

PETITION FOR SPECIAL EXCEPTION - VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Class "B" Building in R.O. Zone for Lot 1 Map NW9E

Hooks Lane Executive Park and a variance from section 203.3.C to permit an 8 sq. ft. free standing, single-face directory sign in lieu of the allowed 8 sq. ft. building sign.

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

I, as we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree 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 penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Reservoir Joint Venture Leonard J. Attman;
(Type or Print Name) Charles B. Heyman, Esquire; Beverly Anne
Panasuk

Signature: [Signature]
Address: 205 Charles St., 10th Floor
City and State: Baltimore, MD 21201

Attorney for Petitioner: Charles B. Heyman, Esquire; Beverly Anne
(Type or Print Name) Panasuk
Address: 205 Charles St., 10th Floor
City and State: Baltimore, MD 21201

Legal Owner(s): Glen Burnie, MD 21061
(Type or Print Name) City and State

Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted: Development Engineering Consultants, Inc.
Samuel B. Shockley, Vice President
Address: 6603 York Rd., Balto., MD 21212
Phone No.: 377-2600

Attorney's Telephone No.: 571-6967

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of June, 1987, 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 29th day of July, 1987, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: MON DATE 7/30

DESCRIPTION

Lot 1, Hooks Lane Executive Park, Westernmost Side of Reservoir Road, South of Hooks Lane, Election District 3C2, Baltimore County, Maryland.

Beginning for the same at a point on the centerline of Reservoir Road (30 feet wide) being 524 feet more or less from the centerline of Hooks Lane (60 feet wide) measured along said centerline of Reservoir Road, thence binding on the said centerline of Reservoir Road (1) South 41 degrees 18 minutes 47 seconds East 315 feet more or less, thence leaving said road (2) South 49 degrees 47 minutes 01 seconds West 210 feet more or less, thence running parallel to Reservoir Road (3) North 41 degrees 18 minutes 47 seconds West 311 feet more or less thence for a line of division (4) North 48 degrees 41 minutes 13 seconds East 210 feet more or less to the place of beginning.

Containing 1.51 acres of land more or less.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

3rd Election District - 2nd Councilmanic District

Case No. 88-57-XA

LOCATION: Southwest Side Reservoir Road, 524 feet Southeast of the Centerline of Hooks Lane

DATE AND TIME: Wednesday, July 29, 1987, at 9:30 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 for Class B office building in an R.O. Zone for Lot No. 1

Petition for Zoning Variance to permit an 8 square foot free-standing, single-faced directory sign in lieu of the permitted 8 square foot building sign

Being the property of Reservoir Joint Venture, 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 SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE
SW/S Reservoir Rd., 524' SE of : OF BALTIMORE COUNTY
C/L of Hooks La., 3rd District

RESERVOIR JOINT VENTURE, : Case No. 88-57-XA
Petitioner

ENTRY OF APPEARANCE

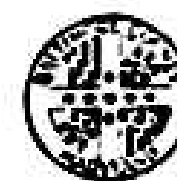
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, and Stanley S. Fine, Esquire, Kaplan, Heyman, Greenberg, Engelman & Belgrad, P.A., 20 S. Charles St., 10th Floor, Baltimore, MD 21201, Attorneys for Petitioner.

[Signature]
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 22, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Charles B. Heyman, Esquire
Stanley S. Fine, Esquire
205 Charles Street, 10th Floor
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SW/S Reservoir Rd., 524' SE of the c/l of Hooks La.
3rd Election District - 2nd Councilmanic District
Reservoir Joint Venture - Petitioner
Case No. 88-57-XA

This is to advise you that \$94.93 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 18, Towson, Maryland

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

No. 37817

DATE 7/30/87 AMOUNT \$ 94.93

ALL SIGNS & POSTS RETURNED
RE CASE NOS. 88-57-AMOUNT \$ 490.65

RECEIVED FROM: Four Carat Limited Partnership, 5 Light St., Suite 650, Balto., Md. 21202

ADVERTISING & POSTING COSTS RE CASE NOS. 88-57-88-01

FOR: B \$ 8023*****490655** 8229F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

89771

Fikesville, Md., July 8, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 29th day of July, 1987

the first publication appearing on the 8th day of July, 1987

the second publication appearing on the _____ day of _____, 19_____

the third publication appearing on the _____ day of _____, 19_____

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$25.60

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
3rd Election District - 2nd Councilmanic District
Case No. 88-57-XA

LOCATION: Southwest Side Reservoir Road, 524 feet Southeast of the Centerline of Hooks Lane

DATE AND TIME: Wednesday, July 29, 1987, at 9:30 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 for Class B office building in an R.O. Zone for Lot No. 1

Petition for Zoning Variance to permit an 8 square foot free-standing, single-faced directory sign in lieu of the permitted 8 square foot building sign

Being the property of Reservoir Joint Venture, 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

Charles B. Heyman, Esquire
Stanley S. Fine, Esquire
205 Charles Street, 10th Floor
Baltimore, Maryland 21201

June 19, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SW/S Reservoir Rd., 524' SE of the c/l of Hooks La.
3rd Election District - 2nd Councilmanic District
Reservoir Joint Venture - Petitioner
Case No. 88-57-XA

TIME: 9:30 a.m.

DATE: Wednesday, July 29, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 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 9, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

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

No. 36022

DATE 4/30/87 AMOUNT \$ 200.00

RECEIVED FROM: Leonard Attman/ Four Carat Partnership

FOR: Sp. Ex. / Var. Item # 443, Lot # 1

FOR: B \$ 8037*****20000** 8018F

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 100.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of July, 1987, that the Petition for Special Exception for a Class B office building in an R-O Zone on Lot 1 and, additionally, the Petition for Zoning Variance to permit an 8 square foot free-standing, single-faced directory sign in lieu of the permitted 8 square foot sign attached to a building be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Any change to the approved site plan or proposed architectural style shall be submitted to the Zoning Commissioner for approval, and copies shall be provided to the Hooks Lane Improvement Association; however, no hearing will be required unless specifically requested.
3. The special exception granted herein shall be utilized within five years from the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Stanley S. Fine, Esquire
Newton A. Williams, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
Date *July 13, 1987*
By *John V. Jones*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-57-XA

District 3rd Date of Posting July 13, 1987
Posted for: Special Exception
Petitioner: Reservoir Joint Venture
Location of property: SW/S Reservoir Rd., 524' SE of the 4th of Hook Lane
Location of Sign: SW/S of Reservoir Rd. in front of Lot #1
Remarks: _____
Posted by: L. J. Arata Date of return: July 17, 1987
Number of Signs: 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 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

Charles B. Heyman, Esquire
Stanley S. Fine, Esquire
Kaplan, Heyman, Greenberg, Engelman & Belgrad
205 Charles Street, 10th Floor
Baltimore, Maryland 21201

RE: Item No. 443 - Case No. 88-57-XA
Petitioner: Reservoir Joint Venture
Petition for Special Exception and
Zoning Variance

Dear Messrs. Heyman & Fine:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Samuel B. Shockley, Vice President
Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

File



Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Hal Kassoff
Administrator

May 14, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
At: James Dyer

RE: Baltimore County
Item #443
Property Owner:
Reservoir Joint Venture
Location: SW/S Reservoir
Road, 524 feet SE of
centerline Hooks Lane
at Baltimore Beltway
(Interstate 695)
Existing Zoning: R.O.
Proposed Zoning: Special
Exception for a Class "B"
building for lot #1
Hooks Lane Executive Park
and a Variance to permit
an 8 sq. foot free standing
single-face directory
sign in lieu of the allowed
8 sq. foot building sign
Area: 1.51 acres
District 3rd

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW/es

cc: J. Ogle
M. Stein w/att.

RECEIVED
MAY 18 1987

ZONING OFFICE

My telephone number is 301-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



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

STERN EXHIBIT
C. Richard Moore
Acting Director

June 2, 1987

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

Item No. 443 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of May 12, 1987
Reservoir Joint Venture
SW/S Reservoir Road, 524 feet SE of
centerline Hooks La
R.O.
Special Exception for a Class "B"
building for Lot #1 Hooks Lane Executive
Park and a Variance to permit an 8 square
foot free standing, single-face directory
sign in lieu of the allowed 8 square feet
building sign
1.51 acres
3rd Election District

Area:
District:

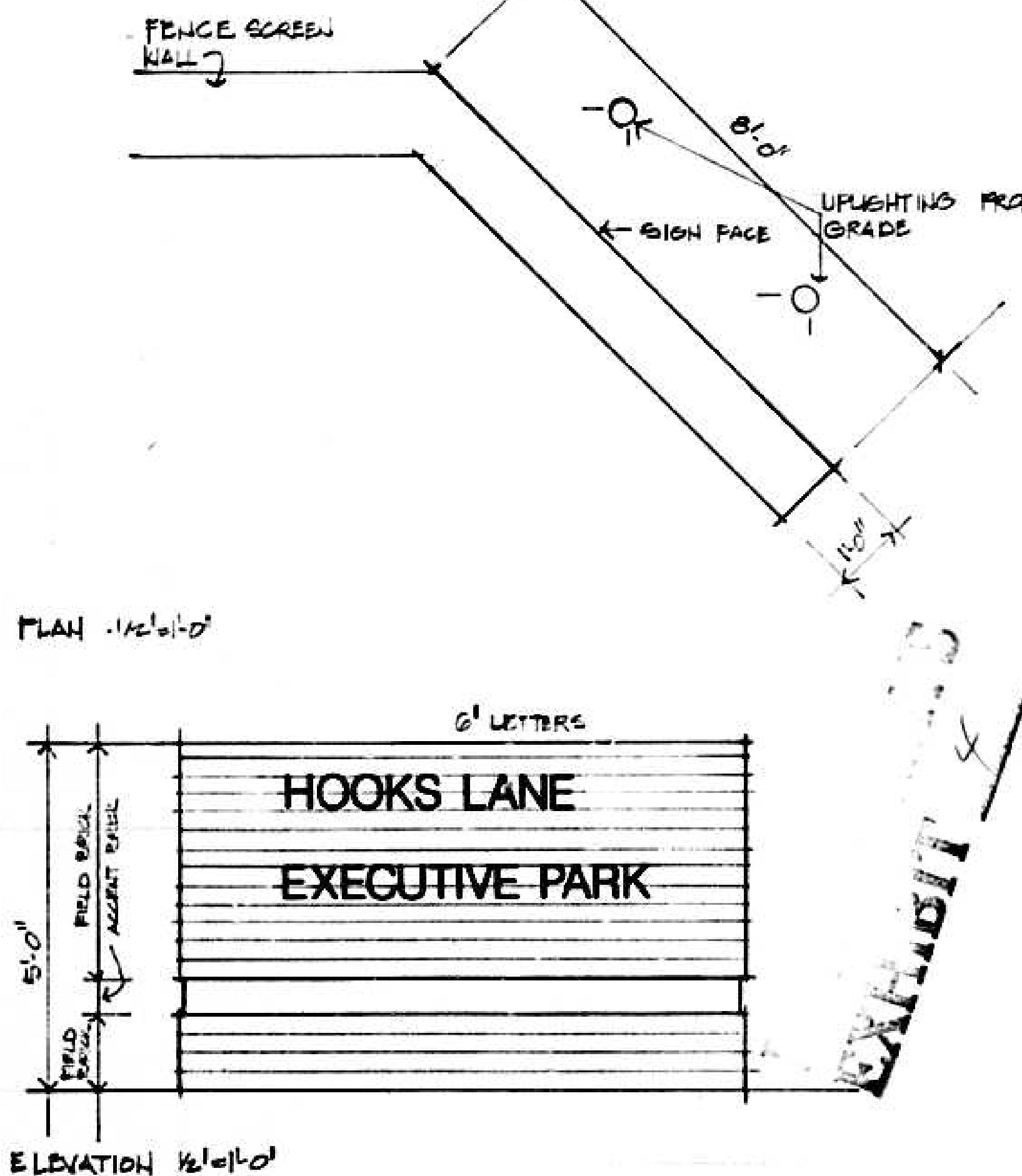
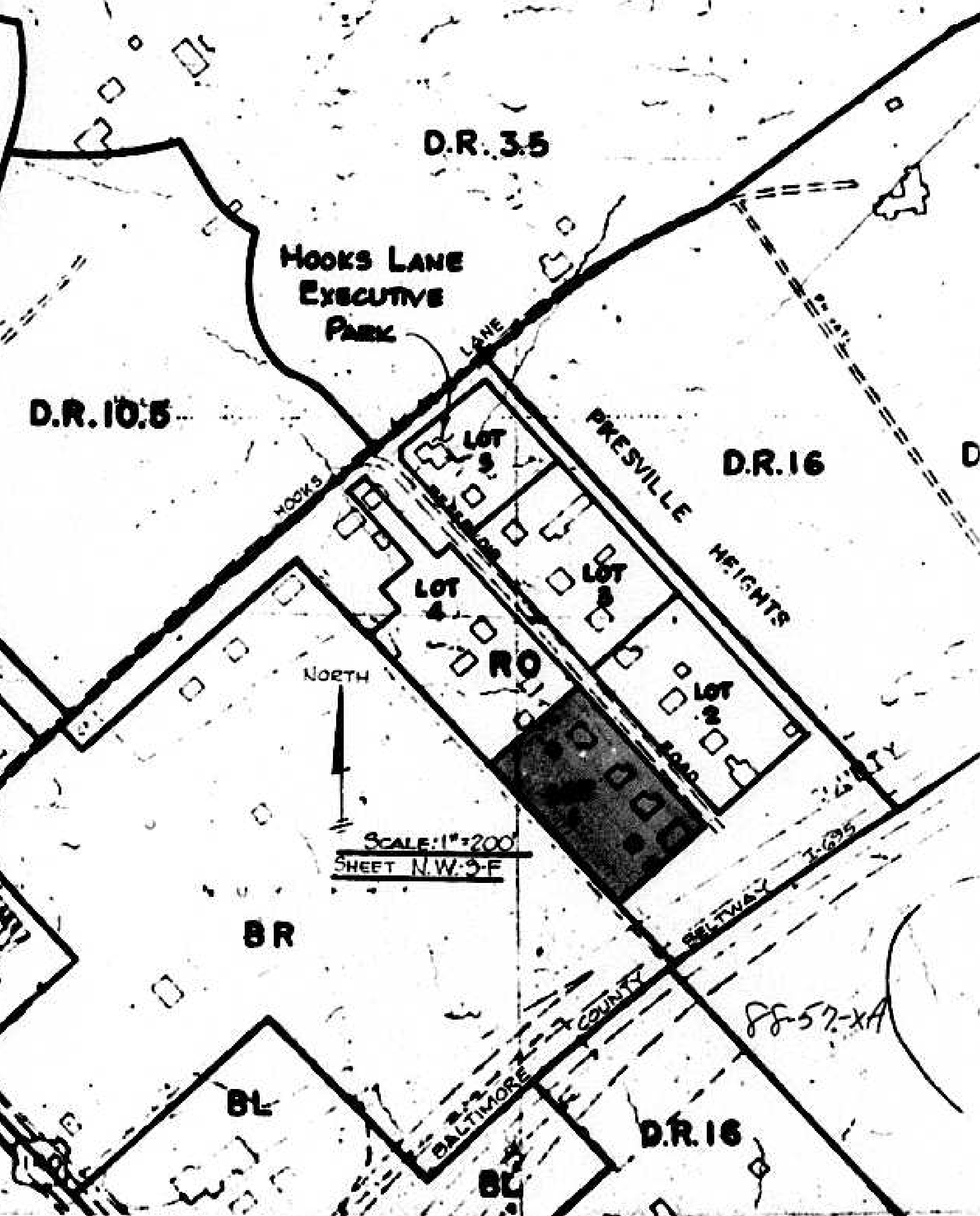
Dear Mr. Jablon:

