

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 207.4D, to allow construction of a building, as part of The Rouse Company's development of the Owings Mills Town Center, with a maximum height of 196 feet, 46 feet in excess of the allowable maximum building height of 150 feet, as set forth in the existing Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

(See Attached)

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:
OWINGS MILLS CORPORATE
CENTER LIMITED PARTNERSHIP

By: Center Mills Corporate

Signature

The Rouse Company

Address

Columbia, Maryland 21044

City and State

Attorney for Petitioner:

Gail M. Stern

(Type or Print Name)

Signature

Frank, Bernstein, Conaway & Goldman

Address

Baltimore, Maryland 21202

City and State

Attorney's Telephone No. 625-3647

Legal Owner(s):

OWINGS MILLS LIMITED PARTNERSHIP

(Type or Print Name)

By: The Rouse Company at Owings Mills

Signature

By: [Signature]

(Type or Print Name)

Signature

The Rouse Company

Address

Columbia, Maryland 21044

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Gail M. Stern

Name

Frank, Bernstein, Conaway & Goldman

Address

Baltimore, Maryland 21202

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of January, 1987, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

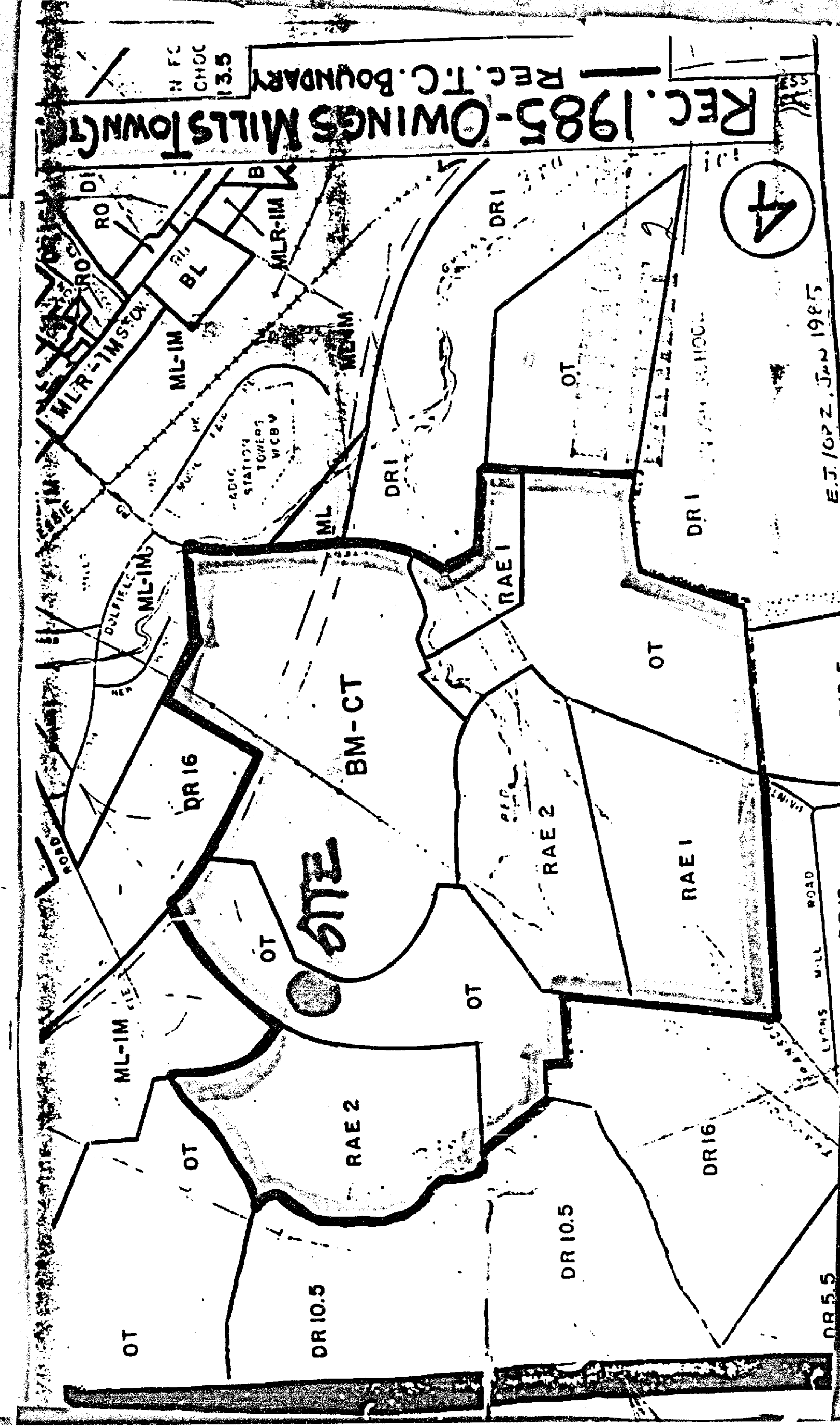
ESTIMATED LENGTH OF HEARING 1 1/2 HRS. + 15 (over)

