

ORDER RECEIVED FOR FILING
Date 8/23/89
By [Signature]

RE: PETITION FOR ZONING VARIANCE
W/S North Point Road, opp.
the c/1 of Lynhurst Road
(15th Election District -
7th Councilmanic District
Dennis T. Rossi -
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-21-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Owner herein requests a variance to permit a side/rear yard setback of 6 feet in lieu of the required 30 feet and a distance of 55 feet between buildings in lieu of the required 60 feet, as particularly described in Petitioner's Exhibit 1.
The Petitioner appeared, testified and was represented by David M. Meadows, Esquire. Also appearing on behalf of the Petition was Bud Cumberland, Contractor. There were no Protestants.
Testimony indicated that the subject property, known as 4051 North Point Road, consists of 3.10 acres or less split zoned M.L.-I.M. and M.C.S.-1, and is improved by a warehouse building with office space. Said property has frontage on both North Point Boulevard and North Point Road. The Petitioner is desirous of constructing an additional warehouse building with office space on the rear portion of the site, which fronts North Point Boulevard, for his expanding construction business. Testimony indicated the requested variances are needed in order to provide adequate parking and loading space due to the unique characteristics of the subject property, which is triangularly shaped with its widest portion fronting North Point Road as depicted in Petitioner's Exhibit 1. Petitioner testified the relief requested would have no adverse impact on the affected side which abuts another warehouse facility. Testimony further indicated

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the relief requested would not result in any detriment to the health, safety or general welfare of the surrounding properties which are generally zoned for commercial/industrial uses.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the requested variance would adversely affect the health, safety, or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of August, 1989 that the Petition for Zoning Variance to permit a side/rear yard setback of 6 feet in lieu of the required 30 feet and a distance of 55 feet between buildings in lieu of the required 60 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

EXCEPT, however, to the following restriction:

- 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.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

August 23, 1989



Dennis F. Rasmussen
County Executive

David M. Meadows, Esquire
Moore, Garner, Ryan & Law
4111 E. Joppa Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
W/S North Point Road, 12' opposite the c/1 of Lynhurst Road
(4051 North Point Road)
15th Election District - 7th Councilmanic District
Dennis T. Rossi - Petitioner
Case No. 90-21-A

Dear Mr. Meadows:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has 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,
J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel
File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-21-A
The undersigned, legal owner(s) of the property alternate 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 255.1, 102.2 to permit a side/rear yard setback of 6 feet in lieu of the required 30 feet and a distance of 55 feet between buildings in lieu of the required 60 feet.

MAP SE 2414
E.D. 15
DATE 8-23-89
200 BF
1000 BF
NO. 6

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

- 1. There is no sufficient room for the parking to be allotted.
- 2. Irregular size of the lot.

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

I, or we, agree to pay expense 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: _____ Legal Owner(s): DENNIS T. ROSSI
Signature: _____ Signature: [Signature]
Address: _____ (Type or Print Name)
City and State: _____ Signature
Attorney for Petitioner: Richard E. Lattanzi, 4051 North Point Road, 477-4400
Address: _____ Address Phone No.
City and State: Baltimore, Maryland 21222
4111 E. Joppa Road, Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21236
City and State: _____ Name
Attorney's Telephone No.: 529-4600 Address Phone No.

ORDER RECEIVED FOR FILING
Date 8/23/89
By [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 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 105, County Office Building in Towson, Baltimore County, on the 23rd day of August, 1989, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

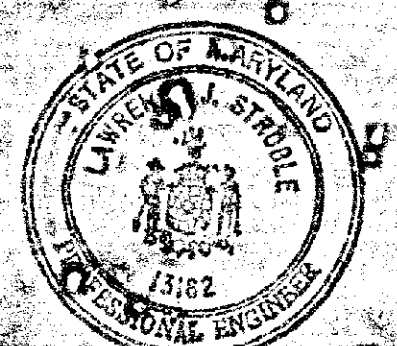
#451

PROPERTY DESCRIPTION FOR ZONING VARIANCE

4051 NORTH POINT ROAD
Baltimore, Maryland, 21221

beginning from a point approximately 12' North of the centerline of Lynhurst Road on the west side of North Point Road, measuring the following courses and distances, viz: 55' 43" N 81' 30" E 55' 22" 00" W 659.26' 22° 38' 00" E 100' N 78° 47' 00" W 669.49' N 16° 22' 00" E 95.62' to the beginning containing 3.10 acres, more or less.

and the same property, which by Deed dated March 1977 and recorded among the land records of Baltimore County under E. K., Jr. No. 5738, folio 737, was granted and conveyed to Lola M. Klemm and husband unto Dennis T. Rossi and his wife, in fee simple.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Filed for: Variance
Petitioner: Dennis T. Rossi
Location of property: W/S North Point Road, 12' N. of c/1 of Lynhurst Rd.
Location of Sign: Facing North Point Rd., approx. 20' E. of c/1 of Lynhurst Rd.
Remarks: [Signature]
Date of return: 7/21/89
Number of Signs: 4

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 13, 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 July 13, 1989.