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

Very truly yours,

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

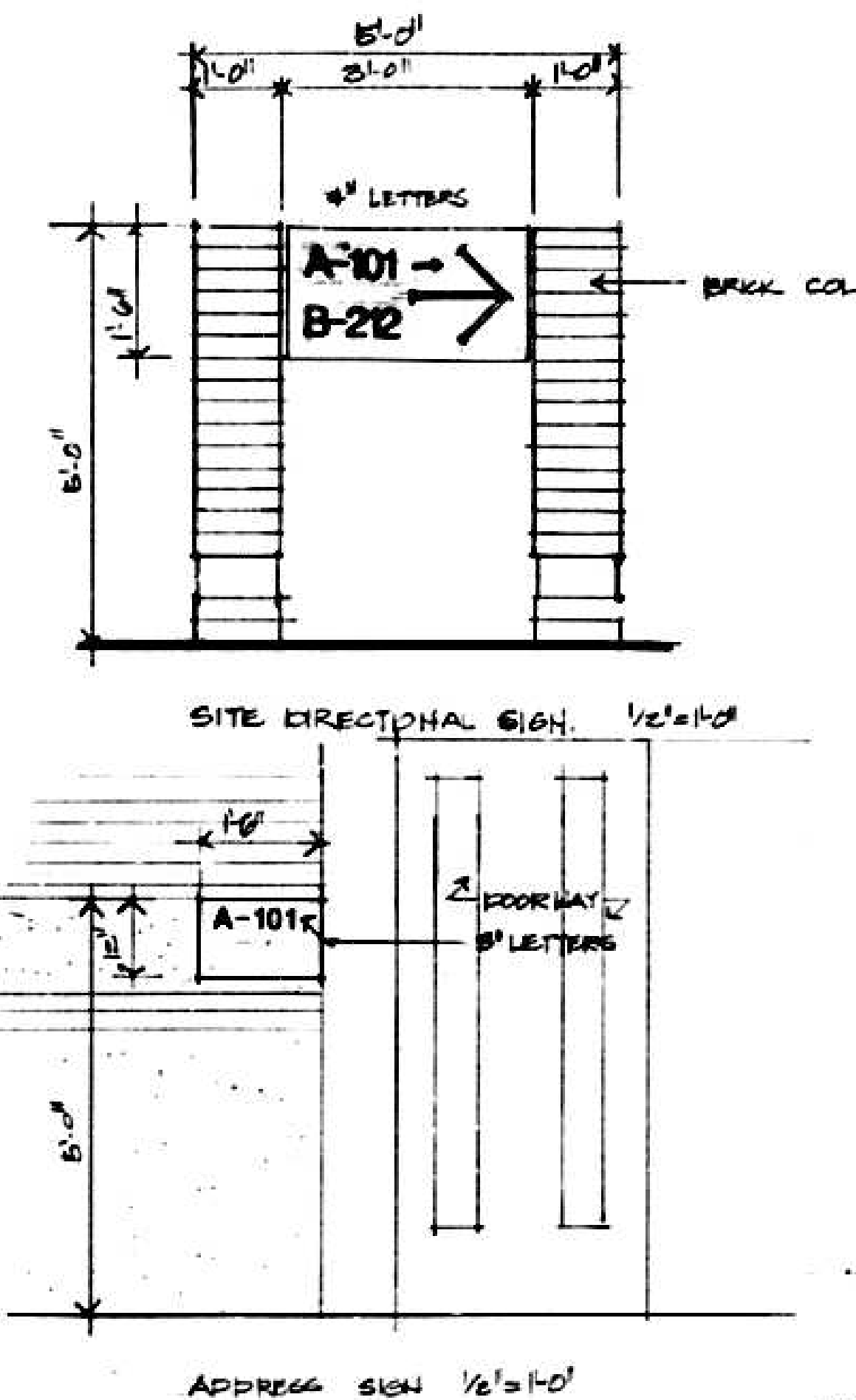
MSF:lt



HOOKS LANE EXECUTIVE PARK
MAIN ENTRY SIGN

Nichols Architects

1113 North Hunter Street
Baltimore, MD 21202
301.547.0016



HOOKS LANE EXECUTIVE PARK

Nichols Architects

1113 North Hunter Street
Baltimore, MD 21202
301.547.0016

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
This document has been reviewed and accepted for filing this
Date *July 13, 1987*
By *John V. Jones*

Arnold Jablon
Zoning Commissioner
Received by:
Chairman, Zoning Plans
Advisory Committee

Items # 443 — # 447

Need Seals on Desc.
Sign Details
Sign connections on Plat
Lot #4 Boundary doesn't
include wall sign

WCR
4/30



Traffic Impact Analysis for a Special Exception for the HOOKS LANE EXECUTIVE PARK Baltimore County, Maryland

Prepared for
RESERVOIR JOINT VENTURE

FILLMORE'S
EXHIBIT

July 22, 1987

THE TRAFFIC GROUP, INC.

**Traffic Impact Analysis
for a
Special Exception
for the
Hooks Lane Executive Park
Baltimore County, Maryland**

Prepared for
Reservoir Joint Venture

The Traffic Group, Inc.
July 22, 1987

Suite 220, 2360 W. Joppa Road, Lutherville, Maryland 21093
(301) 583-8405

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INTRODUCTION

As requested, The Traffic Group, Inc. has conducted a Traffic Impact Analysis for the Special Exception for permitting Class "B" buildings in an R0 zone. The primary purpose of this report was to determine what impact the granting of the Special Exception will have on the nearby road system.

The principal scope of services undertaken as part of this report were as follows:

- Field inspection to collect physical information concerning the nearby road system.
- Conduct vehicle turning movement counts at the key intersections.
- Projection of traffic to be generated by other developments planned in the vicinity of the proposed site.
- Projection of traffic to be generated by the proposed site.
- Intersection capacity analysis to determine projected levels of service at the key intersections.

The results of our analysis indicate that, with the granting of the Special Exception, the development of the proposed site will not have an adverse effect on the nearby road system.

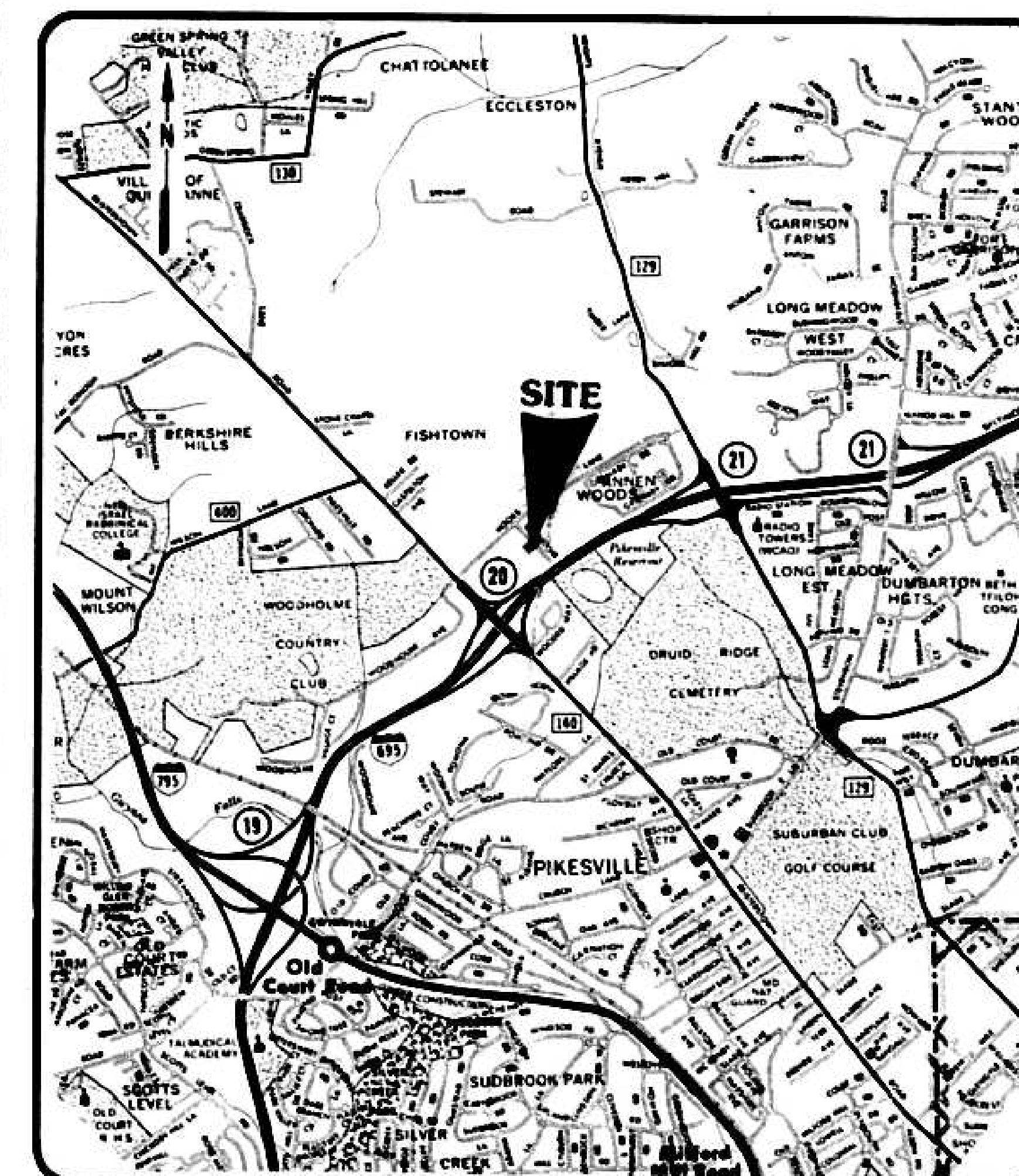
The methodology used to undertake our study is contained in the sections that follow.