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER DATE 12/16/86

REVIEWED BY: [Signature] DATE 12/16/86

- There exists substantial underground rock which, together with the existing topography, causes a substantial portion of the property to be undevelopable. If the Variance is not granted, the Owner may not be able to provide an intensity of development commensurate to the location of the property and the public investment, as contemplated by the Declaration of Findings contained in Section 207.1 and by the Office of Planning and Zoning.
- If the requested Variance is not granted, the Owner may be able to build a shorter, wider building (a) which would not be architecturally harmonious with the existing and proposed surrounding buildings; (b) which would result in the reduction of additional amenity open space and other amenities that the Owner will be providing at the request of the Office of Planning and Zoning; and (c) but which may not be possible because of underground rock and the topography of the property.
- The additional square footage is required to (a) accommodate the needs of the tenant; (b) comply with the mandate of the Declaration of Findings contained in Section 207.1, providing for development to contribute to the County's assessable tax base and creation of a number of jobs; and (c) provide the income necessary to compensate the Owner for the cost of constructing parking structures.
- The proposed building is partially within the O.T. Zone and partially within the BM-CT Zone. In the BM-CT Zone, the maximum average building height allowed is 237 feet. The proposed building height will coincide with the requested 196 foot O.T. zone height variance.
- A portion of the requested Variance is required for erection of a parapet wall more than 4 feet high to shield the elevator penthouse so that the building will be architecturally harmonious.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350
STEPHEN E. COLLINS
DIRECTOR

January 21, 1987

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

Item No. 220 -ZAC-
Property Owner:
Location:

Existing Zoning:
Proposed Zoning:

Area:

District:

Dear Mr. Jablon:

Please see the C.R.G. comments for this site.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

RECEIVED
FEB 3 1987
ZONING OFFICE

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-303-A

LOCATION: West Side of Mill Run Circle Extended, 448 feet North from the Ramps X and Y to Owings Mills Boulevard

DATE AND TIME: Tuesday, January 20, 1987, at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variance to permit construction of a building with a maximum height of 196 feet in lieu of the permitted 150 feet regarding The Rouse Company's development of the Owings Mills Town Center

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

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Mill Run Circle : OF BALTIMORE COUNTY
Extended, 448' N from the :
Ramps X & Y to Owings Mills :
Blvd., 4th District :
OWINGS MILLS LIMITED : Case No. 87-303-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 12th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Gail M. Stern, Esquire, Frank, Bernstein, Conaway & Goldman, 300 E. Lombard St., Suite 1700, Baltimore, MD 21202, Attorney for Petitioner; and Two Owings Mills Corporate Center Ltd. Partnership, The Rouse Co., Columbia, MD 21044, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

January 28, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Gail M. Stern, Esquire
Frank, Bernstein, Conaway & Goldman
300 E. Lombard Street, Suite 1700
Baltimore, Maryland 21202

RE: Petition for Zoning Variance
W/S Mill Run Circle Extended,
448' N of the Ramps X and Y
to Owings Mills Boulevard
8th Election District
Case No. 87-303-A
Owings Mills Limited Partnsp.

Dear Ms. Stern:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this Office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

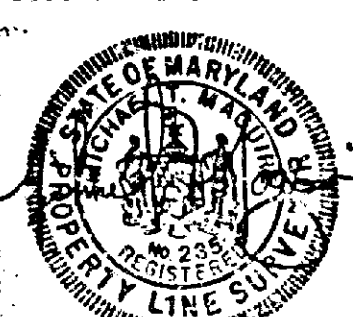
cc: People's Counsel

Description
To Accompany Petition For Height Variance, 1.3123 Acre Parcel, Southwest Of Northwest Expressway, Southeast Of Owings Mills Boulevard, Fourth Election District, Baltimore County, Maryland.

Beginning for the same on the west side of Access Road No. 1, 64 feet wide and laid out as the northerly extension of Mill Run Circle, as shown on the "3rd Amended Plat, Owings Mills Town Center" recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 54, Page 111, said beginning point being located 448 feet, more or less, as measured northwesterly and northerly along the southwest and west side of said Mill Run Circle and said Access Road from its intersection with the center line of Ramps X and Y shown on said plat, running thence binding on the west side of said Access Road, (1) northerly, by a curve to the right with the radius of 457.00 feet, the arc distance of 331.84 feet, thence seven courses: (2) South 74 degrees 05 minutes 30 seconds West 189.02 feet, (3) South 15 degrees 54 minutes 30 seconds East 30.00 feet, (4) South 74 degrees 05 minutes 30 seconds West 70.00 feet, (5) South 15 degrees 54 minutes 30 seconds East 100.00 feet, (6) South 60 degrees 54 minutes 30 seconds East 28.28 feet, (7) South 15 degrees 54 minutes 30 seconds East 165.00 feet, and (8) North 74 degrees 05 minutes 30 seconds East 160.68 feet to the place of beginning.

