

MAP SW-2-6
2A
E.D. 1
DATE 2-2-87
200
1000
DP

86-429-SPHA
303

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES SW/corner Rolling and Ceipe Roads - 1st Election District
Lighthouse Enterprises, Inc.,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-429-SPHA

The Petitioner herein requests a use permit for off-street commercial parking in a residential zone and variances to permit a setback of 0 feet from a residential zone line in lieu of the required 96 feet and a street setback of 8 feet in lieu of the required 35 feet (if required), and a floor area ratio of 0.90 in lieu of the required 0.55.

At the onset of the hearing, it was noted that the advertising, posting, and agenda all incorrectly specified a variance request for a 9-foot setback from a residential zone line in lieu of the required 96 feet. With the consent of both Counsel for the Petitioner and Protestants, the Deputy Zoning Commissioner proceeded with the hearing with the understanding that the case would be readvertised, reposted, and a second hearing conducted.

At the first hearing, testimony by the engineer for the Petitioner indicated that the site is difficult to develop because of the zoning being split between the O-1 and D.R.16 zoning classifications and the limited amount of acreage (approximately 1.13 acres) in the O-1 Zone. The Petitioner proposed to develop the site as if the entire property were zoned O-1 by placing a 4-story office building on the O-1 portion and its parking on the D.R.16 portion. In the engineer's opinion, the proposed plan, prepared by George William Stephens, Associates, Inc., dated February 7, 1986, and marked Petitioner's Exhibit 13, is preferable to placing a small office building and its parking on the O-1 portion and an apartment and its parking on the D.R.16 portion. He

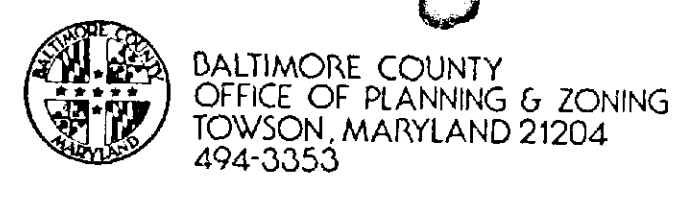
DATE 4/6/87
BY [Signature]

Lighthouse Enterprises, Inc., 66-429-SPHA
SW/cor. Rolling Rd. and Ceipe Rd.
1st Elec. Dist.

floor area ratio of 0.64 in lieu of the required 0.55, in accordance with the Petitioner's Exhibit 13, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1) Parking spaces shall not exceed 117, some of which shall be compact spaces.
- 2) The 8-foot strip of landscaping between the apartments and the building shall be widened. Landscaping shall be established in the 7-foot strip zoned B.R.-C.C.C.
- 3) There shall be no modification to the Landscape Manual requirement and General Notes No. 8 (Petitioner's Exhibit 13) shall be so revised. Dumpster location and screening shall be approved by the Baltimore County Office of Current Planning.
- 4) Compliance with the requirements of Storm Water Management. The required revegetation plan shall be completed prior to the issuance of any occupancy permit.

[Signature]
Deputy Zoning Commissioner
of Baltimore County



ARNOLD JADLOV
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER
June 26, 1986

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

RE: Petitions Special Hearing and Zoning Variances SW/corner Rolling and Ceipe Roads - 1st Election District Lighthouse Enterprises, Inc., Petitioner Case No. 86-429-SPHA

Dear Mr. Bronstein:

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

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Attachments

cc: Newton A. Williams, Esquire
Mr. Burchie Manley
Mr. Robert Behler
Mr. Anthony Tamm
People's Counsel

thinks the proposed building is compatible with the area. The site is in common ownership with the adjacent apartments. Wetlands, on and off the instant site, have been disturbed and must have vegetation replaced. More parking than that required by Baltimore County is being proposed because of developer needs. Anticipated business hours are 7:00 AM to 9:00 PM. The traffic level at the intersection of Baltimore National Pike and Rolling Road is "D".

The developer testified that, following the cutting of trees by a previous tenant, a revegetation plan had been submitted and is awaiting final County approval. The swale grading and its stabilization have been completed. In his opinion, an error was made in zoning such a small area O-1.

Another developer protested that a 4-story building was not compatible, that the proposed floor area ratio was too high and the intensity of the development too great. The President of the Southwest Coalition stated that a smaller office building would be an advantage to the community. A representative of the Colonial Gardens Improvement Association objected to the height of the proposed building and suggested that a 2-story, at most 3-story, office building would be acceptable, depending on the plans submitted. He was concerned that a building of the proposed size might be construed as a change in the neighborhood. Other residents spoke of heavy traffic, accidents, and the nearby Senior Center. One other person considered a 2-story office building acceptable.

At the second hearing, a plan, prepared by George William Stephens, Jr. and Associates, Inc., revised June 1, 1986 and marked Petitioner's Exhibit 13, was submitted. The now proposed 3-story building would require variances to permit a setback of 0 feet in lieu of the required 90 feet, from a residential zone line, a street setback of 8 feet in lieu of the required 35 feet from a street line and a floor area ratio of 0.64 in lieu of the required 0.55.

DATE 4/6/87
BY [Signature]

PETITION FOR SPECIAL HEARING 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve commercial parking in a residential zone (DR-16) pursuant to Section 409.4

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of the above Special Hearing 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.

Lessee
Contract PARTNERSHIP:
516 NORTH LIMITED PARTNERSHIP
(Type or Print Name)
[Signature]
Address
City and State
Attorney for Petitioner:
Jan K. Qazen
(Type or Print Name)
[Signature]
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 385-0202

Legal Owner(s):
LIGHTHOUSE ENTERPRISES, INC.
(Type or Print Name)
[Signature]
Address
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
J. Richard Awalt
8659 Baltimore National Pike
Ellicott City, Maryland 21043 465-3456
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 22nd day of April, 1986, at 10:00 o'clock.

DATE 4/6/87
BY [Signature]

(over)

The area developer who had protested at the original hearing now found the plan acceptable because of the change in the floor area ratio and height. The President of the Southwest Coalition offered no further comment. The representative of the Colonial Gardens Improvement Association reiterated his objection, chiefly because of the legal precedent that might be established. In his opinion, however, the building shown on the elevation drawing, prepared by Donald B. Ratcliffe, A.I.A. and Associates, Architects, and marked Petitioner's Exhibit 12, and the plan, Petitioner's Exhibit 13, is preferable in regards to aesthetics. Several other neighboring residents spoke in protest.

All parties to the hearing stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood. Following a field inspection of the area, in the opinion of the Deputy Zoning Commissioner, the 3-story office building and associated parking proposed in a residential zone are appropriate only if the site development is handled with care and additional open space and landscaping are installed along the periphery of the site, especially along those boundaries adjacent to houses and apartments.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, the granting of the use permit and variances would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community, and therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of June, 1986, that the herein approval of a use permit for commercial off-street parking in a residential zone, and variances to permit a setback of 0 feet in lieu of the required 90 feet from a residential zone line, a street setback of 8 feet in lieu of the required 35 feet, and a floor area ratio of 0.64 in lieu of the required 0.55.

DATE 4/6/87
BY [Signature]

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 Sections 204.4C1, to permit a setback of 0 ft. in lieu of the required 95 ft. Section 204.4C2 to permit a street setback of 8 ft. in lieu of the required 35 ft. (if required); and Section 204.4C3 to permit a floor area ratio of .90 in lieu of the required .55.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
1. It is intended that a four (4) floor office building containing 48,000 square feet will be constructed on that portion of the subject property zoned O-1, which property comprises 1.13 acres, more or less. The proposed office building will abut the zoning line separating the O-1 property from a tract containing 0.95 acres, more or less, zoned DR-16. The applicant is the owner of both tracts of land. The distance between the proposed office building and that property which is occupied as an existing apartment building is in excess of 100 feet.
2. (See Attached sheet)
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.

Lessee
Contract PARTNERSHIP:
516 NORTH LIMITED PARTNERSHIP
(Type or Print Name)
[Signature]
Address
City and State
Attorney for Petitioner:
Jan K. Qazen
(Type or Print Name)
[Signature]
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
City and State
Attorney's Telephone No.: 385-0202

Legal Owner(s):
LIGHTHOUSE ENTERPRISES, INC.
(Type or Print Name)
[Signature]
Address
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
J. Richard Awalt
8659 Baltimore National Pike
Ellicott City, Md. 21043 465-3456
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 22nd day of April, 1986, at 10:00 o'clock.

DATE 4/6/87
BY [Signature]

(over)

APR 23 1987

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. PENNER
HELEN H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLEHART, JR.

AREA CODE 301
TELEPHONE
283 7800

Spring, 1980

The Hon. Norman W. Lauenstein, Esquire
Chairman, and
The Hon. Ronald B. Hickernell,
First District Councilman
Baltimore County Council
Towson, Maryland 21204

Re: New, Pre-filed Council Request for 0-1
Zoning on the Andrews Property, Commer-
cially Adjoined and Confronted Property
on the Southwest Corner of North Rolling
Road and Geipe Road, Adjacent to the Forty
West Shopping Center, a Service Station
and Data Processing Center and Cater Corner
From the Montgomery Ward Center.
PART OF MAP ITEM 1-44, REQUEST FOR 0-1
ZONING IF AVAILABLE, OR RETENTION OF D.R.16
ZONING IF NOT AVAILABLE.

Dear Chairman Lauenstein and Councilman Hickernell:

On behalf of our client, Mr. James Andrews, the
principal owner of Lighthouse Enterprises, we are asking
for 0-1 office zoning, if available, on the 1980 maps for
this commercially adjoined, confronted and oriented prop-
erty. If the 0-1 zone is not available, Mr. Andrews would
ask that the present D.R. 16 zoning on this frontage be
retained until such time as the 0-1 or other appropriate zone
may be available for this property.

This property is a part of Item 1-44, and is presently
improved by an older frame house and a woodcutters storage
yard which is absolutely not suitable for residential office
conversion of the present house, but which would make an
excellent 0-1 site due to its presence on North Rolling Road
adjacent to the Forty West Shopping Center and a service sta-
tion and cater corner across Rolling Road from the Montgomery
Ward Shopping Center at the southeast corner of North Rolling
Road and U.S. Route 40 West.

PETITIONER'S
EXHIBIT 9

Page two - Lauenstein & Hickernell - Spring, 1980

Mr. Andrews and Lighthouse Enterprises are not the
owners of the medical center on the northwest corner of North
Rolling Road and Old Frederick Road, but even this medical
center building is actually more appropriate for 0-1 zoning
than for R-0 zoning, but this request does not cover this prop-
erty.

As the Council is well aware, the property across
North Rolling Road has been acquired by the Department of
Recreation and Parks for a park site for this western Catons-
ville area and it is the former Garvey property. This former
Garvey property is on the order of 40 acres and only the
northwest corner of the Garvey property is opposite this, the
Andrews property.

As the Council is also well aware, when the Planning
Staff and Planning Board recommended R-0 for this property,
the 0-1 zone was only in the very distant planning stage, and
it is our understanding from our client that the Planning
Staff agrees that 0-1 would be appropriate for at least this
portion of Map Item 1-44.

We appreciate the Council's consideration of this new,
pre-filed request for 0-1 zoning, if available, on the 1980
maps, and if it is not available we would ask that it be
left in its present D.R. 16 zoning at least for the time being,
until 0-1 or other appropriate zoning becomes available for
this property, which is adjoined by B.L.-C.S.A. zoning devel-
oped as the Forty West Shopping Center and as a service sta-
tion and is directly cater corner from the B.M.-C.S.A.-zoned
and fully developed Montgomery Ward Shopping Center.

If the Council, its Staff or the Planning Staff have
any questions or comments, both Mr. Andrews and this office
will be glad to respond and we thank the Council, its Staff
and the Planning Staff for their consideration of this pre-
filed request.

