

IN THE MATTER OF THE APPLICATION OF GR7 LTD. PARTNERSHIP FOR A SPECIAL HEARING, SPECIAL EXCEPTION AND ZONING VARIANCE ON PROPERTY LOCATED ON THE SOUTH-WEST CORNER OF PHILADELPHIA ROAD AND FONTANA LANE 14th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 89-305-SPHXA

ORDER

WHEREAS, the Board is in receipt of a request by the Petitioner within its letters of April 20, 1989 and May 8, 1989 to withdraw its petitions for zoning variance, special exception, and special hearing; and

WHEREAS, the Board is in receipt of a Motion to Dismiss Appeal filed herein by the Office of People's Counsel, conditioned upon the Board's acceptance of the Petitioner's request to withdraw its petitions as aforesaid;

NOW WHEREFORE, it is this 23rd day of May, 1989 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Zoning Variance, Petition for Special Exception, and Petition for Special Hearing previously filed herein be and are hereby WITHDRAWN; and

IT IS FURTHER ORDERED that the appeal by the Office of People's Counsel in the within matter be and is hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Lawrence E. Schmidt, Acting Chairman

Lynn B. Moreland

John G. Disney

LAW OFFICES EVANS, GEORGE AND BRONSTEIN SUSQUEHANNA BUILDING, SUITE 205 29 WEST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204 (301) 296-0200 FAX (301) 296-3719

L. ROBERT EVANS HARRIS JAMES GEORGE BENJAMIN BRONSTEIN MICHAEL J. CHOMEL DOUGLAS A. STUBBS WILLIAM R. LEVASSEUR, JR.

WALLACE GANN COUNSEL

April 20, 1989

The Honorable William T. Hackett Chairman, Board of Appeals for Baltimore County County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: In the Matter of GR7 Limited Partnership SW Corner of Philadelphia Road and Fontana Lane 14th Election District 6th Councilmanic District Case No. 89-305-SPHXA

Dear Mr. Hackett:

Enclosed please find a Notice of Withdrawal of Petitions to be filed in connection with the above referenced matter.

Thank you for your kind attention.

Very truly yours, EVANS, GEORGE & BRONSTEIN Benjamin Bronstein

BB/bjs Enclosure cc: Phyllis Cole Friedman, Esquire Peter Max Zimmerman, Esquire

IN THE MATTER OF GR7 LIMITED PARTNERSHIP SW CORNER OF PHILADELPHIA ROAD AND FONTANA LANE 14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 89-305-SPHXA

NOTICE OF WITHDRAWAL OF PETITIONS

Please withdraw the Petition for Zoning Variance and Petition for Special Exception at the request of the Petitioner.

EVANS, GEORGE & BRONSTEIN Benjamin Bronstein 29 W. Susquehanna Avenue, Ste. 205 Towson, Maryland 21204 (301) 296-0200 Attorneys for Petitioner

CERTIFICATE OF MAILING

I HEREBY CERTIFY that on this 20 day of April, 1989, a copy of the foregoing Notice of Withdrawal of Petitions was mailed, postage prepaid, Phyllis Cole Friedman, People's Counsel for Baltimore County, and Peter Max Zimmerman, Deputy People's Counsel for Baltimore County, Room 304, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Benjamin Bronstein Attorney for Petitioner

LAW OFFICES EVANS, GEORGE AND BRONSTEIN SUSQUEHANNA BUILDING, SUITE 205 29 WEST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204 (301) 296-0200 FAX (301) 296-3719

L. ROBERT EVANS HARRIS JAMES GEORGE BENJAMIN BRONSTEIN MICHAEL J. CHOMEL DOUGLAS A. STUBBS WILLIAM R. LEVASSEUR, JR.

WALLACE GANN COUNSEL

May 8, 1989

Mr. Lawrence E. Schmidt County Board of Appeals County Office Building, Room 315 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: Case No. 89-305-SPHXA GR7 Limited Partnership

Dear Mr. Schmidt:

Thank you for your letter of May 2, 1989. Please be advised that it is the Petitioner's intention to dismiss the Petition for Special Hearing as well as the Petition for Special Exception. Thank you for your kind attention and consideration.

Very truly yours, EVANS, GEORGE & BRONSTEIN Benjamin Bronstein

BB/bjs cc: Peter Max Zimmerman, Esquire

IN THE MATTER OF THE PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE OF GR7 LIMITED PARTNERSHIP; GENERAL PARTNER; & SIENA CORPORATION; GENERAL PARTNER - PETITIONERS SW CORNER OF PHILADELPHIA RD. AND FONTANA L. 14th Election District 6th Councilmanic District

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Zoning Case No. 89-305-SPHXA

MOTION TO DISMISS APPEAL

People's Counsel for Baltimore County, Appellant, having received a copy of the Notice of Withdrawal of Petitions filed by Petitioner on or about April 20, 1989, and in accordance with procedure and custom in prior cases, the Appellant hereby requests that the Board dismiss the appeal in this case, subject to the simultaneous acknowledgment of the withdrawal of the petitions.

A proposed Order is attached to this Motion.

Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 (301) 887-2188

I HEREBY CERTIFY that on this 27th day of April, 1989, a copy of the foregoing Motion to Dismiss Appeal was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, Susquehanna Bldg., Suite 205, 29 W. Susquehanna Ave., Towson, MD 21204.

Peter Max Zimmerman Peter Max Zimmerman

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE 5/W Corner of Philadelphia Road and Fontana Lane 14th Election District 6th Councilmanic District GR7 Ltd. Partnership, General Partner, Siena Corp., General Partner Petitioner

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE # 89-305-SPHXA

AMENDED ORDER

WHEREAS the Petitioner requested a Special Hearing to determine whether a community building is permitted within an MLR zone and, if so, approval of a Special Exception for a community building and a variance to permit 11 parking spaces in lieu of the required 33 in accordance with Petitioner's Exhibit 1; and,

WHEREAS, by an Order dated March 16, 1989 the Petitioner's request was granted with restrictions; and

WHEREAS, one of the restrictions, specifically, restriction #2 limited the operation to the Grand Slam batting range and a request has been made to amend the Order to replace restriction #2.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of April, 1989, that this Amended Order shall replace the original restriction #2 in the Order of March 16, 1989 and the new restriction #2 to read as follows:

2. The Special Exception granted herein for community building is limited to the operation of a Grand Slam franchise operation and not other uses associated with a community building. Any changes shall be subject to a public hearing to review the continued special exception use.

