

87-188-A

~~# 94~~

9/22/86

NW/cor. of Security Blvd. and Lord Baltimore Dr.

1st Election District

Variance - filing fee \$100.00 - Security Office Park Limited Partnership

9/22/86

Hearing set for 11/10/86, at 9:45 a.m.

11/10/86

Advertising and Posting - \$59.00

11/12/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit distances between buildings of 40' and 50' in lieu of the required 80' is GRANTED.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 250.2 to permit distances between buildings of 40' and 50' in lieu of the required 80'.

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

1. Configuration of Property
2. And such other and further hardship or practical difficulty as may show at the time of hearing.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____

Legal Owner(s): _____
(Type or Print Name)
Signature _____
Michael Glick, General Partner
(Type or Print Name)
Signature _____
7111 Chesapeake Avenue
City and State _____

Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
102 West Pennsylvania Ave.
Address _____
Baltimore, Maryland 21204
City and State _____

Attorney's Telephone No.: 828-4442

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
D. S. Thaler & Associates
Name _____
Baltimore, Md 21208
Address _____
484-8400
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 301, County Office Building in Towson, Baltimore County, on the 10th day of November, 1986, at 9:45 a.m.

(over)

DESCRIPTION TO ACCOMPANY

PLAT FOR PETITION FOR SPECIAL HEARING

BUILDING LINE VARIANCE

SECURITY OFFICE PARK

Baltimore County, Maryland
First Election District

Beginning at a point on the westerly line of Lord Baltimore Drive said point being North 02° 22' 31" West, 15 feet, more or less, from the northerly line of Security Boulevard projected to intersect with the westerly line of Lord Baltimore Drive. Thence from said point of beginning the following nine (9) courses and distances:

1. North 02° 22' 31" West, 352.11 feet;
2. South 88° 55' 28" West, 609.48 feet;
3. By the arc of a circle curving to the left having a radius of 4,049.72 feet and a length of 112.04 feet;
4. South 64° 12' 01" West, 187.79 feet;
5. By the arc of a circle curving to the right having a radius of 1,537.89 feet and a length of 102.24 feet;
6. By the arc of a circle curving to the right having a radius of 3,864.72 feet and a length of 65.88 feet;
7. South 47° 57' 11" East, 229.32 feet;
8. By the arc of a circle having a radius of 2,226.83 feet and a length of 594.60 feet;
9. North 43° 10' 21" East, 21.10 feet.

Containing 5.86 acres, more or less. Being all of that parcel described by a deed dated January 22, 1985 and recorded among the Land Records of Baltimore County, Maryland in Liber 685, folio 034, First Election District.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/Corner of Security Blvd. & : OF BALTIMORE COUNTY
Lord Baltimore Dr., 1st Dist.
SECURITY OFFICE PARK LIMITED : Case No. 87-188-A
PARTNERSHIP, Petitioner

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

I HEREBY CERTIFY that on this 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

October 24 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Zoning Hearing

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 25 day of October 1986, that is to say, the same was inserted in the issues of

October 23, 1986

PATUXENT PUBLISHING CORP.
By: *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

VS



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 6, 1986

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

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Security Blvd. and Lord Baltimore Dr.
1st Election District
Security Office Park Limited Partnership - Petitioner
Case No. 87-188-A

Dear Mr. Bronstein:

This is to advise you that \$59.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

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

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, 10000 York Road, Towson, Maryland

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

No. 025611

DATE Nov. 10, 1986 ACCOUNT 01-615

AMOUNT \$ 50.00

RECEIVED Benjamin Bronstein

FOR Posting & Advertising Fee 87-188-A

Security Office Park Ltd. Partnership

VALIDATION OR SIGNATURE OF CASHIER

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Baltimore, Maryland 21204

September 26, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Security Blvd. and Lord Baltimore Dr.
1st Election District
Security Office Park Limited Partnership - Petitioner
Case No. 87-188-A

TIME: 9:45 a.m.

DATE: Monday, November 10, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 025914

DATE 11/10/86 ACCOUNT 01-615

AMOUNT \$ 100.00

RECEIVED FROM: M. J. Glick

FOR: Filing Fee For Variance - 100.00

B 8380*****100001 12461

Security Office Park Ltd. Partnership - Petitioner

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st
Posted for: Variance
Date of Posting: October 23, 1986
Petitioner: Security Office Park Limited Partnership
Location of property: NW/cor. of Security Blvd. and Lord Baltimore Dr.
Location of Sign: NW side of Security Blvd. approx. 200' W. of Lord Baltimore Dr.
Remarks: _____
Posted by: S. J. Asato
Number of Signs: 1
Date of return: October 24, 1986

PETITION FOR ZONING VARIANCE
1st Election District
Case No. 87-188-A

LOCATION: Northwest Corner of Security Boulevard and Lord Baltimore Drive

DATE AND TIME: Monday, November 10, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit distances between buildings of 40 feet and 50 feet in lieu of the required 80 feet

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

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date: November 12, 1986
By: *[Signature]*

Security Office Park
Limited Partnership
NW/cor. of Security Blvd. and Lord
Baltimore Dr. 1st Elec. Dist.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 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 October 23, 1986.

