

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - 5/8 Corner Honeygo Boulevard, W/S Sandpiper Circle (Whitemarsh Professional No. 1) 11th Election District 5th Councilmanic District Honeygo Ltd. Part. I, et al Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The petitioners herein request a special exception to construct an outdoor advertising sign consisting of 67 sq.ft. total on the subject property, which is located in an M.L. zone, and variances to permit an outdoor advertising sign to be located within 100 feet of an intersection involving a dual highway (or a 20-foot setback from the right-of-way); an outdoor advertising sign to be located within 100 feet of the right-of-way of a dual highway (or a 30-foot setback from the right-of-way), and an outdoor advertising sign to be located 30 feet from the street right-of-way line in lieu of the required 50 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Richard R. Jones, Vice President, Nottingham Properties, Inc., General Partner, appeared, testified and was represented by Keith R. Truffer, Esquire. Also appearing on behalf of the Petition was Lauren Brown, Marketing Representative with Nottingham Properties, Inc. There were no Protestants.

Testimony indicated that the subject property, located at the corner of Honeygo Boulevard and Sandpiper Circle, consists of 2.12 acres more or less zoned M.L. and is the location of the Whitemarsh Professional No. 1 office building. Petitioner is the developer of the White Marsh Health Center, a multi-specialty medical office building located on Sand-

piper Circle, approximately 500 feet from the intersection of Honeygo Boulevard and Sandpiper Circle. Testimony indicated the proposed sign is necessary as said property is obscured from view from Honeygo Boulevard by the White Marsh Professional Center office building. Petitioners propose erecting an outdoor advertising sign of approximately 8' x 4'2" with the words "White Marsh Health Center" and a directional arrow to identify the location of the subject building. Testimony indicated that due to the similarity in names between the White Marsh Professional Center and the White Marsh Health Center, patrons of the Health Center have had difficulty locating that facility. Further testimony indicated that the lack of proper identification has created confusion as to the tenants in each building and that Care First and other medical providers have been reluctant to lease space. Testimony emphasized the importance of the Health Center to the community as providing an essential service to the White Marsh Town Center. The Health Center tenants include at this time the Franklin Square Health Center, the Hellox Health Center, various medical physicians, physical therapists, and dentists. Testimony indicated that attempts are being made by Franklin Square Hospital Center to locate a prescription service on the premises to assist the providers and residents of the area. However, due to the lack of visibility and identification of the area. However, due to the lack of visibility and identification of the subject property, their efforts to date have been frustrated. Testimony presented indicated the granting of the sign variance would be a benefit to the community and would not result in any negative impact on surrounding uses. Mr. Jones testified the requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) would be met if the special exception were granted.

Petitioners testified the need for the sign at the proposed location is due to existing landscaping and the need for visibility of the sign from the dual highway. Erecting the sign in strict compliance with the B.C.Z.R. would be of no value to the Health Center. Photographs submitted as Petitioner's Exhibits 2 through 4 evidenced the location proposed for the sign would be appropriate and aesthetically pleasing without interfering with traffic visibility. The property is currently landscaped; however, the Petitioner shall be required to provide any additional landscaping in the sign area as may be required by the Baltimore County Landscaping Planner.

It is clear that the B.C.Z.R. permits the use proposed in the M.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

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 of the B.C.Z.R. 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. Britts, 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

the area. The proposed use is not a use which is prohibited by the Zoning Regulations of Baltimore County, and it is not a use which is prohibited by the Zoning Regulations of Baltimore County.

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 health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Exception and Zoning Variance should be granted.

- 1) whether such compliance with requirements will adequately prevent the use of the property for a prohibited purpose or other performance inconsistent with the Zoning Regulations;
2) whether the grant would be substantial detriment to the applicant as well as other property owners in the district or whether a superior residential use would be applied for which give substantial relief; and
3) whether relief can be granted in such a manner that the spirit of the ordinance will be preserved and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Choptank Beach, 22 Md. App. 3 (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 health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petitions for Special Exception and Zoning Variance should be granted.

COURT FILED 7/21/89 By: Keith R. Truffer

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COURT FILED 7/21/89 By: Keith R. Truffer

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of July, 1989 that the Petition for Special Exception to construct an outdoor advertising sign consisting of 67 sq.ft. total on the subject property, which is located in an M.L. zone, and the Petition for Zoning Variance to permit an outdoor advertising sign to be located within 100 feet of an intersection involving a dual highway (or a 20-foot setback from the right-of-way); an outdoor advertising sign to be located within 100 feet of the right-of-way of a dual highway (or a 30-foot setback from the right-of-way), and an outdoor advertising sign to be located 30 feet from the street right-of-way line in lieu of the required 50 feet, all in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2) Petitioners shall landscape the sign area in a manner deemed appropriate by the Baltimore County Landscape Planner. A landscaping plan shall be submitted for approval by the Baltimore County Landscape Planner within sixty (60) days of the date of this Order. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file.

ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

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

J. Robert Haines Zoning Commissioner

July 21, 1989



Keith R. Truffer, Esquire 102 W. Pennsylvania Avenue, Suite 600 Towson, Maryland 21284

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE 5/8 Corner Honeygo Boulevard and W/S Sandpiper Circle (Whitemarsh Professional No. 1) 11th Election District - 5th Councilmanic District Honeygo Ltd. Partnership I, et al - Petitioners Case No. 89-529-XA

Dear Mr. Truffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted 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 887-3391.

Very truly yours,

ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:hjs

cc: People's Counsel

File

COURT FILED 7/21/89 By: Keith R. Truffer

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-529 XA

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 the herein described property for construction of an outdoor advertising sign, as defined in BCCR 101, in an M.L. zone, pursuant to BCCR 413.3. The proposed sign is two sided, internally illuminated with a total area of 67 square feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. 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, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or 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 Attorney for Petitioner: Keith R. Truffer, Esq. (Type or Print Name) Address City and State Attorney's Telephone No. (301) 823-1800

MAP 107/20 DATE 7/21/89 BY KEITH R. TRUFFER

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of July, 1989, at 2:00 o'clock P.M.