BASE CONDITIONS

The proposed site is located along Reservoir Road south of Hooks Lane between Maryland 140 (Reisterstown Road) and Maryland 129 (Park Heights Avenue). Maryland 140 is basically a four-lane undivided north/south roadway in the vicinity of the proposed site. Maryland 129 is a two-lane undivided north/south roadway. Hooks Lane is essentially a four-lane undivided east/west roadway in the vicinity of the proposed site. The Traffic Group, Inc. conducted intersection turning movement counts from 7-9 AM and 4-6 PM at the Maryland 129/Hooks Lane intersection on Wednesday, April 30, 1986. Intersection turning movement counts were also conducted at the Maryland 140 and Hooks Lane/Woodholme Avenue intersection on Thursday, December 19, 1985. The total vehicles observed are contained in Appendix A to this report. The existing peak hour volumes are shown on Exhibit 2.

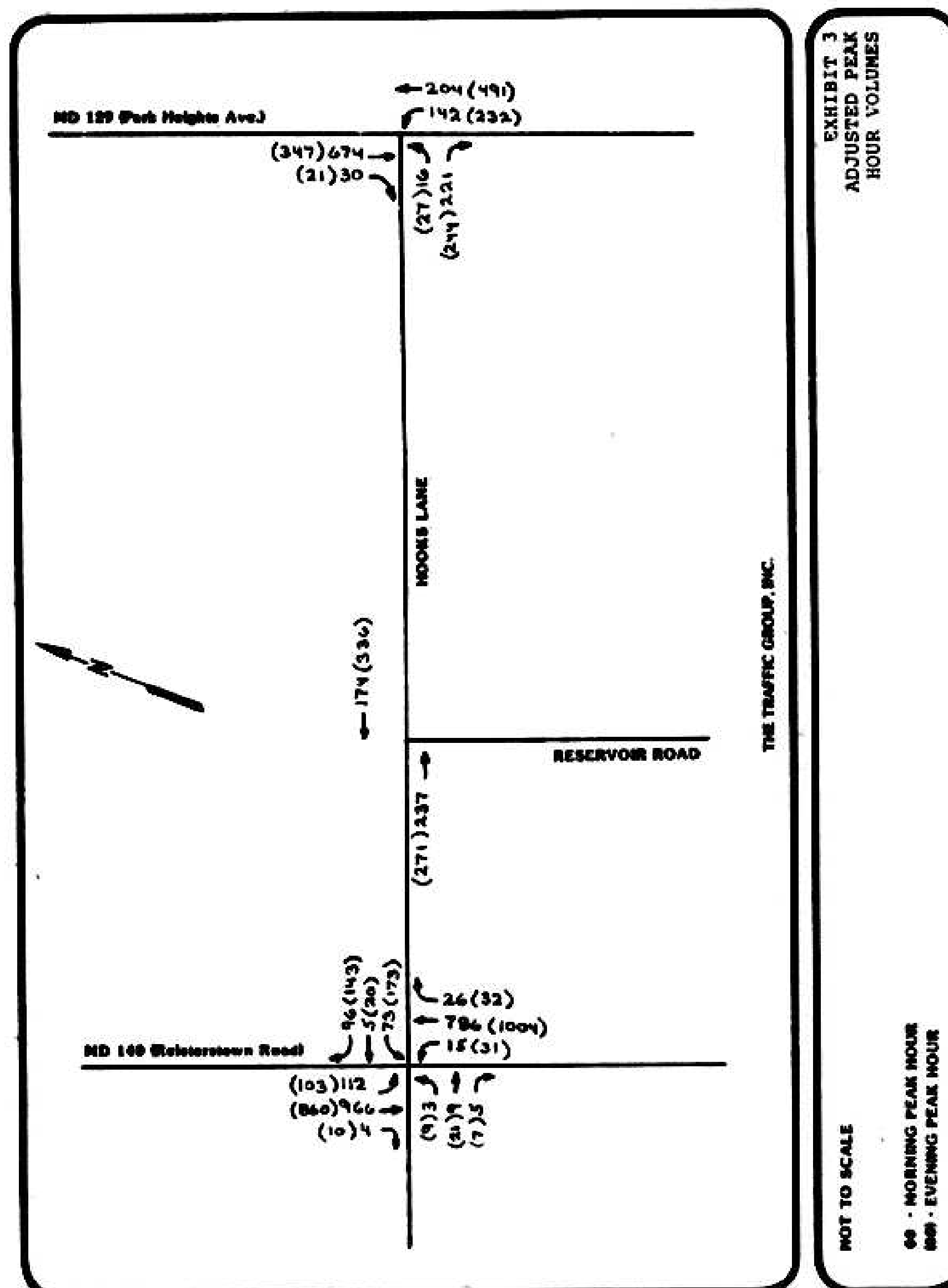
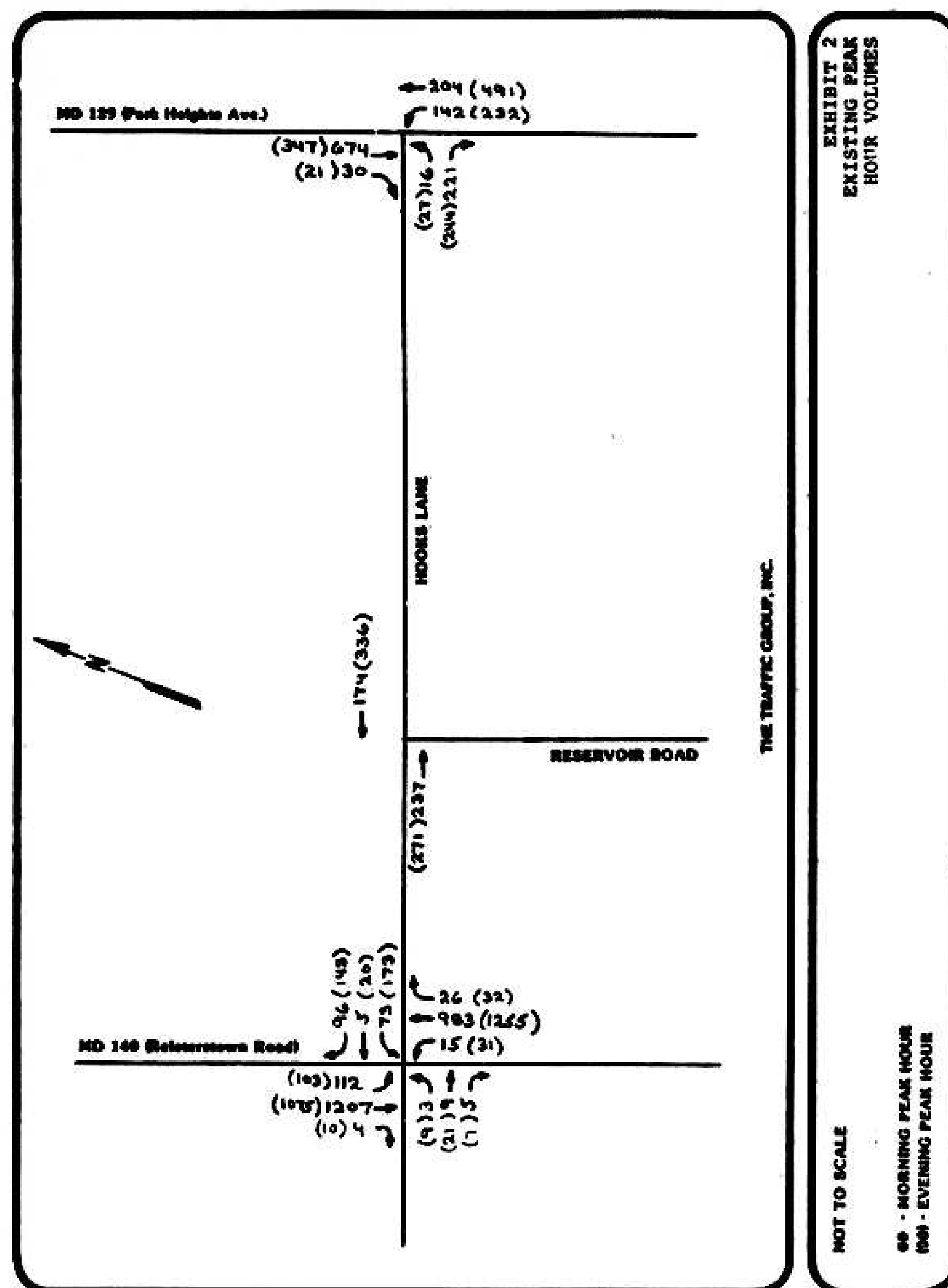
The opening of the first leg of the Northwest Expressway (I-795) from I-695 to Owings Mills Boulevard occurred in November, 1985. Therefore, the intersection turning movement counts at Maryland 140 and Hooks Lane reflect the reduction in traffic that occurred as a result of the Northwest Expressway. However, it should be pointed out that this first leg of the Northwest Expressway primarily serviced vehicles with a destination west of Reisterstown Road. The full impact of the Northwest Expressway was not realized until July, 1986 when the Expressway was opened to Franklin Boulevard and then again in October, 1986 when it was extended to Westminster Pike. Therefore, in order to reflect the reduction in traffic that has occurred along Maryland 140 since the complete opening of the Expressway, the through traffic along Maryland 140 has been reduced by 20% during the peak periods. Results of studies conducted for the Reisterstown Road corridor, since the opening of the Northwest Expressway, have indicated that traffic along Reisterstown Road has actually been reduced approximately 50%. Exhibit 3 shows the adjusted peak hour volumes at the Maryland 140 and Hooks Lane/Woodholme Avenue intersection. This data shows a "worst case condition".

Intersection capacity analyses were conducted for the existing peak hour volumes as well as the adjusted peak hour volumes, and the results are shown on Exhibit 13. Copies of the capacity worksheets are contained in Appendix B to this report.



SCALE: 1" = 200'

EXHIBIT 1
SITE LOCATION MAP



TRAFFIC GENERATED BY OTHER NEARBY DEVELOPMENTS

In order to determine the projected traffic conditions in the vicinity of the proposed site, traffic was generated for four other developments that are planned in the area. The first is the expansion of the Annen Woods development which consists of 132 additional residential units. The second is the Greene Tree development which is to consist of 263 residential units. The third development is the Festival @ Woodholme which is to consist of 240,000 sq. ft. of office space, 150 room hotel, and 110,500 sq. ft. of retail space. The fourth development is the unoccupied portion of the Commercecentre which consists of approximately 67,000 sq. ft. of office space.

