



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 13, 1997

Julius W. Lichter, Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, MD 21204

RE: Zoning Verification
Executive Park West
Timanus Lane Partnership
Zoning Reclassification Case R-87-90
2nd Election District

Dear Mr. Lichter:

Thank you for your patience for a response to your letter regarding the above referenced property. There were several zoning issues of the referenced reclassification and the construction of the proposed building which had to be resolved.

Please be advised that the Office of Permits and Development Management, Bureau of Zoning Review, after careful review, has considered your proposal to be within the spirit and intent of the referenced reclassification. This interpretation is based upon an inter-office correspondence, dated June 9, 1997, from John Reisinger, Baltimore County Building Engineer to Arnold Jablon, Director of Permits and Development Management. It indicates that the building code would consider the proposed building as a two story building. This building, as two stories, would be consistent with the documented site plan approved by the zoning reclassification case.

When applying for building permits, please reference the reclassification case and this letter.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-367-3391.

Very truly yours,

Mitchell J. Fellman

Mitchell J. Fellman
Planner II
Zoning Review

MJK:rye

Printed with Recycled Paper
Using reclassification case R-87-90

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

No. 032556

DATE: 6/13/97 ACCOUNT: _____

AMOUNT: \$ 440.00

RECEIVED FROM: Levin & Gann, PA

FOR: Zoning Verification
Executive Park West

01A00902981CHRC \$40.00
SA C01132AM02-21-97

VALIDATION OR SIGNATURE OF CASHIER

OLD

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

6/10/97
TO: Will
this contains
what is left with
will + confirm
that I signed off
on the drawings
into plan

To: Arnold Jablon,
Director

From: John Reisinger
Building Engineer

Subject: Two/Three story designation (Building Code)
3120 Timinas Lane

DATE: June 9, 1997

Howard Brown and Donald Ratcliffe asked if the proposed office building at 3120 Timinas Lane would be considered two or three stories under the building code. They presented elevation drawings of the building that indicated the basement and first floor surfaces were about 11'-6" feet apart, and the first floor was only about a foot above grade for almost half the building's perimeter.

According to the building code definition, a basement partly below grade is considered a story above grade under any one of three conditions:

- 1- The first floor is more than six feet above the average grade plane around the building. (This does not seem to be the case. With the grades shown, the first floor height above the average grade plane would be about four to five feet.)
- 2- The first floor is more than six feet above the finished grade level for more than 50 percent of the perimeter. (Since almost 50 percent of the perimeter is only a foot above grade, this does not apply either.)
- 3- The first floor is more than 12 feet above the finished grade level at any point. (This is close along one side, but does not exceed 12 feet.)

Therefore, based on the drawings, the proposed building at 3120 Timinas Lane would be considered a two story building with a basement under the building code.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

6/10/97 *
To: Will
Answer S+I
OK based on this
John R. Letton
6/10/97 uon
Timanus Lane
Julius L.

To: Arnold Jablon,
Director

From: John Reisinger
Building Engineer

Subject: Two/Three story designation (Building Code)
3120 Timanus Lane

DATE: June 9, 1997

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- 3- The first floor is more than 12 feet above the finished grade level at any point. (This is close along one side, but does not exceed 12 feet.)

Therefore, based on the drawings, the proposed building at 3120 Timanus Lane would be considered a two story building with a basement under the building code.

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOBKENS PLAZA
5TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-629-9053

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-371-0600
TELECOPIER 410-296-2801

97-226

RECEIVED FEB 21 1997

Hand Delivered
Mr. Arnold Jablon
Director
Department of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

February 18, 1997

Re: Executive Park West
(Timanus Lane Partnership)

Dear Mr. Jablon:

I represent the Developer of the Executive Park West Office Park and in writing this letter to you to verify that the proposed construction of one of the office buildings on the property is within the spirit and intent of the Baltimore County Zoning Regulations.

The property was reclassified by Order of the Baltimore County Board of Appeals on February 2, 1987, in case number R-87-90. This case approved a documented site plan for six (6) office buildings of varying footprints with a total floor area of 255,000 square feet all as reflected on a copy of the Reclassification Plan attached hereto.

The site was the subject of a C.R.G. review and approval which approval was issued on September 10, 1987 as per a copy of the approved C.R.G. Plan attached hereto.

The development of the property has been ongoing for some time and Public Works have now been completed, two of the office buildings are now built and the next building proposed to be constructed is the building located at the northeast corner of the property which is at the southwest corner of Timanus Lane and Castlemoor Road.

The footprint of the building is shown on both plans as being 100 feet by 250 feet and the proposed office building will fit within the approved footprint. The proposed office building will be two (2) stories with a basement. The height of the building will be less than 35 feet. The building will contain 62,500 square feet of floor area.

LEVIN & GANN, P. A.

Mr. Arnold Jablon
February 18, 1997
Page 2

It is understood that the maximum square footage authorized and approved for the site is 255,000 square feet and that the total buildout of construction on the site will not exceed 255,000 square feet. The proposed building elevations are attached for your review.

This letter is being written to clearly establish that the present proposal and parameters for the development of the balance of the site are within the spirit and intent of the zoning and development approvals aforesaid.

Your prompt response would be greatly appreciated.

Sincerely,
Julius W. Richter
Julius W. Richter

JWL/kc
cc: Timanus Lane Partnership

IN THE MATTER OF THE APPLICATION OF TIMANUS LANE PARTNERSHIP FOR RECLASSIFICATION FROM DR 10.5 TO O-2 ON PROPERTY LOCATED ON THE WEST SIDE OF TIMANUS LANE 1150' NORTH FROM THE CENTER LINE OF WINDSOR MILL ROAD 2ND DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Case No. R-87-90
Item #2, Cycle III, 1986

HISTORY OF PROPERTY

This appeal comes before the Board on a Petition for Reclassification of nineteen (19) acres of unimproved land from DR 10.5 to an O.2 zone. This case was heard during three separate days of testimony scheduled on October 1, November 19 and December 23, 1986.

As a preview to the Opinion of this Board, a summary of the past zoning status of this property, as heard in this hearing, was of special interest.

The property is part of a larger tract and is situated along Windsor Mill Road in the vicinity of Hebbville. The property is approximate to an extensive industrial-business complex recently developed on the opposite and south side of Windsor Mill Road. This adjacent commercially zoned area was the site of the Rutherford Airfield, which has given its name to the complex of some seventy-five buildings, known as the Rutherford Business Park.

The subject property has been under the same ownership since 1954. The property was zoned commercial (E) on the first zoning map in 1945. The tract of land has been considered for rezoning several times over the past three decades, but has remained undeveloped.

In 1971, the tract of twenty-seven acres was rezoned to permit a shopping center (BL) along the Windsor Mill Road portion, and a DR 16 zoning on the remaining acreage. At this time, lots were plotted and recorded, but construction was never begun.

Timanus Lane Partnership
Case No. R-87-90

In the 1976 zoning reclassification map process, the property was changed from the then existing zoning to DR 5.5. This change was made in conjunction with the concerns of the Liberty Road Association that there were too many shopping centers in the area as well as apartments.

In 1980, the owners were joined by Mr. Howard Brown, and the ownership became the Timanus Lane Partnership. At this time, they endeavored to regain the BL zoning but were not successful. In 1984, the Timanus Partnership successfully petitioned for an O.1 zoning of eight acres fronting on Windsor Mill Road, but the remaining nineteen acres were again reclassified from DR 5.5 to DR 10.5. These nineteen acres are the subject of this petition.

OPINION AND FINDINGS OF FACT

Counsel for the Petitioner's first witness was Mr. Kenneth Johns, Civil Engineer, who testified that the Timanus Lane plan met all regulations of Baltimore County. A "documented site plan" also complied with the desires of the local community associations and affidavits were presented stating their support for the O.2 project. In cooperation with the residents, the revised plan reduced the number of buildings from seven to six; provided larger buffer areas; and designed for egress via Windsor Mill Road rather than neighborhood roads.

Officers of various community associations testified in support of the project as a desirable alternative to high density housing, and felt the proposed office park would enhance their property values. There were no witnesses in opposition to the proposed plan.

A critical aspect of the testimony centered on the economic feasibility of land development and the financial return for residential construction. The Petitioner, Mr. Howard Brown, testified at length about the

Timanus Lane Partnership
Case No. R-87-90

economics of the home construction industry in today's market, based on his long experience as a builder and developer. The summary of his analysis of housing needs, costs and demands indicated that the subject property would be unprofitable as a residential location. His and other corroborating testimony gave strong impression that to construct residential housing of any type - single dwelling, townhouses or garden apartments - the unit price required would be impractical for the area and, in particular, the subject property.

Mr. David Thaler, a registered professional engineer, gave testimony to the cost analysis of four kinds of residential construction, each of which was prohibitive for the location of the subject property. Calculating costs, based on site work, clearing and grading, public works and electrical service, very high costs were projected that would only be feasible for the more affluent areas of the county. Coupled with the likelihood of rock blasting costs, this expert witness viewed his estimates as not practical for residential development, nor any other alternative uses permitted in a DR 10.5 zone.

Paramount to the feasibility of construction on the subject property was the context of the soil. Petitioner presented several expert witnesses who tested the soil and stated findings that rock-bearing soil existed throughout the tract of land. Randomly tested locations showing sub-surface rock at depths of 1.5 to 3 feet gave strong evidence that necessary footing and cellar construction would be very difficult and costly for residential development.

On the final day of this hearing, testimony critical of the 10.5 zoning of the subject property was presented by Mr. Bernard Willamaine, recognized as an expert in planning. Being particularly familiar with the

Timanus Lane Partnership
Case No. R-87-90

Rutherford Field site and the zoning history of the region, he reviewed the residential development of the area in the 1960's and 1970's. The economic factors that contributed to this residential construction were vastly different from today. Vehicles for financing home construction that were then available no longer exist. This witness also recalled that the most recent home construction adjacent to the subject tract was ended because of sub-surface rock. He considered the county's zoning in error because of their failure to account for the economic base essential for developing a residential site on land known to be rock-bearing, bordered by a highway and bus yard, a police station, and in the close proximity to a large industrial-business park.

This Board also takes note that Counsel for the Petitioner presented letters approving this petition for O.2 zoning from the Planning Board and Zoning Commissioner of Baltimore County.

People's Counsel presented Mr. John Beck, Chief of the Materials Testing Lab of Baltimore County and a graduate Geologist. Mr. Beck did not conduct borings at the site, but questioned those done with a hand auger. This witness concurred that soil maps of the area show rock from 2 to 2.5 feet.

Mr. James Markle, Department of Public Works and Chief of Public Services, testified regarding his review of Mr. Thaler's estimates of probable development costs. In the final analysis of his review, Mr. Markle concurred with Mr. Thaler's estimates of cost for the different residential units.

Final witness in this case was Mr. James Hoswell, Planner for Baltimore County. Having testified at the hearing in 1979, Mr. Hoswell offered an intimate knowledge of the area. Referring to aerial maps and a video-tape viewing of the region, the property's inter-connecting residential relationship was highlighted. Mr. Hoswell considered the O-2 zoning as

Timanus Lane Partnership
Case No. R-87-90

inconsistent in regards to the existing rationale for O-2 zoning. Such areas are expected to connect to major arteries of traffic, which is not the case of Timanus Lane. He further mentioned the need for residential consistency in the area to maintain property values, and the continuing appeal of the area as a stable residential community.

In his closing remarks, People's Counsel emphasized that the north side of Windsor Mill Road is primarily residential and a natural boundary for zoning. It may be true that the subject parcel of land is parcel-to and contiguous with a series of inter-connecting residential neighborhoods, but the fact these residents give their support to the usage planned for the location is to be noted.

In order to grant the Petition for Reclassification, this Board must find, "that the prospective reclassification of the property is warranted by that change or error", (emphasis added) Baltimore County Code Sec. 2-58.1 j(2). In addressing the economic feasibility of developing this site residentially it is obvious that the County Council did not properly consider the attendant costs of rock excavation. The Petitioner presented several witnesses who were unanimous in their opinions that shallow underlying rock was present and its removal would be expensive, and therefore render residential development unfeasible. The County produced no one to directly dispute these conclusions; in fact, Mr. Beck stated that geological maps confirmed rock at this site and that he did not conduct any test borings.

In view of the expert viewpoints of experienced professionals from the construction industry, the expressed support of community representatives, and the total evidence presented, this Board concludes that residential development consistent with the current zoning is unfeasible and it is far more practical to develop this dormant tract of land as an office park. The beneficial effect that the documented site plan for this property brings to the

Timanus Lane Partnership
Case No. R-87-90

community and county warrant its approval. For all the foregoing reasons, it is this Board's opinion that the current zoning reclassification is in error and that the petition should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of February, 1987, by the County Board of Appeals, ORDERED that the Petition for Reclassification from DR 10.5 to O-2 be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Harry E. Buchheister, Jr.
Harry E. Buchheister, Jr.

Lawrence E. Schmidt
Lawrence E. Schmidt



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

February 2, 1987

Julius W. Lichter, Esq.
305 W. Chesapeake Ave.
Towson, Md. 21204

Dear Mr. Lichter:

Re: Case No. R-87-90
Timanus Lane Partnership

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled matter.

Very truly yours,

June Holmen
June Holmen, Secretary

Encl.

cc: Timanus Lane Partnership
James E. Kraft
Phyllis C. Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

TIMANUS LANE PARTNERSHIP
W/S Timanus Lane 1150' N. from
c/1 of Windsor Mill Road
DR 10.5 to O-2

#R-87-90
Item #2, Cycle III, 1986
2nd District
19.27 acres

Feb. 28, 1986 Petition filed

Julius W. Lichter, Esquire
305 W. Chesapeake Ave. (21204)
Counsel for Petitioner ✓

Timanus Lane Partnership
9183 Reisterstown Road
Garrison, MD 21055
Petitioner

James Earl Kraft
Baltimore County Board of Education
212 Aigburth Road (21204)

Phyllis Cole Friedman
People's Counsel ✓

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

10/1/87



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21284
(301) 494-3180

November 19, 1986

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)
NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

(CONTINUED HEARING)

CASE NO. R-87-90

TIMANUS LANE PARTNERSHIP
W/S TIMANUS LANE 1150' N FROM
C/L OF WINDSOR MILL ROAD
2nd DISTRICT
D.R. 10.5 to 0-2

ASSIGNED FOR:

TUESDAY, DECEMBER 23, 1986 at 10 a.m.

cc: Julius W. Lichter, Esquire Counsel for Petitioner
Timanus Lane Partnership Petitioner
James Earl Kraft Board of Education
Phyllis C. Friedman, Esquire People's Counsel
Peter M. Zimmermann Deputy People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

Kathi C. Weidenhammer
Administrative Secretary



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21284
(301) 494-3180

October 24, 1986

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. R-87-90

TIMANUS LANE PARTNERSHIP
W/s Timanus Lane 1150' N. from
c/l of Windsor Mill Rd.
2nd District
DR 10.5 to 0-2

ASSIGNED FOR:

WEDNESDAY, NOVEMBER 19, 1986, at 1:00 p.m.

cc: Julius W. Lichter, Esq. Counsel for Petitioner
Timanus Lane Partnership Petitioner
James Earl Kraft Board of Education
Phyllis C. Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

*Cont'd on 12/23/86
at 10:00 AM*

June Holmen, Secretary

10/22/86 - Following notified of hearing set for Wed. Nov. 19, 1986, at 1:00 p.m.:

Julius Lichter
Timanus Lane Partnership
James E. Kraft
Phyllis C. Friedman
Norman Gerber, James Hoswell
Arnold Jablon, J. Jung, J. Dyer



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21284
(301) 494-3180

October 1, 1986

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. R-87-90

TIMANUS LANE PARTNERSHIP
W/S Timanus Lane 1150' N. from
c/l of Windsor Mill Road
2nd District
DR 10.5 to 0-2

ASSIGNED FOR:

THURSDAY, OCTOBER 23, 1986, at 10 a.m.

cc: Julius W. Lichter Counsel for Petitioner
Timanus Lane Partnership Petitioner
James E. Kraft
Phyllis C. Friedman People's Counsel
Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Cont'd on 11/19/86

June Holmen, Secretary



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21284
(301) 494-3180

September 11, 1986

NOTICE OF ASSIGNMENT

(CONTINUED HEARING)

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. R-87-90

TIMANUS LANE PARTNERSHIP
W/S Timanus Lane 1150' N. from
c/l of Windsor Mill Road
2nd District
DR 10.5 to 0-2

ASSIGNED FOR:

WEDNESDAY, OCTOBER 1, 1986, at 11:00 a.m.

cc: Julius W. Lichter Counsel for Petitioner
Timanus Lane Partnership Petitioner
James Earl Kraft Board of Education
Phyllis Cole Friedman People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Kathi Weidenhammer
Adm. Secretary



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21284
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 2, 1986

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21284

RE: PETITION FOR ZONING RECLASSIFICATION
W/S of Timanus La., 1150' N from c/l of
Windsor Mill Rd.
2nd Election District
Timanus Lane Partnership - Petitioner
Case No. R-87-90 (Item No. 2, Cycle III)

Dear Mr. Lichter:

This is to advise you that \$340.41 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21284, before the hearing.

Sincerely,

Call John
ARNOLD JABLON
Zoning Commissioner

AJ:med

Sign & Post

**PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR 10.5 zone to an O-2 zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property,

for and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP NUMBER
2B
E.D. Z
DATE 5/26/87
200
1000
DP
N-15,220
W3B,320

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser: _____ Legal Owner(s):
(Type or Print Name) TIMANUS LANE PARTNERSHIP
By: _____
Signature Howard Brown, Partner
Address: _____
(Type or Print Name)
City and State: _____ Signature: _____
Attorney for Petitioner: _____
JULIUS W. LICHTER, ESQ. 9183 Reisterstown RD 363-3434
(Type or Print Name) Address Phone No.
Garrison, Maryland 21055
Signature: _____
305 W. Chesapeake Avenue
Address Name, address and phone number of legal owner, con-
Towson, Maryland 21284 Julius W. Lichter, Esq. tract purchaser or representative to be contacted.
City and State: _____ Name
305 W. Chesapeake Avenue
Address (301) 321-0600 (301) 321-0600
Towson, MD 21284
City and State: _____ Phone No.
Attorney's Telephone No.: (301) 321-0600
81 m d 82 833 036

POINTS OF ERROR AND CHANGE

CONCERNING PROPERTY OF TIMANUS LANE PARTNERSHIP
TIMANUS LAND AND WINDSOR MILL ROAD - SECO.D ELECTION DISTRICT-
BALTIMORE COUNTY

THE PETITIONER, TIMANUS LANE PARTNERSHIP, (a partnership comprising Howard Brown, Charles Crane, and Estate of Leon A. Crane) state that the County Council committed error in classifying the subject property DR 10.5 and that there are changes in the neighborhood supporting reclassification of the property to O-2 in that:

1. The property is zoned DR 10.5 and should have been classified in the O-2 zone.
2. There is insufficient O-2 zoning for offices in the area to adequately serve the community.
3. The DR 10.5 zoning placed on the property is not usable and is confiscatory in its application.
4. Due to the size, configuration, location and topography of the property, the DR 10.5 zone is confiscatory and does not recognize the potentials which the O-2 zone allows to serve the community.
5. There are changes in the area which have created a Jemand for property zoned in the O-2 zoning classification which cannot be addressed by the current zoning DR 10.5.
6. The O-2 zone recognizes Master Plan objectives and the attendant opportunities presented by the growing and now developed industrial uses and has available and adequate transportation, water supply and other public facilities compatible with the O-2 zone and character of the surrounding area.
7. The adjoining property to the south is zoned BL and O-1 and is developed for commercial and office use.
8. For such further and other reasons as may be disclosed upon more detailed review during the pendency of this Petition assigning error by the Council and change in the neighborhood.

Respectfully submitted,
Julius W. Lichter
JULIUS W. LICHTER

6/1/87

Baltimore County Planning Board Meeting 10/16/86 Page 2

5:20 p.m. 8. Zoning Reclassification Petitions, Zoning Cycle III: Recommendation by ad hoc Committee on Master Plan and Zoning Maps

5:30 p.m. 9. Basic Services Maps; Recommendation by ad hoc Committee on Master Plan and Zoning Maps

5:50 p.m. 10. Glen Ar/Long Green Valley Study; For adoption—no ad hoc Committee recommendation

6:00 p.m. 11. Other business

NOTE: Copies of agenda, with enclosures, if any, will be available for public inspection on Monday, October 13, 1986, at the following Baltimore County Public Libraries: Arbutus, Catonsville, Cockeysville, Essex, Loch Raven, North Point, Parkville, Perry Hall, Randallstown, Reisterstown, Rosedale, Towson and Woodlawn.

*The meeting will begin promptly at 3:45, as well as the Public Hearing at 4:30. All other times are only approximations.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

NORMAN E. GERBER DIRECTOR

July 2, 1986

Re: Documented Zoning Reclassification Petitions: Cycle III

Dear Mr. Lichter:

During the processing of Cycle III petitions, I noticed that you have filed four petitions (Items 2, 3, 15 and 16) with documentation as governed by Section 2-58.1 (1) of the Baltimore County Code. In view of the office's past experience with this type of petition, I decided to alert you to a possible problem that may arise if and when these projects proceed in the development process.

As I'm sure you know, there is no County law requiring any petitioner to complete County Review Group (CRG) processing prior to filing and proceeding with a zoning request. You're also aware of the fact that any zoning reclassification granted under the aforementioned 2-58.1 (1) section of the code must be developed in strict conformance with the site plan approved by the County Board of Appeals. Consequently, in those cases where the petitioner obtains the reclassification and proceeds to CRG, and changes are required in the site plan, the petitioner must repeat the zoning process to obtain County Board of Appeals approval of the revised plan. Such a process includes staff and Planning Board review, and the decision by the Board of Appeals is subject to appeal.

The bottom line is that I cannot require that petitioner's complete CRG processing before filing a zoning reclassification with documented plans, but I do want you to be aware of the potential problems.

If you have any questions concerning this matter, please feel free to call.

Sincerely,
Norman E. Gerber
Norman E. Gerber, AICP

NEG:bjb

CC: William T. Hackett, Chairman, County Board of Appeals
Phyllis C. Friedman, People's Counsel
Susan Garrett, Chief, Current Planning & Development
Arnold Jablon, Zoning Commissioner
James G. Hoswell

RECEIVED
COUNTY BOARD OF APPEALS
JUL 9 P 1:22C

1/20/83

REQUIREMENTS FOR ENVIRONMENTAL EFFECTS REPORT
BALTIMORE COUNTY DEPARTMENT OF HEALTH
BUREAU OF ENVIRONMENTAL SERVICES

A. GENERAL INFORMATION

Site Name: Timanus Lane Office Park

Address: 9183 Reisterstown Road

Location: Adjacent to Timanus Lane 1000'± N. of Windsor Mill Road

Description of Proposed Development: 279,700 S.F. of office building

Size of Development (Acres): 19.27

Number of Lots: one

Owner: Timanus Lane Partnership Phone: (301) 363-3434

Address: 9183 Reisterstown Road, Garrison, Md 21837

Engineer/Consultant: Engineering Enterprises Inc. Phone: (301) 752-0549

Address: 2116 Maryland Ave, Baltimore, MD 21218

B. INSTRUCTIONS FOR PREPARING ENVIRONMENTAL EFFECTS REPORTS FOR:
PROPOSED SUBDIVISIONS

Is the proposed development a subdivision of land into 3 or fewer lots for residential single family dwellings? Yes No

If yes, complete sections A,B,D,E,F,C, 2,3,4,5,6,9

If no, complete sections A through 6

PROPOSED IMPROVEMENTS

Is the proposed improvement a single family residential dwelling, addition, or accessory building? Yes No

If yes, complete sections A,B,D,E,F,C, 2,3,4,5,6,9

12

Is the proposed improvement an apartment, townhouse, condominium, office, commercial or industrial building? Yes No

If yes, complete sections A through 6

Are stormwater management facilities required by the Department of Public Works for this proposed improvement? Yes No

If yes, complete sections A,B,C,G,H,O, 2,3,4,5,6,9

Will cooling water, process water, or wastewater (other than single family residential wastewater) be discharged from this proposed improvement into ground or surface waters? Yes No

If yes, complete sections A,B,C,G,H,O, 2,3,4,5,6,9

Is a National Pollutant Discharge Elimination System (NPDES) permit required by the Maryland Department of Health and Mental Hygiene for this proposed improvement? Yes No

If yes, complete sections A,B,C,G,H,O, 2,3,4,5,6,9

Has this site been used in the past, is it currently being used, or will it be used in the future for the handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials? Yes No

If yes, complete sections A,B,C,G,H,O, 2,3,4,5,6,9

Will processing equipment, manufacturing equipment, or an incinerator be operated at this proposed improvement? Yes No

If yes, complete sections A,B,E,S, 2,3,4,5,6,9

Will fuel burning equipment (other than single family residential) be operated at this proposed improvement? Yes No

If yes, complete sections A,B,E,S, 2,3,4,5,6,9

Will activities at this proposed improvement generate noise greater than the noise levels specified in COMAR 10.20.02? Yes No

If yes, complete sections A,B,S, 2,3,4,5,6,9

Has an approved Soil Conservation District plan been developed for this proposed improvement? Yes No

If yes, complete sections A,B,C, 2,3,4,5,6,9

C. GEOLOGY

Sedimentary

Crystalline

Group(s): Early Paleozoic

Formation(s): Baltimore Gabbro and basic intrusives

Member(s): Gabbro & Meta Gabbro

Describe the geology on site and within 2,000 feet of the property line:

Same as above

Describe your plans for preventing contamination of groundwater:

2/14/83

15

Health Dept. Approval

I. SOILS

Do any of the alluvial/hydric soil types listed below exist at this site? Yes No If yes, circle the appropriate map symbol(s).

