

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

June 10, 1988



Dennis F. Rasmussen
County Executive

Keith R. Truffer, Esquire
Royston, Mueller, McLean and Reid
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 88-467 A

Dear Mr. Truffer:

Pursuant to the recent hearing held on the above captioned case, please be advised that your Petition for Zoning Variance has been GRANTED, copy of which is attached hereto.

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

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmn
att:
CC: Peoples Counsel

Lutherville Community Association
P/O Box 6
Lutherville, Maryland 21093

April 29, 1988

Mr. Timothy R. Hearn
Zink Development Corporation
1922 York Road
Timonium, MD 21093

Dear Mr. Hearn:

Thank you very much for providing the Lutherville Community Association with a copy of your proposal for a sign on your Bellona Avenue (west of Charles Street) property.

For the record, the current president of the Association is Mr. Jerry Feenmeyer.

Sincerely,

Charles P. Forbes
Charles P. Forbes
Past President

cc: Tom Noetzel, Zoning Chairman
Jerry Feenmeyer, President

PETITIONER'S
EXHIBIT 3



April 25, 1988

Mr. Charles Forbes, President
Lutherville Community Association
1611 Francke Avenue
Lutherville, Maryland 21093

Dear Charles,

Per our conversation, enclosed please find 2 copies of the plat which accompanied the variance request. Please give me a call after your committee has had an opportunity to review this information.

Sincerely,

Timothy R. Hearn
Timothy R. Hearn

TRH/jp

Enclosure

PETITIONER'S
EXHIBIT 2

1927 YORK ROAD, TIMONIMUM, MARYLAND 21093 791 501-650

88-467-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Petition has been received and accepted for filing this
day of March, 1988.

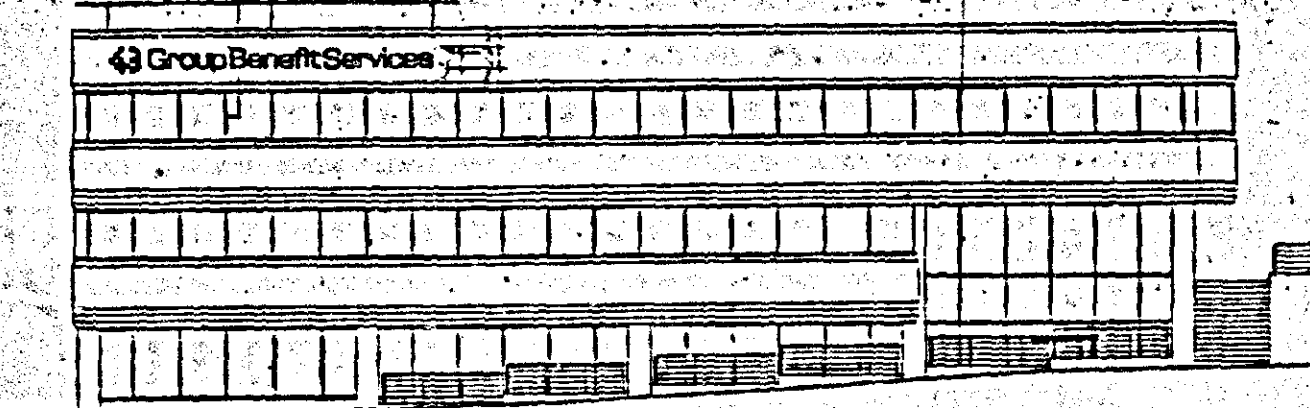
Charles Place Land
Adj. Partnership

Strong Smith

P.E.

J. Robert Haines
J. Robert Haines
Zoning Commissioner

Received by: James F. Iyer
Chairman, Zoning Plans
Advisory Committee



4B SOUTH ELEVATION
SCALE: 1" = 20'

