PETITION FOR ZONING VARIANCE S/S Deereco Road, 1,064' SE of Intersection of Deereco Road nd Padonia Road 8th Election District OF BALTIMORE COUNTY 3rd Councilmanic District . Case No. 89-511-A 9500 Deereco Road Part. Assoc. Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to nermit a rear ward nathack of 0 feet in lieu of the required 50 feet for proposed Parking Structures "A" and "B"; a side yard setback of 10 feet in lieu of the required 50 feet for proposed Parking Structure "B"; a side yard setback of 10 feet in lipu of the required 30 feet for proposed Parking Structure feet for proposed Parking Structure "B" and an existing building: a side yard setback of 45 feet in lieu of the required 50 feet for proposed Parking Structure "B" and the proposed ten story building; a distance between buildings of 90 feet in lieu of the required 100 feet for proposed Parking Structure "B" and the proposed ten story building; and to permit one (1) stationary double-faced park identification sign of 150 sg.ft. per face (300 pg.ft. total) mounted on a parking structure in lieu of the permitted freestanding stationary park identification sign of 150 sq.ft, per face. (one sign for each structure, two signs total) all as more particularly described in Potitioner's Exhibit 1

The Petitioners, by Benjamin Bronstein, Esquire, appeared and testified. Also appearing and testifying on behalf of the Petition were Marsha A. Lea, Landscape Architect with Columbia Design Collective, Inc.; James Matis with George W. Stephens, Jr. and Associates, Inc.; and Anthony

Petitioners shall not allow or cause any signage to be mounted on the sides of the parking garages facing the Harrisburg Expressway (1-03).

Petitioners shall comply with the requirements forth in the Zoning Plans Advisory Committee constants submitted hereto and made a part hereof.

5) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforce-ment Division to make an inspection of the subject property to insure compliance with this Order.

IT IS FURTHER ORDERED that a variance to permit one (1) statio ary double-faced park identification sign of 150 sq.ft. per face (300 sq.ft. total) mounted on a parking structure in lieu of the permitted freestanding stationary park identification sign of 150 sq.ft. per face. (one sign for each structure, two signs total) be and is hereby DENIED.

- 5-

JRH:bis

J. Robert Haires Zoning Commissioner

Julio of Hill Management Company, Project Manager for Petitioners. There were no Protestants

> Testimony indicated that the subject property consists of 9.239 acres more or less zoned M.L.-T.M. and is improved with a ten story office building, identified as T.C.C. #1 on Petitioner's Exhibit 1, and a warebuilding formerly used by Levitz Furniture. Testimon indicated Petitioners propose to add two additional office buildings which will be similar in design and character to the existing ten story site is 850,000 sq.ft., the total FAR proposed is 450,000 sq.ft., includ ing the existing office building. Potitioners submitted Petitioner's Exhibit 3 which details the Petitioners' interest in adjoining property north of the site, extending to the south side of Padonia Road, and an office/warehouse development on the opposite side of the subject property Degreen Road through interlocking ownership. A preliminary plan identified as Petitioner's Exhibit 4, would have satisfied zoning criteria and permitted the development of all three office buildings and proposed parkbetween the buildings, require a parking structure over 400 feet Decreco Road and result in diminishing the open space be buildings. Petitioners' proposed plan, as set forth in Petitioner's Exhibits 1 and 2, promotes an office campus-type setting. The upper levels of the parking structures, with brick trim facades, will be compatible with the grade of I-83. This structure will provide sufficient parking together with surface parking to meet site requirements. Further, the site will he substantially landscaped by existing and supplemental foliage. The

testimony and evidence presented by Petitioners' witnesses established that the requirements of Section 307 of the Baltimore County Zoning Regula tions (B.C.Z.R.) would be met by this project. To further support Petitioners' request, Petitioners submitted a letter from the P. Frederick company, identified herein as Petitioner's Exhibit 5, which states that they have reviewed the site plan and are not opposed to the requested variance for the parking garage adjoining their property.

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

whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unaccessarily

whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a leaser relation than that applied for would give substantial relief; and

whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Thorses for Filing

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Anderson v. Ed. of Appenls, Town of Chesapeake Beach, 22 Md. App. 28 (1974)

After due consideration of the testimony and evidence presented. in the opinion of the Zoning Commissioner, if the area variances are grant ed, 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 hoalth, safety, and general welfare. However, the sign variances request

Purpuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested, as modified, should be granted

THEREFORE, IT IS ORDERED by the Zöning Commissioner for Baltimore County this Military of July, 1989 that the Petition for Zoning Variance to permit a rear yard setback of 0 feet in lieu of the re guired 50 feet for proposed Parking Structures "A" and "B"; a mide yard setback of 10 feet in lieu of the required 50 feet for proposed Parking Structure "B"; a side yard setback of 10 feet in lieu of the required 30 feet for proposed Parking Structure "B"; a distance between buildings of 40 feet in lieu of the required 60 feet for proposed Parking Structure "B" and an existing building; a side yard setback of 45 feet in lieu of the required 50 feet for proposed Parking Structure "B" and the proposed ter story building; and a distance between buildings of 90 feet in lieu of the required 100 feet for proposed Parking Structure "B" and the proposed ten story building, in accordance with Petitioner's Exhibit 1, he and is here by GRANTED, subject, however, to the following restriction:

> 1) The Petitioners may apply for their building ine retitioners may apply for their building pormit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that pro-ceeding at this time is at their own risk until nuch time as the 30-day appliate process from this Order me as the 30-day appellate process from this Order is expired. If, for whatever reason, this Order is regard, the Petitioner would be required to return, spible for returning, said property to its

2) Additional screening and landscaping is required for the mouth side of the property near the proposed partials threatment of the property near the property partials are the property of the property of the facing Commissioner and the Saltimer County Landscape Planers are buildings of the partial which takes into consideration the restriction set forth herein and provides better accessing of the parking structure.

