

MAP 12-4E
48
E.D. 14
DATE 2-2-87
200
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DP

Hughy Salfner, et al.
SW/corner of Philadelphia Rd. and
Fontana Lane
14th Election District
14th Elec. Dist.

IN RE: PETITION FOR VARIANCE
SW/corner of Philadelphia
Road and Fontana Lane
14th Election District
Hughy Salfner, et al.,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-418-A

The Petitioners herein request variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line in lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other industrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the buildings of 25 feet in lieu of the required 80 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8.

Testimony on behalf of the Petitioner indicated that the extensive flood plain area transversing the site caused a number of difficulties in planning the development of the site. The engineer considered the principals of planning and the flood plain in his siting of the buildings for general layout, parking and circulation. The flood plain will be conveyed to Baltimore County. The plan prepared by D. S. Thaler & Associates, dated February 5, 1986 and marked Petitioner's Exhibit 1, was approved by the County Review Group (CRG) on October 10, 1985. There were no Protestants.

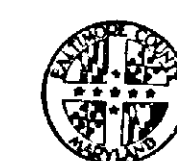
After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely af-

fect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1986, that the herein Petition for Variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line in lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other industrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the buildings of 25 feet in lieu of the required 80 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8, all in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

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

JMHJ:bgR



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 23, 1986

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Ave.
Towson, MD 21204

RE: PETITION FOR VARIANCE
SW/corner of Philadelphia Road
and Fontana Lane
14th Election District
Hughy Salfner, et al.,
Petitioners
Case No. 86-418-A

Dear Mr. Bronstein:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:ibg

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 283
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 SEE ATTACHED

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

1. Configuration of property.
2. Zone line is not in conformance with property line.
3. And such other hardship or practical difficulty as may be set forth at the time of hearing.

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: Siena Corporation
By *Anthony Wanganaro*
(Type or Print Name) Anthony Wanganaro
President

Legal Owner(s):
Hughy F. Salfner and Katherine E. Salfner
(Type or Print Name)
Hughy F. Salfner
Katherine E. Salfner
Signatures

710 American City Building
Address
Columbia, MD 21044 964-9444
City and State

Dorothy E. Herpel
(Type or Print Name)
Dorothy E. Herpel
Signature

Attorney for Petitioner:
Benjamin Bronstein
(Type or Print Name)

8726 Philadelphia Road
Address
Baltimore, Maryland 21237
City and State

Suite 200, 102 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
D.S. Thaler & Associates, Inc.
Name
11 Warren Road, Baltimore, MD 21208
Address
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, on the 16th day of April, 1986, at 1:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

see planning file XIV-214
C-609-86

86-418-A
#283

86-418-A
#283

PETITION FOR ZONING VARIANCE
PAGE TWO
Owner: Hughy F. Salfner, et. al.
Contract Purchaser: Siena Corporation

On Lot 3, 250.2 to permit a side yard of 12' in lieu of the required 30' and a sum of side yards of 64' in lieu of the required 80', and on Lot 4, 250.3, (301.1) to permit an open canopy rear setback of 8' in lieu of the required rear setback of 40' and the required open canopy projection setback of 30', and on Lots 5, 6 and 7, 250.6 to permit off-street parking to be located within 14' from a residential zone line in lieu of the required 25', and on Lots 6 and 7, 250.4 to permit a minimum setback of 84' from the nearest residential zone line in lieu of the required 100', and on Lot 8, 250.2 (102.2) to permit a minimum distance between buildings of 25' in lieu of the required maximum distance of 80' and to permit a side yard of 23' in lieu of the required 30'.

Case No. 86-418-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 13th day of March, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Hughy F. Salfner, et al.
Petitioner's Attorney Benjamin Bronstein, Esquire

Received by: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

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. 86-418-A

The CRG Plan (XIV-214) was approved on October 10, 1985.

