

# PETITION FOR ZONING SPECIAL EXCEPTION AND SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special exception 1801.2.B.2. to permit a maximum width of building... elevation of 490 feet and 330 feet in lieu of the maximum allowed 300 feet and to amend the Variance granted in Case No. 86-2-XA.

to be determined at hearing

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

I, or we, agree to pay expenses of above S.E. 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:  
North Oaks Partnership  
City and State  
Signature: Thomas F. Mullan, III  
15 Charles Plaza, Suite 400  
Baltimore, Maryland 21201  
City and State  
Attorney for Petitioner:  
John B. Howard, Esquire  
(Type or Print Name)  
210 Allegheny Avenue,  
F.O. Box 5517  
Towson, Maryland 21204  
City and State  
Attorney's Telephone No.: 823-4111

Legal Owner(s):  
State of Maryland  
(Type or Print Name)  
Signature: Adele Witzack  
Department of Health & Hygiene  
(Type or Print Name)  
Signature  
201 W. Preston Street  
Baltimore, Maryland 21201  
Address  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
John B. Howard, Esquire  
210 Allegheny Avenue, F.O. Box 5517  
Towson, Maryland 21204  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of July, 1988, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in four newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 20th day of July, 1988, at 10:30 o'clock a.m.

(over)

Indeed, Section 1801.2.B.2, BCZR, requires that a variance to the maximum building width satisfy the requirements of Section 502, BCZR, and the evidence is clear that such requirements have been and will be satisfied.

The Petitioner seeks relief from Section 1801.2.B.2, pursuant to Section 502, and an amendment to the site plan pursuant to Section 500.7, BCZR.

It is clear that the BCZR permits the use requested by the Petitioner in a P.R.1 and D.R.3.5 Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception must be granted with certain restrictions, as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pitts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the

IN THE MATTER OF THE APPLICATION OF THE STATE OF MARYLAND FOR A SPECIAL EXCEPTION AND SPECIAL HEARING ON PROPERTY LOCATED ON THE NORTHEAST SIDE OF WINANDS ROAD, 2071 SE OF THE CENTERLINE OF ROUEN ROAD, SOUTHEAST OF THE WESTERN MARYLAND RAILROAD 2nd & 3rd ELECTION DISTRICTS 2nd COUNCILMANIC DISTRICT

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
CASE NO. 88-19-XSPH

## ORDER OF DISMISSAL

This is an appeal from the decision of the Zoning Commissioner dated July 31, 1987 granting the Petition for Special Exception and Petition for Special Hearing on the subject property located in the 2nd and 3rd Election Districts of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed May 26, 1988 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Appellants in the above-entitled case; and

WHEREAS, the said Appellants request that the appeal filed on behalf of said Appellants be dismissed and withdrawn as of May 26, 1988,

IT IS HEREBY ORDERED THIS 8th day of June, 1988 that the said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman  
Henry H. Lewis  
Thomas G. Bollinger

LEVIN, GANN & HANKIN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301 321 0690  
FAX 314 296 2801

May 25, 1988

Board of Appeals for  
Baltimore County  
Room 200, Court House,  
Towson, Maryland 21204

RE: Case No. 88-19-XSPH  
State of Maryland  
Hearing Date: May 26, 1988

Dear Mr. Hackett:

Please accept this letter as notification that Appellants wish that their appeal be dismissed.

Very truly yours,

Julius W. Lichter

JWL:lsp

cc: J. Michael Brennan, Esquire

HAND DELIVERED

IN RE: PETITION SPECIAL EXCEPTION AND SPECIAL HEARING NE/S of Winands Road, 2,077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad - 2nd and 3rd Election District  
State of Maryland,  
Petitioner  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 88-19-XSPH

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit building elevation widths of 490 feet and 330 feet in lieu of the maximum allowed 300 feet and, additionally, an amendment to the site plan approved in Case No. 86-2-XA to reflect same, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Thomas F. Mullan, III, principal, appeared and was represented by Counsel. George E. Gavrelis, an expert land planner, and Dal Ward, Project Development Manager, appeared on behalf of the Petitioner. Winands Development Corporation, a contract purchaser of an adjacent property, appeared as an interested party and was represented by Counsel.

The facts surrounding this request reflect the basic factual context presented in Case No. 86-2-XA, and those facts are adopted herein in their entirety.

The amendment proposed reflects the actual architectural designs prepared and will not in any way change the purpose of the project or the intent of the original Order. All of the testimony and evidence presented substantiates the Petitioner's contention that the proposed amendment would not adversely affect the general health, safety, and welfare of the community and would be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR).

ORDER RECEIVED FOR FILING  
Date  
By

## DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

Second and Third Election Districts  
Baltimore County, Maryland

Beginning for the same at a point on the North side of Winands Road, said place of beginning being distant 2,077 feet, more or less, measured on said North side of Winands Road from its intersection with the centerline of Rouen Road, thence leaving said place of beginning and running and binding on said North side of Winands Road, (1) South 65 degrees 49 minutes 32 seconds East 346.52 feet, thence leaving said North side of Winands Road and running the 15 following courses and distances, viz: (2) North 42 degrees 25 minutes 20 seconds East 150.15 feet, thence (3) North 41 degrees 25 minutes 20 seconds East 558.97 feet, thence (4) South 38 degrees 03 minutes East 740.79 feet, thence (5) North 31 degrees 13 minutes 30 seconds East 681.06 feet, thence (6) North 83 degrees 29 minutes 52 seconds East 2,086.84 feet, thence (7) North 41 degrees 18 minutes 30 seconds East 323.45 feet, thence (8) North 69 degrees 49 minutes 45 seconds East 610.41 feet, thence (9) Northwesterly by a line curving to the right with a radius of .850 feet, for a distance of 120.71 feet (the arc of said curve being subtended by a chord bearing North 49 degrees 22 minutes 20 seconds West 120.60 feet), thence (10) North 46 degrees 36 minutes 45 seconds West 1,498.06 feet, thence (11) North 63 degrees 06 minutes 45

seconds East 0.80 feet, thence (12) North 46 degrees 36 minutes 45 seconds West 813.14 feet, thence (13) South 43 degrees 23 minutes 15 seconds West 27.70 feet, thence (14) South 73 degrees 03 minutes 45 seconds West 3,948.98 feet, thence (15) South 66 degrees 10 minutes 51 seconds East 1,101.60 feet and thence (16) South 22 degrees 48 minutes 11 seconds West 1,187.72 feet to the place of beginning.  
Containing 202.99 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job No: 84142  
May 17, 1988



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING  
NE/S Winands Rd., 2077' SE of  
C/L of Rouen Rd., SE of Western  
Maryland Railroad, 2nd and 3rd  
Districts : Case No. 88-19-XSPH  
Districts :  
STATE OF MARYLAND, 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 18th day of June, 1987, a copy  
of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire,  
210 Allegheny Ave., P.O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