July 27, 1989

- 2-

Banjamin Bronstein, Esquire 29 M. Susquehanna Avenue, Suite 205 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE 5/S Desreco Read, 1,064' SE of the intersection of Desreco and Feder Roads St Blaction Roads St Blaction Roads St Discretion Road Partnership Assoc. - Petitioners Case Bo. 39-511-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in part and denied in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3991.

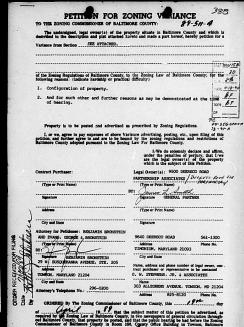
Very truly yours, J. Robert Haires
Zoning Commissioner
for Baltimore County 6.07

Dunte F. Russesson

JRH:bis

cc: People's Counse

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Robert frience

VARIANCE REQUESTS

- 1. Section 255.2 to permit a rear yard of 0 ft. in lieu of the required 50 ft. (Parking structures "A" and "B").
- 2. Section 255.2 to permit a sideyard of 10 ft. in lieu of the required 50 ft. (Parking structure "8").
- 3. Section 255.1 to permit a sideyard of 10 ft. in lieu of the
- required 30 ft. (Parking structure "B"). 4. Section 102.2 to permit a distance between buildings of 40
- ft. in lieu of the required 60 ft. (Parking structure "8" and existing building). 5. Section 255.2 to permit a sideyard of 45 ft. in lieu of the
- required 50 ft. (Parking structure "B" and the proposed ten story building).
- Section 255.2 to permit a distance between buildings of 90 ft. in lieu of the required 100 ft. (Parking structure "B" and proposed ten story building).
- 7. Section 413.6f to permit & stationary double face (150 s.f. per face) park identification sign# mounted on a parking structure in lieu of the permitted freestanding stationary 150 s.f. per face park identification sign (150gn for each gargety, 2 segme ratel)

13 RE: FETITION FOR ZONING VARIANCE 3/S Decreco Road, 1,064' SE of Intersection of Deereco Road * ZONING COMMISSIONER ind Padonia Road * OF BALTIMORE COUNTY 8th Flection District Ord Councilmanic District 💌 đão No. 89-511 🤄 3500 Decreso Road Part. Assoc. Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a rear yard setback of G feet in lies of the quired 50 feet for proposed Farking Structures "A" and "B"; a side yard setback of 10 feet in lieu of the required 50 feet for proposed Parking Structure "B"; a side yard setback of 10 feet in lieu of the required 30 feet for proposed Parking Structure "B"; a alstance between buildings of 40 feet in lieu of the required 60 feet for proposed Parking Structure "B" and an existing building; a side yard setback of 45 feet in lieu of the required 50 feet for proposed Parking Structure "B" and the proposed ten story building; a distance between buildings of 30 feet in lieu of the required 100 feet for proposed Parking Structure "B" and the proposed ten story building; and to permit one (1) stationary double-faced park identification sign of 150 sq.ft. per face (360 aq.ft. total) mounted on a parking structure in lieu of the permitted freestanding stationary park identification sign of 150 sq.ft. per face, (one sign for each structure, two signs total) all an more particularly described in Petitioner's Exhibit 1.

The Potitioners, by Benjamin Bronstein, Esquire, appeared and testified. Also appearing and testifying on behalf of the Petition were Marcha A. Lea, Landscape Architect with Columbia Design Collective, Inc.; James Matis with George W. Stephens, Jr. and Associates, inc.; and Anthony

> Petitioners shall not allow or cause any signage to be mounted on the sides of the parking garages facing the Harrisburg Expressway (1-83).

4) Petitioners shall comply with the requirements set forth in the Zoning Plans Advisory Committee comments submitted hereto and made a part hereof.

5) Upon request and reasonable notice, Petitioners 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 a variance to permit one (1) stationary double-faced park identification sign of 150 sq.ft. per face (300 sq.ft. ictal) mounted on a parking structure in lieu of the permitted freestanding stationary park identification sign of 150 sq.ft. per face, (one sign for each structure, two signs total) be and is hereby DENIED.

> Zoning Commissioner / for Baltimore County

Julio of Hill Management Company, Project Manager for Petitioners. There were no Protestants.

Testimony indicated that the subject property consists of 9.239 acres more or less zoned M.L.-I.M. and is improved with a ten story office building, identified as T.C.C. #1 on Petitioner's Exhibit 1, and a warehouse/showroom building formerly used by Levitz Furniture. Testimony indicated Petitioners propose to add two additional office buildings, which will be similar in design and character to the existing ten story building, and two parking structures. Although the permitted FAR for the site is 850,000 sq.ft., the total FAR proposed is 450,000 sq.ft., including the existing office building. Petitioners submitted Petitioner's Exhibit 3 which details the Petitioners' interest in adjoining property north of the site, extending to the south side of Padonia Road, and an office/warehouse development on the opposite side of the subject property on Deereco Road through interlocking ownership. A preliminary plan, identified as Petitioner's Exhibit 4, would have satisfied zoning criteria and permitted the development of all three office buildings and proposed parking structures without a variance. However, said plan would constrict the distance between the buildings, require a parking structure over 400 feet in length paralleling I-83, necessitate moving one of the cffice buildings closer to Deereco Road and result in diminishing the open space between buildings. Petitioners' proposed plan, as set forth in Petitioner's Exhibits 1 and 2, promotes an office campus-type setting. The upper levels of the parking structures, with brick trim facades, will be compatible with the grade of I-83. This structure will provide sufficient parking together with surface parking to meet site requirements. Further, the site will te substantially landscaped by existing and supplemental foliage. The

the many and explicit empreciated dynamical expensions of contractions. that the resultance of actual 2000 the Parka that the 2 offy and 1 february The Bridge & Added of two or process to father satisfication changered request, Retainstone captation a letter from the expression Re-Chrecht & Sun company, identificationally as fatility charts Exhibit (1, which setates that they have perleared the site plan and are not opposed to the requested variance for the purking garage adjuints their projectly.

