

MAP 1-1-1-2
30
E. D. 9
DATE 1-30-87
200
1000
OF

Windsor Court Limited Partnership
N/S Bellona Ave., 705' W of the c/l
of R. 208-14
208-14
208-14

PETITION FOR ZONING VARIANCE 86-408-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 203.3.C TO PERMIT A 34.4 SQ. FT. (single face) FREESTANDING, ILLUMINATED SIGN IN LIEU OF THE ALLOWED 9 SQ. FT., NON-ILLUMINATED, BUILDING WALL SIGN.

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

Location of building and distance from Bellona Avenue creates conditions of unreasonable hardship and practical difficulty without the petitioned sign variance.

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 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: Windsor Court Limited Partnership
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]
Attorney for Petitioner: R. Bruce Alderman
(Type or Print Name)
Signature: [Signature]
Address: 29 West Susquehanna Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 828-1050

Legal Owner(s): WINDSOR COURT LIMITED PARTNERSHIP
(Type or Print Name)
By: [Signature]
Signature: [Signature]
Address: 2328 West Joppa Road
(Type or Print Name)
City and State: Lutherville, Maryland 21093
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: [Name, address and phone number]
City and State: [City and State]
Address: [Address]
Phone No.: [Phone No.]

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of March, 1986, 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 14th day of April, 1986, at 10:15 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 31, 1986
FROM: Norman E. Gerber, Director Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-407-A and 86-408-A

This is the kind of signage that this office would like to encourage in Baltimore County. The proposed new regulations would allow such a sign and would allow it to be illuminated subject to a "no glare" requirement.

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

NEG/JGH/dml

CPS-008

THE RUXTON-RIDERWOOD-LAKE ROLLAND AREA IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

April 7, 1986

Mr. Robert J. Aumiller
Mackenzie and Associates, Inc.
2328 W. Joppa Road
Lutherville, Maryland 21093

Dear Bob:

Thank you for notifying me of the hearing scheduled for April 14, 1986 for the variance petition on a sign for Windsor Court.

Although I personally have seen the plan for the proposed sign, the Board of Governors of the Ruxton-Riderwood-Lake Rolland Area Improvement Association, Inc. has not reviewed or approved it. Since the requirements for the sign are outlined in the Restrictive Covenant Agreement, we do not feel it is necessary for the Board to approve your proposal or our representative to attend the hearing, we will, of course review the proceedings after the hearing.

Sincerely,

[Signature]
Nancy-Bets Hay
Zoning Chairman

CC: Mr. Arnold Jablon
Zoning Commissioner, Baltimore County
Case # 86-408-A, Date: April 14, 1986
Time: 10:15 a.m.

WINDSOR COURT LTD. PARTNERSHIP

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1986

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

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 288 - Case No. 86-408-A
Windsor Court Limited Partnership -
Petitioner
Variance Petition

Dear Mr. Alderman:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: George William Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

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

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

MARCH 24, 1986

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.

- ☒ 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 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 22-58 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 [Date].
- ☒ Remodeling: Must comply with Baltimore County Landscape Manual, 8111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [Service].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 2111-178-79, and as conditions change the intersection may become more limited. The Basic Services Areas (BSAs) are [BSAs].

THE CRG PLAN VIII-410 (WINDSOR COURT) WAS APPROVED 3/20/86

cc: James Howell

Edwina A. Sizer
Chief, Current Planning and Development

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

PAUL H. REINCKE
CHIEF

February 21, 1986

Mr. Arnold Jablon
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: Windsor Court Ltd. Partnership

Location: N/S Bellona Ave. 705' W of centerline of Bellona Lane

Item No.: 288 Zoning Agenda: Meeting of 2-18-86

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] 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 [Location] 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.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb

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 14th day of March, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Windsor Court Limited Partnership
Petitioner's Attorney: R. Bruce Alderman, Esquire

Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

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 and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1986, that the Petition for Zoning Variances to permit a 34.4 square foot single-faced, illuminated, free-standing sign in lieu of the allowed 8 square foot non-illuminated, building wall sign be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/ar1

cc: R. Bruce Alderman, Esquire

Mrs. Kay Turner

People's Counsel

ORDER RECEIVED FOR FILING

DATE April 15, 1986

BY *[Signature]*



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

February 26, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 288 Zoning Advisory Committee Meeting are as follows:

Property Owners: Windsor Court Limited Partnership
Location: N/W Bellona Avenue, 705 feet W of c/l of Bellona Lane
District: 9th.