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated March 16, 1989 remain in full force and effect.

cc: Peoples Counsel

J. Robert Haines J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY

LAW OFFICES EVANS, GEORGE AND BRONSTEIN SUSQUEHANNA BUILDING, SUITE 205 29 WEST SUSQUEHANNA AVENUE TOWSON, MARYLAND 21204 (301) 296-0200 FAX (301) 296-3719

L. ROBERT EVANS HARRIS JAMES GEORGE BENJAMIN BRONSTEIN MICHAEL J. CHOMEL DOUGLAS A. STUBBS WILLIAM R. LEVASSEUR, JR.

March 31, 1989

The Honorable J. Robert Haines Zoning Commissioner for Baltimore County County Office Building, Rm. 109 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: Case No. 89-305 SPHA In Re: Petition for Special Hearing And Zoning Variance 5/W Corner of Philadelphia Road and Fontana Lane 14th Election District 6th Councilmanic District

Dear Commissioner Haines:

Reference is made to our conference of March 28, 1989 and specifically restriction number 2 in your Order of March 16, 1989. I would appreciate your inserting in lieu of restriction number 2 the following:

The Special Exception granted herein for community building is limited to the operation of a Grand Slam franchise operation and not other uses associated with a community building. Any changes shall be subject to a public hearing to review the continued special exception use.

Thank you for your kind consideration.

Very truly yours, EVANS, GEORGE & BRONSTEIN Benjamin Bronstein

BB/bjs

RECEIVED COUNTY BOARD OF APPEALS 09 APR 27 PM 1:15

CREATED BY: Phyllis Cole Friedman

CREATED BY: Phyllis Cole Friedman

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE BEFORE THE ZONING COMMISSIONER S/W Corner of Philadelphia Road and Fontana Lane 14th Election District 6th Councilmanic District OF BALTIMORE COUNTY CASE # 89-305-SPHA GR7 Ltd. Partnership, General Partner, Siena Corp., General Partner Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests by a Special Hearing a determination of whether a community building is permitted within an MLR zone and, if so, approval of a Special Exception for a community building and a variance to permit 11 parking spaces in lieu of the required 33.

The Petitioner's request for a Special Hearing to determine whether a baseball batting range meets the interim provisions as defined in Section 253.2.1.C and a Special Exception for a baseball batting range as an interim income producing use is dismissed.

Counsel for the Petitioner proffered testimony on behalf of the Petitioner, Kenneth Hankin, Vice President for the Petitioner, Al Sneddon, franchisee/user and David S. Thaler, a professional engineer.

There were no Protestants.

The proffered testimony on behalf of the Petitioner disclosed that the Petitioner seeks to use part of the building on lot 7 in the Golden Ring Executive Park as an indoor baseball batting range. The Park is located in the 6th councilmanic district and zoned primarily MLR-1M. Previous variances were granted for side yard and setback requirements in Re: Petition for Variance, Hughy Salfner, et al. Case #86-418 A.

The Petitioner filed as Exhibit No. 1 an interior plan which outlined, inter alia, five baseball batting cages. Also filed on the Petitioner's Exhibit No. 2, previously approved by the County Review Group (CRG) on October 10, 1985.

The batting cages (Grand Slam) are currently designated for location in suite numbers 11 and 12 on lot number 7. Employee parking will be designated for the area in the rear of the building usually reserved for truck loading. The Grand Slam operation has peak operating hours in the evening and on weekends complementing the remaining business park uses which primarily involve the hours of 8:00 A.M. to 5:00 P.M. on Monday through Friday. Further testimony disclosed that the operation of Grand Slam is similar to that of the indoor tennis and racket clubs in the metropolitan area in terms of business hours and clientele.

Section 249.2 BCZR (Use Regulations in MLR) permits those uses in an MLR zone as are allowed in the R40 zone by Section 200.11. (Pursuant to Subsection 100.3A, R40 is now DR1.). Community buildings, country clubs and other recreational facilities including tennis facilities are included in the uses permitted by special exception in all DR zones. (Section 1801.1.C.6)

Although community buildings are not specifically defined in the zoning code, the then Zoning Commissioner held that racketball courts come within the definition of community buildings as allowed in the MLR by special exception. In Re: Petition for Special Exception N/S of Joppa Road, Leroy Merritt, Petitioner Case #77-41-X, Petition for Special Exception for a Community Building.

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

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the 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. Soley, 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 variance is 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 variance was not granted.

Pursuant to the advertisement, posting of the property, and public hearing held, it appearing that a community building is permitted in the MLR zone and further, the requirements of Section 307 having been met and the health, safety and general welfare of the community will not be adversely affected, it is concluded that the Special Hearing and Variance should be granted.

Lastly, the Petitioner requested, at the hearing, for permission to expand the use by an additional 40 feet of the current building width and/or to relocate the use within the same building. The expansion shall be permitted within limits set forth below.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of November, 1989 that the relief requested in the Special Hearing that a community building is permitted in the MLR zone and the Petition for Special Exception for a community building in an MLR zone and a Petition for Zoning Variance to permit 11 parking spaces in lieu of the required 33 is hereby

GRANTED, in accordance with the plan known as Petitioner's Exhibit #2, subject to following restrictions:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day 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. The special exception granted herein is for the Petitioner only and is not transferable to any future owner or successor in title without another public hearing to review the continued special exception use.
3. Petitioner must receive County Review Group (CRG) approval prior to proceeding with this project. The hours of operation shall be no greater than 9:00 A.M. to 10:00 P.M.
4. Any sign shall be illuminated only as an enclosed lamp design, non-flashing, and contain no colored illumination. The sign shall not be illuminated from 10:00 PM until 7:00 AM.
5. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

IT IS FURTHER ORDERED that the Petitioner shall be permitted to expand the baseball batting range/community building an additional 40 feet within the current building (Bldg. #7 as shown on Petitioner's Exhibit #2) for the width of the building and is hereby GRANTED, subject to all of the restrictions set forth above in this Order and the additional following restrictions:

- 1. Petitioner shall be permitted to expand the subject use within the same building (Building

#7) a maximum of 40 feet of width of the building. Any expansion shall comply with all parking regulations for the addition and there shall be no additional signage.

2. The Petitioner shall provide the Office of Zoning with a revised plan and show all changes prior to any expansion.

3. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

J. Robert Haines, Zoning Commissioner for Baltimore County

JRH:mmm cc: Peoples Counsel

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21284 (301) 887-3353

J. Robert Haines Zoning Commissioner

March 14, 1989



Benjamin Bronstein, Esquire Evans, George and Bronstein Susquehanna Building, Suite 205 29 West Susquehanna Avenue Towson, Maryland 21204

RE: Petition for Special Hearing & Zoning Variance Case #89-305SPHA GR7 Ltd. Partnership

Dear Mr. Bronstein:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours, J. Robert Haines, Zoning Commissioner

JRH:mmm att. cc: Peoples Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner Date: November 16, 1988 FROM: Albert R. Svehla, Jr., Recreation and Parks SUBJECT: Issue 191- FR 7 Limited Partnership/Siena Corporation

After review of your agenda of November 22, 1988, the Department of Recreation and Parks has some concerns about the requested variance to allow 11 parking spaces in lieu of the required 33 spaces for the development of the baseball batting range and/or other usage. Since we have a small community park on the opposite side of Fontana Lane, we are concerned that the reduced number of parking spaces could force the use of our existing lot as overflow parking for the proposed usage. We would like to see plans showing the proposed facility development and its solution to the parking problem prior to the meeting.