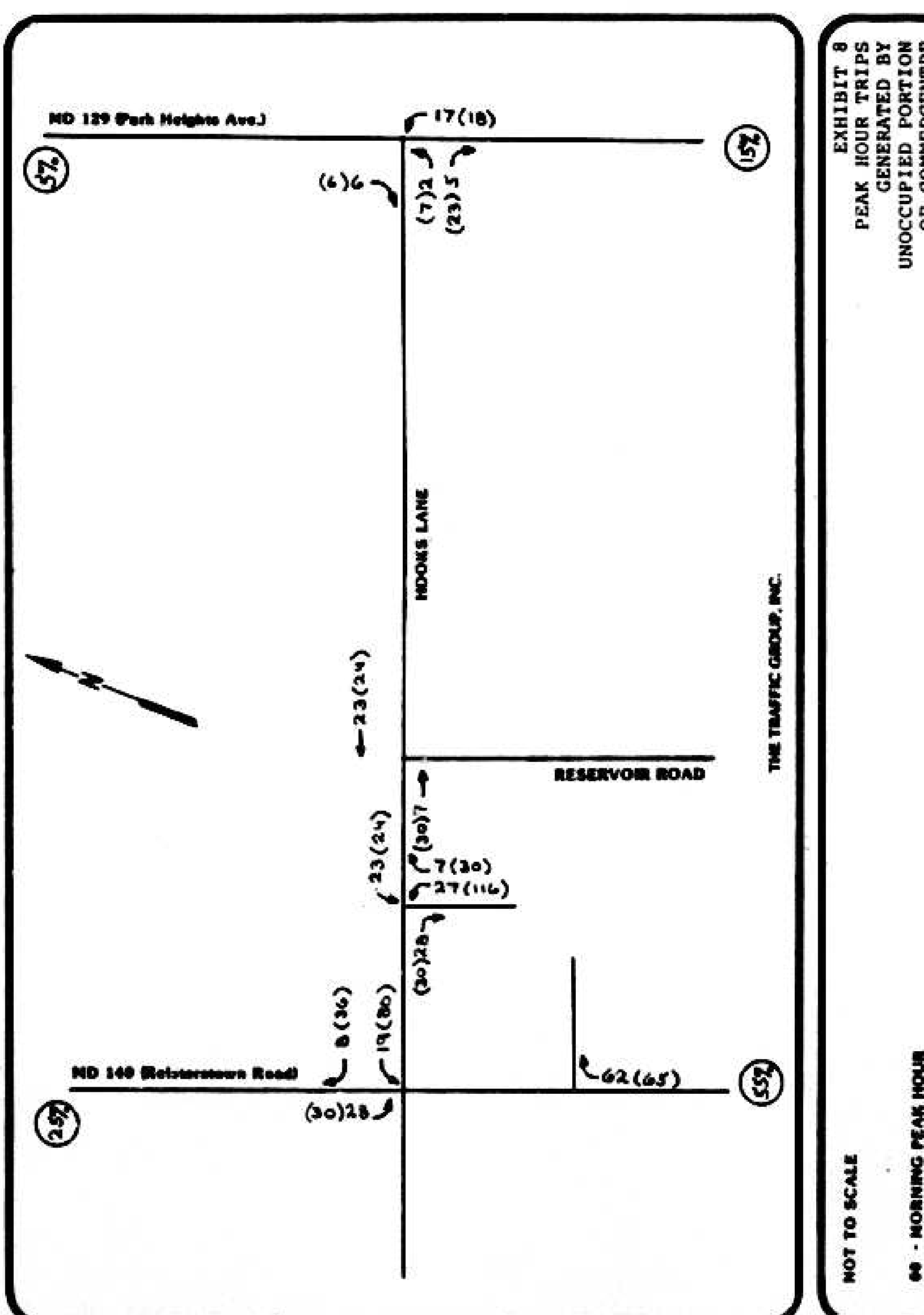
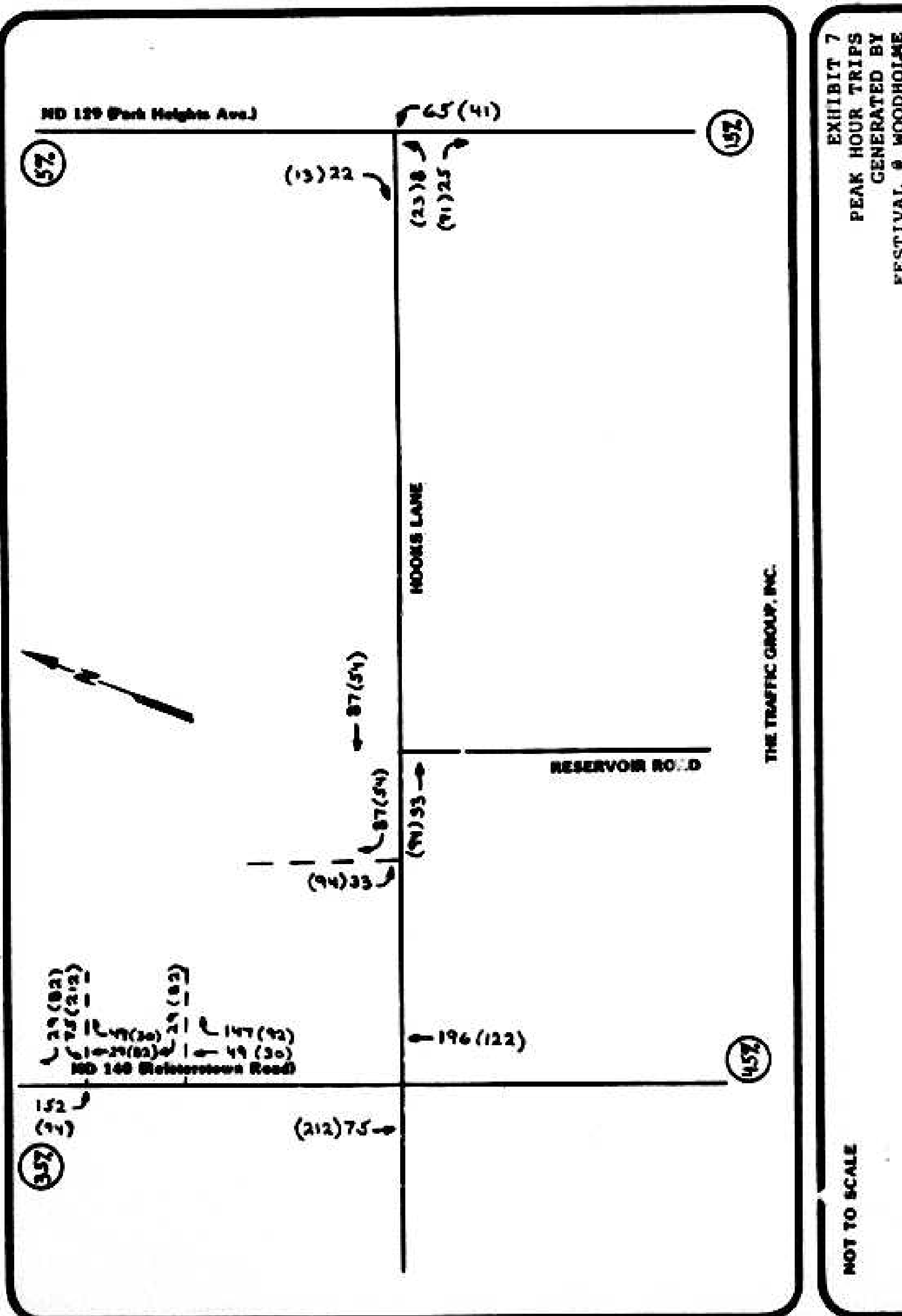
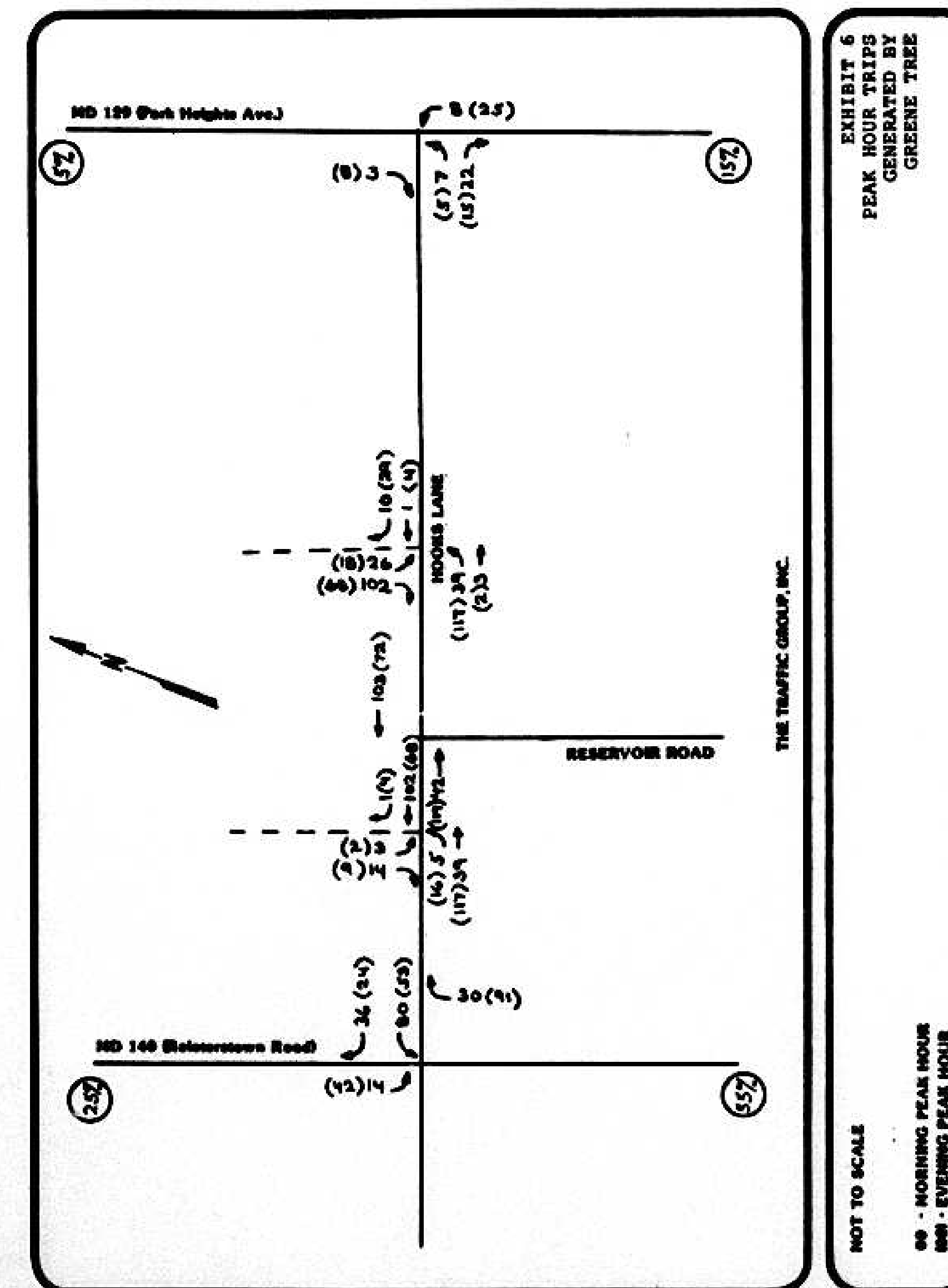
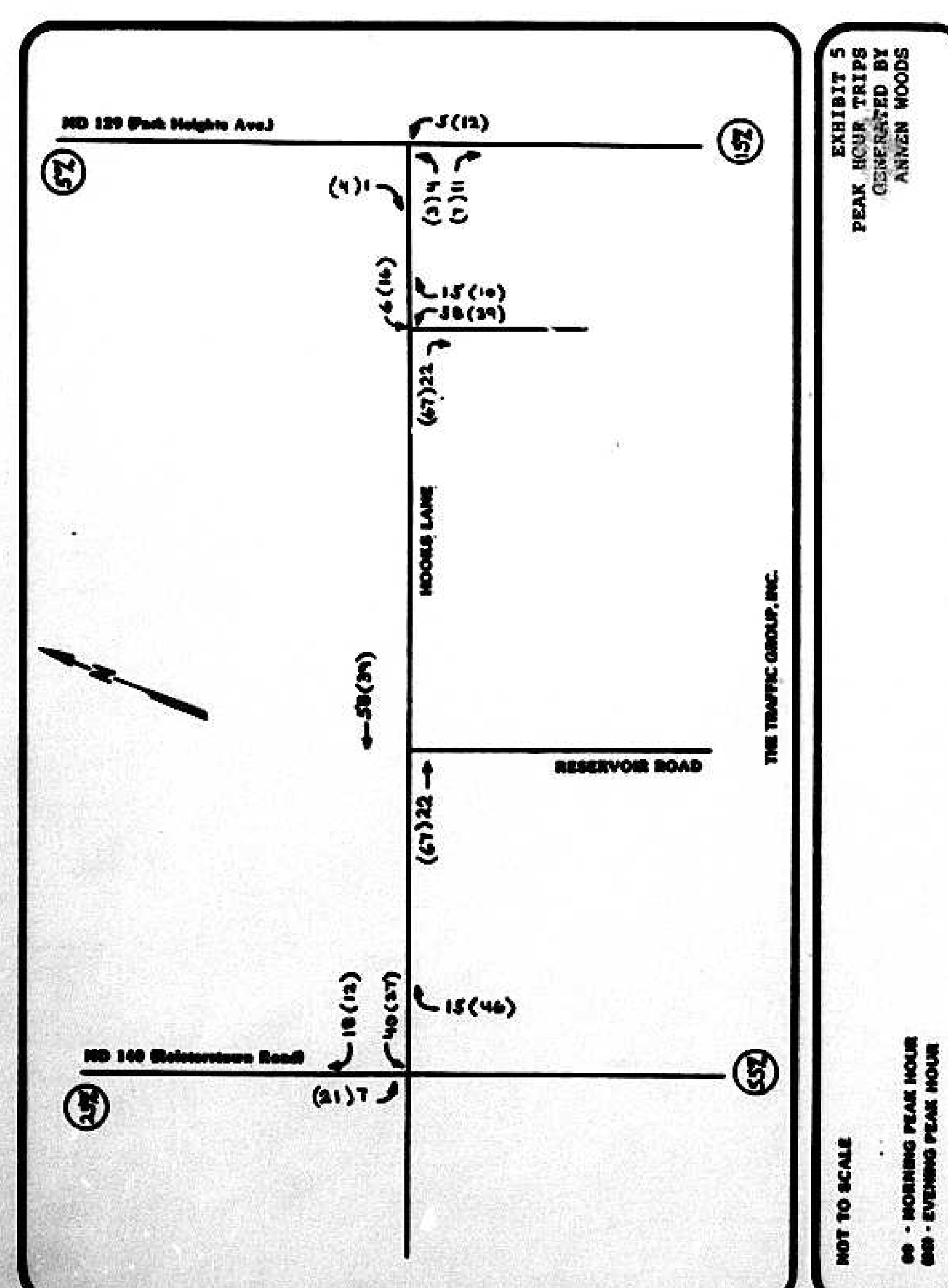
Exhibit 4 was prepared to show the trip generation rates and total trips projected to be generated by each of these sites. The total trips generated by the Festival @ Woodholme are based on a trip generation study that was conducted by The Traffic Group, Inc. for that site. A copy of the trip generation analysis is contained in Appendix C to this report.