SOIL SERIES/MAP SYMBOL	SOIL SERIES/MAP SYMBOL
Aldino Aa	Iu
Alluvial Land Av	Kelly KeB2, KeC2, KeC
Balle BaA, BaB	Lempir L1B, L1C, L1C2, L1C3
Barclay Br	Lenartown Lr
Beltsville BaA	Linside Ls
Captina CaA	Mattapez MaA
Coastal Beaches Ct	Malvin Ma, Mo
Codorous Cu	Othello Ot
Combs Co	Pocomoke Po
Dunning Du	Swamp Sw
Elkton Es, Ew	Tidal Marsh Tm
Fallsington Fa, Fe	Watchung WaA, WaB, <u>WaB</u>
Glenville GvA, GvB	Woodstown WdA, WdB
Hathoro Hb	

If yes, describe your plans for protecting wetlands, streams and water bodies associated with these alluvial/hydric soil types:

The area of WaB soil on this site exists only on a small portion of the site which is not near construction.

16

E. TOPOGRAPHY

Is any portion of this site located within the 100 year floodplain? Yes No If yes, describe your plans for protecting the floodplain:

Are there slopes on site where the grade is 25 percent or greater? Yes No If yes, describe your plans for protecting the steep slopes:

F. VEGETATION

Describe the existing vegetation at this site:

Small trees (8" or less) & high weeds

Describe your plans for maintaining or enhancing the vegetation at this site:

Developer will provide 137 new trees plus a vegetated planting strip.

17

HYDROLOGY

Is this site located in a watershed which drains to Loch Raven, Prettyboy or Liberty Reservoir? Yes No

If yes, circle the appropriate watershed(s).

WRA Sub-Basin Name: _____

WRA Segment Name: _____

RPC Water Quality District Name: _____

RPC Water Quality District Code: _____

Indicate the names, Maryland State Water Use Classification and stream order of all streams to which this site directly drains:

NAME	CLASS	STREAM ORDER

H. WATER QUALITY

Describe the water quality for the Water Quality District in which this site is located: N/A

1. AQUATIC ORGANISMS
Describe the existing aquatic organisms in the stream to which this site drains: N/A

Describe the potential aquatic organisms as determined by the Maryland State Water Use Classifications: N/A

J. ZONING (refer to maps at Office of Planning and Zoning)
Zoning Classification: ACRES Proposed Number of Units or Square Feet of Structure
Prop. 0.2 19.27 279700 sq. ft.

K. LAND USE

EXISTING LAND USE	PROPOSED LAND USE	
	Number of Acres	% of Total
Residential		
Commercial	3.08	16%
Industrial		
Crops		
Pasture		
Woodlot		
Forest	9.635	50%
Other Woods (specify)	9.635 (pavement)	48%
Total	100	100

2/18/83 (19)

L. LAND DISTURBANCE
Estimated period of land disturbance activities: 1 yr.
Estimated total sediment generated during land disturbance activities: _____
Estimated total sediment retained on site by erosion and sediment control facilities: 100K

M. STORMWATER MANAGEMENT
Indicate the amount of impervious surfaces (buildings, roads, parking lots, etc.) existing and proposed for this site:

	Existing	Proposed
Acres	0	12.33
% of Total Site	0	64%

Are stormwater management facilities required by the Department of Public Works for the proposed development of this site? Yes No
If yes, describe the stormwater management methods/structures and the area served by each method/structure: The area will be served by a storm water management pond(s) located at the southeast and/or northeast corners of the site.

N. WASTEWATER DISPOSAL
Proposed Method of Sewage Disposal:
 public sewerage system
 individual sewage disposal (septic system)
 other (specify) _____
Is there an existing or proposed NPDES Permit for this site?
 Existing Proposed Not Applicable
Permit Number: _____
Attach a copy of the NPDES Permit.

O. CHEMICAL HANDLING AND STORAGE
Has this site been used in the past for handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials?
 Yes No
Is there any existing handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials at this site?
 Yes No
Is there any proposed handling, storage, stockpiling or disposal of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials at this site?
 Yes No
Is there an existing or proposed Maryland Designated Hazardous Substances Facility Permit for this site?
 Existing Proposed Not Applicable
If yes to any of the above questions, please contact the Solid and Hazardous Wastes Management Section at 494-3768.
If yes to any of the above questions, prepare a table consisting of the following eight headings and provide the requested information:
1. TIME PERIOD OF USE
2. TYPE OF MATERIAL
3. NAME OF MATERIAL
4. QUANTITY
5. LOCATION ON SITE
6. METHOD OF HANDLING/STORAGE
7. METHOD OF CONTROL
8. METHOD OF WASTE DISPOSAL

2/18/83 (21)

P. POLLUTANT LOADINGS
Indicate the estimated existing and proposed non-point pollutant loadings (lbs/yr) for the following parameters: BOD, Total P, Total N, Lead and Zinc.

Existing Land Use	Acres	Loading Rates	Existing Loadings
-Forest	19.27	BOD: 7	135
		Total P: .1	1.93
		Total N: 2.3	48.2
		Lead: .02	0.40
		Zinc: .02	0.40
		Other: _____	
		BOD: _____	
		Total P: _____	
		Total N: _____	
		Lead: _____	
		Zinc: _____	
		Other: _____	
		BOD: _____	
		Total P: _____	
		Total N: _____	
		Lead: _____	
		Zinc: _____	
		Other: _____	

Proposed Land Use	Acres	Loading Rates	PROPOSED Loadings
Comm/Ind. 50% imp	19.27	BOD: 113	2178
		Total P: 1.2	23.1
		Total N: 10.1	194.6
		Lead: 1.77	34.11
		Zinc: 1.40	27
		Other: _____	
		BOD: _____	
		Total P: _____	
		Total N: _____	
		Lead: _____	
		Zinc: _____	
		Other: _____	
		BOD: _____	
		Total P: _____	
		Total N: _____	
		Lead: _____	
		Zinc: _____	
		Other: _____	

2/18/83 (23)

SUMMARY TABLE

PARAMETER	TOTAL EXISTING LOADING	TOTAL PROPOSED LOADING	CHANGE IN LOADING	% CHANGE IN LOADING
BOD	135	2178	+2043	1513%
TOTAL P	1.39	23.1	+21.77	1097%
TOTAL N	48.2	194.6	+146.4	304%
LEAD	0.40	34.11	+33.7	843%
ZINC	0.40	27	+26.6	6650%
OTHER				

Q. IMPACT ON WATER QUALITY
Discuss the significance of the proposed non-point pollutant loadings on the water quality, biological integrity, and eutrophication potential of the receiving waters (attach supplemental pages): _____
N/A

R. WATER QUALITY BEST MANAGEMENT PRACTICES
If your environmental effects evaluation reveals any potential adverse water quality impacts, describe proposed activities to mitigate against such impacts (attach supplemental pages): _____
N/A

2/18/83 (24)

S. AIR QUALITY
1. Will fuel burning equipment be operated at this site? Yes No
2. Are any of the following conditions applicable to the fuel burning operation?
Maximum Heat Input of Equipment Burning Specified Fuel
a. $\geq 1,000,000$ BTU/hr LFG, natural gas, #1 or #2 fuel oil Yes No
b. $\geq 350,000$ BTU/hr coal, wood, other solid fuel Yes No
c. any size residual oil (grades 4, 5, or 6) Yes No
d. $\geq 1,000,000$ BTU/hr any fuel not mentioned Yes No
3. Will processing or manufacturing equipment be operated at this site?
 Yes No
4. Will an incinerator be operated at this site? Yes No
If yes to any part of questions 2, 3 and 4, please contact the Division of Air Pollution Control at 494-3775 for further instructions.
5. Will particulate matter (dust) be generated at this site from land clearing, grading, construction or materials handling activities?
 Yes No
If yes, please contact the Division of Air Pollution Control at 494-3775 for guidance in complying with the regulations contained in COMAR 10.18.06.03 D.

T. NOISE
Will site activities generate noise greater than the noise levels specified in COMAR 10.20.02? Yes No
If yes, describe plans to control the noise: _____

2/18/83 (25)

U. MAPPED INFORMATION
The following information shall be submitted in map form at a scale of 1"=200' unless otherwise indicated:
1. Delineation of geologic groups, formations, members and faults as published by the Maryland Geological Survey, onsite and within a distance of 2,000 feet of the property line. (use smaller scale map)
2. Delineation of alluvial/hydric soil types
3. Location of wetlands
4. Delineation of 100 year floodplain
5. Existing topography with contour intervals of 5 feet indicated and slopes of 25% or more shaded.
6. Location of springs, intermittent streams, perennial streams, and bodies of water into which this site directly drains
7. Water quality district boundaries, if any
8. Existing land use
9. Proposed land use
10. Location of proposed open space
11. Location of proposed stormwater management facilities
12. Location of NPDES discharge points (existing and proposed)
13. Location of radioactive materials, pathological materials, chemicals, petroleum products, deicing compounds, fertilizers or similar materials (past, existing and proposed)
14. Location of proposed water quality BMP's

V. SIGNATURE
I, Kenneth M. Johns, acknowledge that I am the owner, contract purchaser or legally authorized representative of either and that I understand the requirements for Environmental Effects Reports and that the information I have provided is true and correct to the best of my knowledge, information and belief.
APPLICANT'S SIGNATURE: [Signature]
DATE: 2/26/86

PETITION FOR RECLASSIFICATION
CASE NO. R-87-90

LOCATION: West Side of Timanus Lane, 1150 feet North from the Centerline of Windsor Mill Road

PUBLIC HEARING: Thursday, September 11, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To reclassify the property from a D.R. 10.5 Zone to an O-2 Zone

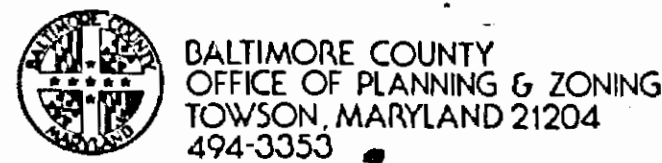
All that parcel of land in the 2nd Election District of Baltimore County

BEGINNING for the same at a point on the west side of Timanus Lane, as now proposed to be widened to 60', said point being 1,150' northerly from the centerline of Windsor Mill Road; thence leaving the said point of beginning and binding on the west side of Timanus Lane sixty feet wide... 12°22'46"E 1204'2"; thence leaving the west side of Timanus Lane by a curve to the left having a radius of 20' and an arc length of 34' to a point on the south side of Castle-moor Road as now laid out 55' wide; thence binding on the south side of Castle-moor Road N86°01'50"W 316'2"; thence leaving the south side of Castle-moor Road S61°46'00"W 329'2"; thence S48°13'54"E 57'2"; thence S52°59'38"E 55'2"; thence S33°29'33"W 125'2 to the north side of Doonan Road as now laid out 50' wide; thence binding on the north side of Doonan Road by a curve to the left having a radius of 575' and an arc length of 50'; thence crossing Doonan Road radially a distance of 50' to the south side of Doonan Road; thence binding on the south side of Doonan Road by a curve to the right having a radius of 625' and an arc length of 65'; thence leaving Doonan Road S38°29'00"W 94'2; thence S2°01'24"W 43'2; thence N87°58'36"W 43'2; thence S47°01'24"W 210'2; thence S36°22'56"W 572; thence S29°19'15"E 323'2; thence S35°13'17"E 468'2; thence N1°55'00"W 135'2; thence S72°15'21"E 475'2 to the point of beginning.

BEING all of parcels 2, 3 and 4 of a desc dated May 13, 1982 and recorded among the Land Records of Baltimore County in Liber 6461 page 296 between Lane Realty, Inc. and Crans & Crans, Partnership, Grantors, and Timanus Lane Partnership, Grantees.

Being the property of Timanus Lane Partnership as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY



ARNOLD JADLON
ZONING COMMISSIONER

JEAN M. H. IANG
DEPUTY ZONING COMMISSIONER

January 23, 1987
SECOND BILL

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING RECLASSIFICATION
W/S of Timanus La., 1150' N from c/l of Windsor Mill Rd.
2nd Election District
Timanus Lane Partnership - Petitioner
Case No. R-87-90 (Item No. 2, Cycle III)

Dear Mr. Lichter:

This is to advise you that \$340.41 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 RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

Very truly yours,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 30506
DATE 1/23/87 ACCOUNT R-01-615-000
FOR: Advertising & Posting Costs re Case #R-87-90
B 8039****34041fa.5202P

Be 1/23/87 340.41 returned
1/23 Speaks off of 1/23/87 to next of check 1/23/87

IN THE MATTER OF THE PETITION FOR ZONING RECLASSIFICATION FROM D.R. 10.5 TO O-2 ZONE (Documented) W/S of Timanus Lane, 1150' N. of Windsor Mill Rd., 2nd Dist.
TIMANUS LANE PARTNERSHIP, Petitioner
BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
Case No. R-87-90 (Item 2, Cycle III)

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
494-2188

RECEIVED COUNTY BOARD OF APPEALS FEB 13 1986 4 11 08 E

I HEREBY CERTIFY that on this 5th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

R-87-90

District: 2nd
Posted for: Reclassification
Petitioner: Timanus Lane Partnership
Location of property: W/S of Timanus Lane, 1150' N. of the c/l of Windsor Mill Road
Location of sign: sign west side of Timanus Lane, approx 200' south of West Haden Road, and sign west side of Timanus Lane, approx. 10' north of Beech Hill Road
Posted by: J. J. Smith
Number of Signs: 2

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 11/19/01 BY 60322/UC/STP

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 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 August 21, 1986

THE JEFFERSONIAN,
Susan Sander Sobert
Publisher

Cost of Advertising
44.00

LEGAL NOTICE
NOTICE OF HEARING
RE: PETITION FOR ZONING RECLASSIFICATION FROM D.R. 10.5 TO O-2 ZONE (Documented) W/S of Timanus Lane, 1150' N. of Windsor Mill Rd., 2nd Dist. TIMANUS LANE PARTNERSHIP, Petitioner. Case No. R-87-90 (Item 2, Cycle III)

CERTIFICATE OF PUBLICATION
80207

Pikesville, Md., Aug. 20, 1986

I HEREBY CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Md., appearing on the 11th day of August, 1986

Publication appearing on the 11th day of Aug., 1986
Publication appearing on the 19th day of Aug., 1986
Publication appearing on the 19th day of Aug., 1986

THE NORTHWEST STAR

Phyllis Cole Friedman
manager

Cost of Advertisement \$39.20

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1986

NOTICE OF HEARING

RE: PETITION FOR RECLASSIFICATION W/S of Timanus La., 1150' N from the c/l of Windsor Mill Rd. 2nd Election District Timanus Lane Partnership - Petitioner Case No. R-87-90 (Item No. 2, Cycle III)

TIME: 10:00 a.m.

DATE: Thursday, September 11, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

9/11/86 All notified of continued hearing on 10/01/86.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & E-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 18446
DATE 2/13/86 ACCOUNT 01-615-006
AMOUNT \$ 100.00
RECEIVED STEINBERG, KISHORE & CO. REVENUE SERVICE
FOR: RECLASS. W/S TIMANUS LANE PARTNERSHIP

T. J. Hackett
William T. Hackett, Chairman
of Appeals

People's Counsel for Baltimore County

NOTICE FOR ADVERTISING: A WEEK BEFORE THE HEARING. THE ZONING OFFICE ON THE

16/1/87

MAP A-4-5
 2B
 E.D. 2
 DATE 5/26/87
 200
 1000
 OF

Please Micro 1st.
 Contact Scott Dallas
 668-0090
 when returned.

R-87-90
 #

Timanus Lane Partnership, R-87-90
 1150' N of Windsor Mill Rd., and Elec. District

RECEIVED
 COUNTY BOARD OF APPEALS
 1987 DEC - 5 P 1:01

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman
 TO: County Board of Appeals Date: October 17, 1986
 Norman E. Gerber, AICP, Secretary
 FROM: Baltimore County Planning Board
 Zoning Reclassification Petition R-87-90 Cycle III, Item 2
 SUBJECT: Timanus Lane Partnership, W/S of Timonium Lane, 1150' N of Windsor Mill Road

At its regular meeting on October 16, 1986, the Planning Board reviewed the amended plan for the subject property. The Board was of the opinion that D.R. 10.5 does not provide for an appropriate use for the land, that residential development would not be compatible with the non-residential development adjacent to this property along Windsor Mill Road, and that development in accordance with the amended plan would be compatible with adjacent residential areas. Consequently, the Planning Board recommended that the petitioner's request for 0-2 zoning be granted.

Norman E. Gerber
 Norman E. Gerber, AICP, Secretary
 Baltimore County Planning Board

NEG:JGH:sib

cc: Julius W. Lichter, Esq.
 Attorney for the Petitioner
 Phyllis Cole Friedman
 People's Counsel
 J.G. Hoswell

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman
 TO: County Board of Appeals Date: October 7, 1986
 Norman E. Gerber, AICP, Director
 FROM: Office of Planning and Zoning
 Amended Plans: Cycle III, Item 2 (R-87-90)
 SUBJECT: Cycle III, Item 3 (R-87-91)

I have reviewed the amended plans for the subject zoning reclassification petitions. My comments in the Report by the Director of Planning and Zoning to the Baltimore County Planning Board remain applicable.

Norman E. Gerber
 Norman E. Gerber, AICP, Director

NEG:JGH/sf

cc: Julius W. Lichter, Esq.
 Attorney for the Petitioner
 Phyllis Cole Friedman
 People's Counsel
 J. G. Hoswell

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Phyllis Cole Friedman
 TO: People's Counsel Date: January 16, 1987
 J.G. Hoswell
 FROM: Office of Planning and Zoning
 Zoning Reclassification Petition: Cycle III, Item 2
 SUBJECT: Timanus Lane Partnership



In view of the petitioner's arguments before the CBA (as to the economic infeasibility of developing 19.27 acres zoned D.R. 10.5 for residential), I thought you and Pete would be interested in seeing the attached plan. Please note that the proposed subdivision (Rutherford Heights) is scheduled for CRG on 1/22/87, that the plan is for townhouses at D.R. 5.5, and that it's located adjacent to the Timanus Lane Partnership site.

JGH
 J. G. Hoswell

JGH:sib

CPS-008

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3211
 NORMAN E. GERBER
 DIRECTOR

December 2, 1986

Ella White Campbell, President
 Liberty Road Community Council, Inc.
 7407 Dorman Drive
 Baltimore, Maryland 21208

Re: Zoning Reclassification Petition
 R-87-90 Cycle III, Item No. 2
 Timanus Lane Partnership

Dear Ms. Campbell:

I believe your letter dated November 21, 1986, is addressed to the wrong agency. This office has no authority to grant or deny zoning reclassification petitions. This authority is vested in the County Board of Appeals. Consequently, a copy of your letter is being transmitted to the County Board of Appeals for their consideration.

Sincerely,
Norman E. Gerber
 Norman E. Gerber, AICP
 Director

NEG:sib

cc: County Board of Appeals
 People's Counsel
 J.G. Hoswell



Liberty Road Community Council, Inc.
 7407 DORMAN DRIVE BALTIMORE, MARYLAND 21208 484-9387

November 21, 1986

Mr. Norman Gerber
 Office of Planning and Zoning
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

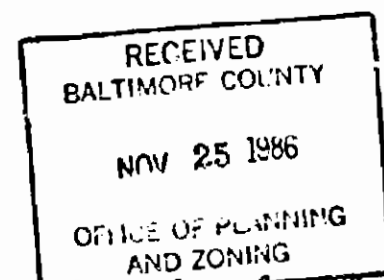
Dear Mr. Gerber:

The Liberty Road Community Council, Inc. implores your office to reconsider granting the re-classification for the Timanus Lane Development to 0-2. The communities in our organization feel that there has occurred a substantial change in the character of the neighborhood in which the property is located since the property was last classified. The reclassification to an Office Park Zone would mean new employment opportunities for office workers in the area. Our area is already inundated with apartment complexes and other high density buildings. The current 10.5 zoning creates the potential for adverse impacts on transportation facilities, water-supply facilities, sewerage, schools, recreational facilities and other public outlets.

Your office has been most cognizant of the impact of zoning on the community. We are certain that you will again look at the ambience of the neighborhood and make a good decision.

We thank you for your continued cooperation and support.

Sincerely,
Ella White Campbell
 Ella White Campbell
 President



A Coalition of Communities Working Together for Progress

A MEMBER AGENCY OF
 UNITED WAY OF CENTRAL MARYLAND

Baltimore County, Maryland

PEOPLE'S COUNSEL
 RM. 223, COURT HOUSE
 TOWSON, MARYLAND 21204
 494-2188

PHYLLIS COLE FRIEDMAN
 People's Counsel

PETER MAX ZIMMERMAN
 Deputy People's Counsel

January 19, 1987

The Honorable
 William T. Hackett, Chairman
 County Board of Appeals
 Room 200, Court House
 Towson, MD 21204

RE: Timanus Lane Partnership, Petitioner
 Zoning Case No. R-87-90

Dear Chairman Hackett:

This office has just received additional information concerning new development on neighboring property. This information, contained in the memorandum of James G. Hoswell dated January 16, 1987, is attached for your consideration.

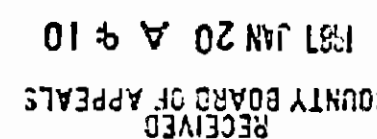
Please consider this letter as a Motion to Produce Additional Evidence. The Board of Appeals has discretion to reopen the case. In addition, we are willing to make Mr. Hoswell available for further testimony and cross-examination.

Very truly yours,

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel

Enclosures

cc: Julius W. Lichter, Esquire
 PHZ:sh



Baltimore County Off. of Planning and Zoning
 October 8, 1986

WORK SESSIONS
 of the
 Baltimore County Planning Board
 Thursday, October 16, 1986
 held in
 Room 106, County Office Building

WORK SESSION
 of the
 ad hoc Committee on Development Plans and Issues
 Mr. Worrall, Chairman

AGENDA

- | TIME | AGENDA |
|-----------|--|
| 9:45 p.m. | 1. Call to Order - Mr. Worrall |
| 3:46 p.m. | 2. Introduction of Board Members |
| 3:47 p.m. | 3. Request for Waivers from Certain Provisions of the Baltimore County Development Regulations |
| 4:25 p.m. | 4. Other Business |

 PUBLIC HEARING
 Baltimore County Planning Board

9:430 p.m. Glen Arm/Long Green Valley Study

 REGULAR MEETING
 of the
 Baltimore County Planning Board
 Mr. Dryden, Chairman

- | | |
|-----------|--|
| 5:00 p.m. | 1. Call to order |
| 5:01 p.m. | 2. Introduction of Board Members |
| 5:02 p.m. | 3. Review of Agenda |
| 5:03 p.m. | 4. Minutes of meeting on September 18, 1986 |
| 5:05 p.m. | 5. Citizen Comment |
| 5:10 p.m. | 6. Development Plans and Issues: Recommendation by ad hoc Committee on Development Plans and Issues <ul style="list-style-type: none"> a. Requests for waivers from certain provisions of the Baltimore County Development Regulations. |
| 5:15 p.m. | 7. Proposed amendments to the Baltimore County Zoning Regulations: Recommendations by ad hoc Committee on Regulations and Standards <ul style="list-style-type: none"> a. Proposed amendments to the Baltimore County Zoning Regulations concerning Hospitals, Medical Offices or Clinics and Convalescent Homes. |

over

10/1/87

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Name: E. Serrec, Planning & Zoning Date: Oct. 1, 1986

FROM: William T. Hackett, Chairman Board of Appeals

SUBJECT: Case No. R-87-90 - Timanus Lane Partnership

Pursuant to the appropriate sections of the Baltimore County Code, we are transmitting to you copies of the amended plans submitted to the County Board of Appeals at a public hearing on October 1, 1986. These are being forwarded to you for processing with the Baltimore County Planning Board.

William T. Hackett, Chairman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 27, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21286

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

Julius W. Litcher, Esquire 305 W. Chesapeake Avenue Towson, Maryland 21204

RE: Item No. 2 - Cycle III Petitioner: Timanus Lane Partnership Reclassification Petition

Dear Mr. Litcher:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before September 4, 1986. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

R-87-90

Page Two Item No. 2, Cycle III August 27, 1986

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours, James E. Dyer, Jr. Chairman Zoning Plans Advisory Committee

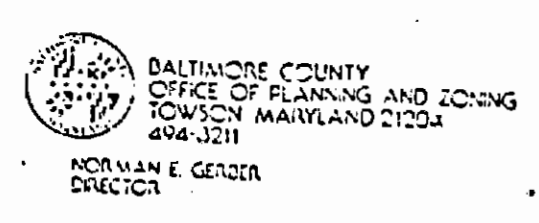
JED:kbb (MS018)

Enclosures

cc: Engineering Enterprises, Inc. 2116 Maryland Avenue Baltimore, Md. 21218

The undersigned are in favor of the Reclassification Petition of Timanus Lane Partnership (Item 2 - Cycle No. III)

Table with columns: Name, Address, Organization. Includes names like Ella White Campbell, Annie M. Davis, Brenda G. Gould, etc.



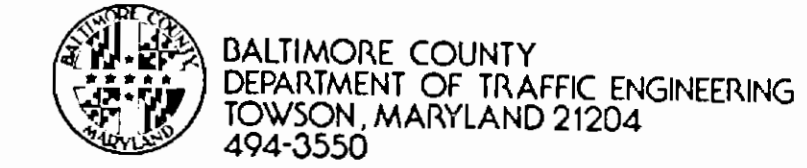
Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

APRIL 22, 1986

Re: Zoning Advisory Meeting of Cycle III - RECLASS. Item 2 - Cycle III Property Owner: TIMANUS LANE PARTNERSHIP Location: S/W W/S TIMANUS LA., 1150' N. FROM E OF WINDSOR MILL RD.