THE JEFFERSONIAN,

Husan Studer Obrecht
Publisher

Class of Advertising

24.75

PETITION FOR ZONING VARIANCE
1st Edition Printed
Case No. 87-188-A

LOCATION: Northwest Corner of Security Boulevard and Lord Baltimore Drive
DATE AND TIME: Monday, November 10, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit distances between buildings of 40 feet and 50 feet to less than the required 80 feet.

Being the property of Security Office Park Limited Partnership, as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a day of the issuance of and permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/23/86 Oct. 23.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-188-A and 87-193-A

Date: October 24, 1986

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

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

NORMAN E. GERBER
DIRECTOR

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of September 9, 1986
Item # 94
Property Owner: SECURITY OFFICE PARK LIMITED PARTNERSHIP
Location: NW/CORNER SECURITY BLVD. & LORD BALTIMORE DRIVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
① A WAIVER OF CRG PLAN/PROCESS VIA SECURITY OFFICE BUILDING WAS GRANTED BY PLAN. BOD. 9/19/85 (SEE FILE #W-85-143)
② SEC. V. A. 3 (BALTO. CO. LANDSCAPE MANUAL) - STATES: "INCREASES IN THE FLOOR AREA OF LESS THAN 50% SHALL REQUIRE THAT THE PORTION OF THE SITE IMPACTED CONFORM TO THE STANDARDS IN THIS MANUAL."
David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

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

PAUL H. REINCKE
CHIEF

September 5, 1986

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

RE: Property Owner: Security Office Park Ltd. Partnership

Location: NW/Corner Security Blvd. and Lord Baltimore Drive

Item No.: 94

Zoning Agenda: Meeting of 9/9/86

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.

(X) 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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *James Hoswell* Noted and Approved: *J. P. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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

ARNOLD JABLON
ZONING COMMISSIONER

Ms. Laurie McLain
Columbia Design Collective
5457 Twin Knolls Road
Columbia, Md. 21045

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

YXEXX 9/8/86

RE: Building Permit No. C-1267-86
Lord Baltimore Drive
1st. Elect. Dist. *Hoswell*

87-188A Item # 94 11/10/86

Dear Ms. McLain,

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

- Improper setbacks
- Improper use
- Improper location
- Inspection of the property must be made before permit can be approved
- Insufficient information on permit
- Needs average sheet in order to determine front setbacks
- Revised Plans (9 copies) must be submitted to Mrs. Sherry Mehl, Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All plans must be accompanied by a cover letter listing the revisions and referencing the permit and control number.
- Other (Please contact the planning office (Mr. Ogle 494-3335) concerning the requirement for a C.R.G. review of the new building. The zoning commissioner will review the amended plan with the changes since the plan was submitted with the zoning hearing No. 78-273 ASPH.
- A zoning variance hearing would be required for the distance between buildings, prior to zoning approval.

If you have any further questions, you may contact me at 494-3391.

Very truly yours,

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

ooo

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

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Baltimore, Maryland 21208

RE: Item No. 94 - Case No. 87-188-A
Petitioner: Security Office Park
Limited Partnership
Petition for Zoning Variance

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

JED:kkb

Enclosures

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

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

October 2, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 88, 89, 90, 91, 92, 93, and 94.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

September 16, 1986

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

Dear Mr. Jablon:

Comments on Item # 94 Zoning Advisory Committee Meeting are as follows:

Property Owner: Security Office Park Limited Partnership
Locations: NW/Corner Security Blvd. and Lord Baltimore Drive
Districts: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- ① All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ② A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ③ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1408.2 and Table 1407. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be continued until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Alleviation. Please see the attached copy of Section 50.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ④ Comments: Separation between buildings shall be to an imaginary line between two buildings on the same lot. The distance also shall comply to Sections Table 401, exterior walls - Table 501, area limitations - 501.1, general limitations, and Section 502.0. Also applicable is Section 1404.0. The designer may wish to contact this department before final design.
- K. Three abbreviated comments relied only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Thompson
Charles E. Thompson, Chief
Building Plans Review