J. Robert Haines Zoning Commissioner of Baltimore County

COURT FILED 7/21/89 By: Keith R. Truffer

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-529 XA

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 See Attached Sheet

Without the requested Variance(s), the Petitioner will suffer practical difficulty in identifying the White Marsh Health Center, which is obscured from view by the White Marsh Professional Center offices fronts on Honeygo Boulevard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or 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 Attorney for Petitioner: Keith R. Truffer, Esq. (Type or Print Name) Address City and State Attorney's Telephone No. (301) 823-1800

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J. Robert Haines Zoning Commissioner of Baltimore County

423

PETITION FOR ZONING VARIANCE

In connection with the attached Request for Special Exception:

(A) Variance is requested to Section 413.3d to permit an outdoor advertising sign to be located within 100 feet of an intersection involving a dual highway (30 feet setback from right-of-way to sign).

(B) Variance is requested to Section 413.3b to permit an outdoor advertising sign to be located within 100 feet of the right-of-way of a dual highway (30 feet setback from right-of-way to sign).

(C) Variance is requested to Section 413.3c to permit an outdoor advertising sign to be located 30 feet from the street right-of-way line in lieu of the required 50 feet. (Section 255.1.)

424

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS

Description to Accompany Zoning Petition for Variance in an Existing ML Zone March 8, 1989

Beginning for the same at a point being measured South 29 degrees 21 minutes 30 seconds west 166.14 feet from the centerline intersection of Honeygo Boulevard and Sandpiper Circle, said point of beginning a 30 being on the northwest side of Sandpiper Circle, (variable width), at the fillet leading from Honeygo Boulevard at the point designated 20 and shown on a plat entitled, "Revised Plat of White Marsh Business Community, Section D, Lot 1A", dated November 30, 1984, recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.R., Jr. 52 folio 72, running thence leaving said place of beginning, binding on the northwest side of said Sandpiper Circle, the three following courses, v12:

- 1) South 17 degrees 28 minutes 01 seconds West 188.38 feet,
2) South 18 degrees 15 minutes 00 seconds West 62.16 feet and
3) southwesterly by a curve to the right having a radius of 370.00 feet for a distance of 42.85 feet, said curve being subtended by a chord bearing south 19 degrees 32 minutes 43 seconds West 42.85 feet, to a point designated 9 and shown on said Plat, running thence leaving the northwest side of said Sandpiper Circle, binding on the outline of Lot 1A shown on said Plat, the seven following courses, v12:
4) North 71 degrees 45 minutes 00 seconds East 252.08 feet,
5) North 18 degrees 15 minutes 00 seconds East 166.92 feet,
6) North 82 degrees 15 minutes 00 seconds East 33.00 feet,
7) North 26 degrees 45 minutes 00 seconds East 70.00 feet,
8) North 33 degrees 15 minutes 00 seconds East 40.00 feet,
9) North 25 degrees 45 minutes 00 seconds West 30.00 feet and
10) North 13 degrees 12 minutes 00 seconds East 100.02 feet to intersect the southwest side of Honeygo Boulevard, (variable width), at a point designated 16 and shown on said Plat, running thence binding on the southwest side of said Honeygo Boulevard, the three following courses, v12:
11) southeasterly by a curve to the right having a radius of 337.00 feet for a distance of 26.28 feet, said curve being subtended by a chord bearing South 40 degrees 51 minutes 04 seconds East 26.28 feet,
12) southeasterly by a curve to the left having a radius of 213.00 feet for a distance of 44.87 feet, said curve being subtended by a chord bearing South 65 degrees 45 minutes 17.5 seconds East 44.87 feet and
13) South 71 degrees 45 minutes 00 seconds East 123.04 feet, to the herein above mentioned fillet leading to said Sandpiper Circle, running thence binding on said fillet.
14) southeasterly by a curve to the right having a radius of 30.00 feet for a distance of 117.10 feet, said curve being subtended by a chord bearing South 19 degrees 38 minutes 27 seconds East 100.00 feet to the place of beginning.

Containing 2.213 Acres more or less. This Description is intended for Zoning Purposes Only and not for the conveyance of Land.

FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS

Description to Accompany Zoning Petition for Variance in an Existing ML Zone March 8, 1989

Beginning for the same at a point being measured South 29 degrees 02 minutes 10 seconds west 174.73 feet from the centerline intersection of Honeygo Boulevard and Sandpiper Circle, said place of beginning also being measured North 72 degrees 21 minutes 59 seconds west 33.00 from a point designated 10 shown on a plat entitled, "Revised Plat of White Marsh Business Community, Section D, Lot 1A", dated November 30, 1984, recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.R., Jr. 52 folio 72, running thence leaving said place of beginning:

- 1) North 72 degrees 21 minutes 59 seconds West 46.00 feet to intersect the eastern side of the existing 10 foot wide utility easement, shown on Baltimore County, Department of Public Works, Bureau of Land Acquisition Drawing BW 83-226-1, running thence binding on the eastern side of said easement,
2) North 15 degrees 23 minutes 31 seconds East 55.92 feet, running thence leaving the eastern side of said easement for the two following courses, v12:
3) South 71 degrees 45 minutes 00 seconds East 7.57 feet and
4) southeasterly by a curve to the right having a radius of 60.00 feet for a distance of 74.85 feet, said curve being subtended by a chord bearing South 17 degrees 57 minutes 40 seconds East 69.55 feet to the place of beginning.

Containing 0.047 Acres more or less. This Description is intended for Zoning Purposes Only and not for the conveyance of Land.

Baltimore County Zoning Commission Office of Planning & Zoning

March 8, 1989

Case # 89-529-XA Petition for Special Exception and Zoning Variance

Please be advised that \$134.80 is due for advertising and posting of the proposed property. All fees must be paid prior to the hearing.