If your office or the property owners can supply this information, please contact Tom Pfeiffer or myself on 3823.

Albert R. Svehla, Jr., Facilities Planner

ARS:smm

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-305-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve...

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: (Type or Print Name) Signature Address City and State

Legal Owner(s): GR 7 Limited Partnership GR Limited Partnership; General Partner SIENA CORPORATION; General Partner (Type or Print Name) BY: Kenneth Harkin E.D. DATE SIGNATURE (Type or Print Name) Signature KENNETH HARKIN - VICE PRESIDENT (Type or Print Name) Signature

Attorney for Petitioner: EVANS, GEORGE & BRONSTEIN BENJAMIN BRONSTEIN (Type or Print Name) Signature Address 8350 BRISTOL COURT STE. 101 (301) 792-8395 JESSUP, MARYLAND 20794 City and State

29 W. SUSQUEHANNA AVENUE, STE. 205 BALTIMORE, MARYLAND 21204 DAVID S. THALER (Type or Print Name) Signature Name, address and phone number of legal owner, contract purchaser or representative to be contacted DAVID S. THALER 11 WARREN ROAD (301) 484-4100 BALTIMORE, MD 21208 Name Address City and State

Attorney's Telephone No.: (301) 296-0200

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of Nov, 1988, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of Feb, 1989, at 2:30 o'clock P.M.

J. Robert Haines Zoning Commissioner of Baltimore County

REVIEWED BY: ucn DATE 11/9/88

PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-305-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use herein described property for a baseball batting range as an interim income producing use or in the alternative, for a community building

I, or we, agree to pay expenses of above Special Exception 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.

Legal Owner(s): GR 7 Limited Partnership GR Limited Partnership; General Partner SIENA CORPORATION; General Partner (Type or Print Name) BY: Kenneth Harkin Signature KENNETH HARKIN, VICE PRESIDENT (Type or Print Name) Signature

8350 BRISTOL COURT (301) 792-8395 Address STE. 101 Phone No. JESSUP MD 20794 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted DAVID S. THALER 11 WARREN ROAD (301) 484-4100 BALTIMORE, MD 21208 Name Address City and State

Attorney for Petitioner: EVANS, GEORGE & BRONSTEIN BENJAMIN BRONSTEIN (Type or Print Name) Signature Address 8350 BRISTOL COURT, STE. 101 (301) 792-8395 JESSUP MD 20794 City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of Nov, 1988, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of Feb, 1989, at 2:30 o'clock P.M.

J. Robert Haines Zoning Commissioner of Baltimore County

REVIEWED BY: ucn DATE 11/9/88

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-305-SPHXA

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 409.4.4 B.C.Z.R. to permit 11 parking spaces in lieu of the required 33.

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 Address City and State

Legal Owner(s): GR 7 Limited Partnership GR Limited Partnership; General Partner SIENA CORPORATION; General Partner (Type or Print Name) BY: Kenneth Harkin Signature KENNETH HARKIN - VICE PRESIDENT (Type or Print Name) Signature

8350 BRISTOL COURT (301) 792-8395 Address STE. 101 Phone No. JESSUP MD 20794 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted DAVID S. THALER 11 WARREN ROAD (301) 484-4100 BALTIMORE, MD 21208 Name Address City and State

Attorney for Petitioner: EVANS, GEORGE & BRONSTEIN BENJAMIN BRONSTEIN (Type or Print Name) Signature Address 8350 BRISTOL COURT, STE. 101 (301) 792-8395 JESSUP MD 20794 City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd day of Nov, 1988, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of Feb, 1989, at 2:30 o'clock P.M.

J. Robert Haines Zoning Commissioner of Baltimore County

REVIEWED BY: ucn DATE 11/9/88

October 31, 1988

DESCRIPTION TO ACCOMPANY VARIANCE PLAT - LOT NO. 7, GOLDEN RING EXECUTIVE PARK

Beginning for the same at a point which is North 58° 05'47" West 1328.67 feet and South 31° 56'52" West 467.67 feet from the intersection of the centerline of Philadelphia Road, (Maryland Route No. 7), with the centerline of Fontana Lane; thence, South 58° 03'08" East 30.00 feet to a point; and North 31° 56'55" East 1.33 feet to a point; thence, binding partly upon a line of a one-story office and warehouse building; South 58° 03'08" East 25.00 feet to a point, a corner of the said building; thence, running through the said building, South 58° 03'08" East 135.00 feet to intersect a line of the said building; thence, binding upon the last mentioned building line, South 31° 56'52" West 76.67 feet to a point; thence, binding upon the line of the aforementioned building, North 58° 03'08" West 160.00 feet to a point; thence, North 31° 56'52" East 11.34 feet to a point; North 58° 03'08" West 60.00 feet to a point; North 31° 56'52" East 55.00 feet to a point; South 58° 03'08" East 30.00 feet to a point and North 31° 56'52" East 9.00 feet to the point of beginning. Containing 15837 square feet, more or less, and being a part of Lot No. 7, Golden Ring Executive Park, recorded among the Land Records of Baltimore County, Maryland in Plat Book 54 folio 131.

51N

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 herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows: Purpose: Special Hearing, Special Exception, and Zoning Variance. Case No. 89-305-SPHXA. SW/S (rear) Fontana Lane, 1328.67' NW of Philadelphia Road (I-77) Golden Ring Executive Park, 14th Election District - 6th Councilmanic District. Petitioner(s): GR 7 Limited Partnership, SIENA Corporation, Hearing Case Friday, Feb. 3, 1989 at 2:30 p.m. Special Hearing: To determine whether the proposed building is permitted in accordance with the Zoning Regulations of Baltimore County and to determine if an M.L.R. and to determine if an M.L.R. and to determine if an M.L.R. and to determine if an M.L.R. Special Exception: A baseball batting range as an interim income producing use or in the alternative, for a community building. Variance to permit 11 parking spaces in lieu of the required 33. In the event that the variance is granted, a hearing permit may be issued within the 30 day appeal period. The Zoning Commissioner will have discretion any request for a stay of the issuance of said permit during the appeal 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. J. ROBERT HAINES Zoning Commissioner of Baltimore County 01236 Jan 19

CERTIFICATE OF PUBLICATION TOWSON, MD, January 19, 1989. 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 January 19, 1989. NORTHEAST TIMES THE JEFFERSONIAN, S. Zube Publisher

