

#100
88-255-A
G

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 205.4.D.2 (BCZR) to permit a street line setback of 59 ft. in lieu of the required 65 ft. (PROP. PARKING STRUCTURE); and a Variance from Section 205.4.D.3 to permit a floor area ratio of 0.57 in lieu of the maximum permitted 0.4 on Lot 1B of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The parking garage has been reduced to a width such that decreasing the size any further would eliminate 90 parking spaces and would generally nullify the effectiveness of the structure.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature: _____
Date: _____

Address: _____
City and State: _____

Attorney for Petitioner:
R. Bruce Alderman
(Type or Print Name)
Signature: _____
Date: _____

Legal Owner(s):
McDonogh Crossroads Ltd. Partnership
(Type or Print Name)
Signature: _____
Date: _____

Clark F. MacKenzie, General Partner
(Type or Print Name)
Signature: _____
Date: _____

2328 W. Joppa Road
Lutherville, Md. 21093
Address Phone No. _____

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

Address Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1987, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-255-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Petitioner herein requests a zoning variance to permit a street line setback of 59 feet in lieu of the required 65 feet on proposed Lots #1B and #1C for a proposed parking structure, and to permit a floor area ratio of 0.57 in lieu of the maximum permitted 0.4 on Lot #1B, as more particularly described on Petitioner's Exhibits 1 and 2.

Petitioner, by R. Bruce Alderman, Esquire, and Robert Bowie, Esquire appeared and testified. Also appearing on behalf of the Petition were Charles E. Fick, an engineer with George W. Stephens, Jr. and Associates, and Robert Amuller and Chip DiPaula with the McDonogh Crossroads Limited Partnership. There were no Protestants.

At the hearing, Petitioner requested to amend the Petition for Zoning Variance to request a street line setback of 59 feet in lieu of the required 60 feet on proposed Lot #1C, only. Testimony indicated that a variance was not required for Lot #1B. The motion was approved.

Testimony was by proffer and indicated that the subject property is zoned O-2 and located off Reisterstown Road and Crossroads Drive. Testimony indicated that the property was originally one parcel known as Parcel 1 as shown on Petitioner's Exhibit 2; however, financing requirements for completion of the project required Petitioner to subdivide the property, which resulted in the subdivision of Parcel 1 to create Lots #1A, 1B and 1C as shown on Petitioner's Exhibit 1.

Testimony further indicated that the County required the Petitioner to widen Crossroads Drive at its intersection with Reisterstown Road which necessitated the requested variance. Testimony indicated that the request for a street line setback of 59 feet is necessary to maintain the 400 spaces proposed for the parking structure to be built on Lot #1C. Petitioner indicated that to strictly comply with the zoning regulations he would have to reduce the size of the structure by 6 feet, which would result in the loss of 90 parking spaces creating practical difficulty and unreasonable hardship for the project. Petitioner proffered that the number of spaces proposed for the parking structure, while in excess of County requirements, is in accordance with commercially reasonable standards in the community for projects similar in nature. Petitioner indicated that the loss of any spaces may result in an overload and the overflow of parking onto nearby streets. Petitioner proffered that the proposed number of parking spaces will insure and encourage people to park onsite rather than on adjoining streets.

Petitioner testified that the variance from Section 205.4.D.3 is due to the fact that the subdivision of the property into three lots has resulted in a Floor Area Ratio (F.A.R.) of .57 for Lot #1B. Petitioner pointed out that the overall F.A.R. for Lots #1A, #1B and #1C is .41. Petitioner further testified that strict compliance with the F.A.R. requirements would result in an undue hardship and practical difficulty.

Petitioner seeks relief from Sections 205.4.D.2 and 205.4.D.3, pursuant to Section 307, of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Policy*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
 - 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
 - 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.
- Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).
- It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.
- After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.
- Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.
- THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of January, 1987 that a street line setback of 59 feet in lieu of the required 65 feet for a parking structure on proposed Lot #1C and to permit a floor area ratio of 0.57 in lieu of the maximum permitted 0.4 for Lot #1B, both in accordance with Petitioner's Exhibits 1 and 2, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec 24, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Dec 24, 1987.

OWINGS MILLS TIMES,

Susan Scuderi Obriet
Publisher

January 19, 1988

R. Bruce Alderman, Esquire
29 W. Susquehanna Avenue, Suite 600
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/S Reisterstown Road, cor. SW/S Crossroads Drive
3rd Election District, 3rd Councilmanic District
McDonogh Crossroads Ltd. - Petitioner
Case No. 88-255-A

Dear Mr. Alderman:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
1/31
ANN M. BASTARONICZ
Deputy Zoning Commissioner
of Baltimore County

cc: Mr. Charles E. Fick
503 Allegheny Avenue, Towson, Md. 21204

People's Counsel
file

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR VARIANCE TO F.A.R. IN AN EXISTING O-2 ZONE. MCDONOGH CROSSROADS, 3-4034 ACRES.