THEIR FEE MUST BE PAID WITH THE ZONING BOARD AND SPECIAL EXCEPTIONS HEARING 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 and post notice to the Station of the County Office Building, Room 304, County Office Building, 21204

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

DATE 11/1/89 ACCOUNT 134.80 AMOUNT \$ 134.80

RECEIVED FROM J. Robert Haines FOR J. Robert Haines

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: ML Zone Date of Posting: 6/1/89
Posted for: Special Exception and Zoning Variance
Petitioner: White Marsh Health Center Limited Partnership
Location of property: Corner S/S of Honeygo Blvd. & W/S of Sandpiper Circle
Location of Sign: 12' x 18' sign on the intersection of Honeygo & Sandpiper Circle
Remarks: 12' x 18' sign on property of Baltimore County
Number of Signs: 2

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE BEFORE THE ZONING COMMISSIONER

Corner S/S of Honeygo Blvd. & W/S of Sandpiper Circle (Whitemarsh Professional) Election Dist. 6th Councilmanic Dist.

WHITE MARSH HEALTH CENTER LTD. Case No. 89-529-XA PARTNERSHIP, et al, Petitioners

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, People's Counsel for Baltimore County
Peter Max Zimmerman, Deputy People's Counsel

I HEREBY CERTIFY that on this 23rd day of May, 1989, a copy of the foregoing Entry of Appearance was mailed to Keith R. Truffer, Esquire, 102 W. Pennsylvania Ave., Suite 600, Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman, Peter Max Zimmerman

Baltimore County Zoning Commissioner Office of Planning & Zoning

May 19, 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:

Petition for Special Exception and Zoning Variance CASE NUMBER: 89-529-XA Corner of S/S of Honeygo Blvd. & W/S of Sandpiper Circle (WHITEMARSH PROFESSIONAL) 6th Councilmanic Dist. Petitioner(s): White Marsh Health Center Limited Partnership HEARING SCHEDULED: THURSDAY, JUNE 29, 1989 at 2:00 p.m.

Special Exceptions for construction of an outdoor advertising sign in a M.L. zone. The proposed sign is two-sided, internally illuminated with a total area of 87 sq. ft. Variances to permit an outdoor advertising sign to be located within 100 ft. of an intersection involving a dual highway (30 ft. setback from right-of-way to sign) and to permit an outdoor advertising sign to be located within 100 ft. of the right-of-way of a dual highway (30 ft. setback from right-of-way to sign) and to permit an outdoor advertising sign to be located 30 ft. from the street right-of-way line in lieu of the required 50 ft.

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: Richard P. Jones, Keith R. Truffer, Esq., File

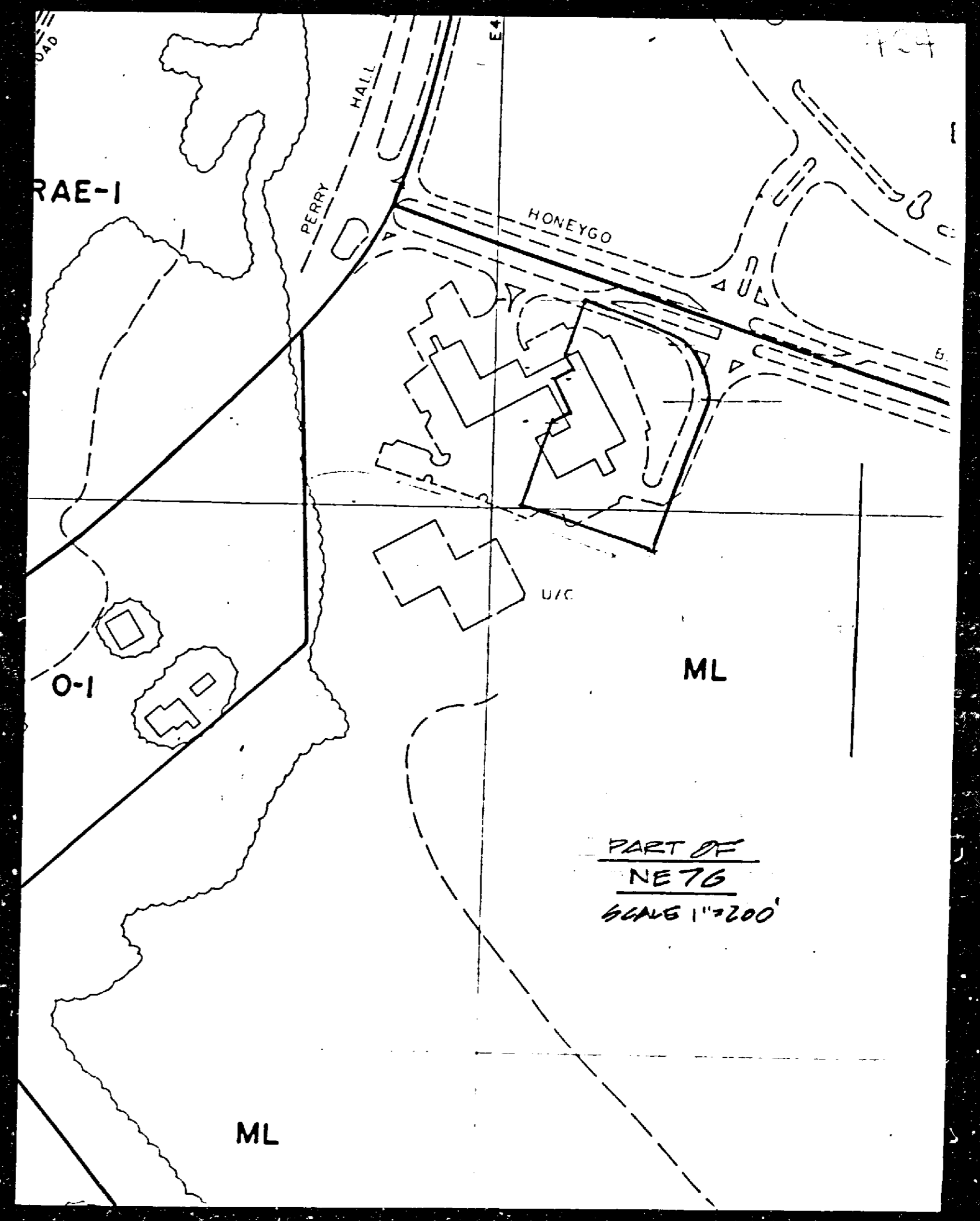
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 1, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 1, 1989.