Containing 1.3123 acres of land, more or less.

November 20, 1986
Our J-S No. 85048 (ID: L85048)



OFFICE COPY

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 1 1987

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 January 1 1987

THE JEFFERSONIAN,

Susan Shuder Obrecht

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
4th Election District
Case No. 87-303-A
LOCATION: West Side of Mill Run Circle Extended, 448 feet North from the Ramps X and Y to Owings Mills Boulevard
DATE AND TIME: Tuesday, January 20, 1987, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit construction of a building with a maximum height of 182 feet in excess of the permitted 150 feet regarding The Rouse Company's development of Owings Mills Town Center.
Being the property of Owings Mills Limited Partnership, as shown on plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within ten (10) day period. The Zoning Commissioner will, however, accept 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
1024 Jan. 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 1 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 1 1987

TOWSON TIMES,

Susan Shuder Obrecht

Publisher

24.75

PETITION FOR ZONING VARIANCE
4th Election District
Case No. 87-303-A
LOCATION: West Side of Mill Run Circle Extended, 448 feet North from the Ramps X and Y to Owings Mills Boulevard
DATE AND TIME: Tuesday, January 20, 1987, at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit construction of a building with a maximum height of 182 feet in excess of the permitted 150 feet regarding The Rouse Company's development of Owings Mills Town Center.
Being the property of Owings Mills Limited Partnership, as shown on plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within ten (10) day period. The Zoning Commissioner will, however, accept 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
1024 Jan. 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-303-A

District 4th Date of Posting Dec 31-86
Posted for: Variance
Petitioner: Owings Mills Limited Partnership
Location of property: W/S of Mill Run Circle extended 448' N from Ramps X & Y to Owings Mills Blvd
Location of Signs: West side of Mill Run Circle 600' + North of the X & Y Ramps to Owings Mills Blvd in front of subject property
Remarks: subject property
Posted by: [Signature] Date of return: Jan 6-87
Number of Signs: 1

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 10th day of December 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Received by: James F. Dyer
Chairman, Zoning Plans
Advisory Committee
Petitioner: Owings Mills Ltd. Partnership
Petitioner's Attorney: Gail M. Stern, Esquire

harmony of the site would be disrupted and amenity open space lost by a building constructed out (wider) instead of up.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the Petitioner, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community surrounding the site and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of January, 1987, that the herein request for a variance to permit a maximum building height of 182 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

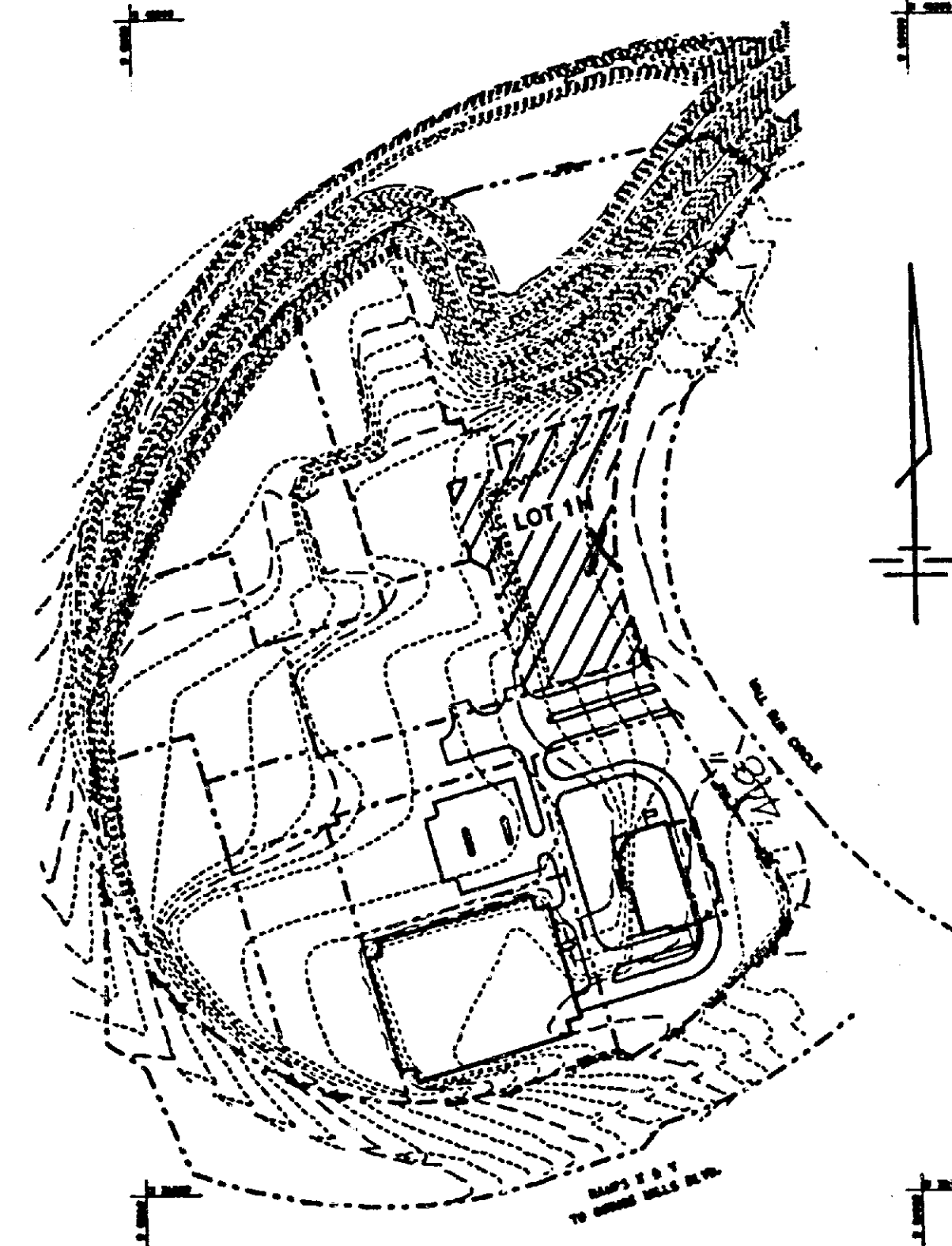
IN RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle Extended,
448' N of the Ramps X and Y
to Owings Mills Boulevard
4th Election District
Owings Mills Limited
Partnership,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-303-A