APPLICABLE RULES ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is/was not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. B-4 Two Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 102.2 and Table 102.1. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Company Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer shall be usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use.
- I. The proposed project appears to be located in a Flood Plain, Floodway. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Signs shall comply to Article 19, and its amendments in Bill #17-85.
- K. These abbreviated 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 the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burnham, Chief
Building Plans Review

[Signature]
Charles E. Burnham

4/22/86

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: March 29, 1986

PROJECT NAME: Windsor Court PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: VIII-410 PLAN EXTENSION: _____
REVISED PLAN: _____
PLAT: _____

The Office of Planning and Zoning has reviewed the subject plan dated March 20, 1985, and has the following comments:

Section 22-104 of the Development Regulations requires that R.O. development be designed to achieve four objectives:

- 1) Compatibility of the proposed development in the surrounding uses;
- 2) Tree preservation;
- 3) Protection of water courses and bodies of water from erosion and siltation; and
- 4) safety, convenience, and amenity for the neighborhood.

The plan as submitted fails to demonstrate that this development can meet the criteria in Section 22-104, items #1 and #4 in particular. The plan proposes 44 "overflow" parking spaces in the D.R.3.5 zoned portion of the site. As such, the parking is part of the office development and must also meet the criteria stated above. Additional information is required which would demonstrate how this development "fits in" with the neighborhood while providing "safety, convenience and amenity for the neighborhood". An over all plan view of the neighborhood should be submitted which shows the relationship of this development with the neighborhood. It must be demonstrated that the intrusion of parking into a residentially zoned area can be compatible with the neighbors. Cross sections should be submitted which illustrate the relationship of this development with adjacent residential uses, including the homes on lots 1 and 2 Plat of Wadleigh. Landscaping should be provided along the storm water management area adjacent to Lot #1.

The landscape calculations are correct. The schematic landscape plan should include additional planting along the East side of the storm water management area. The proposed wooden stockade fence is subject to further review on the Final Landscape Plan. The Final Landscape Plan must be approved by this office prior to approval if any grading or building permits.

[Signature]
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 3/28/86

FROM: ZONING OFFICE

PROJECT NAME: Windsor Court PLAN: _____
LOCATION: Bellona Ave. DEVELOPMENT PLAN: _____
DISTRICT: 8th Election District PLAT: _____

1. The following comments were written on the revised CRG plan dated March 20, 1985 and the revised elevation drawings dated Feb. 28, 1985. A Special Exception for a Class B office building in an R. O. zone and a Special Hearing for parking in a D. R. 3.5 zone, Item 272, was filed on 3/12/85 with the Zoning Office. If CRG approval occurs final approval of any building permits will be contingent upon the outcome of the hearing. CRG comments and minutes should be forwarded by the Bureau of Public Services to the Zoning Office as soon as possible in order to be used for the Zoning hearing.

2. Revisions are needed to the CRG plan and elevation drawings as follows:

- a. It appears that the elevation drawings show an average height in excess of the allowed 35'. It appears that the method utilized in determining the average height which is the average grade to the average elevation of the roof of the highest story, is not in keeping with that definition. Either a Variance will be required, with the average height clearly dimensioned for all 4 elevation drawings, or the building height must be reduced. This matter must be resolved prior to the scheduling of the zoning hearing.
- b. The site plan must be revised with the notes required by Section 109.1 of the Baltimore County Zoning Regulations due to the off street parking in a residential zone.
- c. The parking requirements contain a minor error- parking is based on total floor area not gross leasable area. In Ming A, 1 p. s. per 11,700 sq. ft. is required not 1 per 10,520 sq. ft. Even so there is a surplus of parking.
- d. The storm water management pond is located within a residential transition area as well as the maneuvering area for some of the parking spaces. The transition area of particular concern is from the dwellings on Lots 1 & 7 of Wadleigh.
- e. There is an area which must be revised as redlined on the accompanying site plan to the maneuvering area for the parking spaces is not within a transition area from Lot 1. One parking space will be deleted. If it is not revised a buffer would have to be provided for this maneuvering area which does not appear to be possible since the driveway is located where the buffer should be.