Group Benefit Services

SIGN DETAIL
NO SCALE

GENERAL NOTES

- ELECTION DISTRICT - 1
- COUNCILMANIC DISTRICT - 1
- CENSUS TRACT - 4000
- WATERSHIP - 34
- SUBDIVISION - 37
- DE 16: NET AREA = 28,441 GROSS AREA = 28,441
- DE 16: NET AREA = 28,441 GROSS AREA = 28,441
- DE 16: NET AREA = 114,441 GROSS AREA = 114,441
- TOTAL NET AREA = 181,321 TOTAL GROSS AREA = 181,321
- BUILDING COVERAGE - 21,311 S.F. = 10.4%
- TOTAL FLOOR AREA - 28,440 S.F. = 10.4%
- PARKING PROVIDED - 84 PS. (DEVELOPER'S 80 PS./ACR/PS)
- DEED REFERENCES - 3327/022, 3433/000, PLAT OF BELLONA COURT ALBANY (LOT 2) AND DEEDS 3427/050, 3428/015
- TAX ACCOUNT NO. 08-01-03410, 08-03-03424, 08-03-03419
- FLOOR AREA RATIO - PERMITTED .50
- SHOWN - 61 ACRES + 101 ACRES = .47
10. GEOLOGICAL INFORMATION - (SEE ENVIRONMENTAL EFFECTS REPORT)
11. NO ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HAZARDOUS MATERIALS, WETLANDS OR CRITICAL AREAS EXIST WITHIN THIS SITE
12. LIGHTING SHALL BE SELECTED SO AS NOT TO REFLECT RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 12 FEET)
13. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS (LANDSCAPE MANUAL)
14. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (EITHER OF OR IN COMBINATION WITH)
15. PRINCIPLE USE - GENERAL OFFICE (ANR06) MEDICAL OFFICE ART 35B.25
16. NO. OF EMPLOYEES - 30
17. HOURS OF OPERATION 7 A.M. TO 6 P.M.
18. EX. CONTOUR - 30
19. PEOP. CONTOURS TO BE SHOWN ON C.E.G. PLAN
20. PEOP. SIGN SUBJECT TO SECT. 203.3C
21. SITE IS SERVED BY MTA BUS ROUTE
22. HANDICAP RAMP TO BE PROVIDED WHERE APPLICABLE
23. PAVING TO CONSIST OF A PAVABLE DUST-FREE SURFACE
24. AMENITY OPEN SPACE REQUIRED 1.31 ACRES = 59,441 S.F. PROVIDED 22 ACRES (VARIANCE REQUIRED)
25. SOIL TYPE & LIMITATIONS

SOIL	PERCENTAGE	PERCENTAGE
CLAY	100	100
CLAY	100	100
CLAY	100	100

26. THIS PLAN IS SUBJECT TO C.E.G. APPROVAL
27. NO HISTORIC BUILDING
28. EXISTING VEGETATION TO BE INCORPORATED IN LANDSCAPE PLAN WHERE POSSIBLE
29. PRIOR TO REMOVAL OF EX. STRUCTURES THEY SHOULD BE CHECKED FOR ASBESTOS
30. ZONING DIVISION LINES SCALED FROM 1984 ZONING MAPS NW-111A AND NW-112A TO THE NEAREST FOOT

VARIANCE REQUESTED FOR GOS SIGN TO BE MOUNTED HERE - SEE SOUTH ELEVATION 4B. FOLLOWING METES AND BOUNDS FOR VARIANCE AREA:

1. N 80° 42' 12" W 40'
2. N 09° 17' 48" E 5'
3. S 80° 42' 12" E 40'
4. S 09° 17' 48" W 5'

PARKING TABULATION

PARKING REQUIREMENTS* (GEN. OFFICE USE)
1ST FLOOR 21,311 S.F. = 21,311 S.F.
2ND FLOOR 28,441 S.F. = 28,441 S.F.
3RD FLOOR 28,441 S.F. = 28,441 S.F.
TOTAL = 78,193 S.F. = 64 PS.
PARKING PROVIDED
84 PS. @ 8.5'x10' = 7,140 S.F.
3 HANDICAP PS. @ 13'x10' = 390 S.F.
TOTAL = 7,530 S.F.
TOTAL GROSS FLOOR AREA (28,440 S.F.) = 100% OF REQUIRED FLOOR AREA
BUILDING IS ALL MEDICAL. ONLY 80 PS. PROVIDED, THEREFORE 400 SF. OF UPPER FLOORS MUST BE LIMITED TO GENERAL OFFICES.

LANDSCAPE REQUIREMENT

85 PS. @ 12'x10' = 10,200 S.F.
EXTERIOR ROAD FRONTAGE 203'0" @ 10'x5' = 2,030 S.F.
INTERIOR ROAD 130' @ 20'x6' = 1,560 S.F.
TOTAL = 20,790 MAJOR TREES (APPROX. SEE LANDSCAPE PLAN)

AMENITIES

1. A.S. PROVIDED
2. OTHER LANDSCAPED DE
3. GREEN AREAS ON LOT AREA = 100 ACRES
4. OF LOT = 100 ACRES
5. OTHER LANDSCAPED DE
6. GREEN AREAS WITHIN GROSS
7. AREA OF LOT = 100 ACRES
8. TOTAL = 100 ACRES

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



NOTE: RIGHT-OF-WAY FOR BELLONA AVENUE VARIES.