An area variation day to granted where o riot Application of the zoning regulations would cause practical difficulty to the letitioner and his property. Milean v. Soley, 270 Ma. 208 (1973). To prove practical difficulty for an area variance, the retitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a possitted purpose or render conformance unrecessarily burdensome;

(i) 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

 whether relief can be greated in such faction that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. dd. of Appeals. Town of Checapeake Beach, 22 Md. Apr. 28

After due consideration of the testimony and evidence presented, in the opinion of the Moning Commissioner, if the area variances are 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 nealth, safety, and general welfare. However, the sign variances requested are unnecessary and not within the spirit and intent of the B.C.Z.R.

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and the second contract of the second Constraint of a lifety of the end of the end of the first of a lifety of the contract of the c Control and the state of the great products of the first of the control and th Teach For proposed nathers Structure Matter a flot early delivers of the exo pro-feet la laka is the requirea to feet for pro-communication of the ordian eviating building; a plum yard sethack of the fact of the control to the required SC free for an acced Parking Structure "S" and Steam of the ctory building, and a decrease between hit singo distributions of a little required (ICL) (set for proposed Parking Stricture "ES" and the restored tes story multalng. In accordance with Petiti perio exhibit 1. 12 2012 of the by GRANTED, outdoots, powever, to the full wind restrict out

(1) The Schibboners may apply for their rollidate populity and not granted same upon recorpt of this Arden; howers, Petitioners are hereby hade aware that areopeding at this time is at their own rick sately, at time as the 30-day appoliace process from this Order has expired. If, for whatever reason, this sider in reversed, the Peritioner would be required to return. ind he responsible for returning, said property to live original condition.

2) Adultional screening and landscaping is required for the south side of the property near the proposed Barking Structure "B." Prior to the Jestimic of any permits, Petitioners charl submit for approval by the Zealog Commissioner and the Baitimore Jounty Landscape Plummer a new landscaping plan which taken into consideeration the restriction are forth herein and provides botter obreening of the parking obrusture.

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

July 27, 1989

- 2-

Benjamin Bronstein, Esquire 29 W. Susquehanna Avenue, Suite 205 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE S/S Deereco Road, 1,064' SE of the intersection of Deereco and Padonia Rouds 8th Election District - 3rd Councilmanic District 9500 Deereco Road Partnership Assoc. - Petitioners

Case No. 89-511-A Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in part and denied in part in accordance with t 3 attached Order.

In the event any party finds the decision rendered is untavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours, ROBERT HAINES Zoning Commissioner for Baltimore County

cc: People's Counsel

File

PETITON FOR ZONING VERIANCE THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-511-4	³ 95
The undersigned, legal owner(s) of the property situate in Baltimore County and whits scribed in the description and plat attached hereto and made a part hereof, hereby petition	h is for a
riance from SectionSEE ATTACHED.	

	3.1 3. AV
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County following reasons: (indicate hardship or practical difficulty)	nty; for the
1 Configuration of property.	AT L

Configuration of property

City and State

2. And for such other and further reasons as may be demonstrated at the time of hearing.

84-356-SFHX7 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.

> under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. DECENT 9500 DEERECO ROAD

I/We do solemnly declare and affirm,

ecc Read Generalista
61-1300
hone No.
l owner, cor
contacted TES

Address 825-8120 Phone No.

296-0200

Attorney's Telephone No.: -----

Zoning Commissioner of Baltimore C

303 ALLEGHENY AVENUE, TOWSON, MD 21204

VARIANCE REQUESTS

1. Section 255.2 to permit a rear yard of O ft. in lieu of the required 50 ft. (Parking structures "A" and "B").

2. Section 255.2 to permit a sideyard of 10 ft. in lieu of the required 50 ft. (Parking structure "B").

3. Section 255.1 to permit a sideyard of 10 ft. in lieu of the required 30 ft. (Parking structure "B").

4. Section 102.2 to permit a distance between buildings of 40 ft. in lieu of the required 60 ft. (Parking structure "B" and existing

5. Section 255.2 to permit a sideyard of 45 ft. in lieu of the required 50 ft. (Parking structure "B" and the proposed ten story

6. Section 255.2 to permit a distance between buildings of 90 ft. in lieu of the required 100 ft. (Parking structure "B" and proposed ten story building).

7. Section 413.6f to permit # stationary double face (150 s.f. per face) park identification sign# mounted on a parking structure in lieu of the permitted freestanding stationary 150 s.f. per face park identification sign. (1:3091 for each sporterly, a Sugnis Techne)

Tescription to Accompany Zoning Fetition for Variances in an Existing ML-IM Zone,

Timenium Corporate Center. Eeginning for the same on the south side of Deereco Road, said point being

distant South 37° 44' 30" East 1064'± from the intersection of the centerlines of Deereco Road and Padonia Road running thence binding on the north side of Deereco Road the five following courses, viz:

1) by a curve to the right having a radius of 691.12' for a distance of 295.46' 2) by a curve to the right having a radius of 1501.12' for a distance of 251.73'

3) South 26° 50' 00" East 123.74'

4) South 63° 13' 05" West 0.13' and

5) by a curve to the right having a radius of 1520.88' for a distance of 124.50' thence leaving Deereco Road

6) South 36° 48' 58" West 402.76' to the north right-of-way line of the Baltimore Harrisburg Expressway, I-83, thence binding on the north right-of-way line of I-83 the six following courses, viz: 7) by a curve to the left having a radius of 3537.75' for a distance of 203.55'

8) by a spiral curve to the left having a chord bearing of North 52° 24' 33" West and a chord distance of 142.64'

9) North 47° 54' 04" West 206.93'