Respectfully submitted,

James D. Nolan

JDN/hl
cc: See next page

Page three - Lauenstein & Hickernell - Spring, 1980

cc: Hon. Gary Huddles, Esquire,
Second District Councilman

Hon. James T. Smith, Jr., Esquire
Third District Councilman

Hon. Barbara F. Bachur
Fourth District Councilwoman

Hon. Eugene W. Gallagher
Sixth District Councilman

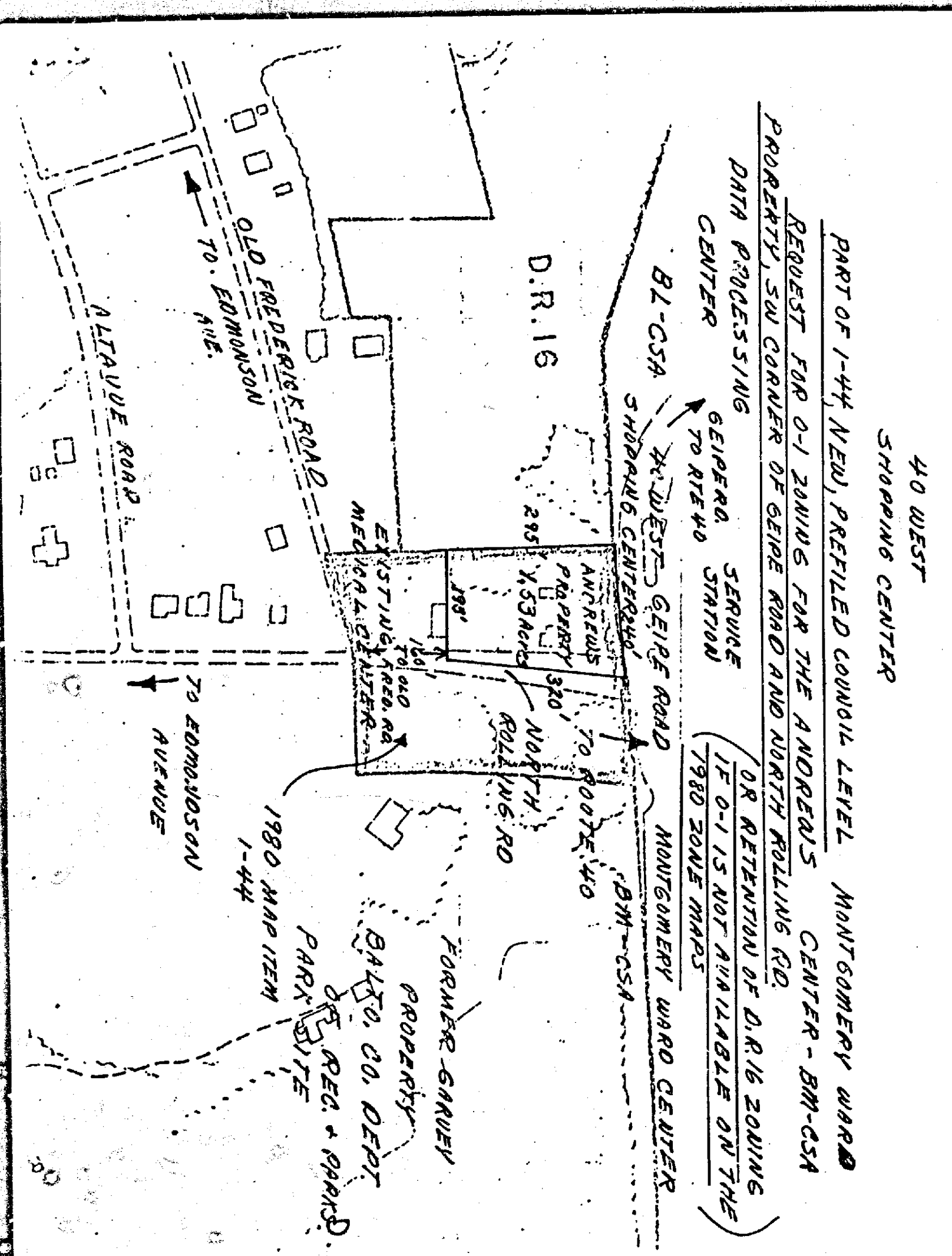
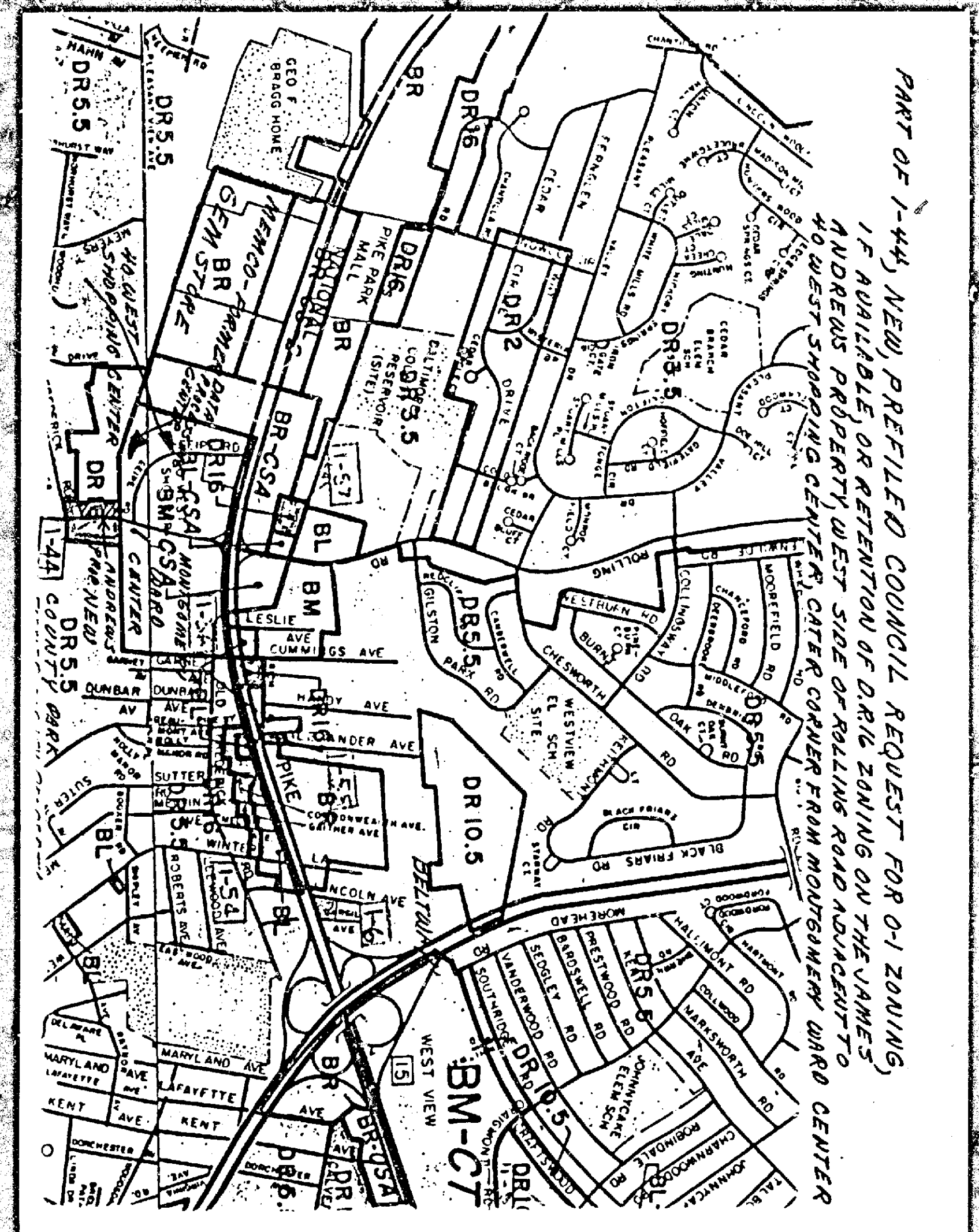
Hon. John W. O'Rourke,
Seventh District Councilman

Thomas Toporovich,
Secretary to the Council

Ms. Lynn Hottle and
Mr. Glen Besa,
Aides to Councilman Hickernell

Ray R. Potter, Jr.,
Southwest Area Planner

Mr. James Andrews
411 Lee Drive
Baltimore, Maryland 21228



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-429-SpHA

Date: June 2, 1986

On June 2, 1986, this office reviewed a revised plan for a
3-story office building to be submitted to the continued CRG meeting
on Thursday, June 5, 1986. Assuming approval by CRG, this office is
satisfied with the revised development plans for the property.

Norman E. Gerber, AICP
Director

NEG:JGH:slm

PETITIONER'S
EXHIBIT 9

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

TOWSON
303 ALLEGHENY AVENUE
FPO BOX 608
TOWSON, MARYLAND 21204
301/978-1300

W. HARRY JENKINS, JR., P.E.
CHARLES F. FRIE, P.E.
FRANCIS W. TIGHE, JR., P.E.
JOHN J. STAMPA, P.E.
J. STROMBERG, P.E.
TAPORANTA CHAKRABARTY, P.E.
CHARLES S. STARR, P.E.
ROBERT S. BARRELL
PAUL H. H. GURLEY
CHARLES R. LUKATEK, P.E.

April 15, 1986

Mr. Norman E. Gerber, Director
Baltimore County
Office of Planning and Zoning
New Courts Building
Towson, Maryland 21204

RE: Proposed Office Building
Lighthouse Enterprises
Southeast Corner
Rolling & Geipe Roads

Dear Mr. Gerber,

Our office is performing engineering services for Lighthouse Enterprises who
plan to construct the referenced building and parking on land zoned 0-1 and DR-16.
Enclosed are three prints of the Plat which accompanied the request to permit parking
on a DR-16 zone.

Old Orchard Apartments is located adjacent to and on the west side of the referenced
site. The owners of the apartments have granted to Lighthouse the right to plant and
maintain landscaping on an 8 foot strip of the apartment tract. See attached letter
of April 11, 1986.

We request, on behalf of Lighthouse, a modification of the requirements of the Land-
scaping Manual to permit this minor shift in the location of the landscaping.

Please let me know if you have any questions.

PETITIONER'S
EXHIBIT 8

JSS:kmh
cc: Mr. J. Richard Awalt
Mr. Ben Bronstein
Mr. Jan Guben

Best regards,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

George W. Smith, P.E.
Chief of Planning &
Property Analysis



AWALT BUILDERS INC.
8659 Baltimore National Pike / Ellicott City, Maryland 21043 / (301) 465-3456

April 11, 1986

Mr. James Andrew
Lighthouse Enterprises, Inc.
411 Lee Drive
Baltimore, Maryland 21228

Dear Mr. Andrew:

Old Orchard Limited Partnership will grant unto Lighthouse
Enterprises, Inc. the right to plant and maintain a permanent
8' landscaped strip along the northeast common boundary line
of Old Orchard Apartments. The planting schedule must comply
in accordance to the Baltimore County landscape manual. The
planting strip must extend from West Geipe Road to the 75'
buffer zone along the common boundary line. Enclosed is a
detail drawing of the area to be landscaped.

Very truly yours,

J. Richard Awalt
J. Richard Awalt

JRA/mea
cc: Mr. John Smith/
George William Stephens, Jr.
and Associates, Inc.

Jan K. Guben, Esquire
Shapiro & Olander

PETITIONER'S
EXHIBIT 8

RECEIVED
APR 14 1986

GEORGE WILLIAM STEPHENS, JR.
ASSOCIATES, INC.

APR 23 1987

Issue 1-6 - From RD 5 to DR 5.5 - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-7 - From DR 3.5 to RD - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-11 - From DR 5.5 to DR 10.5 - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-13 - From DR 5.5 to BL and RD - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-14 - From DR 5.5 to RD and DR 5.5 as shown on the overlay - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-17 - From DR 5.5 to DR 10.5 - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-18 - From DR 1 to DR 1, DR 2 and DR 3.5 as shown on the overlay - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-23 - From RD to 0-1 - Motion seconded by Councilman Gallagher and unanimously passed.

Issue 1-34 - From RD to 0-2 - Motion seconded by Councilman Smith and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein and O'Rourke
Nay - Gallagher

Issue 1-38 - From RD to RD and 0-1 as shown on overlay - Motion seconded by Councilman Smith and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein and O'Rourke
Nay - Gallagher

Issue 1-39 - From RD and DR 5.5 to 0-1, RD and DR 5.5 - In discussion, it was noted that 0-1 was not designated as possible final zoning. After further discussion, it was agreed that the council would return to this issue later.

Issue 1-42 - From DR 2 to RD - Motion was seconded by Councilman Smith and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein and O'Rourke
Nay - Gallagher

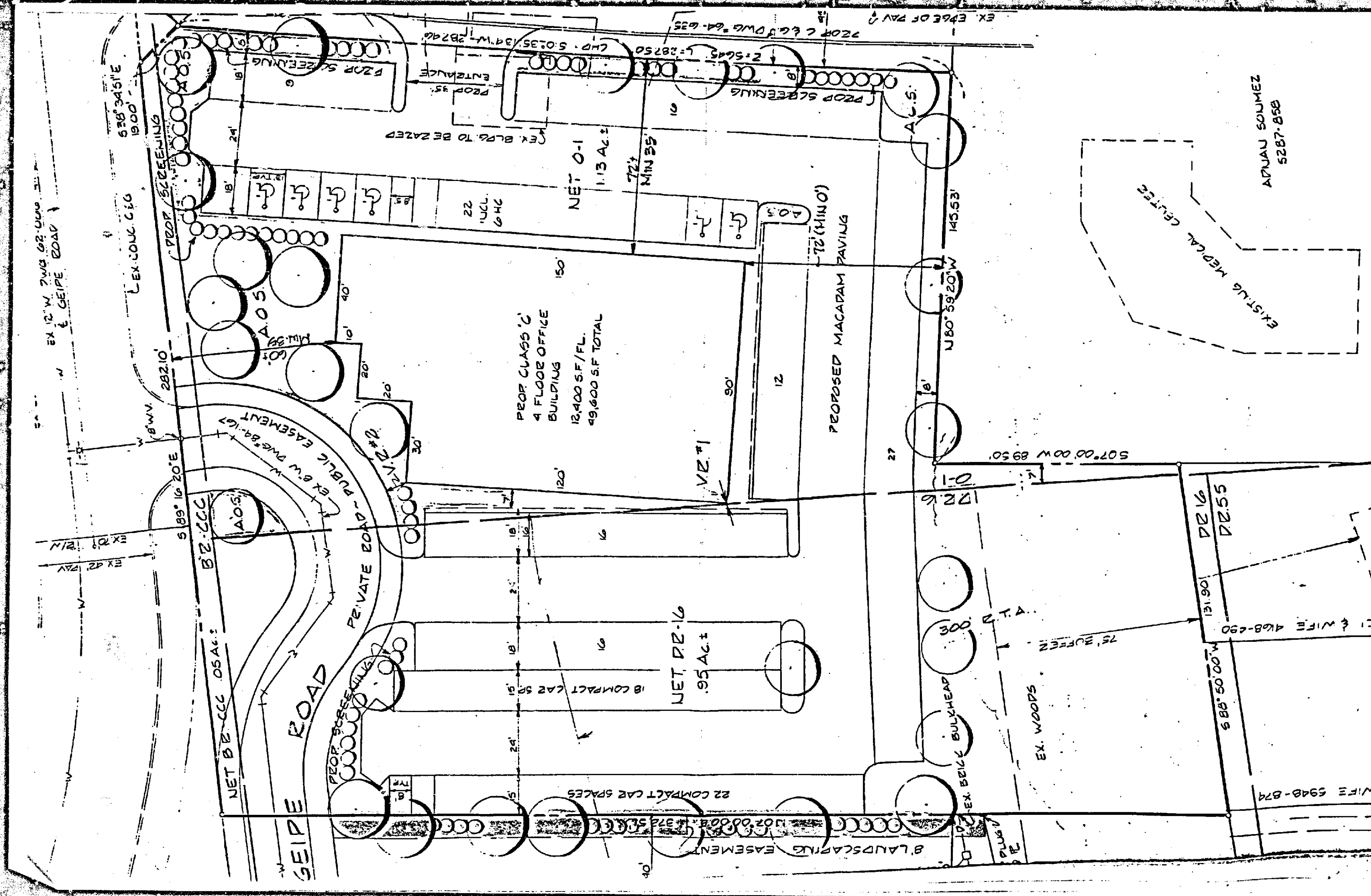
Issue 1-44 - From RD to 0-1 - Motion was seconded by Councilwoman Bachur and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein and O'Rourke
Nay - Gallagher

Issue 1-46 - From RD to 0-1 - Motion was seconded by Councilwoman Bachur and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein and O'Rourke
Nay - Gallagher