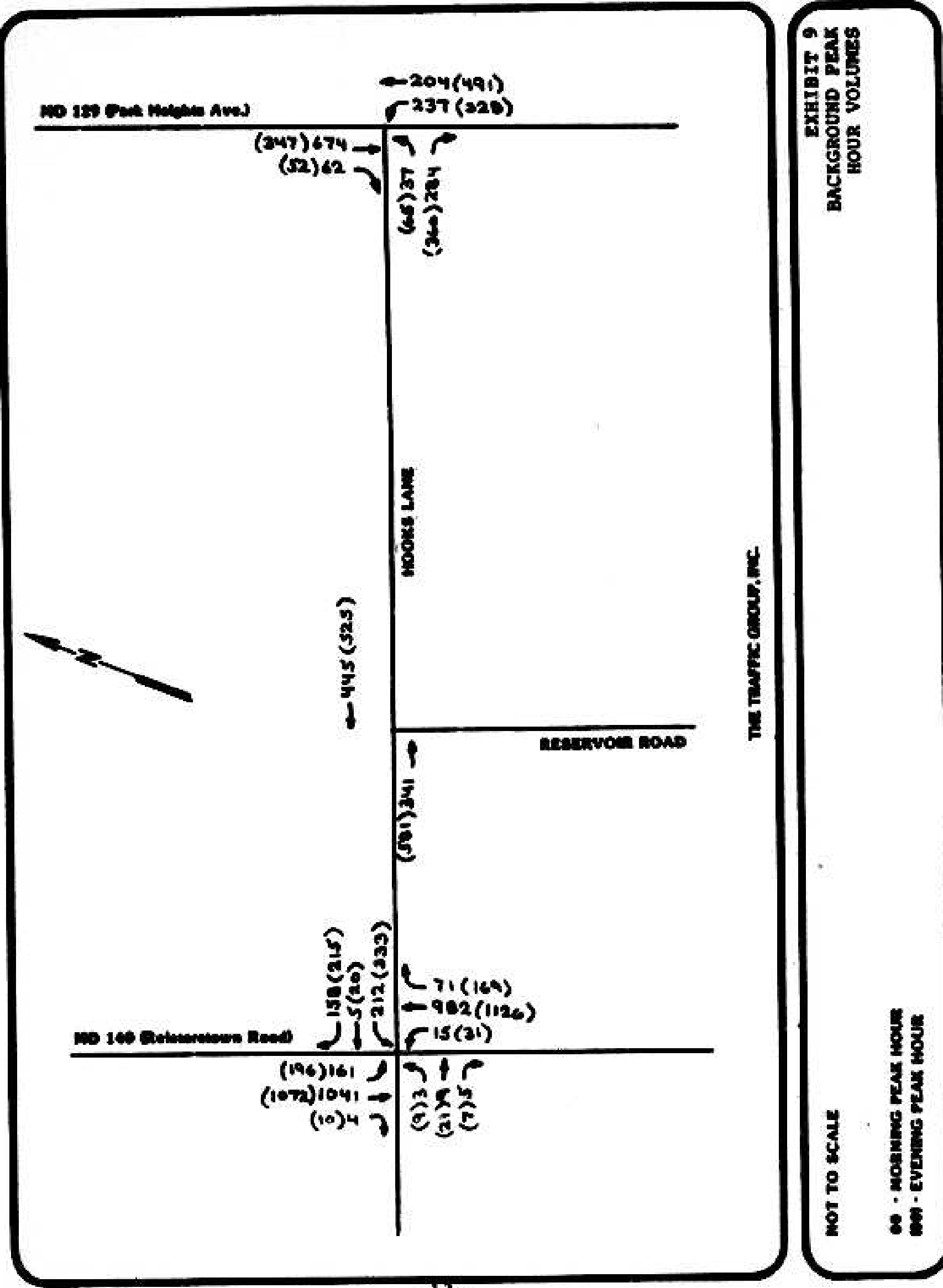
The total trips generated by each of these developments were then assigned to the road system as shown on Exhibits 5-8. Exhibit 9 shows the background peak hour volumes which combines the adjusted peak hour volumes (Exhibit 3) and the trips generated by the other nearby developments (Exhibits 5-8).

Intersection capacity analyses were conducted at the key intersections and the results are shown on Exhibit 13. Copies of the capacity worksheets are contained in Appendix B to this report.

EXHIBIT 4 TRIP GENERATION RATES AND TOTALS FOR OTHER NEARBY DEVELOPMENTS

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Annen Woods						
Trips/Unit	.21	.55	.76	.63	.37	1.0
Trips/132 Units	28	73	101	83	49	132
Greene Tree						
Trips/Unit	.21	.55	.76	.63	.37	1.0
Trips/263 Units	55	145	200	166	97	263
Festival @ Woodholme						
Trips/240,000 sq. ft. Office Space	301	44	345	39	259	298
Trips/150 Room Hotel	87	96	183	43	35	78
Trips/110,500 sq. ft. Retail Space	48	26	74	188	176	364
	436	166	602	270	470	740
Commercecentre						
Trips/1,000 sq. ft. Office Space	1.69	.50	2.19	1.77	2.18	3.95
Trips/67,000 sq. ft. Office Space (Unoccupied)	113	34	147	119	146	265





TRAFFIC ANALYSIS FOR HOOKS LANE EXECUTIVE PARK

The proposed site is located along Reservoir Road, south of Hooks Lane. The subject site currently contains existing buildings capable of accommodating 27,837 sq. ft. of office space. Granting the Special Exception will result in the demolition of these buildings and the construction of new buildings resulting in 96,000 sq. ft. of office space. Exhibit 10 was prepared to show the trip generation rates, and total trips projected to be generated by the proposed site if the existing buildings were utilized for office space as well as the trips projected to be generated by the proposed site with the granting of this Special Exception. The trips shown on Exhibit 10 for the proposed square footage were then distributed and assigned to the road system as shown on Exhibit 11.

Exhibit 12 was prepared to show the total peak hour volumes which combines the background peak hour volumes (Exhibit 9) and the trips generated by the proposed site (Exhibit 11).

Intersection capacity analyses were conducted at the key intersections and the results are shown on Exhibit 13. Copies of the capacity worksheets are contained in Appendix B to this report.