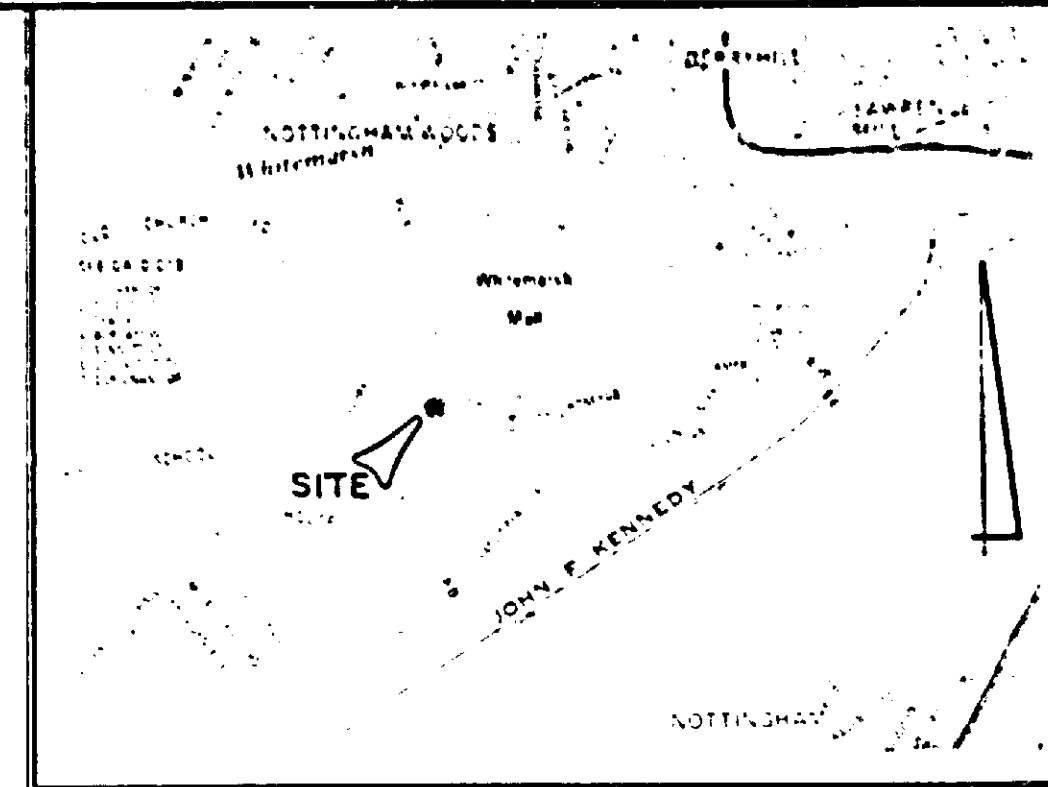
THE JEFFERSONIAN, S. Zebe Olson, Publisher

PO: 2619 Reg. # 89-529-XA Case # 89-529-XA \$104.80

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Petition for Special Exception and Zoning Variance CASE NUMBER: 89-529-XA Corner of S/S of Honeygo Blvd. & W/S of Sandpiper Circle (WHITEMARSH PROFESSIONAL) 6th Councilmanic Dist. Petitioner(s): White Marsh Health Center Limited Partnership HEARING SCHEDULED: THURSDAY, JUNE 29, 1989 at 2:00 p.m.
Special Exceptions for construction of an outdoor advertising sign in a M.L. zone. The proposed sign is two-sided, internally illuminated with a total area of 87 sq. ft. Variances to permit an outdoor advertising sign to be located within 100 ft. of an intersection involving a dual highway (30 ft. setback from right-of-way to sign) and to permit an outdoor advertising sign to be located within 100 ft. of the right-of-way of a dual highway (30 ft. setback from right-of-way to sign) and to permit an outdoor advertising sign to be located 30 ft. from the street right-of-way line in lieu of the required 50 ft.
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.



PART OF NE 76 SCALE 1"=200'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

EX. ZONING - ML
EX. USE - GENERAL OFFICE BUILDING
AREA NET - 2.123 AC
AREA GROSS - 2,636 AC
F.A.R. - 28,075 = 0.25 x 2.0
114,824