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 AT THIS TIME.
County Review Group meeting is required.
This site is part of a larger tract; therefore it is defined as a subdivision.
A record plat will be required and must be recorded prior to issuance of a building permit.
The access is not satisfactory.
The circulation on this site is not satisfactory.
The parking arrangements are not satisfactory.
The proposed development is not satisfactory.
Development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited.
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 4/15/86.
The property is located in a deficient service area as defined by Bill 17-85.
The property is located in a deficient service area as defined by Bill 17-85.
The property is located in a deficient service area as defined by Bill 17-85.



STEPHEN E. COLLINS DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman Board of Appeals Office of Law, Courthouse Towson, Maryland 21204

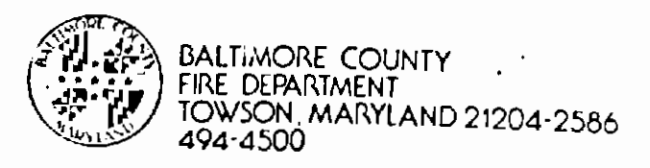
Cycle III April 1986 Item No. 2 Property Owner: Timanus Lane Partnership Location: W/S Timanus Lane, 1150' N from c/l of Windsor Mill Road Existing Zoning: D.R. 10.5 Proposed Zoning: O-2 Acres: 19.27 District: 2nd Election District

The existing 10.5 zoning for this site can be expected to generate approximately 1720 trips per day and the proposed O-2 zoning can be expected to generate 3050 trips per day as general offices or 15,250 trips per day as medical offices.

Timanus Lane will require road improvements and sidewalks.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF:lt



PAUL H. REINCKE CHIEF

May 13, 1986

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

Attention: William Hackett Chairman, County Board of Appeals

RE: Property Owner: Timanus Lane Partnership Location: W/S Timanus La., 1150' N from c/l of Windsor Mill Road Item No.: 2 Zoning Agenda: Cycle III 4/86 - 10/86 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 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved: John F. O'Neill Fire Prevention Bureau Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

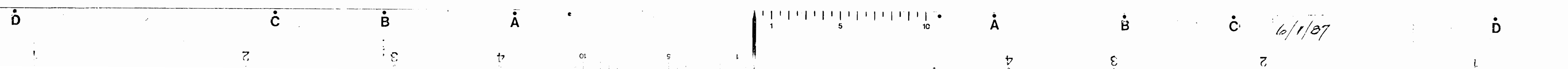
TO: William F. Hackett - Chairman Appeals Board Date: June 24, 1986 Charles E. "Ted" Burnham Plans Review Chief, Department of Permits & Licenses

FROM: SUBJECT: April - October 1986 Zoning Classification - Cycle III

Item #2 Property Owner: Timanus Lane Partnership Contract Purchaser: W/S Timanus Lane, 1150' N from c/l of Windsor Mill Road Existing Zoning: D.R. 10.5 Proposed Zoning: O-2 Acres: 19.27 District: 2nd Election District

- 1) The buildings proposed will be required to comply with a type of construction (Table 401) that will work in conjunction with the permissible areas in Table 501, Sections 501.0, 502.0, and 503. Fire separations between buildings and/or interior lot lines will be governed by Section 502.2. See "How to measure Fire Separations of Exterior Fire Exposure" on Page 29 of the Building Code, - 1984 Edition of B.O.C.A.. The proposed buildings are acceptable as located. However, any relocation should be considered very carefully.
2) The current building code as adopted and amended by Council Bill #17-85 is the 1984 Edition of the B.O.C.A. Basic National Building, Mechanical and Energy Codes.
3) Site and construction plans shall comply with the State of Maryland Regulations 05.01.07. The State requires the local jurisdictions to enforce this regulation, but retains all rights for granting of waivers.

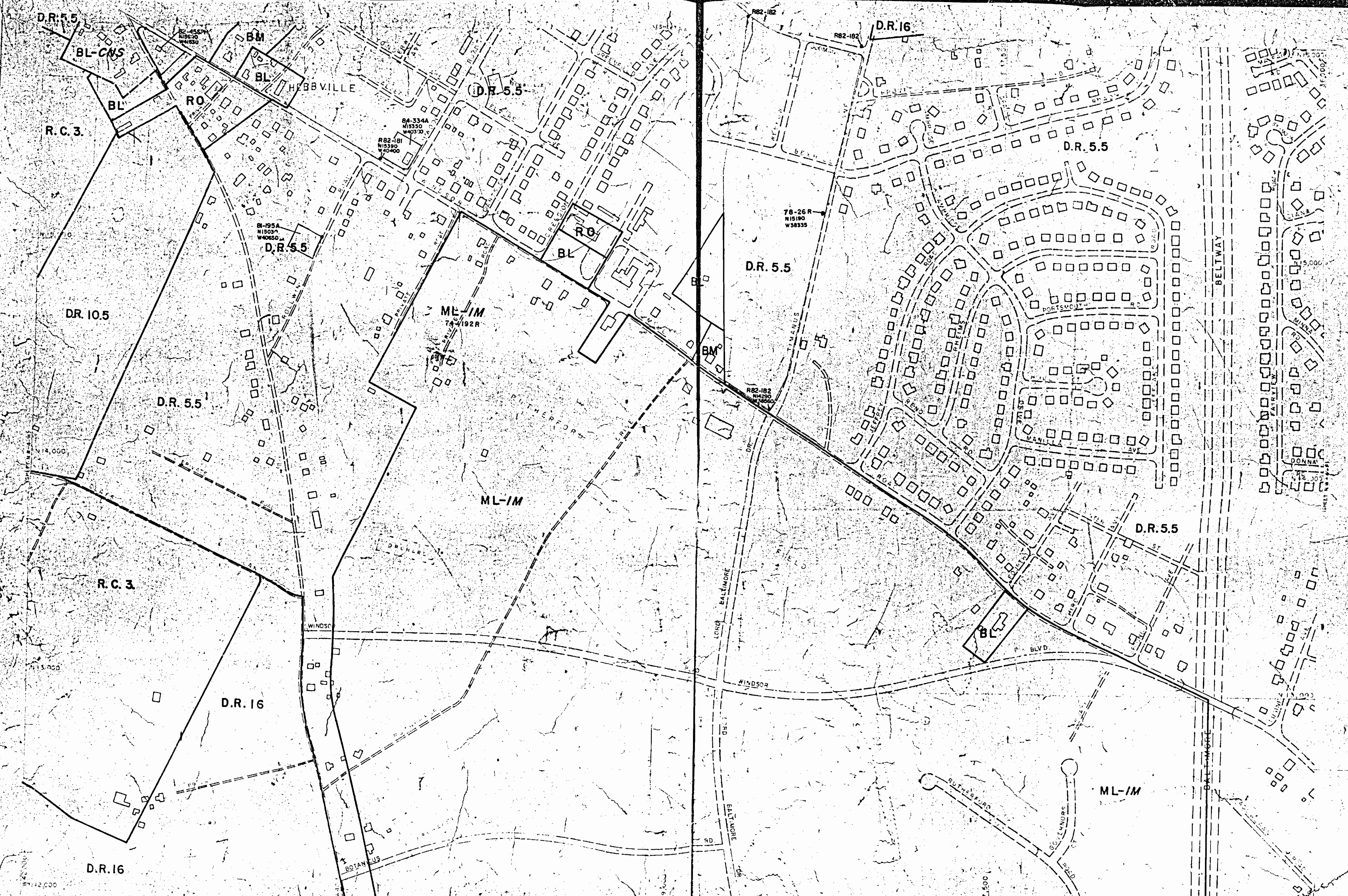
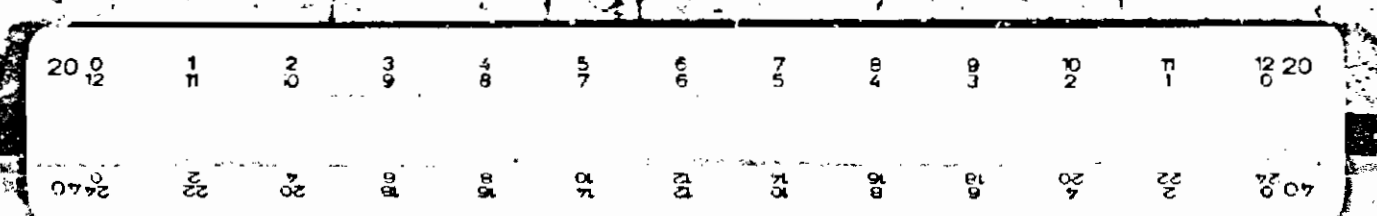
CEB/vw



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

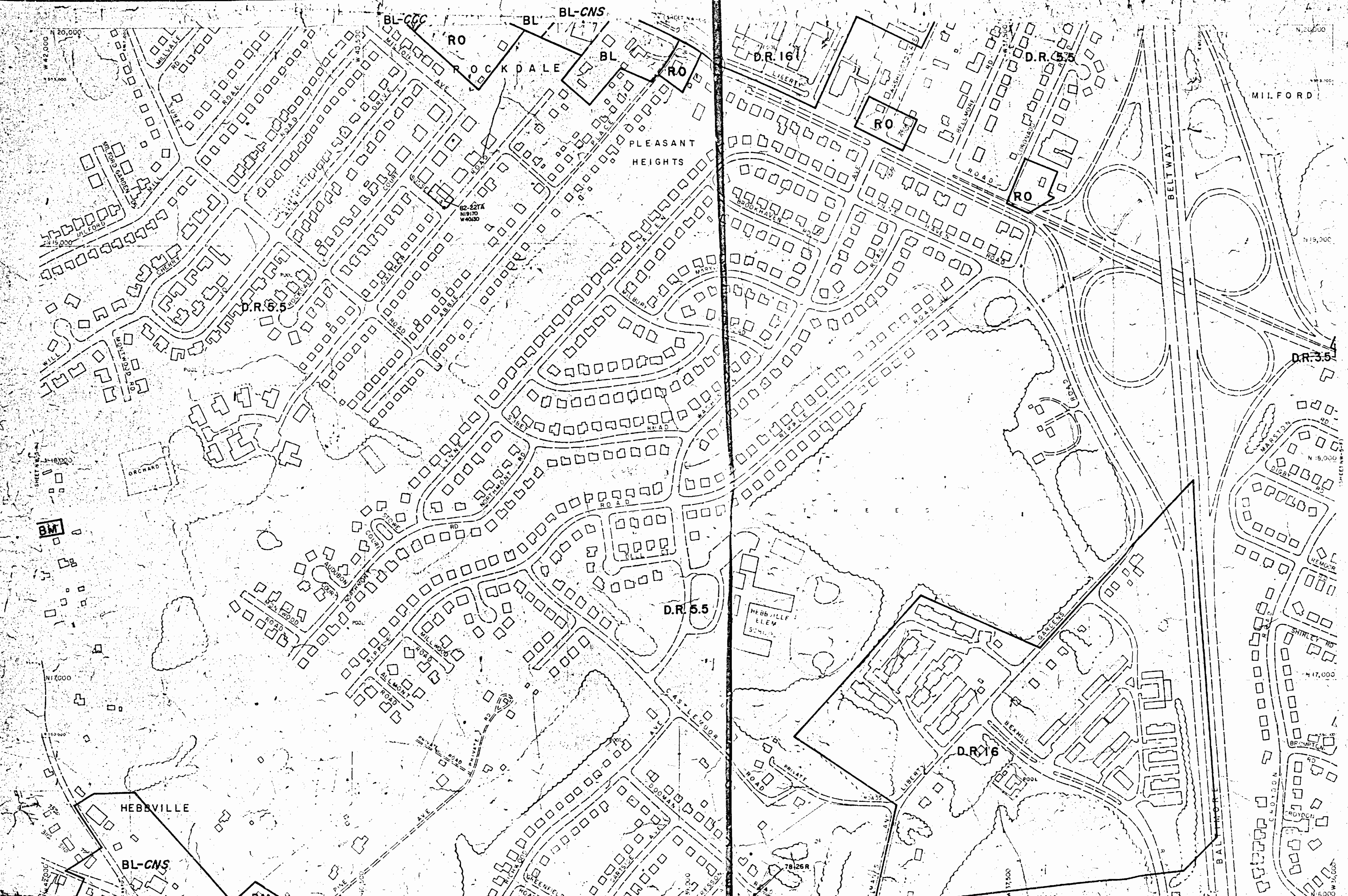
1967 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE BALTIMORE COUNTY COUNCIL
 OCT. 14, 1960
 BILL NOS. 184, 80, 185, 80, 186, 80,
 187, 80, 188, 80, 189, 80 AND 190, 80
 RONALD B. HICKERNELL
 CHAIRMAN, COUNTY COUNCIL
 CHAIRMAN, COUNTY COUNCIL

REVISIONS BY DATE
 Planimetric Maps 2-11-70
 SCALE 1" = 200'
 LOCATION SHEET
 DATE OF PHOTOGRAPHY APRIL 1953
 HEBBVILLE N.W. 4-G
 Compiled By Photogrammetric Methods
 ALSO SERVICE CORPORATION - PHILADELPHIA, PA.



BOARD OF APPLICANTS
 PETITIONERS
 EXHIBIT 7A

6/1/87



1980 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 14, 1980
 BILL NOS. 184-80, 185-80, 186-80,
 187-80, 188-80, 189-80 AND 190-80

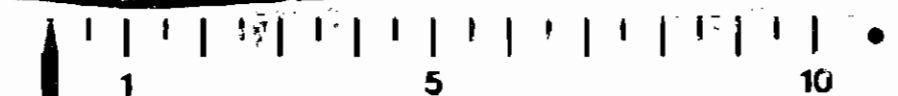
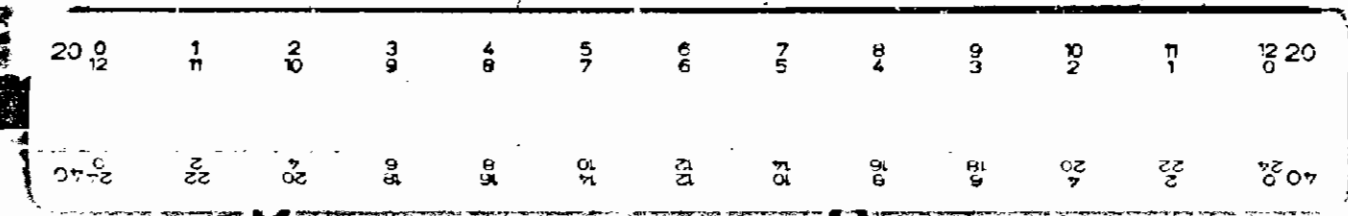
Ronald B. Hickernell
 CHAIRMAN, COUNTY COUNCIL

CORRECTED AS PER RESOLUTION 7-81

RONALD B. HICKERNELL
 CHAIRMAN, COUNTY COUNCIL

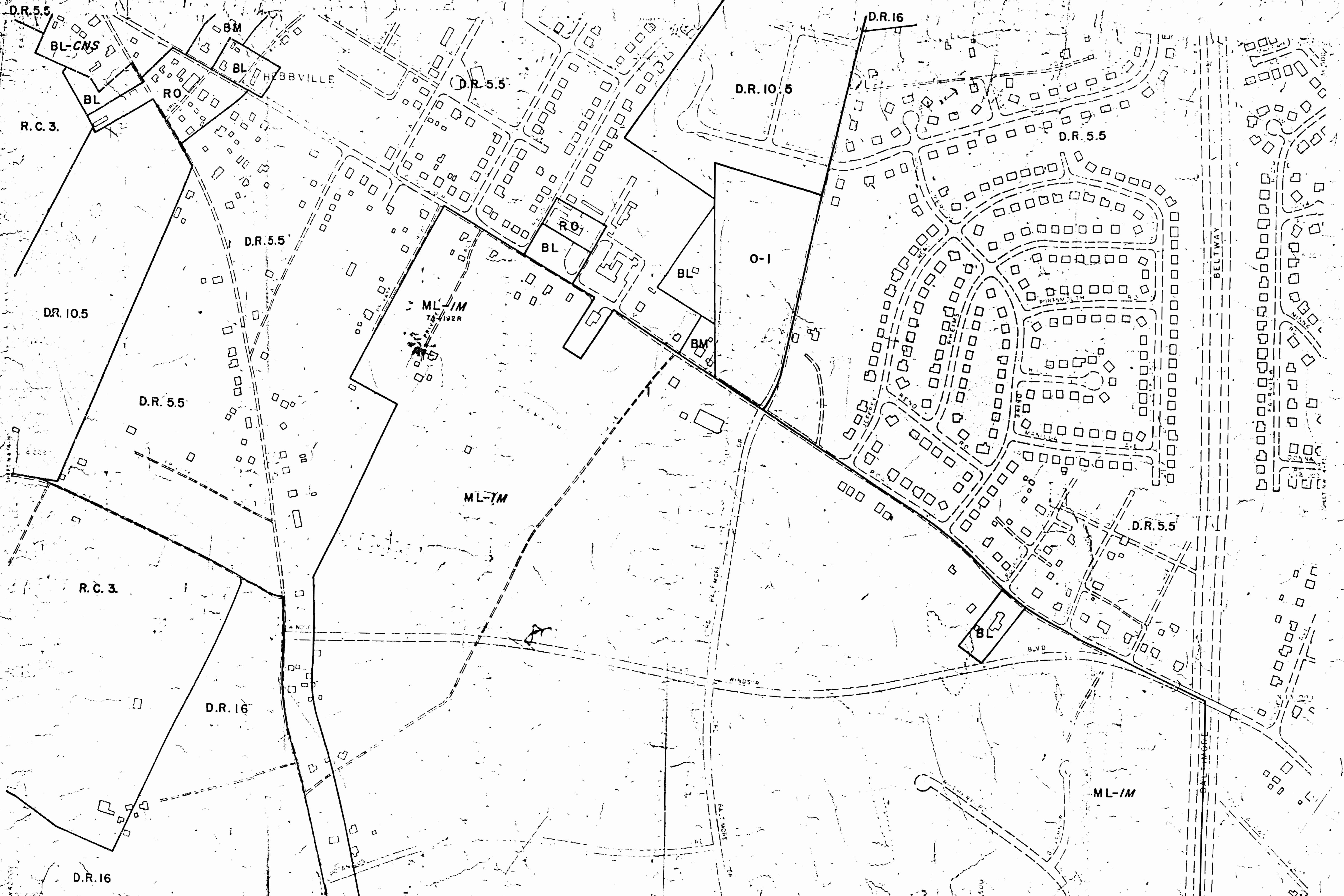
PHOTOGAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION
BY DATE	1" = 200'	HEBBVILLE
Photometric Map, Inc. 4-11-70		ROCK DALE
	DATE OF PHOTOGRAPHY	WOODMOOR
	APRIL, 1953	
Compiled by Photogrammetric Methods, Inc. AERIAL SERVICE CORPORATION, PHILADELPHIA, PA.		



PLANNERS
 ARCHITECTS

6/1/87

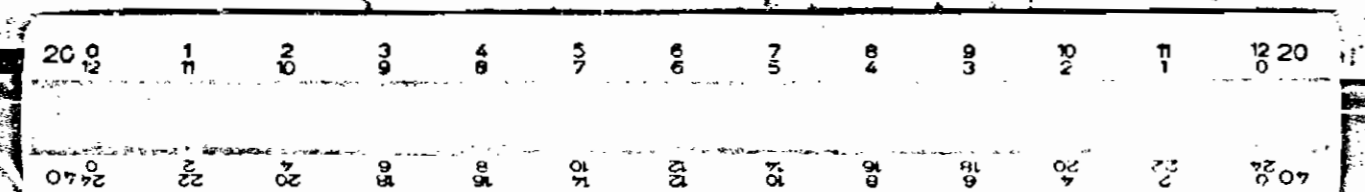


1984 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 NOV. 13, 1984
 L.L.C. NOS. 133-84, 134-84, 135-84,
 136-84, 137-84, 138-84, 139-84
 CHAIRMAN, COUNTY COUNCIL

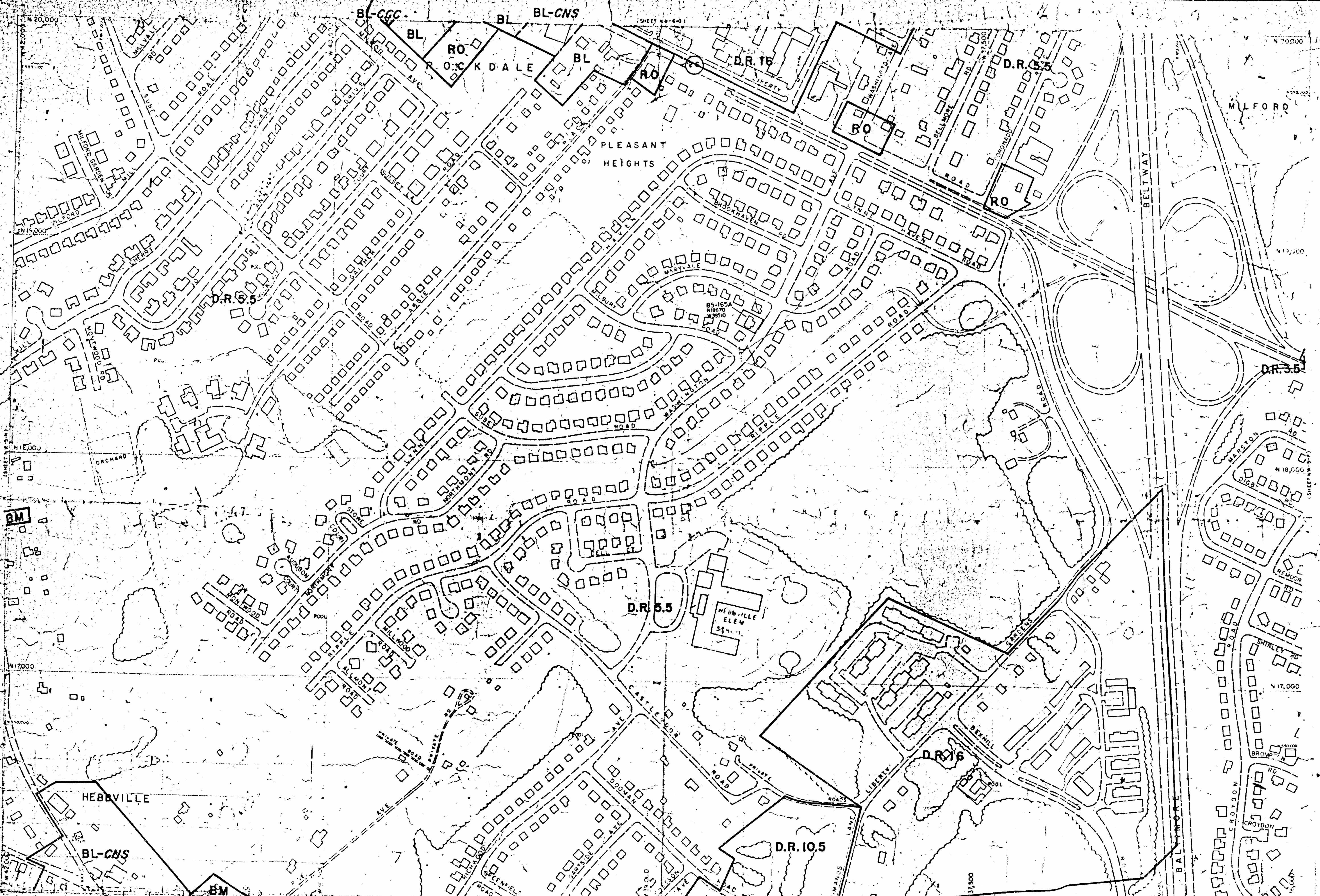
PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS BY DATE
 Photometric Maps, 4 70
 SCALE 1:200
 DATE OF PHOTOGRAPHY 7-1-51
 Prepared by Photogrammetric Maps
 AND SERVICE CORPORATION, PHOTODUPLICATION

LOCATION SHEET
 HEBBVILLE
 CYCLE II, ITEMS 243
 (NORTHWEST AREA)



BALTIMORE COUNTY
 PETITIONERS
 EXHIBIT 18A

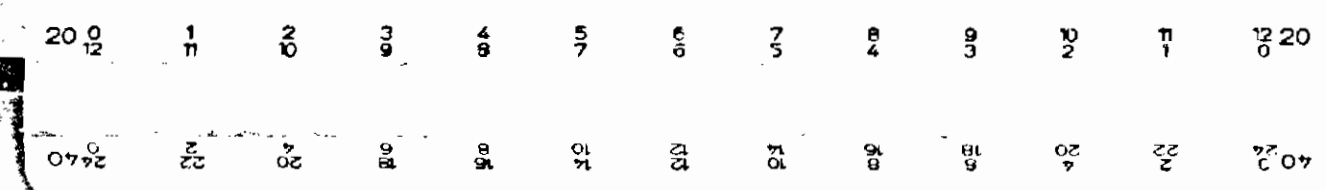


1984 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 NOV. 13, 1984
 BILL NO. 3, 34, 134, 135-84,
 136-84, 137-84
 [Signature]
 CHAIRMAN, COUNTY COUNCIL

PHOTOGAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

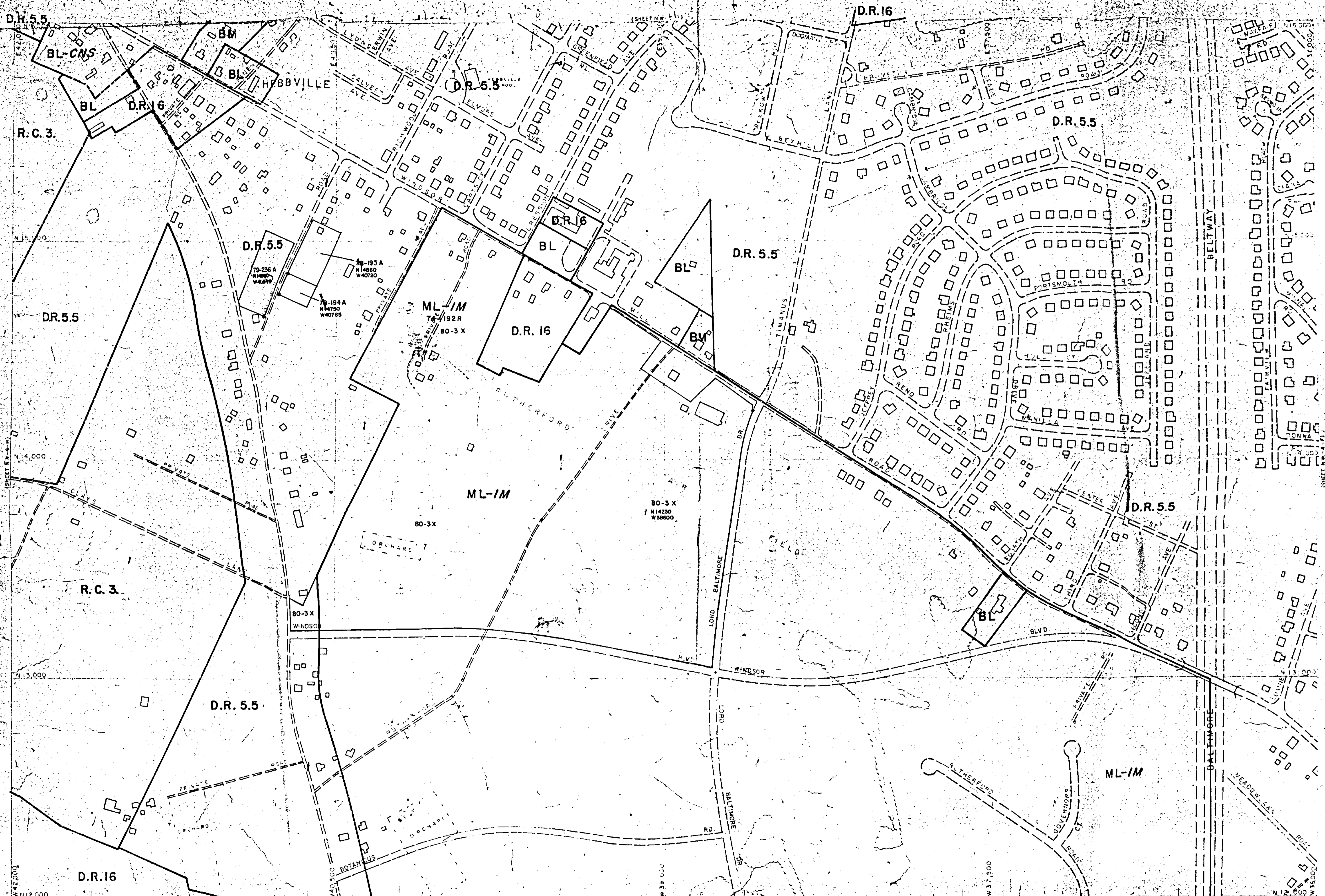
REVISIONS
 BY DATE
 Planimetric Maps, 4-11-75
 Inc.
 SCALE
 1" = 200'
 DATE OF PHOTOGRAPHY
 APR. 1953
 Compiled By Photogrammetric Maps
 AERO SERVICE CORPORATION PHILADELPHIA, PA

LOCATION
 HEBBVILLE
 ROCK DALE
 WOODMOOR



OF APPEALS
 IONER'S
 EXHIBIT 08B

6/1/87

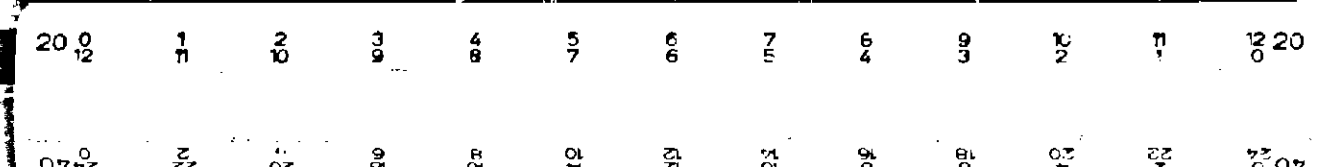


1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76
 CHAIRMAN COUNTY COUNCIL

PHOTOGAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
Planimetric	Maps, Inc.	4-11-70	1" = 200'	HEBBVILLE	N. W. 4-G
			DATE OF PHOTOGRAPHY		
			APRIL, 1953		

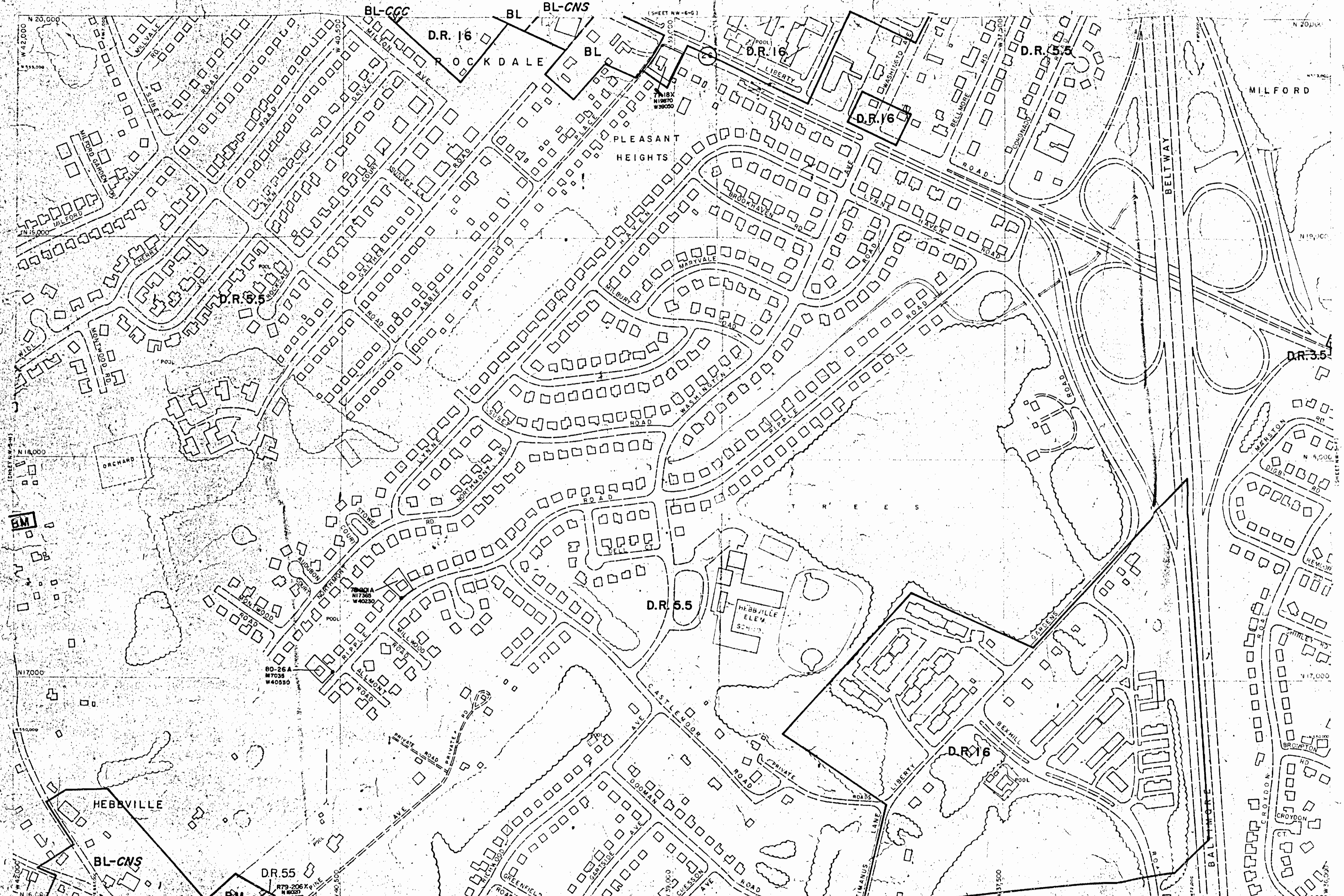
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 AERO SERVICE CORPORATION - PHILADELPHIA, PA.



BOARD OF APPEALS
 PETITIONERS

EXHIBIT 16A

6/1/87



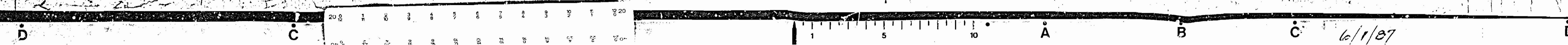
1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76
 CHAIRMAN COUNTY COUNCIL

PHOTGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

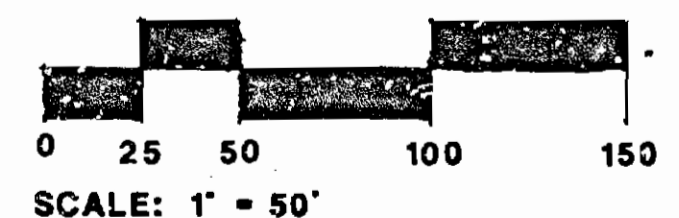
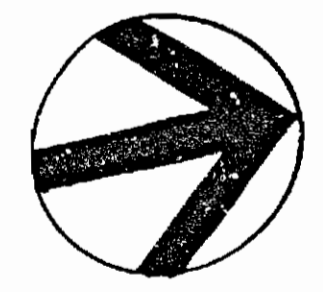
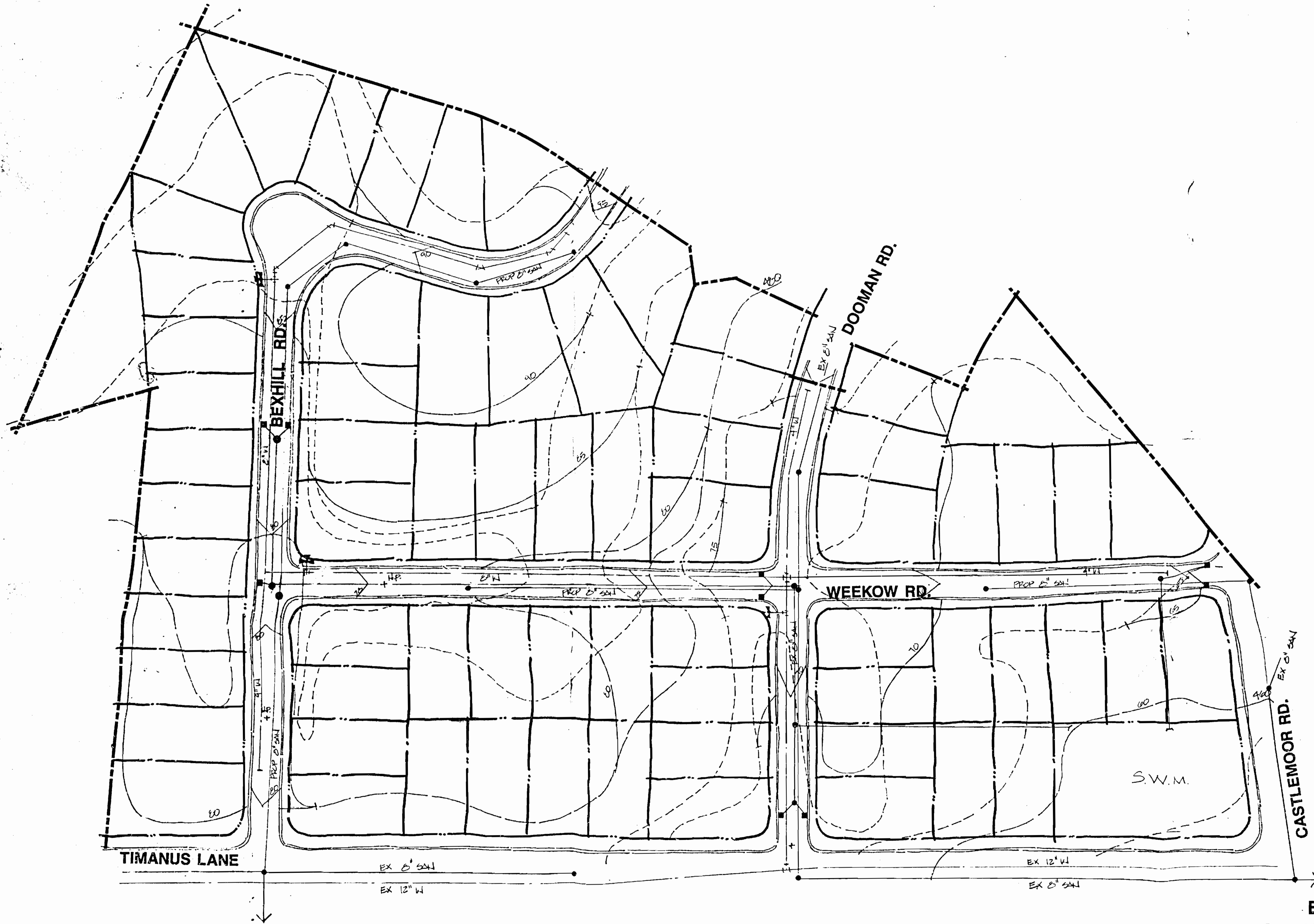
REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	HEBBVILLE	NW
Planimetric Maps, 4-11-70 inc.	DATE OF PHOTOGRAPHY APRIL 1953	ROCK DALE	5-G
		WOODMOOR	

Computed By Photogrammetric Methods
 AERO SERVICE CORPORATION PHILADELPHIA, PA

LAND OF APPEALS
 APPLICANTS
 EXHIBIT 16B



6/1/87



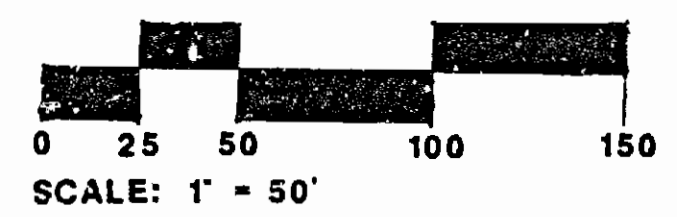
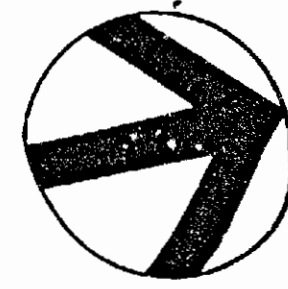
67 LOTS
MINIMUM LOT WIDTH 60'

EXHIBIT TO ACCOMPANY
OPINION OF DEVELOPMENT COSTS

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13
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6/1/87

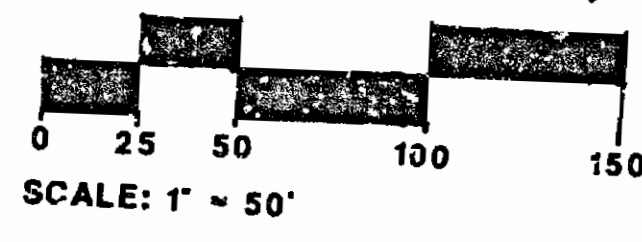
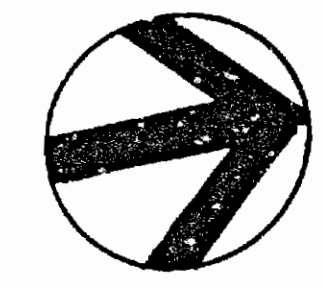
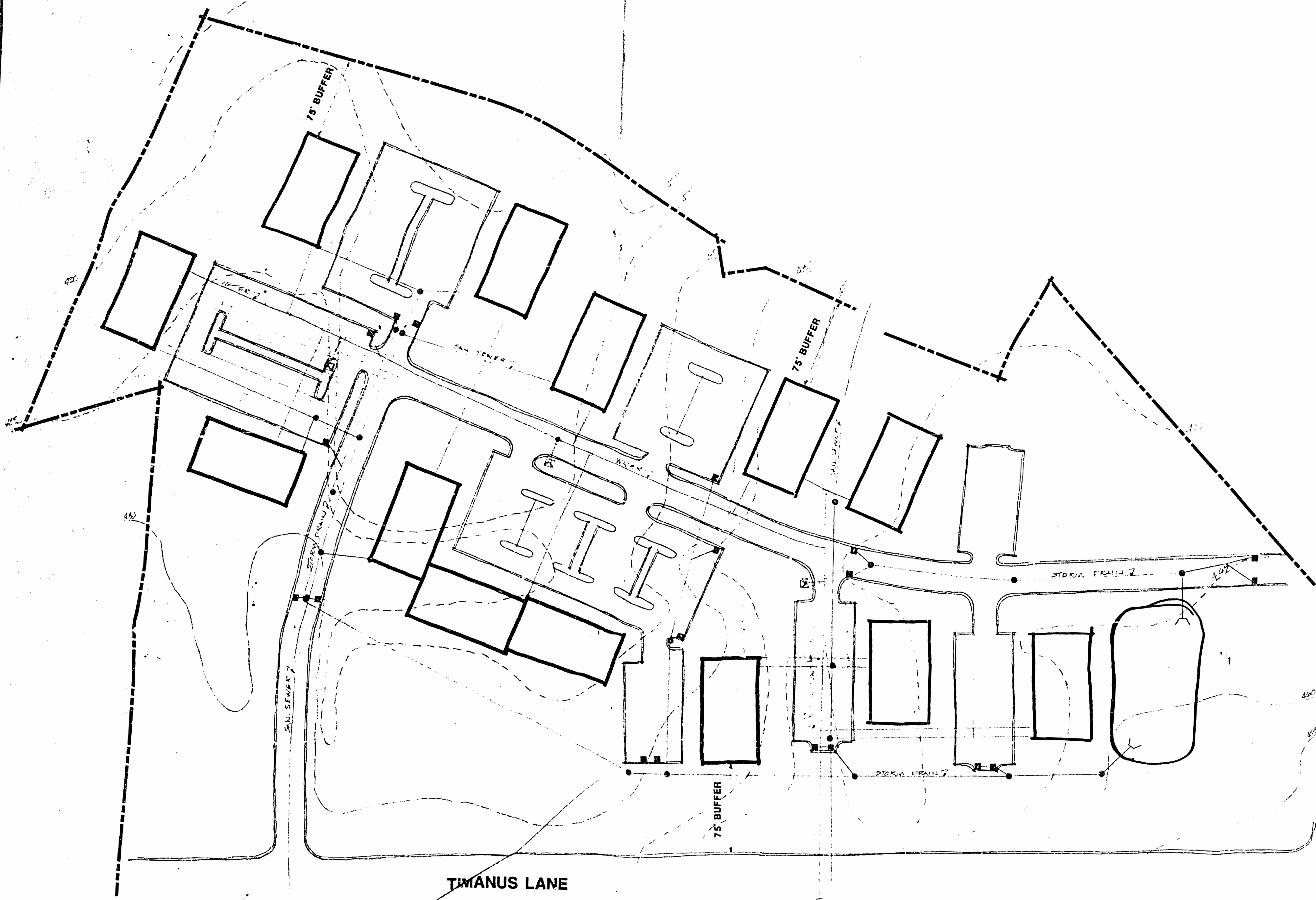


62 LOTS
MINIMUM LOT WIDTH 66'

EXHIBIT TO ACCOMPANY
OPINION OF DEVELOPMENT COSTS

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1st
Ex
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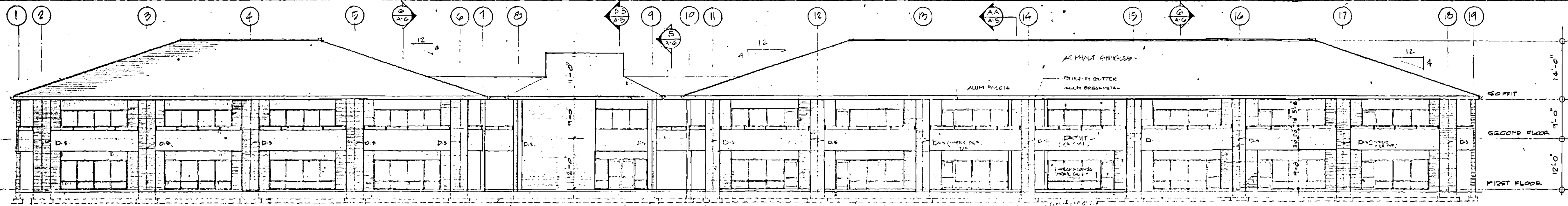
6/1/07



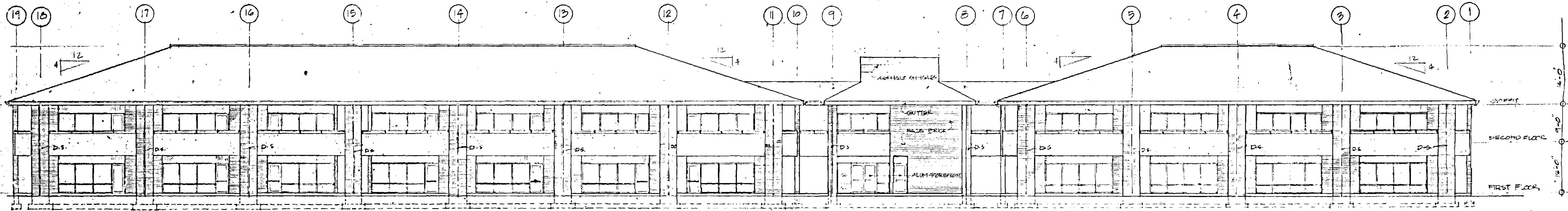
156 APARTMENTS
 EXHIBIT TO ACCOMPANY
 OPINION OF DEVELOPMENT COSTS

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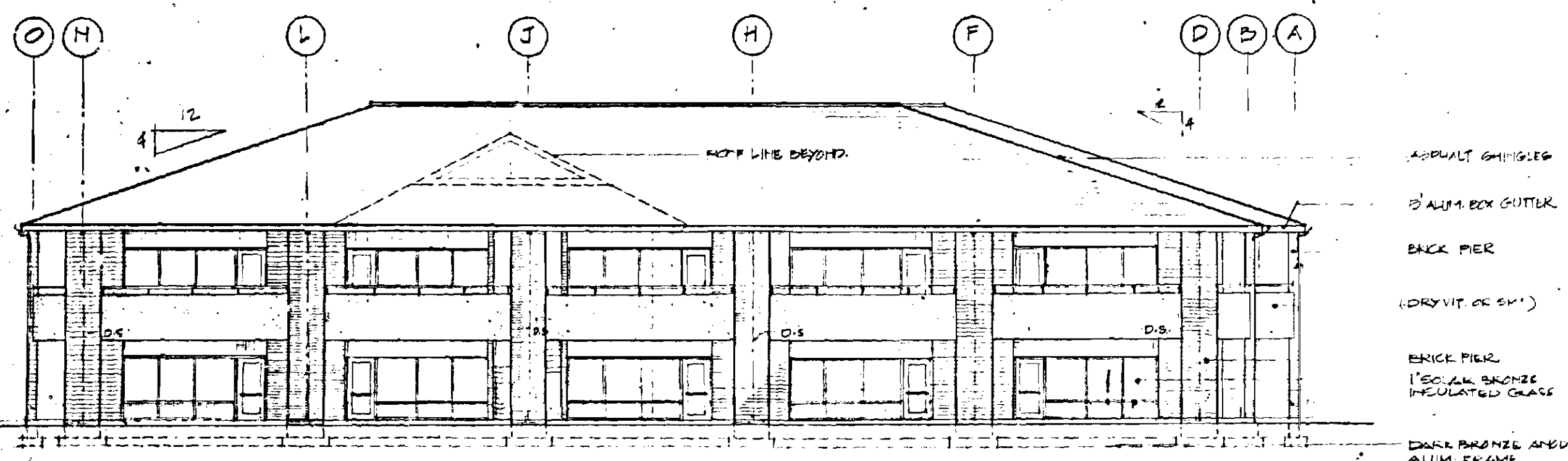




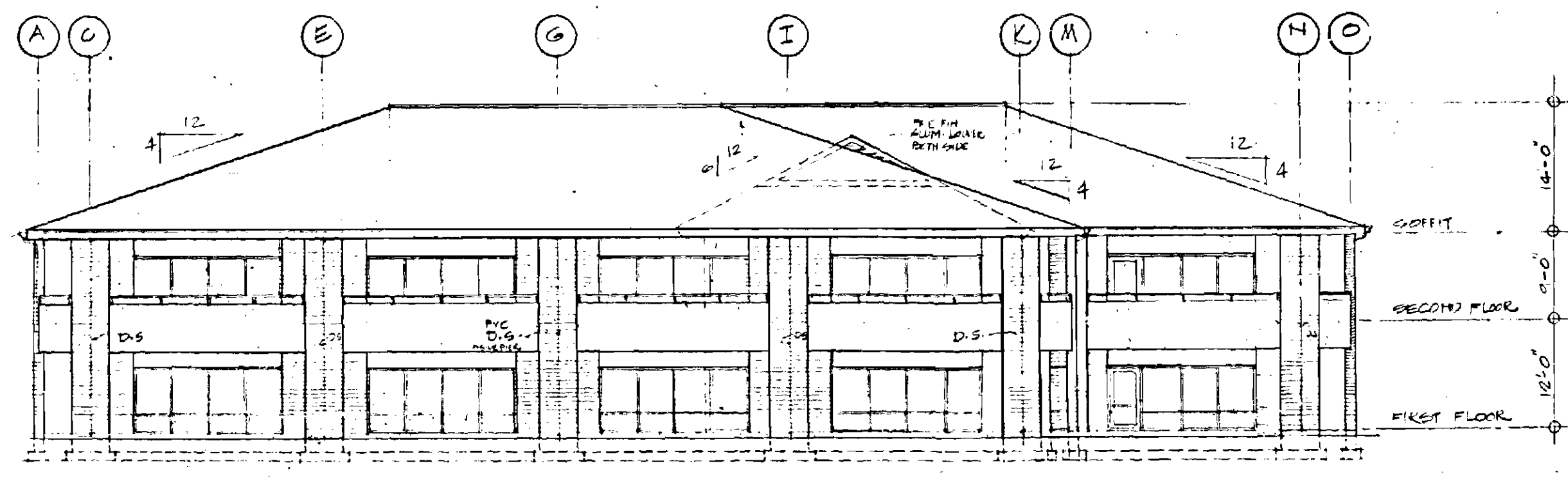
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WEST ELEVATION SCALE: 3/32" = 1'-0"



SOUTH ELEVATION SCALE: 3/32" = 1'-0"



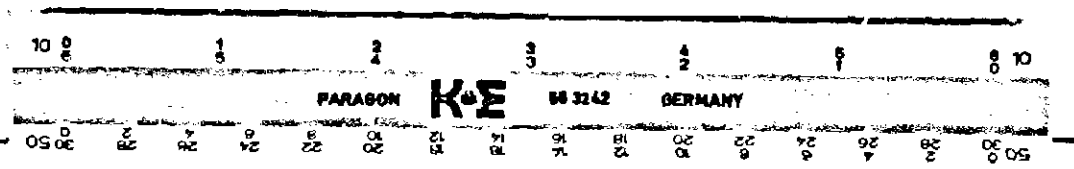
NORTH ELEVATION SCALE: 3/32" = 1'-0"

Office of
DONALD B. RATCLIFFE
 ARCHITECTS
 MEMBER A.I.A.
 2510 Saint Paul St
 BALTIMORE, MD.