PETITION FOR ZONING SPECIAL EXCEPTION AND SPECIAL HEARING  
2nd and 3rd Election Districts  
Case No. 88-19-XS14

LOCATION: Northeast Side of Winands Road, 2077 feet Southeast of Centerline  
of Rouen Road  
DATE AND TIME: Monday, July 20, 1987, at 10:30 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 Special Exception to permit a maximum width of building elevation  
of 490 feet and 330 feet in lieu of the maximum allowed 300 feet and  
Special Hearing to amend the Variance granted in Case No. 86-2-XA

Being the property of \_\_\_\_\_, 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

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

August 31, 1987

Baltimore County Board of Appeals  
Old Courthouse, Room #205  
Towson, Maryland 21204

RE: Petition for Special Exception and Special Hearing  
NE/S of Winands Road, 2,077' SE of the c/l of Rouen Road  
SE of the Western Maryland Railroad  
State of Maryland - Petitioner  
Case No. 88-19-XSPH

Dear Board:

Please be advised that on August 28, 1987, an appeal of the decision  
rendered in the above-referenced case was filed by Julius W. Lichter, Esquire,  
attorney for the Winands Development Corporation, a party in interest. All  
materials relative to the case are being forwarded to your office herewith.  
Please notify all parties to the case when a date and time for the appeal hearing  
has been scheduled.

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

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:dsj

cc: John B. Howard, Esquire, Attorney for Petitioner  
210 Allegheny Avenue, P.O. Box 5517, Towson, Md. 21204

Julius W. Lichter, Esquire  
113 Chesapeake Building, 305 W. Chesapeake Avenue, Towson, Md. 21204

Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore County  
Old Courthouse, Rm. 223, Towson, Maryland 21204

File

APPEAL  
Petition for Special Exception and Special Hearing  
NE/S Winands Road, 2077' SE of the c/l of Rouen Road  
SE of the Western Maryland Railroad  
2nd & 3rd Election Districts - 2nd Councilmanic District  
State of Maryland - Petitioner  
Case No. 88-19-XSPH

✓ Petitions for Special Exception and Special Hearing  
✓ Description of Property  
✓ Plan & Plat of Property revised 12/11/86  
✓ Certificate of Posting  
✓ Certificates of Publication  
✓ Entry of Appearance of People's Counsel  
✓ Zoning and Advisory Committee Comments  
✓ Director's Planning & Zoning Comments  
Petitioner's Exhibits: 1 - Plan and Plat of Property revised 12/11/86  
1 - Plat of Property revised 12/11/86  
2 - Color Photograph of Site

Zoning Commissioner's Order dated July 31, 1987  
Notice of Appeal received August 28, 1987 from Julius W. Lichter, Esquire,  
Attorney for Winands Development Corporation, a party in interest

North Oaks Partnership  
Dept. of Health & Hygiene  
Thomas F. Mullin, III  
15 Charles Plaza, Suite 400  
21201 CONTRACT PURCHASER

Adele Wilzack, Secy.  
Dept. of Health & Hygiene  
201 W Preston Street 21201  
(St of MD) - PETITIONER

John B. Howard, Esquire, Attorney for Petitioner  
Cook, Howard, Downes & Tracy, 210 Allegheny Avenue, Towson, Md. 21204

Julius W. Lichter, Esquire, Levin, Gann & Blankin, 113 Chesapeake Building,  
305 W. Chesapeake Avenue, Towson, Md. 21204, Attorney for the Winands  
Development Corporation, a party in interest

Phyllis Cole Friedman, Esquire,  
People's Counsel for Baltimore County  
Rm. 223, Old Courthouse, Towson, Maryland 21204  
Out per S. Haines 8/22

Winands Development Corporation  
1301 York Road, Suite 405  
Lutherville, MD 21093

APPELLANT

Request Notification: Norman E. Gerber, Director of Planning  
James Hoswell, Office of Planning & Zoning  
J. Robert Haines, Zoning Commissioner  
Jean M. H. Jung, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
Margaret E. duBois, Docket Clerk

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING  
NE/S Winands Rd., 2077' SE of  
C/L of Rouen Rd., SE of Western  
Maryland Railroad, 2nd and 3rd  
Districts : Case No. 88-19-XSPH  
Districts :  
STATE OF MARYLAND, 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

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of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire,  
210 Allegheny Ave., P.O. Box 5517, Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353  
J. Robert Haines  
Zoning Commissioner

August 21, 1987

Baltimore County Board of Appeals  
Old Courthouse, Room #205  
Towson, Maryland 21204

RE: Petition for Special Exception and Special Hearing  
NE/S of Winands Road, 2,077' SE of the c/l of Rouen Road  
SE of the Western Maryland Railroad  
State of Maryland - Petitioner  
Case No. 88-19-XSPH

Dear Board:

Please be advised that on August 28, 1987, an appeal of the decision  
rendered in the above-referenced case was filed by Julius W. Lichter, Esquire,  
attorney for the Winands Development Corporation, a party in interest. All  
materials relative to the case are being forwarded to your office herewith.  
Please notify all parties to the case when a date and time for the appeal hearing  
has been scheduled.

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

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:dsj

cc: John B. Howard, Esquire, Attorney for Petitioner  
210 Allegheny Avenue, P.O. Box 5517, Towson, Md. 21204

Julius W. Lichter, Esquire  
113 Chesapeake Building, 305 W. Chesapeake Avenue, Towson, Md. 21204

Phyllis Cole Friedman, Esquire  
People's Counsel for Baltimore County  
Old Courthouse, Rm. 223, Towson, Maryland 21204

File



County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180  
October 19, 1987

NOTICE OF ASSIGNMENT

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. 88-19-XSPH

STATE OF MARYLAND

NE/S Winands Rd., 2077' SE of c/l of Rouen Rd.  
SE of the Western Maryland Railroad

2nd & 3rd Districts (Elec.)

SE-to permit building elevation widths  
490' and 330' in lieu of allowed 300';  
Amendment to site plan, Case 86-2-XA  
to reflect same.

7/31/87 - ZC's Order - That the Petition for  
Special Exception and also for Special Hearing  
is GRANTED.

WEDNESDAY, FEBRUARY 10, 1998, at 10 a.m.

Contract Purchaser

ASSIGNED FOR:

cc: North Oaks Partnership  
Thomas F. Mullin, III

Adele Wilzack, Secy.  
Dept. of Health & Hygiene

Petitioner

John B. Howard, Esq.

Counsel for Petitioner

Julius W. Lichter, Esq.

Counsel for the Winands Develop. Corp.

Winands Development Corporation

Appellant

Phyllis C. Friedman

People's Counsel

RECEIVED  
OCT 20 1987

ZONING OFFICE

June Holmen, Secy.