August 24, 1987
Revised November 4, 1987

Beginning for the same at a point on the east side of Crossroads Drive said point distant South 41° 23' 31" West 481.98' from the intersection of the centerlines of Crossroads Drive and Reisterstown Road, running thence and leaving the east side of Crossroads Drive, the four following courses viz:

- 1) South 44° 43' 44" West 198.48'
- 2) North 45° 16' 16" East 170.00'
- 3) South 44° 43' 44" East 153.33' and
- 4) South 45° 16' 16" West 324.67' to a point on the east side of Crossroads Drive running thence and binding on the east side of Crossroads Drive the two following courses, viz:
- 5) North 44° 43' 44" West 249.52'
- 6) by a curve to the right having a radius of 184.77' for a distance of 160.00' to the place of beginning.

Containing 2.4341 Acres.

(THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR USE IN CONVEYANCE OF LAND.)

1) The Petitioner may apply for his building permit and be granted same upon receipt of this report. However, petitioner is hereby made aware that proceeding at this time is at his 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.

Ann M. Bastaronicz
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING 88-255-A
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd Date of Posting: December 27, 1987
 Posted for: Variation
 Petitioner: McDonogh Crossroads, Ltd. Partnership
 Location of property: SW/S Reisterstown Rd., corner SE/S Crossroads Drive
 Location of Sign: Sign N/S McDonogh Rd. approx. 300 ft. of Reisterstown Rd. - North of Center St.
 Remarks: 1 sign N/S of Crossroads Dr. approx. 300 ft. W. McDonogh Rd. sign N/S Crossroads Dr. approx. 75' North of Center St.
 Posted by: R.J. Grata Date of return: December 30, 1987
 Number of Signs: 3

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 SW Reisterstown Rd., Corner : OF BALTIMORE COUNTY
 SE/S Crossroads Dr.,
 3rd Election District
 McDONOGH CROSSROADS, LTD. Case No. 88-255-A
 PARTNERSHIP, Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passages 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 7th day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 SW/S Reisterstown Rd., corner SE/S Crossroads Drive
 3rd Election District; 3rd Councilmanic District
 McDonogh Crossroads, Ltd. - Petitioner
 Case number: 88-255-A
 DATE/TIME: Tuesday, January 12, 1988 at 9:00 a.m.

Petition for Zoning Variance to permit a street line setback of 590; in lieu of the required 65' (on proposed lots 1B & 1C parking structure); and a Variance to permit a floor area ratio of 0.57 in lieu of the maximum permitted 0.4 on lot 1B.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

Robert Haines
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT No. 41584
 ROBERT HAINES
 Zoning Commissioner of
 Baltimore County
 DATE: 12/15/87 ACCOUNT: 01-615-000
 AMOUNT: \$ 100.00
 RECEIVED FROM: McDonogh Crossroads Ltd. Partnership
 FOR: Variance #100
 VALIDATION OR SIGNATURE OF CARRIER

Baltimore County
 Fire Department
 Towson, Maryland 21204-2506
 494-4500

September 22, 1987

J. Robert Haines
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, MD 21204



Re: Property Owner: McDonogh Crossroads Limited Partnership
 Location: SW/S Reisterstown Road, corner SE/S Crossroads Drive
 Item No.: 100 Zoning Agenda: Meeting of 9/22/87

- Gentlemen:
- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.
- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
 - () 2. A second means of vehicle access is required for the site.
 - () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
 - () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
 - (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
 - () 6. Site plans are approved, as drawn.
 - () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: John F. O'Neill Noted and Approved: John F. O'Neill
 Fire Prevention Bureau
 Special Inspection Division

7/1

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333

November 18, 1987

Mr. Clark F. MacKenzie
 McDonogh Crossroads Ltd. Partnership
 2328 W. Joppa Road
 Lutherville, Maryland 21093

Dennis F. Rasmussen
 County Executive

Re: Petition for Variance
 SW/S Reisterstown Rd., corner SE/S Crossroads Dr.
 Case number: 88-255-A
 McDonogh Crossroads Ltd. - Petitioner

Dear Mr. MacKenzie:

Please be advised that 4/11/87 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

JRH:

Mr. J. Robert Haines, Zoning Commissioner
 Baltimore County
 Office of Planning and Zoning
 June 27, 1988
 Page -2-

Should you have any questions or require any additional information, please do not hesitate to contact me.

Very truly yours,
James E. Matis
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 James E. Matis

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 111 West Chesapeake Avenue
 Towson, Maryland 21204

June 27, 1988

Baltimore County
 Office of Planning and Zoning
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Attention: Mr. J. Robert Haines, Zoning Commissioner

RE: McDonogh Crossroads
 Lot 1-B
 Case #88-255-A

Dear Mr. Haines,

Enclosed please find a print of the zoning plat for the above-referenced project.