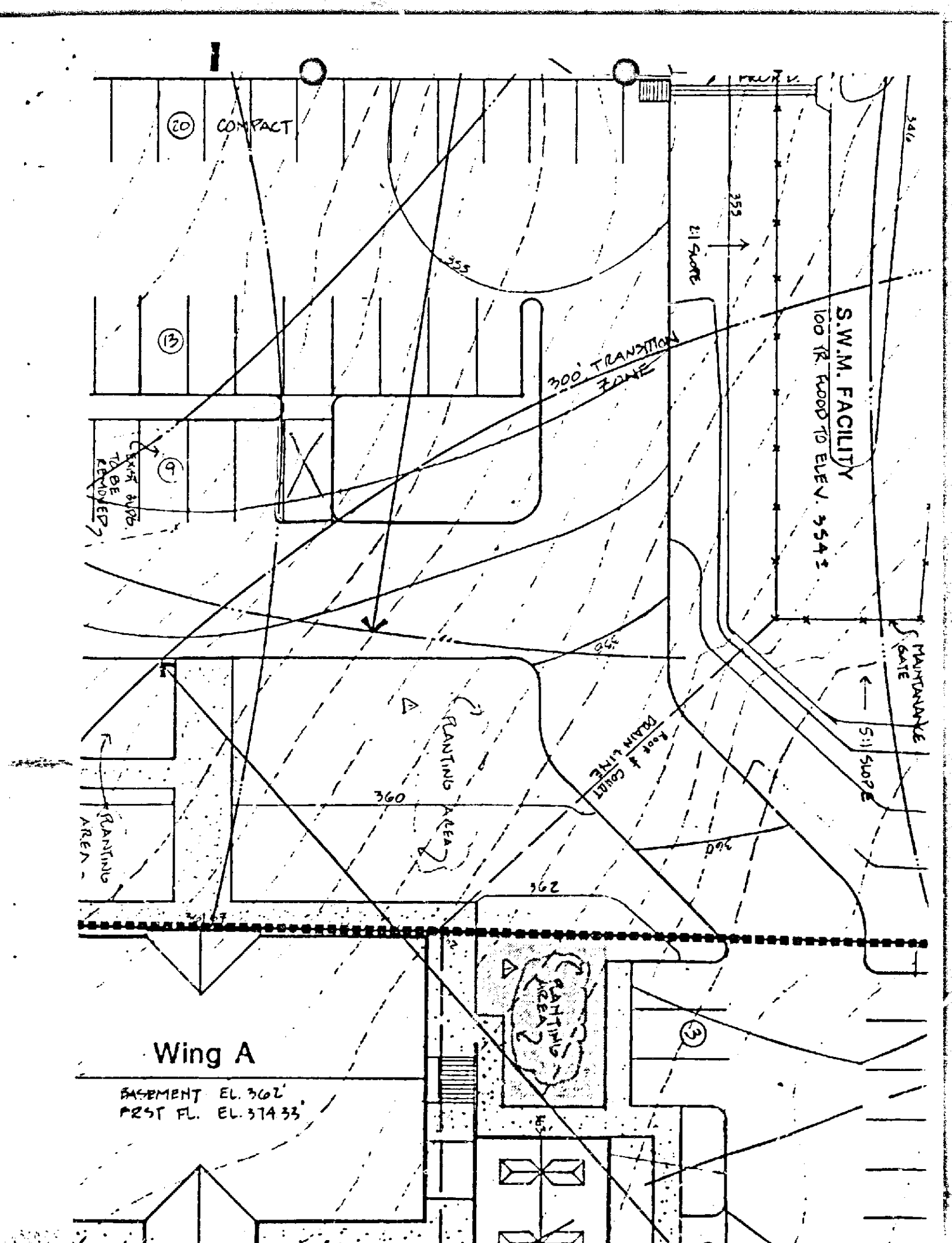
(cont'd)

(cont'd)

2. The storm water management facility in a D. R. 3.5 zone as indicated on the plan appears to be permitted by the BCZ. However a similar CRG plan has resulted in the filing of a Special Hearing on the Invenzzi property for a formal determination of whether a s. v. r. pond is a permitted use in a D. R. zone for an office building located in another zone. If someone wishes to file for a Special Hearing to determine whether the s.w.m. pond may be located as shown, they may do so.