LJZ/RS

87-188-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

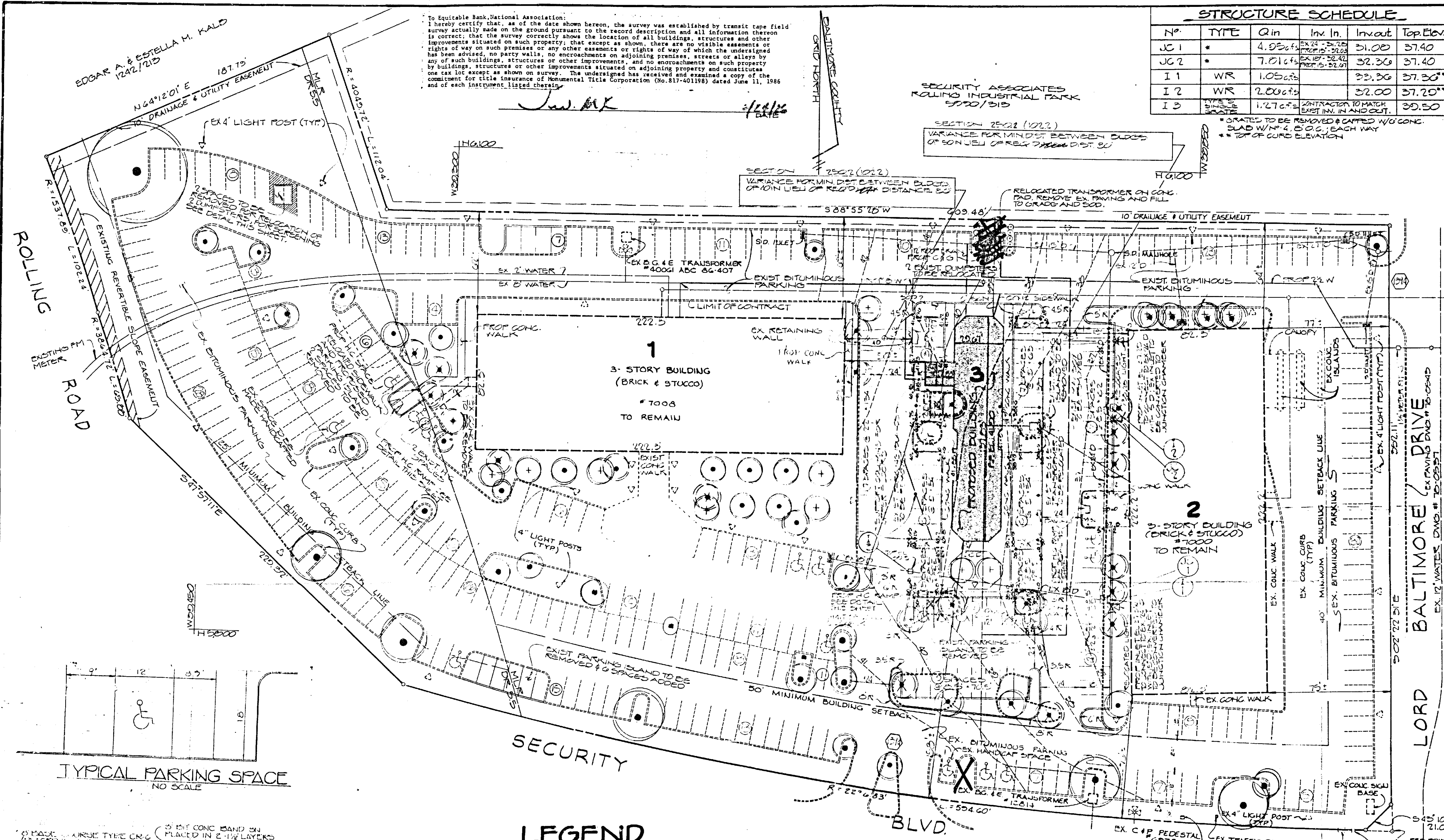
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 22nd day of September, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Security Office Park
Petitioner's LPA Partnership
Attorney Benjamin Bronstein, Esquire