Norman E. Gerber
NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JGH/dal

CPS-008

ORDER RECEIVED FOR FILING
DATE April 23, 1986
BY *Patricia A. Bell*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: October 10, 1985

PROJECT NAME: GOLDEN RING BUSINESS PARK

PLAN: 9/10/85

LOCATION: NW/4 Philadelphia Rd. (Rt. 7)
and NE/4 of I-695

DEVELOPMENT PLAN:

DISTRICT: 14th Election District

PLAT:

- Correct D.R.16/M.L.R. zoning line; 100 feet must be maintained between the zoning boundary and any buildings in M.L.R. and 25 feet setback for parking must be maintained. Variances would be required if these requirements cannot be met from the D.R.16 and D.R.10.5 zone lines.
- On the rear lot (mini-warehouses) a maximum setback of 80 feet must be maintained between buildings per Sections 102.2 and 250.2/250.3 of the Baltimore County Zoning Regulations (BCZR). A 25 foot setback is shown and unless a permanent structural connection is shown on the plan, approved, and applied for at the same time as the building permits for the warehouse, zoning will withhold approval until a variance is obtained.
- On the motel lot and the bank/office building lot, M.L.R. setbacks will have to be maintained or a variance obtained.
- Show the bank drive-in window and the required stacked parking spaces.
- Show parking in the chart by lot division.
- Note that the M.L.R. zoning is part of a contiguous area of manufacturing zoning in excess of 25 acres per Section 248.3 BCZR (for the motel use).
- Title the plan "M.L.R. Site Development Plan" per Section 252 BCZR.
- Note that all proposed signs will comply with Section 413.6 BCZR (Bill #7, 1984).
- Under Note #9 note that the F.A.R. allowed is 0.6, not required.

WCR
W. CARL RICHARDS, JR.
Zoning Associate III

WCR:bg

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

Date 10-9-85

GOLDEN RING BUSINESS PARK

Subdivision Name, Section and/or Plat

Bene Corporation

Developer and/or Engineer

D.S. Falcus & Assoc.

Bene River

Watershed

No. of Lots

Total Acreage

Public

Water

Public

Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 10-9-85.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The well and septic system must be backfilled prior to grading.

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

Date 10-9-85

FROM: Judith Piatt

Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT Golden Ring Business Park

CRG MEETING 10-10-85

(Date)

1:30 PM

(Time)

PLAN REVIEW NOTES

- Warehouse, office, motel and restaurant on 25+ acres (Describe Site)
- Public water and Public sewer is proposed.
- Stream crosses SEW corner of property (Describe streams on-site)
- In (Sole), 110 LMB, 1000 LMB (Lentic) (Describe wetland soils on-site)
- Storm Water Management required.
- proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- No development is allowed in (soil/name & symbol)
- A revised site plan indicating no development in must be submitted.

DEPARTMENT OF TRANSPORTATION
BALTIMORE COUNTY, MARYLAND

TO: Mr. James A. Markle

DATE: October 8, 1985

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Golden Ring Rd. Bus Park

C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 1406

DEVELOPMENT PLAN:

LOCATION: Philadelphia Road

PROJECT PLAT:

The access to the Saunders Prop. needs to be 24 ft. wide. Also the plan needs to show and note the closing of the existing access for the Saunders prop. at Philadelphia Road. This access should be closed at the time the new curb and gutter is installed on Philadelphia Road, if possible.

Access to Philadelphia Road is subject to the approval of the SHA.

At such time as Fontana Lane is made public, the speed bumps will need to be removed.

Any traffic signalization will be the financial responsibility of the developer.

CRM/CHJ/bld
C. Richard Moore
Deputy Director of Traffic Engineering

January 29, 1986

DESCRIPTION OF Salfner and Herpel Properties
GOLDEN RING EXECUTIVE PARK
TO ACCOMPANY PETITION FOR ZONING VARIANCE
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point situated on the northwesterly most right-of-way line of Maryland Route 7, Philadelphia Road being 47.50 feet opposite station 63+05.23 base line of right-of-way as shown on State Roads Commission Plat Nos. 48272 & 47852; and being approximately 160 feet more or less from the centerline of Fontana Lane; thence running with and binding on said northwesterly most right-of-way line South 49 27'33" West 614.91 feet to a point; thence leaving said northwesterly most right-of-way line and running the following 14 courses and distances: North 53 58'55" West 29.32 feet to a point; thence North 52 07'17" West 98.51 feet to a point; thence with a curve to the left having a radius of 130.82 feet, an arc length of 47.83 feet, and being subtended by a chord bearing and distance of North 62 35'38" West 47.57 feet to a point; thence North 73 12'20" West 22.03 feet to a point; thence North 46 39'12" West 997.58 feet to a point; thence North 79 47'31" West 135.86 feet to a point; thence North 12 05'42" West 261.51 feet to a point; thence North 08 01'04" East 276.54 feet to a point; thence North 04 28'33" East 64.14 feet to a point; thence South 71 31'30" East 384.00 feet to a point; thence South 58 03'08" East 1427.68 feet to a point; thence South 58 20'50" West 41.64 feet to a point; thence South 49 27'33" West 100.00 feet to a point; thence South 40 32'27" East 58.84 feet to the point of beginning. Containing 23.4018 acres of land more or less.

