

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
88/2 Timsion Road, 158-97'E of 471 of Hathaway Road 8th Election District 4th Councilmanic District
Russell L. Elliott Petitioner
Case No. 88-241-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks approval of the Zoning Commissioner to construct an addition to an existing Class B office building and as an amendment to the site plan as granted in zoning case 88-121-X, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, represented by Keith B. Truffer, Esquire, was present and testified. The Petitioner was supported by Ciero M. Brown, Jr., an architect.

The following Protestants were present: Pierre L. Rochard, Guy A. Kern, Henry F. Grets, Irene and George Lubin, Glenn I. Kendrick, Carl Kern, Arthur Norman, Veronica Zapf and Jack D. Meent. Testimony for the Protestants was provided by Messrs. Rochard, Kern and Grets.

The evidence establishes that in 1984 a Class B office building of approximately 35,000 sq. ft. was developed on the subject site, pursuant to zoning case 84-121-X by a special exception. The site is known as 65 E. Timsion Road, Timonium, Maryland 21093. The land is zoned R.O. The currently existing Class B building is used exclusively as an office space. The parking complies with the current requirements of the Baltimore County Zoning Regulations (B.C.Z.R.).

The Petitioner's testimony indicates that an addition to the existing building is proposed of approximately 5100 sq. ft. on three levels. It is to

thereby, causing the traffic congestion problems to worsen. Therefore, the addition would not be consistent with the spirit and intent of the B.C.Z.R. and not comply with the requirements of Section 502.1.

Pursuant to the advertisement, posting of the property, and public hearing held and, for the reasons given above, the relief requested should be denied.

WHEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, this 11th day of February, 1988, that the approval to construct an addition to an existing Class B office building and as an amendment to the site plan as granted in zoning case 88-121-X, pursuant to the Petition for Special Hearing, be and is hereby DENIED, from and after the date of this Order.

J. Robert Ajaice
ZONING COMMISSIONER OF BALTIMORE COUNTY

JRIT:cm
COUNCILMAN C. B. TRUFFER, ESQUIRE
PEOPLES COUNSEL
COTESTAMENTA

be attached to the front of the building, as shown on Petitioner's Exhibit 3. The purpose for the additional space is to allow the accounting firm which is a current tenant to expand its operations.

The Petitioner's expert witness, Mr. Brown, testified that he believed the project complied with the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). He stated there are no traffic problems because the parking lot has 102 spaces and only 100 spaces are required. He testified that he did not know how many parking spaces were actually used by employees and tenants' employees of the building. No traffic count was done. The proposed addition would require no variances and the landscaping is already in place on site.

The Petitioner testified that there are always vacant parking spaces on the lot. That there is always room for both employees and visitors to the building to park on the lot. He admitted that there is no requirement that the tenants' employees park on the lot and not on the nearby streets. Likewise, he does not know how many cars are driven to work at this building. He stated he does not know why people park in front of the houses on Grand Avenue, Timsion Road and Hathaway Road when visiting the building.

The testimony of the Protestants was primarily concerned with the lack of adequate parking at the currently existing site and the congestion created on Timsion Road and some of the side streets from parking by individuals using the subject property on a daily basis. The testimony of the witness for the Protestants was very clear and convincing that the parking lot will not hold all of the cars for the people using the present building. Mr. Grets stated that the parking on Timsion Road has gotten so bad that Baltimore County put up no parking signs in front of his house.

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PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.1 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

Construction of an addition to an existing Class B Office Building as an amendment to the site plan in zoning case 88-121-X

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

I, or we, agree to pay expenses of the above Special Hearing 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: _____ Legal Owner(s): Russell L. Elliott
(Type or Print Name) (Type or Print Name)
Signature: _____ Signature: _____
(Type or Print Name) (Type or Print Name)
City and State: _____ City and State: _____
Attorney for Petitioner: 65 N. Timsion Road 292-4403 Address Phone No.
(Type or Print Name) Timonium, Md. 21093
City and State: _____
Address: _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted.
City and State: _____ Name: CLEVER H. EDWARDS, JR., - AGENT
Attorney's Telephone No.: 1008 Hart Rd., 21204. 825-6282 Phone No.