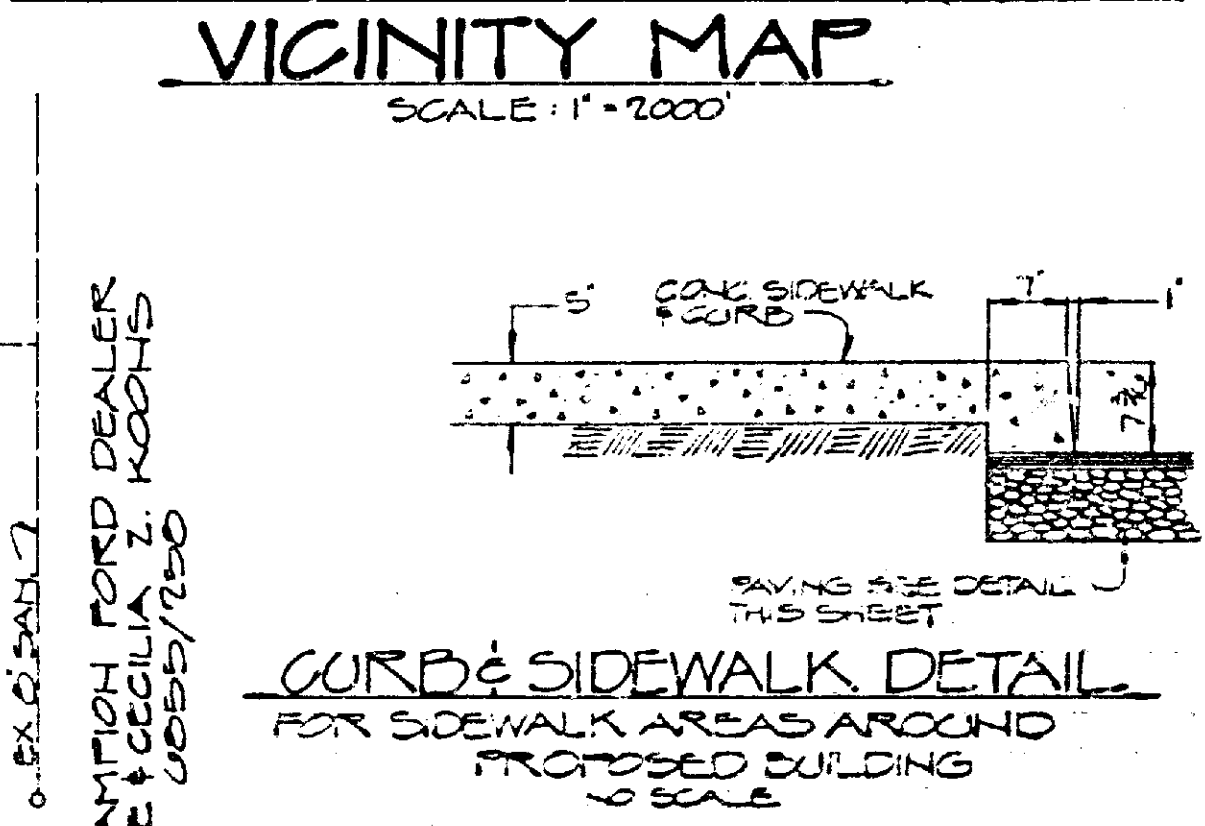
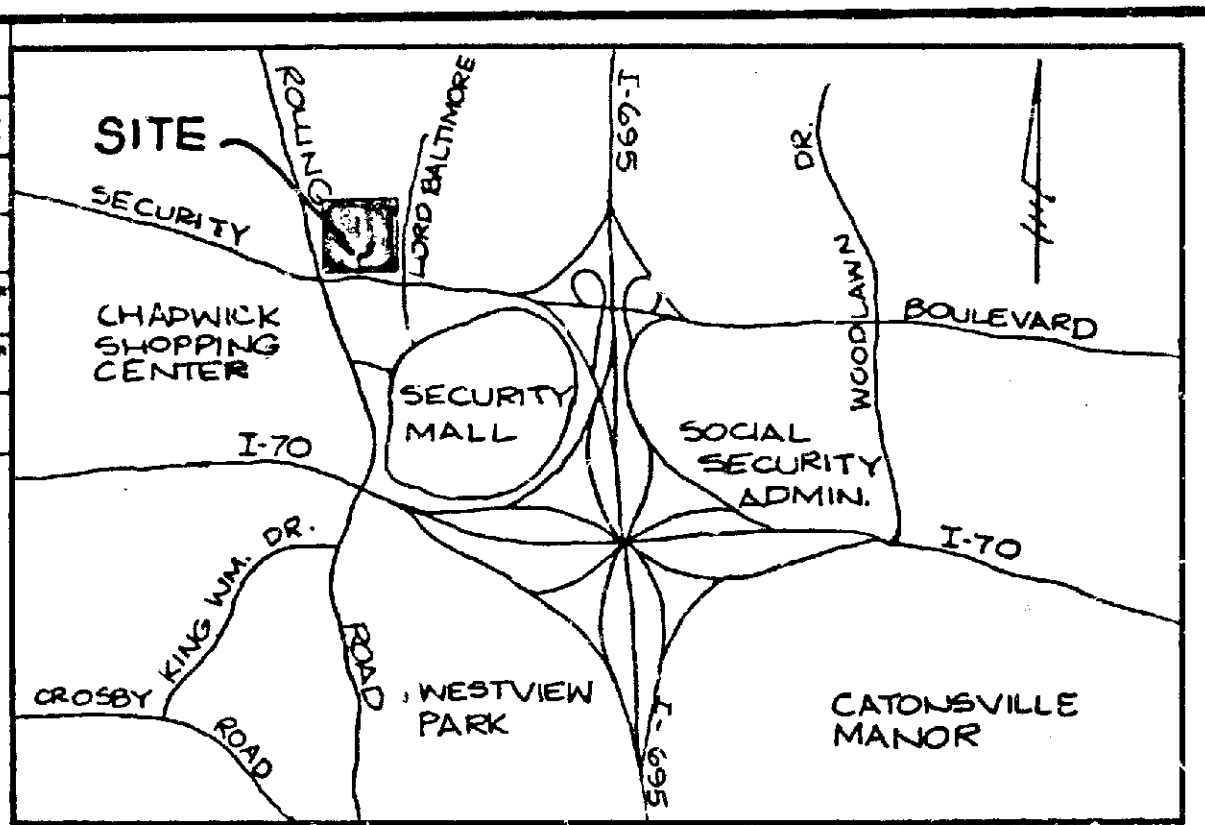
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