The Petitioner herein requests a zoning variance to permit construction of a building, as part of The Rouse Company's development of the Owings Mills Town Center, with a maximum height of 196 feet, 46 feet in excess of the allowable maximum building height of 150 feet as set forth in the Baltimore County Zoning Regulations (BCZR).

At the onset of the hearing, Counsel for the Petitioner entered a motion to amend the Petition to request a maximum height of 182 feet. The motion was granted.

Testimony on behalf of the Petitioner indicated that the proposed building will be located partially on BM-CT and partly on OT-zoned land and totally within the town center of Owings Mills. Two thirds of the 213,000 sq.ft. building will be used by a single tenant. The building will have a 4-foot high parapet wall on the twelfth story and, above that, a 20-foot high parapet around the mechanical penthouse. (Plan prepared by Daft-McCune-Walker, Inc., revised 1/18/87 and identified as Petitioner's Exhibit 1.) The site will provide more than twice the required amenity open space and provide it at ground level. Parking will be provided in decked parking structures. There will be a pedestrian linkage to the mall. The building will meet the goals of the town center and office/technology zone regulations.

The topography of the property falls 60 to 75 feet down from the road ramp towards the mall. The considerable amount of rock on the site makes excavation difficult and expensive. Without a height variance, the architectural



1 SIGN
OWINGS MILLS TOWN CENTER
LOT 1H
Scale: 1"=200'

Gail M. Stern, Esquire
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street, Suite 1700
Baltimore, Maryland 21202
December 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle Extended, 448' N
from the Ramps X and Y to Owings Mills Blvd.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 87-303-A

TIME: 10:15 a.m.
DATE: Tuesday, January 20, 1987
PLACE: Room 106, 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. 025723
DATE: 12/2/86 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: [Signature]
FOR: ITEM 720
B 8117****1000012 00000
VALIDATION OR SIGNATURE OF CASHIER

ORDER RECEIVED FOR FILING
Date: 1/22/87
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 1/22/87
By: [Signature]



Maryland Department of Transportation
State Highway Administration

RECEIVED
DEC 29 1986
ZONING OFFICE

William K. Hoffmann
Secretary
Hal Kassoff
Administrator

December 22, 1986

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

Re: Baltimore County
Item No. 220
Property Owner:
Owings Mills Limited
Partnership
Location: W/S Mill Run
Circle extended
448' northerly from ramps
X and Y to Owings Mills
Boulevard at N/W expressway
I-795
Existing Zoning: O.T.
and B.M.-C.T.
Proposed Zoning: Variance
to allow construction of
a building as part of the
Rouse Company's development
of the Owings Mills
Town Center, with a
minimum height of
196', 46' in excess of the
allowable maximum building
height of 150'
Area: 0.7+/- acres and
B.M.-C.T. 1.50 acres
District 4th

Dear Mr. Jablon:

On review of the submittal of December 2, 1986,
(revised) for variance of Height requirement, the
State Highway Administration has no comment.

Very truly yours,

Charles Lee - J.M.