MAP NUMBER: 8-D
DATE: 2-11-88
BY: J.R.A.
DP

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 19____. 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 held before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Ajaice
Zoning Commissioner of Baltimore County

ESTIMATED WORKING HOURS: 10:00 AM - 4:00 PM
CALLING FOR CHALLENGE FOR REVIEW: 10:00 AM - 4:00 PM
ALL PETITIONERS MUST SIGN AND ROUTE TO: ALL OTHERS TO THE ZONING COMMISSIONER
REVIEWED BY: J.R.A. DATE: 2/11/88

Several witnesses stated that the same cars park in front of their houses every week day and the people walk over to the office building. Mr. Kern went on to testify to the type of automobiles and their license tag number. He said the young women that drive their automobiles arrive Monday through Friday, around 8:45 A.M., park their car and walk to the subject building. They return to their automobiles around 5:00 P.M. and leave for the day.

All of the Protestants, including Mr. Rochard, complained that both Timsion Road and the side streets are very congested during the normal work days, because of all the automobiles parked on both sides of the streets. They believe the employees working in the building are not parking on the parking lot in order to save space for visitors and customers.

The Protestants do not want the subject site expanded because there is not enough employee parking, now, and the addition will only cause more parking on the residential streets.

This case raises a very interesting issue. Whether or not the fact an R.O. building complies with the parking requirements automatically fulfills the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Two facts are very clear. First, the proposed project meets the parking requirements, namely, 102 parking spaces are provided and 100 parking spaces are required. Secondly, the evidence is overwhelming that the present parking requirements of the subject building are not being met on site.

The facts are that Grand Avenue, Timsion Road and Hathaway Road are all being congested by traffic and parked cars from the present building. The individuals who regularly park in the residential areas and walk to the building must be regular users.

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Beginning on the northwest side of Timsion Road, 80 feet wide, where it is intersected by the south side of an existing 16.5 foot Road, as shown on the plat entitled "Resubdivision Plat, Part of Sections A - B - C - Yorkshire and Part of Haverford" dated May 1954 and recorded among the Plat Records of Baltimore County in Plat Book G.L.B. 22 folio 25; said place of beginning being of Baltimore County in Plat Book G.L.B. 22 folio 25; said place of beginning being measured North 21°52'57" East 158.97 feet from the centerline intersection of Timsion Road and Hathaway Road; thence from said place of beginning, binding on the northwest side of Timsion Road, the two following lines: (1) South 38°17'20" West 210.13 feet and (2) southerly by a curve to the right having a radius of 557.49 feet for the distance of 22.06 feet, said curve being subtended by a chord bearing South 38°56'57" East 22.06 feet, thence leaving said Road, binding on the fillet leading to the north side of Gerard Avenue, as shown on said Plat, (3) westerly by a curve to the right having a radius of 25.00 feet for the distance of 39.39 feet, said curve being subtended by a chord bearing South 82°55'01" West 35.44 feet to the northerly side of said Gerard Avenue 40 feet wide, thence binding on said side of said Avenue, the two following lines: (4) northerly by a curve to the left having a radius of 120.00 feet for the distance of 87.04 feet, said curve being subtended by a chord bearing North 72°53'15" West 85.14 feet and (5) South 86°20'00" West 210.94 feet, thence leaving Gerard Avenue, binding on the existing R.O. zone line, (6) North 11°54'00" West 156.58 feet to intersect the south side of the aforementioned 16.5 foot Road, thence binding on said side of said Road, (7) North 86°58'19" East 497.73 feet to the place of beginning. Containing 1.566 Acres of land more or less.

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This overflow parking into the residential areas is clearly in violation of both the spirit and intent of the B.C.Z.R. and inconsistent with the purposes of the R.O. zone.

I do not accept the argument that compliance with the parking requirements fulfills Section 502.1.b for no congestion in the roads, streets or alleys, especially when viewed in light of Section 502.1.a, and Section 203.1, and 2.

Section 203.2 states that the legislative policy and intent of the R.O. zone is "that buildings and uses in R.O. zones shall be highly compatible with the present or prospective uses of nearby residential property."

When this highly compatible language is read with the requirements of Section 502.1.b, and 9., there is no doubt that traffic congestion and actual parking needs should be reviewed closely. The parking problems on the residential streets is clearly inconsistent with the spirit and intent of the legislative purpose of Section 203 of the B.C.Z.R. Likewise, the street side parking does create congestion in the roads, namely, Grand Avenue, Timsion Road and Hathaway, all inconsistent with Section 502.1.b, of the B.C.Z.R.

The Petitioner has the burden of going forward with evidence that establishes the requirements of his case. In light of the evidence provided by the Protestants, about the actual parking problems and the street congestion, and the testimony that the project meets the requirements of Section 502.1, is not conclusive of the matter.