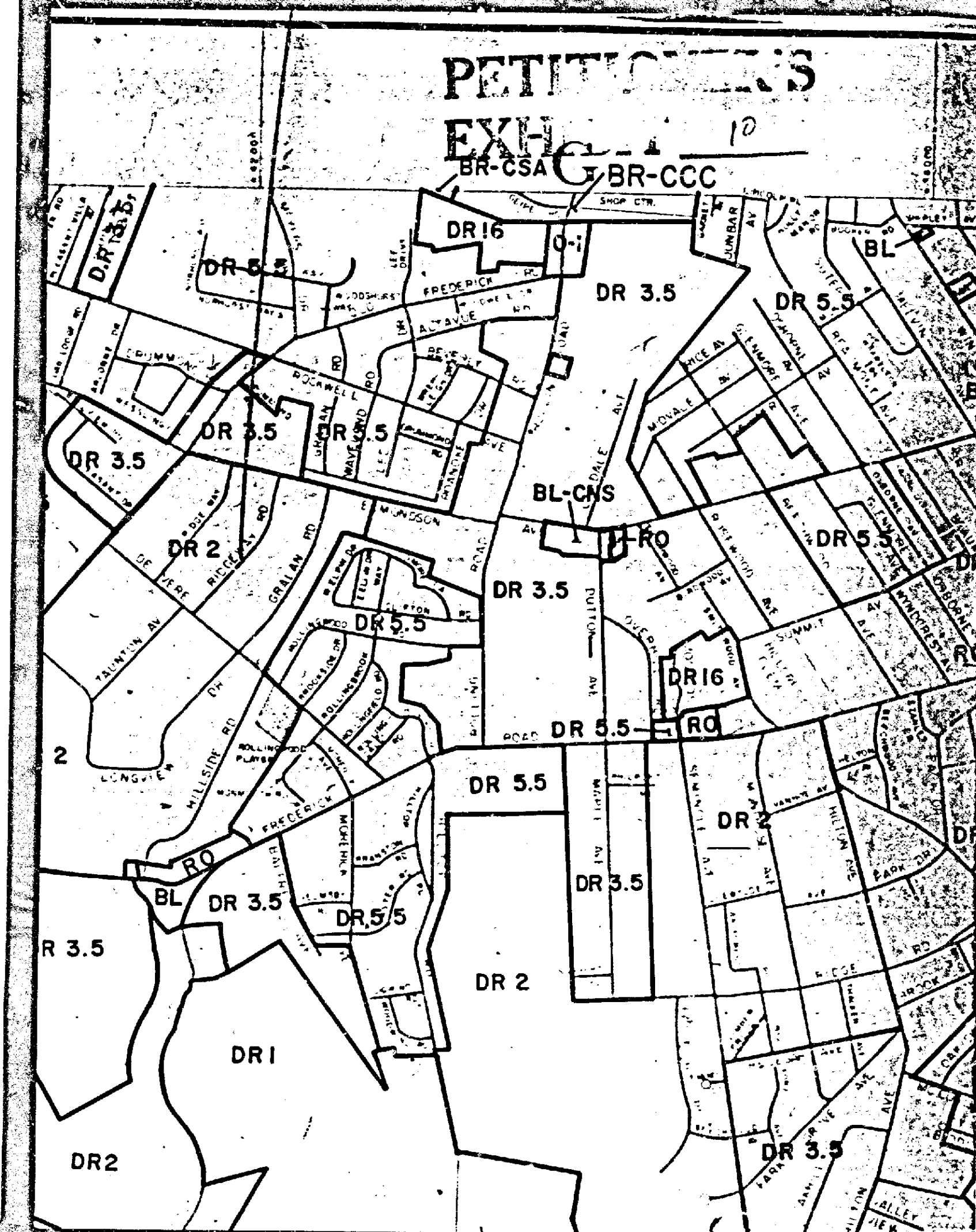
1. SOURCE NAME DISTRICT		BALTIMORE COUNTY				DATE 3-21-80		SHEET 6 OF 13	
2. SPONSOR, OWNER, PETITIONER, OR PLACE NAME		3. LOCATION AND APPROXIMATE ACRES		4. ZONING		5. REQUESTED ZONING		6. COMMENTS	
NO.	NAME	SPONSOR, OWNER, PETITIONER, OR PLACE NAME	LOCATION AND APPROXIMATE ACRES	EXISTING ZONING	REQUESTED ZONING	STAFF PLANNING BOARD RECOMMENDATION	COMMENTS		
1-39	SW	Staff OPZ (Residential Office Zone)	Both sides Bloomsbury Ave & Bloomsbury Ave, 6.6 ac.	DR 16	DR 16/ RO	DR 6.5	SW 3-F RO 2.5 ac. DR 5.5 - 5.1 ac.		
1-40	SW	Staff OPZ (Residential Office Zone)	W/S Mellow Ave., 2.1 ac.	DR 16	DR 16/ RO	DR 16/ RO	SW 3-F		
1-41	SW	Staff OPZ (Residential Office Zone)	Both sides of Frederick at Beaumont Ave., 7.5 ac.	DR 16	DR 16/ RO	DR 16/ RO	SW 3-F		
1-42	SW	Staff OPZ (Residential Office Zone)	N/S Frederick Pk. at Hillside Rd., 0.1 ac.	DR 16	DR 16/ RO	DR 2	SW 3-F		
1-43	SW	Staff OPZ (Residential Office Zone)	Frederick Rd. at Ellington City, 2.7 ac.	DR 16	DR 16/ RO	DR 16/ RO	SW 4-1		
1-44	SW	Staff OPZ (Residential Office Zone)	Rolling Rd. & Old Frederick Rd., 1.5 ac.	DR 16	DR 16/ RO	DR 16/ RO	SW 4-G		
1-45	SW	Staff OPZ (Residential Office Zone)	S/S Edmonson Ave. & Inglefield Ave., 2.5 ac.	DR 16	DR 16/ RO	DR 16/ RO	SW 2-F		
1-46	SW	Staff OPZ (Residential Office Zone)	N/S Edmonson Ave. & Greenhill Rd., 3.9 ac.	DR 16	DR 16/ RO	DR 16/ RO	SW 2-F		



COMPARABLE DENSITY AND PARKING CALCULATIONS - CATONSVILLE "0-1" and "0-2" Project						
<u>Project Name/Address</u>	<u>Blk. CFA</u>	<u>Gross Area Lot (Office Zoned Only)</u>	<u>F.A.R.</u>	<u># Parking Spaces</u>	<u>Parking Ratio Per 1,000 SF/GFA</u>	<u>Maximum FAR Permitted</u>
Catonville Professional Center 405 Frederick Road, 21228	41,070	3.52 A	30.7%	193	4.1	0-1 50% - Class B
Beltway West Corporate Center Ingleside Ave South Rt 40, 21228	76,100	6.00 A	29.1%	378	5.0	0-1 55% - Class C
N. Rolling Rd @ Johnnycake Rd, 21228	54,000	3.64 A	34.1%	242	4.5	0-2 50% - Class B
Rolling Crossroads Professional Park N. Rolling Rd @ Johnnycake Rd, 21228	248,000	19.37 A	35.1%	991	4.0	0-2 50% - Class B
Subject of Variance Petition N. Rolling Rd @ Geipe Rd, 21228	49,600	1.27 A	89.8%	156	3.1	0-1 55% - Class C 50% - Class B

Note: All of the above projects, except Catonsville Professional Center, have sites which include residentially - zoned acreage. None of the sites shown are permitted to include the residentially - zoned portions of the site in the FAR calculations.

Whalen Properties, Exhibit
4/86WPGen08



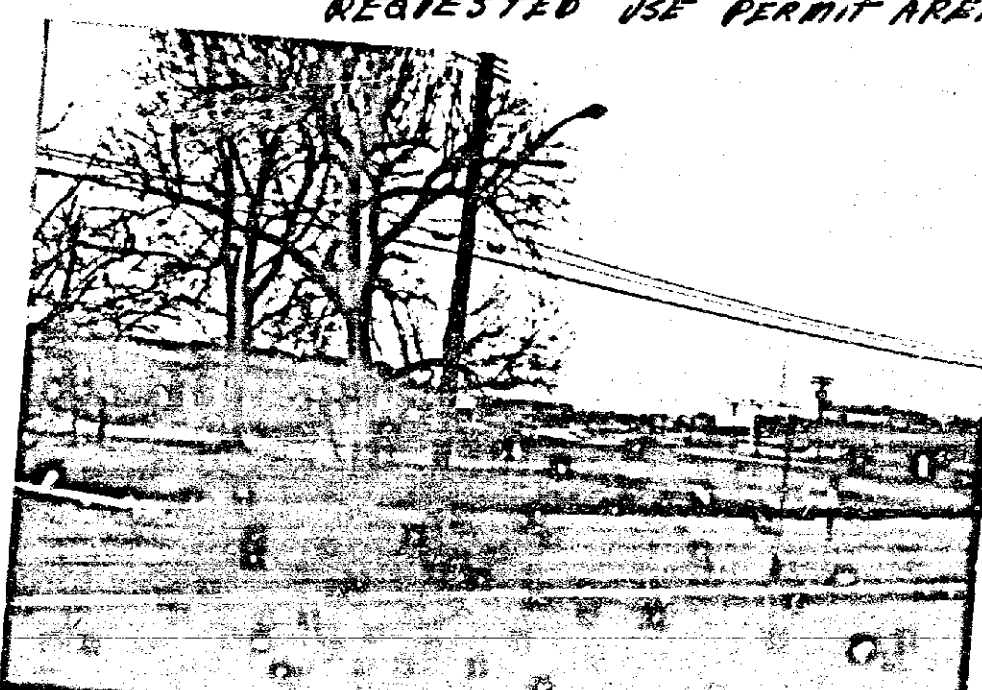
A. LOOKING SE FROM GEIPE RD.
ACROSS PROPERTY



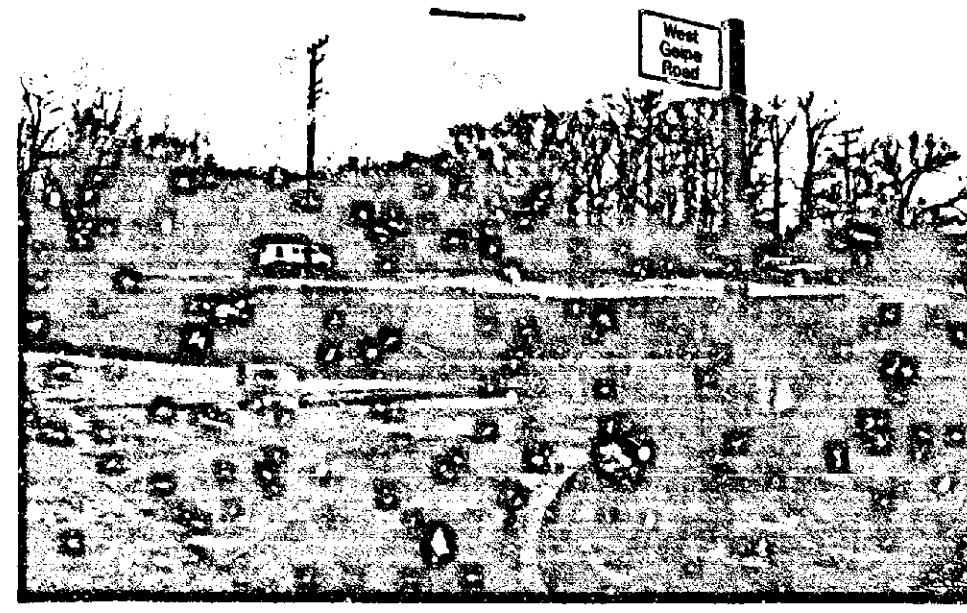
C. LOOKING SOUTH ACROSS PROPERTY
AT SW/4 N, ROLLING RD. & GEIPE RD.



8. LOOKING SOUTH ACROSS O.R. 16 PARCEL
REQUESTED USE PERMIT AREA



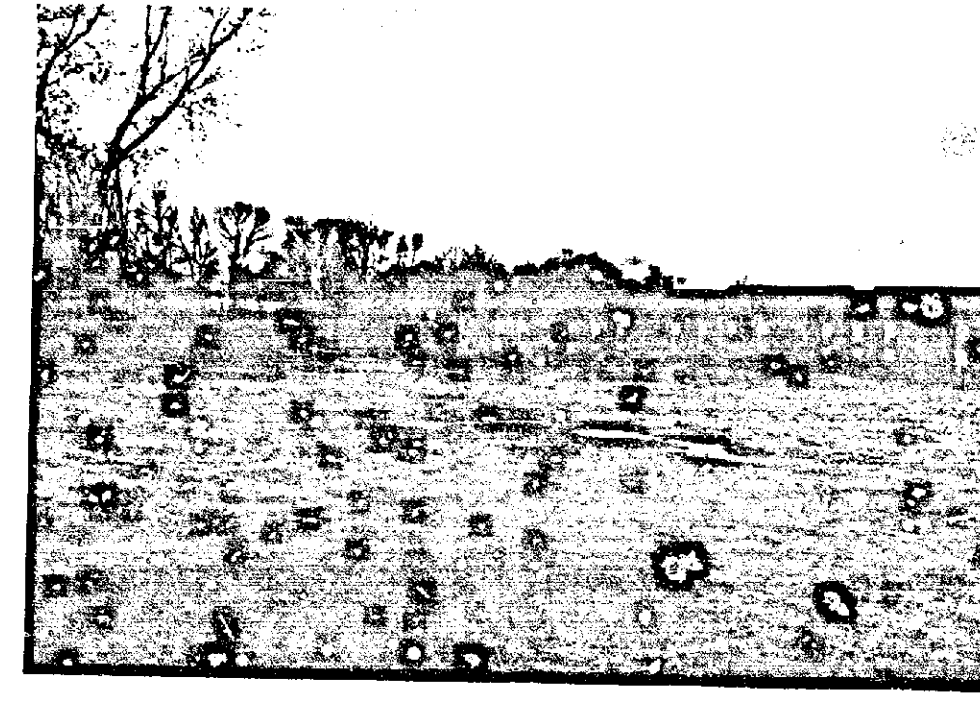
D. LOOKING NW ACROSS PROPERTY FROM
N. ROLLINS RD,



E. LOOKING SE ACROSS PROPERTY FROM
GEIPE RD. & WEST GEIPE RD.



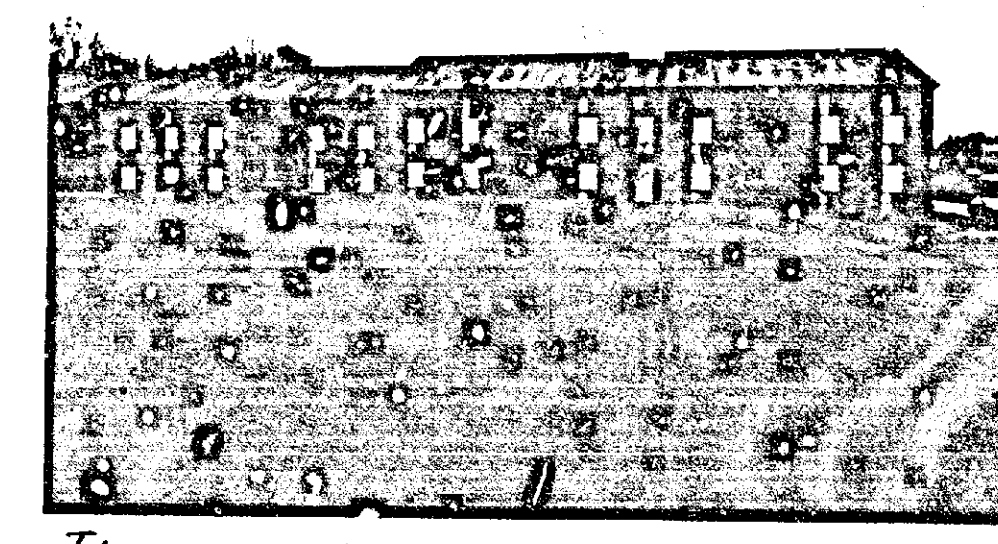
F. LOOKING NE ACROSS PROPERTY
TOWARD N. ROLLING RD.