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0431 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Members, Baltimore County Planning Board Date: January 22, 1987

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

SUBJECT: Section 22-43 Waivers

As per Section 22-43, I intend to grant waivers to the following applications:

1. PROJECT NAME/NUMBER/LOCATION:
BROOKS PROPERTY (K/A Allensway Shopping Center) W-87-6
E/S Reisterstown Road opposite Westminster Pike

REQUEST: Waiver of Plan (CRG Meeting/Process), based on amendments to an approved
plan or plat which do not materially alter the proposed development.

DISCUSSION: The applicant states:

Mr. Brooks has a currently approved County Review Group (CRG) Plan for this site.
This Plan was approved by the CRG on August 28, 1986 and does not expire until
August 28, 1989.

Three changes to the approved CRG Plan are proposed on the Site Plan which has
been submitted for Building Permit.

- 1). Building A has been modified from a 1-story and 2-story building to a 1-story
building.
- 2). Building B has been modified from a 2-story building with an open stairwell
to a 3-story building with an enclosed stairwell and elevator. The location
of Building B has moved four feet north from the location as shown on the
previous CRG Plan.
- 3). Building entrances have been adjusted to accommodate the revised building
layouts as described in Items 1 and 2, above.

These proposed alterations on the new site plan will cause no significant material
change to the approved CRG Plan. If a new CRG review and approval is required,
this will cause Mr. Brooks unnecessary hardship and would be unwarranted. He has
complied with all requirements of the approved CRG, the Stormwater Management, the
Sediment Control, and Landscape Plan. The Waiver Advisory Committee supports
this request.

DIRECTOR'S PROPOSED WAIVER: Grant as requested.

2. PROJECT NAME/NUMBER/LOCATION:
FARTRIDGE KNOLL - W-87-9

REQUEST: Waiver of Standards (construction of sidewalks, along entrance road)
based on unnecessary hardship.



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

NORMAN E. GERBER
DIRECTOR

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

JANUARY 14, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986

Item # 220
Property Owner: OWINGS MILLS LIMITED
Location: PARTNERSHIP
W/S MILL RUN CIRCLE EXTENDED, 448'
N.Y. FROM RAMP X+Y TO OWINGS MILLS BLVD.

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 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.
The property is located in a deficient service area as defined by
B111 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 B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

Additional comments:
A WAIVER OF PLAN (CRG MEETING/PROCESS) HAS BEEN
OBTAINED FOR AND WILL BE REVIEWED BY PLANNING
BOARD ON JAN. 22, 1987 (SEE FILE # W-87-1
K/A LOT 1-H OWINGS MILLS CORPORATE CT.)

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

Members, Baltimore County Planning Board
Section 22-43 Waivers
continued page 5

The Waiver Advisory Committee supports this request.

DIRECTOR'S PROPOSED WAIVER: Grant as requested.

7. PROJECT NAME/NUMBER/LOCATION:
LOT 1-H OWINGS MILLS CORPORATE CENTER - W-87-1
Located between Mill Run Circle & Owings Mills Boulevard South

REQUEST: Waiver of Plan (CRG meeting/process), based on lot line adjustment,
including the combination of lots or parcels and a minor development (no new
streets or utilities required).

DISCUSSION:

Lot 1-H is a component of the Owings Mills Corporate Center and of the overall
Owings Mills Town Center. It is located between Mill Run Circle, a ring road
serving the town center core, and Owings Mills Boulevard South. A CRG plan was
approved without controversy in December of 1985 and a plat was approved and
recorded subsequently. The 17.26 acre corporate center is adjoined by either
major highway rights-of-way or by other land in the same common ownership or
control.

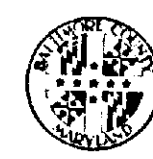
The dynamics of the Owings Mills growth area and of development within the town
center result in changes to the office building footprint as then shown for Lot
1-H on the CRG plan and require adjustment to recorded lot lines. Lot 1-H
would be enlarged from 1.17 acres to 1.20 acres.

Waiver of Plan is requested to enable immediate and consequential revisions to the
recorded plat so as to meet construction and occupancy deadlines of a major tenant.
It is justified by the following:

- 1) The revisions are lot line adjustments. As such waiver of Plan is authorized
by Section 22-43 (A)(1) of the regulations.
- 2) All requisite public improvements and infrastructure are in place or have
been secured by previously executed Public Works Agreements. As such, the
revision is a "minor development" and a waiver is authorized by Section
22-43 (A)(10).
- 3) Lot 1-H is zoned partly EM-CT and partly O.T. The proposed office building
is governed by both the flexible and permissive height regulations of EM-CT
and the rigid height limitations of O.T. In order to maximize meaningful
ground level amenity open space, over 29,000 square feet is provided against
a requirement of 12,245 square feet, a decision has been made to conform
height to EM-CT requirements and seek a variance from the OT standard. The
resultant public hearing assures ample opportunity for citizen and agency
comment and input which need not be duplicated by another CRG meeting/hearing.

