

87-448-XA
#342

W/S Harford Rd., approx. 411' N of the c/l of Joppa Rd.
(9618 Harford Rd.)

9th E.D.

3/24/87

Special Exception (for a Class B Office building) and Variance - filing fee
\$200.00 - Josef L. Gehring

3/24/87

Hearing set for 5/12/87, at 10:45 a.m. (Mrs. Jung)

5/12/87

Advertising and Posting - \$195.55

5/28/87

Ordered by the Deputy Zoning Commissioner that a Class B Office Building in an R.O. Zone and a 69.25 sq. ft., illuminated, free-standing sign, in accordance with Petitioner's Exhibits 1 and 3, be approved, and further that parking in an R.O. Zone for an office building located in a B.L. Zone be approved and as such, the Petitions for Special Exception and Variance are GRANTED with restrictions.

IN RE: PETITION FOR SPECIAL EXCEPTION *	BEFORE THE
AND ZONING VARIANCE - W/S	
Harford Road, approx. 411' *	DEPUTY ZONING COMMISSIONER
N of the c/l of Joppa Road	
(9618 Harford Road); and *	OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION	
NE/S Joppa Road, 315' W of *	
the c/l of Harford Road	
(2912 Joppa Road) *	
9th Election District	
6th Councilmanic District *	Case No. 87-448-XA and
	Case No. 87-449-X
Josef L. Gehring, Petitioner *	

* * * * *

The Petitioner herein requests a special exception to permit a Class "B" office building in an R.O. zone and a variance to permit an 83.32 sq.ft. illuminated, freestanding sign in lieu of the permitted 8 sq.ft., non-illuminated, building sign. The Petitioner further requests a special exception to permit parking in an R.O. zone for an office building located in a BL zone.

At the onset of the hearing, Counsel for the Petitioner moved to amend the variance petition to request a 69.25 sq.ft. sign as indicated on the drawing identified as Petitioner's Exhibit 3. The motion was granted.

Testimony by and on behalf of the Petitioner indicated that the subject property consists of two contiguous lots, as more particularly described on the plan submitted, prepared by Development Engineering Consultants, Inc., revised 2/20/87 and identified herein as Petitioner's Exhibit 1. Lot 1 is zoned BL and RO and has access to Joppa Road. A two-story office building is proposed on the BL portion with its required parking on the RO portion. A three-story office building and its required parking is proposed for Lot 2, which is at a lower elevation than Lot 1 and for which access has been provided to Harford Road. The latter building will have a lobby, internal directory and elevator. None of the offices will be utilized as medical offices. The architect is designing a building for Lot 2 with no more than 7200 sq.ft. per floor but requests that some portions of the exterior walls be 2 feet inside the footprint and other

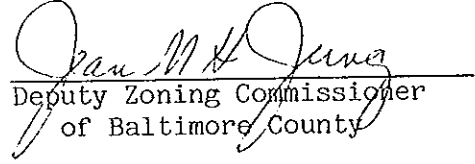
portions be 2 feet outside the footprint indicated on Petitioner's Exhibit 1. The proposed sign also has been designed by the architect. Indeed the sign for which the variance is requested will be identical to the sign at the Joppa Road entrance to the property to be identified as Carney Center. The signs, as well as the Class "B" office building, and the building on the BL portion of the site, were all designed to be low-key, consistent with RO requirements and compatible with the residential uses in the area, as reflected in the elevation drawing prepared by Nelson-Salabes, Inc., dated 1/21/87 and identified as Petitioner's Exhibit 2. The Class "B" office building is a considerable distance off the roads and at a lower elevation further necessitating the freestanding sign. The owner of the property will develop the property and be its owner/manager. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing held in this case, and after due consideration of the testimony and evidence presented herein, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner. The entire site will be consistent with R.O. zoning requirements and both buildings will be used exclusively for office space. The requirements of Sections 307 and 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exceptions and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of May, 1987, that a Class "B" office building in an RO zone and a 69.25 sq.ft., illuminated, freestanding sign, in accordance with Petitioner's Exhibits 1 and 3, be approved, and further that parking in an RO zone for an office building located in a BL zone be approved, and as such, the

Petitions for Special Exceptions and Zoning Variance be and are hereby GRANTED,
subject, however, to the following restrictions:

- 1) Both buildings shall be used entirely for office space.
- 2) No medical offices shall be permitted.