10) North 34° 44' 56" West 34.79'

11) North 43° 45' 36" West 117.21' and

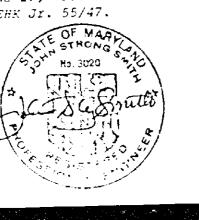
12) North 81° 33' 11" West 56.55 13) North 47° 28' 24" West 37' thence leaving the north right of way line of I-83

1.1 North 36° 48' 58" East 267' 15) South 53° 11' 02" East 45' 16) North 36° 48' 58" East 339' to the place of beginning

Containing 9.5 Acres:

Being all of that lot of ground as shown on a plat entitled "1st Amended Plat of Timonium Corporate Center" dated January 12, 1988 and recorded among the plat records of Balto. County in Plat Book SM 58/46 and a portion of Parcel A as shown on a plat entitled, "Subdivision Plat Padonia Corporate Center" dated June 27, 1986 and recorded among the plat records of Balto. County in Plat Book EHK Jr. 55/47.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY.



February 21, 1989

June 12, 1989

Mr. Anthony Julio Vice President Hill Management 9640 Deereco Road Timonium, Maryland 21093

Re: Proposed Parking Deck Timonium Corporate Center 9515 Deereco Road Timonium, Maryland 21093

Dear Anthony:

I have reviewed the Site Plan for the referenced project, as prepared by Columbia Design Collective, dated November 14, 1988, which reflects the proposed layout for the referenced parking deck development on Deereco Road. The partners of the adjacent property owner, Deer Park Center Limited Partnership ("Partnership"), have elected not to oppose the variance for construction of the parking deck encroaching 10'0" over the current setback line adjacent to the Partnership's property, established by Baltimore County.

If I may provide additional assistance, please do not hesitate to contact me.

> DEER PARK CENTER LIMITED PARTNERSHIP By: P. Fred'k Obrecht Management Co., Inc.

very truly yours,

George F. Obrecht General Partner

cc: All Partners P. FRED'K OBRECHT & SON Timonium, Maryland 21003 30]-561-5858 Builders * Developers * Construction Managers * Property Managers

89-511-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towsen, Maryland

District 8 th Posted for: Variance	Date of Posting May 24, 1989
Posted for: Variance	
Petitioner: Derles Road	Partnership
Location of property: 5/5 Degrace A	Partnership rad 1644' 5 E of Deeress and Paderia
Road sester line interess	
property	leeree Road in front of surject.
Remarks:	
Posted by S. J. Grata Signature Styles of Signature	Date of return: 11/24 26, 1989
Bushes of Stones 2	V

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on May 25, 19 89.

> THE JEFFERSONIAN TOWSON TIMES.

PO12556 reg M 28995 CO 89-511-A pinco \$ 142.93

NOTICE OF HEARING

Petritioner(s):
Deereco Road Partnership
Hearing Date: Wednesday,
June 14, 1989 at 3:00 p.m.

Variance: to permit a rear yard of 0 ft. in lieu of the required 50 ft

(parking structures "A" and "8"); to permit a side yard of 10 ft. in lieu of the required 50 ft. (parking structure "B"); to permit a side yard of 10 ft. in lieu of the required 50 ft.

30 ft. (parking structure "B"); to permit a distance between buildings of 40 ft. in lieu of the required 60 ft. (parking structure "B" and existing building), to permit a side yard of 45 ft. in lieu of the required 50 ft. (parking structure "B" and the proposed ten story building); to permit a distance between buildings of 90 ft. in lieu of the required 100 ft. (parking structure "G" and the proposed ten story building); to permit a distance between buildings of 90 ft. in lieu of the required 100 ft. (parking structure)

buildings of 90 ft. in lieu of the required 100 ft. (parking structure "B" and proposed ten story building); and to permit one stationary double-face (150 sq. ft. per face) park identification sign mounted on a parking structure in lieu of the permitted free-standing 150 sq. ft. per face park identification sign (one sign for each property, two signs total). 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.

J. ROBERT HAINES

6 59-511A

PLEASE PRINT CLEARLY	PETITIONER(S) SIGN-IN SHEET

⊘ NAME	ADDRESS
Binjami Donstein	205 Susquelianna Hdg 21204
Marsha Lea	205 Susquitianna Hdg 21204 8543 Geren Pd Silver Sp
JAMES MATIS	ALL DUNKIEK FOAD 2090
Anthony & Julio	940 Derran Rd Timewium Md 2007=
1 Manual Control	

89-511-A

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 19th day of _______, 19 00.

Petitioner Degreco Rd Mod jet al Received by: Petitioner's Attorney Benjamin Bronstein

Chairman, Zoning Plans Advisory Committee

Baltimore County Zoning Commissioner Office of Planning & Zonir.g Towson, Maryland 21204

494-3353 J. Robert Haines

Date: 6/9/89

Dennis F. Rasmussen

d post set(s), there

r each set not

9500 Deereco Road Partnership Associates 9640 Deereco Road Timonium, Maryland 21093

ATTN: JAMES L. SMITH

Re: Petition for Zoning Variance CASE NUMBER: 89-511-A 5/S Deereco Road, 1054 SE of Deereco and Padonia Road centerline intersection

(Timonium Corporate Center) 8th Election District - 3 Louncilmanic Petitioner(s): Deereco Road Partnership HEARING SCHEDULED: WEDNESDAY, JUNE 14, 1989 at 3:00 p.m.

Please be advised that $\frac{7/72.93}{1}$ 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 Dulluing, Room 12, -

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

AMOUNT_\$ 1722.73

VALIDATION OR SIGNATURE OF CASHIER

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

NOTICE OF HEARLIE

May 12. terr



The Zoning Commissioner of Paltimore 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 its W. Chesapeake Avenue in Towson. Maryland as follows:

Patition for Inning Variance 5/5 Deereco Road, 1084 SE of Deereco and Faconia Road centerline intersection (Timonium Corporate Center) 8th Election District - 3rd Councilmanic Petitioner(s): Deereco Road Partnership HEARING SCHEDULED: WEDNESDAY, JUNE 14, 1989 at 3:00 p.m.