The evidence is that there are parking problems on the nearby residential streets which is created in part by the present operation of the subject office building and this parking problem has led to a congestion of the local streets and roads. An expansion of this building by 5100 sq. ft., for additional office use, would generate additional demands for parking and,

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IN RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
88/2 Timsion Rd., 158-97' E of 471 of Hathaway Rd., 8th St. 8th Election District
Russell L. Elliott, Petitioner Case No. 88-241-SPH

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.

Phillie Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 212, Court House
Towson, Maryland 21284
49-2188

I HEREBY CERTIFY that on this 24th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Russell L. Elliott, 65 W. Timsion Rd., Timonium, MD 21093, Petitioner; and Ciero M. Brown, Jr., Agent, 1008 Hart Rd., Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

#78

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CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 874 Date of Posting: 12/18/87
Post for: Cecil Haines
Petitioner: Russell L. Elliott
Location of property: 8426 Towson Road, 133.91' of Highway 80
Location of Signs: 8426 Towson Road
Remarks: 2003 1017, in company of 12/18/87
Posted by: M. Hays
Date of return: 11/11/87

BALTIMORE COUNTY OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 45879
DATE: 1/1/88 AMOUNT: \$2,000.00
RECEIVED BY: Russell L. Elliott
FOR: Cecil Haines 12/18/87
VALUATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 41513
DATE: 2/2/87 AMOUNT: \$1,000.00
RECEIVED BY: Russell L. Elliott
FOR: Sp. # 78
VALUATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1074 Date of Posting: 12/11/87
Post for: Notices
Petitioner: Medco R. Bode Beer, Inc.
Location of property: 30 Bala Ave, 228' of Bala Ave
7405 Bala Ave
Location of Signs: 30 Bala Ave
Remarks: in company of 12/11/87
Posted by: M. Hays
Date of return: 12/11/87

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING ZONING COMMISSIONER J. ROBERT HAINES
Mr. Russell L. Elliott
65 W. Timonium Road
Timonium, Maryland 21093
Re: Petition for Special Hearing
8426 Timonium Road, 133.91' S of & 2 1/2' of Highway Road
8th Election District, 4th Councilmanic District
Case No. 88-241-2P
Dear Mr. Elliott:

This is to advise you that \$49.06 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 Zoning Office, Room 113, County Office Building, Towson, Maryland 21284, before the hearing.

Sincerely,
J. Robert Haines
Zoning Commissioner
JRH:mc
cc: Cicero B. Brown, Jr.
1008 Hart Road, Towson, Md. 21284

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 17, 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 Dec 17, 1987

THE JEFFERSONIAN

Susan Shuler Abbott
Publisher

88-241-2P

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your petition has been received and accepted for filing this 3rd day of December, 1987.

J. Robert Haines
Zoning Commissioner

PETITIONER: Russell L. Elliott Received by: James R. Grier
PETITION: 2 CONTINUED: 2P, 2P, Plans
ATTORNEY: ZONING COMMISSIONER Advisory Committee

NOTICE OF HEARING

Petition for Special Hearing
Case No. 88-241-1
8th Election District; 4th Councilmanic District
LOCATION: 8426 Timonium Road, 133.91' S of & 2 1/2' of Highway Road
DATE AND TIME: Tuesday, 1/5/88 at 2:00 PM
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 hearing to approve the construction of an addition to an existing Class B office building as an amendment to the site plan approved in Case 88-221-2.

Being the property of Russell L. Elliott 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY
cc: Cicero B. Brown, Jr.
1008 Hart Road, Towson, Md. 21284
Russell L. Elliott
65 W. Timonium Road, Timonium, Md. 21093

Baltimore County
Department of Public Works
Towson, Maryland 21284

November 12, 1987

Russell Elliott
65 W. Timonium Road
Timonium, Md. 21093

Re: Russell Elliott Property, Dist. 8C4
Enclosed is a signed copy of the Amended/Plan for the referenced subdivision. This development proposal may be further processed accordingly.
Very truly yours,
Tom Watson for
JAMES A. WHELAN, P.E., Chief
Bureau of Public Services

PETITIONER'S EXHIBIT 4

JAMES A. WHELAN
Enclosure
cc: Cicero Brown, Jr.
E. McDonough
File



Baltimore County
Fire Department
Towson, Maryland 21284-5586
494-4500

September 1, 1987

Paul H. Reischer
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21284

Re: Property Owner: Russell L. Elliott
Location: 8426 Timonium Rd., corner 8/5 Gerard Avenue
Item No.: 78 Zoning Agenda: Meeting of 9/1/87

- Comments:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "A" 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. Along Timonium Road.
 - () 2. A second means of vehicle access is required for the site.
 - () 3. The vehicle dead end condition shown at _____ EXCEEDED 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 comment at this time.