RE: PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
NE/S of Winands Road, 2.077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad  
2nd & 3rd Election Districts  
STATE OF MARYLAND,  
Petitioner

NOTICE OF APPEAL

Please note an appeal from your decision of July 31, 1987 in the above-captioned matter by the Winands Development Corporation, whose address is 1301 York Road, Suite 406, Lutherville, Maryland 21093, a party in interest, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

RECEIVED  
AUG 28 1987  
ZONING OFFICE

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, Maryland 21204  
321-0600  
Counsel for Winands Development Corporation

I HEREBY CERTIFY that on this 28th day of AUGUST, 1987, a copy of the foregoing Notice of Appeal was mailed to John B. Howard, Esquire, 210 W. Susquehanna Avenue, Towson, MD 21204.

Julius W. Lichter



County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 221-3140

June 8, 1988

Julius W. Lichter, Esquire  
LEVIN, GANN & HANKIN  
305 W. Chesapeake Avenue  
Towson, MD 21204

RE: Case No. 88-19-XSPH  
State of Maryland

Dear Mr. Lichter:

Enclosed is a copy of the Order of Dismissal which was issued this date by the County Board of Appeals in the subject case.

Sincerely,

Kathleen C. Weidenhammer  
Administrative Secretary

Encl.

cc: John B. Howard, Esquire  
Robert A. Hoffman, Esquire  
Winands Development Corporation  
North Oaks Partnership  
Adele Wilzack, Secretary  
State Dept. of Health & Hygiene  
P. David Fields  
James G. Hoswell  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

JAMES H. COOK  
JOHN B. HOWARD  
DAVID D. DOWNES  
DANIEL O. TRACY, JR.  
JOHN H. TRACY, III  
JOSEPH C. WICK, JR.  
HENRY B. PECK, JR.  
HERBERT R. O'CONNOR, III  
THOMAS L. WIGSON  
C. CAREY DEELEY, JR.  
H. KING HILL, III  
GEORGE R. REYNOLDS, III  
ROBERT A. HOFFMAN  
CYNTHIA A. HAHN

TELEPHONE  
(301) 823-4411  
TELECOMMER  
(301) 823-4417  
DIRECT DIAL NUMBER

JOHN A. ARNOLD  
DEBORAH C. DOPPIN  
PATRICK R. GALLAGHER, COO  
KEVIN J. SMITH  
J. MICHAEL BRENNAN  
H. BARRETT PETERSON, JR.  
PATRICK L. ROZE  
JAMES R. WAGLESTER  
WEGAN J. R. SMITH  
JAMES D. C. DOWNES  
(410) 278-1878

February 16, 1988

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

RE: Case No. 88-19-XSPH

Dear Jules:

Just a point of clarification to your February 8, 1988 correspondence to Chairman Hackett. Mr. Alderman, of your office, and I agreed on the record that the above referenced case should be continued to May 26, 1988, or to a sooner date should the Board's schedule permit.

I hope, however, that a continuance of this case will not be necessary.

Yours truly,

Robert A. Hoffman

cc: William T. Hackett, Chairman  
Lawrence Schmidt  
Thomas F. Mullan, III

RAH:sbb

RECEIVED  
COUNTY BOARD OF APPEALS  
AUG 18 1987

LAW OFFICE  
LEVIN, GANN & HANKIN  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
301 278-1878  
FAX 301 278-7068

February 8, 1988

William Hackett  
Chairman of Board of Appeals  
Room 200 Court House  
Towson, Maryland 21204

RE: Case No. 88-19-XSPH  
State of Maryland  
Hearing Date - February 10, 1988, 10:00 A.M.

Dear Mr. Hackett:

This letter is being written to confirm the agreement of which we have advised you, Winands Development Corporation, the North Oaks Partnership, and Thomas F. Mullan III, that the above captioned case be postponed as the parties have resolved their differences but will require time to process the documents to effect said agreement.

We have also agreed that we request that you re-set the hearing at a date agreeable to the Board and the parties in the event that the formal agreement is not concluded. It is hoped that the formal agreement will be concluded by March 15, 1988 and that we will promptly file a Dismissal of the Appeal at that time.

Sincerely,

Julius W. Lichter

JWL:lsp

cc: John B. Howard, Esquire  
Morris Wolf, Esquire

RECEIVED  
COUNTY BOARD OF APPEALS  
AUG 18 1987



County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 491-3180  
October 19, 1987

NOTICE OF ASSIGNMENT

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CASE NO. 88-19-XSPH

STATE OF MARYLAND

NE/S Winands Rd., 2077' SE of c/l of Rouen Rd.  
SE of the Western Maryland Railroad  
2nd & 3rd Districts (Elec.)

SE-to permit building elevation widths  
490' and 330' in lieu of allowed 300';  
Amendment to site plan, Case 86-2-XA  
to reflect same.

7/31/87 - CC's Order - That the Petition for  
Special Exception and also for Special Hearing  
is GRANTED.

WEDNESDAY, FEBRUARY 10, 1988, at 10 A.M.

Contract Purchaser

Petitioner

Counsel for Petitioner

Counsel for the Winands Develop. Corp.

Appellant

People's Counsel

June Holmen, Secy.

Refund note for \$1

To check on status

June Holmen, Secy.

CERTIFICATE OF PUBLICATION

89023

Pikesville, Md., July 1, 19 87

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of July, 19 87.  
the first publication appearing on the 1st day of July, 19 87  
the second publication appearing on the 1st day of July, 19 87  
the third publication appearing on the 1st day of July, 19 87

THE NORTHWEST STAR

Cost of Advertisement \$75.00

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

AND SPECIAL HEARING

NE/S of Winands Road, 2.077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad

2nd & 3rd Election Districts

STATE OF MARYLAND

Petitioner

Counsel for Petitioner

Counsel for the Winands Develop. Corp.

Appellant

People's Counsel

June Holmen, Secy.

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

AND SPECIAL HEARING

NE/S of Winands Road, 2.077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad

2nd & 3rd Election Districts

STATE OF MARYLAND

Petitioner

Counsel for Petitioner

Counsel for the Winands Develop. Corp.

Appellant

People's Counsel

June Holmen, Secy.

CERTIFICATE OF PUBLICATION

89023

Pikesville, Md., July 1, 19 87

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 20th day of July, 19 87.  
the first publication appearing on the 1st day of July, 19 87  
the second publication appearing on the 1st day of July, 19 87  
the third publication appearing on the 1st day of July, 19 87

THE NORTHWEST STAR

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

AND SPECIAL HEARING

NE/S of Winands Road, 2.077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad

2nd & 3rd Election Districts

STATE OF MARYLAND

Petitioner

Counsel for Petitioner

Counsel for the Winands Develop. Corp.

Appellant

People's Counsel

June Holmen, Secy.

LEGAL NOTICE

PETITION FOR SPECIAL EXCEPTION

AND SPECIAL HEARING

NE/S of Winands Road, 2.077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad

2nd & 3rd Election Districts

STATE OF MARYLAND

Petitioner

Counsel for Petitioner

Counsel for the Winands Develop. Corp.

