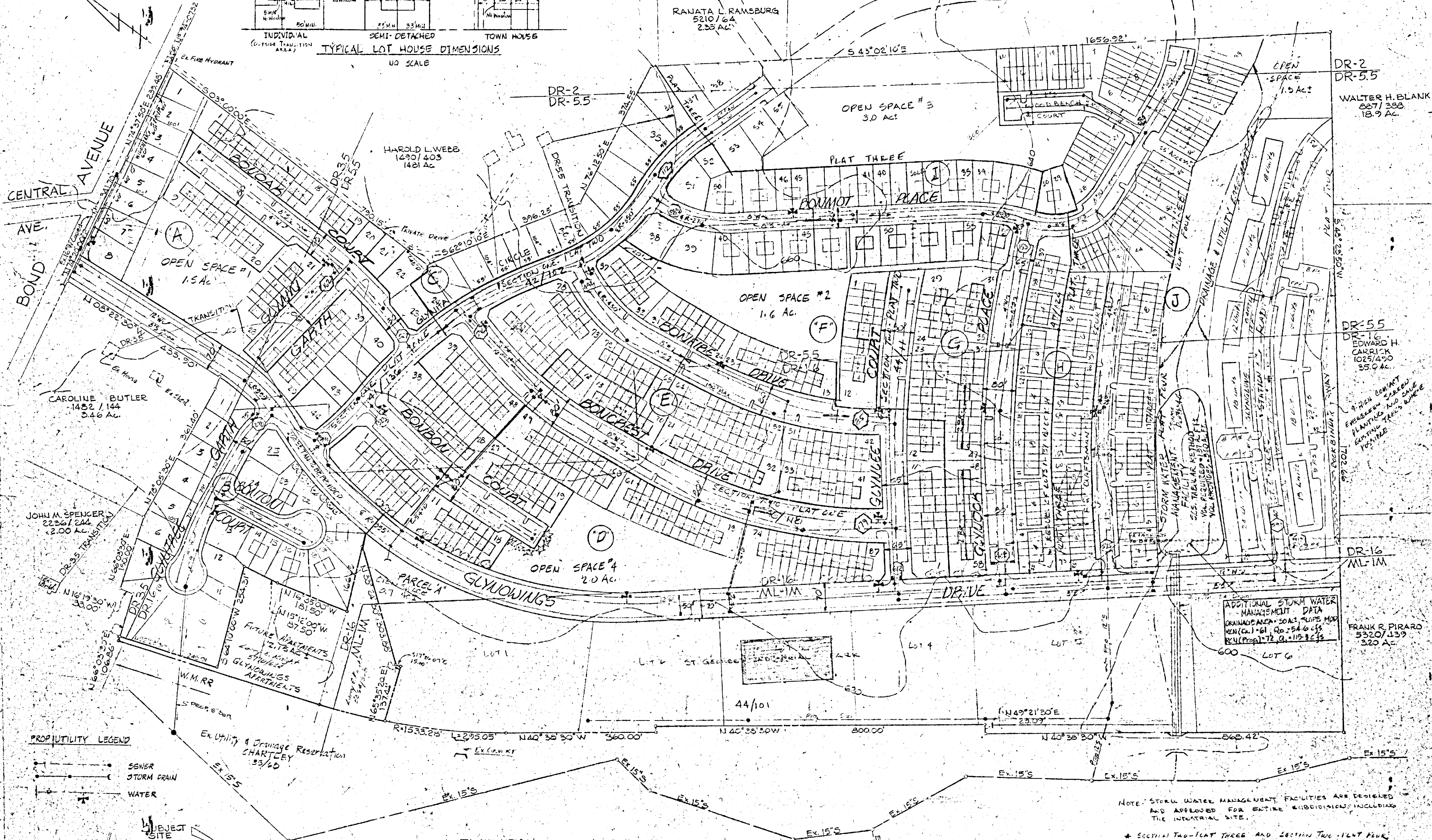
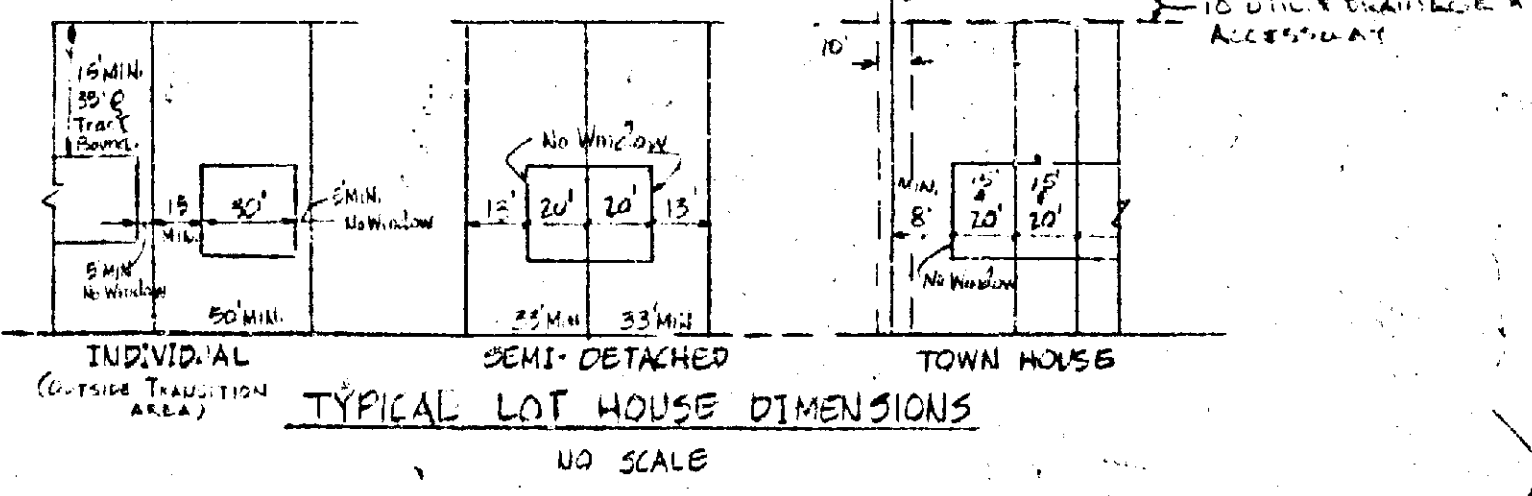
RECORD PLAT NO. 51-130
BUILDING PERMIT NO. 72051
BUILDING PERMIT CONTROL NO. 2198-85
VARIANCE CASE NO. 85-234-A