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 808
Towson, Maryland 21284
494-3334

September 23, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21284

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 73, 74, 75, 77, 78, and 80.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF:td

RECEIVED
SEP 29 1987
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Rufus Haines
TO Zoning Commissioner
Date November 23, 1987
Norman E. Gerber, AICP
FROM Director of Planning and Zoning
SUBJECT Zoning Petition No. 88-241-SPH

Assuming compliance with the standards set forth in the Baltimore County Landmarks Manual, this office is not opposed to the granting of the subject request.

Norman E. Gerber, AICP
Director

NEJ:SKH:mda

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
NOV 30 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1987

CHIEF OFFICE BLDG.
111 W. Chesapeake Blvd.
Towson, Maryland 21284

Mr. Russell L. Elliott
65 W. Timonium Road
Timonium, Maryland 21093

RE: Item No. 78 - Case No. 88-241-SPH
Petitioner: Russell L. Elliott
Petition for Special Hearing

MEMBERS
Mayor of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Police Department
Project Planning
Building Department
Board of Education
Bureau Administration
Industrial
Development

Dear Mr. Elliott:

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 require a hearing 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
Chairman
Zoning Plans Advisory Committee

JED:skh

Enclosures

cc: Clifton S. Brown, Jr., Agent
1008 Hart Road
Towson, Maryland 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
484-8833

J. Robert Haines
Zoning Commissioner



Donald F. Reardon
Zoning Commissioner

February 11, 1988

Keith R. Truffer, Esquire
Rayston, Manliet, McLean and Reid
162 West Newry/Veneta Avenue
Towson, Maryland 21204-4575

RE: Petition for Special Hearing
Case No. 88-241-SPH
Russell L. Elliott

Dear Mr. Truffer:

Pursuant to the recent hearing held on the subject case, please be advised that the petition for Special Hearing has been Denied.

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

Very truly yours,

J. ROBERT HAINES
ZONING COMMISSIONER

JRH:sm
enclosure
cc: Peoples Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

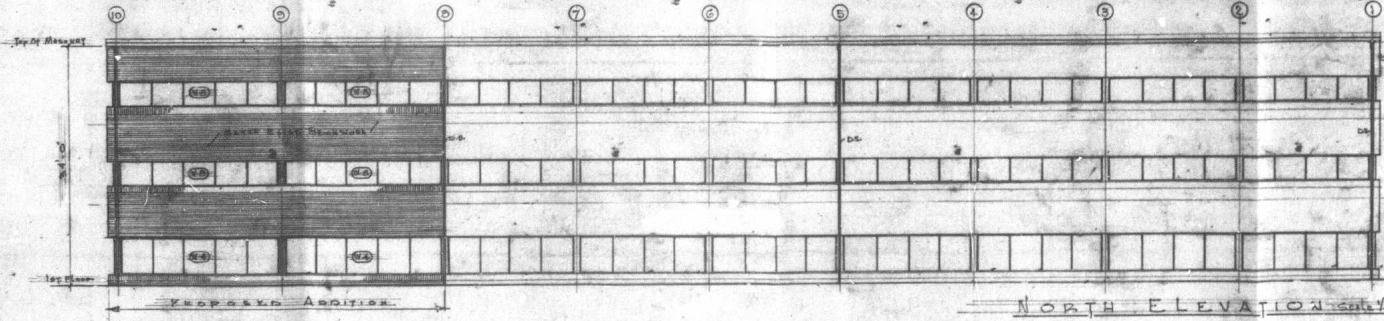
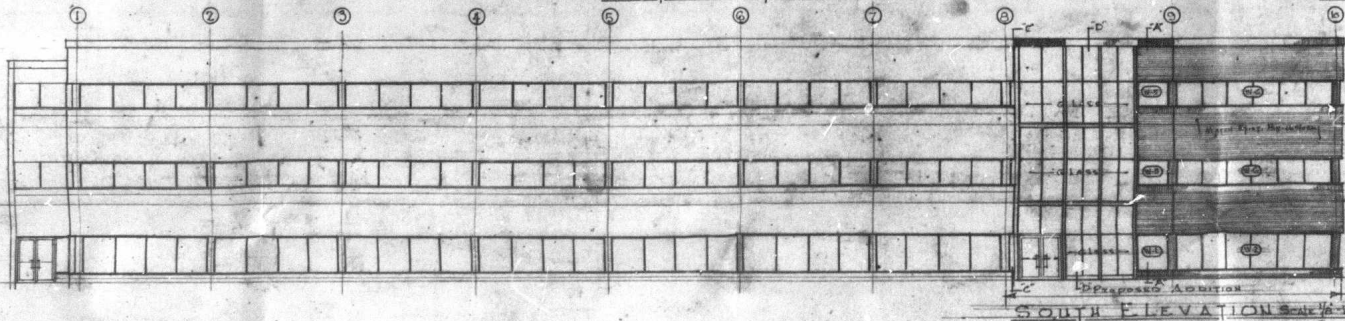
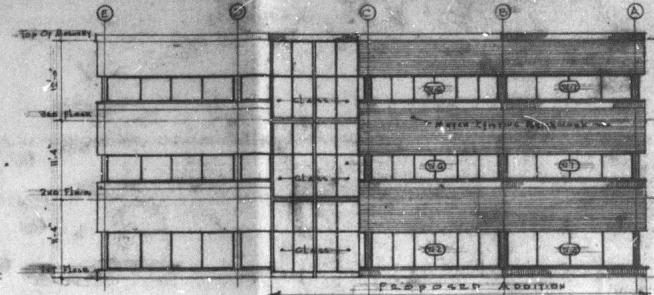
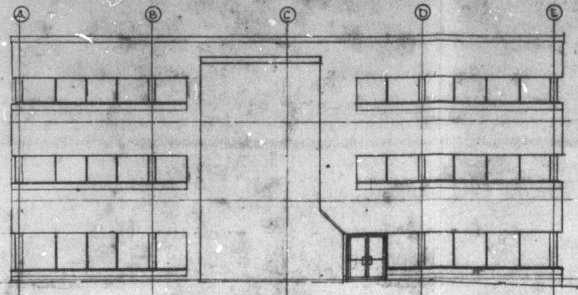
FEB 17 1988