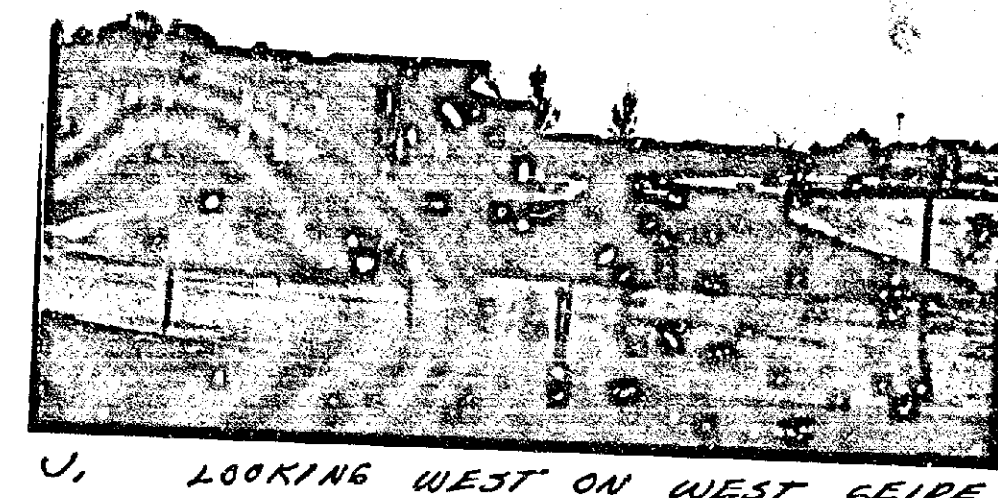
G. LOOKING SW TOWARD APTS. &
REAR OF OLD FREDERICK RD.



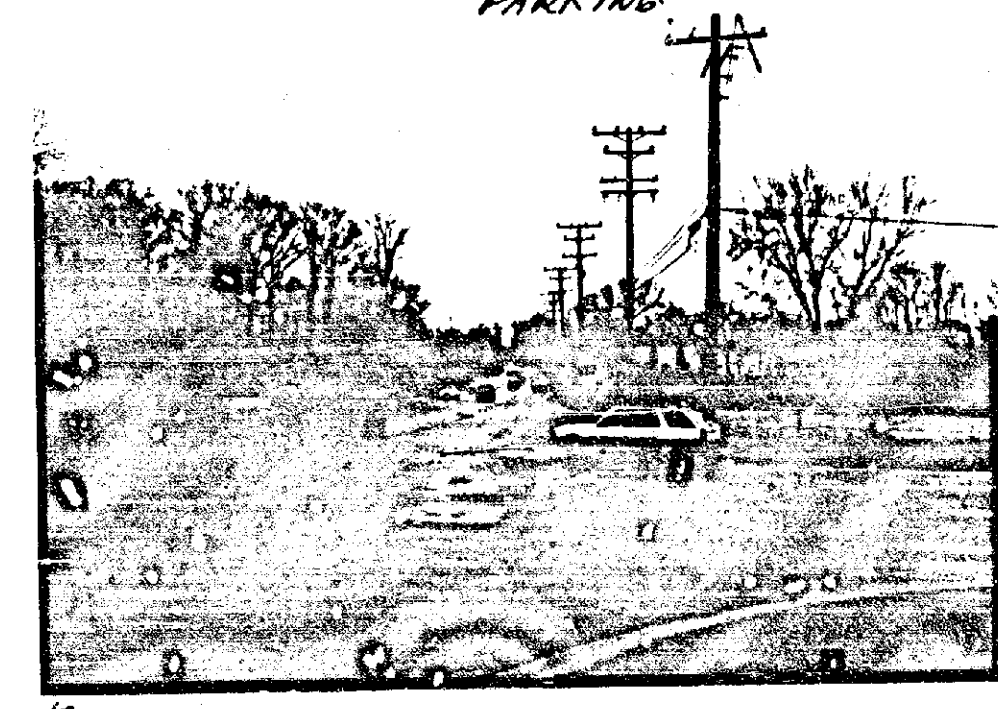
H. LOOKING N ACROSS PROPERTY
TOWARD W. GEIPE RD.
& ROUTE 40 W.



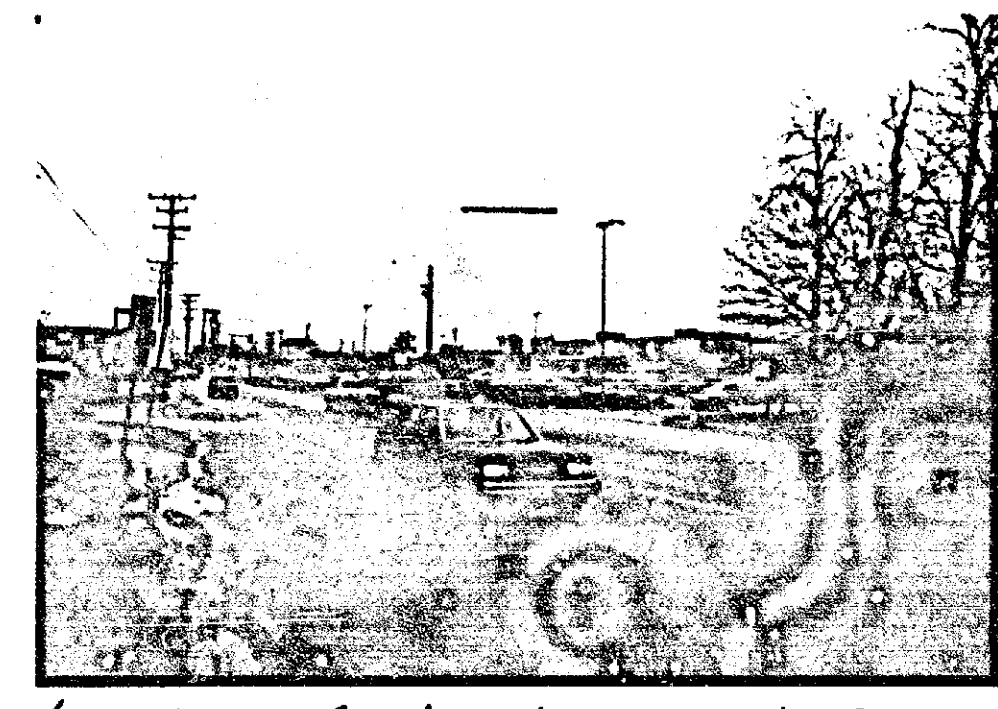
I. LOOKING WEST AT APTS ACROSS
D.R. 16 PARCEL FROM
PARKING.



J. LOOKING WEST ON WEST GEIPE RD.



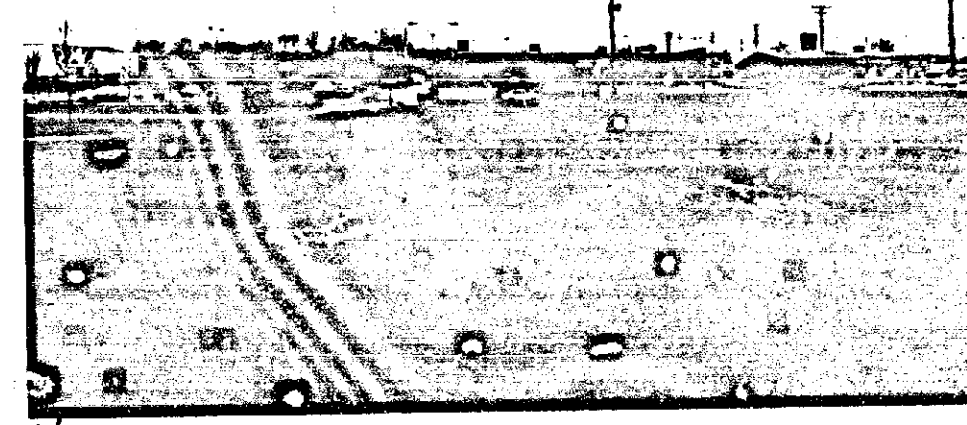
K. LOOKING S ON N. ROLLING RD.
FROM GEIPE RD. - PROPERTY ON R.



L. LOOKING N ON N. ROLLING RD.
TOWARD GEIPE RD. & RTE. 40 W.
AT NE CORNER OF PROPERTY.



M. MEDICAL CENTER AT NW CORNER - N. ROLLING
& OLD FREDERICK AVE. FROM N. S.



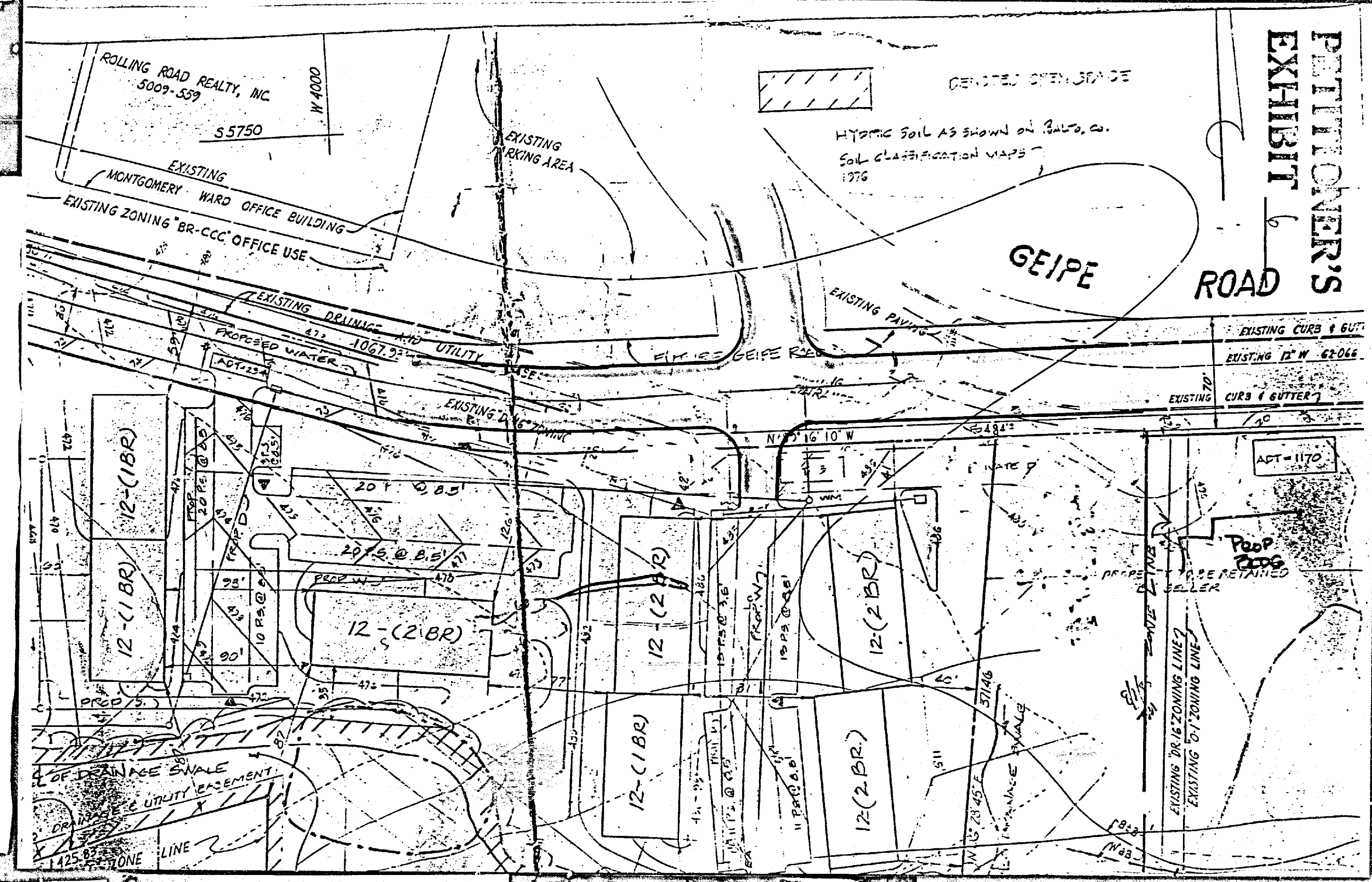
N. LOOKING N ACROSS D.R. 16 PARCEL
AT SHOPPING CENTER.



O. LOOKING SW FROM PROPERTY
AT HINGES ON OLD
FREDERICK RD.



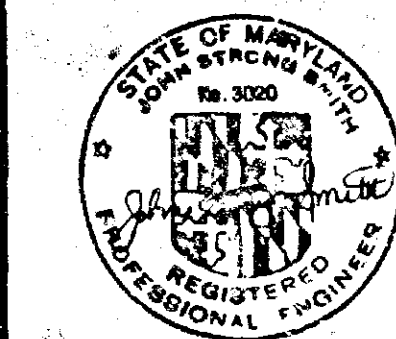
P. SAME AS O, FURTHER TO WEST.



PETITIONER'S
EXHIBIT 6

409.1 - Baltimore or Industrial Parking in Residential Zone application
The Planning Commission may issue a use permit for the use of land in a
residential zone for parking areas to meet the requirements of the following
schedule, subject to the following conditions. If granted, such use permit
shall be conditioned as follows, in line of the provisions in Section 409.2 (c):
(B.C.Z.R., 1955; Resolution, November 21, 1956; 513 No. 31, 1956.)

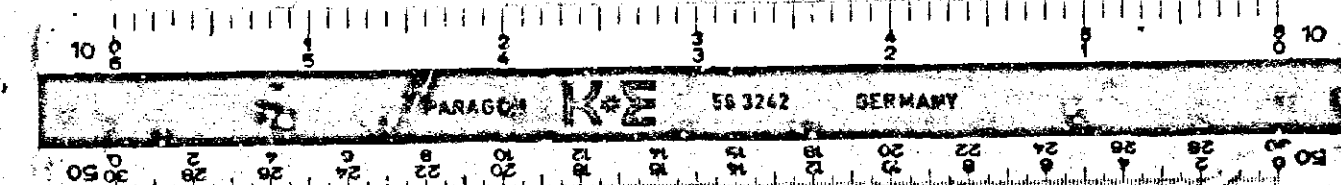
- The land to used must at least be or be across an alley or access from
the highway or highway junction. (B.C.Z.R., 1955; Resolution,
November 21, 1956.)
- Only passenger vehicles, including buses, may use the parking area.
(B.C.Z.R., 1955; Resolution, November 21, 1956.)
- No loading, unloading, or any use other than parking shall be permitted.
(B.C.Z.R., 1955; Resolution, November 21, 1956.)
- Lighting shall be regulated as to location, direction, hours of
illumination, glare, and intensity, as required. (B.C.Z.R., 1955;
Resolution, November 21, 1956.)
- Screening shall be provided in accordance with the Baltimore County
Landscape Manual adopted pursuant to Section 22-105 of Title 22 of
the Baltimore County Code. (Resolution, November 21, 1956; No. 31, 1956.)
- A paved surface, properly drained, shall be required. (B.C.Z.R.,
1955; Resolution, November 21, 1956.)
- A satisfactory plan showing parking arrangement and vehicular
access must be provided. (Resolution, November 21, 1956.)
- Height and area of structure, provision for maintenance, and
protection of trees shall be specified, and regulated as required.
(B.C.Z.R., 1955; Paragraph 409.4 (a) Resolution, November 21,
1956.)