STRUCTURE SCHEDULE

No.	TYPE	Qin	Inv. In.	Inv. Out.	Top Elev.
UG 1	*	4.0366	EX 24'-3.25' FROM S-32.03	31.00	37.40
UG 2	*	7.0164	EX 18'-3.25' FROM S-32.03	32.30	37.40
I 1	WR	1.0564		33.30	37.30
I 2	WR	2.0064		32.00	37.20
I 3	WR	1.2764		30.50	37.20

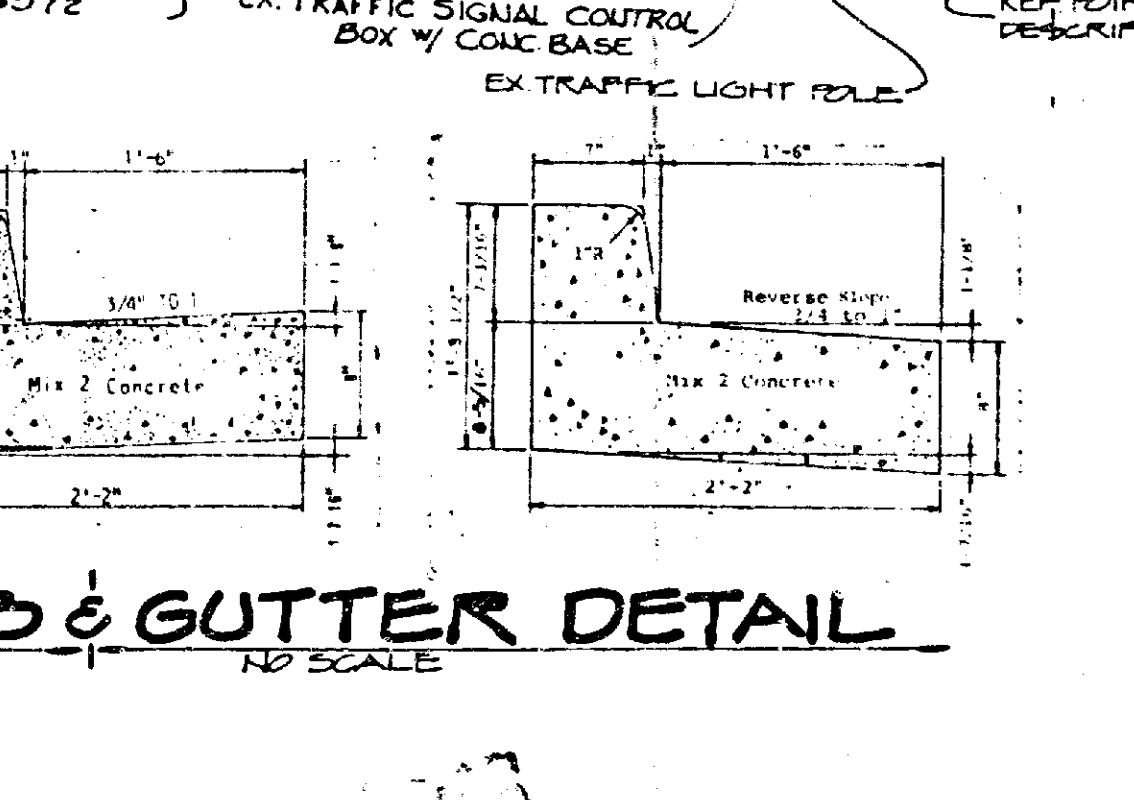
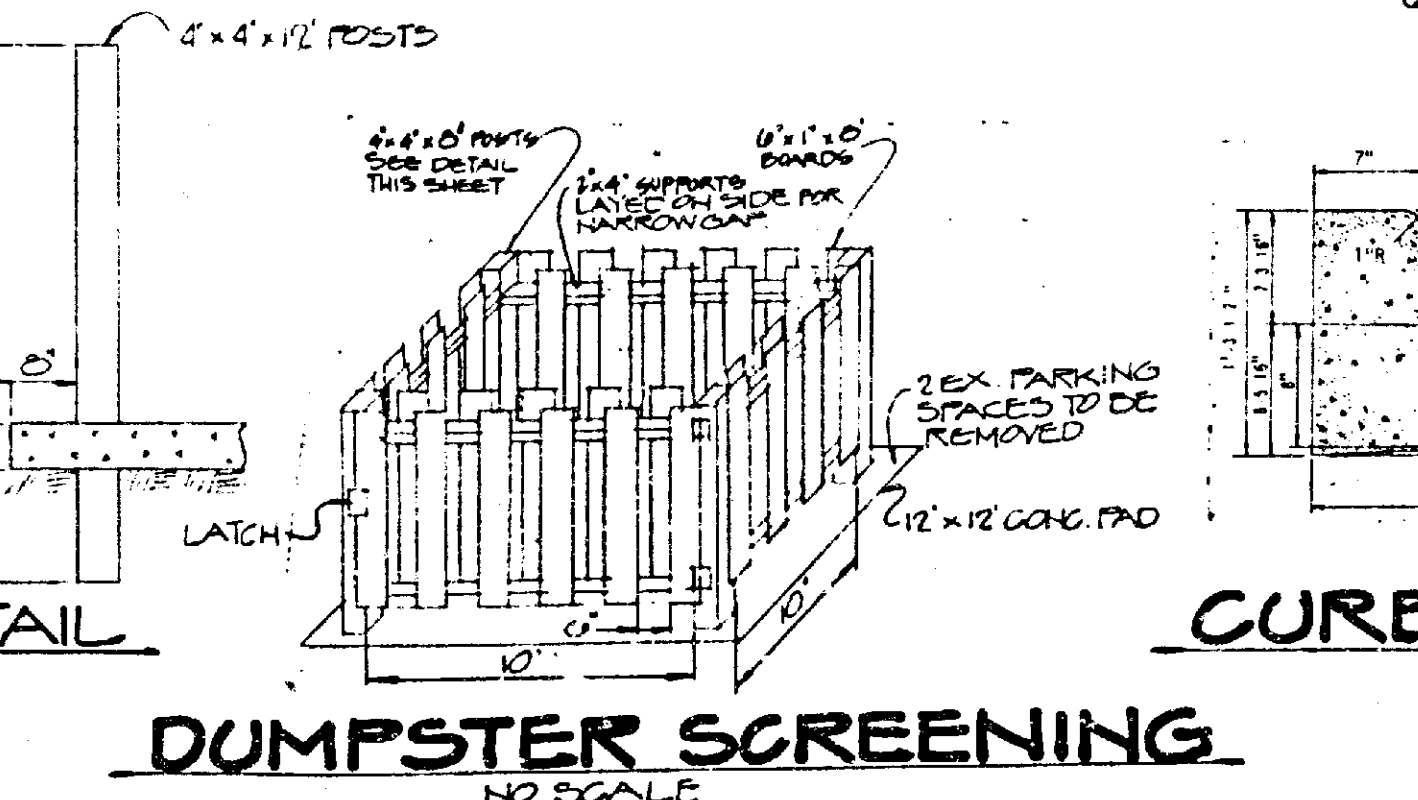