PETITION FOR ZONING VARIANCES

14th Election District

LOCATION: Southwest Corner of Philadelphia Road and Fontana Lane

DATE AND TIME: Wednesday, April 16, 1986, at 1:30 p.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 Variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line in lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other industrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the buildings of 25 feet in lieu of the required 80 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8

Being the property of Hughy Salfner, et al, 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 VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/Cor. Philadelphia Rd. & : OF BALTIMORE COUNTY
Fontana Lane
14th District

HUGHY Salfner, et al : Case No. 86-418-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 Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Petitioners' Attorney; and Siena Corp., Anthony Manganaro, President, 710 American City Bldg., Columbia, MD 21044, Contract Purchaser.

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

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
SW/Cor. Philadelphia Rd. and Fontana Ln.
14th Election District
Hughy Salfner, et al - Petitioners
Case No. 86-418-A

Dear Mr. Bronstein:

This is to advise you that \$151.68 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.

Please make the check payable to Baltimore County, Maryland, and remit to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018594

DATE 4/16/86 ACCOUNT P-01-615-000

SIGNS & POSTS RETURNED
ON 4/16/86 AMOUNT \$ 151.68

RECEIVED FROM Siena Corporation

FOR Advertising - Planning & Zoning Office Building, Towson, Maryland

Validation or Signature of Cashier

D. S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208

ENDWALL SCHEDULE	NO	TYPE	SIZE	IN	OUT
1	C	21"	54.00		
2	C	18"	54.00		
3	C	21"	54.00		
4	A	18"	54.00		
5	A	18"	54.00		
6	C	18"	54.00		
7	C	21"	54.00		
8	C	18"	54.00		
9	C	21"	54.00		

○ - DENOTES STORM DRAIN ENDWALLS

STORM DRAIN MANHOLE SCHEDULE	NO	TYPE	IN	OUT	TOP ELEV.
1	A	54"	54.45	54.45	61.11
2	A	61"	61.45	61.45	66.00
3	A	42"	42.75	42.75	48.00
4	A	42"	42.75	42.75	53.20
5	A	42"	42.75	42.75	58.01
6	A	42"	42.75	42.75	62.95
7	A	42"	42.75	42.75	67.85
8	A	42"	42.75	42.75	72.75
9	A	42"	42.75	42.75	77.65
10	A	42"	42.75	42.75	82.55
11	A	42"	42.75	42.75	87.45
12	A	42"	42.75	42.75	92.35