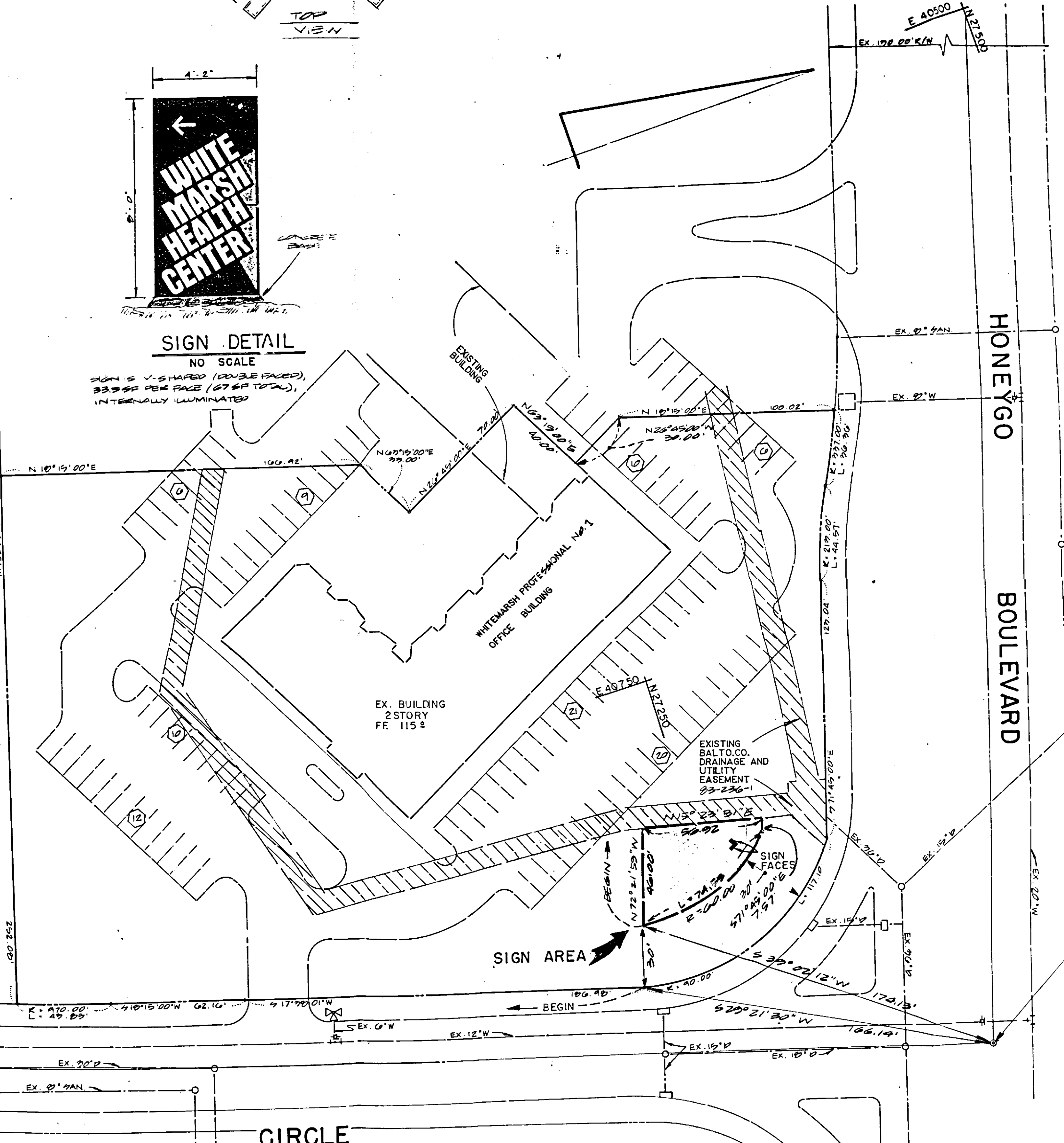
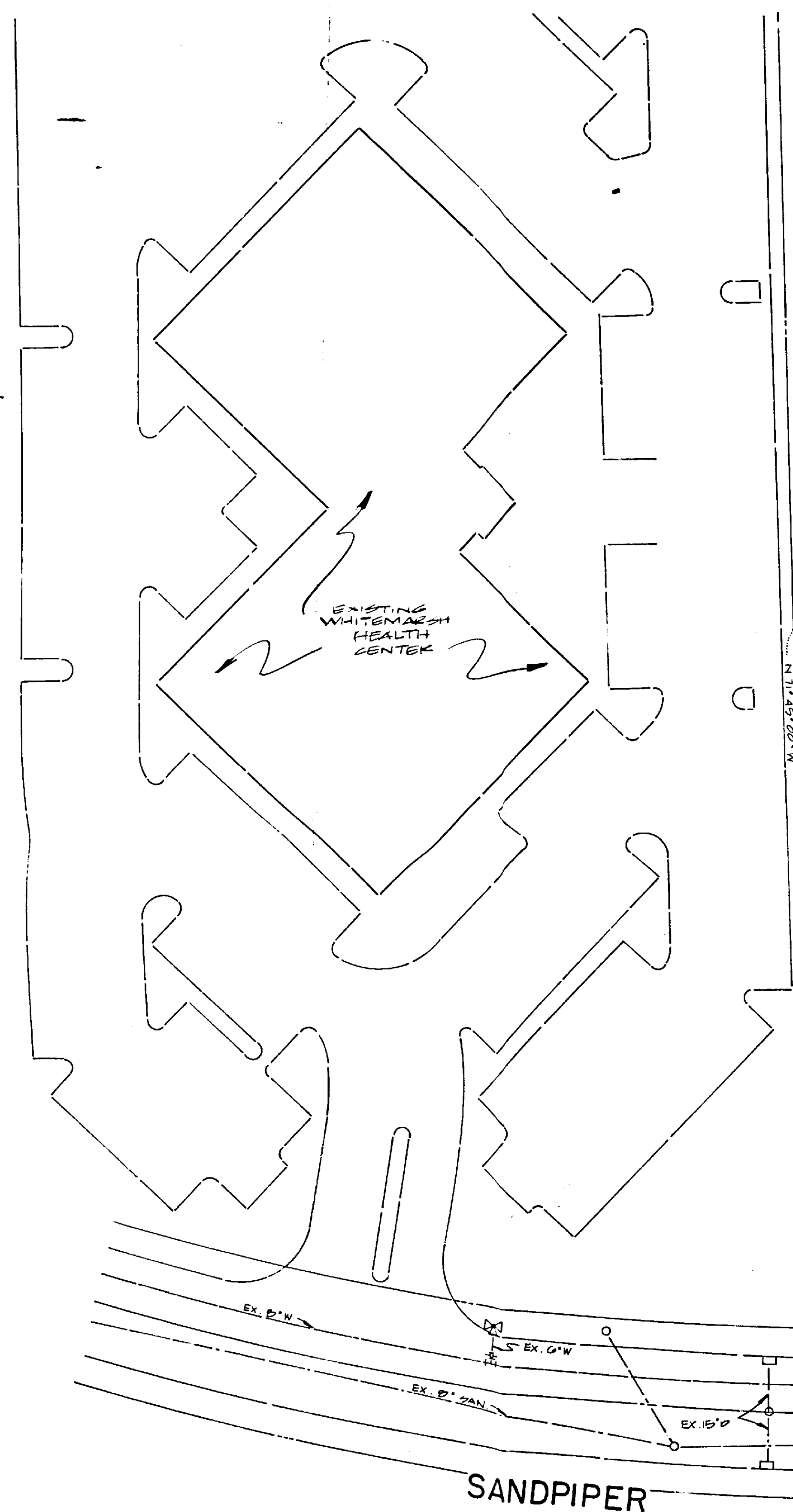
PARKING REQUIREMENT (OLD REGULATIONS)
13,340 SF @ ISPI300 = 44.5
14,135 SF @ ISPI500 = 29.5
TOTAL PARKING REQUIRED = 74.0 SPACES
TOTAL PARKING PROVIDED = 101 SPACES

SIGN DETAIL
NO SCALE

SIGN IS V-SHAPED (DOUBLE FACED),
33.5 SF PER FACE (67 SF TOTAL),
INTERNALLY ILLUMINATED



TOP VIEW



PLAN
SCALE: 1" = 30'

PI CENTERLINES OF HONEYGO BOULEVARD AND SANDPIPER CIRCLE

PC #1

SPECIAL EXCEPTION IS REQUESTED TO PERMIT A DOUBLE FACED (33.5 SF PER FACE, 67 SF TOTAL) INTERNALLY ILLUMINATED OUTDOOR ADVERTISING SIGN, PERMISSIBLE TO SECTION 413.3.