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June Holmen, Secy.

RE: PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING  
NE/S of Winands Road, 2.077' SE of the centerline of Rouen Road, SE of the Western Maryland Railroad  
2nd & 3rd Election Districts  
STATE OF MARYLAND,  
Petitioner

NOTICE OF APPEAL

Please note an appeal from your decision of July 31, 1987 in the above-captioned matter by the Winands Development Corporation, whose address is 1301 York Road, Suite 406, Lutherville, Maryland 21093, a party in interest, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

RECEIVED  
AUG 28 1987  
ZONING OFFICE

Julius W. Lichter, Esquire  
113 Chesapeake Building  
305 W. Chesapeake Avenue  
Towson, Maryland 21204  
321-0600  
Counsel for Winands Development Corporation

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

No. 33097

DATE

ACCOUNT

AMOUNT \$

PAID TO

FOR

VALIDATION OR SIGNATURE OF CASHIER

day of AUGUST, 1987, a  
copy of the foregoing Notice of Appeal was mailed to John B. Howard, Esquire, 210 W. Susquehanna Avenue, Towson, MD 21204.

Julius W. Lichter





BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

July 15, 1987

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

RE: PETITION FOR ZONING SPECIAL EXCEPTION AND  
SPECIAL HEARING  
NE/S Winands Rd., 2077' SE of c/l of Rouen Rd.,  
SE of Western Maryland Railroad  
2nd and 3rd Election Districts  
State of Maryland - Petitioner  
Case No. 88-19-KSPH

Dear Mr. Howard:

This is to advise you that \$121.35 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.

Please remit to Baltimore County, Maryland, and remit to the following address: Towson, Maryland

Check No. 35971

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

DATE 7/15/87 ACCOUNT 7-01-01-000

TO: S. E. + 407

AMOUNT \$121.35

RECEIVED FROM: S. E. + 407

ADVERTISING & POSTING COSTS RE CASE #88-19-KSPH

FOR: 3 \$121.35

VALIDATION OR SIGNATURE OF CASHIER

John B. Howard, Esquire  
210 Allegheny Avenue  
P.O. Box 5517  
Towson, Maryland 21204

June 9, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING SPECIAL EXCEPTION AND  
SPECIAL HEARING  
NE/S Winands Rd., 2077' SE of c/l of Rouen Rd.,  
SE of Western Maryland Railroad  
2nd and 3rd Election Districts  
State of Maryland - Petitioner  
Case No. 88-19-KSPH

TIME: 10:30 a.m.

DATE: Monday, July 20, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

John B. Howard, Esquire  
Zoning Commissioner  
of Baltimore County

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

Mullan, III  
Inter-ship  
Suite 400  
421201

DATE 4/2/87 ACCOUNT 0

TO: S. E. + 407

AMOUNT \$121.35

RECEIVED FROM: S. E. + 407

ADVERTISING & POSTING COSTS RE CASE #88-19-KSPH

FOR: 3 \$121.35

VALIDATION OR SIGNATURE OF CASHIER

10/19/87 - Following notified of hearing set for Wed. Feb. 10, 1988, at 10 a.m.:

North Oaks Partnership  
Adele Wilzack  
John B. Howard  
Julius Lichter  
Paula-Lesterman Co.  
Winands Development Corp.  
N. Gerber, J. Hoswell  
J. R. Haines, A. Nastarowicz, J. Dyer, M duBois

2/03/88 - Per conference w/Lichter & Hoffman --to be postponed in open hearing on 2/10/88 --in process of arriving at settlement; however, will not have everything completed by scheduled hearing but more likely by the end of February. Will each attend on 2/10/88 and request continuance.

2/10/88 - As agreed, case was POSTPONED in open hearing; Board will hold date of May 26, 1988 at 10:00 a.m. in the event formal agreement is not concluded and the case must be heard. Counsel for Appellants to advise the Board as soon as final agreement has been reached and will then promptly file a Dismissal of Appeal.

Follow-up note for Monday, March 21 --to check w/Lichter re status of settlement; if not reached, notices to be sent. If settlement reached, request dismissal letter.

5/05/88 - Telephone conversation w/Rob Hoffman; does not believe we will need to schedule this case for hearing. Telephoned J. Lichter to check status; l.m. for him to call me back.

5/06/88 - Telephoned Jules Lichter; he concurs with Rob Hoffman --does not believe May 26 date will be needed; hopes to confirm in writing early part of next week.

FOR KELLER'S (IMPORTANT MESSAGE)

DATE 10-22-87 TIME 10:00 AM

TO: S. E. + 407

FROM: S. E. + 407

RE: S. E. + 407

ADVERTISING & POSTING COSTS RE CASE #88-19-KSPH

FOR: 3 \$121.35

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
Zoning Commissioner

Date: June 24, 1987

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

SUBJECT: Zoning Petition No. 88-19-KSPH

This office is supportive of the granting of this request; there is a public need for this type of facility.

Norman E. Gerber, AICF, Director

NEC/JGH/sf

cc: Shirley Hess, People's Counsel  
J. G. Hoswell

RECEIVED  
JUN 26 1987  
ZONING OFFICE

CPS-008



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

Richard Moore  
Acting Director

May 11, 1987

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

Item No. 407 -ZAC- Meeting of April 21, 1987  
Property Owner: State of Maryland (Mt. Wilson-North Oaks)  
Location: NE/S Winands Road, 2077 feet SE of centerline of Rouen Road, SE of W.M.R.R.  
Existing Zoning: D.R. 1 and D.R. 3.5  
Proposed Zoning: Special Exception to permit a maximum width of building elevation of 430 feet and 330 feet in lieu of the maximum allowed 300 feet and a Special Hearing to amend the Variance granted in Case No. 88-2-1A 50.76 acres and 152.52 acres 2nd and 3rd Election District

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

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

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

April 23, 1987

Re: Property Owner: St. of Md., (Mt. Wilson-North Oaks)  
NE/S Winands Rd., 2077' SE of centerline of  
Location: Rouen Rd., SE of W.M.R.R.

Item No.: 407

Zoning Agenda: April 21, 1987

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

/31

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 407, Zoning Advisory Committee Meeting of 4-21-87

Property Owner: State of Maryland

Location: NE/S Winands Rd. District 243

Water Supply: mta Sewage Disposal: mta

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

(X) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

(X) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

May 5, 1987

Zoning Item # 407 Zoning Advisory Committee Meeting of 4-21-87

(X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

( ) Soil percolation tests (have been/must be) conducted.