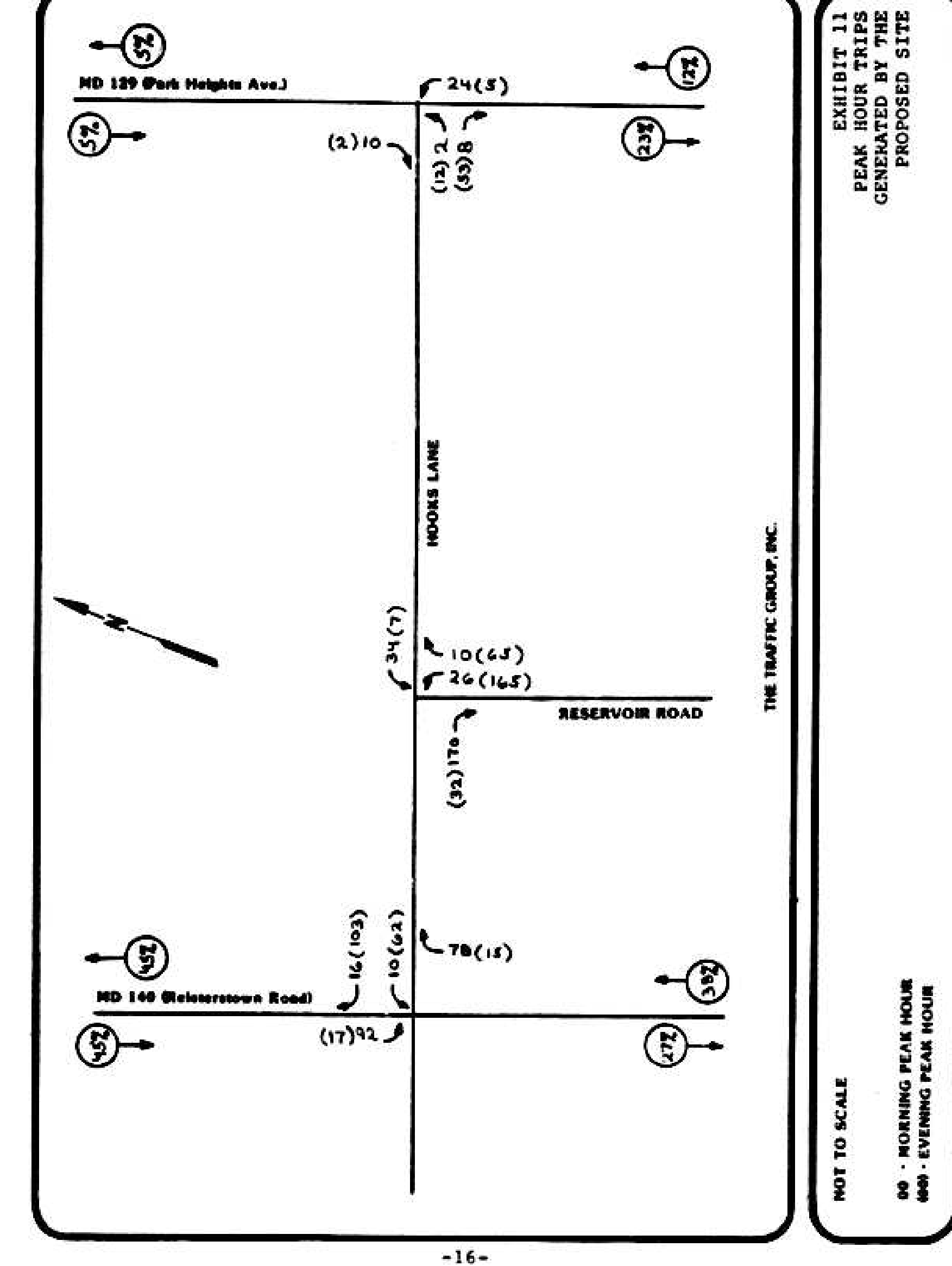
-14-

EXHIBIT 10 **TRIP GENERATION RATES AND TOTALS** **FOR** **HOOKS LANE EXECUTIVE PARK**

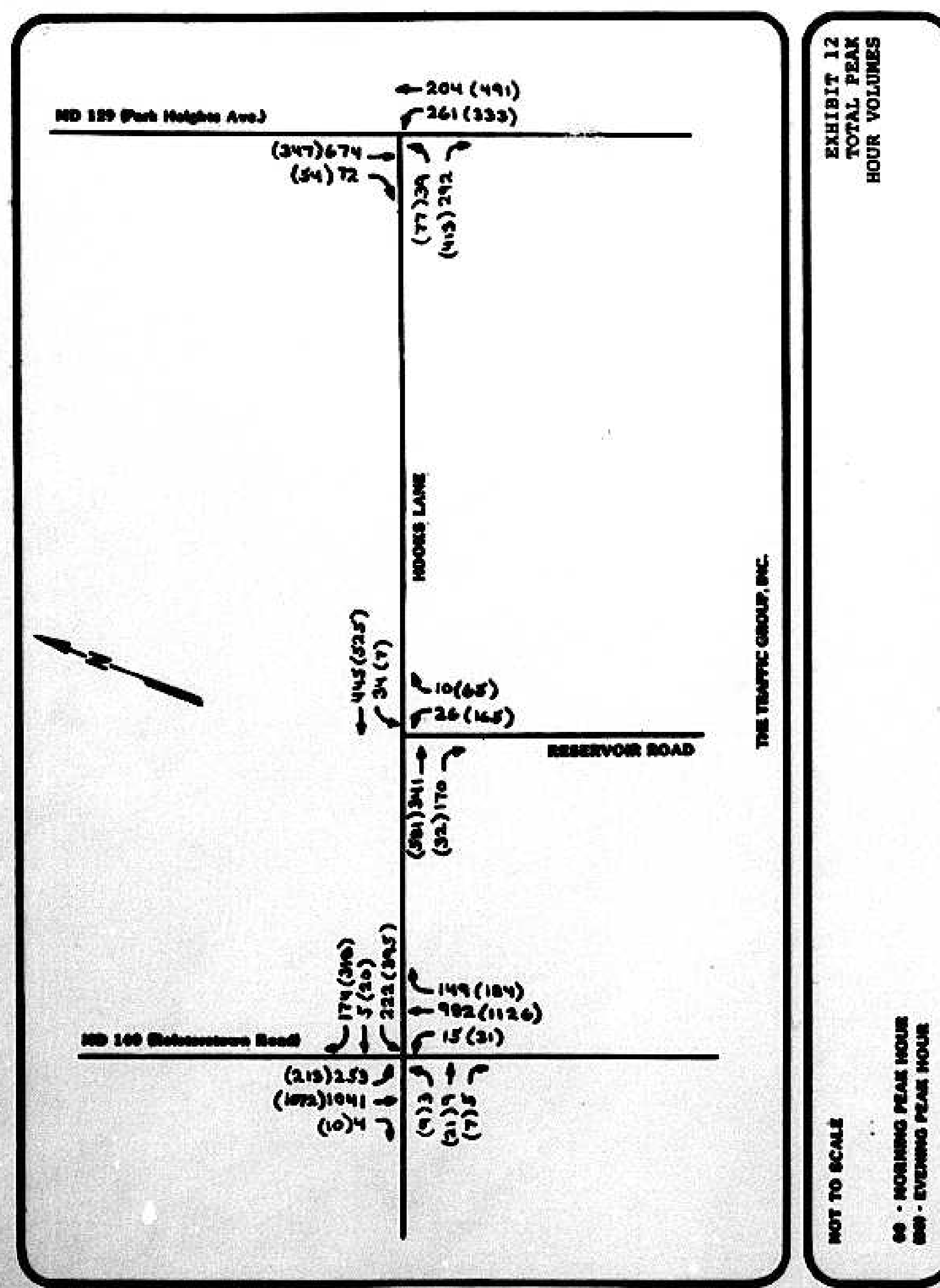
- Existing Sq. Footage in Existing Buildings: 27,837 sq. ft.
- Proposed Sq. Footage: 96,000 sq. ft.

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips/1,000 sq. ft.	2.12	.37	2.49	.41	2.40	2.81
Trips/27,837 sq. ft. (Existing Buildings)	59	10	69	11	67	78
Trips/96,000 sq. ft. (Proposed)	204	36	240	39	230	269

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RESULTS AND CONCLUSIONS

Exhibit 13 contains the results of the capacity analyses conducted as part of this report. The results of the analyses indicate that, with the development of the site as proposed, all of the key intersections will continue to operate at satisfactory levels of service during the peak periods.

Based on the data contained in this report, it is our opinion that the granting of this Special Exception will not result in the site having an adverse effect on the nearby road system.

Report Prepared By: Glenn E. Cook
John W. Guckert

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EXHIBIT 13
RESULTS OF CAPACITY ANALYSIS

LOCATION	MORNING PEAK HOUR			EVENING PEAK HOUR		
	EXISTING VOLUME	ADJUSTED VOLUME	TOTAL VOLUME	EXISTING VOLUME	ADJUSTED VOLUME	TOTAL VOLUME
1. Maryland 140 and Hooks Lane/ Woodchase Avenue	A/780	A/658	B/1111	A/780	A/658	B/1111
2. Maryland 129 and Hooks Lane	A/925	A/925	B/1046	A/925	A/925	B/1046
3. Hooks Lane and Reservoir Road	---	---	A/307	---	---	A/307

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APPENDIX A **VEHICLE TURNING MOVEMENT COUNTS**

VEHICLE TURNING MOVEMENT COUNT - SUMMARY	Location : Belto. Co., Md.	PHE
Intersection of Md. 129	Date : Apr. 30, 1966	Traffic
and Modes Ln.	Day: Wednesday	GROUP
Counted by: G. Brady, W. Brady	Weather : Fair & warm	INC
	Entered by: L. Kendall	

TIME	TRAFFIC FROM NORTH				TRAFFIC FROM SOUTH				TRAFFIC FROM EAST				TRAFFIC FROM WEST				TOTAL
	on: Ms. 129				on: Ms. 129				on:				on: Woods La.				M = 5
	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	RIGHT	THRU	LEFT	TOTAL	LEFT	THRU	RIGHT	TOTAL	E = 0
06-00	18	612		630	90	150		240					0	11	131	142	1010
06-05	20	674		704	142	204		346					0	16	221	237	1287
06-10	27	316		343	124	181		305					0	14	130	144	782
06-15	10	240		250	128	148		276					0	10	116	126	652
06-20	15	208		223	135	163		298					0	18	161	179	700
06-25	14	176		190	174	175		349					0	10	145	155	644
06-30	24	162		186	146	184		330					0	6	168	174	870
06-35	20	196		216	116	212		328					0	16	122	138	682
06-40	25	412		437	200	336		546					0	21	187	208	1191
06-45	21	247		268	232	491		723					0	27	244	271	1362
06-50	25	303		328	244	550		796					0	14	216	234	1358
06-55	18	169		187	164	257		421					0	14	159	173	773

[illegible]

THE TRAFFIC GROUP, INC. - CAPACITY CALCULATIONS

Intersection of: MARYLAND 129(Park Heights Ave) Date: JULY 21, 1987
and: HOOKS LANE Day: TUESDAY
Conditions: EXISTING VOLUMES Entered By: GLENN COOK

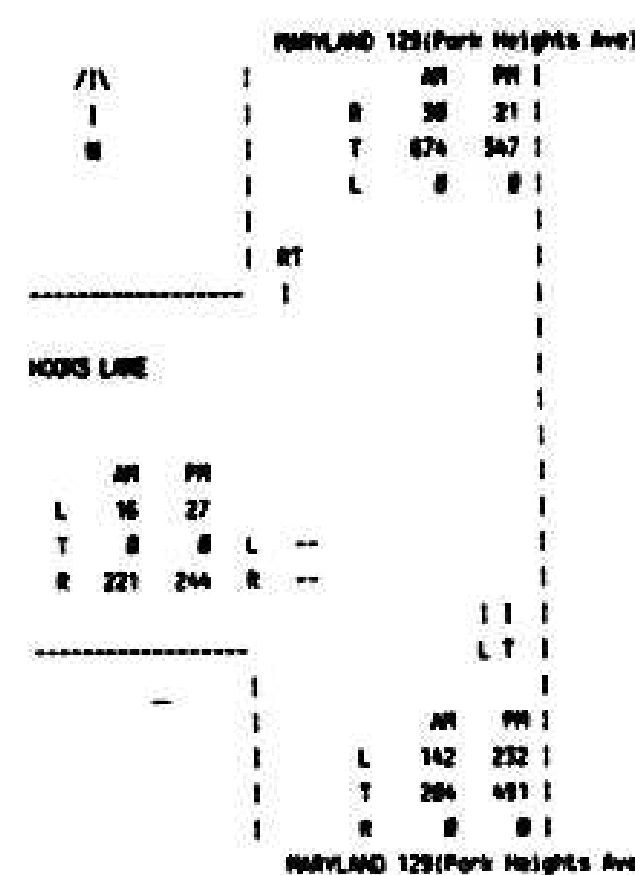
DIRECTION	MOVEMENT	VOLUMES		# of LANES	
		AM	PM		
Northbound	Left	142	(232)	Left	1
	Thru	284	(491)	Thru	1
	Right		()		
Southbound	Left		()	Thru-Right	1
	Thru	674	(347)		
	Right	39	(21)		
Eastbound	Left	18	(27)	Left	1
	Thru		()	Right	1
	Right	221	(244)		
Westbound	Left		()		
	Thru		()		
	Right		()		

						CRITICAL VOLUME CALCULATIONS						
						Thru Total = Opposing Left Suc						
						Dir Total = LUF + Turns + LUF + Tot						
						APR						
						MD 284 1 0 0 28						
						SR 784 1 142 1 94						
						EB 221 1 - - 7						
						L/Ft -142 1						
						LEVEL OF SERVICE= A CLV TOTAL						
						PM						
						MD 491 1 0 0 49						
						SR 368 1 252 1 62						
						EB 27 1 - - 2						
						LEVEL OF SERVICE= A CLV TOTAL						

THE TRAFFIC GROUP, INC. - CAPACITY CALCULATIONS

Intersection of: MARYLAND 129(Park Heights Ave) Date: JULY 21, 1987
and: HOOKS LANE Day: TUESDAY
Conditions: ADJUSTED VOLUMES Entered By: GLENN COOK

DIRECTION	MOVEMENT	VOLUMES		# of LANES
		AM	PM	
Northbound	Left	143	(232)	Left 1
	Thru	284	(481)	Thru 1
	Right		()	
Southbound	Left		()	Thru-Right 1
	Thru	674	(347)	
	Right	38	(21)	
Eastbound	Left	18	(27)	Left 1
	Thru		()	Thru 1
	Right	221	(244)	
Westbound	Left		()	
	Thru		()	
	Right		()	



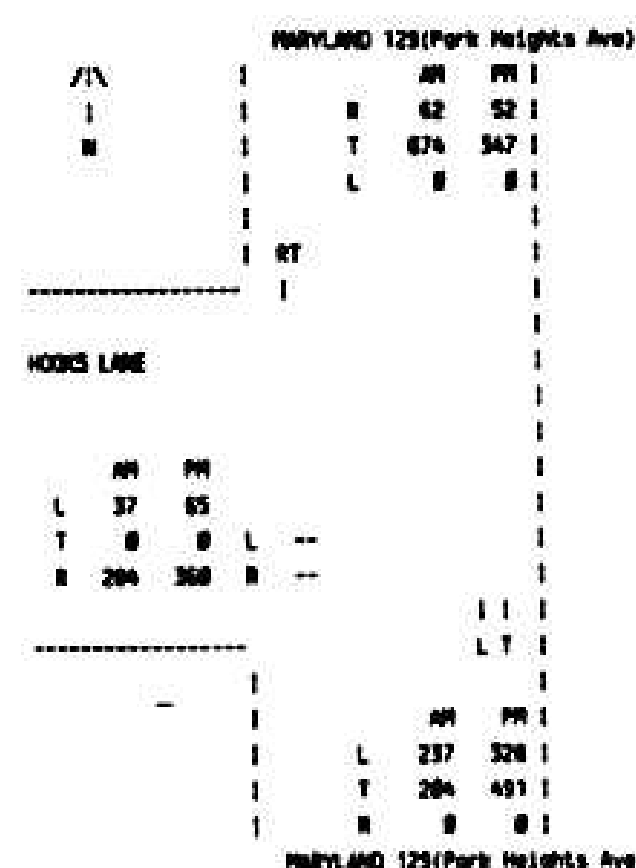
CRITICAL VOLUME CALCULATIONS

Thru Total + Opposing Left	Sub-Dir Total + LUF + Turns + LUF + Total	CLV
AM	PM	
284	481	284
674	347	674
38	21	38
18	27	18
221	244	221
LEVEL OF SERVICE= A	CLV TOTAL= 325 AM	
LEVEL OF SERVICE= A	CLV TOTAL= 627 PM	

THE TRAFFIC GROUP, INC. - CAPACITY CALCULATIONS

Intersection of: MARYLAND 129(Park Heights Ave) Date: JULY 21, 1987
and: HOOKS LANE Day: TUESDAY
Conditions: BACKGROUND VOLUMES Entered By: GLENN COOK