The Waiver Advisory Committee supports this request subject to the following
conditions: on the revised plat that will be submitted to the County for review
and comments, show - 50' curb to curb width - show - left turn lane into proposed
access, show - paint lines for 5 lanes - 2 straight through lanes and left turn
lane.

DIRECTOR'S PROPOSED WAIVER: grant as conditioned above by the Waiver Advisory
Committee.



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

PAUL H. REINCKE
CHIEF

December 18, 1986

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

RE: Property Owner: Owings Mills Ltd. Partnership

Location: W/S Mill Run Circle extended, 448' + - northerly from ramps
X and Y to Owings Mills Blvd.
Item No.: 220 Zoning Agenda: Meeting of 12/16/86

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 or 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: C.H. Kelly, Jr.
Planning Group
Special Inspection Division

Noted and
Approved: John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner Date: January 16, 1987

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

SUBJECT: Zoning Petition No. 87-303-A

This office is supportive of this type of development in
this particular location.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
JAN 19 1987
ZONING OFFICE



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:
Comments on Item # 220 Zoning Advisory Committee Meeting are as follows:

Property Owner: OWINGS MILLS LIMITED PARTNERSHIP
Location: W/S MILL RUN CIRCLE EXTENDED, 448 FEET* NORTHERLY FROM RAMP X
AND Y TO OWINGS MILLS BLVD.
District: 4TH

APPLICABLE ITEMS ARE CIRCLED:

- () 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.M.C. 21-1-1 - 1985) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction. SEPERATE
PERMITS ARE REQUIRED FOR THE VARIOUS STRUCTURES, RETAINING WALLS ETC.
- () 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.
- () 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.
- () All One Group except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. But One Group require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table 101, Section 1047, Section 1046.2 and Table 1047. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(a) _____ of the Baltimore
County Building Code.
- () 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 _____ to Use _____ or
to Mixed Use _____ See Section 312 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Flood/Hydrology. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finish floor levels including basement.
- () Comments: BUILDING SHALL COMPLY TO THE HIGH RISE REQUIREMENTS OF THE
CODE AS AMENDED IN SECTIONS 618.0. COUNCIL BILL 17-85 PROVIDE A
MINIMUM OF 10 HANDICAPPED PARKING SPACES, SIGNS, RAMPS CURB CUTS
ETC AS PER STATE CODE.
- () These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 117 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

By: T. E. Dyer, Chief
Building Plans Review

4/77/RS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

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

ooo

Chairman

MEMBERS

Bureau of
Engineering
Bureau of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

RE: Item No. 220 - Case No. 87-303-A
Petitioner: Owings Mills Limited
Partnership
Petition for Zoning Variance

Dear Ms. Stern:

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 suit-
ability 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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Darr McCune Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21204



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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 13, 1967

Cell M. Stern, Esquire
Frank, Bernstein, Conway & Goldman
300 East Lombard Street
Suite 1700
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S Mill Run Circle Extended, 448' N from the
Ramps X and Y to Owings Mills Blvd.
4th Election District
Owings Mills Limited Partnership - Petitioner
Case No. 87-303-A

Dear Mr. Stern:

This is to advise you that \$64.50 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 Building, Towson, Maryland