PO 08182 by M 05181 case 89-305-SPHXA price \$170.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District: 11116 Date of Posting: 11/17/88 Posted for: Special Hearing, Special Exception, and Variance Petitioner: GR 7 Limited Partnership, SIENA Corporation Location of property: SW/S (rear) Fontana Lane, 1328.67' NW of Philadelphia Road, 14th Election District - 6th Councilmanic District Location of Sign: 111 W. Chesapeake Avenue, Towson, Md. Remarks: Annual hearing date from 11/19 to 2/1/89 Posted by: J. Robert Haines Date of return: 11/17/88 Number of Signs: 2

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland District: 11116 Date of Posting: 11/17/88 Posted for: Special Hearing, Special Exception, and Variance Petitioner: GR 7 Limited Partnership, SIENA Corporation Location of property: SW/S (rear) Fontana Lane, 1328.67' NW of Philadelphia Road, 14th Election District - 6th Councilmanic District Location of Sign: 111 W. Chesapeake Avenue, Towson, Md.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3333 J. Robert Haines Zoning Commissioner February 1, 1989

NOTICE OF REASSIGNMENT

CASE NUMBER 89-305-SPHXA PETITIONER(S) GR 7 Limited Partnership LOCATION Lot #7 Golden Ring Executive Park

THE ABOVE MATTER, ORIGINALLY SCHEDULED TO BE HEARD ON February 3, 1989, HAS BEEN REASSIGNED. THE NEW HEARING DATE IS Monday, February 13, 1989 at 10:00 a.m.

J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY

COPIES TO: Benjamin Bronstein, Esq. Mr. David S. Thaler Kenneth Harkin/GR 7 Ltd. Partnership File

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3333 J. Robert Haines Zoning Commissioner JAN 12 1989 EVANS, GEORGE & BRONSTEIN JAN 10 1989

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 herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petitions for Special Hearing, Special Exception, and Zoning Variance. CASE NUMBER: 89-305-SPHXA SW/S (rear) Fontana Lane, 1328.67' NW of Philadelphia Road (I-77 - Golden Ring Executive Park) 14th Election District - 6th Councilmanic District Petitioner(s): GR 7 Limited Partnership/SIENA Corporation HEARING SCHEDULED: FRIDAY, FEBRUARY 3, 1989 at 2:30 p.m.

Special Hearing: To determine whether a community building is permitted in the R60 zone and to determine if an interim use in M.L.R. must meet the interim provisions as defined in §253.22C M.L. zone B.C.Z.R. SPECIAL EXCEPTION: A baseball batting range as an interim income producing use or in the alternative for a community building. Variance to permit 11 parking spaces in lieu of the required 33.

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.

J. ROBERT HAINES Zoning Commissioner of Baltimore County cc: Mr. Kenneth Harkin Mr. David S. Thaler Benjamin Bronstein, Esq. File

RE: PETITION FOR SPECIAL EXCEPTION, BEFORE THE ZONING COMMISSIONER SPECIAL HEARING & VARIANCE SW/S (rear) Fontana Ln., 1328.67' NW of Philadelphia Rd., Lot #7 Golden Ring Executive Park, 14th Election Dist., 6th Councilmanic Dist. GR 7 LTD. PARTNERSHIP/SIENA CORPORATION, Petitioners Case No. 89-305-SPHXA

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 31st day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Ave., Ste. 205, Towson, Maryland 21204, Attorney for Petitioners.

Peter Max Zimmerman Peter Max Zimmerman

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

December 6, 1988



Dennis F. Rasmussen  
County Executive

Benjamin Bronstein, Esq.  
29 West Susquehanna Avenue  
Towson, Maryland 21204

Re: Item #191

Dear Mr. Bronstein:

Please be advised that your request for an expedited hearing has been forwarded to my desk for handling.

I must inform you that the docket has been filled throughout the months of December and January.

Therefore, the matter will be set for early February. However, should a request for postponement arrive in time to slip this case into an earlier slot, such will be done immediately.

Please do not hesitate to call, should there be any questions.

Very truly yours,

G. G. Stephens  
DOCKET CLERK  
887-3391

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

JAN 10 1989

### NOTICE OF HEARING



Dennis F. Rasmussen  
County Executive

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 herein in Room 106 of the County Office Building, located at 111 N. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing, Special Exception, and Zoning Variance  
CASE NUMBER: 89-305-SPHXA  
S/W/S (rear) Fontana Lane, 1328.57' NW c/l Philadelphia Road  
(Lot #7 - Golden Ring Executive Park)  
14th Election District - 6th Councilmanic  
Petitioner(s): GR7 Limited Partnership/Siena Corporation  
HEARING SCHEDULED: FRIDAY, FEBRUARY 3, 1989 at 2:30 p.m.

Special Hearing: To determine whether a community building is permitted in the R4 zone and to determine if an interim use in M.L.R. shall meet the interim provisions as defined in §253.21C M.L. zone B.C.Z.R.  
SPECIAL EXCEPTION: A baseball batting range as an interim income producing use or in the alternative for a community building.  
Variance to permit 11 parking spaces in lieu of the required 33.

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.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. Kenneth Hankin  
Mr. David S. Thaler  
Benjamin Bronstein, Esq.  
File

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

Date: 1/30/89



Dennis F. Rasmussen  
County Executive

GR 7 Limited Partnership  
Siena Corporation  
8350 Bristol Court, Suite 101  
Jessup, Maryland 20794

Re: Petitions for Special Hearing, Special Exception, and Zoning Variance  
CASE NUMBER: 89-305-SPHXA  
S/W/S (rear) Fontana Lane, 1328.57' NW c/l Philadelphia Road  
(Lot #7 - Golden Ring Executive Park)  
14th Election District - 6th Councilmanic  
Petitioner(s): GR7 Limited Partnership/Siena Corporation  
HEARING SCHEDULED: FRIDAY, FEBRUARY 3, 1989 at 2:30 p.m.

Gentlemen:

Please be advised that a fee is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) 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(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.**

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

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

DATE: 2/13/89 ACCOUNT: 89-305-SPHXA

AMOUNT: \$ 96.06

RECEIVED FROM: GR 7 LTD. PARTNERSHIP

FOR: 89-305-SPHXA

VALIDATION OR SIGNATURE OF CASHIER

post set(s), there each set not

mer of

mer of

has been noted.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 25, 1989



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Exception, Special Hearing and Variance  
S/W Corner of Philadelphia Road and Fontana Lane  
14th Election District, 6th Councilmanic District  
GR7 Ltd. Partnership; General Partner  
Siena Corporation; General Partner - Petitioners  
Case No. 89-305-SPHXA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on April 19, 1989 by People's Counsel for Baltimore County. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:cer

Enclosures

cc: Benjamin Bronstein, Evans, George and Bronstein, Susquehanna Bldg., Suite 205, 29 West Susquehanna Avenue, Towson, Md. 21204

Kenneth Hankin, Vice President, GR 7 Limited Partnership; General Partner, Siena Corporation; General Partner  
8350 Bristol Court, Jessup, Maryland 20794

David S. Thaler, 11 Warren Road, Baltimore, Md. 21208

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

File

LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 296-0200  
FAX (301) 296-3719

WALLACE DANN  
COUNSEL

February 15, 1989

L. SCHEFF EVANS  
HARRIS JAMES GEORGE  
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL  
DOUGLAS A. STUBBS  
WILLIAM H. LEVASSEUR, JR.