The plat has been "red-lined" to indicate a minor shift in the division line between Lot 1-B and Lot 1-C from what was originally shown and described at the time of the zoning hearing.

This change is a result of building code requirements relative to separation between door openings and the property line.

As the Deputy Zoning Commissioner has granted a F.A.R. Variance of 0.57 in lieu of the maximum permitted 0.40 for Lot 1-B, the new line of division has been established such that the gross and net areas of Lot 1-B and Lot 1-C remain identical to what was indicated at the time of the zoning hearing.

We feel that this minor revision is within the spirit and intent of the original zoning order and that no modifications would be needed to said order.

We would appreciate your confirmation of the aforesaid.

JEM:kmb
 Enclosure
 cc: Mr. Robert Amiller
 Mr. David Miller

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
3rd day of November, 1987.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

Petitioner McDonogh Crossroads Ltd. Received by: James E. Dyer
 Petitioner's Attorney R. Bruce Alderman, Esquire Chairman, Zoning Plans
 Advisory Committee

MDOT
 Maryland Department of Transportation
 State Highway Administration

RICHARD H. TRAINOR
 Secretary
 HAL KASSOFF
 Administrator

September 21, 1987

Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204
 Attn: James E. Dyer

Re: Baltimore County
 Item # 100
 Property Owner:
 McDonogh Crossroads
 Limited Partnership
 Location: SW/S Reisterstown
 Road, Maryland Route 140
 corner SE/S Crossroads
 Drive
 Existing Zoning: O-2
 Proposed Zoning: Variance
 to permit a street line
 setback of 59.0 feet in
 lieu of the required 65
 feet on proposed lots
 1B and 1C, and to permit
 a floor area ratio of
 .48 in lieu of the
 maximum permitted 0.4
 on Lot 1B
 Area: 5.833 acres
 District: 3rd

Dear Mr. Haines:

On review of the submittal of August 10, 1987, for McDonogh Crossroads Limited Partnership, to Variance a street line setback, the State Highway Administration finds the concept generally acceptable.