OWNER
CHARLES PLACE LAND LIMITED PARTNERSHIP

1927 YORK ROAD
TIMONIUM, MARYLAND 21093
561-0370

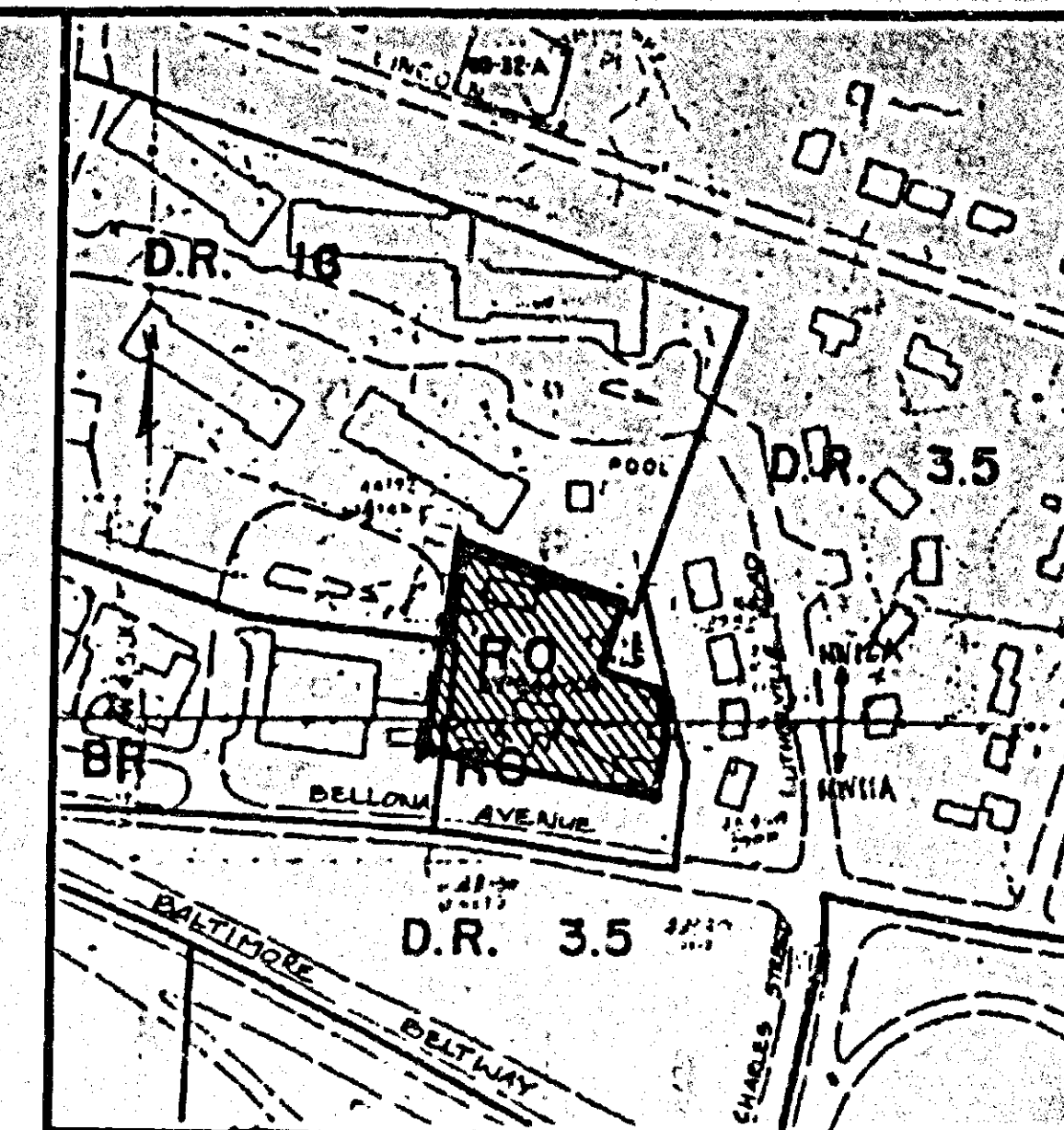
PLAT TO ACCOMPANY A ZONING
PETITION FOR VARIANCE
FOR

1312 BELLONA AVENUE
NOW CALLED "CHARLES PLACE"

BALTIMORE COUNTY, MD
SCALE: 1" = 20'

FEBRUARY 16, 1999
PJ # 5521

VARIANCE IS REQUESTED TO SECTION 200.3C TO ALLOW FOR (1) ONE STATIONARY WALL-MOUNTED AND ILLUMINATED BUSINESS SIGN WITH A CUMULATIVE AREA OF 56.00 S.F. IN LIEU OF (2) ONE PERMITTED 8 S.F. NON-ILLUMINATED WALL-MOUNTED SIGN.



LOCATION MAP (SCALE 1" = 200')
#10 200 SCALE ZONING MAPS NW11A & NW12A

PETITIONER'S
EXHIBIT 1

INTERSECTION OF WEST SIDE OF
LUTHERVILLE ROAD WITH THE
NORTH SIDE OF BELLONA AVENUE

REVISED PLANS
3-24-88
#309

P.L. - CENTERLINE INTERSECTION
OF BELLONA AVENUE AND
LUTHERVILLE ROAD.