Deputy Zoning Commissioner
of Baltimore County

IN RE: PETITION FOR SPECIAL EXCEPTION •
AND ZONING VARIANCE - W/S •
Harford Road, approx. 411' •
N of the c/l of Joppa Road •
(9618 Harford Road); and •
PETITION FOR SPECIAL EXCEPTION •
NE/S Joppa Road, 315' W of •
the c/l of Harford Road •
(2912 Joppa Road) •
9th Election District •
6th Councilmanic District •
Josef L. Gehring, Petitioner •

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 87-448-XA and
Case No. 87-449-X

• • • • •

The Petitioner herein requests a special exception to permit a Class "B" office building in an R.O. zone and a variance to permit an 83.32 sq.ft. illuminated, freestanding sign in lieu of the permitted 5 sq.ft., non-illuminated, building sign. The Petitioner further requests a special exception to permit parking in an R.O. zone for an office building located in a BL zone.

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ORDER RECEIVED FOR FILING

Date

3/28/87

By

Letitia J. Schumann

Date

By *Bette J. Schukman*

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Petitions for Special Exceptions and Zoning Variance be and are hereby GRANTED, subject, however, to the following restrictions:

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

ORDER RECEIVED FOR FILING

Date

By

By *Bette J. Schukman*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

May 28, 1987

Douglas L. Burgess, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Zoning Variance -
W/S Harford Road, approx. 411' N of the c/l of Joppa Road
(9618 Harford Road); and Petition for Special Exception -
NE/S Joppa Road, 315' W of the c/l of Harford Road
(2912 Joppa Road); 9th Election District, 6th Councilmanic District
Case Nos. 87-448-XA and 87-449-X
Josef L. Gehring - Petitioner

Dear Mr. Burgess:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petitions for Special Exceptions and Zoning Variance have been Granted, subject to the restrictions noted in 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
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

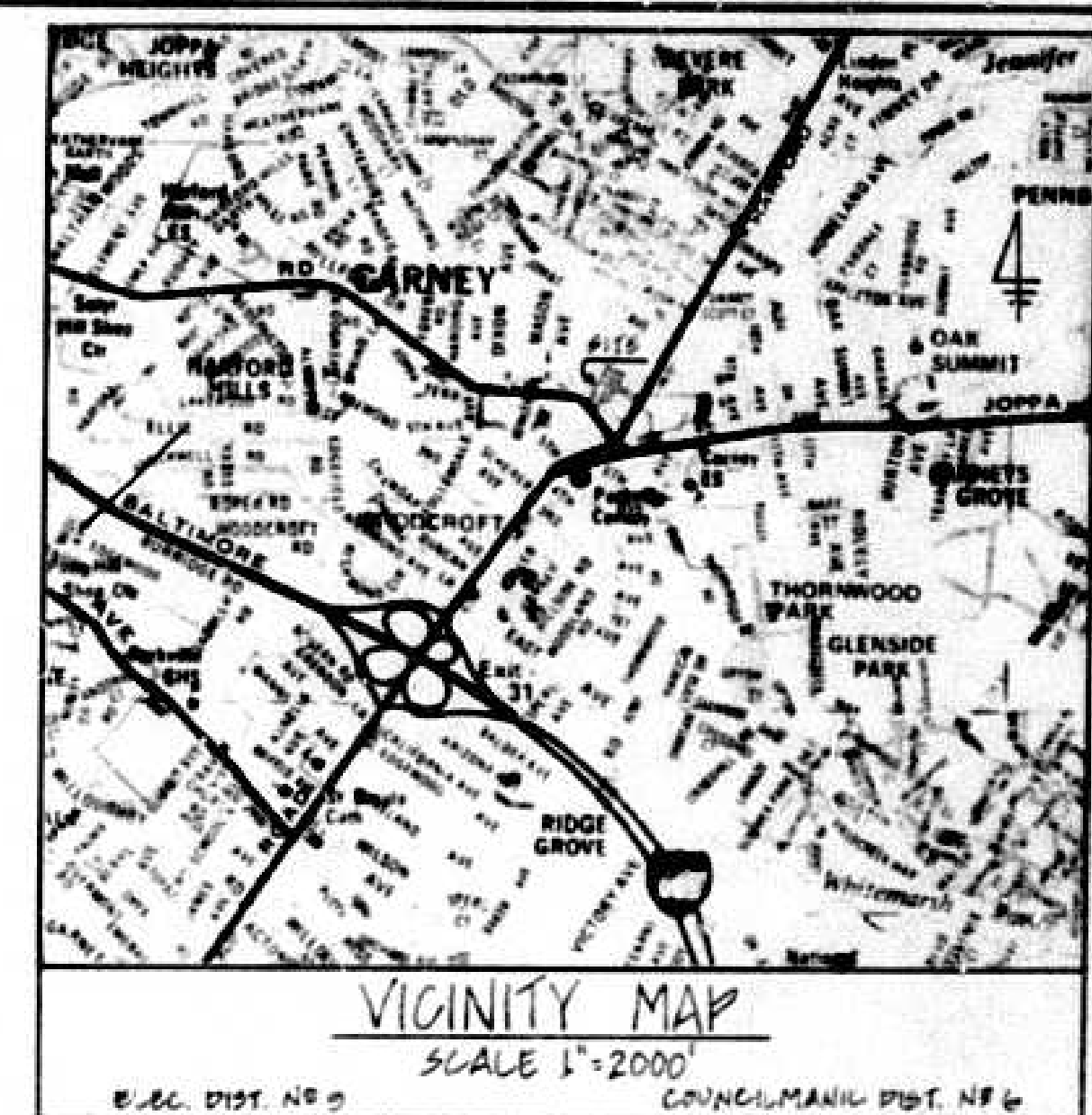
cc: Mr. Richard Daw, Sr.
2416 E. Joppa Road, Baltimore, Md. 21234