Variance to permit a rear yard of O ft. in lieu of the required 50 ft. (parking structures "A" and "B"); to permit a side yard of 10 ft. in lieu of the required 50 ft. (parking structure "B"); to permit a side yard of 10 ft. in lieu of the required 30 ft. (parking structure "B"); to permit a distance between buildings of 40 ft. in lieu of the required 60 ft. (parking structure "B" and existing building); to permit a side yard of 45 ft. in lieu of the required Solutions of the expering collecting, to permit a gion year of the premit a distance bebullet thereing structure of and the proposed ten active duritingly to retain a distance between buildings of 90 ft. in lieu of the required 100 ft. (parking structure "8" and proposed ten story building); and to permit one stationary double-Face (150 sq. ft. per face) park identification sign mounted on a parking structure in lieu of the permitted free-standing 150 sq. ft. per face park indentification sign (one sign for each property, two signs total).

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 period for good cause shown. Outh request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

1. Plat friend Zoning Commissioner of Baltimore County cc: 9500 Deereco Road Partnership Associates

Benjamin Bronstein, Esq.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Benjamin Bronstein, Esquire Evan, George & Bronstein 29 W. Susquehanna Avenue, Suite 205 Towson, MD 21204

MEMBERS Burcau of Department of Traffic Engineering Bureau of Health Department Project Planning

Building Department

Board of Education

industrial

Zoning Administration

COUNTY OFFICE BLDG.

111 W. Chesapeske Ave Towson, Maryland 21204

> RE: Item No. 388, Case No. 89-511-A Petitioner: Deereco Rd Ltd Prtnshp, et al Petition for Moning Variance

May 31, 1989

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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours, James E. Dijev/ja JAMES E. DYER Zoning Plans Advisory Committee

Enclosures

cc: Deereco Rd Ltd Partnership G. W. Stephens, Jr. & Associates

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

April 25, 1989

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204



Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 35%, 388, 415, 418, 419, 420, 421, 422, and 423.

> Very truly yours, Tricked Dlenige Michael S. Flanigen Traffic Engineer Acces. II

ZUNING CHICE

Zoning Commissioner Office of Planning and Zoning	MAY 17 1989
County Office Building Towson, Maryland 21204	ZONING OF 1969
Property Owner: 9500 Decreto Ra.	Meeting of CC 1/1
Location: 0/5 Deleter Na.	Sewage Disposal:
Water Supply: MCTIC- COMMENTS ARE AS FOLLOWS:	sewage bisposar

Prior to approval of a Building Permit for construction, re for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain require its for such installation(s) before work begins.

() A permit to construct from the Bureau f Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallens or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cocking surface area of five (5) square feet or more.

() Prior to approval of a Eullding Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 857-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 897-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandomment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been ____, must be ____, conducted.

and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test

() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

(V) It submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management

In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If t subdivision process, please contact the Land Development Section at 887-2762.

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

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



Dennis F. Rasmussen

Re: Property Owner: 9500 Deereco Road Partnership Associates/Deereco Road Limited Partnership

Location: S/S Deereco Road, 1064' SE of Deereco and Padonia Road centerline intersection.

Zoning Agenda: April 18, 1989 Item No.: 388

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 of 300* feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

* on site () 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.

(χ) 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," 1988 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for Ar. 1 18, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 415, 418, 419, 420, 421, 422 and 423.

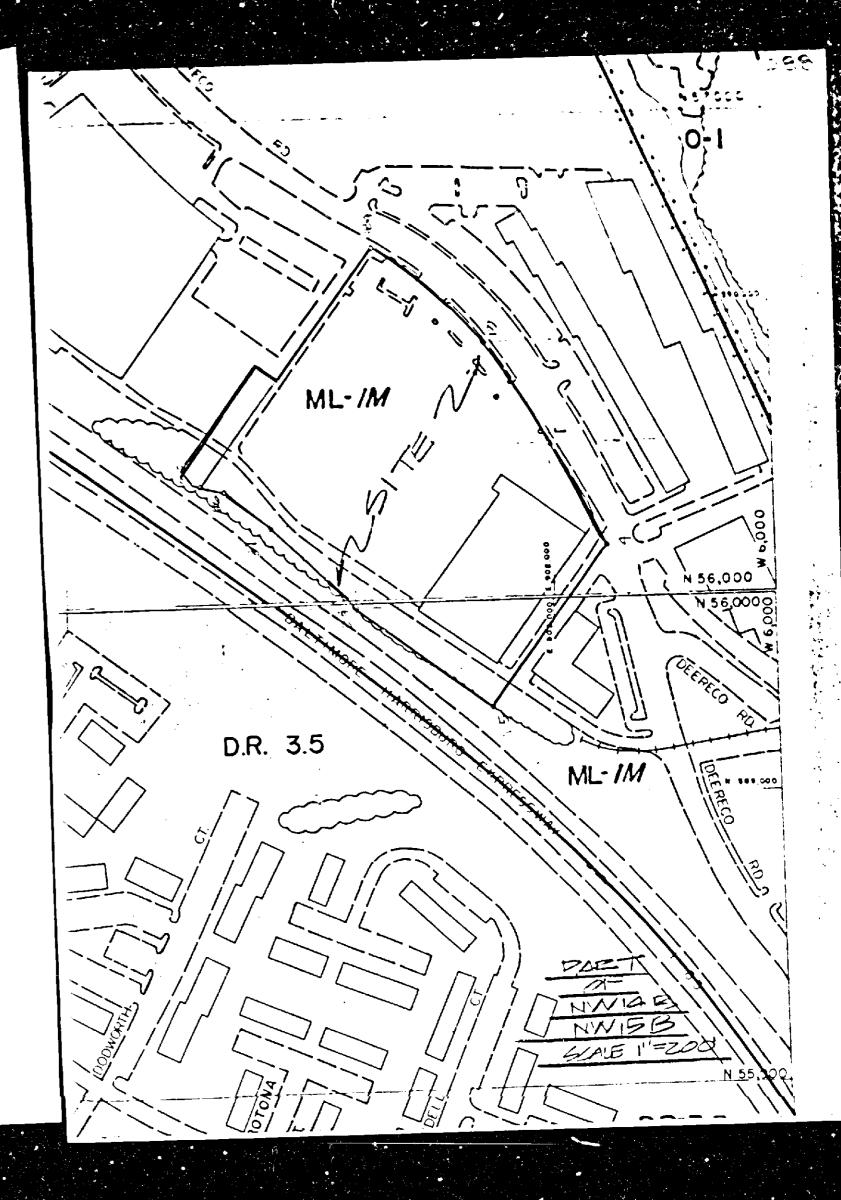
For Item 358 a new County Review Group Meeting will be require!.