The Honorable J. Robert Haines  
Zoning Commissioner for  
Baltimore County  
County Office Building, Rm. 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 89-305SPHA

Dear Commissioner Haines:

Enclosed for your consideration and signature is a draft of the Finding of Facts and Conclusion of Law in the above entitled case. Thank you for your kind consideration.

Very truly yours,  
EVANS, GEORGE & BRONSTEIN  
Benjamin Bronstein

BB/bjs  
Enclosure

RECEIVED  
FEB 15 1989  
ZONING OFFICE

LAW OFFICES  
EVANS, GEORGE AND BRONSTEIN

SUSQUEHANNA BUILDING, SUITE 205  
29 WEST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21204  
(301) 296-0200  
FAX (301) 296-3719

WALLACE DANN  
COUNSEL

November 29, 1988

L. ROBERT EVANS  
HARRIS JAMES GEORGE  
BENJAMIN BRONSTEIN

MICHAEL J. CHOMEL  
DOUGLAS A. STUBBS  
WILLIAM H. LEVASSEUR, JR.

Mr. James E. Dyer  
Zoning Supervisor  
Zoning Office  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Item No. 191  
Petition for Special Exception  
Petition for Special Hearing  
Petition for Zoning Variance

Dear Mr. Dyer:

Please be advised that I represent the Petitioner, Siena Corporation, in the above entitled item number. I have requested a special exception which will be located in part of an existing building on the site of the Golden Ring Executive Park. The entire industrial park has previously received CRG approval and was reviewed by the Zoning Advisory Committee on a prior petition for variances in case number 86-418-A. In view of the prior review of this entire property for the CRG and the Zoning Advisory Committee and the lease obligation that my client has with the prospective tenant, I am requesting that this matter be set in for an expedited hearing.

Thank you for your kind consideration.

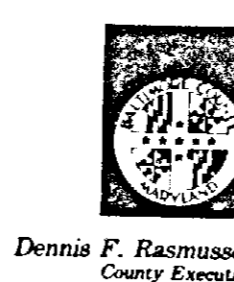
Very truly yours,  
EVANS, GEORGE & BRONSTEIN  
Benjamin Bronstein

BB/bjs

RECEIVED  
NOV 29 1988  
ZONING OFFICE

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 25, 1989



Dennis F. Rasmussen  
County Executive

Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Special Exception, Special Hearing and Variance  
S/W Corner of Philadelphia Road and Fontana Lane  
14th Election District, 6th Councilmanic District  
GR7 Ltd. Partnership; General Partner  
Siena Corporation; General Partner - Petitioners  
Case No. 89-305-SPHXA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on April 19, 1989 by People's Counsel for Baltimore County. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:cer

Enclosures

cc: Benjamin Bronstein, Evans, George and Bronstein, Susquehanna Bldg., Suite 205, 29 West Susquehanna Avenue, Towson, Md. 21204

Kenneth Hankin, Vice President, GR 7 Limited Partnership; General Partner, Siena Corporation; General Partner  
8350 Bristol Court, Jessup, Maryland 20794

David S. Thaler, 11 Warren Road, Baltimore, Md. 21208

People's Counsel, Rm. 304, County Office Bldg., Towson, Md. 21204

File

RE: PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE  
S/W Corner of Philadelphia Rd. and Fontana Lane, 14th Election Dist.; 6th Councilmanic Dist.

GR7 LTD. PARTNERSHIP, GENERAL PARTNER; SIENA CORP., GENERAL PARTNER, Petitioner

Case No. 89-305-SPHXA

NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of March 16, 1989, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Room 304, County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
(301) 887-2188

I HEREBY CERTIFY that on this 10th day of April, 1989, a copy of the foregoing Notice of Appeal was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, Susquehanna Bldg., Suite 205, 29 West Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
(301) 387-6335

J. Robert Haines  
Zoning Commissioner

April 6, 1989



Dennis F. Rasmussen  
County Executive

Benjamin Bronstein, Esquire  
Evans, George and Bronstein  
29 West Susquehanna Avenue  
Suite 205  
Towson, Maryland 21284

RE: Petition for Special Hearing and Variance  
Case #89-305-SPHA  
GR7 Ltd. Partnership