( ) The results are valid until

( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

( ) shall be valid until

( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

( ) Others

lan J. Forrester, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

May 11, 1987

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

Item No. 407 -ZAC- Meeting of April 21, 1987  
Property Owner: State of Maryland (Mt. Wilson-North Oaks)  
Location: NE/S Winands Road, 2077 feet SE of center-  
line of Rouen Road, SE of W.M.R.R.  
Existing Zoning: D.R. 1 and D.R. 3.5  
Proposed Zoning: Special Exception to permit a maximum  
width of building elevation of 490 feet  
and 330 feet in lieu of the maximum allowed  
300 feet and a Special Hearing to amend the  
Variance granted in Case No. 86-2-XA  
50.76 acres and 152.52 acres  
Area: 2nd and 3rd Election District  
District:

Dear Mr. Jablon:

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

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
June 19, 1987

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

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 407 - Case No. 88-19-XSPH  
Petitioner: State of Maryland  
Petition for Special Exception,  
Special Hearing & Zoning Variance

Dear Mr. Howard:

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:bjn

Enclosures

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
Zoning Commissioner

Date: June 24, 1987

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

SUBJECT: Zoning Petition No. 88-19-XSPH

This office is supportive of the granting of this request; there is a public need for this type of facility.

NEG/JCH/ef

cc: Shirley Hess, People's Counsel  
J. G. Howell

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

88-19-XSPH  
2nd/3rd Election District  
NE/S Winands Road, 2077' SE of the c/l of  
Rouen Road, SE of Western Md. Railroad  
STATE OF MARYLAND - Petitioner  
2 signs

RECEIVED  
JUN 26 1987  
ZONING OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 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 July 2, 1987.

THE JEFFERSONIAN,

*Sharon Stender Obrecht*  
Sharon Stender Obrecht  
Publisher

PETITION FOR ZONING  
AND SPECIAL EXCEPTION  
AND SPECIAL HEARING  
Case No. 88-19-XSPH  
LOCATION: Northeast Side of  
Winands Road, 2077' SE of  
Centerline of Rouen Road  
DATE AND TIME: Monday, July 20,  
1987 at 10:00 a.m.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing on the Special Exception to  
permit a maximum width of building  
elevation of 490 feet and 330 feet in  
lieu of the maximum allowed 300  
feet and a Special Hearing to amend  
the Variance granted in Case No.  
86-2-XA.  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
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hearing on the Special Exception to  
permit a maximum width of building  
elevation of 490 feet and 330 feet in  
lieu of the maximum allowed 300  
feet and a Special Hearing to amend  
the Variance granted in Case No.  
86-2-XA.  
By Order of  
ARNOLD JABLON  
Zoning Commissioner  
Towson, Maryland  
July 2, 1987

Case No. 88-19-XSPH

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  
5th day of June, 1987.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: State of Maryland  
Petitioner's Attorney: Daft-McCune-Walker, Inc.  
Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

"DUPLICATE"  
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 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 July 2, 1987.

THE JEFFERSONIAN,

*Sharon Stender Obrecht*  
Sharon Stender Obrecht  
Publisher

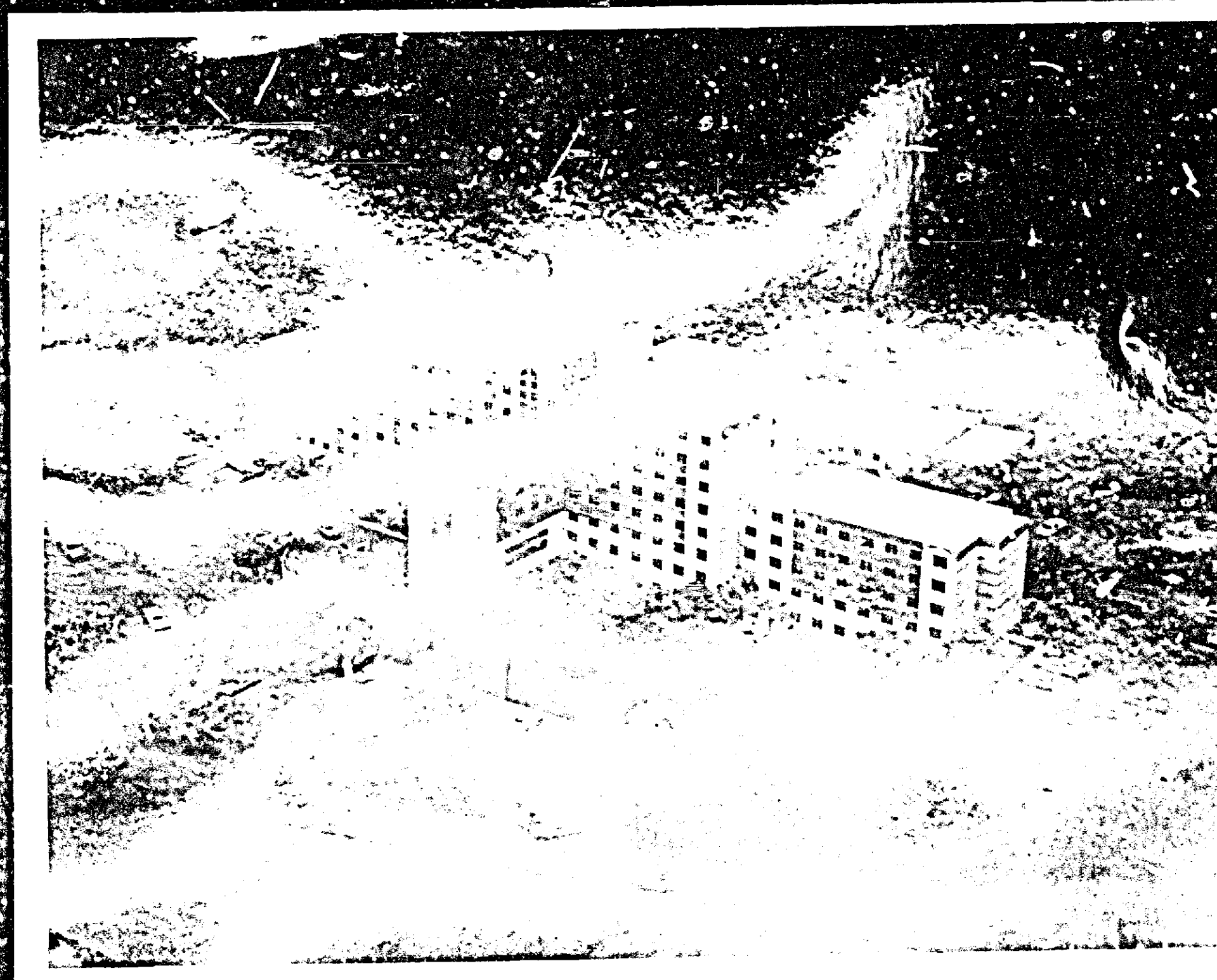
PETITION FOR ZONING  
AND SPECIAL EXCEPTION  
AND SPECIAL HEARING  
Case No. 88-19-XSPH  
LOCATION: Northeast Side of  
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Centerline of Rouen Road  
DATE AND TIME: Monday, July 20,  
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elevation of 490 feet and 330 feet in  
lieu of the maximum allowed 300  
feet and a Special Hearing to amend  
the Variance granted in Case No.  
86-2-XA.  
By Order of  
ARNOLD JABLON  
Zoning Commissioner  
Towson, Maryland  
July 2, 1987