For Item 388 the previous County Review Group comments still apply.

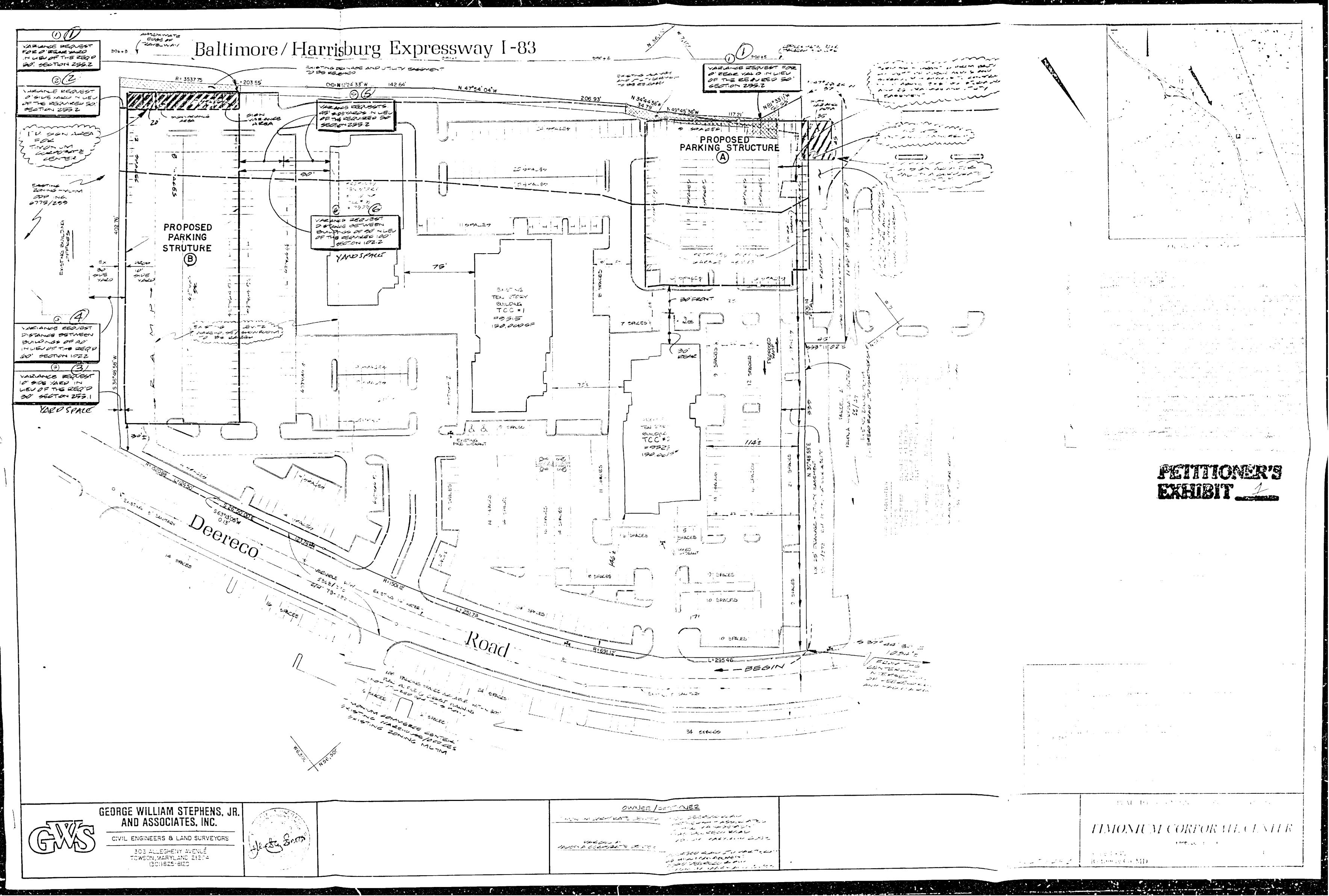
> ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