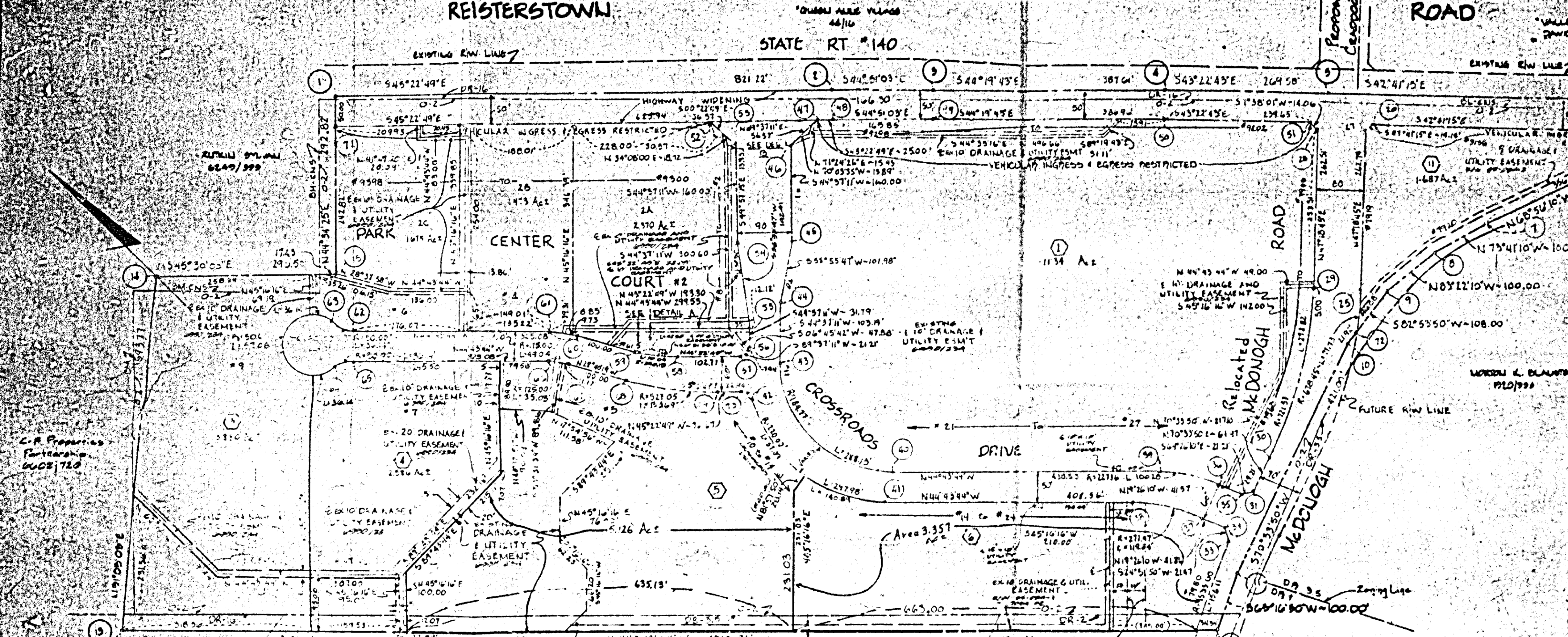
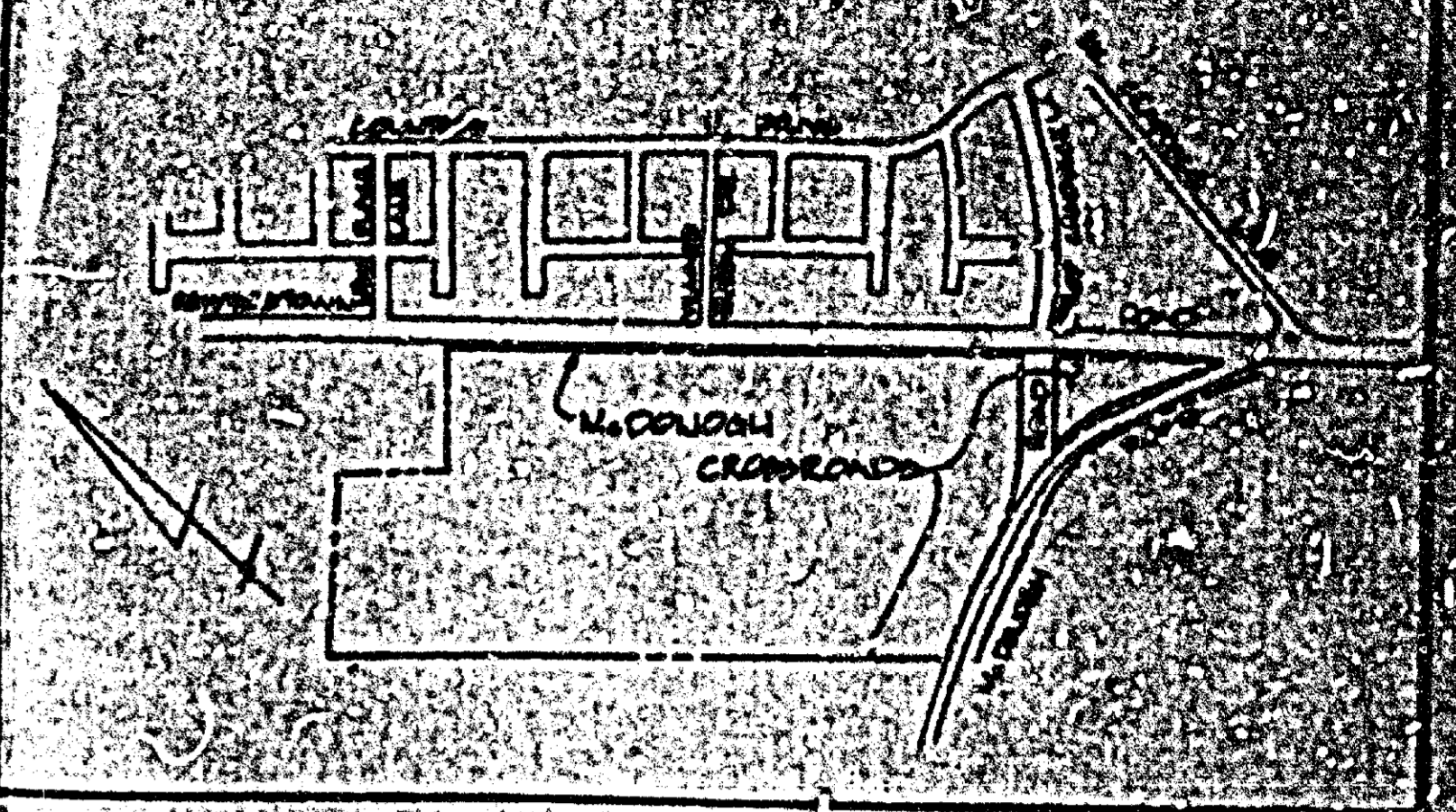
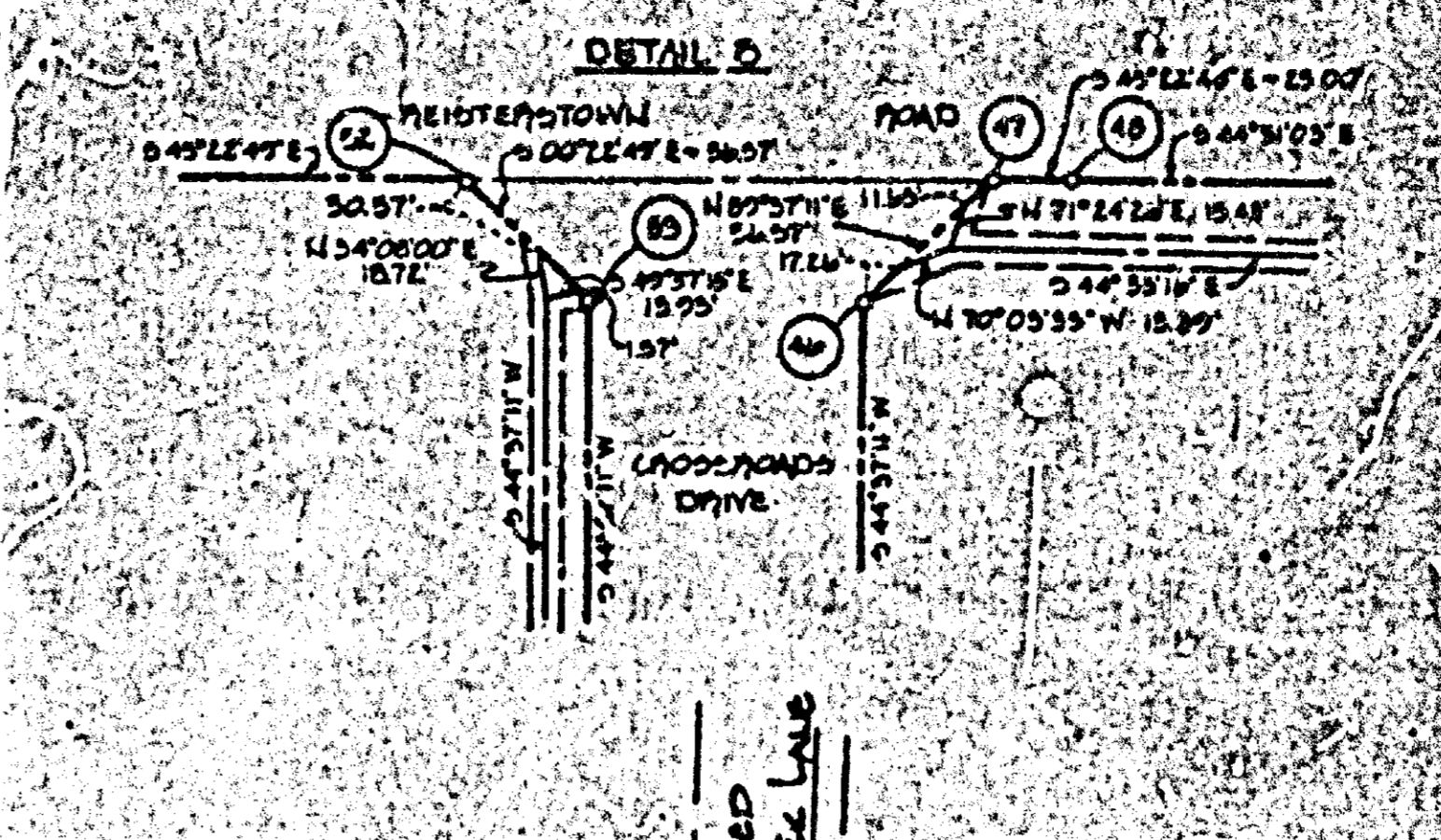
Very truly yours,
George Wittman
 Creston J. Miller, Jr.
 Acting Chief-Bureau of
 Engineering Access Permits
 By: George Wittman