○ - DENOTES STORM DRAIN MANHOLES

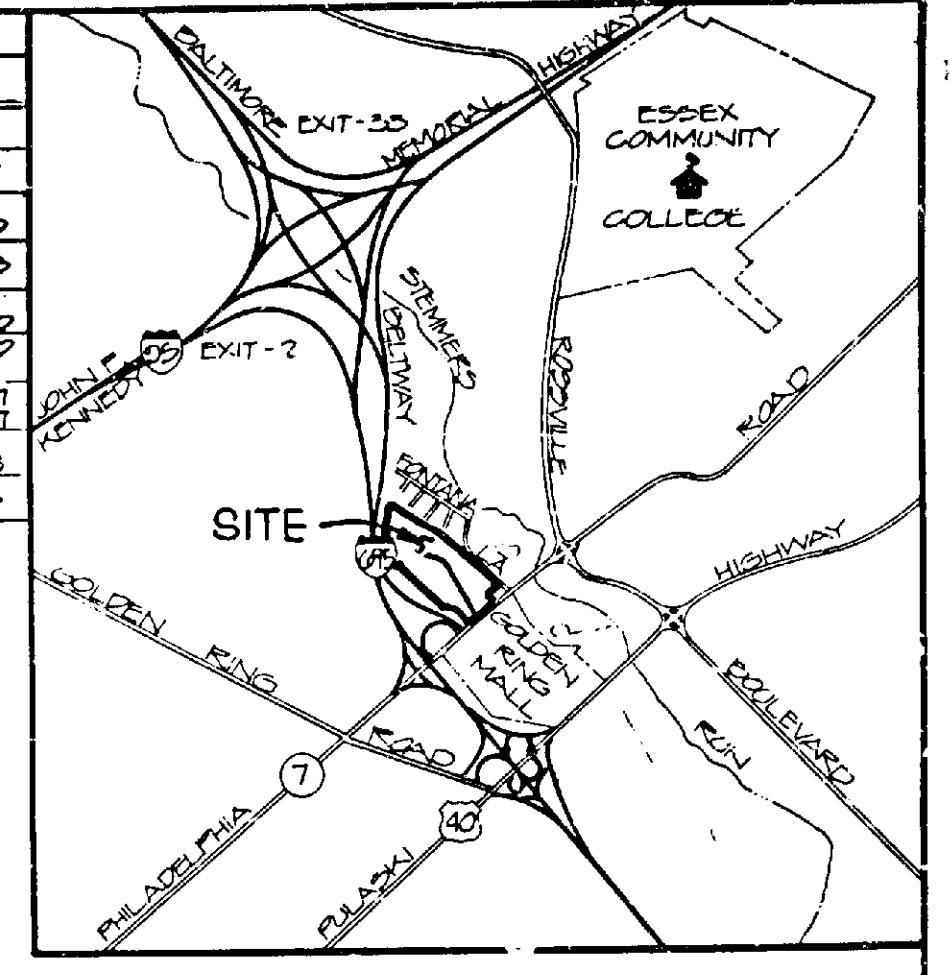
STORM DRAIN INLET SCHEDULE	NO	TYPE	IN	OUT	TOP ELEV.
1	A	54"	54.45	54.45	61.11
2	A	61"	61.45	61.45	66.00
3	A	42"	42.75	42.75	48.00
4	A	42"	42.75	42.75	53.20
5	A	42"	42.75	42.75	58.01
6	A	42"	42.75	42.75	62.95
7	A	42"	42.75	42.75	67.85
8	A	42"	42.75	42.75	72.75
9	A	42"	42.75	42.75	77.65
10	A	42"	42.75	42.75	82.55
11	A	42"	42.75	42.75	87.45
12	A	42"	42.75	42.75	92.35

○ - DENOTES STORM DRAIN INLETS

SANITARY SEWER MANHOLE SCHEDULE	NO	TYPE	IN	OUT	TOP ELEV.
1	A	54"	54.45	54.45	61.11
2	A	61"	61.45	61.45	66.00
3	A	42"	42.75	42.75	48.00
4	A	42"	42.75	42.75	53.20
5	A	42"	42.75	42.75	58.01
6	A	42"	42.75	42.75	62.95
7	A	42"	42.75	42.75	67.85
8	A	42"	42.75	42.75	72.75
9	A	42"	42.75	42.75	77.65
10	A	42"	42.75	42.75	82.55
11	A	42"	42.75	42.75	87.45
12	A	42"	42.75	42.75	92.35

○ - DENOTES SANITARY SEWER MANHOLES

PARKING DATA			
BLDG NO	USE	AREA (SF)	REQ'D PARKING
1	RESTAURANT	5,000	$5,000/50 = 100$
2	MOTEL	68,208/100	100/1 = 100
3	OFFICE	25,000	$12,500/200 = 62.5$
4	BANK	2,500	$2,500/300 = 8.3$
5	OFFICE (2 BLDGS)	25,000	$12,500/200 = 62.5$
6	OFFICE	12,000	$12,000/200 = 60$
7	WAREHOUSE	25,000	$25,000/500 = 50$
8	WAREHOUSE	11,000	$11,000/200 = 55$
9	WAREHOUSE	25,000	$25,000/500 = 50$
10	WAREHOUSE	11,000	$11,000/200 = 55$
11	WAREHOUSE	25,000	$25,000/500 = 50$
12	WAREHOUSE	11,000	$11,000/200 = 55$
TOTAL REQUIRED		305,938	540.4 SPACES
TOTAL PROVIDED			578 SPACES (INCL. 22 HANDICAP)



LOCATION MAP
SCALE: 1" = 200'