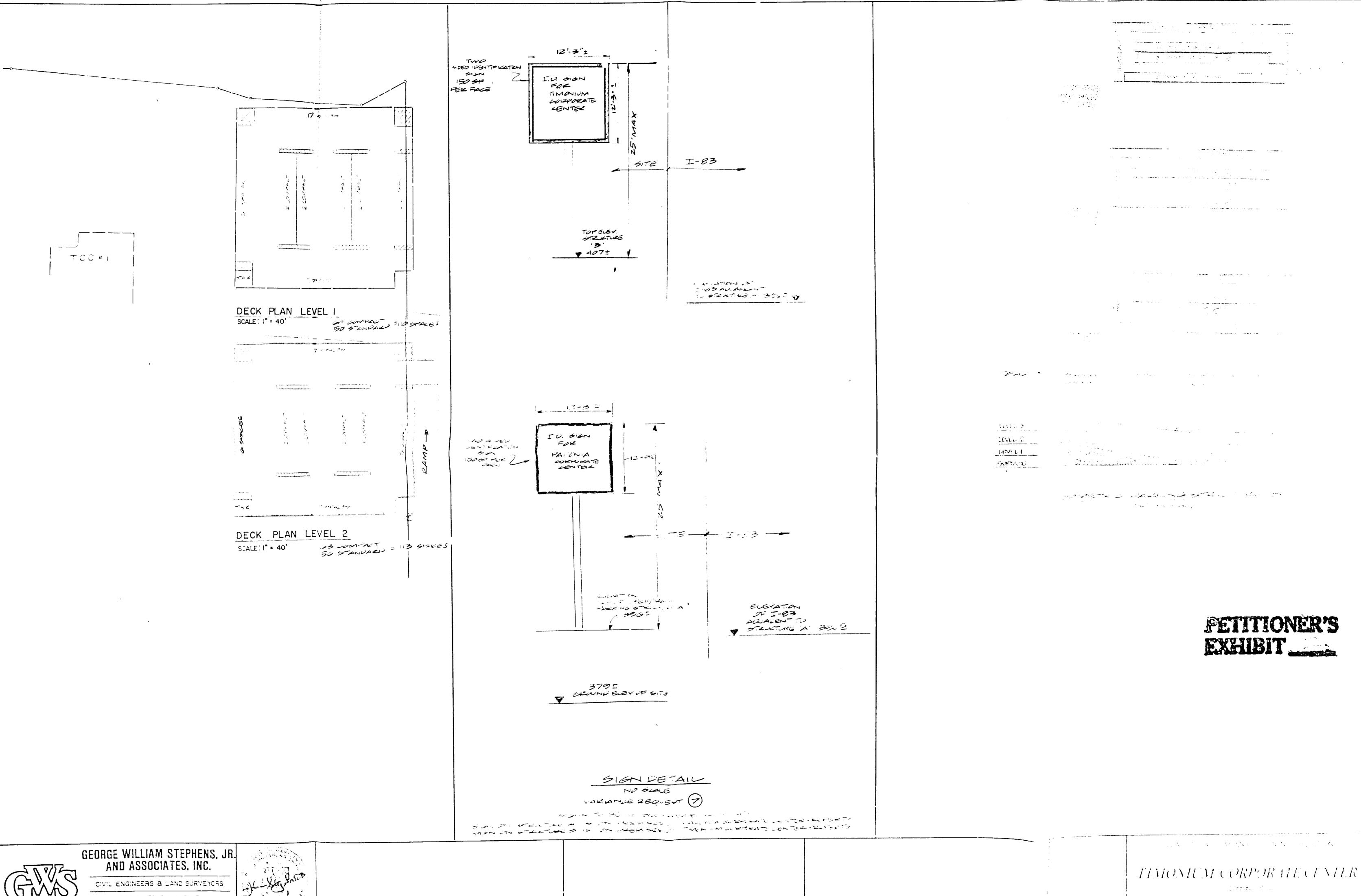
RWB:s

29-511-K

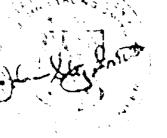


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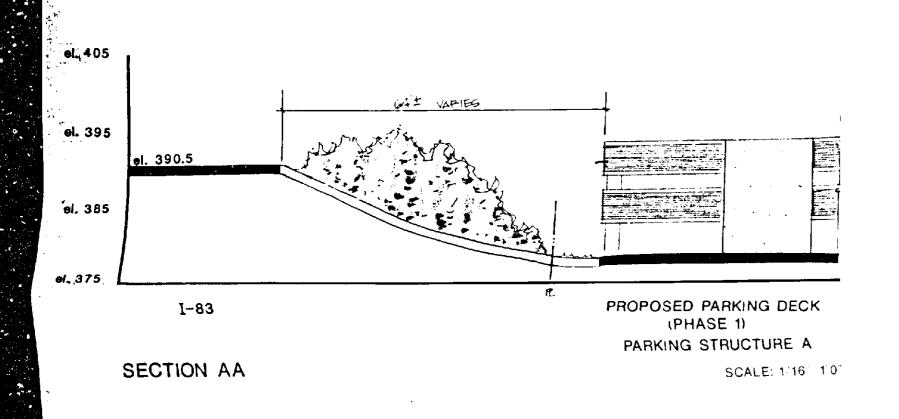


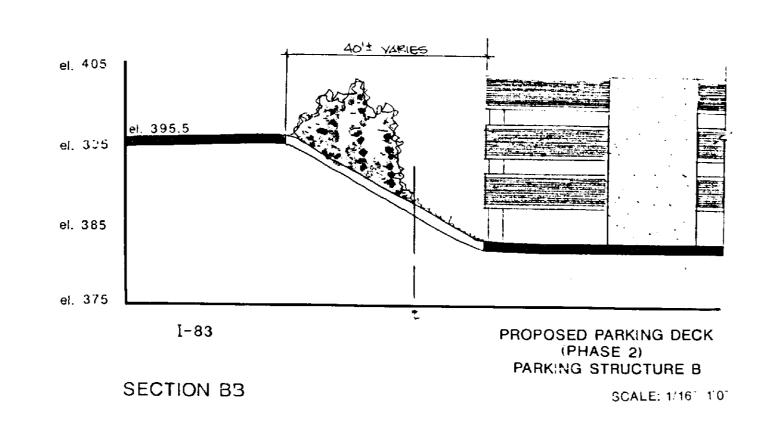
303 ALLEGHENY AVENUE TOWSON, MARYLAND 21204 (301)825-8,20