ZONING OFFICE
 COM-047es

My telephone number is 333-1353

Teletypewriter for Impaired Hearing or Speech
 333-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
 707 North Calvert St., Baltimore, Maryland 21203-0117

Line	Length	Bearing	Line	Length	Bearing	Line	Length	Bearing	Line	Length	Bearing	Line	Length	Bearing
1	100.00	N 44° 43' 44" W	11	100.00	N 44° 43' 44" W	21	100.00	N 44° 43' 44" W	31	100.00	N 44° 43' 44" W	41	100.00	N 44° 43' 44" W
2	100.00	N 44° 43' 44" W	12	100.00	N 44° 43' 44" W	22	100.00	N 44° 43' 44" W	32	100.00	N 44° 43' 44" W	42	100.00	N 44° 43' 44" W
3	100.00	N 44° 43' 44" W	13	100.00	N 44° 43' 44" W	23	100.00	N 44° 43' 44" W	33	100.00	N 44° 43' 44" W	43	100.00	N 44° 43' 44" W
4	100.00	N 44° 43' 44" W	14	100.00	N 44° 43' 44" W	24	100.00	N 44° 43' 44" W	34	100.00	N 44° 43' 44" W	44	100.00	N 44° 43' 44" W
5	100.00	N 44° 43' 44" W	15	100.00	N 44° 43' 44" W	25	100.00	N 44° 43' 44" W	35	100.00	N 44° 43' 44" W	45	100.00	N 44° 43' 44" W
6	100.00	N 44° 43' 44" W	16	100.00	N 44° 43' 44" W	26	100.00	N 44° 43' 44" W	36	100.00	N 44° 43' 44" W	46	100.00	N 44° 43' 44" W
7	100.00	N 44° 43' 44" W	17	100.00	N 44° 43' 44" W	27	100.00	N 44° 43' 44" W	37	100.00	N 44° 43' 44" W	47	100.00	N 44° 43' 44" W
8	100.00	N 44° 43' 44" W	18	100.00	N 44° 43' 44" W	28	100.00	N 44° 43' 44" W	38	100.00	N 44° 43' 44" W	48	100.00	N 44° 43' 44" W
9	100.00	N 44° 43' 44" W	19	100.00	N 44° 43' 44" W	29	100.00	N 44° 43' 44" W	39	100.00	N 44° 43' 44" W	49	100.00	N 44° 43' 44" W
10	100.00	N 44° 43' 44" W	20	100.00	N 44° 43' 44" W	30	100.00	N 44° 43' 44" W	40	100.00	N 44° 43' 44" W	50	100.00	N 44° 43' 44" W



From	To	R	L	Δ	T	Chord
10	11	71.07	191.02	15°15'09"	40.40	130°00'00" W 100.00
11	12	678.69	71.75	6°05'28"	36.90	5°00'00" W 71.70
12	13	1533.00	150.11	5°00'00"	70.12	110°00'00" W 150.00
13	14	227.16	100.18	15°15'09"	90.97	130°00'00" W 100.00
14	15	271.47	117.16	15°15'09"	60.97	130°00'00" W 100.00
15	16	220.00	197.25	11°00'00"	116.90	110°00'00" W 100.00
16	17	184.77	108.13	07°00'00"	102.48	110°00'00" W 100.00
17	18	240.97	70.04	14°01'30"	33.17	110°00'00" W 100.00
18	19	927.06	155.89	10°00'00"	77.16	110°00'00" W 100.00
19	20	115.00	92.09	10°00'00"	77.16	110°00'00" W 100.00
20	21	175.00	120.00	16°03'25"	22.00	110°00'00" W 100.00
21	22	90.00	92.16	18°18'36"	18.00	110°00'00" W 100.00
22	23	50.00	50.14	41°18'36"	0.00	110°00'00" W 100.00
23	24	50.00	229.99	26°47'00"		

GENERAL NOTES

- The recording of this plat does not constitute an implied acceptance by the County of any Easement, Fee, Lien, or Right in the Public Area shown on the Plat.
- The Plat may be subject to the provisions of Section 22-68.
- Recording of this Plat does not guarantee installation of streets or utilities by Baltimore County.
- The Information shown may be superseded by a subsequent amended Plat.
- Additional Information concerning the Plat may be obtained from the Office of Planning and Zoning and Department of Public Works.
- Date of Plan Approval: 1-14-83
- Section 22-68 Resubdivision: To amend the Plat # 15 through Lot # 15 and to add a utility easement to the Plat and a portion of the easement to the Plat and a portion of the easement to the Plat.

LEGEND

- Outline of Tract shown thus: ————
- Lot Lines shown thus: ————
- Easements shown thus: - - - - -
- Building Setback Lines shown thus: ————
- Road Right-of-Way shown thus: ————
- Coordinate Line shown thus: ————
- Lot Line shown thus: ————
- House Line shown thus: ————
- Zoning Lines shown thus: ————

SITE DATA

DEVELOP AREA OF SITE: 40.06 AC

ROAD WIDENING AREA: 0.91 AC

LOT AREA: 33.45 AC

PROPOSED USE: Vacant

OFFICE: Office, Medical Office, Planning Commission, Restaurant

BL ZONING: O-E (50.00 AC), DE-116 (0.00 AC), DE-99 (0.78 AC), DE-E (0.17 AC), BU-CLB (0.19 AC), PH (0.00 AC), BU-CLB (0.19 AC), G-1 (40.06 AC)

2ND RESUBDIVISION OF McDONOUGH CROSSROADS

E.H.K. JR. 51/106

BALTIMORE COUNTY, MD

SECTION 22-68, PLAT # 15, 1983

NOTE

HIGHWAY AND HIGHWAY SLOPE UNRAISED AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND AND THE DISTRICT OF COLUMBIA, OR THEIR REPRESENTATIVES AND ARISING SHALL CONVEY SAID RIGHTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF THE DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE EASEMENT IS EXPRESSLY RESERVED IN THE GRANTEES OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE DEED BY WHICH THIS PLAT WAS SUBMITTED TO THE PUBLIC IS THE REAL PROPERTY ARTICLE OF THE ANNULMENT OF THE DEED AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER DEED OR INTEREST IN THE LAND AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER DEED OR INTEREST IN THE LAND AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER DEED OR INTEREST IN THE LAND.