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



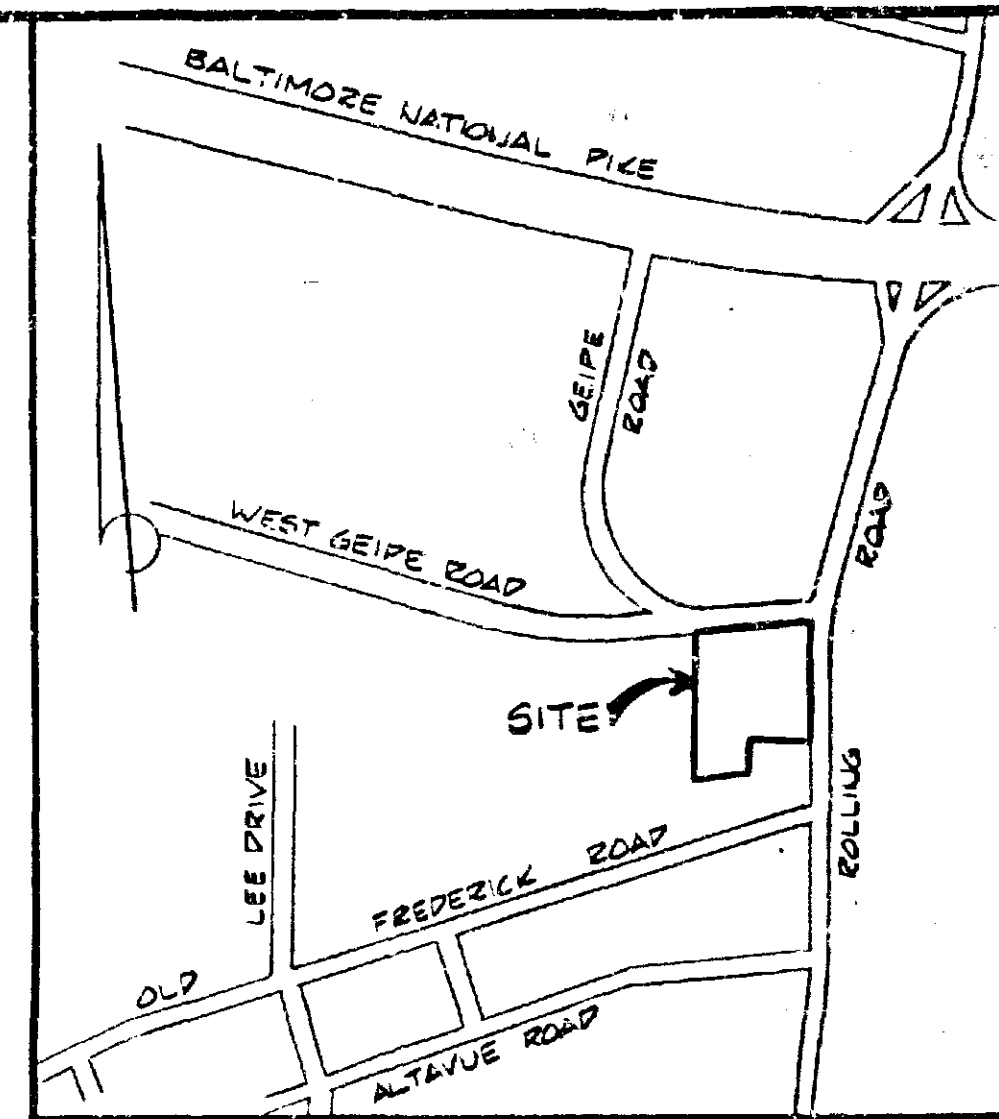
OWNER/APPLICANT:
LIGHTHOUSE ENTERPRISES
411 LEE DRIVE
BALTIMORE, MARYLAND 21228
744-3633

**PETITIONER'S
EXHIBIT 1**

PLAT TO ACCOMPANY A PETITION
FOR PERMIT FOR COMMERCIAL
PARKING IN A RESIDENTIAL ZONE
(RE-16) (PER SEC. 409.4) AND
VARIANCES IN AN O-1 ZONE PER
SEC. 204.4.

303
303-109-588A
OFFICE OF
3 Signs

LIGHTHOUSE ENTERPRISES
OFFICE BUILDING
BALTIMORE COUNTY, MD
FEBRUARY 7, 1986
SCALE: 1"=30'
PJ 5410

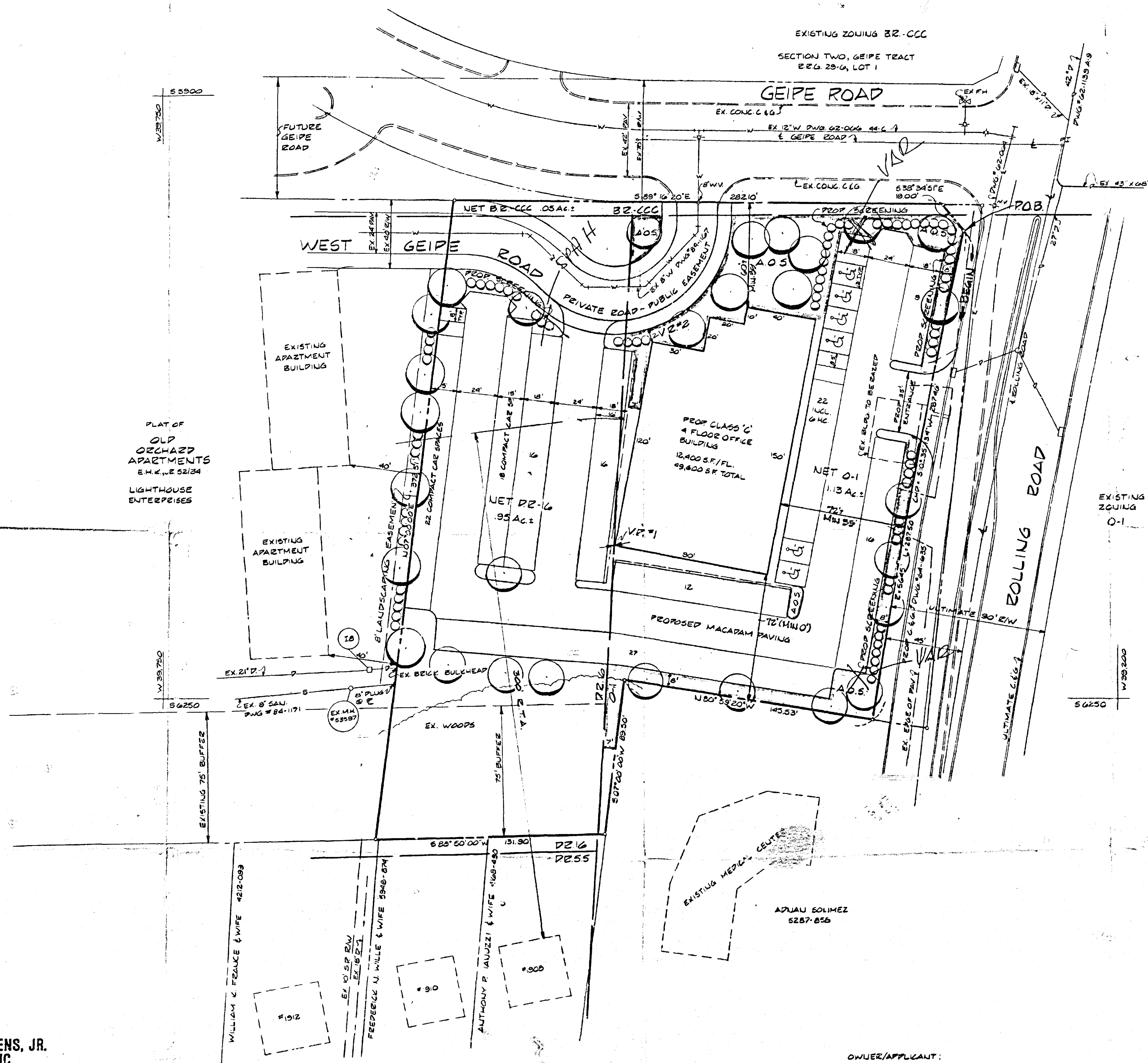


LOCATION MAP

SCALE: 1"=500'

GENERAL NOTES

- AREA OF SITE NET 2.15 AC ±, GROSS 2.27 AC ±
- EX. USE
- PROPOSED USE OFFICE & PARKING LOT
- EX. ZONING O-1 NET 1.13 AC ±, GROSS 1.27 AC ±
RE-16 .95 AC ±
RE-16C 0.5 AC ±
- FLOOR AREA RATIO 49,600 SF ± 55,321 ± .90
- PARKING REQUIRED 12,400 ± 300 ± 11.33 37,200 ± 500 ± 7.14 TOTAL ± 116 PS.
PARKING PROPOSED ± 156 PS.
- SITE TO BE LANDSCAPED PER LANDSCAPE MANUAL WITH MODIFICATIONS
- VARIANCES REQUESTED FROM (B.C.Z.R.) SEC. 204.4
VZ.1 - TO PERMIT A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 0 FEET IN LIEU OF THE REQUIRED TWICE THE HEIGHT OF THE BUILDING (2 x 48' ±) - 96', PER SEC. 204.4 (1)
VZ.2 - TO PERMIT A SETBACK FROM STREET LINE OF 8' IN LIEU OF THE REQUIRED 35', PER SEC. 204.4 (2)
VZ.3 - TO PERMIT A FLOOR AREA RATIO OF .90 IN LIEU OF ALLOWED .55 PER SEC. 204.4 (3)
- A.O.S. REQUIRED 20 x 1.13 AC ± ± .23 AC ±
- A.O.S. PROPOSED .25 AC ± ± 1.13 AC ± ± .208
- LANDSCAPING AND SCREENING TO BE PLANTED IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE MANUAL
REQUIRED MAJOR TREES 509 L.F. (ROAD FRONTAGE) ± 40 ± 15
156 (PARKING SPACES) ± 12 ± 13
- A.P.T. 49.6 x 123 ± 610
- PARKING LOT TO BE DURABLE, DUST-FREE AND WELL DRAINED
- LIGHTING TO BE DIRECTED AWAY FROM RESIDENTIAL AREA AND ANGLED AS TO NOT INTERFERE WITH TRAFFIC



- a. The land may be used only as to be across an alley, or street from the business of industry involved. (R.C.S.R.'s 1952; Resolution, November 21, 1956.)
- b. Only permanent residences, buildings, bays, and use the parking area. (R.C.S.R.'s 1955; Resolution, November 21, 1956.)
- c. No loading, service, or any use other than parking shall be permitted. (R.C.S.R.'s 1955; Resolution, November 21, 1956.)
- d. Loading shall be regulated as to location, direction, hours of operation, and safety measures, as required. (R.C.S.R.'s 1955; Resolution, November 21, 1956.)
- e. Screening shall be provided in accordance with the Baltimore County Landmarks and Historic Preservation Ordinance, Chapter 100, § 100.01, 100.02, 100.03, 100.04, 100.05, 100.06, 100.07, 100.08, 100.09, 100.10, 100.11, 100.12, 100.13, 100.14, 100.15, 100.16, 100.17, 100.18, 100.19, 100.20, 100.21, 100.22, 100.23, 100.24, 100.25, 100.26, 100.27, 100.28, 100.29, 100.30, 100.31, 100.32, 100.33, 100.34, 100.35, 100.36, 100.37, 100.38, 100.39, 100.40, 100.41, 100.42, 100.43, 100.44, 100.45, 100.46, 100.47, 100.48, 100.49, 100.50, 100.51, 100.52, 100.53, 100.54, 100.55, 100.56, 100.57, 100.58, 100.59, 100.60, 100.61, 100.62, 100.63, 100.64, 100.65, 100.66, 100.67, 100.68, 100.69, 100.70, 100.71, 100.72, 100.73, 100.74, 100.75, 100.76, 100.77, 100.78, 100.79, 100.80, 100.81, 100.82, 100.83, 100.84, 100.85, 100.86, 100.87, 100.88, 100.89, 100.90, 100.91, 100.92, 100.93, 100.94, 100.95, 100.96, 100.97, 100.98, 100.99, 100.100, 100.101, 100.102, 100.103, 100.104, 100.105, 100.106, 100.107, 100.108, 100.109, 100.110, 100.111, 100.112, 100.113, 100.114, 100.115, 100.116, 100.117, 100.118, 100.119, 100.120, 100.121, 100.122, 100.123, 100.124, 100.125, 100.126, 100.127, 100.128, 100.129, 100.130, 100.131, 100.132, 100.133, 100.134, 100.135, 100.136, 100.137, 100.138, 100.139, 100.140, 100.141, 100.142, 100.143, 100.144, 100.145, 100.146, 100.147, 100.148, 100.149, 100.150, 100.151, 100.152, 100.153, 100.154, 100.155, 100.156, 100.157, 100.158, 100.159, 100.160, 100.161, 100.162, 100.163, 100.164, 100.165, 100.166, 100.167, 100.168, 100.169, 100.170, 100.171, 100.172, 100.173, 100.174, 100.175, 100.176, 100.177, 100.178, 100.179, 100.180, 100.181, 100.182, 100.183, 100.184, 100.185, 100.186, 100.187, 100.188, 100.189, 100.190, 100.191, 100.192, 100.193, 100.194, 100.195, 100.196, 100.197, 100.198, 100.199, 100.200, 100.201, 100.202, 100.203, 100.204, 100.205, 100.206, 100.207, 100.208, 100.209, 100.210, 100.211, 100.212, 100.213, 100.214, 100.215, 100.216, 100.217, 100.218, 100.219, 100.220, 100.221, 100.222, 100.223, 100.224, 100.225, 100.226, 100.227, 100.228, 100.229, 100.230, 100.231, 100.232, 100.233, 100.234, 100.235, 100.236, 100.237, 100.238, 100.239, 100.240, 100.241, 100.242, 100.243, 100.244, 100.245, 100.246, 100.247, 100.248, 100.249, 100.250, 100.251, 100.252, 100.253, 100.254, 100.255, 100.256, 100.257, 100.258, 100.259, 100.260, 100.261, 100.262, 100.263, 100.264, 100.265, 100.266, 100.267, 100.268, 100.269, 100.270, 100.271, 100.272, 100.273, 100.274, 100.275, 100.276, 100.277, 100.278, 100.279, 100.280, 100.281, 100.282, 100.283, 100.284, 100.285, 100.286, 100.287, 100.288, 100.289, 100.290, 100.291, 100.292, 100.293, 100.294, 100.295, 100.296, 100.297, 100.298, 100.299, 100.300, 100.301, 100.302, 100.303, 100.304, 100.305, 100.306, 100.307, 100.308, 100.309, 100.310, 100.311, 100.312, 100.313, 100.314, 100.315, 100.316, 100.317, 100.318, 100.319, 100.320, 100.321, 100.322, 100.323, 100.324, 100.325, 100.326, 100.327, 100.328, 100.329, 100.330, 100.331, 100.332, 100.333, 100.334, 100.335, 100.336, 100.337, 100.338, 100.339, 100.340, 100.341, 100.342, 100.343, 100.344, 100.345, 100.346, 100.347, 100.348, 100.349, 100.350, 100.351, 100.352, 100.353, 100.354, 100.355, 100.356, 100.357, 100.358, 100.359, 100.360, 100.361, 100.362, 100.363, 100.364, 100.365, 100.366, 100.367, 100.368, 100.369, 100.370, 100.371, 100.372, 100.373, 100.374, 100.375, 100.376, 100.377, 100.378, 100.379, 100.380, 100.381, 100.382, 100.383, 100.384, 100.385, 100.386, 100.387, 100.388, 100.389, 100.390, 100.391, 100.392, 100.393, 100.394, 100.395, 100.396, 100.397, 100.398, 100.399, 100.400, 100.401, 100.402, 100.403, 100.404, 100.405, 100.406, 100.407, 100.408, 100.409, 100.410, 100.411, 100.412, 100.413, 100.414, 100.415, 100.416, 100.417, 100.418, 100.419, 100.420, 100.421, 100.422, 100.423, 100.424, 100.425, 100.426, 100.427, 100.428, 100.429, 100.430, 100.431, 100.432, 100.433, 100.434, 100.435, 100.436, 100.437, 100.438, 10