VARIANCE IS REQUESTED TO SECTION 413.3C TO PERMIT AN OUTDOOR ADVERTISING SIGN TO BE LOCATED WITHIN A 100 FEET OF AN INTERSECTION INVOLVING A DUAL HIGHWAY (30' SETBACK FROM R/W TO SIGN)

VARIANCE IS REQUESTED TO SECTION 413.3D TO PERMIT AN OUTDOOR ADVERTISING SIGN TO BE LOCATED WITHIN 100' OF THE RIGHT OF WAY OF A DUAL HIGHWAY (30' SETBACK FROM R/W TO SIGN)

VARIANCE IS REQUESTED TO SECTION 413.3E TO PERMIT AN OUTDOOR ADVERTISING SIGN TO BE LOCATED 30' FROM THE STREET RIGHT OF WAY LINE IN LIEU OF THE REQUIRED 50' (SECTION 295.1)

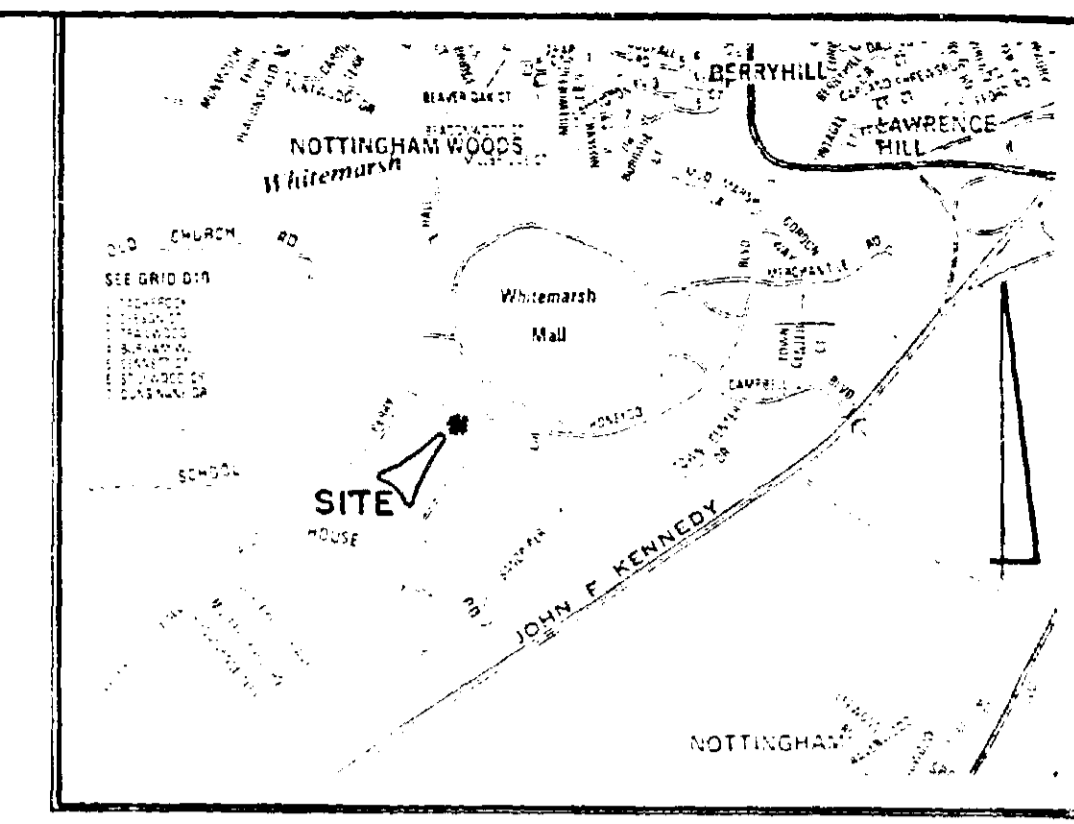
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER
HONEYGO LTD PARTNERSHIP I
C/O NOTTINGHAM PROPERTIES INC.
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

PETITIONER
WHITEMARSH HEALTH CENTER JO PARTNERSHIP
40 NOTTINGHAM PROPERTIES INC.
100 W. PENNSYLVANIA AVE.
TOWSON, MD 21204

DRW: J.J.W.

#42
PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION AND VARIANCES
WHITEMARSH PROFESSIONAL NO. 1
LOT 1A
WHITEMARSH BUSINESS COMMUNITY SECTION 'D'
SCALE: 1" = 30' ELECTION DISTR. 14



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

EX. ZONING - ML
EX. USE - GENERAL OFFICE BUILDING
AREA NET - 2.213 AC
AREA GROSS - 2,636 AC
F.A.R. 28,075
114,824 = 0.25 • 2.0

PARKING REQUIREMENT (OLD REGULATIONS)
13,340 SF @ ISP/300 = 44.5
14,735 SF @ ISP/500 = 29.5
TOTAL PARKING REQUIRED = 74.0 SPACES
TOTAL PARKING PROVIDED = 101 SPACES

PLANTING STANDARDS

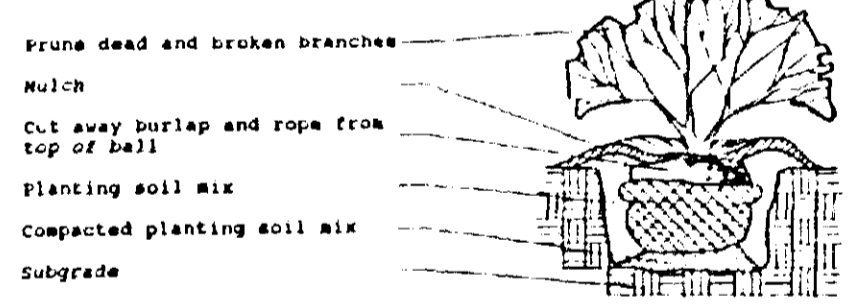
All nursery stock shall be planted in accordance with the American Association of Nurserymen, Inc., "American Standards for Nursery Stock," latest edition. Bare-root shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.