McDONOUGH CROSSROADS LIMITED PARTNERSHIP

CLARK F. MACKENZIE, GENERAL PARTNER, DATE

SURVEYORS CERTIFICATE:

THE UNDERSIGNED A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 22-68 OF THE REAL PROPERTY ARTICLE OF THE ANNULMENT OF THE DEED AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER DEED OR INTEREST IN THE LAND AND THAT THE SAME IS NOT SUBJECT TO ANY OTHER DEED OR INTEREST IN THE LAND.

DATE

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

APPROVED BY DIRECTOR OF OFFICE OF PLANNING AND ZONING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

1100 W. JUPITER BL. LUTHERVILLE, MD 21093

DATE: FEB 24 1983

COMPUTED BY: W. L. CHECKED BY: W. L.

DRAWN BY: W. L. W.D. NO: 4745

REISTERSTOWN ROAD STATE ROUTE 140

LOCATION MAP
SCALE 1"=2000

- GENERAL NOTES
- EXISTING ZONING O-2
 - EXISTING USES
 - PROPOSED USES: BUILDING A SUBSTANTIALLY CONSTRUCTED REMAINDER OF LOT VACANT; THREE CLASS C OFFICE BUILDINGS
 - IF VARIANCES SHOWN HEREON ARE APPROVED A RECORD PLAT SUBMITTING LOT 18 OR SHOWN ON 5/21/30 WILL BE REQUIRED, INDICATING NEW LOT 18 AND LOT 1C.
 - WATER AND SEWER EXIST
 - ANY STRUCTURE TO BE IN ACCORDANCE WITH O-2 ZONING REGULATIONS
 - CBS APPROVAL DATE 7-14-83 (AMEND'S 9-5-83)

SITE DATA

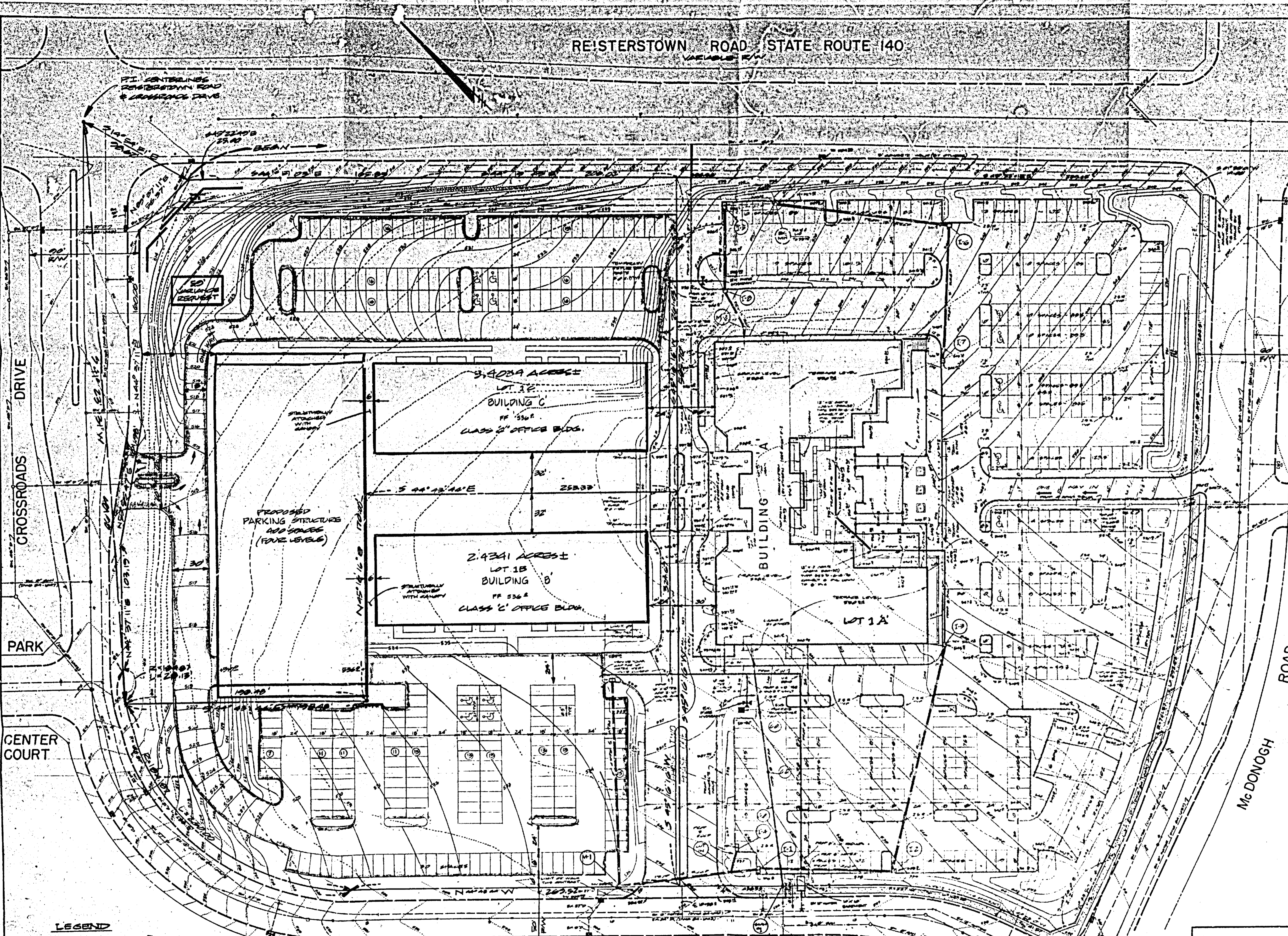
NET AREA OF LOT 1A	2.807 ACRES
NET AREA OF LOT 1B	2.921 ACRES
NET AREA OF LOT 1C	2.404 ACRES
NET AREA OF LOT 1A, 1B & 1C	8.132 ACRES
OVERALL NET AREA LOT 1A, 1B & 1C	11,348 SQ. FT.
OVERALL GROSS FLOOR AREA BLDG. A, B & C	138,038 SQ. FT.
OVERALL GROSS FLOOR AREA LOT 1A, 1B & 1C	11,348 SQ. FT.
OVERALL PERMITTED GROSS FLOOR AREA	11,348 SQ. FT.
OVERALL PERMITTED GROSS FLOOR AREA	11,348 SQ. FT.