<u>SOIL LIMITATIONS</u>			
SOIL TYPE	BUILDING STY W/ DSMT.	OR LESS W/O DSMT.	STREETS & PARKING LOTS
ctb	MODERATE	SLIGHT	MODERATE
cb	SLIGHT	SLIGHT	MODERATE
cc32	SLIGHT	SLIGHT	MODERATE
Ma	NONE	NONE	NONE
Wa3	SEVERE	SEVERE	SEVERE

STORM WATER MANAGEMENT

NOT REQUIRED FOR THIS PORTION OF TRACT.
HAS BEEN PROVIDED IN OLD ORCHARD APARTMENTS
POND. SEE LETTER DATED JULY 10, 1985 TO
JAMES A. MARKLE FROM ELLSWORTH RIVER
REFERING TO AREA 'D'

REVISIONS ~ MAY 28, 1984

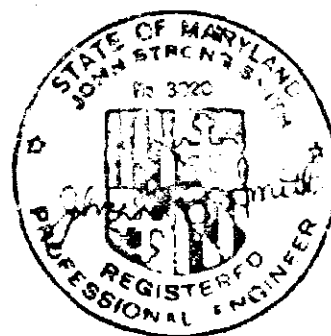
1. MOVED GEIPE ROAD ACCESS TO WEST ZEVE
2. ADJUSTED A.D. AND NOTE #11 (ADDED SF IN PLANT)
3. INDICATED FIRE HYDRANT LOCATIONS ON ROLLING ROAD
4. SHOWED USE ACROSS ROLLING ROAD
5. SHOWED ENTRANCE TO MEDICAL CENTER
6. INDICATED REGRADING OF BERM WEST OF HOOK
7. EXTENDED PROPOSED SCREENING THRU CANOPY *ALONG BENT*
8. RELOCATED DUMPSTER AND ADJUSTED PARKING & NOTE #7
9. ADD SIGN LOCATION TO GIN # 25
10. ADDED SECTION LINES

REVISIONS ~ MAY 9, 1984

1. LABELED EXISTING GRADES
2. SHOWED PROPOSED GRADES
3. INDICATED DISTANCE TO FIRE HYDRANTS
4. ADDED NOTE #28
5. ADDED INFORMATION ON STORM WATER MANAGEMENT
6. INDICATED LOCATION OF PROPOSED PUMPSTEE
AND ADDITIONAL SCREENING
7. ADDED COUNTY REFERENCE NUMBERS

REVISIONS- JUNE 1, 1986

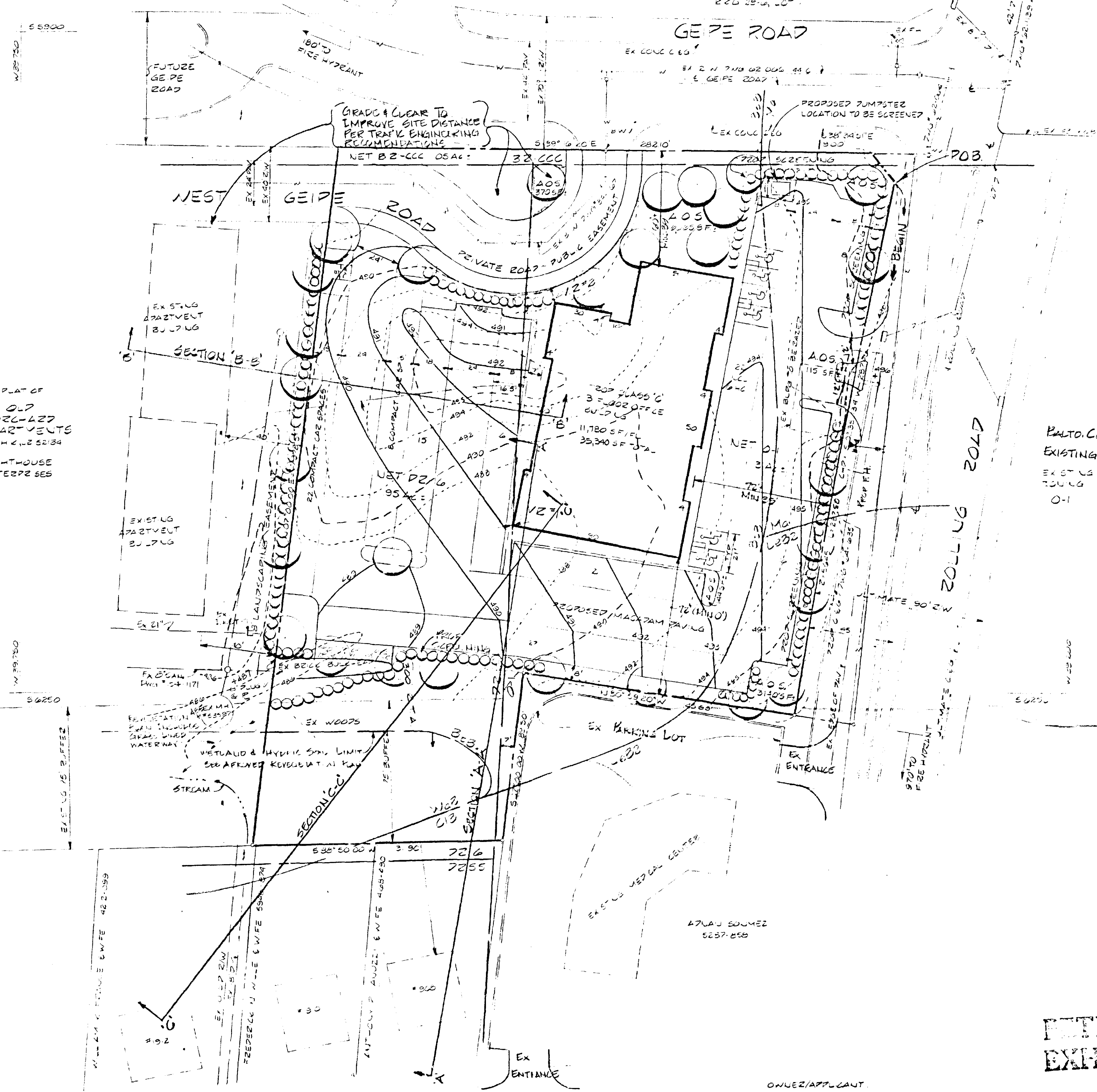
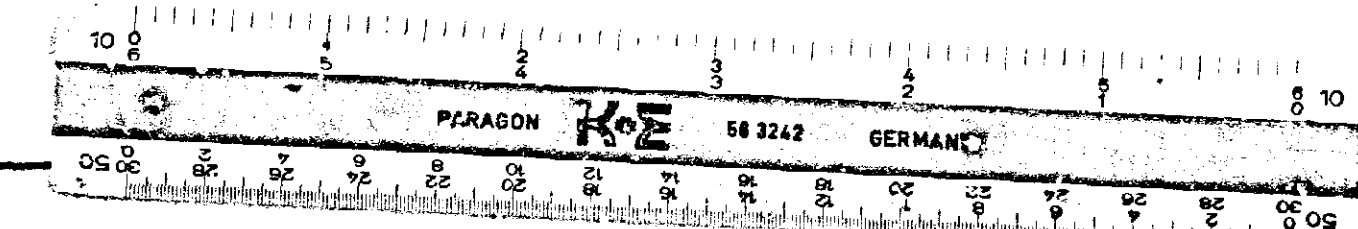
1. CHANGED BUILDING & COMPUTATIONS
FOR SQUARE FOOTAGE AND PARKING



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



OLD FREDRICK RD

OWNER/APPLICANT:
LIGHTHOUSE ENTERPRISES
411 LEE DRIVE
BALTIMORE, MARYLAND 21208
744-3633

**PETITIONER'S
EXHIBIT 813**

Lighthouse Enterprises

OFFICE BUILDING

PUBLIC SERVICES CTR NO. B9117
PLANNING NO. _____

OFFICE BUILDING
BALTIMORE COUNTY, MD
FEBRUARY 7, 1986
SCALE: 1" = 30'
PN 5410

LOCATION MAP

SCALE : 1" = 500'

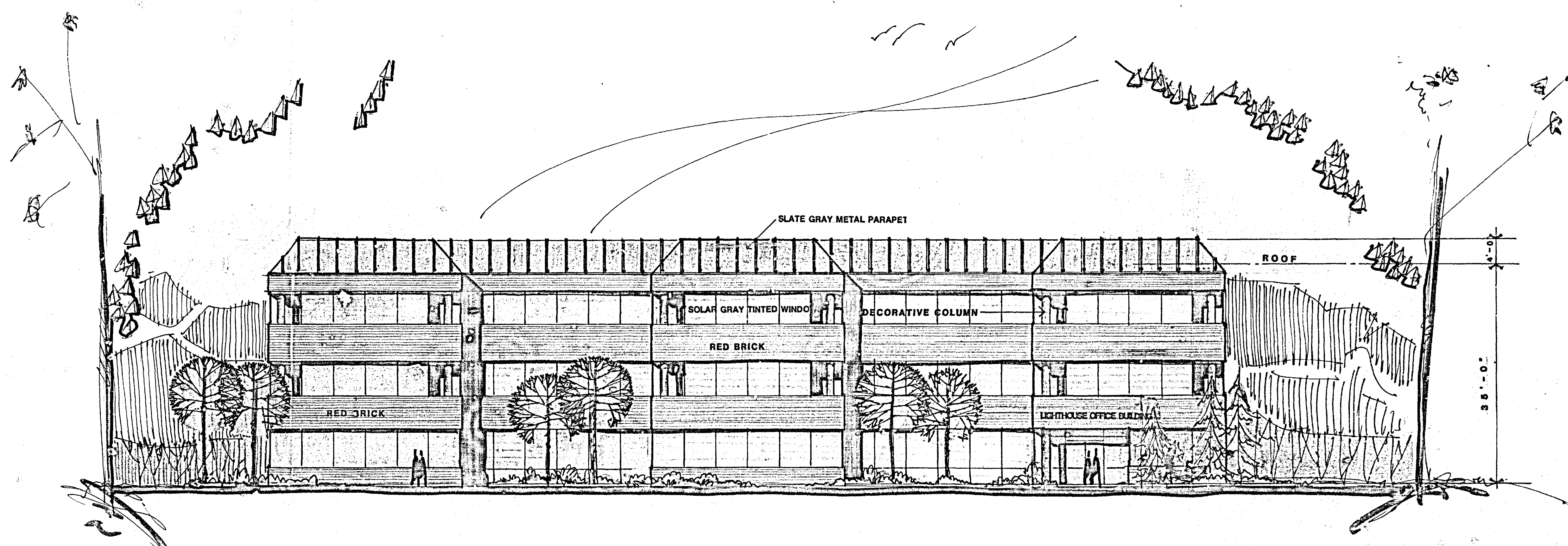
GENERAL NOTES

AREA OF SITE SET BACK: GROSS SET BACK:
2 EX USE
3 PROPOSED USE OFFICE & PARKING LOT
4 EX ZONING O-1 SET BACK: GROSS SET BACK:
72'-0" 95'-0"
132'-0" 135'-0"
5 FLOOR AREA RATIO 35.3407 : 55.321 = 64
2 PARKING REQUIRED 1120 300-39 11.23360-500-47.1 TOTAL .86 PS
7 PARKING 157 PS
85' AND 106' 35' X 10' 110' X 41' COMPLET
9 SITE TO BE LANDSCAPED PER LANDSCAPE MANUAL
WITH MODIFICATIONS
10 VARIANCES REQUESTED FROM (B022) SEC. 204.4
12'-0" TO PERMIT A SETBACK FROM A
RESIDENTIAL ZONE BOUNDARY OF 0'0 FEET IN
LIEU OF THE REQUESTED 12' THE HEIGHT OF
THE BUILDING (214'0" MAX, PER SEC. 204.4C1)
12'-0" TO PERMIT A SETBACK FROM STREET
LIEU OF 8' LIEU OF THE REQUESTED 35',
PER SEC. 204.4C2
12'-0" TO PERMIT A FLOOR AREA RATIO OF
64 LIEU OF ALLOWED 55 PER SEC. 204.4C3
11 AOS REQUIRED 20 X 113 AC = 2.3 AC:
1 AOS PROPOSED 24 AC = 1.3 AC + 21 %
2 LANDSCAPING AND SCREENING TO BE PLANTED IN
ADJACENCE WITH BALTIMORE COUNTY LANDSCAPE
MANUAL
3 REQUIRED MAJOR TREES
509 LF (204' FRONTAGE) X 40' = 5
56 (PARKING SPACES) X 2.13
3 X 7' 33.3 X 23 = 435
4 PARKING LOT TO BE PROVIDED JUST FREE AND
WELL PLANTED
5 LIGHTING TO BE LOCATED AWAY FROM RESIDENTIAL
AREA AND ADJUSTED AS NOT INTERFERE WITH
TRAFFIC
6 ELECTION DISTRICT - - - - - 1
7 COUNCILMANIC DISTRICT - - - - - 1
8 CENSUS TRACT - - - - - 405.03
9 WATERSHED - - - - - 30
10 SUBWATERSHED - - - - - 30
11 THE SITE IS SERVED BY IATA BUS ROUTE 2
12 THE SITE DOES NOT CONTAIN ANY CRITICAL AREAS,
ARCHAEOLOGICAL SITES, ENDANGERED SPECIES
HABITAT OR HAZARDOUS MATERIALS.
13 HOURS OF OPERATION 7 AM TO 9 PM
14 NUMBER OF EMPLOYEES UNDETERMINABLE
15 SINKS ARE SUBJECT TO SEC. 204.3C.3 (LOCATED IN 12'-0"
16 DEEP REFERENCE 3420/280
17 PROPERTY TAX ACT NO. 01-2-400270
18 5' WIDE SIDEWALKS TO BE PROVIDED WITH HANDICAP
RAMPS WHERE REQUIRED (TO BE DETAILED ON
FINAL SITE PLAN)

CRG PLAN

PLAT TO ACCOMPANY A PETITION
FOR PERMIT FOR COMMERCIAL
FISHING IN A RESPECTUAL ZONE
(7216) PER SEC 4094) A17
VARIANCES IN AN O-1 ZONE PER
SEC. 2044