THE JEFFERSONIAN

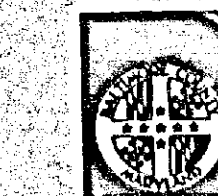
NOTICE OF HEARING
Notice of Hearing
Petition for Zoning Variance
Case Number: 90-21-A
W/S North Point Road, 12' N. of c/1 of Lynhurst Road
15th Election District - 7th Councilmanic District
Petitioner(s): Dennis T. Rossi
HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 11:00 a.m.

0.13708
M31001
90-21-A
Price \$39.40

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

DATE 7/21/89



Dennis F. Rasmussen
County Executive

Dennis T. Rossi
4051 North Point Road
Baltimore, Maryland 21222

Re: Petition for Zoning Variance
CASE NUMBER: 90-21-A
W/S North Point Road, 12' opposite c/1 of Lynhurst Road
4051 North Point Road
15th Election District - 7th Councilmanic District
Petitioner(s): Dennis T. Rossi
HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$104.40 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 105, Towson, Maryland, fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 068396
DATE 8/21/89 ACCOUNT ADI 6150R
AMOUNT \$ 104.40
RECEIVED DENNIS T. ROSSI
90-21-A
SIGNATURE OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

June 28, 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 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-21-A
W/S North Point Road, 12' opposite c/1 of Lynhurst Road
4051 North Point Road
15th Election District - 7th Councilmanic District
Petitioner(s): Dennis T. Rossi
HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 11:00 a.m.

Variances to permit a side yard - rear yard setback of 6 feet in lieu of the required 30 feet and a distance of 55 feet between buildings in lieu of the required 60 feet.

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 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
BALTIMORE COUNTY, MARYLAND

451

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 14, 1989
(Continued from October 21, 1988)

FROM: ZONING OFFICE

PROJECT NAME: 4051 North Point Road

PLAN: 2/28/89

REV.:

LOCATION: NW/S North Point Road opposite Lynhurst
also fronts on E/S North Point Blvd

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DISTRICT: 15c7

Prior to final zoning approval:

- The following zoning hearings are required and should be listed on the plan:
 - 6 ft side/rear setback in lieu of the required 30 ft.
 - 55 ft distance between buildings in lieu of the maximum required 60 ft.
 - To permit a crushed stone surface in lieu of the required paving as indicated on permit number 87771 (C-794-86).
 - To permit a dead-end parking bay without turn-around space.
 - To remove and abandon Special Exception 73-124-X.
- Include any proposed lease lines and the required zoning setbacks to those lines. If none are proposed, so note on the plan with the lot line note; label building fronts; include the detail of the loading spaces (including size) on the plan so as not to interfere with proposed parking and maneuvering; if there would be any interference, a variance could be requested; include the North Point Blvd right-of-way dimensioned and include any proposed widening on the plan with the parking space setbacks. Include on the plan, print curb notes or show proposed wheel stops on the plan print; note that all parking and loading spaces will be permanently striped.
- Correct and include the existing zone lines and designations both on and off site as per the 1 inch = 200 scale zoning map number SE 3g & 3h.
- The zoning petition was reviewed in the zoning office on March 24, 1989 and is being revised prior to filing.

WCR

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:jaw

90-21-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 3rd day of May, 1989.


J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Dennis T. Rossi
Petitioner's Attorney: Richard E. Lattanzi

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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3754

June 6, 1989


Dennis F. Rasmussen
County Executive

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 449, 450, 451, 452, 453, 455, 456, 457, 458, and 459.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSE/lvw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Richard E. Lattanzi, Esquire
4111 E. Joppa Road
Baltimore, MD 21236

RE: Item No. 451, Case No. 90-21-A
Petitioner: Dennis T. Rossi
Petition for Zoning Variance

Dear Mr. Lattanzi:

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 WINKLASKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Dennis T. Rossi
4051 North Point Road
Baltimore, MD 21222

RECEIVED
JUL 25 1989
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
ZONING OFFICE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 26, 1989

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

SUBJECT: Dennis Rossi, Item 451
Zoning Petition No. 90-21-A

The petitioner requests a variance to permit a building setback of 6 feet in lieu of the required 30 feet and a distance between buildings of 55 feet in lieu of the required 60 feet. In reference to this request, staff offers the following comments:

The site obtained CRG approval for the proposed use on April 14, 1989 (File No. XV-481). The approved zoning plan should conform to the approved CRG plan and the final landscape plan. An outdoor employee amenity space should be provided on the southeast corner of the site.