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

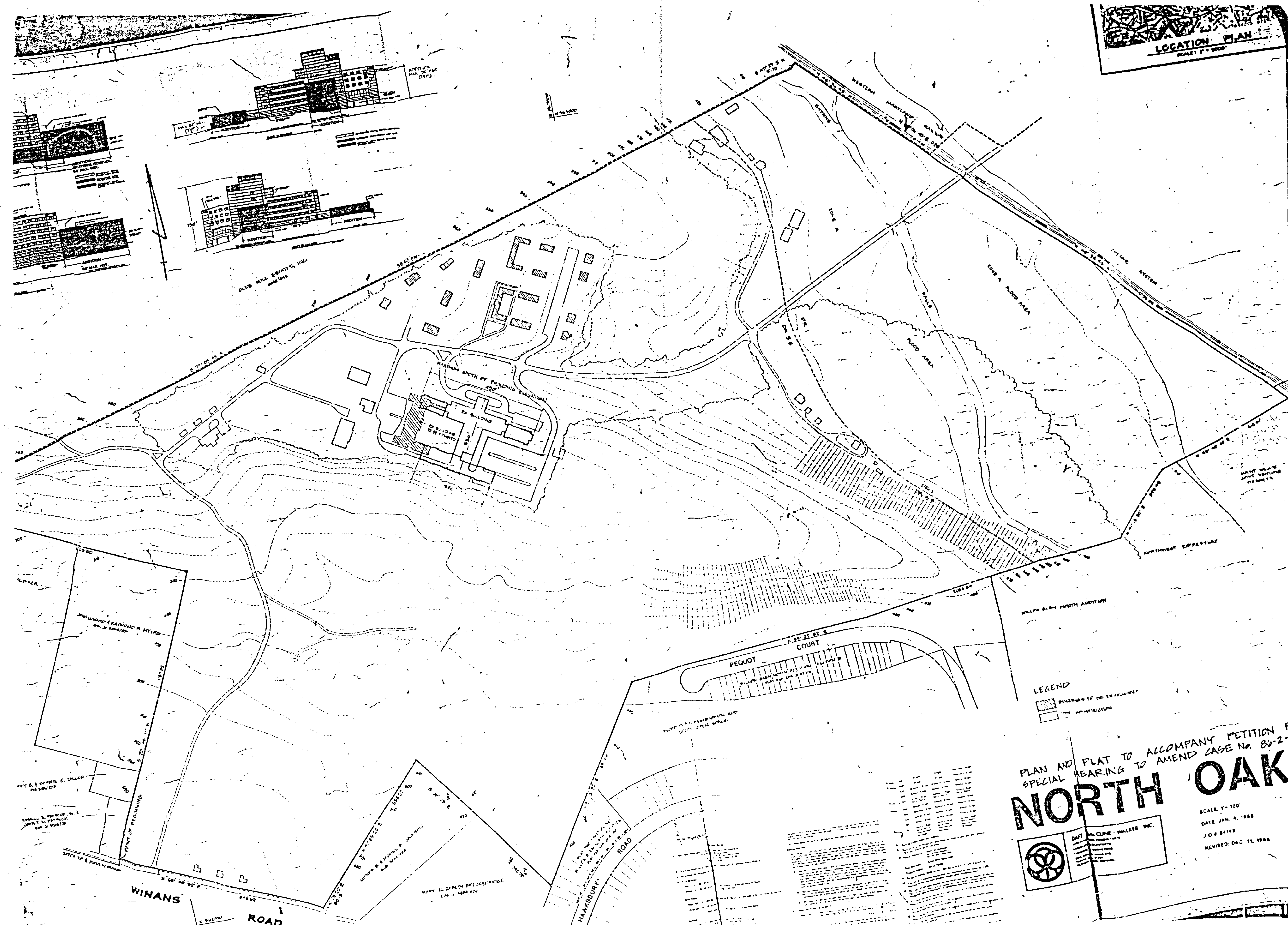
District: 2nd & 3rd  
Date of Posting: 7-2-87  
Posted for: *Repetition*  
Petitioner: *State of Maryland*  
Location of property: *NE/S of Winands Road, 2077' SE of c/l of Rouen Rd.*  
Location of Signs: *2 signs NE side of Winands Rd. approx. 100' south of the Western Maryland Railroad. 2 signs NE side of Winands Rd. approx. 200' SE of the c/l of Rouen Rd.*  
Remarks: *Signs 200' SE of the c/l of Rouen Rd.*  
Posted by: *A. J. Blanton*  
Date of return: 7-11-87  
Number of Signs: 2

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd & 3rd  
Date of Posting: July 3, 1987  
Posted for: *Repetition*  
Petitioner: *State of Maryland*  
Location of property: *NE/S of Winands Rd, 2077' SE of c/l of Rouen Rd.*  
Location of Signs: *2 signs NE side of Winands Rd. approx. 100' south of the Western Maryland Railroad. 2 signs NE side of Winands Rd. approx. 200' SE of the c/l of Rouen Rd.*  
Remarks: *Signs 200' SE of the c/l of Rouen Rd.*  
Posted by: *A. J. Blanton*  
Date of return: July 11, 1987  
Number of Signs: 4