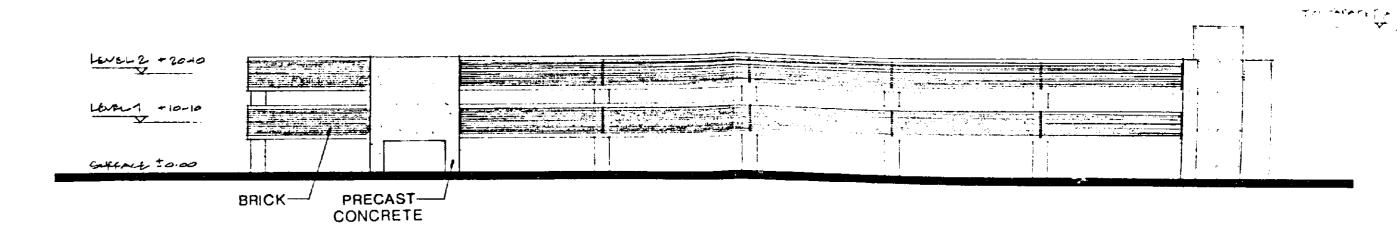


8.3 : 1 • 4

35ALE: 1.16 - 110







ELEVATION OF PHASE 1 PARKING STRUCTURE AS SEEN FROM I-83

EXPRESSWAY PADONIA CORPORATE CENTER ROAD TIMONIUM COMMERCE PARK 9690 DEERECO ROAD THE ATRIUM BUILDING PARKING DECK

PETITION 3 EXHIBIT 3

SITE MASTER PLAN & AREA CONTEXT

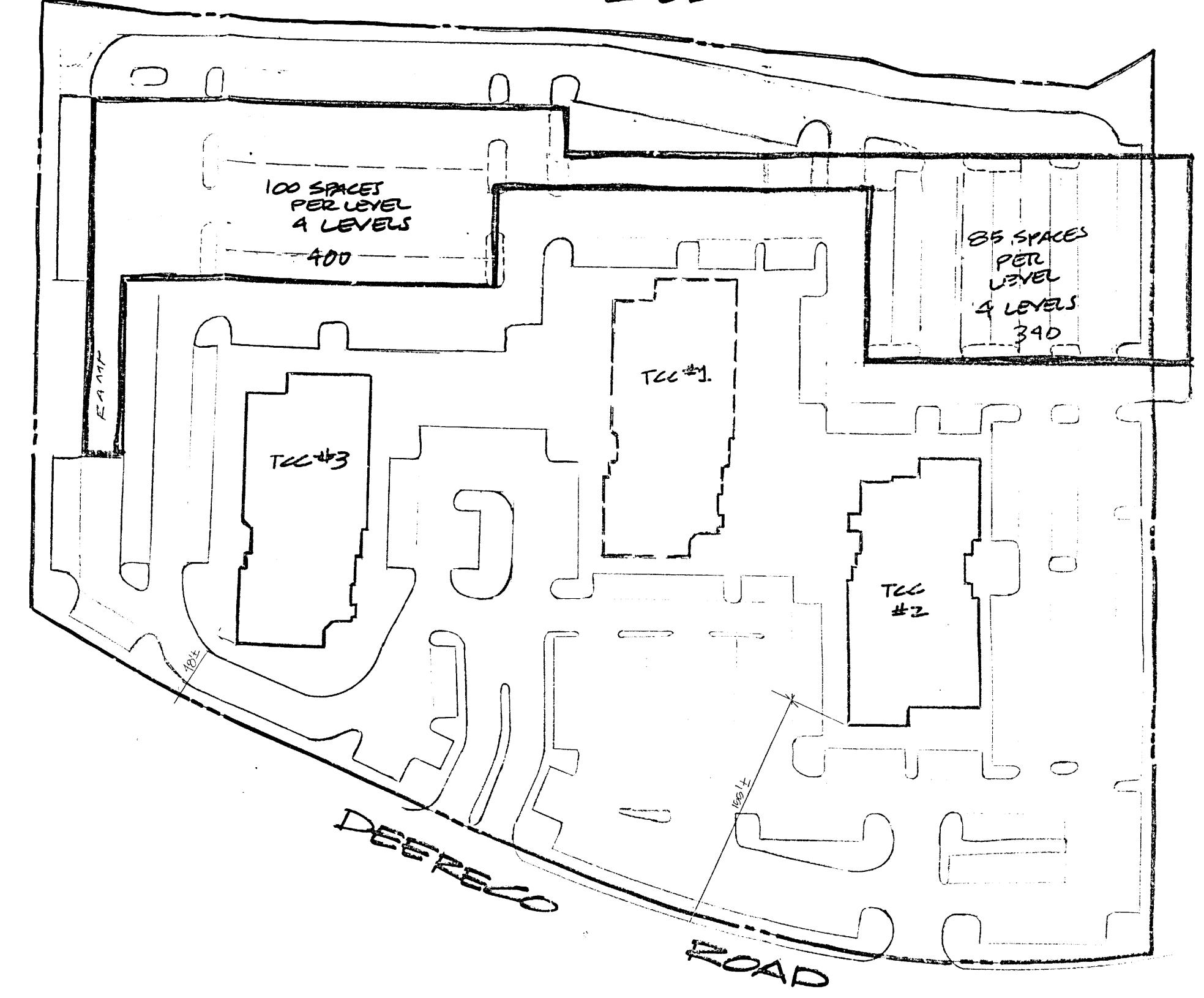
TIMONIUM CORPORATE CENTER

DATE: JUNE 12, 1989

PROJECT NO.: 228-88

SCALE: 1"=80'

BALTIMORE HARRISBURG EXPRESSIMY I-03



TIMONIUM CORFORATES
SONTER

CALE 1'S 40' 14 40 STACES

AOVANTAGES

THE NO ZONING VARIANCES REQ'P * DECKS BEHIND BUILDINGS

PETTIONES EXHIBIT 4 DISADIANTAGES WELL ALL ALLES TONNEL ALLA TO-ES

WELL A ※ VIEW BLOCKED # AWKWIRD DERK LAYOUT