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

No. 025800

DATE 1/20/67 ACCOUNT R-01-615-000

SIGN & POST
RETURNED

AMOUNT \$ 64.50

HRD Legal Petty Cash, House Company
814g, Columbia, Md. 21044

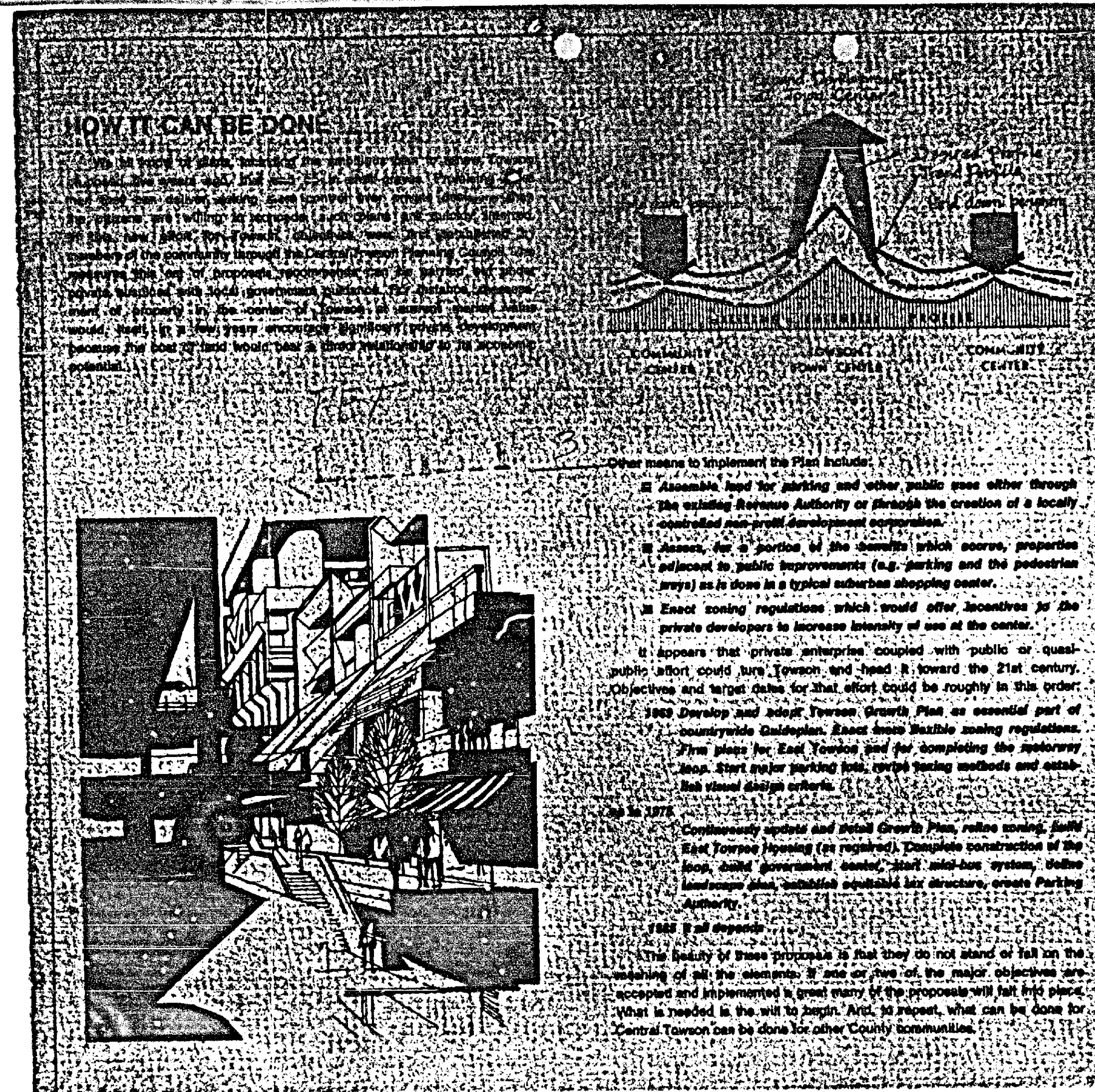
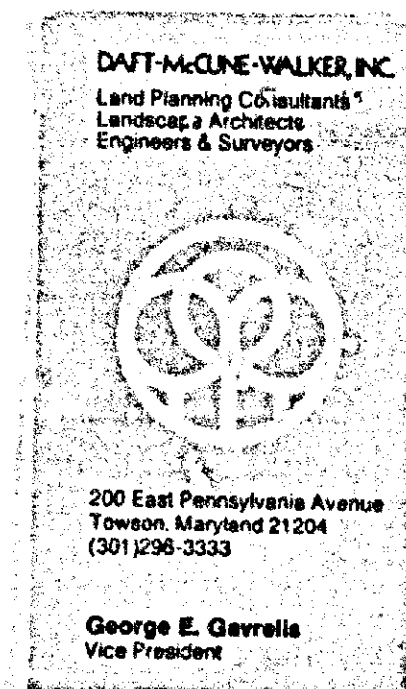
RECEIVED FROM

ADVERTISING & POSTING RE CASE #87-303-A

FOR B 8021*****AECIA 6204F

VALIDATION OR SIGNATURE OF CASHIER

Petitioner's Exhibit 3



H. PRIOR TO PREPARING THE REQUIRED PLAN, THE PETITIONER OR HIS ENGINEER SHOULD CONTACT THE FOLLOWING COUNTY AGENCY AND/OR STATE AGENCY IF LOCATED ON A STATE ROAD FOR PERTINENT DATA THAT MAY BE REQUIRED BY THAT PARTICULAR AGENCY.