[Signature]
DIANA ITTER
Zoning Associate III

DI/sz



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

Description to Accompany A Petition
For A Sign Variance.

February 5, 1986
RE: Windsor Court

Point of beginning being located on the north side of Bellona Avenue, westerly 705 feet ± from the point of intersection of the centerlines of Bellona Avenue and Bellona Lane, thence in a clockwise direction:

- 1) South 87° 26' 46" West 15.00 feet
- 2) North 0° 54' 30" West 10.00 feet
- 3) North 87° 26' 46" East 15.00 feet and
- 4) South 0° 54' 30" East 10.00 feet to the place of beginning.

Containing 150 s.f. ± or .003 Ac. ±.



(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: North Side of Bellona Avenue, 705 feet West of the Centerline of Bellona Lane

DATE AND TIME: Monday, April 14, 1986, at 10:15 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 Zoning Variance to permit a 34.4 square foot single face, freestanding, illuminated sign in lieu of the permitted 8 square foot non-illuminated building wall sign

Being the property of Windsor Court Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Bellona Ave., 705' W of C/L :
of Bellona Lane, : OF BALTIMORE COUNTY
9th District :

WINDSOR COURT LTD. PARTNERSHIP : Case No. 86-408-A
Petitioner(s)

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
Room 223, Court House
Towson, Maryland 21204
(301) 494 - 2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

5304
5305



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 9, 1986

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Bellona Ave., 705' W of the c/l of
Bellona La.
9th Election District
Windsor Court Limited Partnership - Petitioner
Case No. 86-408-A

Dear Mr. Alderman:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 018584

DATE 4/14/86 ACCOUNT 8-01-615-000

SIGN & POST 49.00
RETURNED 4/14/86 AMOUNT \$ 78.00

RECEIVED FROM MacKenzie Management Trust Account

FOR Advertising & Posting re Case No. 86-408-A

8 0037*****70304 0146

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ing, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 1986

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 March 27, 1986.

THE JEFFERSONIAN,

JB Venetok

Publisher

Cost of Advertising

86-408-A

24.75

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

March 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Bellona Ave., 705' W of the c/l of
Bellona La.
9th Election District
Windsor Court Limited Partnership - Petitioner
Case No. 86-408-A

TIME: 10:15 a.m.

DATE: Monday, April 14, 1986

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 26, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 26, 1986.

TOWSON TIMES,

JB Venetok

Publisher

38.25

86-408-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-408-A

District 9th Date of Posting 3-25-86

Posted for Variance

Petitioner Windsor Court Limited Partnership

Location of property N/S of Bellona Ave. 705' W of the c/l of Bellona Lane

Location of Signs North side of Bellona Avenue, approx. 500' west of Bellona Lane

Remarks

Posted by A.D. Quata

Signature

Number of Signs 1

Date of return 3-31-86

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

No. 018362

DATE 4/6/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM White, Mabel (Mabel Hill)