TO: Councilpersons: Bachur,
Evans and Rappaportberger
Date: FEB 17 1988
FROM: J. Robert Haines, Zoning Commissioner
SUBJECT: Petition for Special Hearing, Case #88-241-SPH

For your information, enclosed please find a copy of the Order relative to the above matter.

PHOTOSTATIC (1) SIGN-IN SHEET

NAME ADDRESS
PIERRE L ROUSARD 3 HATHAWAY RD. 21073
GUY A. KORN 17 TIMONIUM RD.
HENRY P. COLE 1 HATHAWAY RD. 21093
GEORGE LUBIN 5 HATHAWAY RD. 21073
GLENN L. KEADYCK 18 E. TIMONIUM RD.
CARL E. HORN 132 S. WINDY BL. 21223
ARTHUR W. NORMAN 18 CHERRY RD. 21093
JAMES BUCKLEY 5 HATHAWAY RD.
VERONICA ZAPE 35 E. TIMONIUM RD.
VALERIE BARTS 4 HATHAWAY RD.

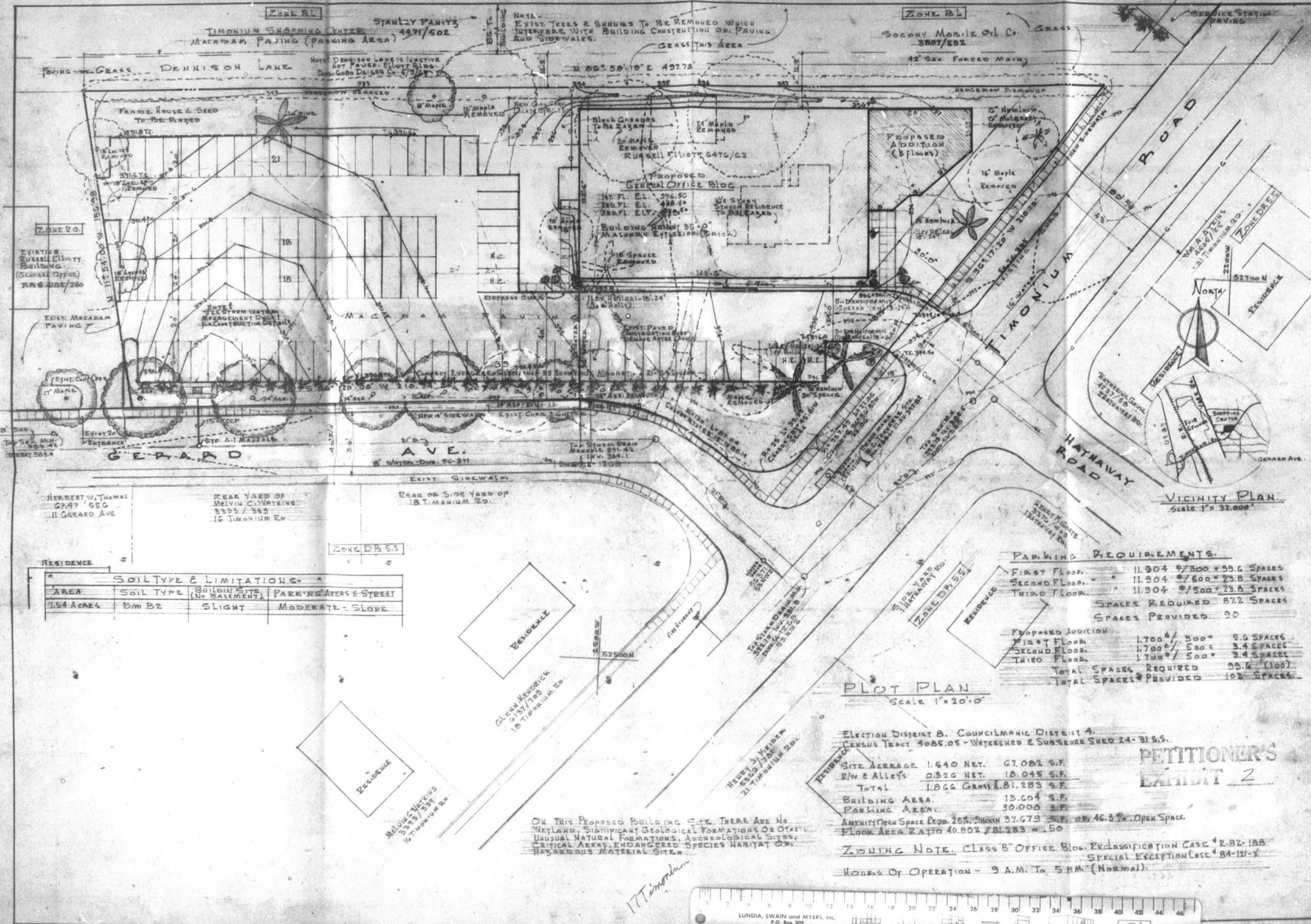


PETITIONER'S
 EXHIBIT 3
 Note: New Addition To
 Water Fixing Construction.

EXTERIOR ELEVATIONS

Proj. No. 2201-A
 DATE 8-17-87
 Scale 1/8" = 1'-0"
 LAST REV.
 DRAWING No.
 A-3
 OF 3 SHEETS





ON THIS PROPOSED BUILDING SITE THERE ARE NO