1. Bureau of Engineering.....494-3751
2. Bureau of Traffic Engineering.....494-3554
3. Health Department.....494-2762
4. State Highway Administration.....383-4321

I. The surveyor's plat shall contain all the information as set forth on the check list as follows:

- ✓ 1. North arrow
- ✓ 2. Scale: 1"=10', 1"=50', 1"=100'
- ✓ 3. Election District 4 Councilmanic District 3
- ✓ 4. Outline of parcel(s) in question (indicated by heavy bold line)
- ✓ Note 2 5. Zoning of parcel(s) in question and adjacent properties
- ✓ Note 1 6. Bearings, distances, and area of parcel(s) Note 1
- ✓ 7. Name of adjoining street and distance to the closest intersecting street
- ✓ 8. Existing and proposed width of street right-of-way from property line to property line
- ✓ 9. Existing and proposed topography if required by the Office of Planning and Zoning
- ✓ Note 4 10. Existing and proposed width and type of paving
- ✓ Note 8 11. Location and width of existing and/or proposed entrances and their relation to entrances on existing properties and properties across the street
- ✓ 12. Use, dimensions, and location of all existing buildings on parcel
No existing bldgs

THE ROUSE COMPANY

November 17, 1986

Mr. James E. Dyer
Zoning Supervisor
Baltimore County
111 Chesapeake Avenue
Towson, Maryland 21204

RE: Two Owings Mills Corporate Center
Owings Mills Town Center
Building Height Variance

Dear Mr. Dyer:

We hereby submit the Petition for Zoning Variance for the building height of Two Owings Mills Corporate Center. The justifications for this variance have previously been discussed with you and are attached to the petition.

In order to meet the scheduled occupancy date of July 1, 1987 for the major tenants of this building, we need to start construction by January 15, 1987. Based on this schedule, your establishment of the earliest possible hearing date will be critical to us obtaining the necessary permits to allow construction to begin.

Please contact me at 992-6084 with any questions concerning this variance petition and to notify us of the hearing date.

Sincerely,

JOHN A. NECKER, JR.
Assistant Director of Engineering

JHN/lm

cc: Charles F. Stuart, Jr.
Jerome D. Smalley

(5)

23. The surveyor shall furnish one(1) copy of a reproducible location plan or an inserted vicinity map on the required site plans, either of which shall reflect the following information:

- a. Scale: 1"=200' or 1"=1000'
- b. Outline of the parcel(s) in question
- c. All existing and proposed streets and expressways in the area
- d. Location of available utilities connections if necessary
- e. Approximate size and location of school and church sites or other land marks in area.

24. Plats must be trimmed to a neat 8 1/2" by 11" or where larger prints are necessary, they shall be folded to that size. They must be clear with the lettering distinct.

2. The above information is to be used in part as a guide by the members of the Joint Zoning Advisory Committee.
3. The Joint Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) responsible representatives of various County departments. The Committee meets and reviews zoning petitions weekly.
4. The review by the Joint Zoning Advisory Committee is aimed not at making a judgement in the appropriateness of the zoning action requested, but rather to assure that all parties are made aware of plans or problems that may have a bearing on the case.

PROCESSED BY: JEG

(4)

Parking Space:
Note 4 Paving: ✓

Size [minimum 9' x 20']

Type (must be a durable and dustless surface such as tar and chip, macadam, or bituminous concrete)

Note 9 Screening: ✓

Size and Type

Note 5 Lighting: ✓

Type, location, direction, and height

Note 18 A curb not less than 8" wide and 6" high must be provided around every parking lot. The curb must set back 4' from a street right-of-way line if no parking is anticipated. The curb must setback 8' from the street right-of-way line if parking is proposed against it.

Note 19 Location of streams or drainage courses on or within 50' of property.

Note 20 Utilities: Location and size of existing water and sewer lines available at site. If water and/or sewer are not available at the site, the location and distance to the nearest lines must be indicated with the proper Baltimore County utility drawing number listed. (This may be indicated on Location Plan described below). In the event no public water and/or sewerage exists, the means for providing proper water and sewerage disposal must be indicated.

Note 21 Fire prevention: Location of fire hydrants (Hydrant spacing must conform to the Baltimore County Standard Design Manual and the Fire Prevention Code)

Note 22 Buildings with zero setbacks must meet building code as well as fire code requirements, with regard to type of construction, windows, etc.

Note 11 Signs / CDE comment & OT
Note 12 Zoning standards
O.T. Height

(3)

13. Use, dimension, and location of all proposed buildings or additions, and the proposed use if the use is to be changed

14. The location and use of all principal buildings within a minimum distance of 200 feet from the joint side, front, and rear property lines shall be shown

15. Appropriate height tent (for apartment buildings and commercial zones) to be finalized

16. Apartment density shall be indicated as follows:

EXAMPLE:

Existing zoning	-	D.R. 5.5
Proposed zoning	-	D.R. 16
Gross Area	-	10 acres

Designed Density:

Gross	-	16 units per acre
Total Units	-	160 units

17. Off-street parking

Parking data: No. of spaces required
No. of spaces provided

EXAMPLE: (two story bldg., offices and apts.)

First Floor:

Use	offices
Total Floor Area	6000 sq. ft.
No. of spaces required	6000/300=20
No. of spaces provided	25

Second Floor:

Use	apartments
No. of units proposed	12
No. of spaces required	81.53/unit= 21
No. of spaces provided	28

Total Spaces Required = 41
Total Spaces Provided = 53