LOT PARKING CALCULATIONS			
LOT NO.	AC.	PARKING REQUIRED	PARKING PROVIDED
1	1.305	113.2 SPACES	114 SPACES
2	2.384	139.0 SPACES	135 SPACES
3	1.423	66.7 SPACES	70 SPACES
4	0.450	8.3 SPACES	8 SPACES
5	2.354	66.7 SPACES	72 SPACES
6	2.638	58.3 SPACES	67 SPACES
7	3.745	82.4 SPACES	106 SPACES
8	5.113	4.8 SPACES	6 SPACES
TOTAL	19.452	540.4 SPACES	578 SPACES

- GENERAL NOTES**
- Zoning: MLR-IM = 22.54 Ac ± 22.54 Ac
DR-16 = 0.19 Ac ± 0.19 Ac
MH = 0.19 Ac ± 0.19 Ac
TOTAL = 23.92 Ac ± 23.92 Ac
 - Councilmanic District: 6
 - Census Tract: 4407
 - Watershed: 19; Subwatershed: 10
 - Present Use: Nonconforming Residential
Proposed Use: Office, Restaurant, Warehouse, and Drive-in Bank (see building chart, this sheet)
 - Site Acreage: Gross: 23.92 Ac ±
Net: 23.40 Ac ±
 - Local Open Space Requirement: N/A
 - Parking Required: See chart, this sheet.
 - F.A.R. Allowed: 0.6
F.A.R. Proposed: 306,818 S.F./1,041,955 S.F. = 0.29 (based on MLR-IM site gross)
1,019,304 S.F. = 0.30 (based on "R-IM NET")
 - Landscape Planting Required:
Total Amount of Trees Proposed = 341 trees
One (1) tree per 20 linear feet of road (50% major deciduous) plus one (1) tree per 12 parking spaces plus 3 foot buffer areas along Philadelphia Road and Fontana Lane plus evergreen screen of service areas.
 - There are no well areas proposed on this site, public water will be provided.
 - There are no proposed septic areas, public sewerage will be provided.
 - There is an existing stream running through the property.
 - All interior roadways to be privately owned and maintained.
 - All proposed water to have a minimum of 4'-0" of cover (typical), and water located in proposed roads to have full trench compaction.
 - ADT shown thusly:
 - For Typical Parking Space detail, see this sheet.
 - Outdoor lighting shown thusly:
 - There are no historic site, critical areas, hazardous material disposal site, endangered species habitats on this tract.
 - Property Owner Information:
Deed Reference 4121/151 Tax Acct. #1600001439
Dorothy E. Herpel
Deed Reference 4121/148 Tax Acct. #1419002380
Buffy & Katherine Salfer
Deed Reference 624/270 Tax Acct. #1422046025
Katherine E. Salfer & Dorothy E. Herpel
 - Lot lines shown thusly:
 - Buildings numbered thusly:
 - Remove all speed bumps from Fontana Lane.
 - The entire property is to be subjected to cross easements for access, ingress, utilities and drainage for the benefit of each lot.
 - MLR Zone is part of a contiguous area of manufacturing zoning in excess of 25 acres.
 - All proposed signs will comply with Section 413.6 BC2R (Bill #7, 1984).
 - There are no slopes greater than 25% in proposed construction areas.
 - All existing structures on site to be razed, or as noted on plan.
 - 27' areas shown on plan are indicated thusly:
 - 100' Easement shown on plan is indicated thusly:
 - ALL CURB RADI SHALL BE 5.0' UNLESS NOTED OTHERWISE