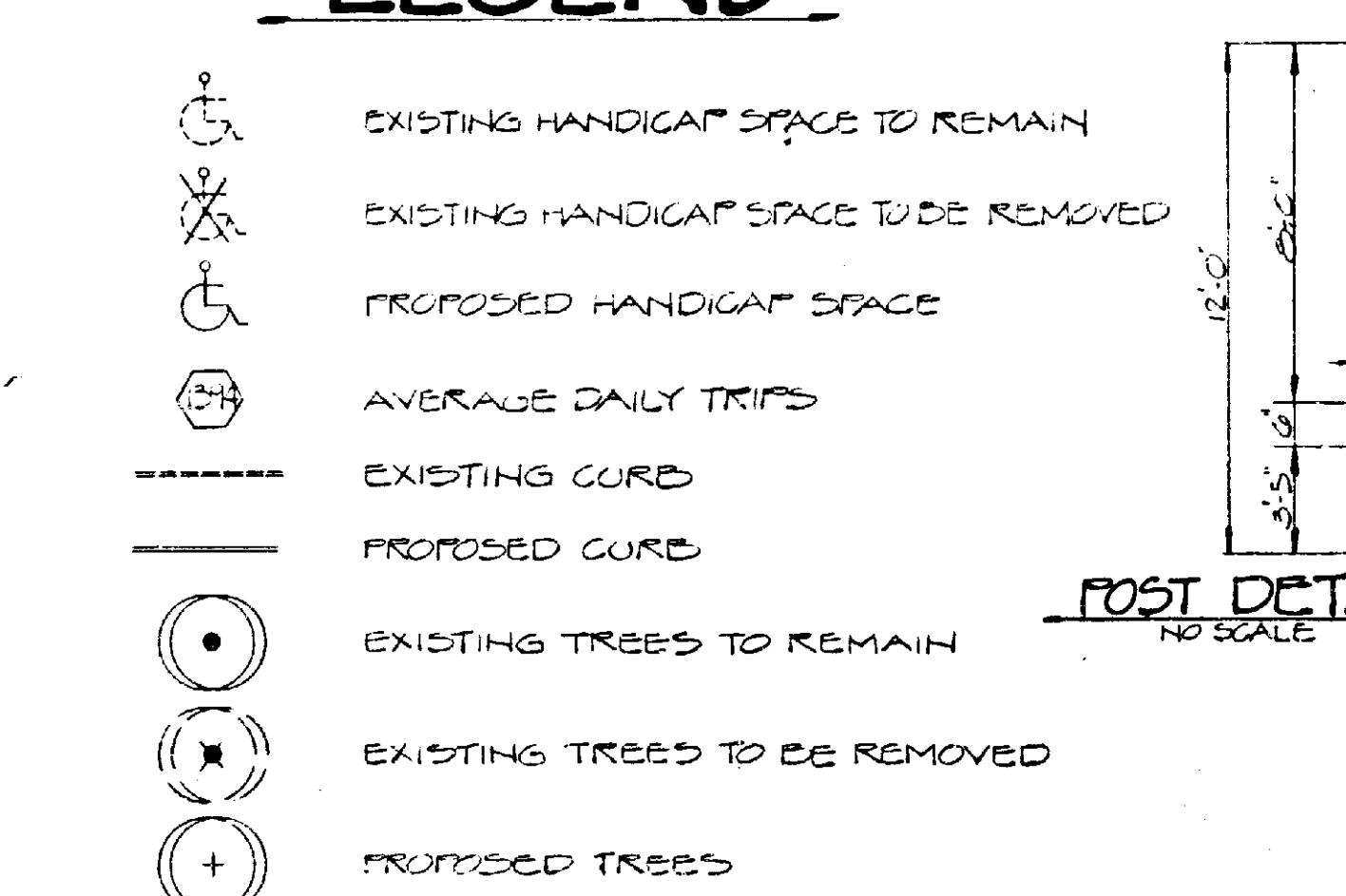
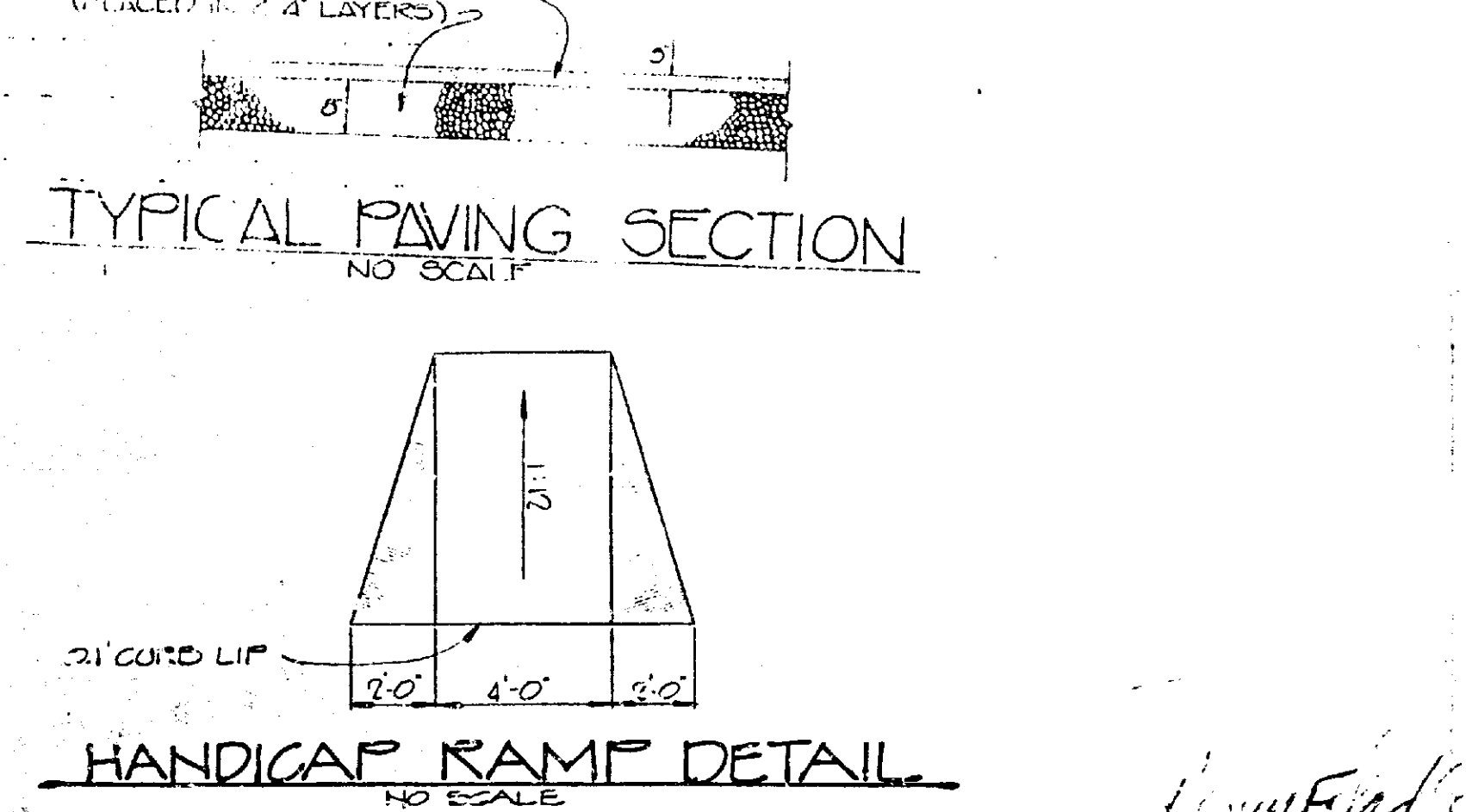
* GRATED TO BE REMOVED & CAPED W/ CONC. SLAB W/ NO. 4 B.O.G. EACH WAY. ** TOP OF CURB ELEVATION.