FOR Variance # 288

8 0037*****70304 0146

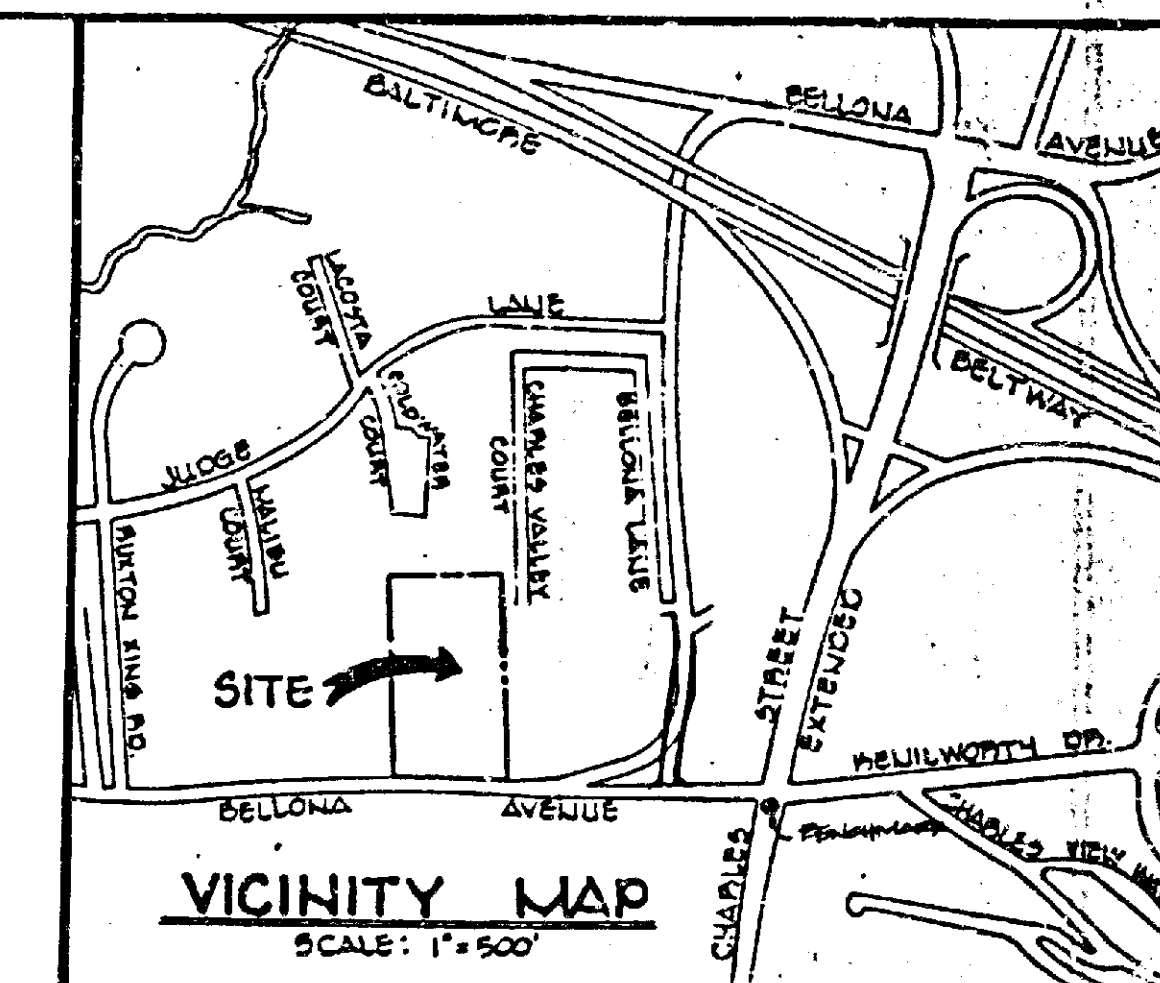
VALIDATION OR SIGNATURE OF CASHIER

	BASMENT LEVEL	FIRST LEVEL	SECOND LEVEL
WING "A"	4,014 S.F. Office	5,920 S.F. Office	5,980 S.F. Office
WING "B"	1,700 S.F. Office	3,580 S.F. Office	3,365 S.F. Office
WING "C"	1,700 S.F. Office	3,580 S.F. Office	3,365 S.F. Office
TOTAL	7,414 S.F. Office & 1 50'x100' = 14.8 Spa.	11,080 S.F. Office & 1 50'x100' = 37.0 Spa.	10,610 S.F. Office & 1 50'x100' = 21.0 Spa.