 NEOLAND SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER
 DANGEROUS NATURAL FORMATIONS. ACCORDING TO THE
 CRITICAL AREA ENHANCED SPECIES HABITAT OR
 HAZARDOUS MATERIAL SITES.

ELECTION DISTRICT B. COUNCILMANS DISTRICT 4.
 CENSUS TRACT 400C.05 - WATERSHED & SUNSHINE SHEET 24-3155.

PROPOSED
 SITE AREA 1.540 NET. 61,082 S.F.
 21/4" & ALLEY 0.526 NET. 10,045 S.F.
 TOTAL 1.562 GROSS 71,127 S.F.
 BUILDING AREA 30,000 S.F.
 AMENITY/OPEN SPACE PROP. 26% 18,527 S.F. OR 46.3% OPEN SPACE.
 FLOOR AREA RATIO 40.802 FTA/283 = 1.50

ZONING NOTE. CLASS B' OFFICE BLDG. PERDENSIFICATION CASE # 2-82-18A
 SPECIAL EXCEPTION CASE # 84-12-V
 HOURS OF OPERATION - 9 A.M. TO 5 P.M. (NORMAL)

**PETITIONER'S
 EXHIBIT 2**

ADDITION TO OFFICE BUILDING
 FOR M.P. RUSSELL ELLIOTT
 TIMONIUM RD. TIMONIUM, MARYLAND
 27th DISTRICT - BALTIMORE COUNTY

PLOT PLAN
 PPL-1
 OF 18 SHEETS



CECILIA BROWN, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NUMBER 12100

Please See Sheet 25-24-68