PLANTING NOTES

1. Plant locations may be field adjusted to avoid final utility placements.
2. All shrub masses shall be planted in continuous mulch beds, 18" beyond edge of ball.
4. All wire and non-biodegradable plastic ball ties shall be removed.

LANDSCAPE SPECIFICATIONS

Landscape specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area," a one-year maintenance and warranty period shall be required.



SHRUB PLANTING
NOT TO SCALE

Plat No. 89-529 KA
A. Williams 9/16

PLANTING PLAN

VARIANCE IS REQUESTED TO PERMIT A SIGN TO BE LOCATED WITHIN 100 FEET OF AN INTERSECTION IN A DUAL HIGHWAY (30' SETBACK FROM SIGN)

VARIANCE IS REQUESTED TO SECTION 413.30 TO PERMIT AN OUTDOOR ADVERTISING SIGN TO BE LOCATED WITHIN 100' OF THE RIGHT OF WAY OF A DUAL HIGHWAY (30' SETBACK FROM SIGN)

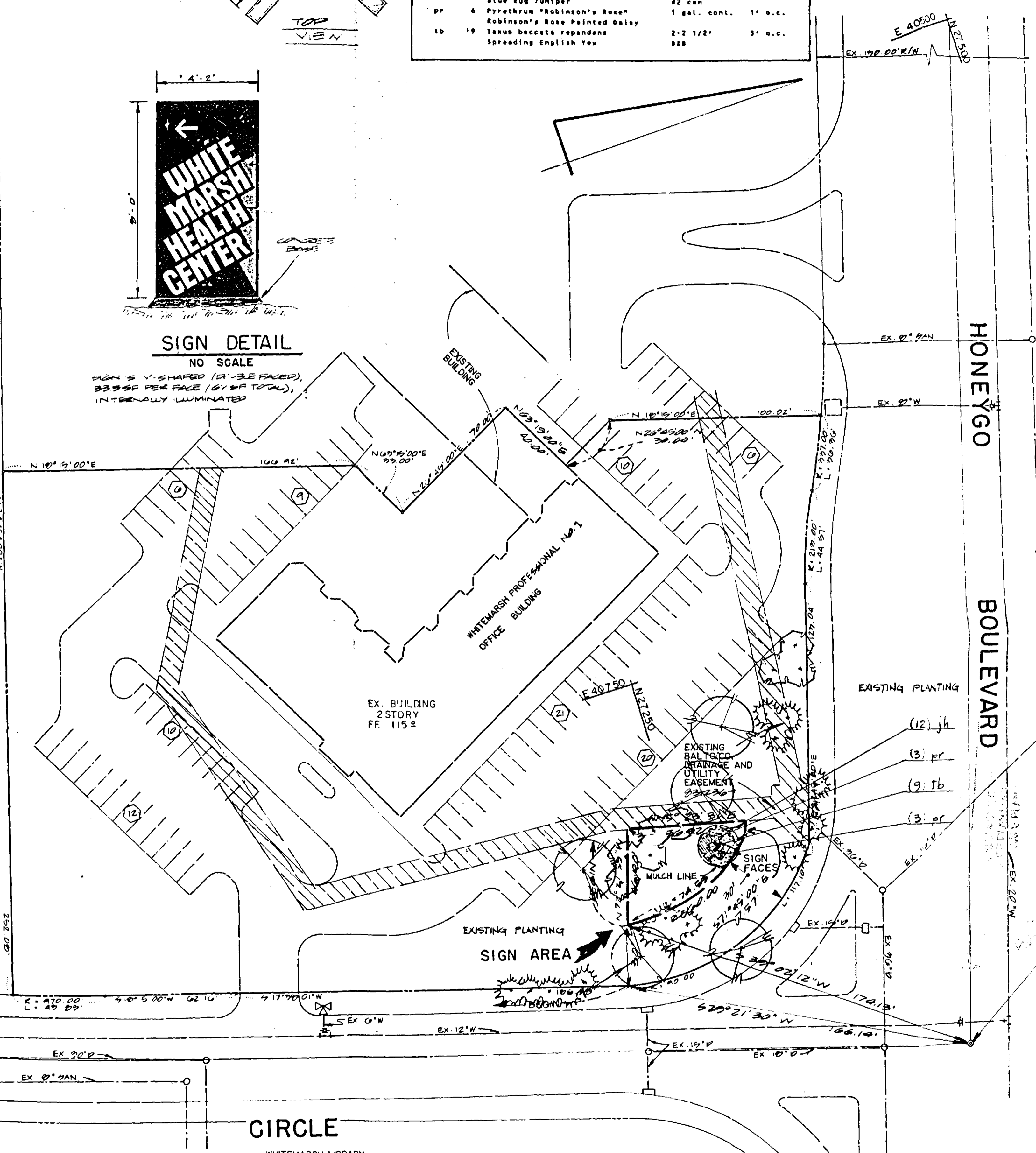
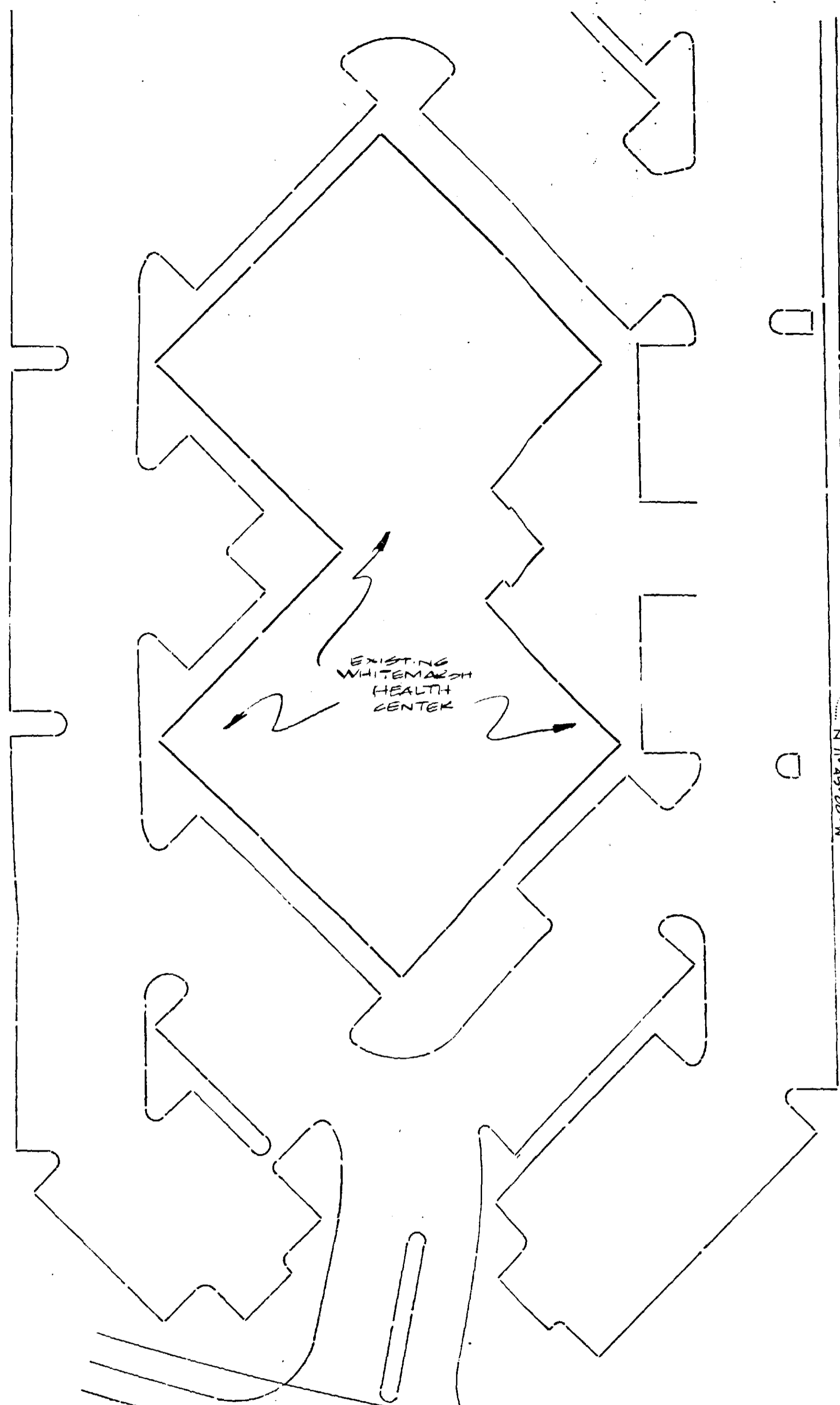
VARIANCE IS REQUESTED TO SECTION 413.30 TO PERMIT AN OUTDOOR ADVERTISING SIGN TO BE LOCATED 30' FROM THE STREET RIGHT OF WAY LINE IN LIEU OF THE REQUIRED 50' (SECTION 233.1)