WILLIAM F. KIRWIN INC.
LANDSCAPE ARCHITECTURE/LAND PLANNING
28 E. Susquehanna Ave. Suite 2
Towson MD 21204 (301) 337-0075

revisions

LANDSCAPE PLAN
WAREHOUSE LOT 3
ST. GEORGES INDUSTRIAL PARK
BALTIMORE COUNTY, MD

project number
date MAY 24 1985
drawing number
1
of 1



TABULATION

GROSS ACRESAGE OF TRACT	97.0544 AC
NON-RESIDENTIAL AC (W.M.)	19.1541 AC
GROSS RESIDENTIAL AC (DR)	78.75 AC
TOTAL	97.9045 AC

PARKING SPACES REQUIRED:

DR-16, 328 3/4 DWELL. UNITS x 1.53 = 610
DR-35, 57 DWELL. UNITS x 2.00 = 114
DR-55, 324 " " x 1.75 = 567
TOTAL REQUIRED = 1291

TOTAL PROVIDED = 1511

OPEN SPACE REQUIRED 7.2144 AC
OPEN SPACE PROVIDED 8.1 AC

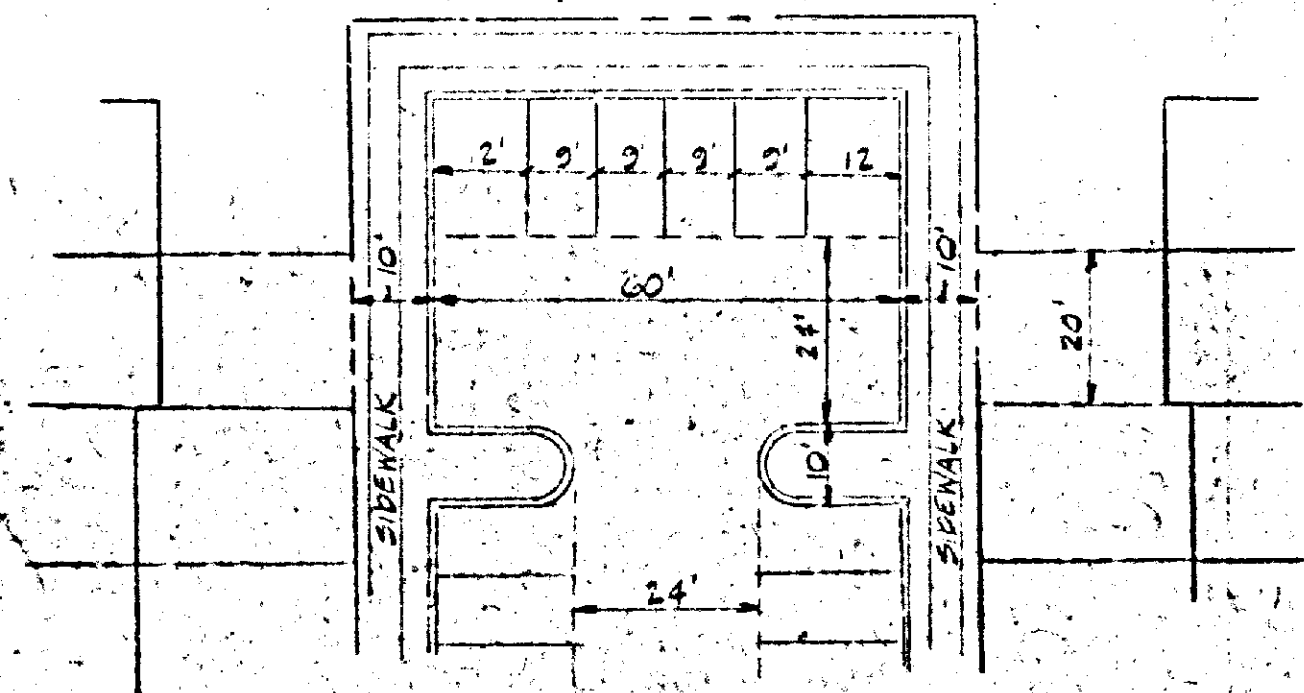
UNITS PERMITTED

177 AC (DR-2) ... 2 Dwelling Units
177 AC (DR-35) ... 26 " "
38.4 AC (DR-55) ... 210 " "
31.85 AC (DR-16) ... 510 Density Units

Density Units Allowed in DR-16 Zone 510 DENSITY UNITS
Density Units Shown in DR-16 Zone 510 DENSITY UNITS
Density Units Shown in DR-2, DR-35, DR-55 Zones (177 AC + 38.4 AC + 31.85 AC) = 526 DENSITY UNITS
Density Units Allowed (DR-2, DR-35, DR-55) ... 526
Density Units Shown (DR-2, DR-35, DR-55) ... 526 + 11 DENSITY UNITS

* DR-16 AREA: 177 AC x 1.53 = 270 DENSITY UNITS
* DR-2, DR-35, DR-55 AREAS: 177 AC x 1.53 = 270 DENSITY UNITS

NOTE: ALL UNITS FOR SALE
OPEN TO THE
CONSUMER IN BALTIMORE, MD.



NOTE: STORM WATER MANAGEMENT FACILITIES ARE DESIGNED AND APPROVED FOR ENTIRE SUBDIVISION INCLUDING THE INDUSTRIAL SITE.

* SECTION TWO-FLAT THREE AND SECTION TWO-FLAT FOUR PREPARED REVISION

PETITIONER'S EXHIBIT 2

REVISED PRELIMINARY PLAN "BONITA"

Baltimore, Co. Maryland
Scale: 1"=100'

Elect. Dist. No. 4
JUNE 1, 1981

ENGINEER
GEORGE WILLIAM STEPHENS JR.
AND ASSOCIATES INC.
ENGINEERS

DEVELOPER
LARRY E. KNIGHT
488 MAIN STREET
REISTERSTOWN MD 21136

PN 3710