ATTORNEY FOR PETITIONER
BENJAMIN BRONSTEIN
102 W. PENNSYLVANIA AVE
BALTIMORE, MD. 21204
(301) 828-4442

NOTE:
TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY HANFORD AERIAL SURVEYS, INC. DATED JANUARY 1986

CFG-APPROVED OCT. 10, 1986

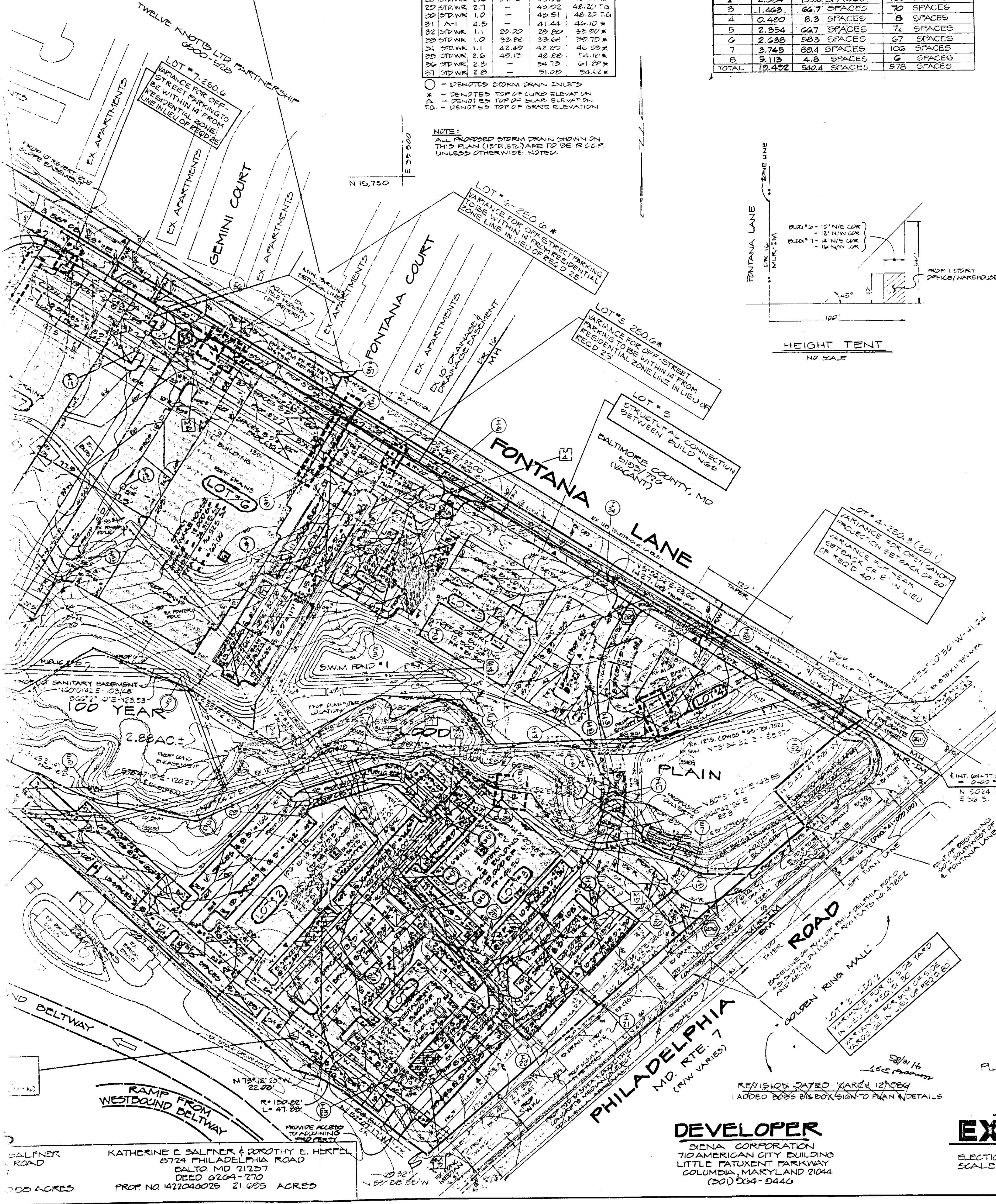
SITE PLAN
SITE DEVELOPMENT PLAN
PLAT TO ACCOMPANY VARIANCE PETITION
AMENDED C.R.G. PLAN

GOLDEN RING EXECUTIVE PARK

ELECTION DISTRICT NO. 14
SCALE: 1" = 50'
BALTIMORE CO., MD
RECEIVED JAN 10 1987

DEVELOPER
SIENA CORPORATION
710 AMERICAN CITY BUILDING
LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(301) 564-0440

LOT # 6-7 250.4
VARIANCE MIN. SETBACK OF 84' FROM
NEAREST RESIDENTIAL ZONE LINE
IN LIEU OF REQ'D 100'



KATHERINE E. SALTER & DOROTHY E. HERPEL
5724 PHILADELPHIA ROAD
BALTO. MD. 21237
DEED 6204-270
PROP. NO. 1422046025 21.625 ACRES

PETITIONER'S
EXHIBIT 1