TIMANUS LANE OFFICE PARK
 TIMANUS LANE PARTNERSHIP
 9183 REISTERSTOWN ROAD
 GARRISON, MD. 21837

Sheet Title
Drawn
Scale
Revised
Date
Drawing

A5
 Sheet of



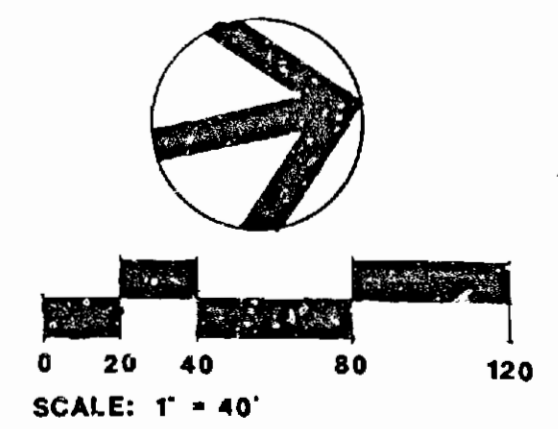


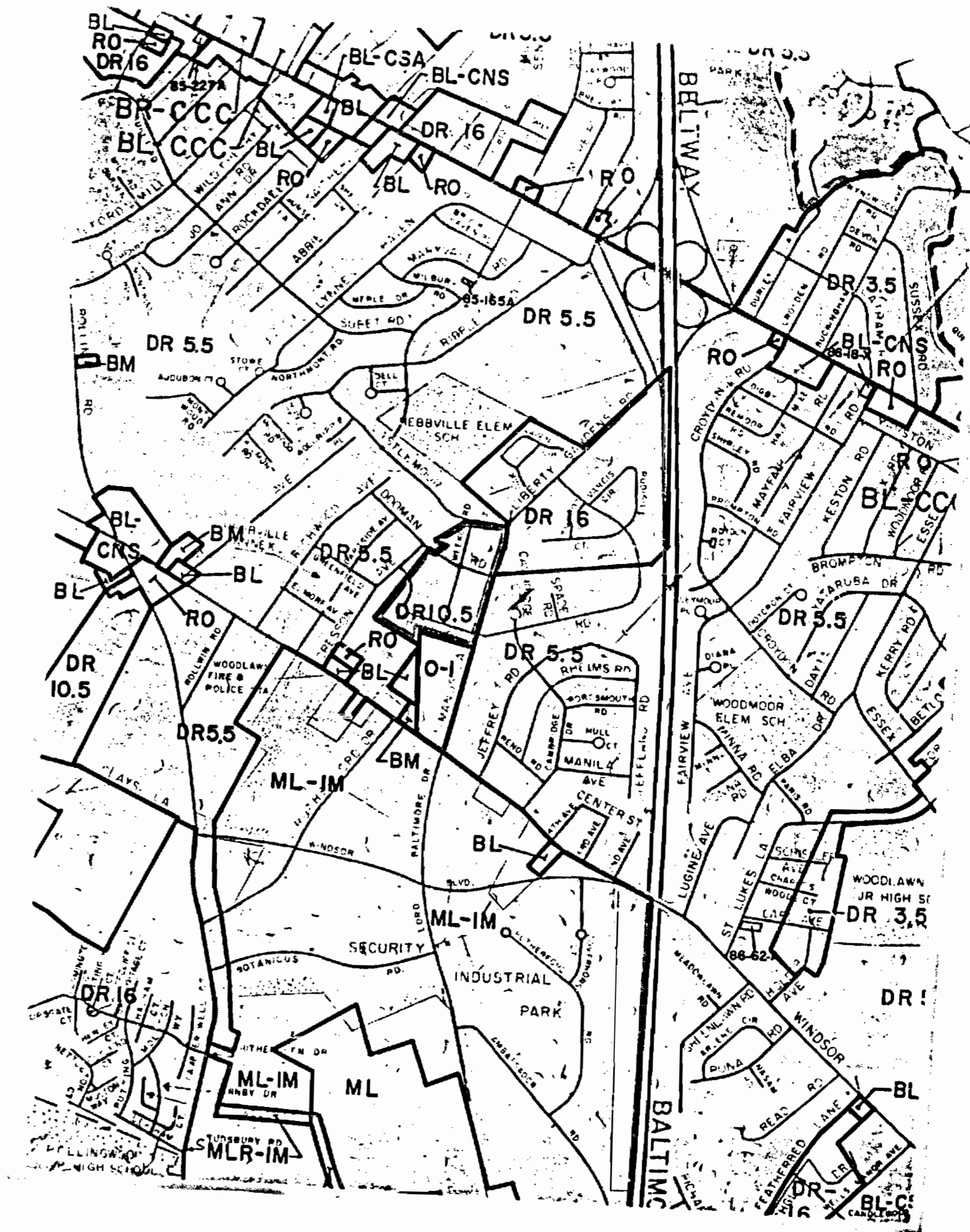
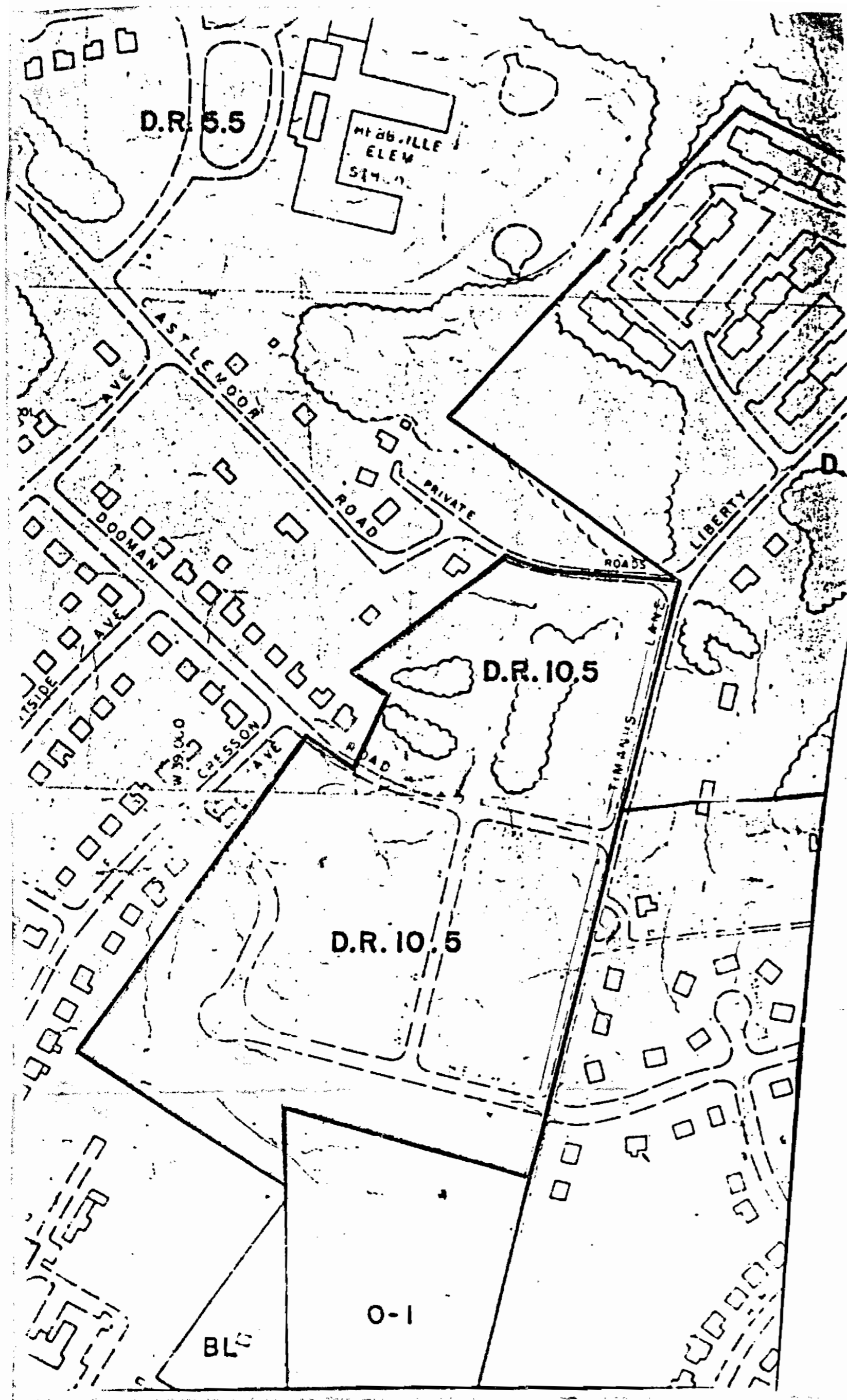
TIMANUS LANE

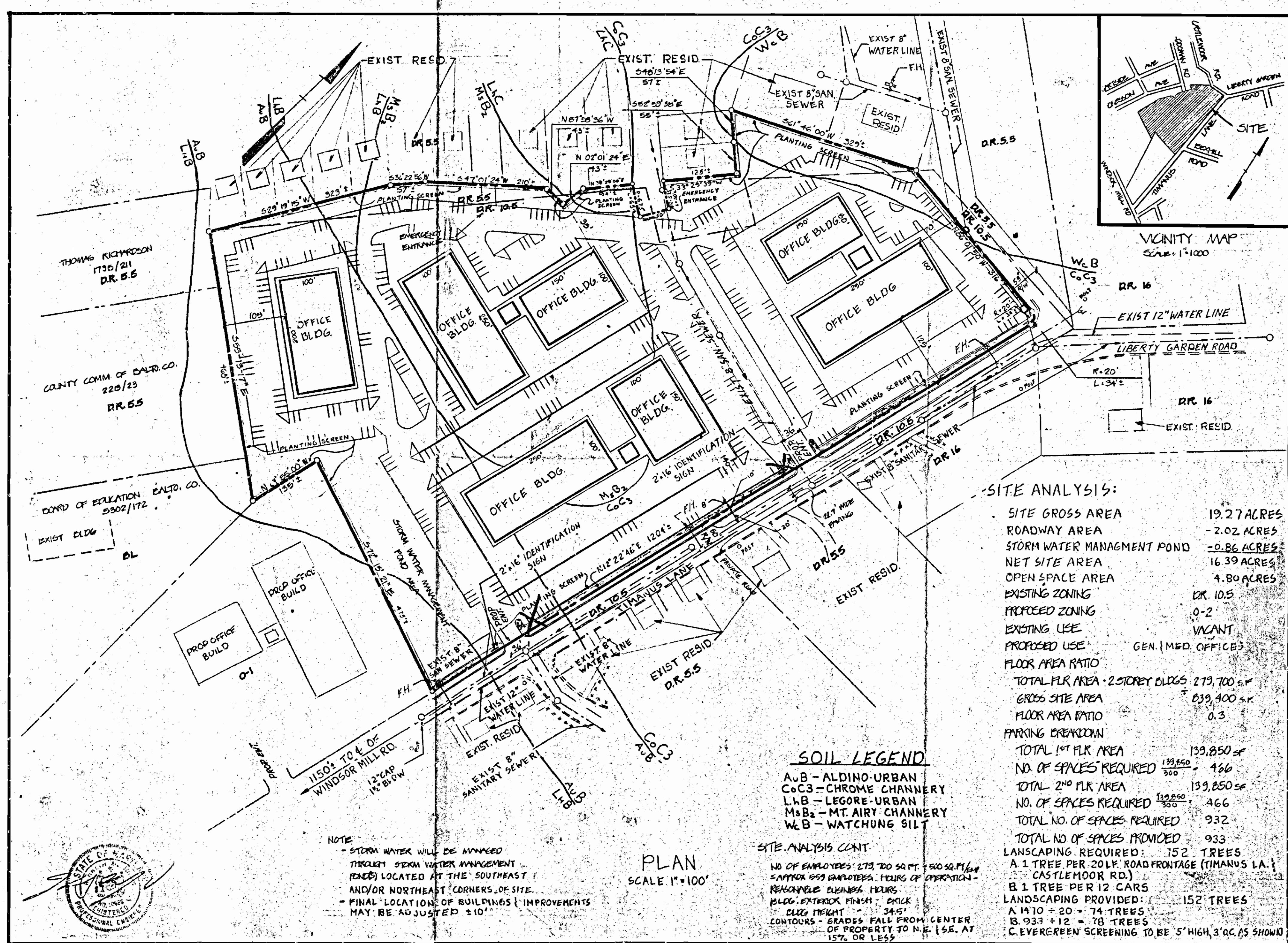
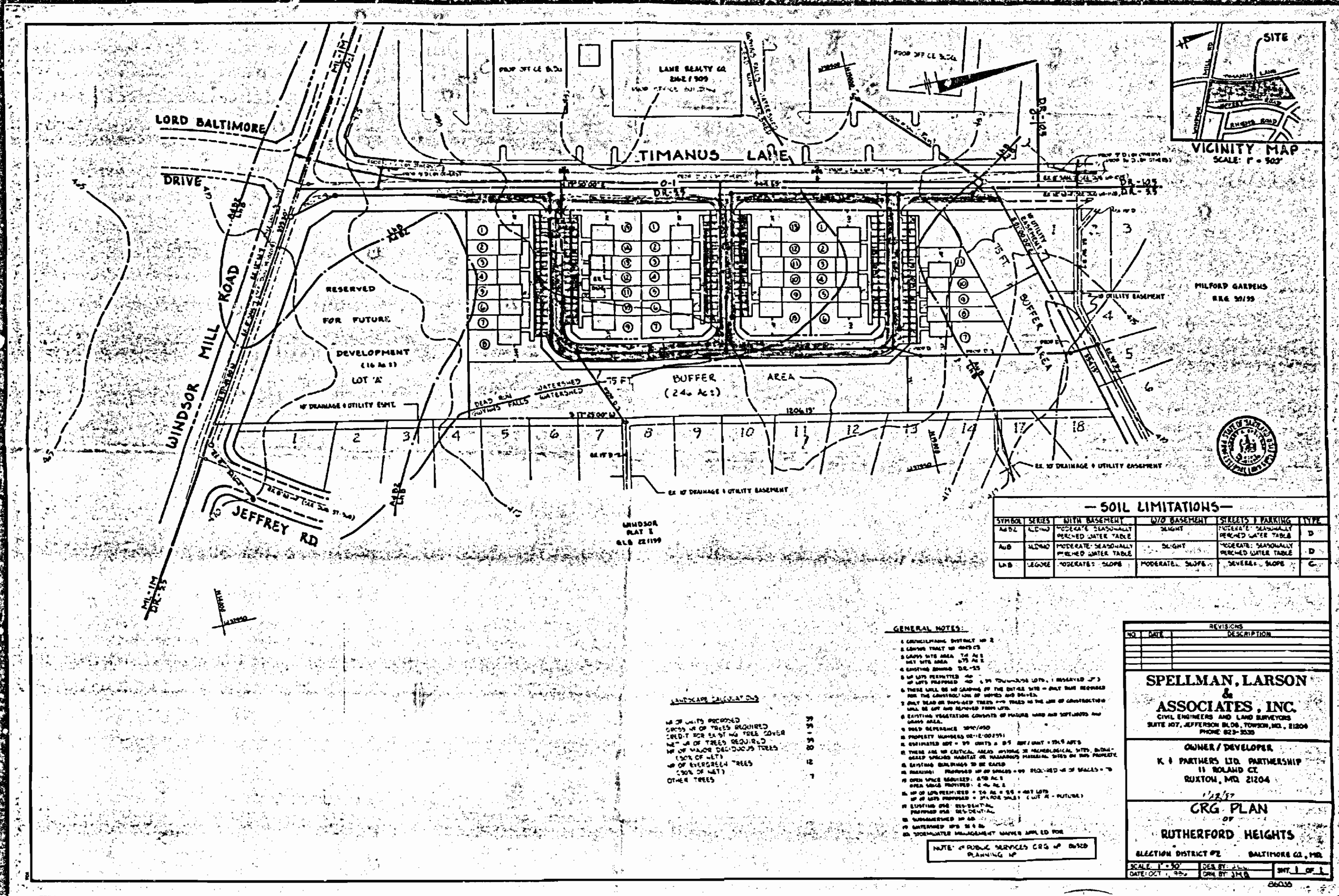
CASTLEMOOR RD.

133 TOWNHOUSES
EXHIBIT TO ACCOMPANY
OPINION OF DEVELOPMENT COSTS

Rev 10/13
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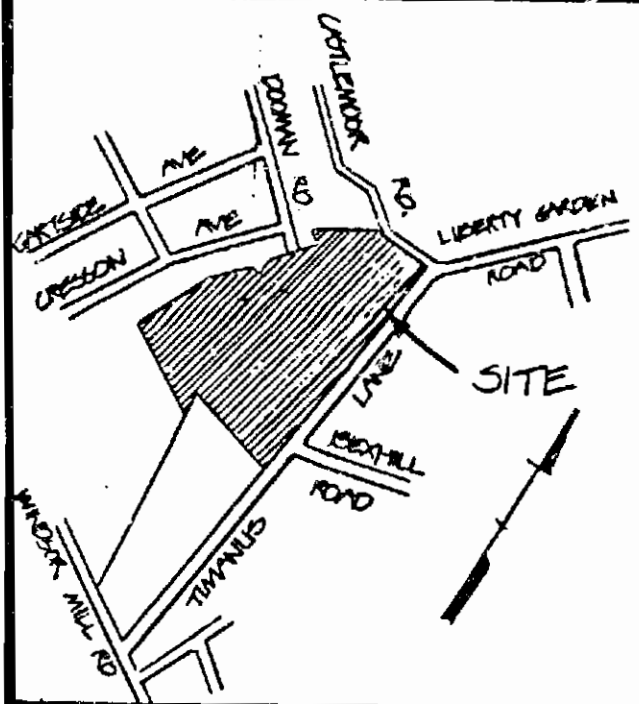
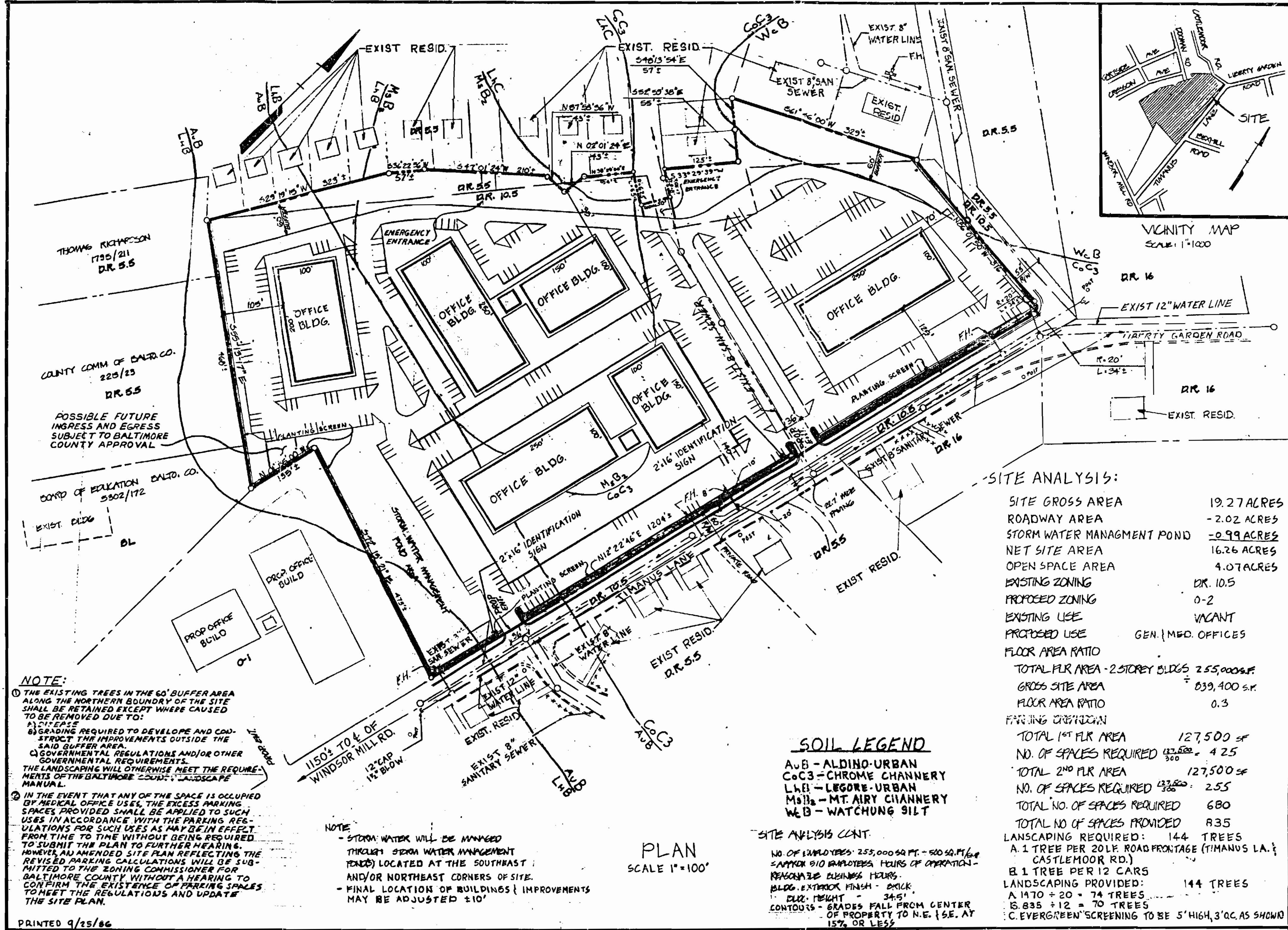




ENGINEERING ENTERPRISES, INC.
 CONSULTING ENGINEERS BALTIMORE, MARYLAND
 2116 MARYLAND AVE. BALTIMORE, MD. 21218
 752-0549

PLAT ACCOMPANYING PETITION FOR RECLASSIFICATION III-2
TIMANUS LANE PARTNERSHIP HOWARD BROWN PARTNERSHIP
 TIMANUS LANE - CASTLEMOOR ROAD
 J. J. J. R-87-90

2ND ELECTION DISTRICT
 2ND COUNCILMANIC DISTRICT
 J. J. J. R-87-90



SITE ANALYSIS:

SITE GROSS AREA	19.27 ACRES
ROADWAY AREA	- 2.02 ACRES
STORM WATER MANAGEMENT POND	- 0.99 ACRES
NET SITE AREA	16.26 ACRES
OPEN SPACE AREA	4.07 ACRES
EXISTING ZONING	DR. 10.5
PROPOSED ZONING	O-2
EXISTING USE	VACANT
PROPOSED USE	GEN. MED. OFFICES
FLOOR AREA RATIO	
TOTAL FLR AREA - 2 STOREY BLDGS	255,000 SF
GROSS SITE AREA	839,400 SF
FLOOR AREA RATIO	0.3
LANDSCAPING CREATION	
TOTAL 1ST FLR AREA	127,500 SF
NO. OF SPACES REQUIRED	$\frac{127,500}{300} = 425$
TOTAL 2ND FLR AREA	127,500 SF
NO. OF SPACES REQUIRED	$\frac{127,500}{300} = 425$
TOTAL NO. OF SPACES REQUIRED	850
TOTAL NO. OF SPACES PROVIDED	835
LANDSCAPING REQUIRED:	144 TREES
A. 1 TREE PER 20 LF. ROAD FRONTAGE (TIMANUS LA. & CASTLEMOOR RD.)	
B. 1 TREE PER 12 CARS	
LANDSCAPING PROVIDED:	144 TREES
A. $1470 \div 20 = 74$ TREES	
B. $835 \div 12 = 70$ TREES	
C. EVERGREEN SCREENING TO BE 5' HIGH, 3' OC. AS SHOWN	

SOIL LEGEND

- AuB - ALDINO-URBAN
- CoC3 - CHROME CHANNERY
- LW1 - LEGORE-URBAN
- M1B2 - MT. AIRY CHANNERY
- W1B - WATCHUNG SILT

SITE ANALYSIS CONT.