E4# 7/12

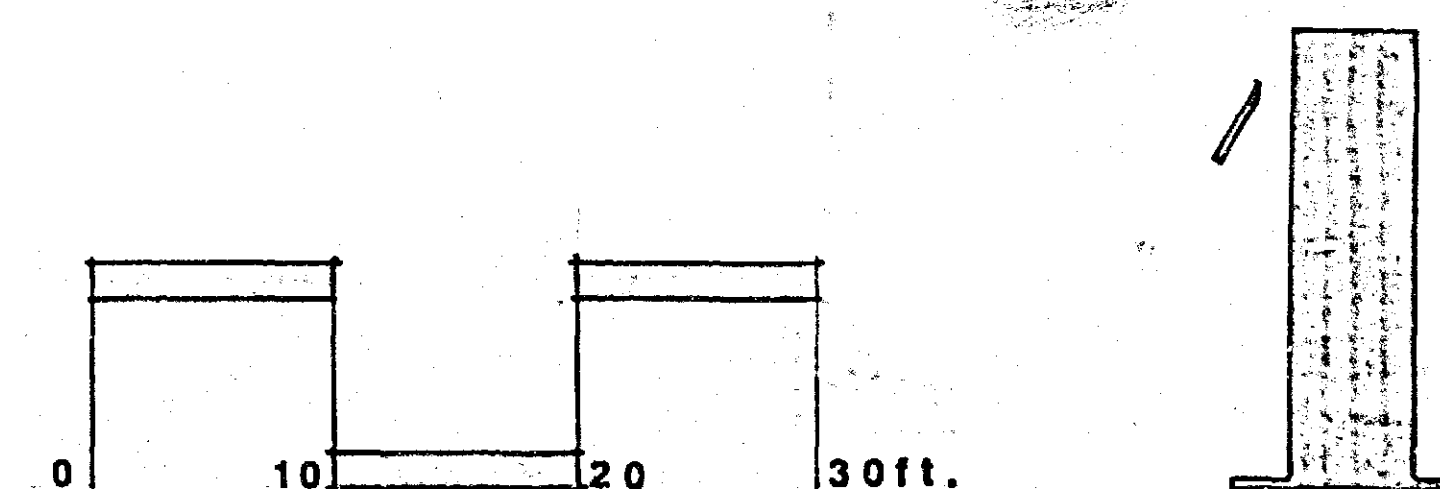


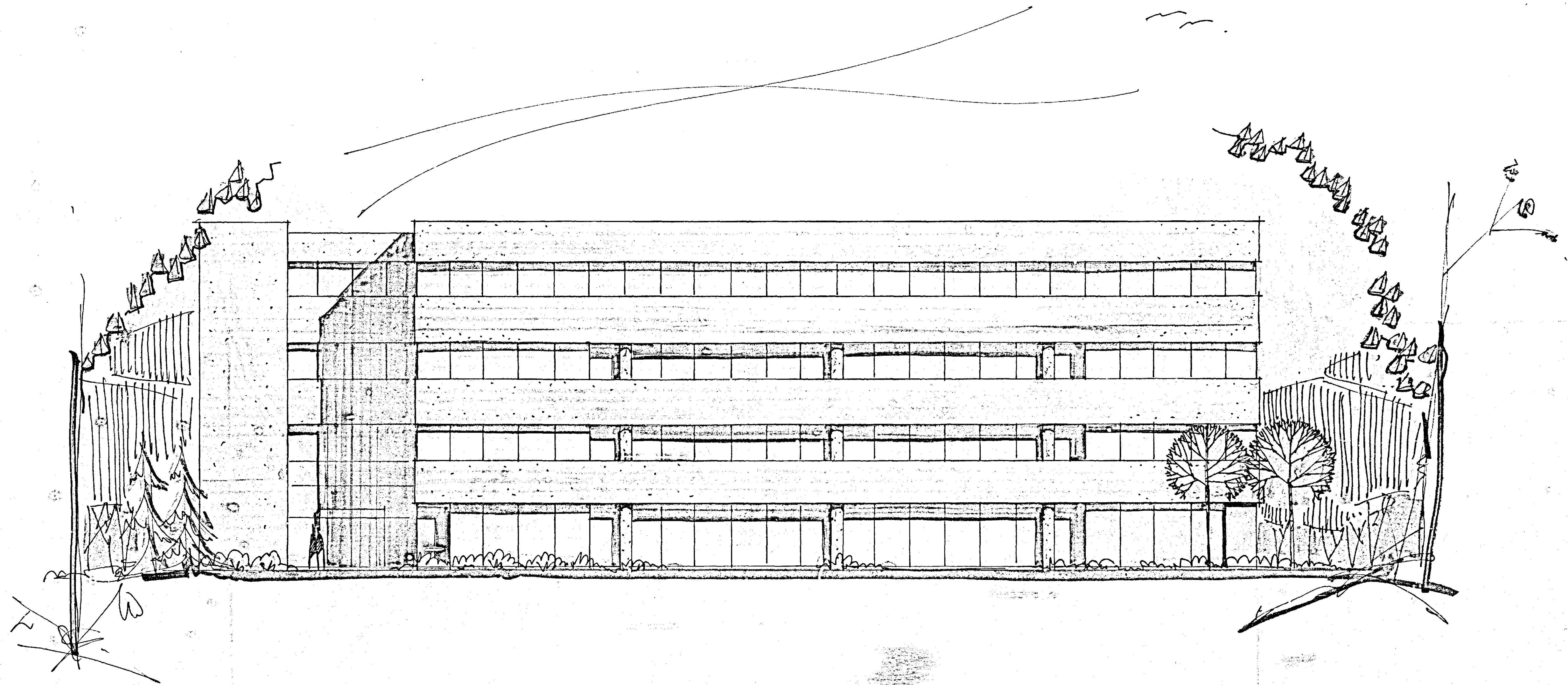
ELEVATION

LIGHTHOUSE ENTERPRISES OFFICE BUILDING

GEIPE ROAD AND ROLLING ROAD
BALTIMORE COUNTY, MARYLAND

DONALD B. RATCLIFFE, A.I.A. & ASSOCIATES, ARCHITECTS





ELEVATION

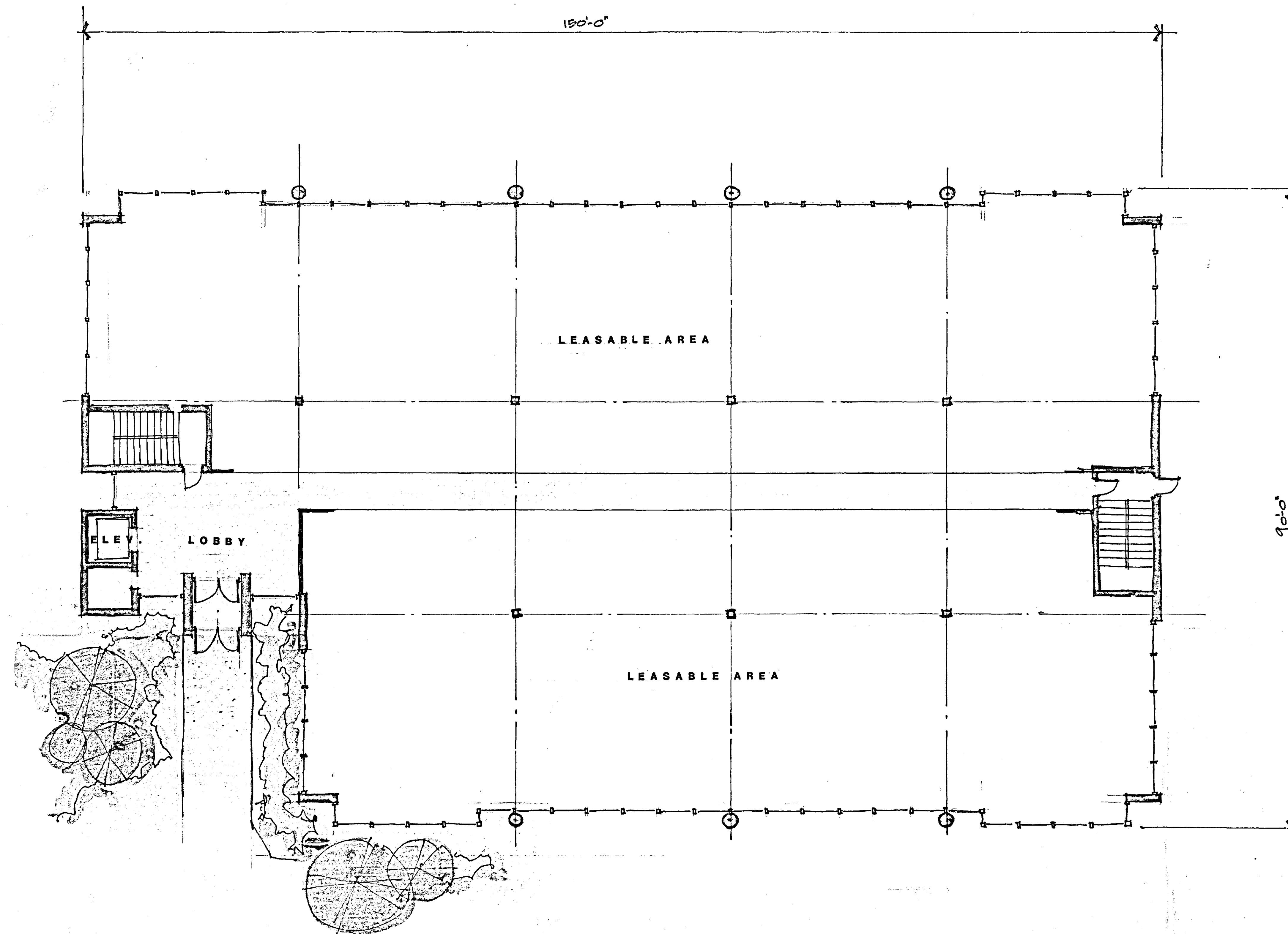
**LIGHTHOUSE ENTERPRISES
OFFICE BUILDING**
GEIPE ROAD AND ROLLING ROAD
BALTIMORE CO. MD.



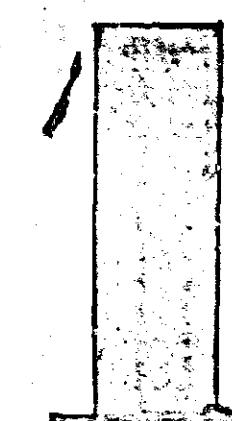
DONALD B. RATCLIFFE A.I.A.
ARCHITECTS

2

Petitioners
Exhibit 3A



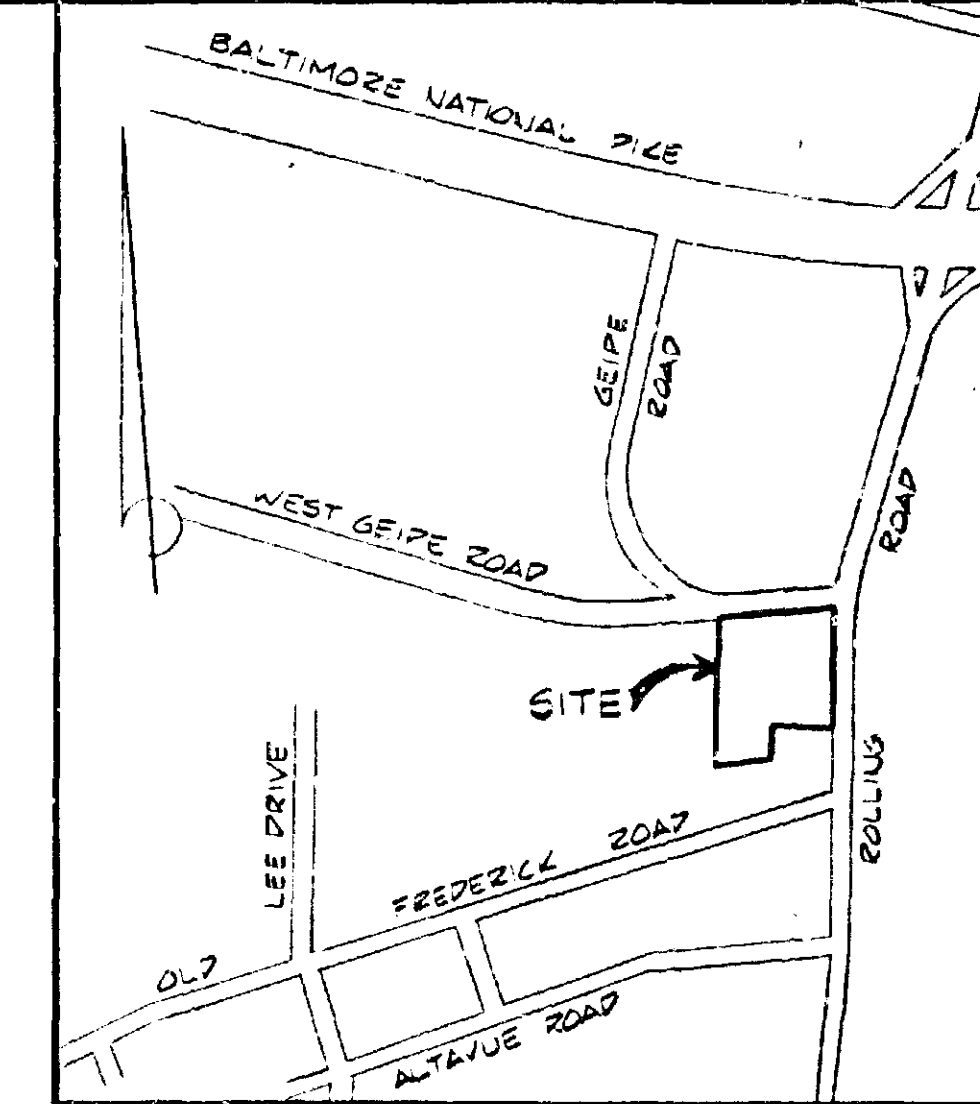
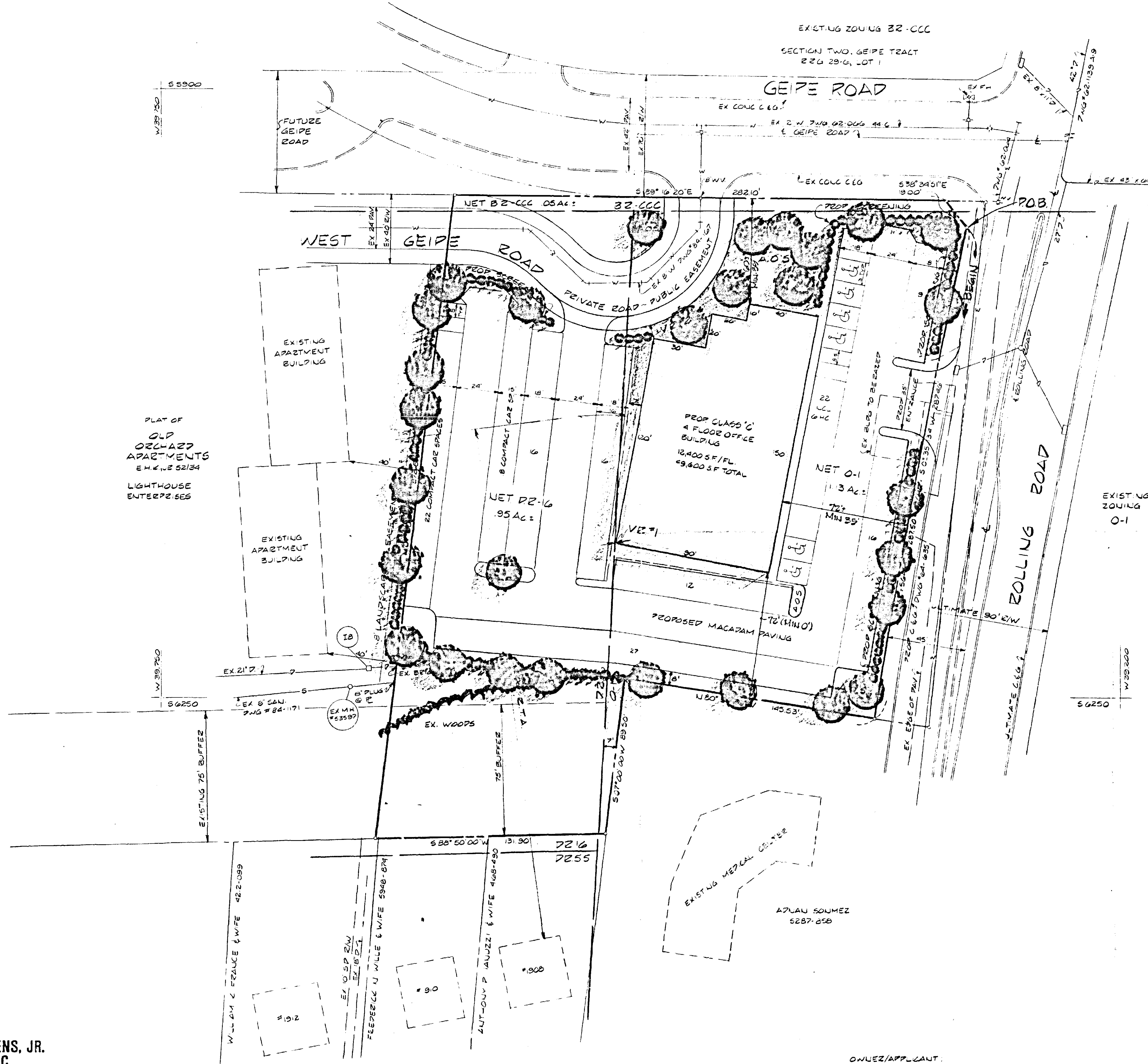
FLOOR PLAN