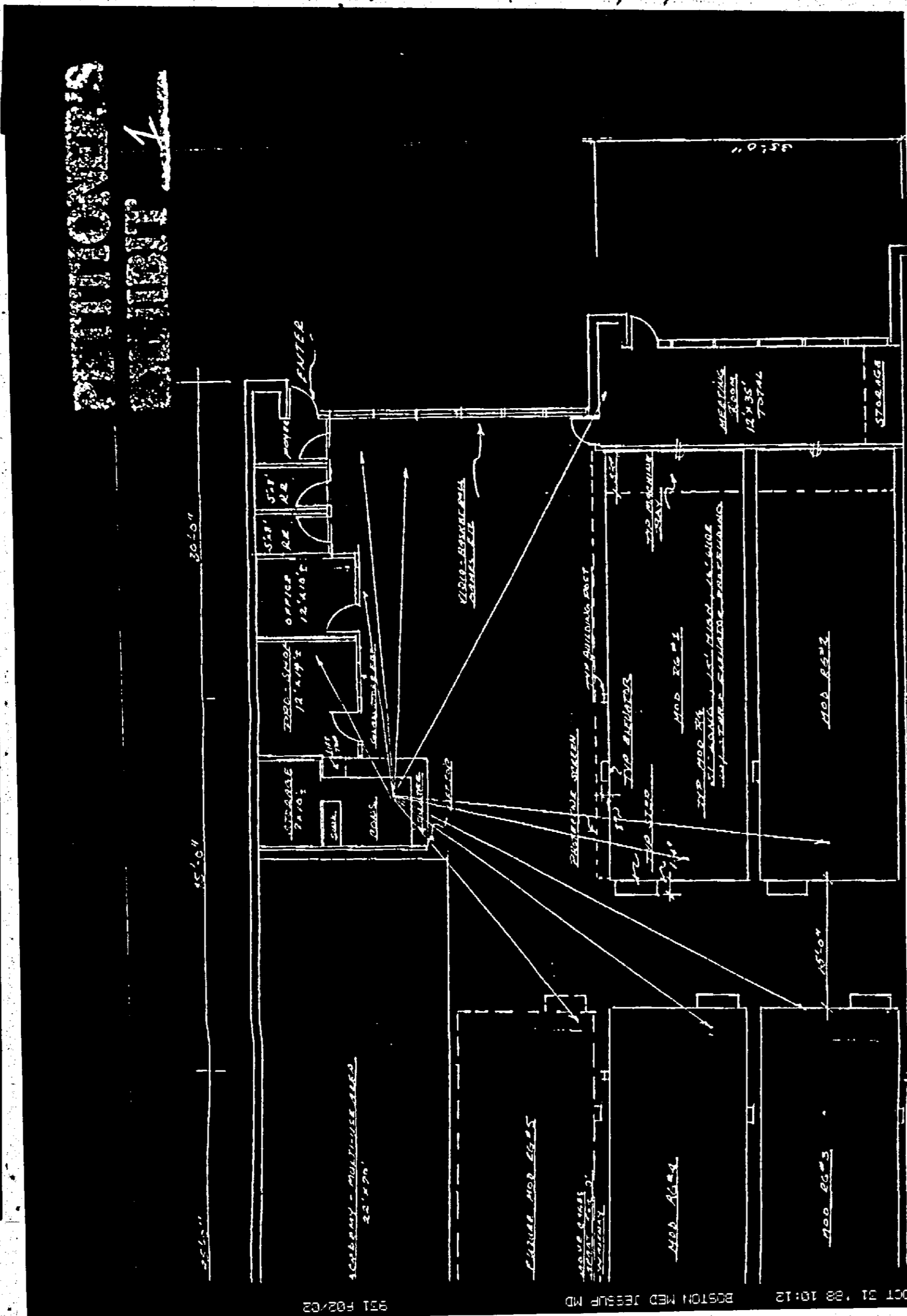
Dear Mr. Bronstein:

Enclosed please find an Amended Order changing restriction #2, on the above captioned case, as per your request.

Very truly yours,

*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mn  
att.  
cc: Peoples Counsel



89-305-SPHA

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  
23rd day of November, 1988.

Petitioner: GR 7 Ltd Partnership/  
Siena Corp.  
Petitioner's Attorney: Benjamin Bronstein

Received by: *James E. Dyer*  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1989

Benjamin Bronstein, Esquire  
Evans, George & Bronstein  
29 West Susquehanna Avenue, Suite 205  
Baltimore, Maryland 21284

RE: Item No. 191, Case No. 89-305-SPHA  
Petitioner: GR 7 Limited Partnership  
Petition for Special Hearing, Special  
Exception and Zoning Variance

Dear Mr. Bronstein:

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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: D. S. Thaler & Associates  
11 Warren Road  
Baltimore, Maryland 21208

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: J. Robert Haines, Zoning Commissioner  
Date: February 2, 1989

From: Pat Keller, Deputy Director  
Office of Planning and Zoning

Subject: Zoning Petition Nos. 89-305-SPHA (GR7 Ltd.); 89-308-SPH (Jefferson); 89-309-A (Snyder); 89-312-A (Williams); 89-317-A (Thompson); and 89-324-A (Servary)

The Office of Planning and Zoning has no comment on the above listed projects.

PK/sf

RECEIVED  
FEB 2 1989  
ZONING OFFICE

Baltimore County  
Fire Department  
Towson, Maryland 21284  
484-4300

Paul H. Reincke  
Chief

December 29, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Re: Property Owner: GR 7 Ltd. Partnership Siena Corp.

Dennis F. Rasmussen  
County Executive

Location: SW/S (rear) Fontana La., 1,328.67NW of c/l of  
Phila. Road  
Item No.: 191  
Zoning Agenda: Meeting of 11/22/88

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.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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.

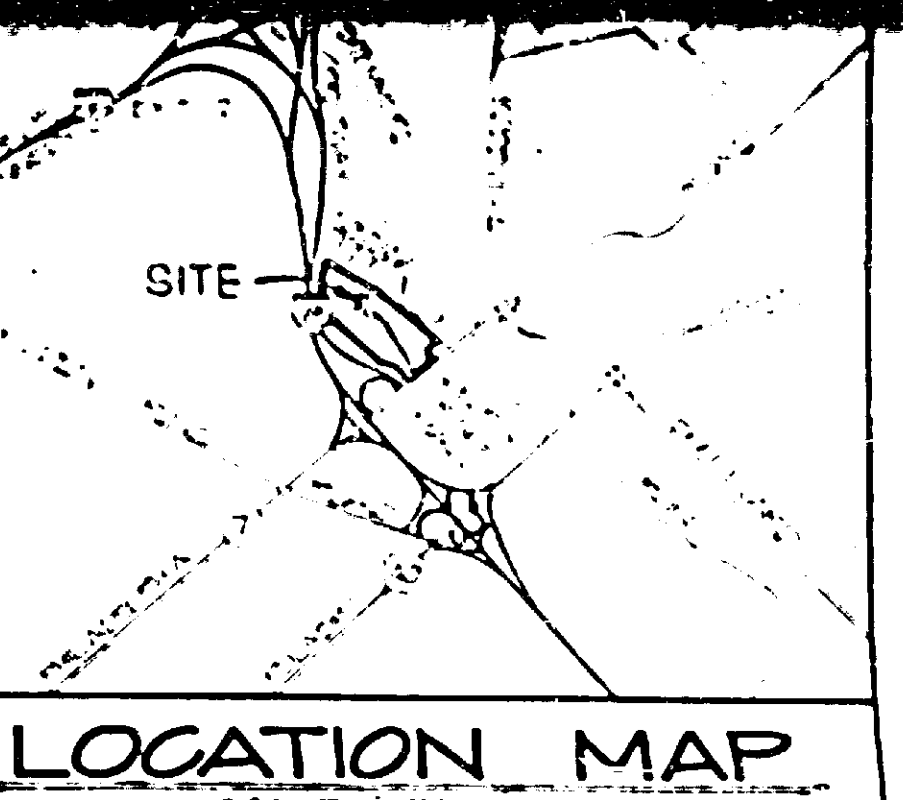
REVIEWER: *Paul H. Reincke* 12-29-88  
Planning Group  
Special Inspection Division

NOTED & APPROVED: *Dennis F. Rasmussen*  
Fire Prevention Bureau

TYPICAL PARKING SPACE  
NO SCALE

1	0	1	2	3	4	5	6	7	8	9	10	11	12
1	0	1	2	3	4	5	6	7	8	9	10	11	12
1	0	1	2	3	4	5	6	7	8	9	10	11	12