DIRECTION	MOVEMENT	VOLUMES		# of LANES
		AM	PM	
Northbound	Left	237	(328)	Left 1
	Thru	284	(481)	Thru 1
	Right		()	
Southbound	Left		()	Thru-Right 1
	Thru	674	(347)	
	Right	82	(52)	
Eastbound	Left	37	(85)	Left 1
	Thru		()	Thru 1
	Right	284	(388)	
Westbound	Left		()	
	Thru		()	
	Right		()	



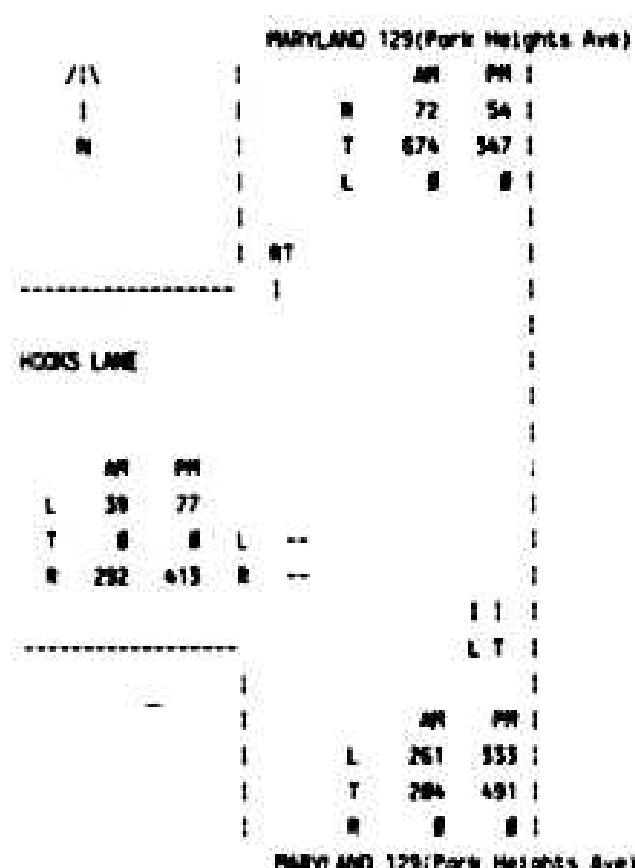
CRITICAL VOLUME CALCULATIONS

Thru Total + Opposing Left	Sub-Dir Total + LUF + Turns + LUF + Total	CLV
AM	PM	
284	481	284
674	347	674
82	52	82
37	85	37
284	388	284
LEVEL OF SERVICE= B	CLV TOTAL= 1828 AM	
LEVEL OF SERVICE= A	CLV TOTAL= 752 PM	

THE TRAFFIC GROUP, INC. - CAPACITY CALCULATIONS

Intersection of: MARYLAND 129(Park Heights Ave) Date: JULY 21, 1987
and: HOOKS LANE Day: TUESDAY
Conditions: TOTAL VOLUMES Entered By: GLENN COOK

DIRECTION	MOVEMENT	VOLUMES		# of LANES
		AM	PM	
Northbound	Left	261	(333)	Left 1
	Thru	284	(481)	Thru 1
	Right		()	
Southbound	Left		()	Thru-Right 1
	Thru	674	(347)	
	Right	72	(54)	
Eastbound	Left	38	(77)	Left 1
	Thru		()	Thru 1
	Right	292	(413)	
Westbound	Left		()	
	Thru		()	
	Right		()	



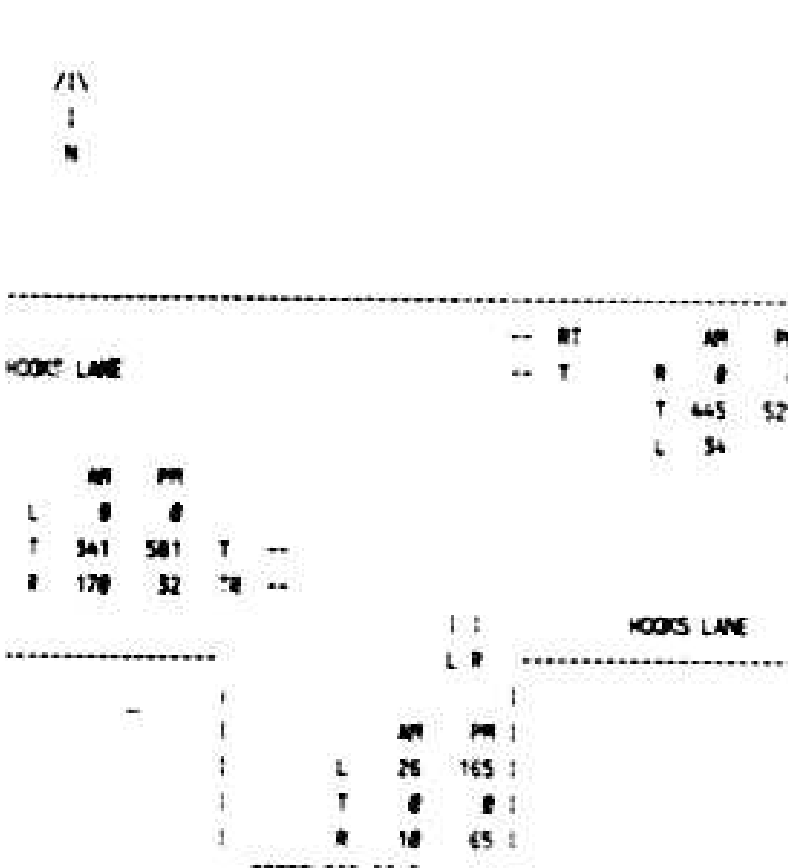
CRITICAL VOLUME CALCULATIONS

Thru Total + Opposing Left	Sub-Dir Total + LUF + Turns + LUF + Total	CLV
AM	PM	
284	481	284
674	347	674
72	54	72
38	77	38
292	413	292
LEVEL OF SERVICE= B	CLV TOTAL= 1846 AM	
LEVEL OF SERVICE= A	CLV TOTAL= 874 PM	

THE TRAFFIC GROUP, INC. - CAPACITY CALCULATIONS

Intersection of: HOOKS LANE Date: JULY 21, 1987
and: RESERVOIR ROAD Day: TUESDAY
Conditions: TOTAL VOLUMES Entered By: GLENN COOK

DIRECTION	MOVEMENT	VOLUMES		# of LANES
		AM	PM	
Northbound	Left	28	(185)	Left 1
	Thru		()	Thru 1
	Right	18	(65)	
Southbound	Left		()	
	Thru		()	
	Right		()	
Eastbound	Left		()	Thru 1
	Thru	341	(561)	Thru-Right 1
	Right	178	(32)	
Westbound	Left	34	(7)	Thru 1
	Thru	445	(525)	Thru-Right 1
	Right		()	



CRITICAL VOLUME CALCULATIONS

Thru Total + Opposing Left	Sub-Dir Total + LUF + Turns + LUF + Total	CLV
AM	PM	
28	185	28
18	65	18
341	561	341
178	32	178
34	7	34
445	525	445
LEVEL OF SERVICE= A	CLV TOTAL= 561 AM	
LEVEL OF SERVICE= A	CLV TOTAL= 562 PM	