NO. OF EMPLOYEES: 255,000 SQ FT. - 500 SQ FT./EMP
 APPROX 910 EMPLOYEES HOURS OF OPERATION - REASONABLE BUSINESS HOURS.
 BLDG. EXTERIOR FINISH - BRICK
 BLDG. HEIGHT - 34.5'
 CONTOURS - GRADES FALL FROM CENTER OF PROPERTY TO N.E. & S.E. AT 15% OR LESS

PLAN
 SCALE 1"=100'

NOTE:

- THE EXISTING TREES IN THE 60' BUFFER AREA ALONG THE NORTHERN BOUNDARY OF THE SITE SHALL BE RETAINED EXCEPT WHERE CAUSED TO BE REMOVED DUE TO:
 - a) STREETS
 - b) GRADING REQUIRED TO DEVELOPE AND CONSTRUCT THE IMPROVEMENTS OUTSIDE THE SAID BUFFER AREA.
 - c) GOVERNMENTAL REGULATIONS AND/OR OTHER GOVERNMENTAL REQUIREMENTS.
 THE LANDSCAPING WILL OTHERWISE MEET THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- IN THE EVENT THAT ANY OF THE SPACE IS OCCUPIED BY MEDICAL OFFICE USES, THE EXCESS PARKING SPACES PROVIDED SHALL BE APPLIED TO SUCH USES IN ACCORDANCE WITH THE PARKING REGULATIONS FOR SUCH USES AS MAY BE IN EFFECT FROM TIME TO TIME WITHOUT BEING REQUIRED TO SUBMIT THE PLAN TO FURTHER HEARING. HOWEVER, AN AMENDED SITE PLAN REFLECTING THE REVISED PARKING CALCULATIONS WILL BE SUBMITTED TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY WITHOUT A HEARING TO CONFIRM THE EXISTENCE OF PARKING SPACES TO MEET THE REGULATIONS AND UPDATE THE SITE PLAN.

NOTE:

- STORM WATER WILL BE MANAGED THROUGH STORM WATER MANAGEMENT POND(S) LOCATED AT THE SOUTHEAST AND/OR NORTHEAST CORNERS OF SITE.
- FINAL LOCATION OF BUILDINGS & IMPROVEMENTS MAY BE ADJUSTED ±10'

PRINTED 9/25/86

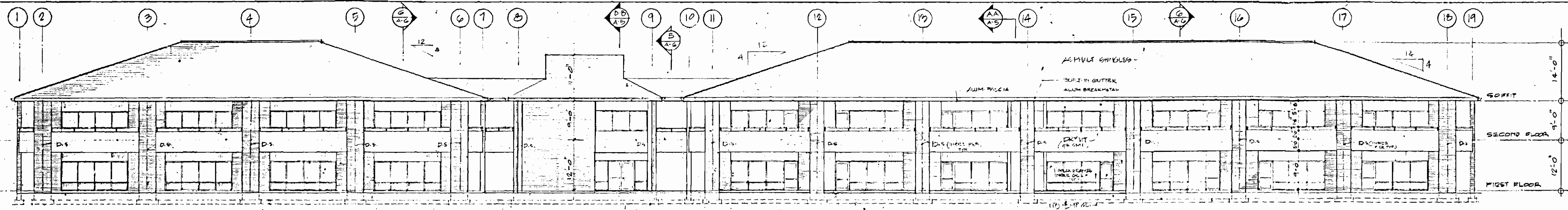
ENGINEERING ENTERPRISES, INC.

CONSULTING ENGINEERS BALTIMORE, MARYLAND
 2116 MARYLAND AVE. BALTIMORE, MD. 21218
 752 - 0549

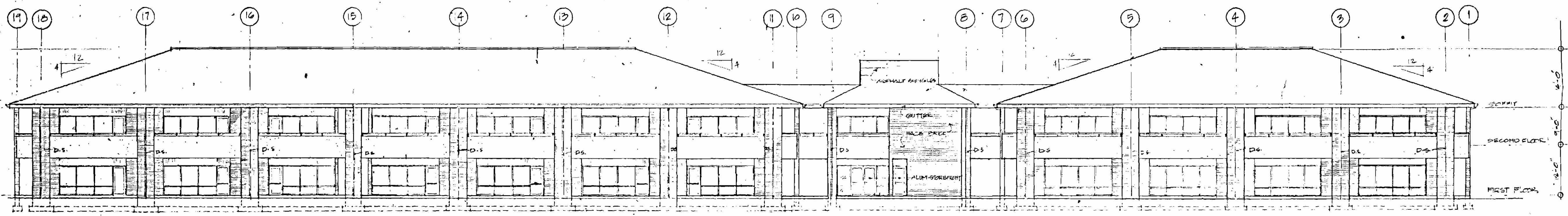
PLAT ACCOMPANYING
 PETITION FOR RECLASSIFICATION
TIMANUS LANE PARTNERSHIP
HOWARD BROWN PARTNERSHIP
 TIMANUS LANE - CASTLEMOOR ROAD

2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

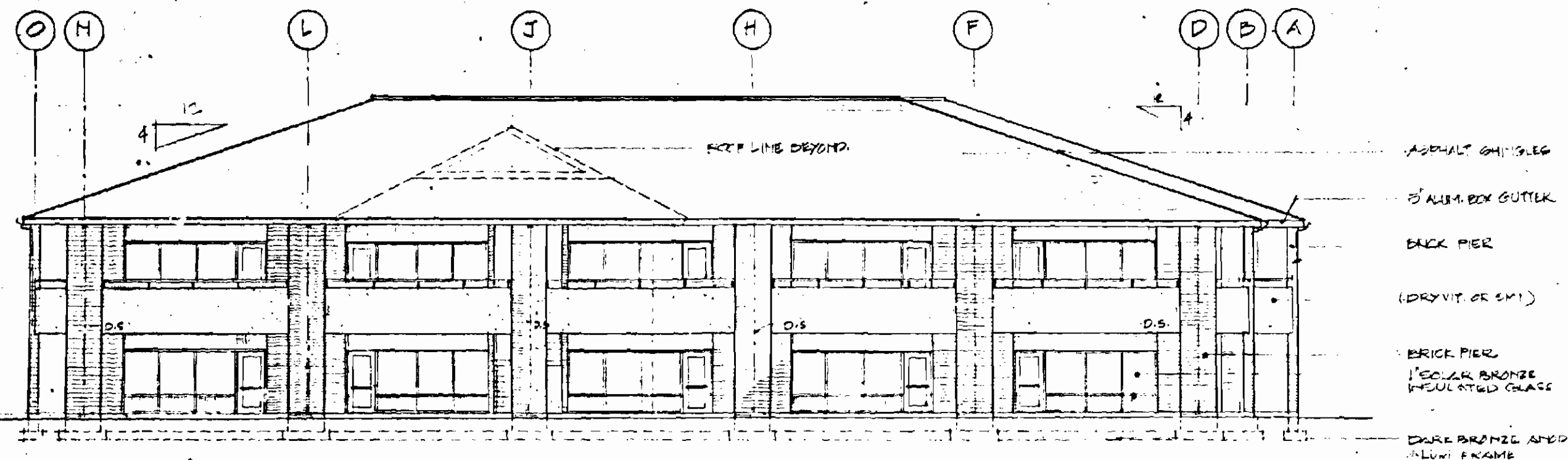
RECEIVED FEB 21 1987



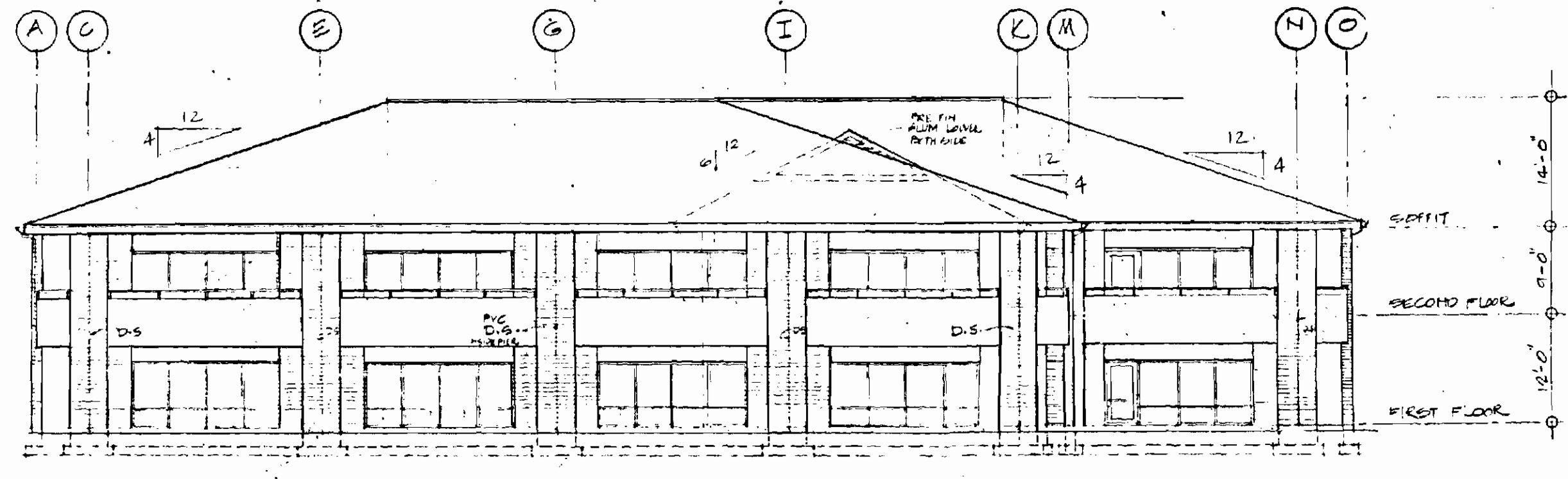
EAST ELEVATION SCALE: 3/32" = 1'-0"



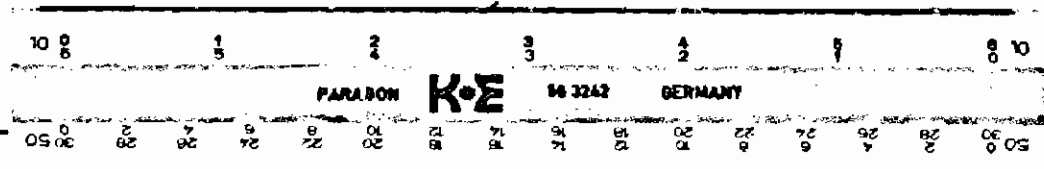
WEST ELEVATION SCALE: 3/32" = 1'-0"



SOUTH ELEVATION SCALE: 3/32" = 1'-0"



NORTH ELEVATION SCALE: 3/32" = 1'-0"



Office of
DONALD B. RATCLIFFE
 ARCHITECTS
 MEMBER A.I.A.
 2510 Saint Paul St
 BALTIMORE, MD.

TIMANUS LANE OFFICE PARK
 TIMANUS LANE PARTNERSHIP
 9183 REISTERSTOWN ROAD III-2
 GARRISON, MD 21837

Sheet Title
 Drawn Scale
 Revised Date
 Drawing

A3
 Sheet of

GENERAL NOTES

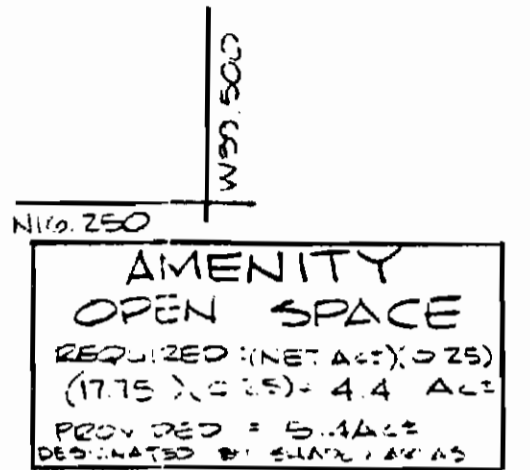
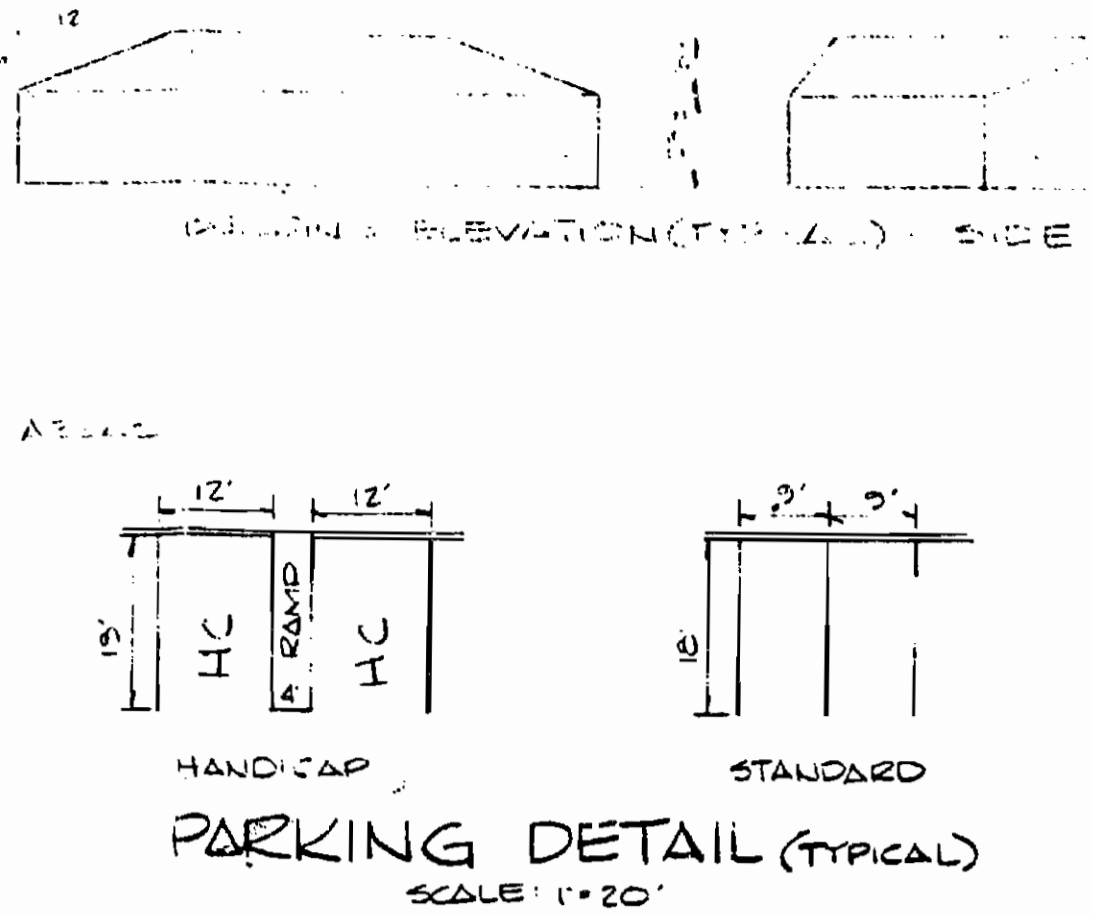
- THIS SITE LIES WITHIN:
 - ELECTION DISTRICT # 2
 - COUNCILMANIC DISTRICT # 2
 - CENSUS TRACT # 4023 03
 - WATERSHED # 26
 - SUBWATERSHED # 33
 - AVERAGE DAILY TRAFFIC = 204 x 255 = 5182
 - STREET LIGHTS SHOWN THUSLY -▲- MOUNTING HEIGHT SHALL BE ABOVE 14'. LIGHTS SHALL BE DIRECTED AWAY FROM RESIDENTIAL AREAS
 - NUMBER OF PARKING SPACES SHOWN THUSLY -⊙-
 - AREAS WHERE DEVELOPMENT OCCURS WOODS/VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED
 - THERE ARE NO HISTORIC OR CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
 - SOIL TYPES: AUB COCS LWB2 LFB LHC M3B2
 - REQUIRED PARKING: SEE SCHEDULE
 - PROPOSED PARKING: SEE SCHEDULE
 - EXISTING USE: VACANT
 - PROPOSED USE: CLASS C OFFICE BUILDINGS
 - FLOOR AREA RATIO PERMITTED: 0.4
 - FLOOR AREA RATIO PROPOSED: 255,000 / 334,174 = 0.76
 - % OF BUILDING COVERAGE OF SITE: 0.15
 - LANDSCAPING:
 - TO BE ACCOMPLISHED IN ACCORDANCE WITH LANDSCAPING MANUAL REQUIREMENTS
 - SEE LANDSCAPING PLAN FOR APPROVAL ON PERTAINING TO SCREENING OF DUMPSTERS
 - REQUIRED PLANTING:
 - 1 TREE PER 40' OF ROAD FRONTAGE: 156 / 40 = 4
 - 1 TREE PER 12 PARKING SPACES: 669 / 12 = 56
 - TOTAL REQUIRED PLANTINGS: 61
 - TOTAL PROPOSED PLANTINGS: 74
 - EXISTING ZONING OF SITE: C-2
 - GROSS AREA OF SITE = 1,915 AC
 - HIGHWAY WIDENING AREA = 1.40 AC
 - CASTLEMOOR ROAD - 0.25 AC
 - TIMANUS LANE - 1.15 AC
 - NET AREA OF SITE = 17.75 AC
- NOTE: NO BUILDING OR OTHER SEVENTH-FLY CONSTRUCTION WILL TAKE PLACE IN THE SECONDARY HYDROLOGIC SOIL AREAS UNTIL A MINIMUM OF 95% COMPACTION IS OBTAINED & CERTIFIED BY A QUALIFIED SOILS ENGINEER. REMEDIAL MEASURES WILL BE TAKEN TO INSURE THAT THE AREA IS STABLE & SUITABLE FOR PLACEMENT OF FILL &/OR FOUNDATIONS.
- NOTE: APPROXIMATE HOURS OF OPERATION - 8 AM TO 5 PM.

DEED REFERENCE: E.H.K. 12 6840/287
 TAX MAP 87 GRID 12 PARCEL 90 & TAX MAP 87 GRID 6 PARCEL 94
 LIBERTY GARDEN PARK & G.L.B. 22/17 & 22/129

BLOCK	LOTS	ACCT. NO.
C	15-15	0203672610-0203672612
C	16-19	0203672615-0203672616
E	8-13	0203672626-0203672631
E	14-17	0203672635-0203672638
E	18-24	0203672642-0203672648
F	2-13	0203672650-0203672650
F	14-17	0203672658-0203672659
G	1-6	0203672661-0203672662
H	1-4	0203672671-0203672674
H	5-10	0203672676-0203672678
H	11	0203672672
H	12-14	0203672679-0203672671

SOIL TYPES & LIMITATIONS

SYMBOL	TYPE	CLASS	BUILDINGS WITHOUT BASEMENTS	PARKING LOT
C	AUB	SILT LOAM	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE; SLOPE
C	COCS	SILT LOAM	MODERATE: LESS THAN 20 INCHES TO RIPPLED BEDROCK; SLOPE	SEVERE: LESS THAN 20 INCHES TO RIPPLED BEDROCK; SLOPE
B	LWB2	SILT LOAM	SLIGHT	MODERATE: SLOPE
B	LFB	SILT LOAM	SLIGHT	MODERATE: SLOPE
B	LHC	SILT LOAM	MODERATE: SLOPE	SEVERE: SLOPE
A	M3B2	SILT LOAM	SLIGHT	MODERATE: SLOPE



NOTE: 19.27 AC OF D.C. 105 ZONING RECLASSIFIED TO C-2 ON 2-02-07 BY THE BOARD OF APPEALS. CASE # CR 01-03, ITEM # 2 CYCLE III

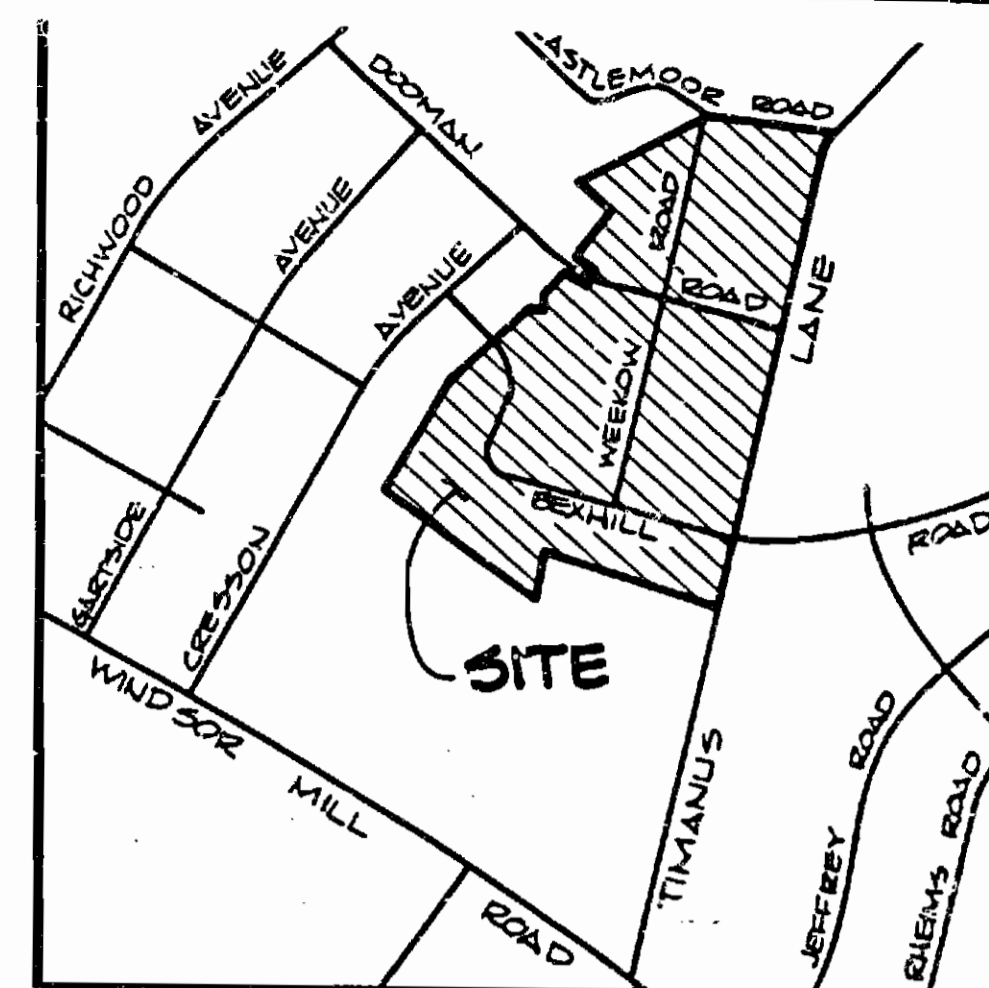
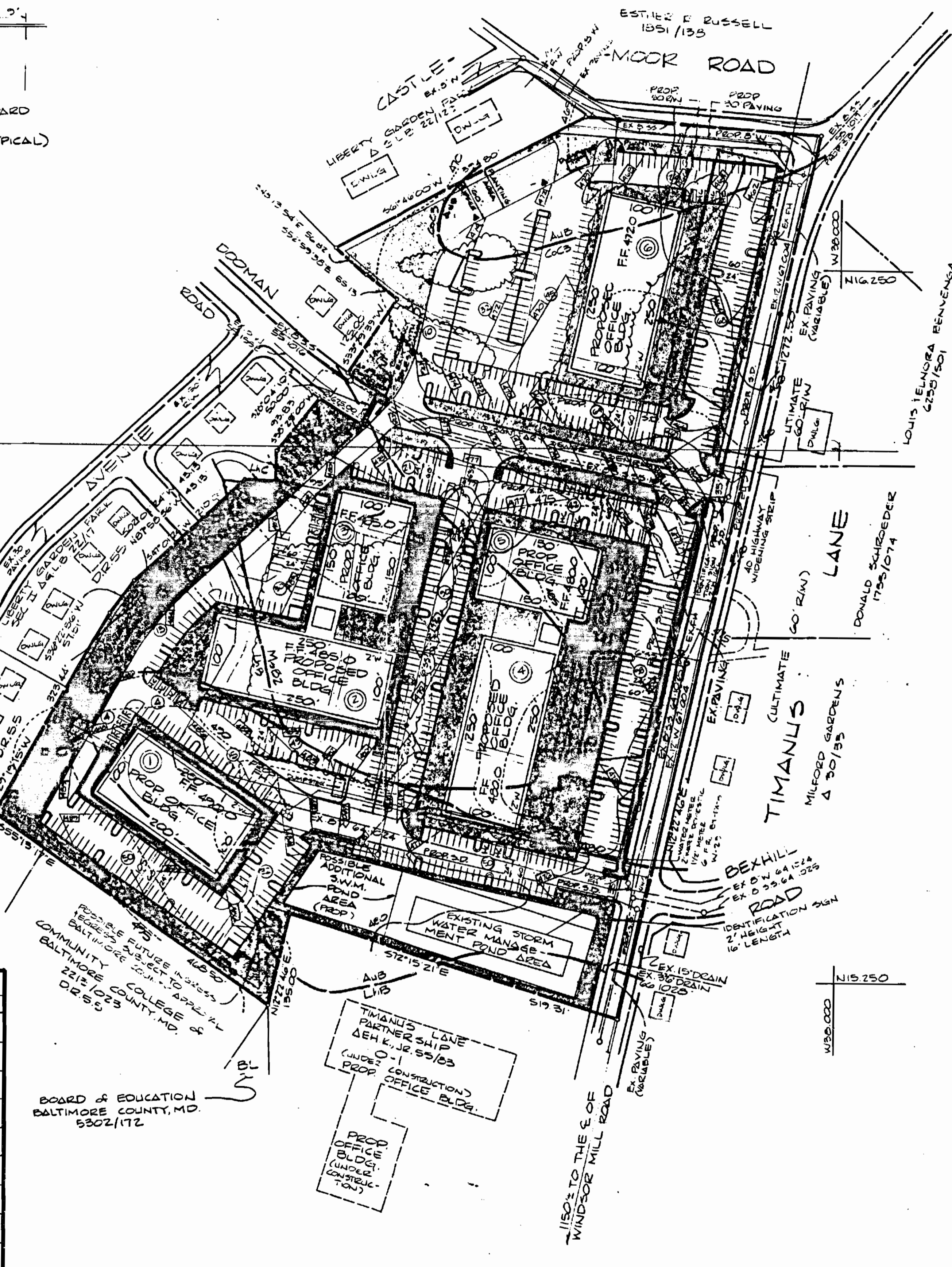
NOTE: PROP IMPROVEMENTS AS SHOWN HEREON IS BASED ON THE REVISED DOCUMENTED SITE PLAN AS SUBMITTED TO THE BOARD OF APPEALS 10-01-06 & PREPARED BY ENGINEERING ENTERPRISES, INC.