PETITIOES
EXHIBIT
3B

409.4-Business or Industrial Parking in Residential Zone-Open application
The Planning Commission may issue a use permit for the use of land in a
residential zone for parking areas to meet the requirements of the following
schedule, subject to the following conditions: If granted, such use permit
shall be conditioned as follows, in line of the provisions in Section 409.2 (c):
(B.C.Z.R., 1955) Resolution, November 21, 1954; Bill No. 31, 1954.)

- The lot to be used shall be adjacent to an alley or street from
the business or industry involved. (B.C.Z.R., 1955) Resolution,
November 21, 1954.)
- Only passenger vehicles, including buses, may use the parking area.
(B.C.Z.R., 1955) Resolution, November 21, 1954.)
- No loading, service, or any use other than parking shall be permitted.
(B.C.Z.R., 1955) Resolution, November 21, 1954.)
- Lighting shall be regulated as to location, direction, hours of
illumination, glare, and intensity, as required. (B.C.Z.R., 1955;
Resolution, November 21, 1954.)
- Screening shall be provided in accordance with the Baltimore Code of
Landscape Manual adopted pursuant to section 22-105 of Title 22 of
the Baltimore County Code. (Resolution, November 21, 1954; No. 31, 1954.)
- A paved surface, properly drained, shall be required. (B.C.Z.R.,
1955; Paragraph 409.4.4; Resolution, November 21, 1954.)
- A satisfactory plan showing parking arrangement and vehicular
access must be provided. (Resolution, November 21, 1954.)
- Method and area of operation, provision for maintenance, and
permitted hours of use shall be specified, and regulated as required.
(B.C.Z.R., 1955; Paragraph 409.4.5; Resolution, November 21,
1954.)



LOCATION MAP

SCALE: 1"=500'

GENERAL NOTES

- AREA OF SITE NET 213 AC, 62055227 AC
- EX USE
- PROPOSED USE OFFICE & PARKING LOT
- EX ZONING 0-1 NET 113 AC, 62055127 AC
- FLOOR AREA RATIO 0.1 95 AC
- PARKING REQUIRED 4960057 = 55321 = 90
- PARKING PROPOSED 37200 = 500744 TOTAL 116 PS
- 7 PARKING PROPOSED 56 PS
- SITE TO BE LANDSCAPED PER LANDSCAPE MANUAL WITH MODIFICATIONS
- VARIANCES REQUESTED FROM (B.C.Z.R.) SEC. 204.4 VZ#1 - TO PERMIT A SETBACK FROM A RESIDENTIAL ZONE BOUNDARY OF 0 FEET IN LIEU OF THE REQUIRED TWICE THE HEIGHT OF THE BUILDING (2 X 48') = 96', PER SEC. 204.4 C1 VZ#2 - TO PERMIT A SETBACK FROM STREET LINE OF 8' IN LIEU OF THE REQUIRED 35', PER SEC. 204.4 C2 VZ#3 - TO PERMIT A FLOOR AREA RATIO OF .90 IN LIEU OF ALLOWED .55 PER SEC. 204.4 C3
- A.O.S. REQUIRED 20 X 113 AC = 23 AC
- A.O.S. PROPOSED 23 AC = 113 AC = 208
- LANDSCAPING AND SCREENING TO BE PLANTED IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE MANUAL REQUIRED MAJOR TREES 509 LF (ROAD FRONTAGE) + 40 = 5 156 (PARKING SPACES) + 213
- 3.4 FT 496 X 123 = 610
- PARKING LOT TO BE DURABLE, DUST-FREE AND WELL DRAINAGE
- LIGHTING TO BE DIRECTED AWAY FROM RESIDENTIAL AREA AND ANGLED AS TO NOT INTERFERE WITH TRAFFIC

PETITION EXHIBIT No. 2

PLAT TO ACCOMPANY A PETITION FOR PERMIT FOR COMMERCIAL PARKING IN A RESIDENTIAL ZONE (DR16) PER SEC. 409.4) AND VARIANCES IN AN O-1 ZONE PER SEC. 204.4.

LIGHTHOUSE ENTERPRISES OFFICE BUILDING

BALTIMORE COUNTY, MD SCALE: 1"=30' PU 5140



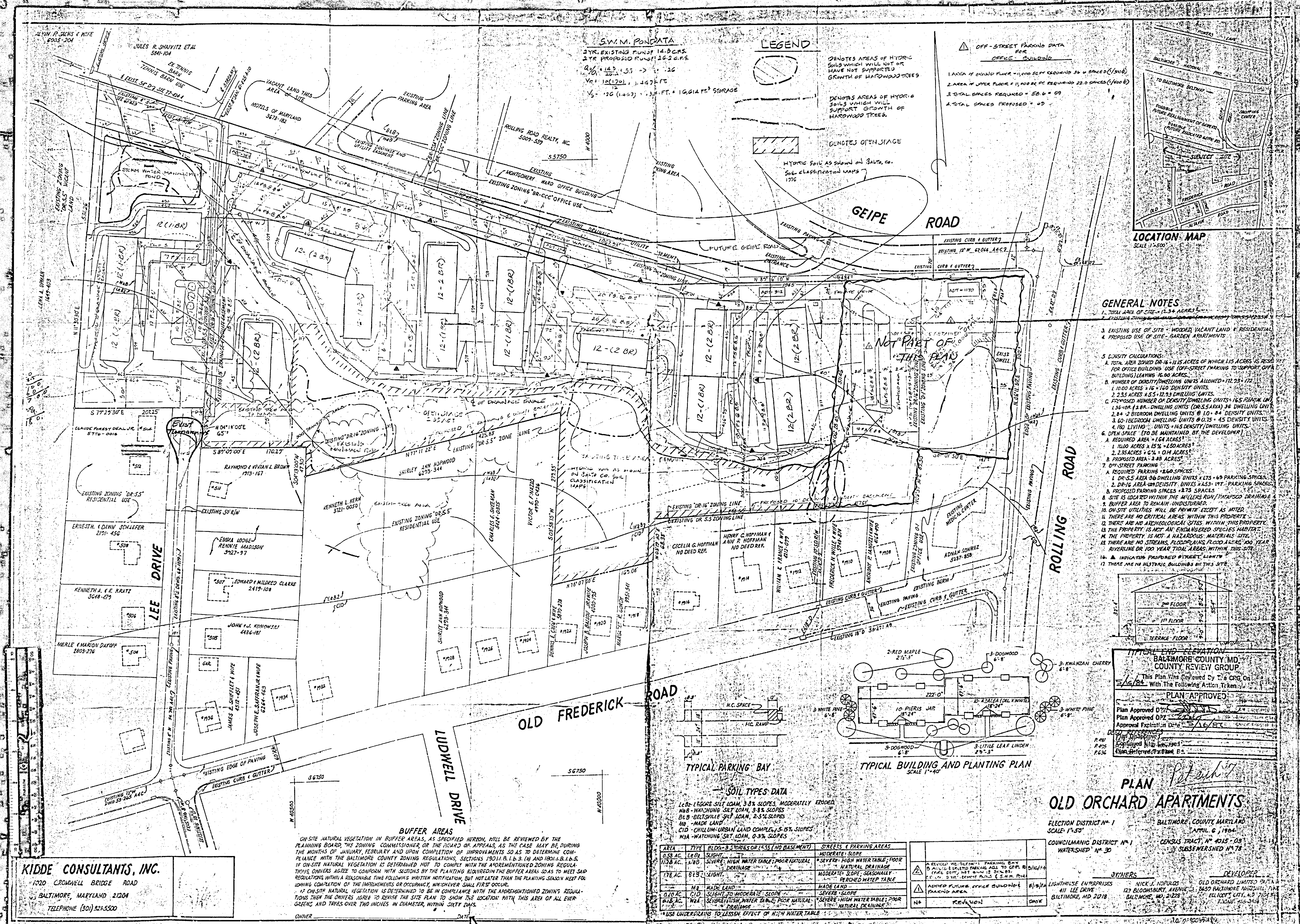
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



OWNER/APPLICANT:
LIGHTHOUSE ENTERPRISES
411 LEE DRIVE
BALTIMORE, MARYLAND 21228
744-3633



Continued

2. The proposed office building is situated approximately 8 feet from a private road known as West Gipe Road. West Gipe Road may become a public road of Baltimore County and if so, the requested variance would be a necessity.

3. The proposed office building which is a Class C building, containing 48,000 square feet, more or less, requires a floor area ratio of 0.40 in lieu of 0.55. In view of the fact both parcels, 0-1 parcel and 0-16 parcel, are owned by the same entity and will be developed together, and in fact should have all been zoned 0-1, there would be a hardship to the owner in the inability to construct the proposed office building without the increase in floor area ratio.

Case No. 86-429-SPHA

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 12th day of March, 1986

Petitioner
Lighthouse Enterprises, Inc.
Petitioner's Attorney
Jan K. Guben, Esquire

Received by
ARNOLD JABLON
Zoning Commissioner
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Jan K. Guben, Esquire
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 303 - Case No. 86-429-SPHA
Lighthouse Enterprises, Inc.
Petitioner
Special Exception and Variance Petitions

Dear Mr. Guben:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petitions. 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petitions. 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. These petitions were accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. J. Richard Awalt
8659 Baltimore National Pike
Ellicott City, Maryland 21043

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. 86-429-SPHA

This office is opposed to the granting of the subject request. We believe that the permitted P.A.R. for the 0-1 zoning classification is an ample provision and note the adjacent residential uses to the east and south. It should also be noted that a request for waiver of CRG was denied by the Planning Board on February 20, 1986 (File #86-28), and a CRG meeting is required.

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

NEG/JGH:dml

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: June 2, 1986

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

SUBJECT: Zoning Petition No. 86-429-SPHA

On June 2, 1986, this office reviewed a revised plan for a 3-story office building to be submitted to the continued CRG meeting on Thursday, June 5, 1986. Assuming approval by CRG, this office is satisfied with the revised development plans for the property.

Norman E. Gerber, AICP, Director

NEG/JGH:slm

CPS-008

May 20, 1986

Michael G. Reahl
1899 Northurst Way N.
Catonsville, MD 21228

Re: Case No. 86-429-SPHA

Dear Mr. Jablon:

I am writing to you to object to two of the petitions to the above referenced Case.

My first objection is the petition for approval of commercial parking in a residential zone. I base my objection on the small size of the lot in question. It appears that if a commercial lot is erected on the lot and commercial parking permitted, there would not be sufficient room left on the lot to meet Baltimore County laws and regulations for required setbacks and stormwater management.

My second objection is the petition to permit a setback of 0 foot in lieu of the required 96 feet. It is quite apparent from this request, that the lot is too small to support the proposed development.

I object to having the setback changed to 0 foot. The 0 foot setback would:

- 1) Not permit vegetative cover to exist as a border between the parking lot and Geipe Road.
 - 2) It would make an overburdened traffic intersection (Rolling Road and Geipe) a threat to human health and life.
 - 3) Being that this area is the head waters of Miller Run, which is a tributary to the Patapsco River, every effort should be made to ensure the quality of this tributary is not harmed. I am sure Baltimore County is concerned to maintain a high quality of the environment.
- Perhaps the developer should search for a larger lot, or erect a structure that conforms to Baltimore County Planning and Zoning criteria for developments. At a minimum, I would suggest a traffic study be developed, to see if any hazards would come about as a result of continued dense development in this area.

Although I am unable to attend the June 3, 1986, public hearing, I would like to have my comments read for the record.

Sincerely,

Michael G. Reahl
Michael G. Reahl

cc: Ronald B. Hickernell
Councilmember, 1st District

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-4500

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.

- () There are no site planning factors requiring comment.
- (X) 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 on this site 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 22-99 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 March 26, 1986.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change are re-evaluated annually by the County Council.
- (X) The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change are re-evaluated annually by the County Council.

A WAIVER OF CRG PLAN (W-26-28)
WAS DENIED BY THE PLANNING BOARD 2/20/86

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development

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

PAUL H. REINCKE
CHIEF

March 7, 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: Lighthouse Enterprises, Inc.

Location: SW corner Rolling Road and Geipe Road

Item No.: 303 Zoning Agenda: Meeting of 3-4-86

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 or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

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

/mb

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

March 6, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 303 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lighthouse Enterprises, Inc.
Location: SW corner Rolling Road and Geipe Road
District:

APPLICABLE ITEMS ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 171-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. 171-1-1980) and other applicable Codes and Standards.
- () Razing permit is required to raze existing building(s).
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- () 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. Roughwood seals are not acceptable.
- () All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 102, Section 102.1, and Table 102.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 105 for permissible height/area. Apply to the referenced variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 105 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Owner may 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 seals are usually required. The change of Use Groups are from the _____ to the _____, or to Mixed Use. See Section 112 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 171-85. Site plans shall show the correct elevations above sea level for the lot and the flood plain levels including basement.
- () Comments: The existing use is not noted on the plan. Buildings over 45'-0" height from lowest elevation require sprinklers Section 1702.23 as amended. An elevator meeting Handicapped Code is also required. Show ramps in compliance to A.S.S.I. 171-1-1980. Parking against building shall not block exits or walks if cars pull in instead.
- () 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/27/86

APR 23 1986

APR 23 1987