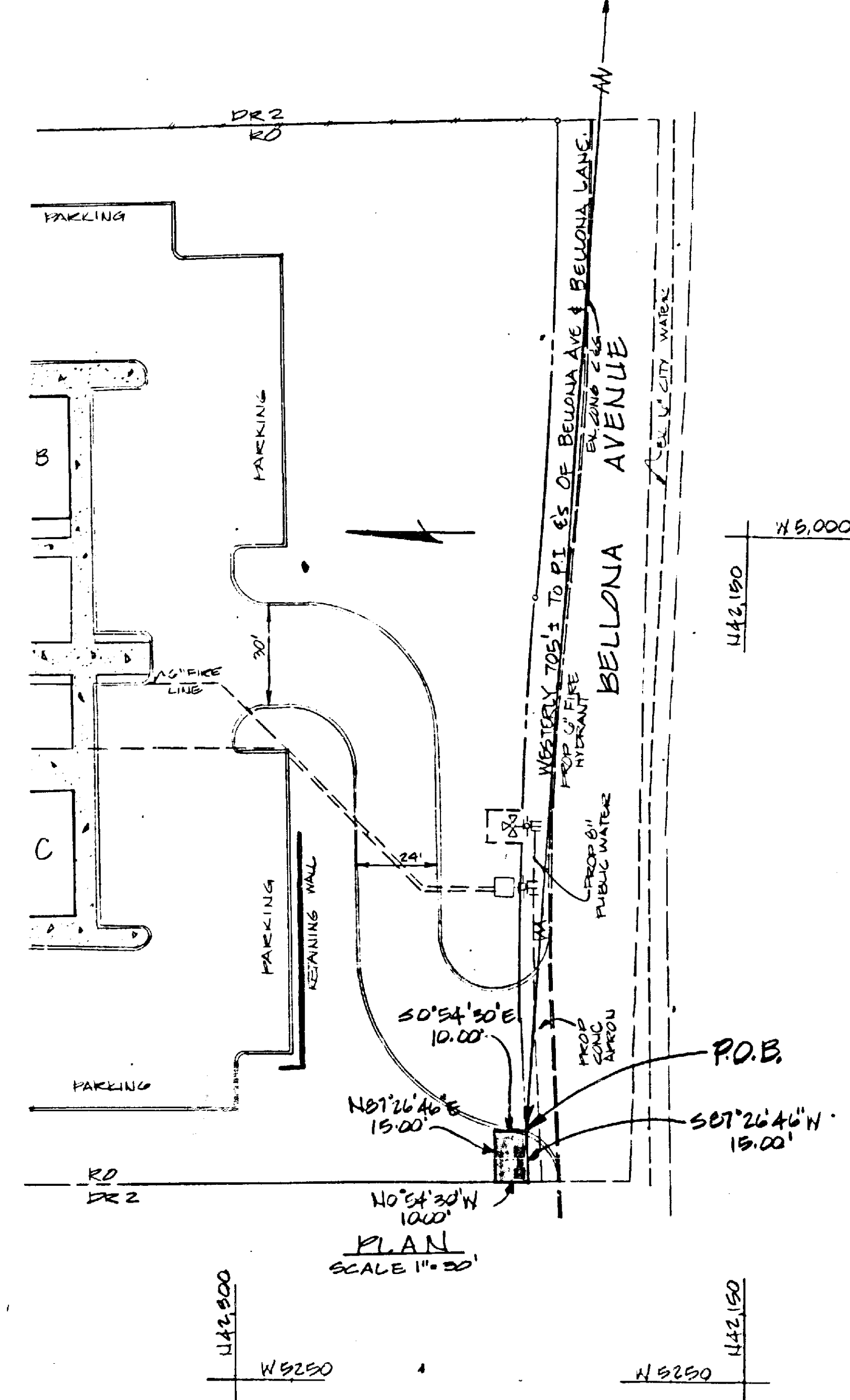
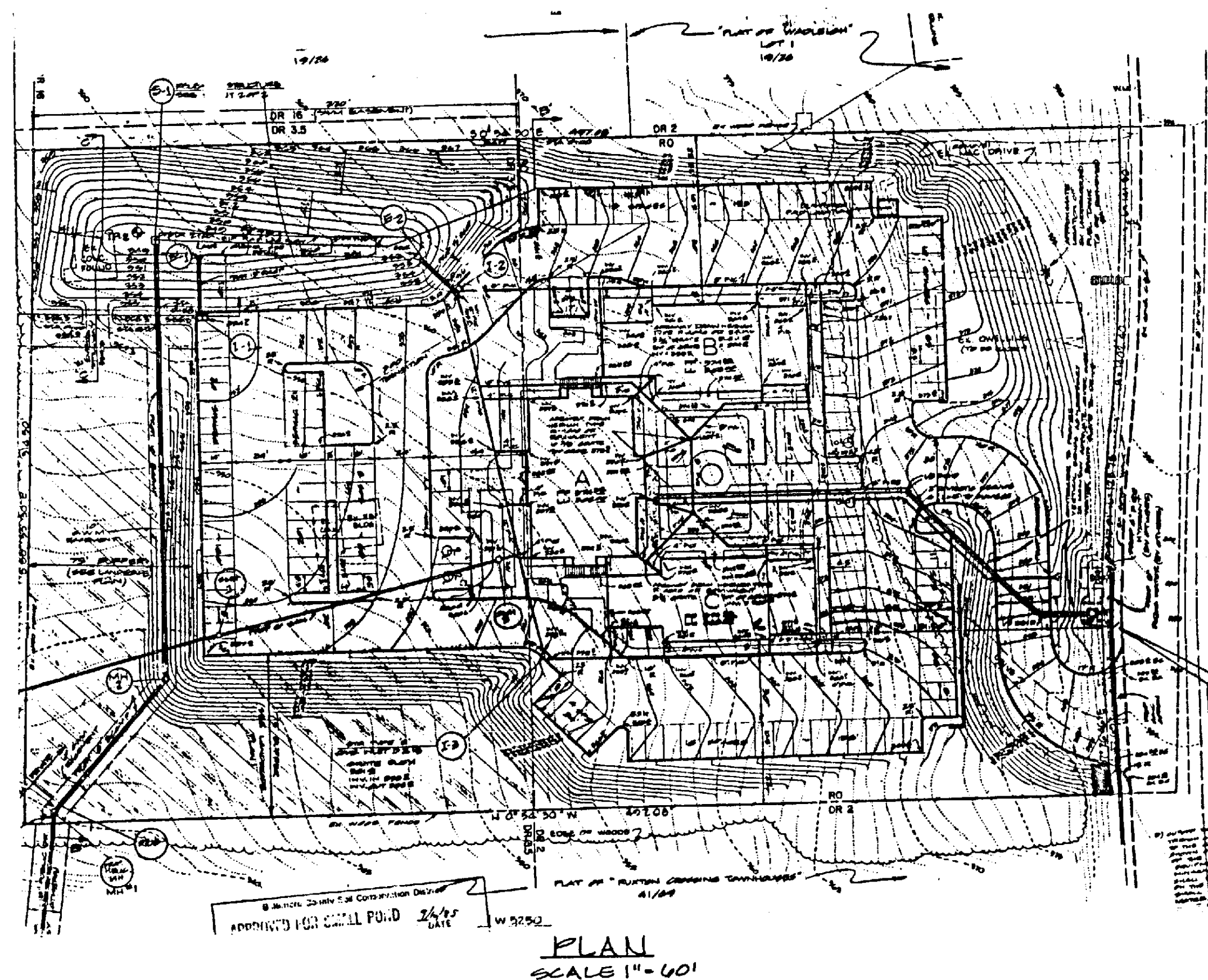
TOTAL PARKING REQUIRED = 73 Spaces
TOTAL PARKING PROVIDED = 110 Spaces