1	0	1	2	3	4	5	6	7	8	9	10	11	12
1	0	1	2	3	4	5	6	7	8	9	10	11	12
1	0	1	2	3	4	5	6	7	8	9	10	11	12

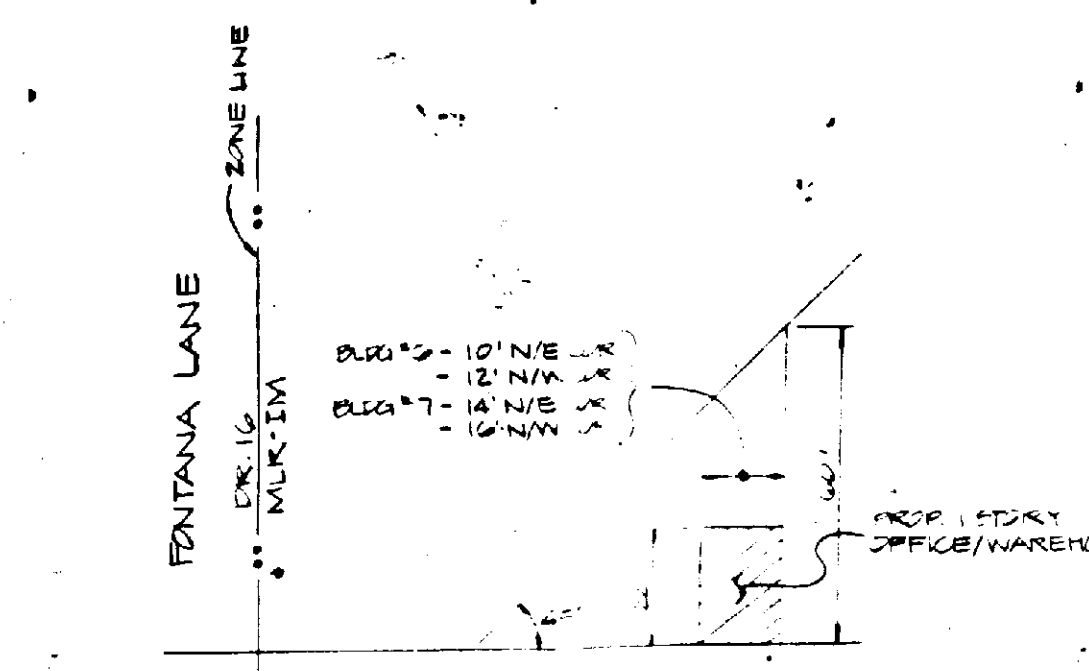


LOT PARKING CALCULATIONS

LOT NO.	AC.	PARKING REQUIRED	PARKING PROVIDED
1	1.305	105.0 SPACES	114 SPACES
2	2.427	190.0 SPACES	187 SPACES
3	1.469	64.7 SPACES	70 SPACES
4	0.450	2.5 SPACES	6 SPACES
5	2.354	89.4 SPACES	72 SPACES
6	2.638	58.5 SPACES	67 SPACES
7	3.745	80.4 SPACES	102 SPACES
8	1.125	4.8 SPACES	6 SPACES
TOTAL	19.492	543.1 SPACES	576 SPACES

F.A.R. ALLOWED (LOT#) 0.60  
PROPOSED 56,120 / 105,007 = 0.53

NOTE: ALL PARKING SPACES SHOWN ON LOTS 4, 5, 6, 7 ARE TO BE FOR USE IN COMMON FOR THESE LOTS.



REVISION DATED OCT. 7, 1986

- REVISED LOT #4 SHOWING NEW DATA BUILDING AND GRADING REVISIONS.
- REVISED PARKING DATA CHART AND LOT PARKING CALCULATIONS.

REVISION DATED FEB. 20, 1987

- REVISED BATH BUILDING SIZE, AND PARKING CALCULATIONS.
- REVISED PARKING DATA CHART AND LOT PARKING CALCULATIONS FOR LOT #7.

REVISION DATED APRIL 20, 1988

- REVISED LOT #8 TO ACCOMMODATE NEW BUILDING LAYOUT.
- REVISED PARKING DATA CHART FOR LOTS 5 AND 6 AND PARKING CALCULATIONS.
- ADDED NOTE FOR USE IN COMMON PARKING.

REVISION DATED OCT. 13, 1988

- ADDED AREA FOR SPECIAL EXCEPTION TO EX. WAREHOUSE BUILDING LOCATED AT SOUTHWEST CORNER OF LOT #7.
- ADDED LINE COORDINATE TABLE TO A COMPLY AREA OF 22.
- SPECIAL EXCEPTION FOR LOT #7.
- ADDED EXISTING HISTORY TO VARIANCE BOWES FOR LOT #7.
- REVISED OWNER 1 DEVELOPER FROM WHAT WAS SHOWN ON PRIOR PLAT DATED APRIL 20, 1987.
- ADDED PARKING TABULATION FOR LOT #7 IN LEFT HAND CORNER OF THE SHEET.

REVISION DATED MARCH 12, 1986

ADDED BOB'S BIG BOY, SIGN TO PLAN & DETAILS

- GENERAL NOTES
- Contours MLR-1M = 10'00 AC : 10'00 AC  
MLR-1M = 10'00 AC : 10'00 AC  
MLR-1M = 10'00 AC : 10'00 AC  
TOTAL = 23.92 AC : 23.92 AC
  - Councilmanic District: 6
  - Census Tract: 4407
  - Watershed: 19; Subwatershed: 1U
  - Present Use: Nonconforming Residential  
Proposed Use: Office, Restaurant, Millinery, and Drive-in Park (see building chart, this sheet).
  - Site Acreage: Gross: 23.92 AC  
Net: 23.42 AC
  - Local Open Space Requirements: N/A
  - Parking Required: See chart, this sheet.
  - F.A.R. Allowed: 0.6  
F.A.R. Proposed: 56,120 S.F. / 104,998 S.F. = 0.53 (based on MLR-1M site gross)  
109,304 S.F. = 0.36 (based on MLR-1M NET)
  - Landscape Planting Required:  
Total Amount of Trees Proposed = 341 trees  
One (1) tree per 20 linear feet of road (50% major deciduous) plus one (1) tree per 12 parking spaces plus 3 foot buffer areas along Philadelphia Road and Fontana Lane plus evergreen screen of service areas.
  - There are no well areas proposed on this site, public water will be provided.
  - There are no proposed septic areas, public sewerage will be provided.
  - There is an existing stream running through the property.
  - All interior roadways to be privately owned and maintained.
  - All proposed water to have a minimum of 4'-0" of cover (typically), and water located in proposed roads to have full trench compaction.
  - ADT shown thusly:
  - For Typical Parking Space detail, see this sheet.
  - Outdoor lighting shown thusly:
  - There are no historic sites, critical areas, hazardous material disposal sites, endangered species habitats on this tract.
  - Property Owner Information:  
Deed Reference 4121/151 Tax Acct. #1600001439  
Dorothy E. Herjehl  
Deed Reference 4121/148 Tax Acct. #1439002380  
Hughy & Katherine Salfner  
Deed Reference 6264/270 Tax Acct. #1422046025  
Katherine E. Salfner & Dorothy E. Herjehl
  - Lot lines shown thusly:
  - Buildings numbered thusly:
  - Remove all speed bumps from Fontana Lane.
  - The entire property is to be subjected to cross easements for access, ingress, utilities and drainage for the benefit of each lot.
  - MLR Zone is part of a contiguous area of manufacturing zoning in excess of 25 acres.
  - All proposed signs will comply with Section 413.6 BC2R (Bill #7, 1984).
  - There are no slopes greater than 25% in proposed construction areas.
  - All existing structures on site to be razed, or as noted on plan.
  - Lot Areas shown on Plan and not noted thusly:
  - 100yr Flood Plain line shown thusly:
  - ALL CURB RADI I SHALL BE 5'-0" UNLESS NOTED OTHERWISE