PLANT LIST

KEY	QUAN	BOTANICAL NAME/COMMON NAME	SIZE/COND.	SPACING
jh	12	Juniperus horizontalis wiltoni Blue Rug Juniper	18-24" #2 can	4' o.c.
pr	6	Pyrethrum "Robinson's Rose" Robinson's Rose Painted Daisy	1 gal. cont.	1' o.c.
tb	19	Taxus baccata repandens Spreading English Yew	2-2 1/2" #28	3' o.c.



SIGN DETAIL
NO SCALE
SIGN IS V-SHAPED (13' WIDE FACED),
33" DEEP PER FACE (66" WIDE TOTAL),
INTERIORLY ILLUMINATED

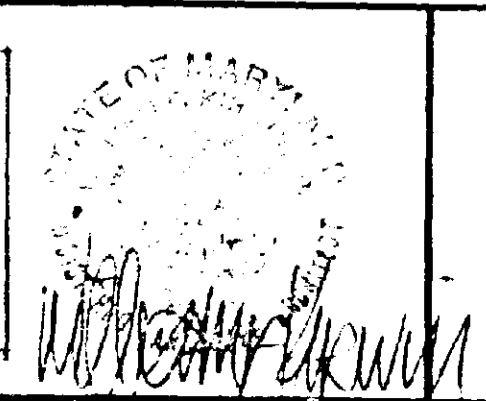


PLAN
SCALE: 1" = 30'

CASE NO 89-529-XA

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21284
(301)825-8120

WFK WILLIAM F. KIRWIN, INC.
Land Planning/Landscape Architecture
28 E. SUSQUEHANNA AVENUE
TOWSON, MD 21284
Phone 301/237-0018



OWNER
HONEYGO LTD PARTNERSHIP I
C/O NOTTINGHAM PROPERTIES INC.
100 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284

PETITIONER
WHITEMARSH HEALTH CENTER JOINT PARTNERSHIP
40 NOTTINGHAM PROPERTIES INC.
100 W. PENNSYLVANIA AVE.
TOWSON, MD 21284

DRAWN: J.J.W.

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION AND VARIANCES
WHITEMARSH PROFESSIONAL NO. 1 LOT 1A
WHITEMARSH BUSINESS COMMUNITY SECTION 'D'
SCALE: 1" = 30'
ELECTION DISTR. 14
8/29/89
PN 06221