Mr. Thomas A. Church, President
Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

People's Counsel



Dennis F. Rasmussen
County Executive



GENERAL NOTES

SITE DATA

ELECTION DISTRICT NO. 9
CENSUS TRACT NO. 4114.04
WATERSHED NO. 4

COUNCILMANIC DISTRICT NO. 6

SUBSEWERSED NO. 26

1. SITE ACREAGE:

	LOT 1	LOT 2
a. GROSS AREA 15.15 AC (INCLUDES 30' R/W HARFORD RD. AND 30' R/W JOPPA ROAD)	0.50 AC (GROSS)	1.09 AC (GROSS)
b. NET AREA 15.15 AC	0.45 AC (NET)	1.06 AC (NET)
1. AREA ZONED B-L IS 0.22 AC	0.22 AC (B-L)	0.22 AC (B-L)
2. AREA ZONED R-O IS 1.23 AC	0.23 AC (R-O)	1.06 AC (R-O)

2. PARKING REQUIREMENTS

a. REQUIRED		
1. FIRST FLOORS - FT ² - 300 = # PS - 4000 FT ² = 300 = 14	7200 FT ² = 300 = 24	
2. SECOND FLOORS - FT ² - 300 = # PS - 4000 FT ² = 500 = 8	7200 FT ² = 500 = 15	
3. THIRD FLOORS - FT ² - 500 = # PS - 4000 FT ² = 500 = 15	7200 FT ² = 500 = 15	
TOTAL REQUIRED - 8000 FT ²	22	21,600 FT ² 34

b. PROVIDED:	22 (INCLUDES 2 SPACES)	60 (INCLUDES 2 SPACES)
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3. USES

a. EXISTING:	VACANT	VACANT
b. PROPOSED:	2 STY OFFICES PARKING	3 STY OFFICES & PARKING

4. LANDSCAPING REQUIREMENTS:

a. ONE TREE FOR EVERY 40 LINEAR FEET (OF ROADWAY FRONTAGE)	75' + 40' = 2 TREES	50' + 40' = 2 TREES
b. ONE TREE FOR EVERY 12 PARKING SPACES	22 + 12 = 2 TREES	60 + 12 = 5 TREES
c. SCREEN PARKING FROM ADJACENT RESIDENTIAL USE	YES	YES
d. SAVE AS MUCH OF EXISTING WOODED AREA AS POSSIBLE	YES	YES
e. TOTAL NUMBER OF TREES REQUIRED	4 TREES	7 TREES
f. TOTAL NUMBER OF ADDITIONAL TREES	TO BE DETERMINED	TO BE DETERMINED

5. FLOOR AREA RATIO (FAR):

a. REQUIRED		
1. B-L ZONE - GROSS BLDG FLOOR AREA + GROSS SITE AREA	3.0 (MAX)	N/A
2. R-O ZONE - GROSS BLDG FLOOR AREA + GROSS SITE AREA	N/A	0.5 (MAX)
b. PROVIDED		
1. B-L ZONE - 0.18 AC (BLDG) - 0.27 AC	0.67 FAR	N/A
2. R-O ZONE - 0.50 AC (BLDG) - 1.09 AC	N/A	0.49 FAR