PK/sf

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 12, 1989

Re: Baltimore County
Proposed Warehouse Bldg.
4051 North Point Blvd.
Zoning Meeting of 5-2-89
(Item #451)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a side yard/rear yard setback of 6 feet in lieu of the required 30 feet, we have the following comment:

The plan must be revised to show the radii at the proposed entrance tying into the existing curb along North Point Blvd. at a distance of 15' from the edge of the travelled roadway.

A State Highway Administration access permit must be applied for with the posting of a bond or letter of credit to guarantee construction of all work within the State Highway Administration right of way.

If you have any questions, please contact Larry Brocato at 333-1360.

Very truly yours,
Creston J. Mills, Jr.
Creston J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:new
Cumberland Construction, Co.
Mr. J. Ogilvie

RECEIVED
MAY 16 1989
ZONING OFFICE

My telephone number is (301) 333-1150

Teletypewriter for impaired hearing or speech
301-333-1150 Baltimore Metro 305-0417-C Metro 7-800-482-5042 Statewide Toll Free
701 North Calvert St., Baltimore, Maryland 21203-0717

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:jaw

BALTIMORE COUNTY, MARYLAND

OFFICE COPY

451

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 14, 1989
(Continued from October 21, 1988)

FROM: ZONING OFFICE

PROJECT NAME: 4051 North Point Road

PLAN: 2/28/89

REV.:

LOCATION: NW/S North Point Road opposite Lynhurst
also fronts on E/S North Point Blvd

DISTRICT: 15c7

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

Prior to final zoning approval:

- The following zoning hearings are required and should be listed on the plan:
 - 6 ft side/rear setback in lieu of the required 30 ft.
 - 55 ft distance between buildings in lieu of the maximum required 60 ft.
 - To permit a crushed stone surface in lieu of the required paving as indicated on permit number 87771 (C-794-86).
 - To permit a dead-end parking bay without turn-around space.
 - To remove and abandon Special Exception 73-124-X.
- Include any proposed lease lines and the required zoning setbacks to those lines. If none are proposed, so note on the plan with the lot line note; label building fronts; include the detail of the loading spaces (including size) on the plan so as not to interfere with proposed parking and maneuvering; if there would be any interference, a variance could be requested; include the North Point Blvd right-of-way dimensioned and include any proposed widening on the plan with the parking space setbacks. Include on the plan, print curb notes or show proposed wheel stops on the plan print; note that all parking and loading spaces will be permanently striped.
- Correct and include the existing zone lines and designations both on and off site as per the 1 inch = 200 scale zoning map number SE 3g & 3h.
- The zoning petition was reviewed in the zoning office on March 24, 1989 and is being revised prior to filing.

WCR

W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:jaw

Baltimore County
Fire Department
30 York Road
Towson, Maryland 21204-2386
(301) 887-4500

Dennis F. Rasmussen
County Executive

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

RE: Property Owner: Dennis T. Rossi

Location: WS North Point Road, 12' N of opposite centerline of
Lynhurst Road (#4051 North Point Road)

Item No. 451
Zoning Agenda: May 2, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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.

REVIEWER: *Carl J. Kelly* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

RECEIVED
MAY 1 1989
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: June 12, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 2, 1989