4 Spaces @ 12' x 18' (handicap)
84 Spaces @ 8.5' x 18'
94 Spaces @ 8' x 14'

SITE DATA
GROSS AREA = 3.80 AC. ± (NO - 2.13 AC. ±)
(OR 3.5 - 1.67 AC. ±)
NET AREA = 3.57 AC. ± (NO - 1.90 AC. ±)
(OR 3.5 - 1.67 AC. ±)
EXISTING ZONING - NO and DR 3.5
PROPOSED USE - Class "B" Office Building (Special Exception granted see Case No. 85-124 2278)
EXISTING USE - Residence
FLOOR AREA RATIO 29014 SF / 82783 SF (2.13 AC. ±) < .50 permitted
AMENITY OPEN SPACE ACQUIRED IN R.O. SOME 3.13 AC. ± .25 = 23196 S.F. ±
AMENITY OPEN SPACE PROVIDED IN R.O. SOME = 80,000 S.F. ±
PARKING IN DR 3.5 SOME GRANTED - SEE CASE NO. 85-32625PB



BENCHMARK
HUB NO. X-43432
ELEVATION 401.50
PUB. NORTH END OF ISLAND SOUTH SIDE
INTERSECTION OF CHARLES STREET, BELLONA & KENILWORTH DRIVE.



NOTE: SIGNAGE ON SINGLE FACE OF WALL (1x 34.4 SF)
NOTE: VARIANCE REQUESTED FROM SECT. 203.6.3.

OWNER'S
DEVELOPER'S

PLAT TO ACCOMPANY A PETITION
FOR A SIGN VARIANCE

For
WINDSOR COURT
Baltimore County, Maryland Election District No. 9-c4
FEB 5, 1986

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER/DEVELOPER
WINDSOR COURT LTD. PARTNERSHIP
2324 West Joyce Road
Suite 210
Lutherville, Maryland 21093
(410) 421-4255