6. AMENITY OPEN SPACE:

a. REQUIRED		
1. B-L ZONE	N/A	N/A
2. R-O ZONE (25% OF GROSS SITE AC.)	25% OF 0.23 AC = 2505	25% OF 1.09 AC = 1187
b. PROVIDED		
1. R-O ZONE	25.70 % or 25.6%	15,429 or 32.5%

7. EXISTING BUILDING ADDRESSED #3618 HARFORD ROAD TO BE RAZED.
8. NO MEDICAL OFFICES PERMITTED ON UPPER FLOORS OF PROPOSED BUILDINGS.

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

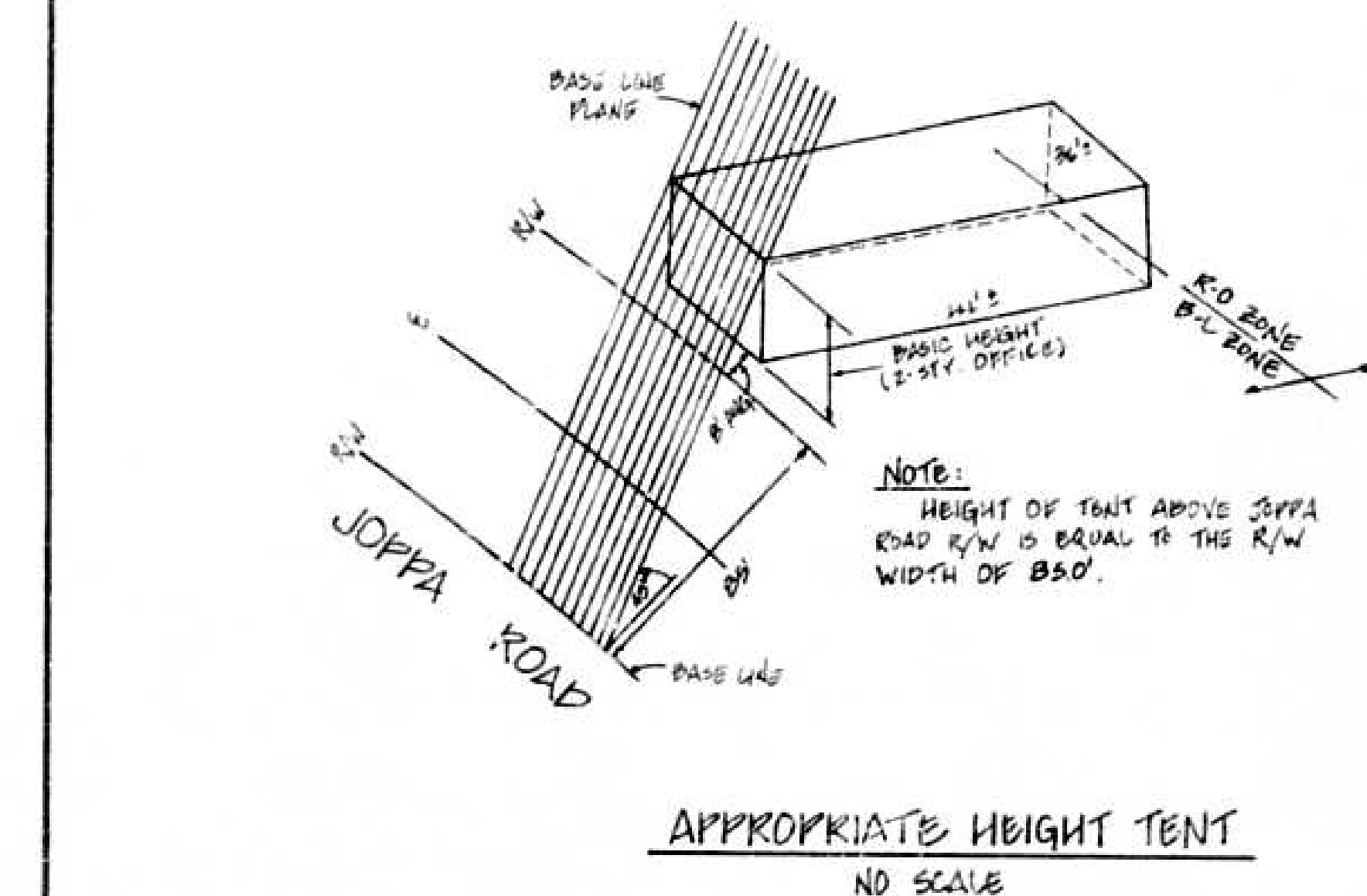
CARNEY CENTRE

SHEET 1
DATE NOV, 1986
SCALE 1" = 50'
CONTRACT NUMBER BL-107

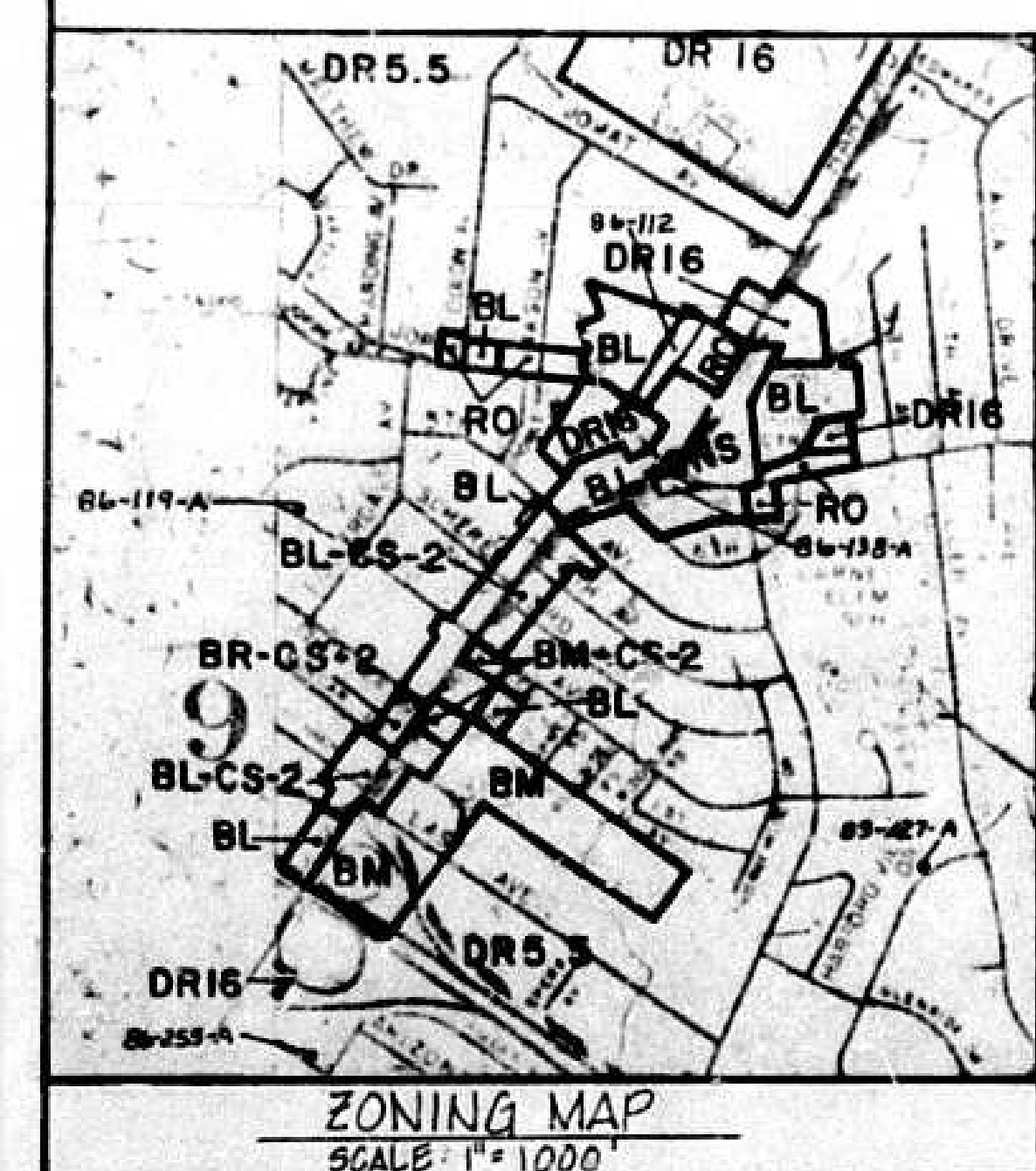
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE
SITE ENGINEERS & SURVEYORS
6605 YORK RD. 21212 (301) 977-2400 MARYLAND