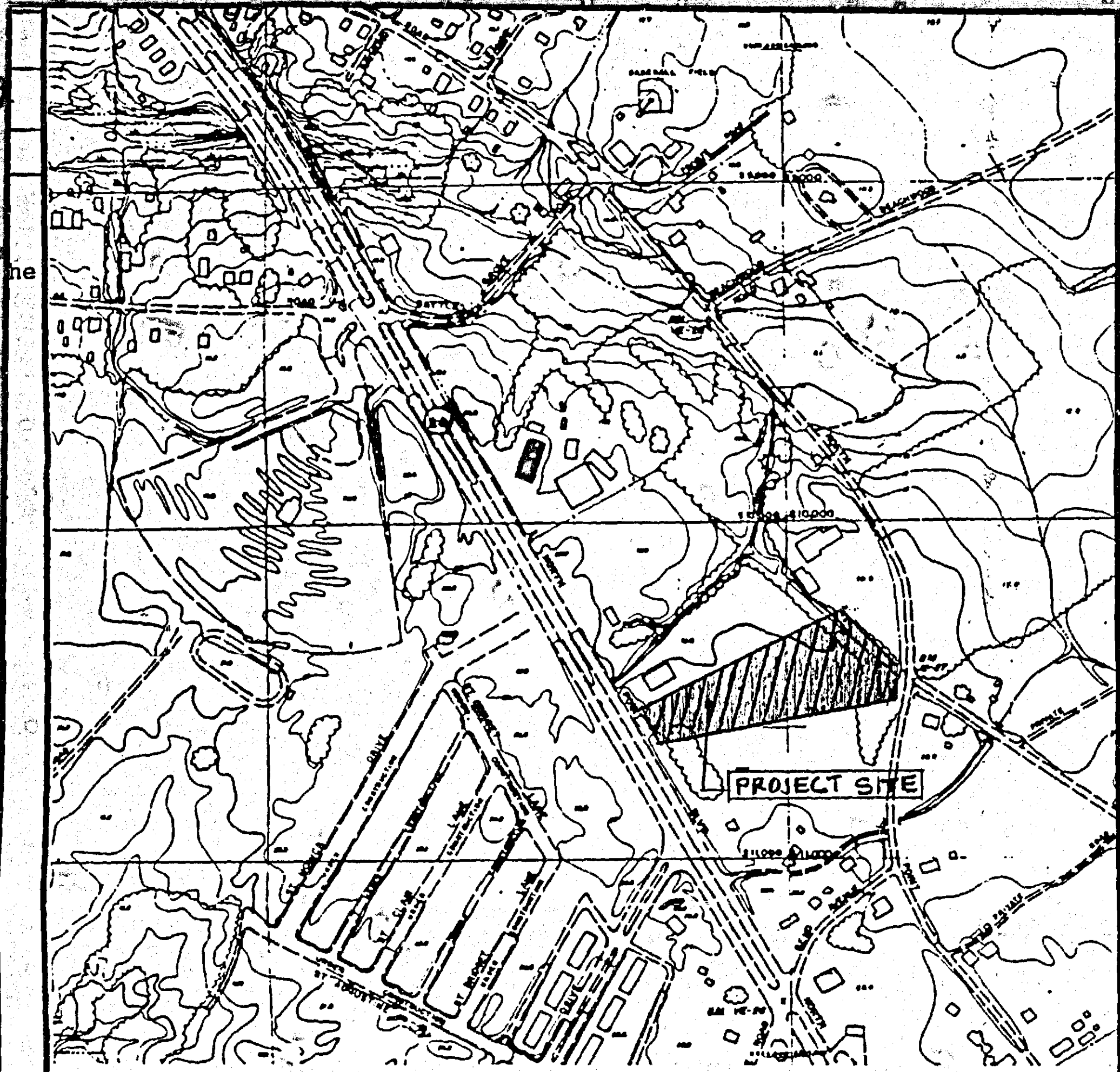
The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 449, 450, 452, 455, 456, 457, 458.

For items 451 and 453 the previous County Review Group comments are still valid.

Comments are attached for item 458.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:a
Encl.