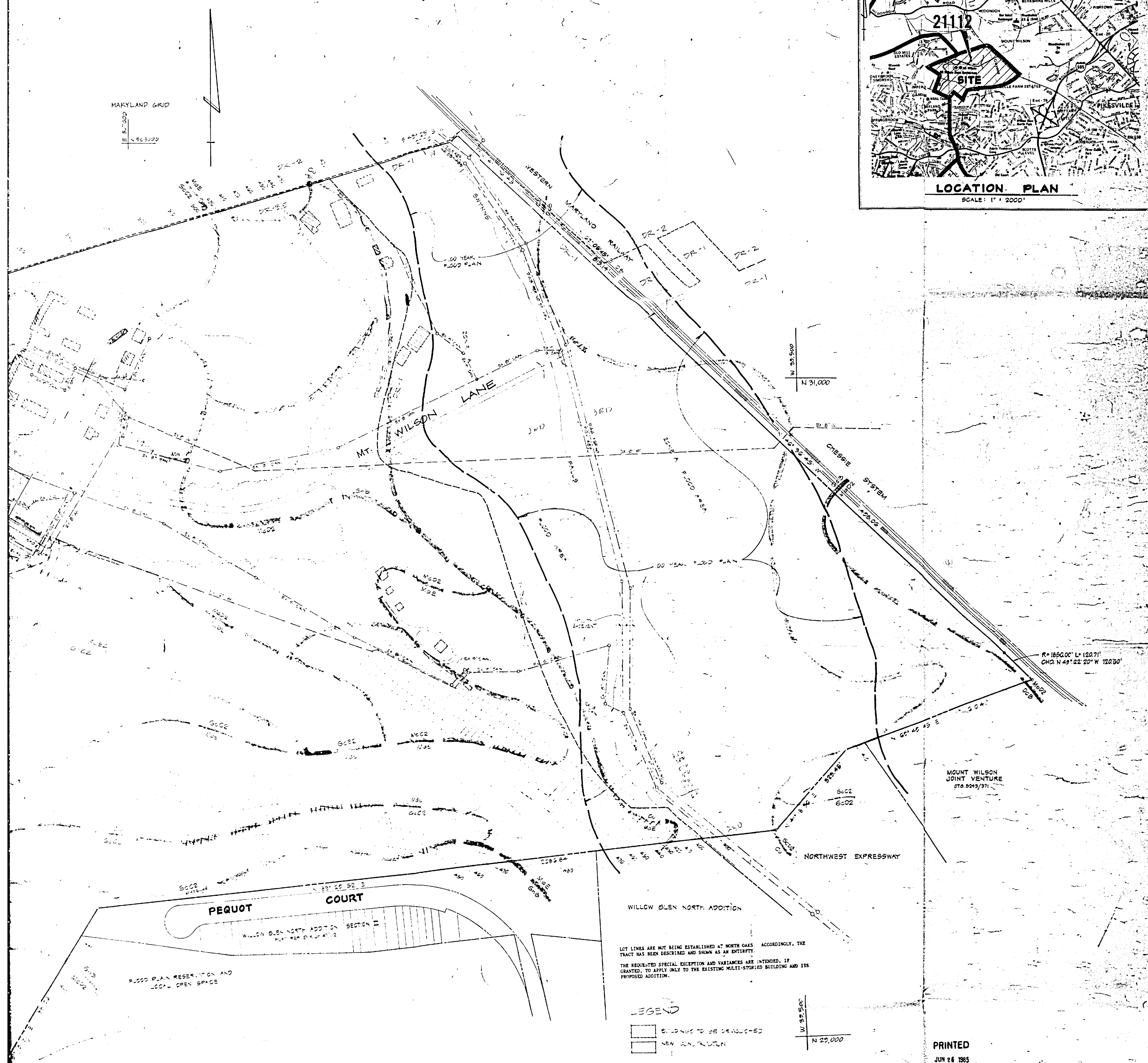
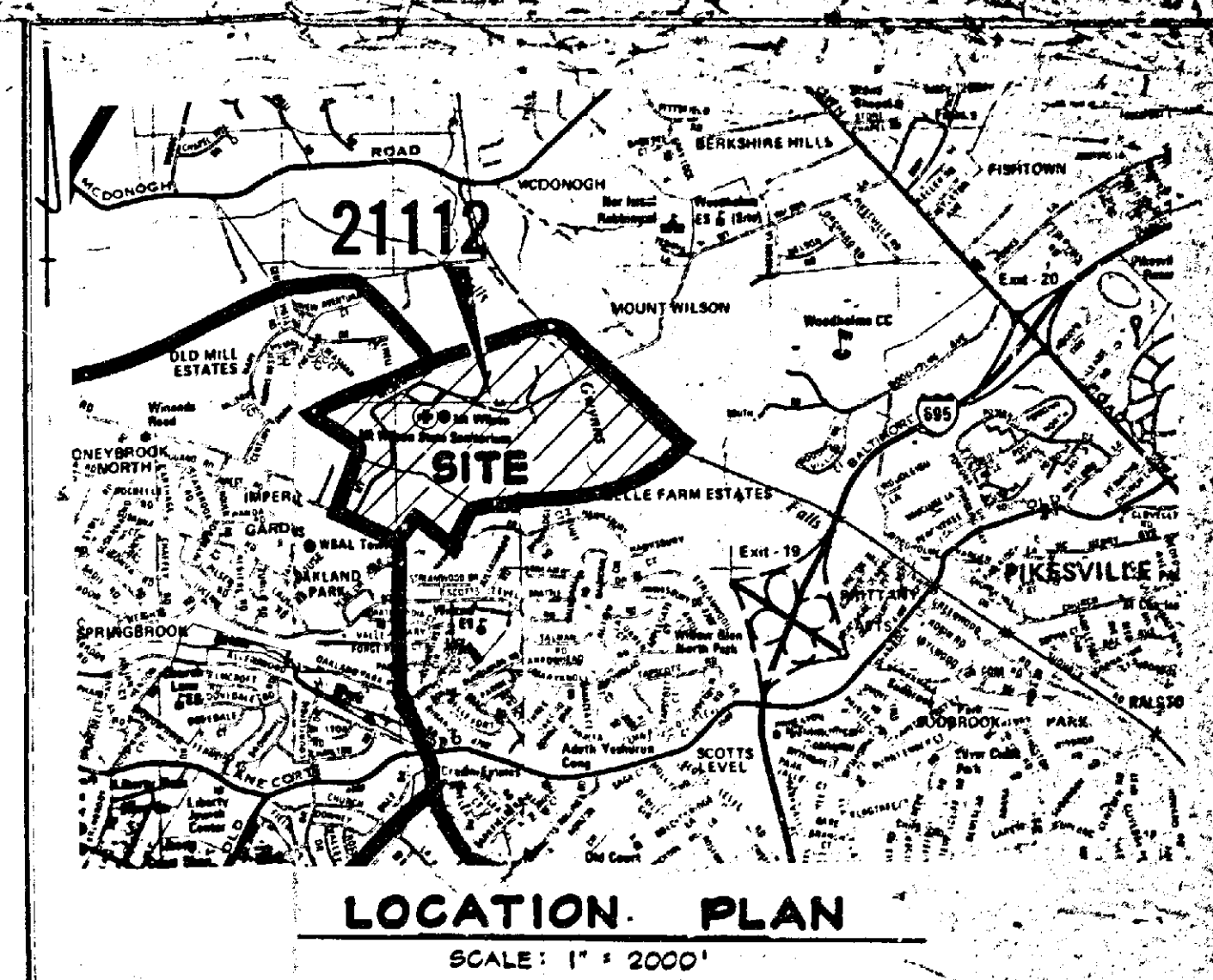
# 407

88-19-XSPH

NORTH OAKS  
1"=200'

Special Hearing





PRINTED  
JUN 26 1985  
AFT-McDURE-WALKER, INC

DAVE-MCDONALD-WALKER, INC

DAVE-MCDONALD-WALKER, INC

# PLAT TO ACCOMPANY PETITIONS FOR VARIANCE AND SPECIAL EXCEPTION

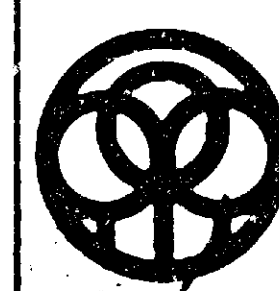
# NORTH OAKS

SCALE: 1" = 100'