REFERENCE: PLAT ENTITLED 1ST REVISION OF LOT 18 REVISION CROSSROADS DRIVE OCT. 4, 1984 AND RECORDS SHOWING THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 80 110

ALL BUILDINGS SHOWN HEREON CLASS C OFFICE BUILDING

PARKING TABULATION

LOT	BUILDING	FLOOR	TYPE	NO. OF SPACES	TOTAL
LOT 1B	BUILDING B	1ST FLOOR	OFFICE	187	187
		2ND FLOOR	OFFICE	187	374
		3RD FLOOR	OFFICE	187	561
		4TH FLOOR	OFFICE	187	748
LOT 1C	BUILDING C	1ST FLOOR	OFFICE	187	187
		2ND FLOOR	OFFICE	187	374
		3RD FLOOR	OFFICE	187	561
		4TH FLOOR	OFFICE	187	748
TOTAL PARKING PROVIDED FOR LOT 1B				748	
TOTAL PARKING PROVIDED FOR LOT 1C				748	
TOTAL PARKING PROVIDED FOR LOT 1B & 1C				1496	



LEGEND

EXISTING CENTER COURTS
PROPOSED GRASSES
PROP. STORM DRAIN
PROP. SANITARY
PROP. WATER
PROP. GAS & BUTTER
PROP. CONCRETE / ASPHALT
CUTTERS AS SPECIFIED
PROPOSED PAVING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLESTREE AVENUE
TOPSON, MARYLAND 21204
(301) 827-8220



Charles L. Lull 4/2/87
P.E. No. 50148

CROSSROADS DRIVE

REVISION NOV. 11, 1987

- ADJUST GROSS FLOOR AREA BUILDING B DEDUCT
- ADJUST LOT LINES BETWEEN LOT 1B & 1C
- REVISE PARKING TABULATION
- REVISE VARIANCE TO REQUEST FLOOR OF 0.87 IN LIEU OF 0.80

A VARIANCE IS REQUESTED TO SECTION 203.4.02. (B) (2) TO PERMIT A STREET LINE SETBACK OF 35' IN LIEU OF THE REQUIRED 55' (FROM PARKING STRUCTURE)

A VARIANCE IS REQUESTED TO SECTION 203.4.03. TO PERMIT A FLOOR AREA RATIO OF 0.87 IN LIEU OF THE MAX PERMITTED 0.8 (LOT 1-B)

PLAT TO ACCOMPANY ZONING PETITION FOR VARIANCES IN AN EXISTING O-2 ZONE

LOT 1 MCDONOGH CROSSROADS

ELECTION DISTRICT #3
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=30'
AUGUST 10, 1987

ITEM # 100