ATTORNEY FOR PETITIONER  
MELVIN B. SHULSTEIN  
102 W. PENNSYLVANIA AVE  
TOWSON, MD. 21284  
(410) 288-1100

PETITIONER'S EXHIBIT 2

NOTE:  
TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY HANDED AERIAL SURVEYS, INC. DATED JANUARY 1986

C.R.G. APPROVED OCT. 10, 1985

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING, PETITION FOR VARIANCE AND SPECIAL EXCEPTION

SITE PLAN  
SITE DEVELOPMENT PLAN  
PLAT TO ACCOMPANY VARIANCE PETITION  
AMENDED C.R.G. PLAN  
REVISED AMENDED C.R.G. PLAN

GOLDEN RING EXECUTIVE PARK

ELECTION DISTRICT #14  
SCALE: 1" = 50'  
REVISED FEB. 23, 1987  
REVISED APRIL 24, 1988  
REVISED OCT. 13, 1988

BALTIMORE  
BELTWAY

LINE TABLE FOR SPECIAL EXCEPTION FOR LOT #7

LINE	BEARING	DIST.
L-1	N 58° 09' 08" E	30.00
L-2	N 51° 09' 08" E	30.00
L-3	N 51° 09' 08" E	30.00
L-4	N 51° 09' 08" E	1.95
L-5	S 58° 09' 08" E	100.00
L-6	S 51° 09' 08" E	70.07
L-7	N 58° 09' 08" W	100.00
L-8	N 51° 09' 08" W	11.34
L-9	N 58° 09' 08" W	60.00
L-10	N 51° 09' 08" W	55.00

FLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING, PETITION FOR VARIANCE AND SPECIAL EXCEPTION

TABLE FOR SPECIAL EXCEPTION FOR LOT #7

IRG	IRG	IRG	IRG
0711	34' 18.4084	0712	34' 18.4084
0713	34' 18.4084	0714	34' 18.4084
0715	34' 18.4084	0716	34' 18.4084
0717	34' 18.4084	0718	34' 18.4084
0719	34' 18.4084	0720	34' 18.4084
0721	34' 18.4084	0722	34' 18.4084
0723	34' 18.4084	0724	34' 18.4084
0725	34' 18.4084	0726	34' 18.4084
0727	34' 18.4084	0728	34' 18.4084
0729	34' 18.4084	0730	34' 18.4084
0731	34' 18.4084	0732	34' 18.4084
0733	34' 18.4084	0734	34' 18.4084
0735	34' 18.4084	0736	34' 18.4084
0737	34' 18.4084	0738	34' 18.4084
0739	34' 18.4084	0740	34' 18.4084
0741	34' 18.4084	0742	34' 18.4084
0743	34' 18.4084	0744	34' 18.4084
0745	34' 18.4084	0746	34' 18.4084
0747	34' 18.4084	0748	34' 18.4084
0749	34' 18.4084	0750	34' 18.4084
0751	34' 18.4084	0752	34' 18.4084
0753	34' 18.4084	0754	34' 18.4084
0755	34' 18.4084	0756	34' 18.4084
0757	34' 18.4084	0758	34' 18.4084
0759	34' 18.4084	0760	34' 18.4084
0761	34' 18.4084	0762	34' 18.4084
0763	34' 18.4084	0764	34' 18.4084
0765	34' 18.4084	0766	34' 18.4084
0767	34' 18.4084	0768	34' 18.4084
0769	34' 18.4084	0770	34' 18.4084
0771	34' 18.4084	0772	34' 18.4084
0773	34' 18.4084	0774	34' 18.4084
0775	34' 18.4084	0776	34' 18.4084
0777	34' 18.4084	0778	34' 18.4084
0779	34' 18.4084	0780	34' 18.4084
0781	34' 18.4084	0782	34' 18.4084
0783	34' 18.4084	0784	34' 18.4084
0785	34' 18.4084	0786	34' 18.4084
0787	34' 18.4084	0788	34' 18.4084
0789	34' 18.4084	0790	34' 18.4084
0791	34' 18.4084	0792	34' 18.4084
0793	34' 18.4084	0794	34' 18.4084
0795	34' 18.4084	0796	34' 18.4084
0797	34' 18.4084	0798	34' 18.4084
0799	34' 18.4084	0800	34' 18.4084

LOT #7 - 409.63  
VARIANCE FOR 11 PARKING SPACES IN LIEU OF REQUIRED 23

100 YEAR FLOOD PLAIN  
2.389 AC.

3" BITUMINOUS CONC SURFACE COURSE SH. PLACED IN 2-1/2" LAYERS

8" THICK CR-6 STONE BASE PLACED IN 2-4" LAYERS

TYPICAL PAVING SECTION  
NO SCALE

NOTE: 1. FINAL FINISH D SIGN TO BE DETERMINED BY A LICENSED SOILS ENGINEER.  
2. DIMENSIONS IN ABOVE SECTION ARE FOR BID PURPOSES ONLY.

NOTE: PARKING SPACES LOCATED ON LOT NO. 2 WHICH ARE INTENDED TO SATISFY THE PARKING REQUIREMENT FOR LOT NO. 1 AND SHALL SERVE LOT NO. 1 PRESENT TO THE ZONING REGULATIONS. (DC Z.R. 1985, DUL. 18-70)

OWNER / DEVELOPER  
GR. 7 LIMITED PARTNERSHIP  
GR. 7 LIMITED PARTNERSHIP  
GENERAL PARTNER  
SINA CORPORATION  
GENERAL PARTNER  
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8350 BRISTOL COURT SUITE # 101  
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