APPLICANT
JOSEF L. GONKING
510 VIRGINIA AVE.
TOWSON, MARYLAND 21204

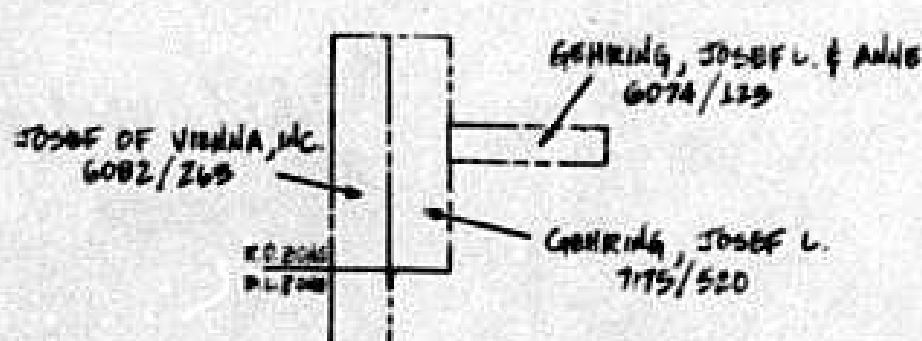
DRAWING	DATE	REVISIONS
Check SLD	2-2-87	BUILDING LAYOUT, PARKING, GEN'L NOTES
Check SLS	2-20-87	LOT 1, OPEN SPACE, GENERAL NOTES
Design SLD		
Check SLS		



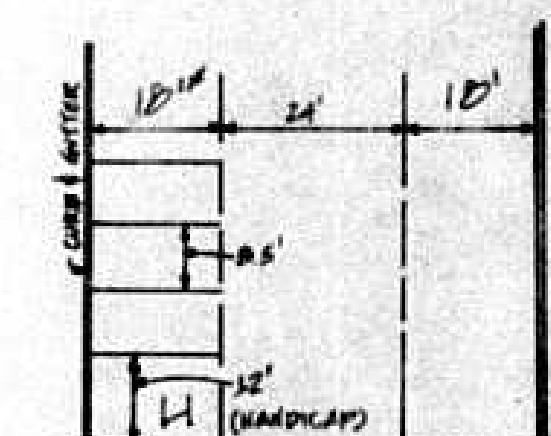
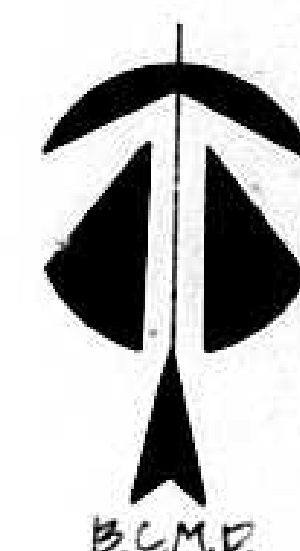
APPROPRIATE HEIGHT TENT
NO SCALE



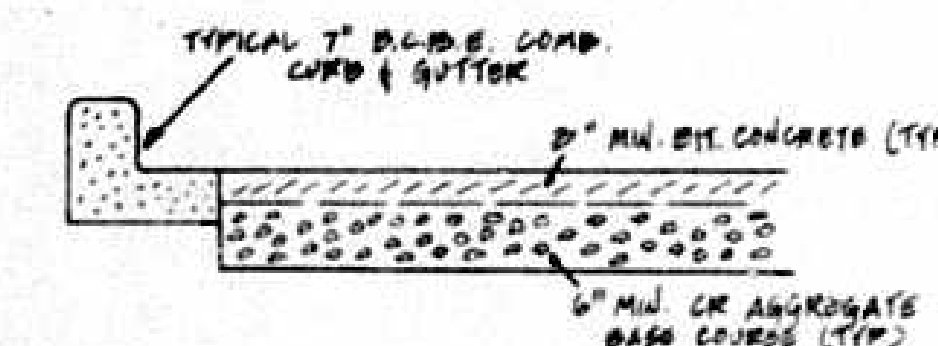
ZONING MAP
SCALE: 1" = 1000'



GENKING PROPERTY OWNERSHIP
NO SCALE



TYPICAL PARKING DETAIL
NO SCALE
* PARKING SPACES 10' x 24' INDICATED



TYPICAL PAVING SECTION
NO SCALE