NOTE: ACCESSORY COMMERCIAL USES AS LISTED IN § 205.3.A.3 (C2CR) ARE NOT PROPOSED ON THIS SITE AT THIS TIME

NOTE: ANY AND ALL LOTS OR LEASED AREAS CREATED WITHIN THE ORIGINAL TRACT MUST BE SELF SUFFICIENT WITH REGARD TO F.A.Z., A.O.S., & PARKING

NOTE: DUMPSTERS WILL BE SCREENED IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.

NOTE: FIRE LANE: SIGNS WILL BE PROVIDED AS DIRECTED.



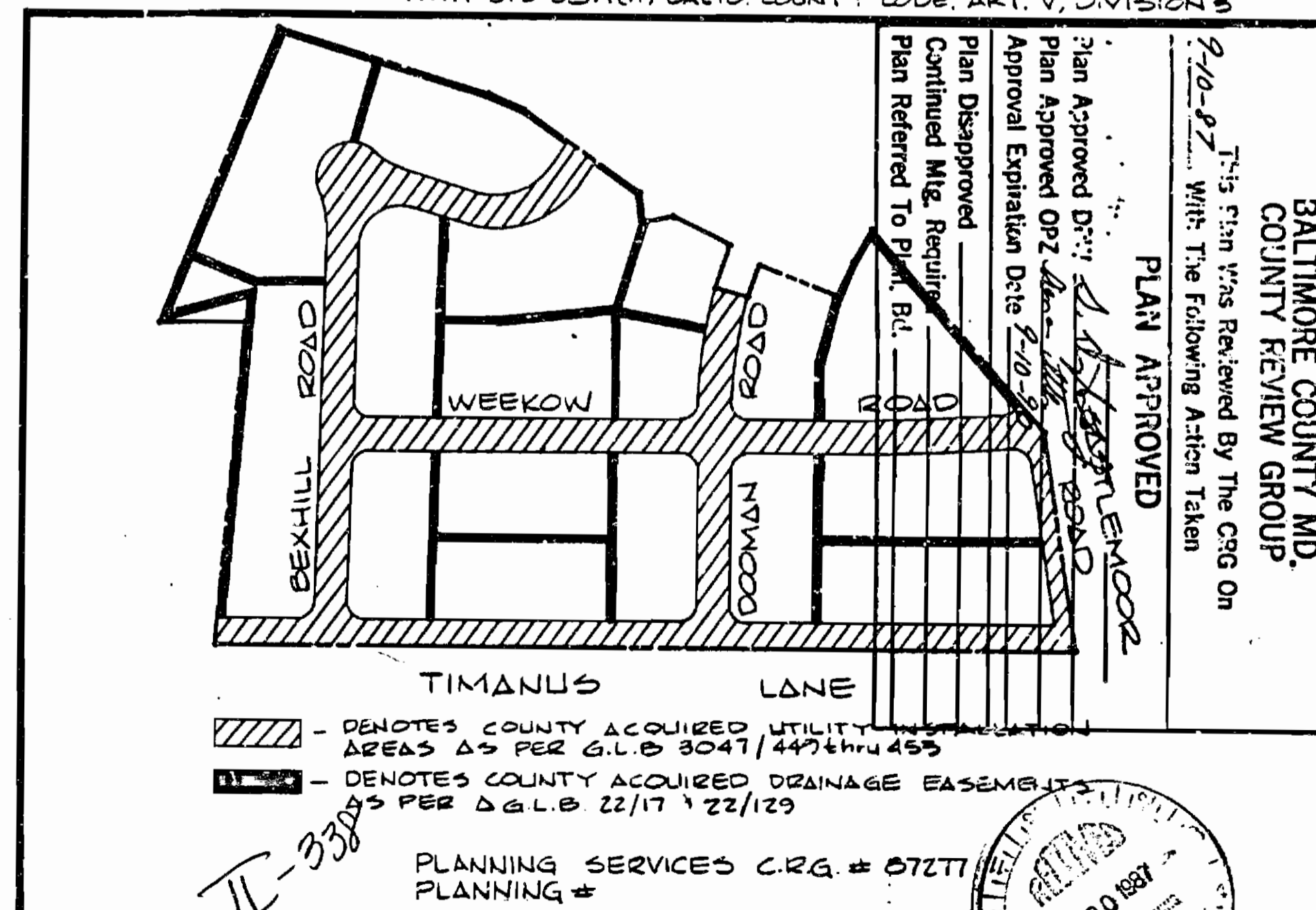
PARKING SCHEDULE

BLDG #	TOTAL SQ. FT.	1ST STORY SQ. FT.	2ND STORY SQ. FT.	1ST STORY 300	2ND STORY 500	TOTAL REQUIRED SPACES	SPACES PROVIDED
1	40,000	20,000	20,000	66.7	40	107	121
2	50,000	25,000	25,000	83.3	50	134	146
3	30,000	15,000	15,000	50	30	80	92
4	50,000	25,000	25,000	83.3	50	134	146
5	30,000	15,000	15,000	50	30	80	92
6	50,000	25,000	25,000	83.3	50	134	146
TOTAL						669	743

NOTE: IN THE EVENT THAT ANY OF THE SPACE IS OCCUPIED BY MEDICAL OFFICE USES, THE EXCESS PARKING SPACES PROVIDED SHALL BE APPLIED TO USES IN ACCORDANCE WITH THE PARKING REGULATIONS FOR SUCH USES AS MAY BE IN EFFECT FROM TIME TO TIME WITHOUT BEING REQUIRED TO SUBMIT THE PLAN TO FURTHER HEARINGS. HOWEVER, AN AMENDED SITE PLAN REFLECTING THE REVISED PARKING CALCULATIONS WILL BE SUBMITTED TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY WITHOUT A HEARING TO CONFIRM THE EXISTENCE OF PARKING SPACES TO MEET THE REGULATIONS & UPDATE THE SITE PLAN.

NOTE: THE EXISTING TREES IN THE 60' BUFFER AREA SHALL BE RETAINED EXCEPT WHERE CAUSED TO BE REMOVED DUE TO: a) DISEASE; b) GRADING REQUIRED TO DEVELOPE & CONSTRUCT THE IMPROVEMENTS OUTSIDE THE 60' BUFFER AREA; c) GOVERNMENTAL REGULATIONS &/OR REQUIREMENTS. THE LANDSCAPING WILL OTHERWISE MEET THE APPROVED SCHEMATIC LANDSCAPE PLAN FOR SUBJECT SITE.

NOTE: IF SIGNS ARE PROPOSED THAT ARE VISIBLE OUTDOORS, ADDITIONAL USES ADDED, OR ANY OTHER CHANGE IN THE DOCUMENTED PLAN PROPOSED, THE ZONING COMMISSIONER & THE BOARD OF APPEALS WILL DETERMINE COMPLIANCE WITH § 2-25.1(c) BALTO COUNTY CODE, ART. V, DIVISION B



WASSOCIATES, INC.
 SURVEYING & ENGINEERING

3152 EAST JOPPA ROAD
 BALTIMORE, MARYLAND 21234
 (301) 648-0090

STATE OF MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 LAND SURVEYING

David W. Dallas, Jr.
 DAVID W. DALLAS, JR.
 MR. REG. LAND SURVEYOR # 4479

DATE: 3-4-07

DATE	REVISION
8-10-07	AS PER COMMENTS (TOM WATSON, D.R.S.)
9-04-07	AS PER PRE-C.R.G. MEETING COMMENTS (3-31-07)
9-09-07	AS PER TIMANUS LANE PARTNERSHIP COMMENTS
9-17-07	AS PER C.R.G. MEETING COMMENTS (9-10-07)

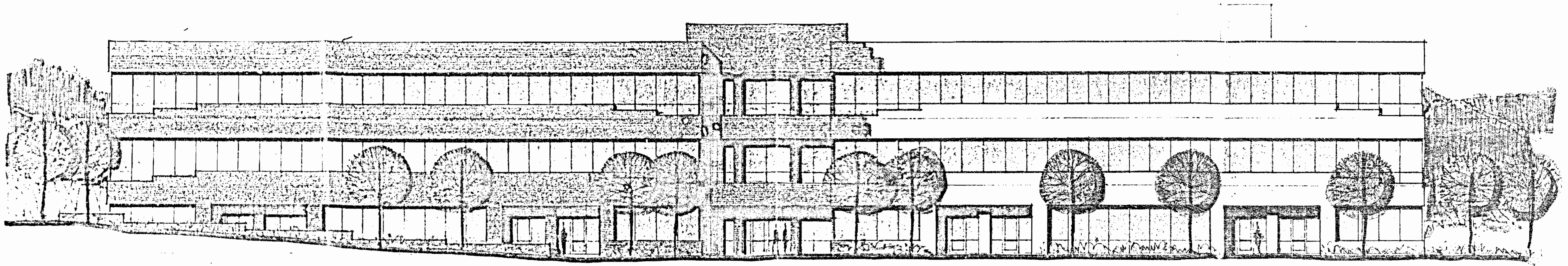
OWNER & APPLICANT

TIMANUS LANE PARTNERSHIP
 9155 REISTERSTOWN ROAD
 GARRISON, MARYLAND 21055
 (301) 368-3484

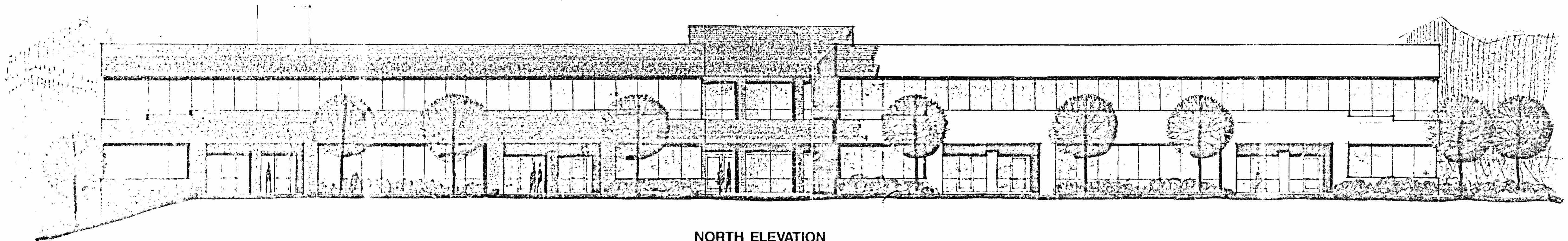
C.R.G. PLAN for
EXECUTIVE PARK WEST

A RESUBDIVISION OF LOTS 13 & 19 BLOCK 'C', LOTS 2 & 3 BLOCK 'E', LOTS 2 & 17 BLOCK 'F', LOTS 1 & 16 BLOCK 'G', LOTS 1 & 14 BLOCK 'H' OF "LIBERTY GARDEN PARK" D.G.L.B. 22/17 & D.G.L.B. 22/129
 SCALE: 1" = 100'
 2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.

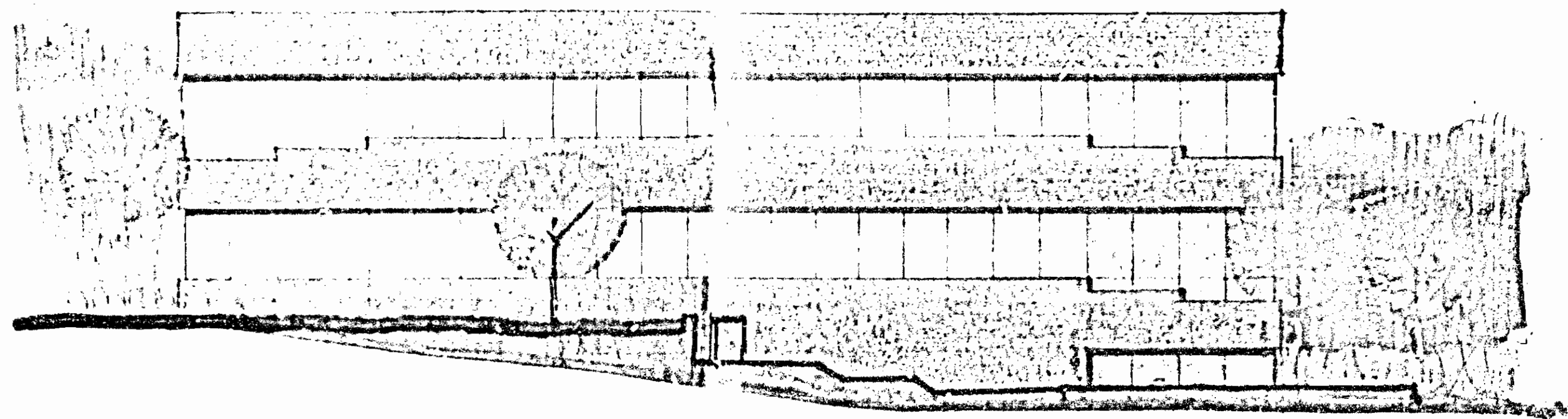
JUNE 15, 2007



TIMANUS LANE (SOUTH) ELEVATION



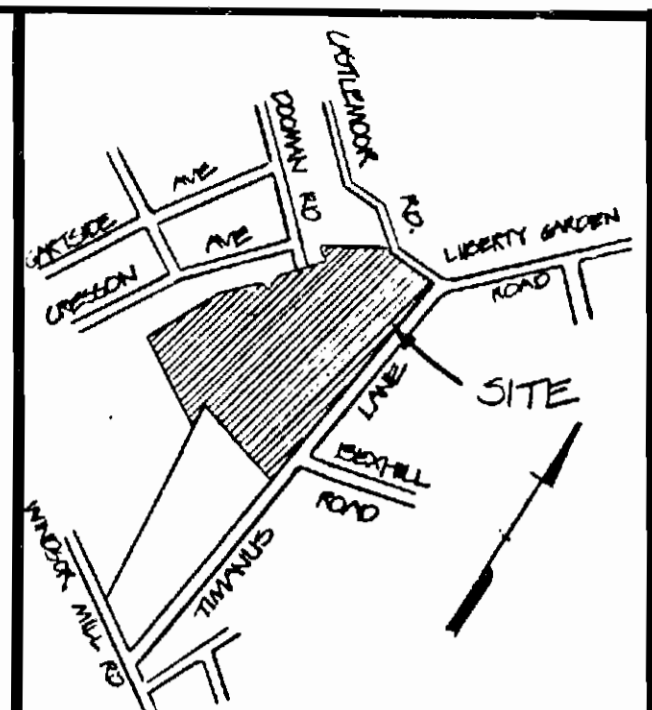
NORTH ELEVATION



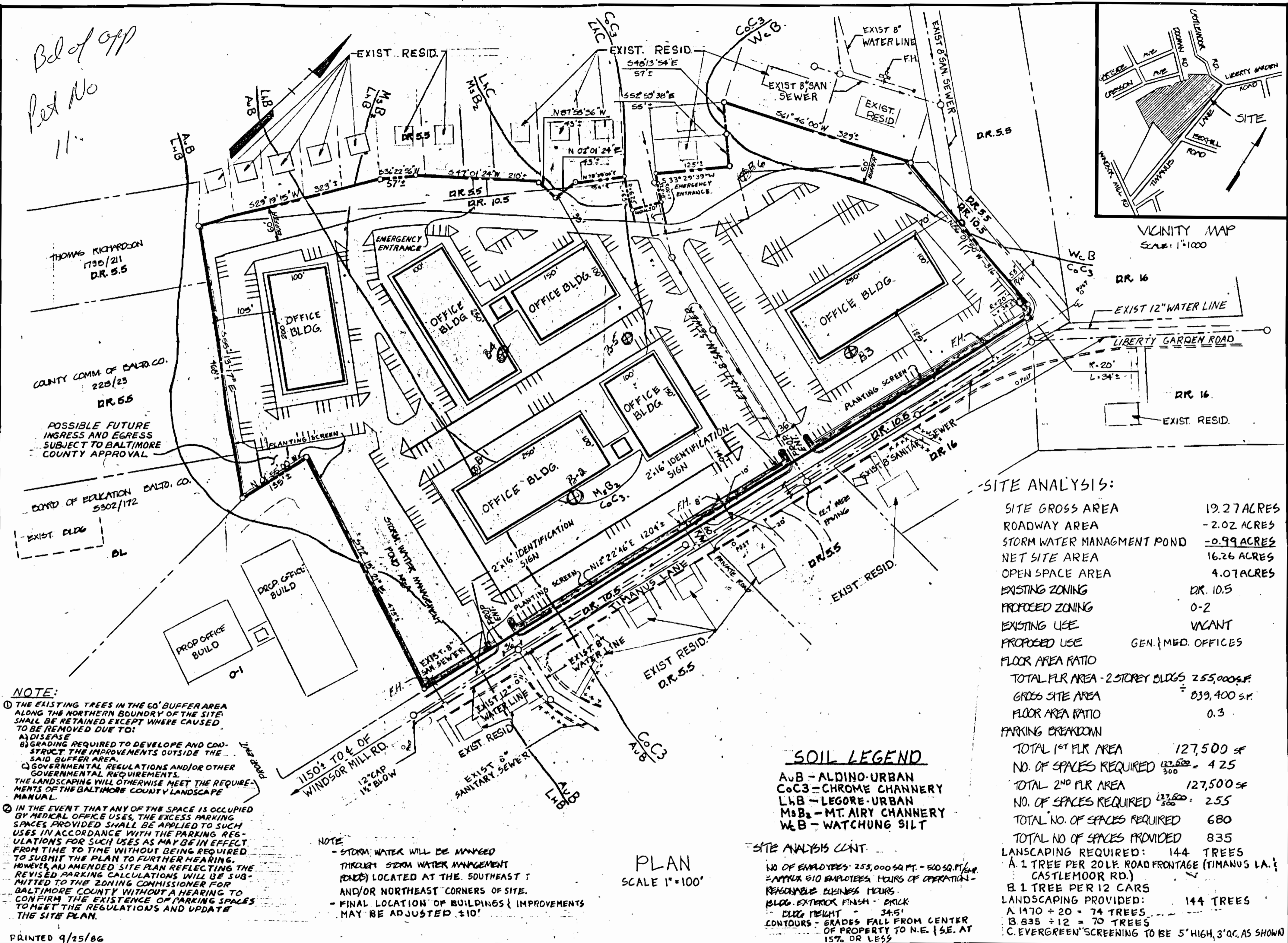
WEST ELEVATION

3 1 2 0 T I M A N U S L A N E

Bd of Opp
Pet No
11



VICINITY MAP
SCALE: 1"=1000



THOMAS RICHARDSON
1795/211
DR. 5.5

COUNTY COMM. OF BALTO. CO.
225/25
DR. 5.5

POSSIBLE FUTURE
INGRESS AND EGRESS
SUBJECT TO BALTIMORE
COUNTY APPROVAL

BOARD OF EDUCATION BALTO. CO.
5302/172

EXIST. BLDG
DL

NOTE:

1) THE EXISTING TREES IN THE 60' BUFFER AREA ALONG THE NORTHERN BOUNDARY OF THE SITE SHALL BE RETAINED EXCEPT WHERE CAUSED TO BE REMOVED DUE TO:

- A) DISEASE
- B) GRADING REQUIRED TO DEVELOPE AND CONSTRUCT THE IMPROVEMENTS OUTSIDE THE SAID BUFFER AREA.
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NOTE:

- STORM WATER WILL BE MANAGED THROUGH STORM WATER MANAGEMENT POND(S) LOCATED AT THE SOUTHEAST AND/OR NORTHEAST CORNERS OF SITE.
- FINAL LOCATION OF BUILDINGS & IMPROVEMENTS MAY BE ADJUSTED ±10'

PLAN
SCALE 1"=100'

SITE ANALYSIS:

SITE GROSS AREA	19.27 ACRES
ROADWAY AREA	- 2.02 ACRES
STORM WATER MANAGEMENT POND	- 0.99 ACRES
NET SITE AREA	16.26 ACRES
OPEN SPACE AREA	4.07 ACRES
EXISTING ZONING	DR. 10.5
PROPOSED ZONING	O-2
EXISTING USE	VACANT
PROPOSED USE	GEN. & MED. OFFICES
FLOOR AREA RATIO	
TOTAL FLR AREA - 2-STOREY BLDGS	255,000 SF
GROSS SITE AREA	839,400 SF
FLOOR AREA RATIO	0.3
PARKING BREAKDOWN	
TOTAL 1 ST FLR AREA	127,500 SF
NO. OF SPACES REQUIRED	$\frac{127,500}{300} = 425$
TOTAL 2 ND FLR AREA	127,500 SF
NO. OF SPACES REQUIRED	$\frac{127,500}{300} = 425$
TOTAL NO. OF SPACES REQUIRED	680
TOTAL NO. OF SPACES PROVIDED	835
LANDSCAPING REQUIRED:	144 TREES
A 1 TREE PER 20 FT. ROAD FRONTAGE (TIMANUS LA. & CASTLEMOOR RD.)	
B 1 TREE PER 12 CARS	
LANDSCAPING PROVIDED:	144 TREES
A $1470 \div 20 = 74$ TREES	
B $835 \div 12 = 70$ TREES	
C. EVERGREEN SCREENING TO BE 5' HIGH, 3' OC. AS SHOWN	

SOIL LEGEND

AuB - ALDINO-URBAN
CoC3 - CHROME CHANNERY
LhB - LEGORE-URBAN
MsB2 - MT. AIRY CHANNERY
WcB - WATCHUNG SILT

SITE ANALYSIS CONT.

NO. OF EMPLOYEES: 255,000 SQ. FT. = 500 SQ. FT./EMP.
= APPROX 510 EMPLOYEES HOURS OF OPERATION - REASONABLE BUSINESS HOURS.
BLDG. EXTERIOR FINISH - BRICK
BLDG. HEIGHT - 34.5'
CONTOURS - GRADES FALL FROM CENTER OF PROPERTY TO N.E. & S.E. AT 15% OR LESS

PRINTED 9/25/86

ENGINEERING ENTERPRISES, INC.