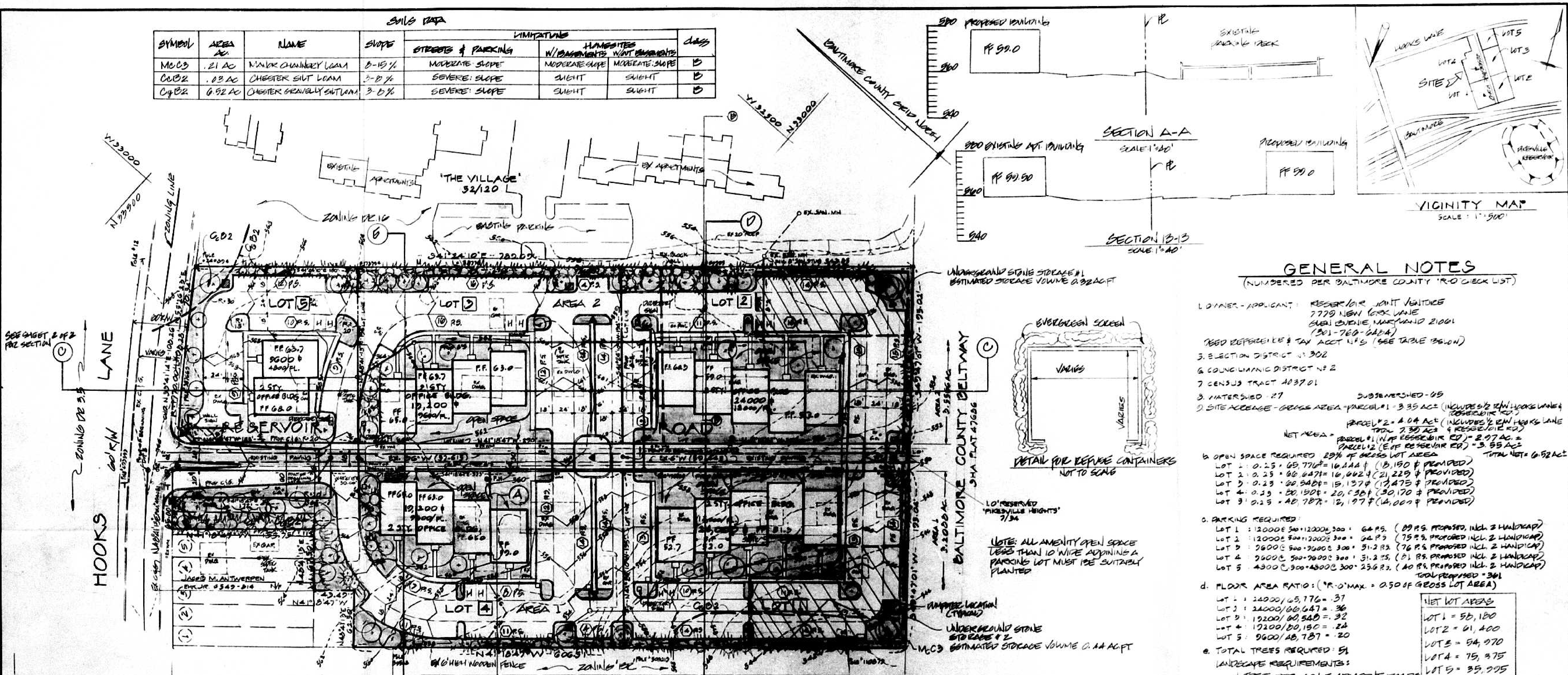
APPENDIX C
TRIP GENERATION
FOR
FESTIVAL @ WOODHOLME

THE TRAFFIC GROUP, INC. - CAPACITY CALCULATIONS

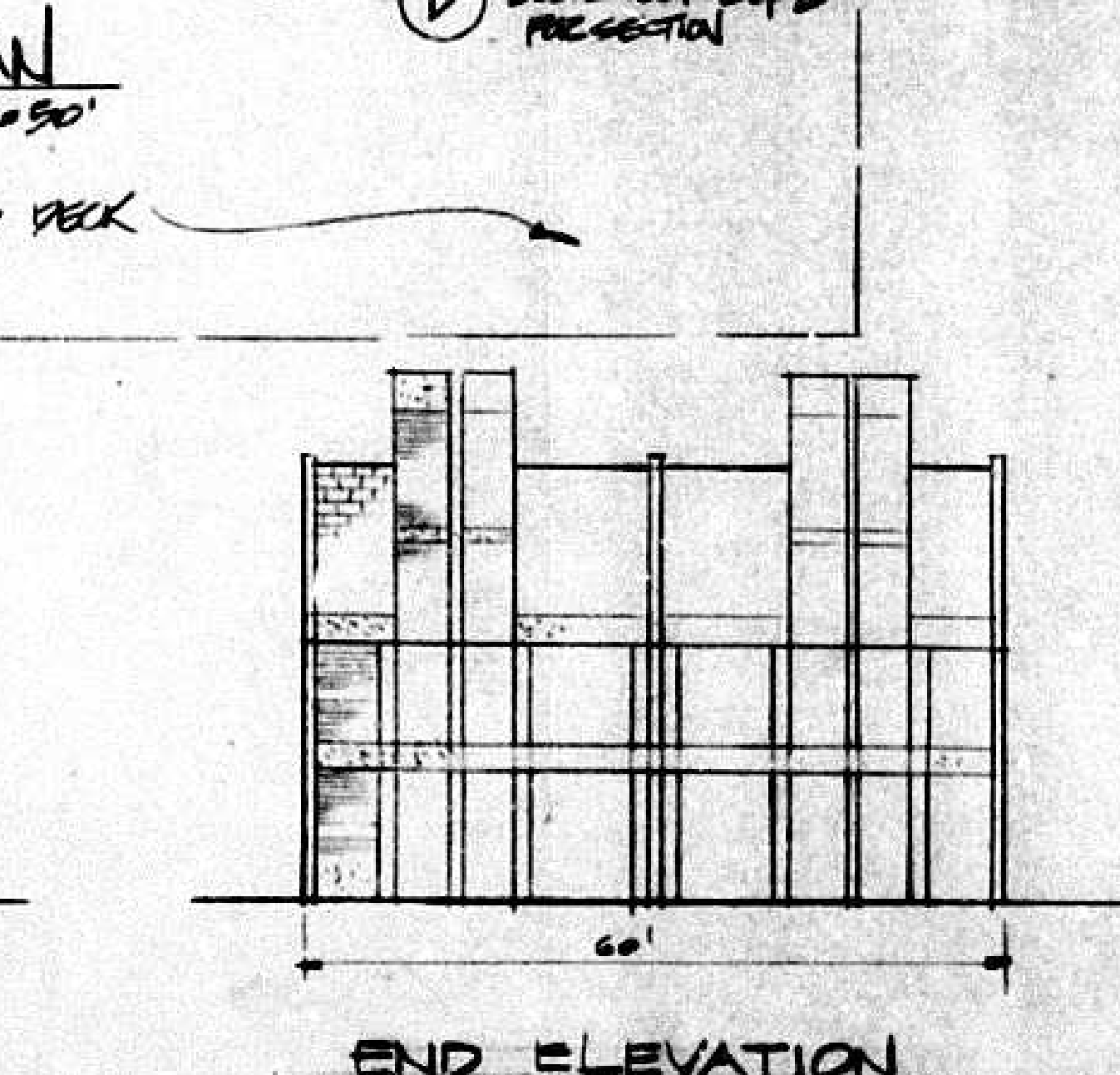
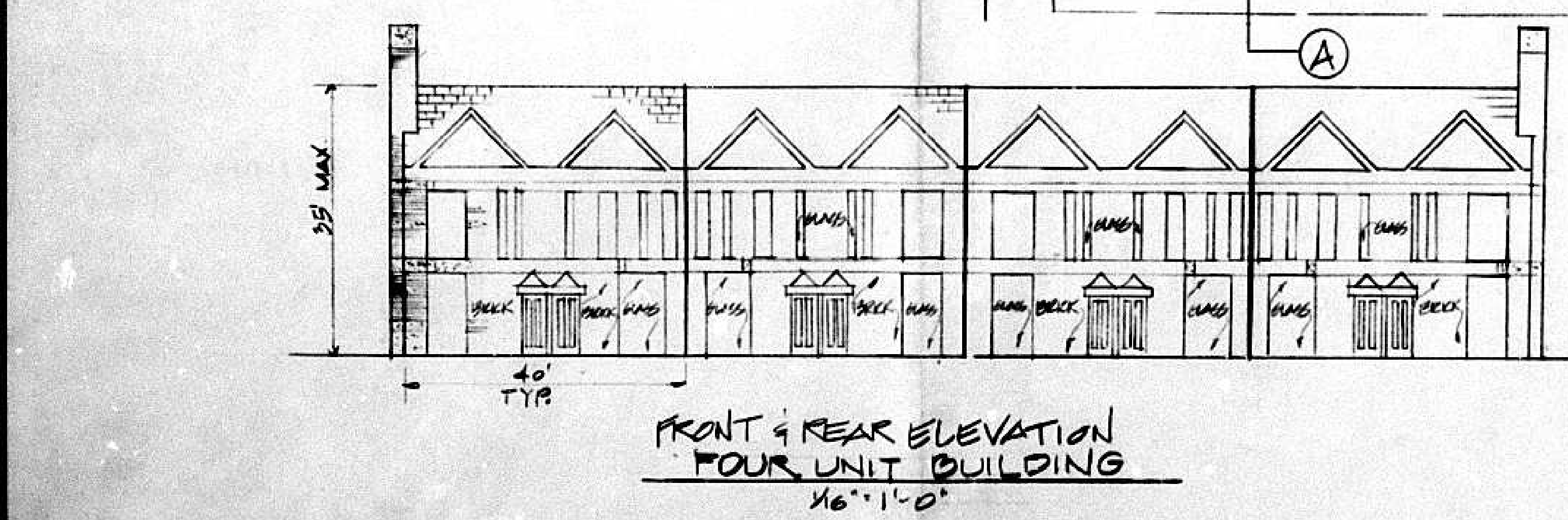
TRIP GENERATION AND HOURLY DISTRIBUTION FOR FESTIVAL AT WOODHOLME

Hour	Office Buildings (240,000 Sq.Ft. (3 Bldgs.))		Hotel (150 Rooms)		Retail and Restaurant (110,500 Sq.Ft.)		Total Vols.	
	In	Out	In	Out	In	Out	In	Out
07-08	6.1	6.9	140	140	17	17	206	206
08-09	11.5	1.7	291	44	87	16	625	144
09-10	4.9	2.0	128	52	39	73	274	203
10-11	3.0	2.4	78	63	47	106	144	234
11-12	4.5	4.0	118	105	58	173	178	341
12-01	3.5	3.0	92	131	34	35	172	358
01-02	4.0	3.4	124	89	43	87	202	345
02-03	3.3	2.9	86	76	31	61	198	175
03-04	2.4	4.2	68	118	35	68	181	364
04-05	2.2	6.3	58	165	33	43	183	392
05-06	1.5	9.9	39	259	27	35	148	278
06-07	1.2	3.2	31	86	21	41	152	172
07-08	0.4	1.3	10	34	7	16	57	207
08-09	0.2	1.2	5	31	3	13	37	142
09-10	0.2	0.5	5	13	1	7	11	39
Totals	49.9	48.9	1265	1279	49.1	51.3	775	808

SYMBOL	AREA AC.	NAME	SLOPE	LIMITATIONS			CLASS
				STREETS & PARKING	W/ BASEMENTS	HANDSITES W/ BASEMENTS	
MCC3	.21 AC	NANK CHANNERY LOAM	0-15%	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	B
CCB2	.03 AC	CHESTER SILT LOAM	0-15%	SEVERE SLOPE	SIGHT	SIGHT	B
CCB2	.02 AC	CHESTER GRAVELLY SILT LOAM	0-15%	SEVERE SLOPE	SIGHT	SIGHT	B



DATE	REVISIONS	DATE	REVISION
11-21-87	NOTE ADDED RE OPEN SPACE	11-21-87	FAZ ADJUSTED USING GROSS AREA
11-21-87	LANDSCAPE REQUIREMENTS ADJUSTED	11-21-87	PRELIMINARY HEIGHTS LOTS SHOWN
11-21-87	AMENITY OPEN SPACE RECALCULATED	11-21-87	SHADES ADDED
11-21-87	OPENING AREAS ADJUSTED	11-21-87	LOTS ROAD CURVED WITH T-CURVE
11-21-87	SECTION C-C, D-D AND E-E	11-21-87	AROUND
11-21-87	STREET REFERENCES LISTED	11-21-87	
11-21-87	REVISIONS	11-21-87	



GENERAL NOTES

(NUMBERED PER BALTIMORE COUNTY 'R-O' CHECK LIST)

- OWNER - APPLICANT: RESERVOIR JOINT VENTURES
7779 NEW YORK AVE
BALTIMORE, MARYLAND 21204
(301-760-6464)
- 7600 REFERENCE & TAX ACCT N'S (SEE TABLE BELOW)
- ELECTION DISTRICT NO. 302
- COUNCILMANIC DISTRICT NO. 2
- CENSUS TRACT 403701
- WATERSHED - 27
- SUBSERVED - 05
- SITE ACCEGE - GROSS AREA PARCEL #1 - 3.35 AC (INCLUDES 1/2 R/W HOOKS LANE & RESERVOIR RD.)
PARCEL #2 - 4.04 AC (INCLUDES 1/2 R/W HOOKS LANE & RESERVOIR RD.)
TOTAL 7.39 AC & RESERVOIR RD.
NET AREA = PARCEL #1 (W/ RESERVOIR RD) = 2.97 AC & PARCEL #2 (E/ RESERVOIR RD) = 3.55 AC
TOTAL NET = 6.52 AC
- OPEN SPACE REQUIRED 20% OF GROSS LOT AREA
LOT 1: 0.25 x 65,776 = 16,444 (16,150 PROVIDED)
LOT 2: 0.25 x 60,647 = 15,162 (15,225 PROVIDED)
LOT 3: 0.25 x 60,548 = 15,137 (15,475 PROVIDED)
LOT 4: 0.25 x 60,150 = 15,038 (15,170 PROVIDED)
LOT 5: 0.25 x 48,787 = 12,197 (14,000 PROVIDED)
- PARKING REQUIRED:
LOT 1: 12000/500 = 24 P.S. (64 P.S. PROPOSED, INCL 2 HANDICAP)
LOT 2: 12000/500 = 24 P.S. (75 P.S. PROPOSED INCL 2 HANDICAP)
LOT 3: 12000/500 = 24 P.S. (76 P.S. PROPOSED INCL 2 HANDICAP)
LOT 4: 12000/500 = 24 P.S. (31 P.S. PROPOSED INCL 2 HANDICAP)
LOT 5: 12000/500 = 24 P.S. (40 P.S. PROPOSED INCL 2 HANDICAP)
TOTAL REQUIRED = 361
- FLOOR AREA RATIO: (R-O MAX = 0.50 OF GROSS LOT AREA)
LOT 1: 24000/65,776 = .37
LOT 2: 24000/60,647 = .39
LOT 3: 12000/60,548 = .20
LOT 4: 12000/60,150 = .20
LOT 5: 12000/48,787 = .25
- TOTAL TREES REQUIRED: 51
LANDSCAPE REQUIREMENTS:
1 TREE PER 40 LF ADJACENT ROADS
1 TREE PER 20 LF INTERIOR ROADS
1 TREE PER 12 PARKING SPACES
SCREEN PARKING FROM RESIDENTIAL ZONE
PROPOSED:
244' x 40' = 7 TREES
2,240' x 20' = 112 TREES
361 PARKING SPACES x 12 = 4332 TREES
MAJOR DECIDUOUS TREE
MINOR DECIDUOUS TREES
- THE EXISTING SEWAGE SYSTEM WILL BE PUMPED AND BACKFILLED OR REMOVED WHEN PUBLIC SEWERAGE IS AVAILABLE (INDICATE TANK LOCATION)
- EXISTING BUILDINGS ON SITE TO BE RAZED
- AVERAGE DAILY TRIPS 86,000 SEPT 1, 1980 = 1,982.4
- INDICATES LIGHTING STANDARD (HEIGHT 12')
- THERE ARE NO KNOWN CRITICAL AREAS, WETLANDS, GEOLOGICAL FORMATIONS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS SITES ON THIS SITE.

STORMWATER MANAGEMENT

STORAGE VOLUME REQUIRED #1
 $R/R_1 = 0.32/19.44 = 0.0165$
 $V_1 = 0.31$
 $V_1 = 2.0X(A_1/12) = 1.03 AC.FT$
 $V_1 = 1.03 X 0.31 = 0.32 AC.FT$

STORAGE VOLUME REQUIRED #2
 $R/R_1 = 19.05/30.55 = 0.62$
 $V_2 = 0.27$
 $V_2 = 2.0X(A_2/12) = 1.01 AC.FT$
 $V_2 = 1.01 X 0.27 = 0.27 AC.FT$

PERMITS REFERENCES & TAX ACCOUNT NUMBERS

7130-500	03-07-062450
7434-013	03-17-005320
7510-401	03-02-001476
7434-083	03-08-00725
7130-207	17-00-011232
7434-610	17-00-010409
7510-403	03-11-057500
7510-405	03-12-074075
7434-600	03-20-000315

PETITIONER'S
EXHIBIT

PUBLIC SERVICES CUB No. 07005
PLANNING No.

HOOKS LANE EXECUTIVE PARK

(RESUBDIVISION OF 'PICKSVILLE HEIGHTS', M.C. 7, PART 1-34)
ELECTION DISTRICT NO. 302