DATE: JAN. 4, 1985

J.O.\* 84142

REVISED: MAY 15, 1985  
MAY 22, 1985



**DAFT · McCUNE · WALKER INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
530 E. JOPPA ROAD  
TOWSON, MD 21204  
TELEPHONE: (301) 296-3333

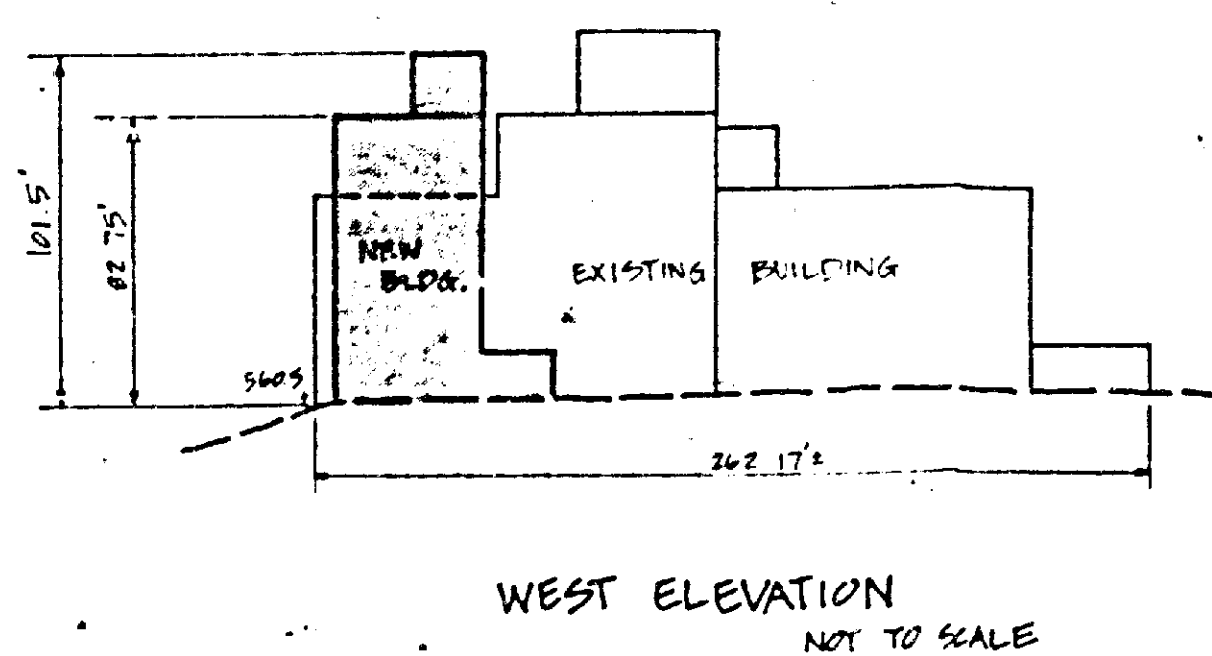
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PETITIONER'S  
 EXHIBIT 1

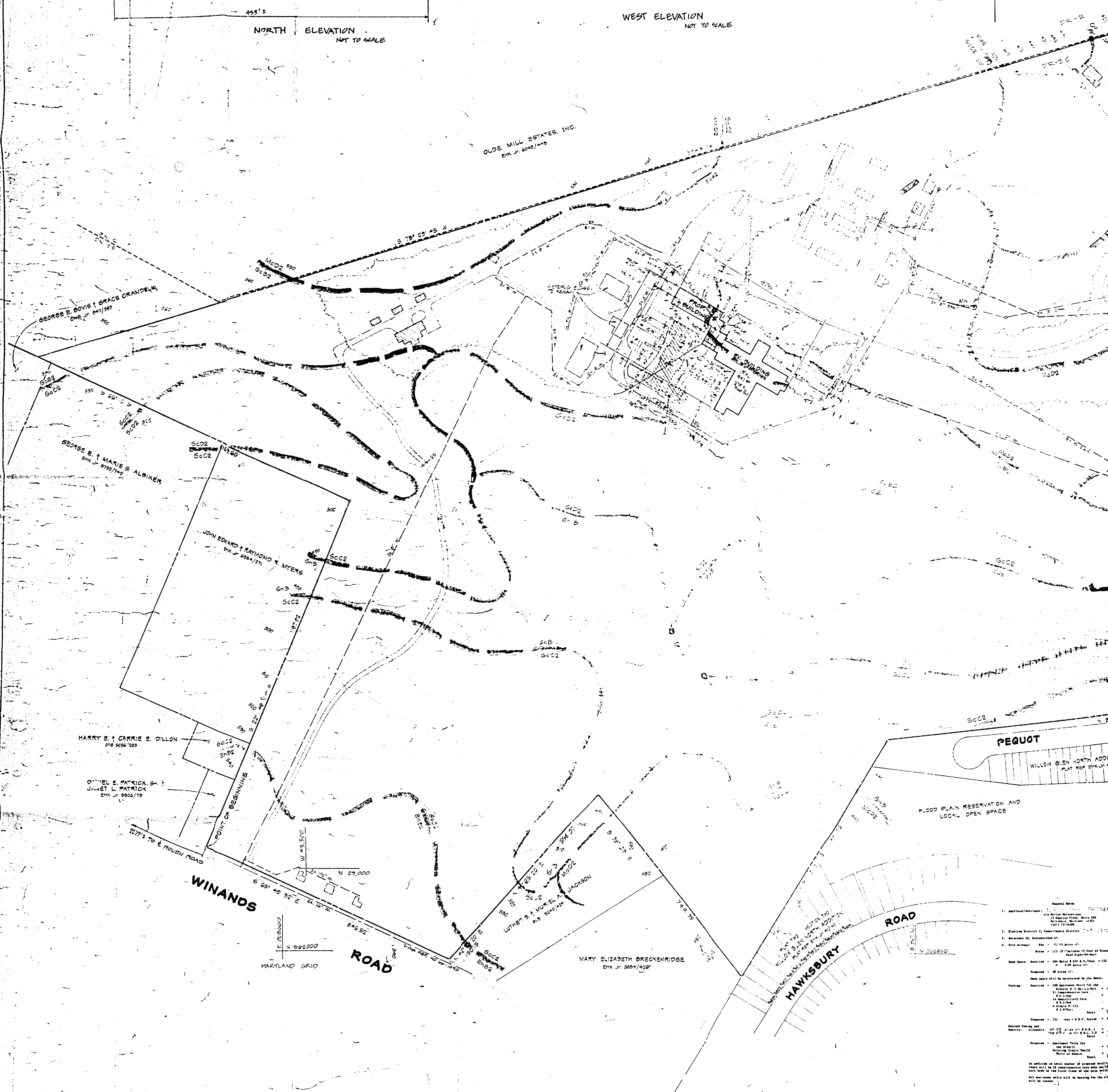
88-19-XSPH

7-467-550





MARYLAND GRID

[illegible]