- ### GENERAL NOTES
1. Election District: #1
 2. Councilmanic District: #1
 3. Census Tract: 40 15 + 01
 4. Watershed: 26; Subwatershed: 70
 5. Site Acres:

DR 5.5 - Gross - 102.4 Ac	Net - 127.4 Ac
MLR - 50.0 Ac	Net - 450.0 Ac
Open Space Required: - N/A	5.00 Ac
 6. Parking Required:

a) Existing Building 1:	
1) 1st Floor =	18,296 S.F. @ 1/300 = 61 spaces
2) 2nd & 3rd Floor =	36,592 S.F. @ 1/500 = 74 spaces
b) Existing Building 2:	
1) 1st Floor =	18,287 S.F. @ 1/300 = 61 spaces
2) 2nd & 3rd Floor =	36,574 S.F. @ 1/500 = 74 spaces
c) Proposed Building 3:	
1) 1st Floor =	4,253 S.F. @ 1/300 = 15 spaces
2) 2nd & 3rd Floor =	21,312 S.F. @ 1/500 = 44 spaces
TOTAL	329 spaces
 7. Parking Proposed: 302 Spaces (25 are Handicapped)
 8. See Planting Plan for Landscaping requirements.
 9. Floor Area Ratio Allowed: = 0.6
 10. Floor Area Ratio Proposed: = 135,314 S.F. / 217,010 = 0.594
 11. There are no wells or septic areas proposed on this site, public water and sewerage will be provided.
 12. There are no floodplains on this site.
 13. There are no historic sites, critical areas, hazardous materials or endangered species habitats on this tract.
 14. Onsite drainage will be managed by means of existing pond on Rolling Industrial Park site.
 15. All proposed water to have a minimum 4'-0" of cover (typical), and water located in existing paving to have full trench compaction.
 16. Present Use: Office complex, bank with drive-in.
 17. Proposed Use: Additional office use, buildings 1 and 2 to remain as is.
 18. ADT's shown thusly: (Symbol)
 19. Outdoor lighting shown thusly: (Symbol)
 20. Existing vs proposed impervious area - increase .05 acres
 21. All interior roads to be privately owned and maintained.
 22. A variance has been granted for DR 5.5 with parking and MLR with variances, Case No. 78-273 SPH.
 23. MLR zone is not a part of a contiguous area of manufacturing zoning in excess of 25 acres.
 24. All signs will comply with Section 413.6 DCOR (Bill 87, 1984).



D.S. THALER & ASSOC. INC.
11 WARREN ROAD
BALTIMORE, MD 21208
301-464-4100

OWNER/DEVELOPER
SECURITY OFFICE PARK LIMITED PARTNERSHIP
P.O. BOX 5002
BALTIMORE, MD 21208
(301) 653-1002

SITE DEVELOPMENT PLAN & PLAT TO ACCOMPANY VARIANCE PETITION
SECURITY OFFICE PARK
ELECTION DISTRICT No. 1
SCALE: 1" = 50'

BALTIMORE COUNTY, MD
JUNE 10, 1990
REMOVED JUL 15 1990
REVISED AUGUST 15 1990
REVISED SEPTEMBER 27 1990