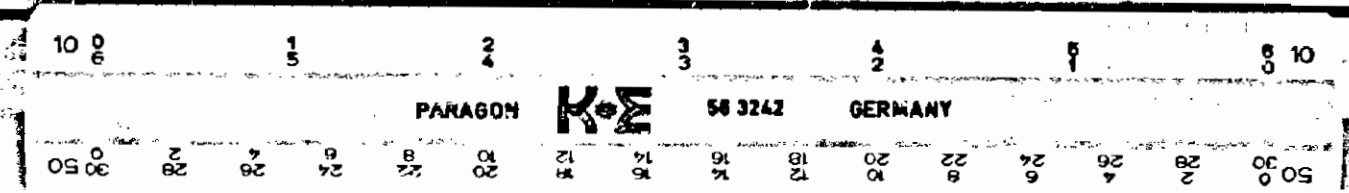
CONSULTING ENGINEERS BALTIMORE, MARYLAND

2116 MARYLAND AVE. BALTIMORE, MD. 21218

752 - 0549

PLAT ACCOMPANYING
PETITION FOR RECLASSIFICATION
TIMANUS LANE PARTNERSHIP
HOWARD BROWN PARTNERSHIP
TIMANUS LANE -- CASTLEMOOR ROAD

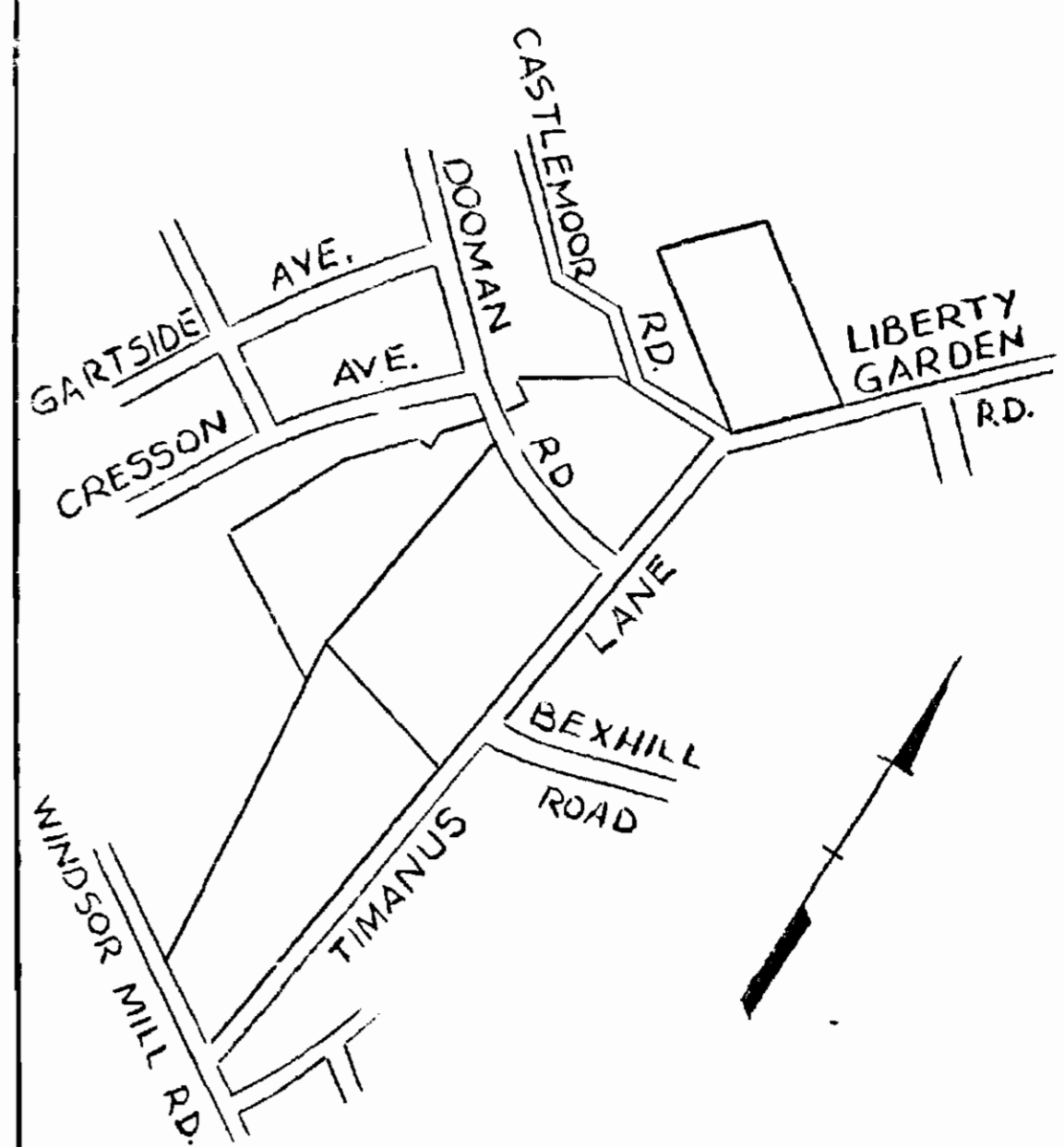
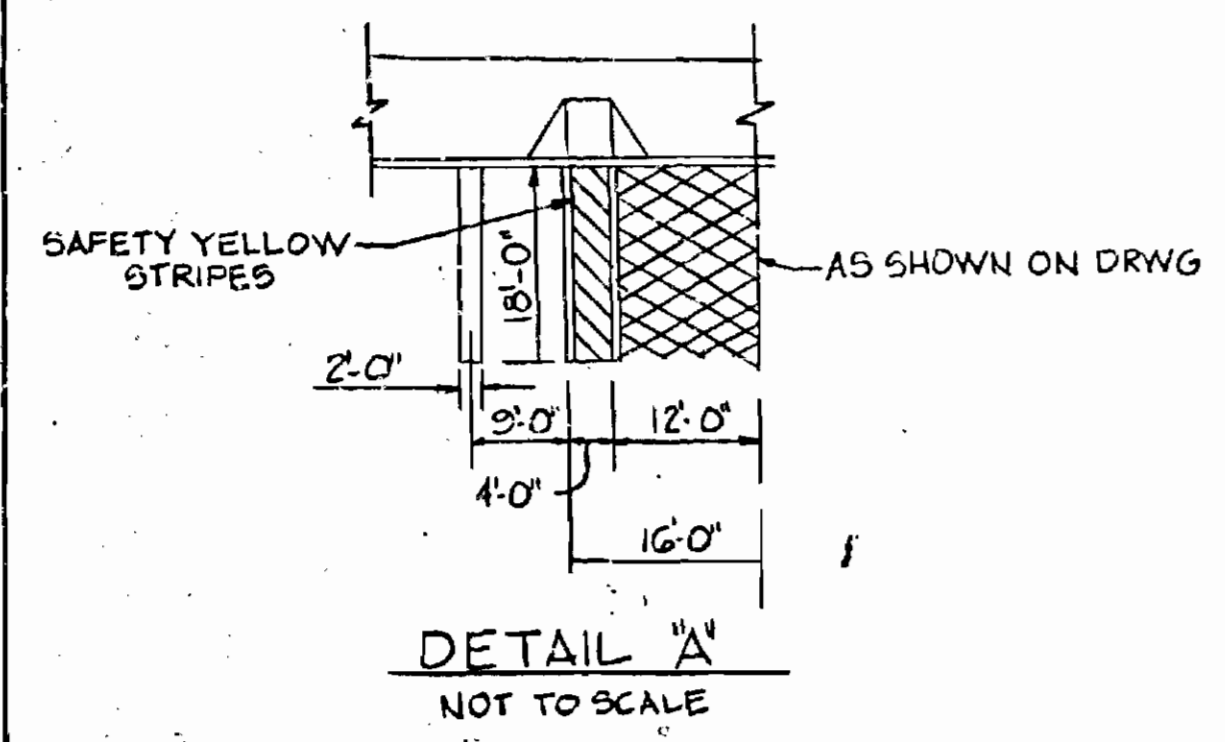
2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT



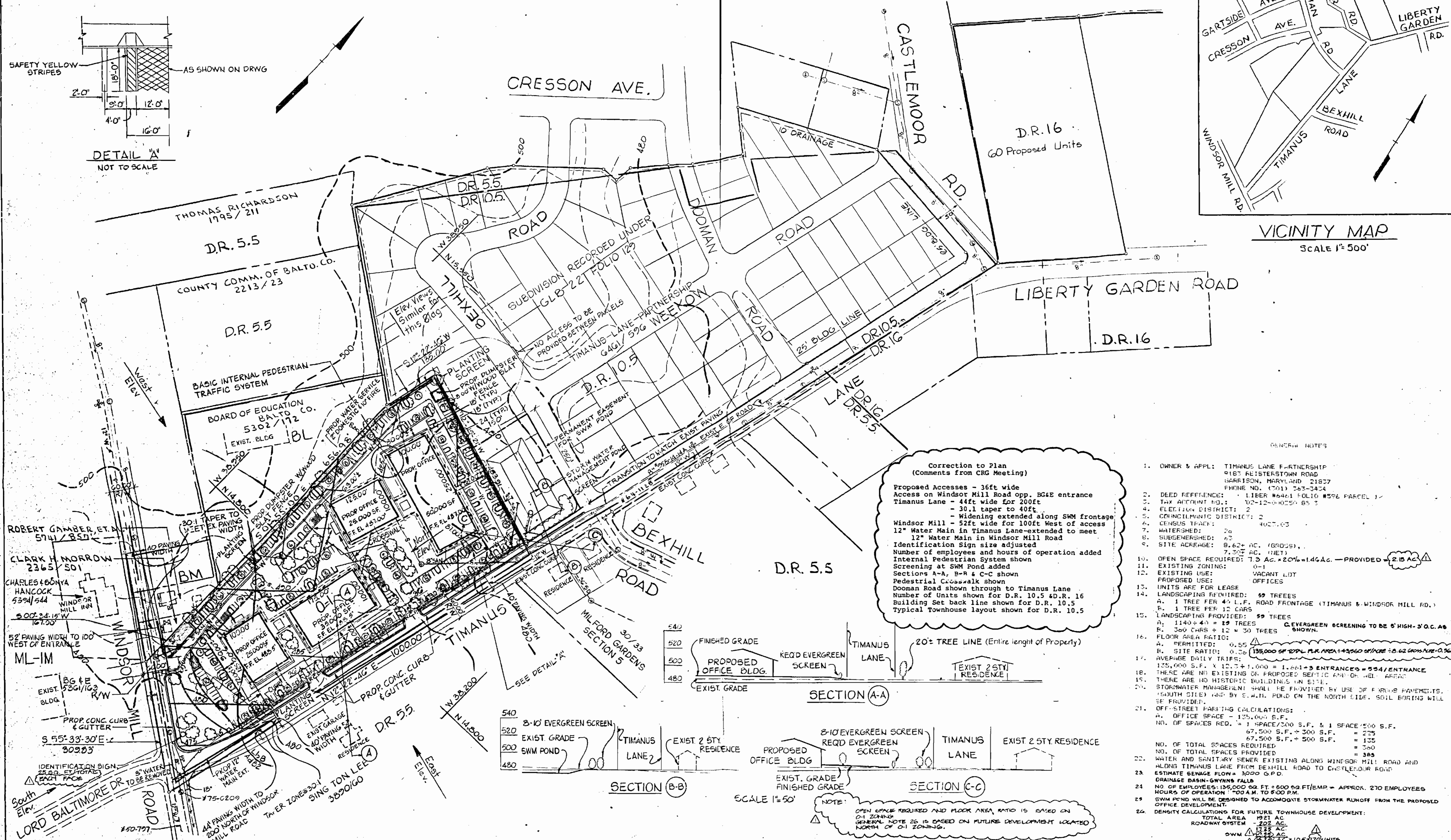
SOIL SURVEY DATA

AREA	SYM.	TYPE	BLDG. (3 STORIES) w/o BSM'T.	STREETS & PARKING LOT	HYDRO. CL.
L92 AC	AdB2	ALDINO SILT LOAN 3-8%	SLIGHT	MODERATE	D
G70 AC	LhB	LEGORE URBAN LAND COMPLEX 0-2%	SLIGHT	MODERATE SLOPE	C

NO. 1
ALL ON SITE SIGN SHALL CONFORM TO EXISTING ZONING REGULATIONS



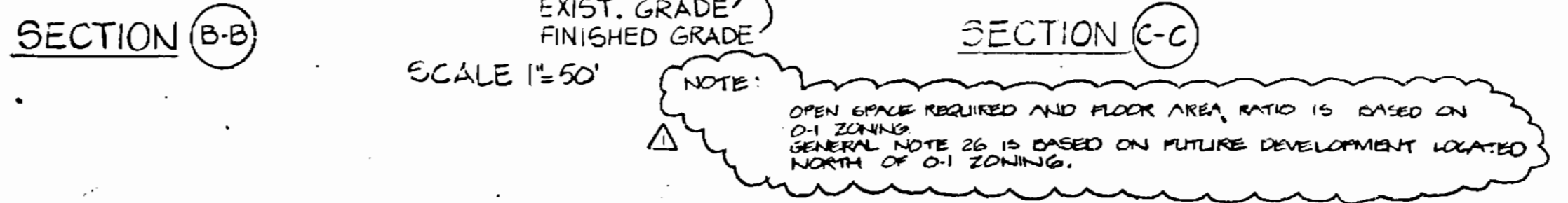
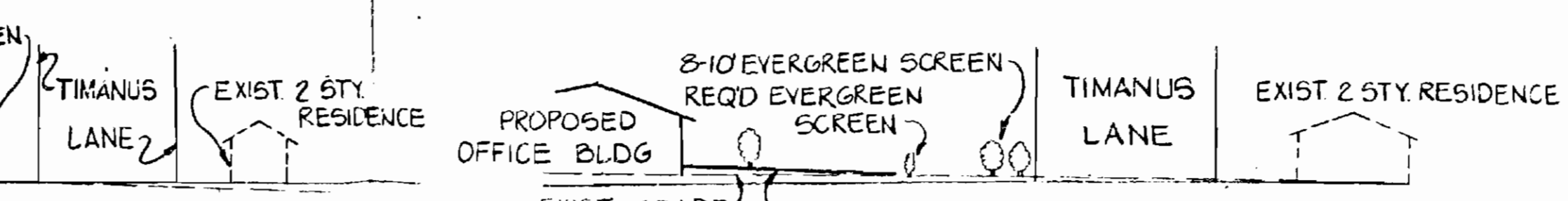
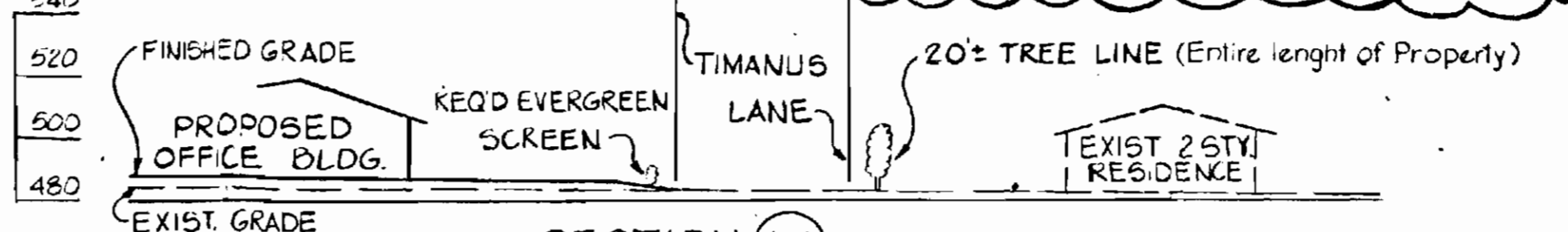
VICINITY MAP
SCALE 1"=500'



Correction to Plan
(Comments from CRG Meeting)

Proposed Accesses - 36ft wide
Access on Windsor Mill Road opp. BG&E entrance
Timanus Lane - 44ft wide for 200ft
- 30.1 taper to 40ft
- Widening extended along SWM frontage
Windsor Mill - 52ft wide for 100ft West of access
12" Water Main in Timanus Lane-extended to meet
12" Water Main in Windsor Mill Road
Identification Sign size adjusted
Number of employees and hours of operation added
Internal Pedestrian System shown
Screening at SWM Pond added
Sections A-A, B-B & C-C shown
Pedestrian Crosswalk shown
Dooman Road shown through to Timanus Lane
Number of Units shown for D.R. 10.5 & D.R. 16
Building Set back line shown for D.R. 10.5
Typical Townhouse layout shown for D.R. 10.5

- GENERAL NOTES
- OWNER & APPL: TIMANUS LANE PARTNERSHIP
9163 REISTERSTOWN ROAD
GARRISON, MARYLAND 21837
PHONE NO. (301) 263-3434
 - DEED REFERENCE: LIBER #6461 FOLIO #596 PARCEL 17
 - THE AFFIRMANT NO.: 02-12-00050 85 3
 - ELECTRICAL DISTRICT: 2
 - CONCILIANTIC DISTRICT: 2
 - CENSUS TRACT: 4027.03
 - WATERSHED: 26
 - SUBSEWERSHED: 62
 - SITE ACREAGE: 8.62 AC. (GROSS), 7.507 AC. (NET)
 - OFF. SPACE REQUIRED: 7.3 AC. @ 20% = 1.46 AC. - PROVIDED 2.15 AC.
 - EXISTING ZONING: 0-1
 - EXISTING USE: VACANT LOT
 - PROPOSED USE: OFFICES
 - UNITS ARE FOR LEASE
 - LANDSCAPING REQUIRED: 59 TREES
A. 1 TREE PER 40 L.F. ROAD FRONTAGE (TIMANUS & WINDSOR MILL RD.)
B. 1 TREE PER 12 CARS
 - LANDSCAPING PROVIDED: 59 TREES
A. 1140' x 40' = 19 TREES
B. 300 CARS + 12 x 30 TREES
EVERGREEN SCREENING TO BE 6' HIGH-3" O.C. AS SHOWN
 - FLOOR AREA RATIO:
A. PERMITTED: 0.35
B. SITE RATIO: 0.25
135,000 SF TOTAL PLR AREA + 4,3060 SF CAR = 8.62 GROSS AC @ 2.36
 - AVERAGE DAILY TRIPS:
125,000 S.F. x 12.74 + 1,000 = 1,661.3 ENTRANCES = 554 / ENTRANCE
 - THERE ARE NO EXISTING OR PROPOSED SEPTIC AND/OR WELL AREAS
 - THERE ARE NO HISTORIC BUILDINGS ON SITE
 - STORMWATER MANAGEMENT SHALL BE PROVIDED BY USE OF FARMAS PAVEMENTS (SOUTH SIDE) AND BY S.W.M. POND ON THE NORTH SIDE. SOIL BORING WILL BE PROVIDED.
 - OFF-STREET PARKING CALCULATIONS:
A. OFFICE SPACE - 125,000 S.F.
NO. OF SPACES REQ. = 1 SPACE/300 S.F. & 1 SPACE/500 S.F.
67,500 S.F. + 300 S.F. = 225
47,500 S.F. + 500 S.F. = 135
= 360
 - NO. OF TOTAL SPACES REQUIRED = 360
 - NO. OF TOTAL SPACES PROVIDED = 360
 - WATER AND SANITARY SEWER EXISTING ALONG WINDSOR MILL ROAD AND ALONG TIMANUS LANE FROM BEXHILL ROAD TO CASTLEMOOR ROAD
 - ESTIMATE SEWAGE FLOW = 3000 GPD.
 - DRAINAGE BASIN-GWYNN FALLS
 - NO. OF EMPLOYEES: 135,000 SQ. FT. + 500 SQ. FT./EMP. = APPROX. 270 EMPLOYEES
 - HOURS OF OPERATION: 7:00 A.M. TO 5:00 P.M.
 - SWM POND WILL BE DESIGNED TO ACCOMMODATE STORMWATER RUNOFF FROM THE PROPOSED OFFICE DEVELOPMENT.
 - DENSITY CALCULATIONS FOR FUTURE TOWNHOUSE DEVELOPMENT:
TOTAL AREA - 1921 AC
ROADWAY SYSTEM - 222 AC
= 1699 AC
= 1699 AC @ 1.5 UNITS/AC = 2548 UNITS



NOTE:
OPEN SPACE REQUIRED AND FLOOR AREA RATIO IS BASED ON 0-1 ZONING
GENERAL NOTE 26 IS BASED ON FUTURE DEVELOPMENT LOCATED NORTH OF 0-1 ZONING.

ENGINEERING ENTERPRISES, INC.
CONSULTING ENGINEERS
2116 MARYLAND AVE., BALTIMORE, MD. 21218
TELEPHONE: 301-752-0549

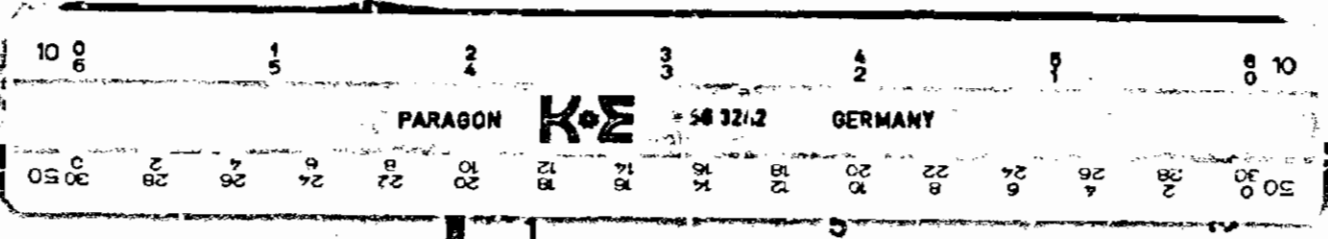
REVISIONS		
NO.	DATE	DESCRIPTION
1	12/28/06	COMPLY WITH ZONING OFFICE COMMENTS OF 3/18/06

PLAN PREPARATION	
DRAWN BY: E.H.	DATE: MARCH 05
DESIGNED BY: AL	SCALE: 1"=100'
CHECKED BY:	

CRG & DEVELOPMENT PLAN
TIMANUS LANE PARTNERSHIP - HOWARD BROWN (PTR)
9163 REISTERSTOWN RD.
GARRISON, MD. 21837

DRAWING No.
SHEET No.
1 of 1

Plot No 3 (Bl of app)



6/1/07

P.C.
Cexh. 4
1/15/56



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION HEBBVILLE	SHEET N.W. 4-G
DATE OF PHOTOGRAPHY JANUARY 1956		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

222
11
818
5"
17"
19"
2"

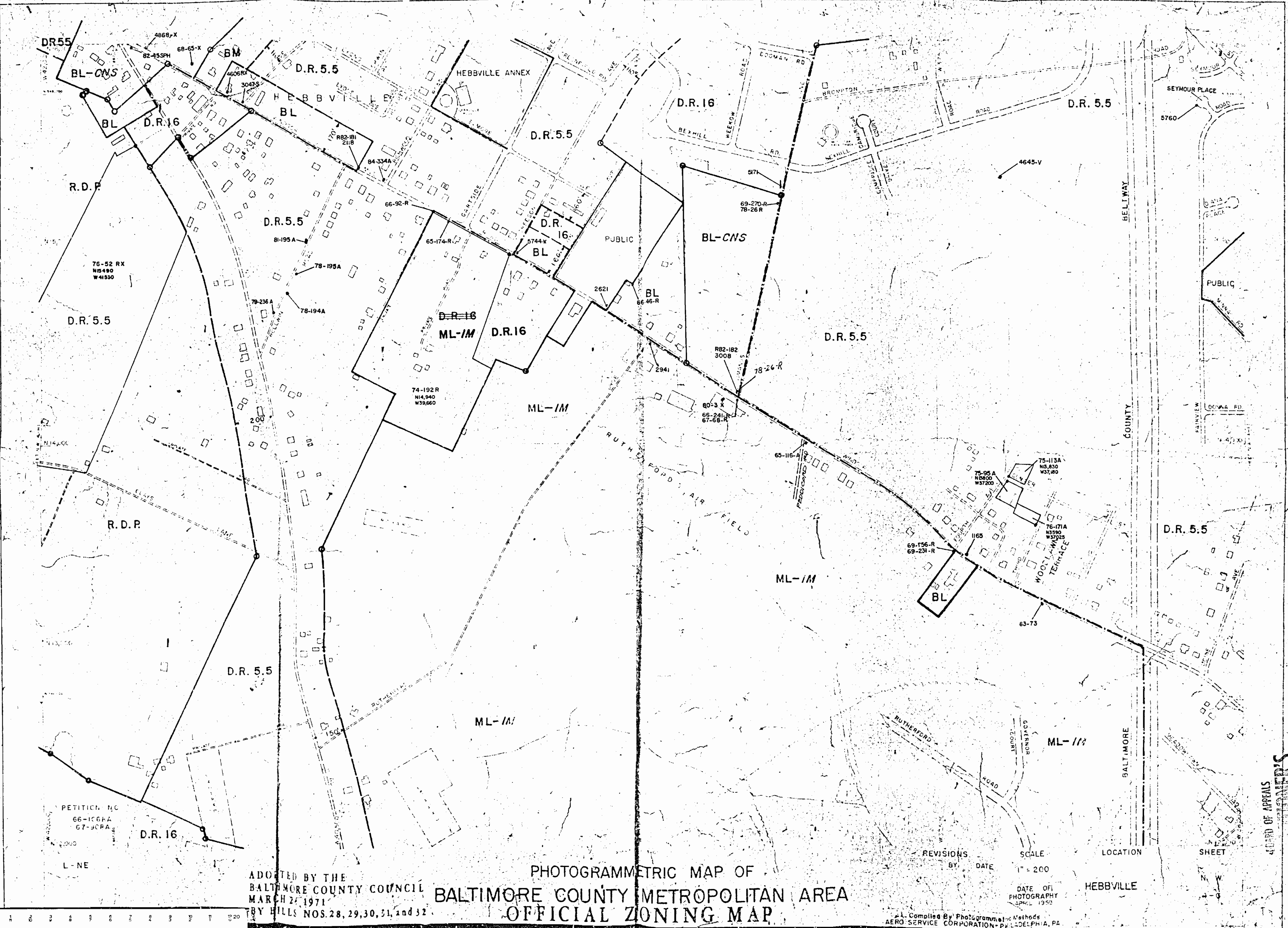


1964
1000' 3000' 5000'
FEE PER AC

BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING

WESTERN AREA
BALTIMORE COUNTY BASE MAP SERIES

DATE	FEB 73
REVISED	JAN 74
MAR 68	SEP 74
MAY 68	JUN 75
SEP 68	FEB 76
MAR 69	MAY 76
MAY 70	SEP 76

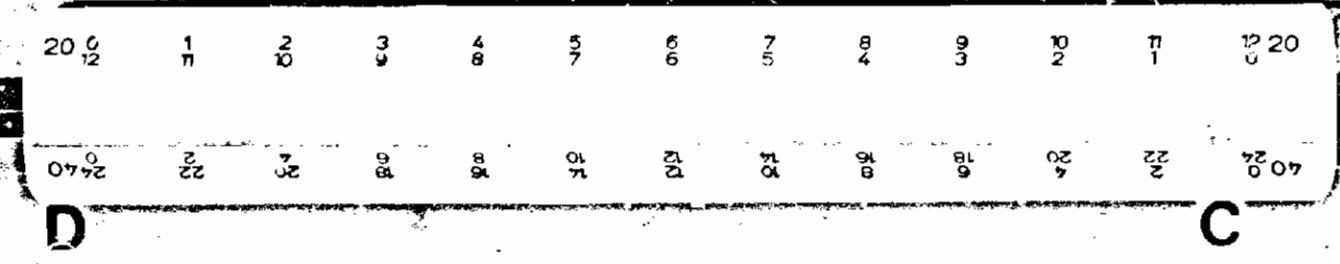


ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32.

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS BY DATE
SCALE 1" = 200
DATE OF PHOTOGRAPHY APRIL 1959
LOCATION HEBBVILLE
SHEET

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.



BOARD OF APPEALS
MEMBERS
15A



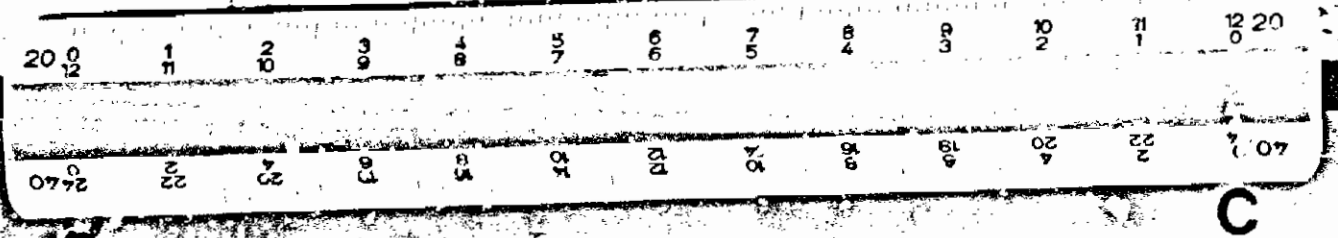
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL 1951
Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION PHILADELPHIA, PA.

LOCATION
HEBBVILLE
ROCK DALE
WOODMOOR
SHEET
NW
-G

BOARD OF APPEALS
PETITIONER'S
EXHIBIT 15B



1 5 10 A B C D
6/1/87