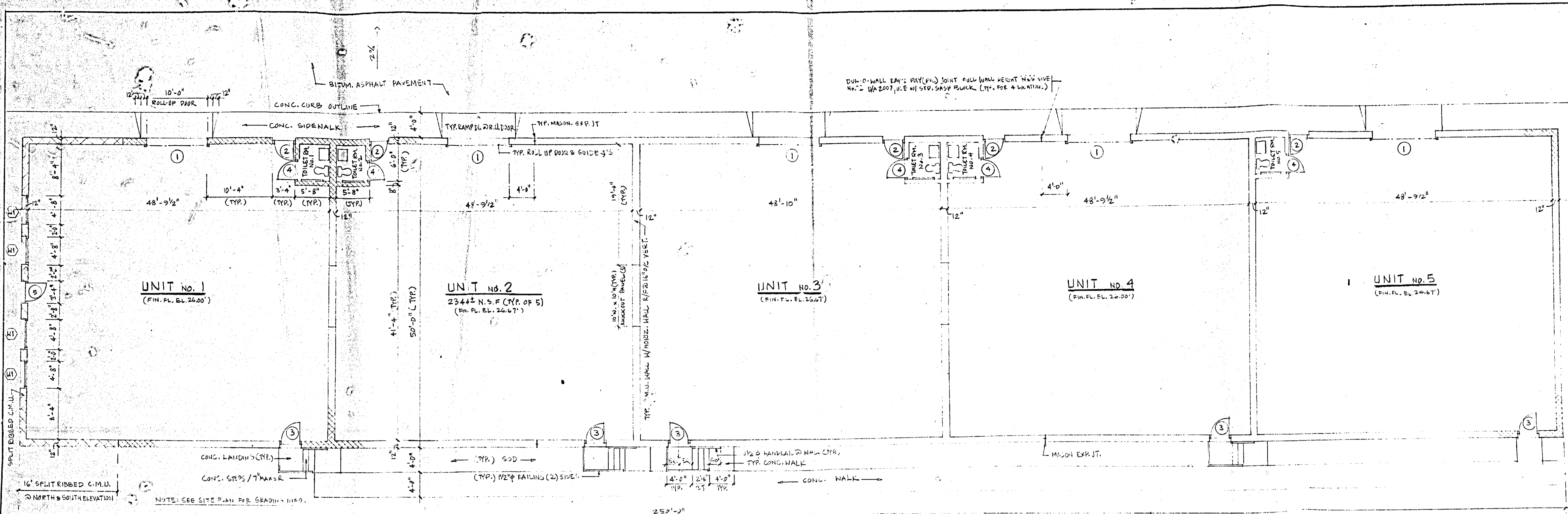


LOCATION PLAN

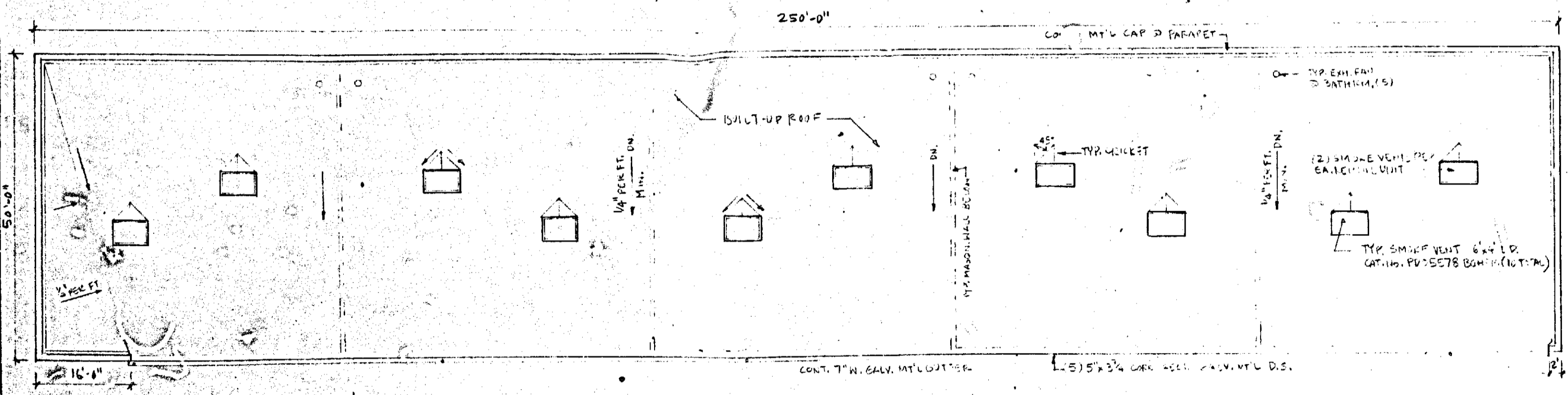
SCALE = 1" = 500'

PROJECT DATA

1. THE INFORMATION ON EXISTING SITE CONDITIONS WAS OBTAINED FROM A SITE PLAN AND SURVEY PREPARED FOR "AMERICAN TENNIS COURTS, INC" BY GEORGE WILLIAM STEPHENS, JR. AND ASSOC., INC. LAST REVISION DATED: 10-24-77 AND THE GRADING PLAN PREPARED BY S.P. KENNEDY ARCHITECT DATED: JAN: 1985 FOR A (2) STORY OFFICE BLDG ADDITION (BALTO. CO. BLDG PERMIT #87771, CONTROL #C-794-86)
2. PROJECT NAME = 4051 NORTH POINT ROAD (CRG PROJECT No. XV-481)
3. PROPERTY OWNER: DENNIS T. & PERRY M. ROSSI
110 BELLEHAVEN COURT
SEVERNA PARK, MD. 21146
4. PROPERTY ADDRESS: 4051 NORTH POINT ROAD
ELECTION DISTRICT 15, PRECINCT 21, COUNCILMANIC DISTRICT-7
BALTIMORE COUNTY, MARYLAND / CENSUS TRACT 4524
5. PROPERTY LOCATION: NW/S NORTH POINT ROAD OPPOSITE LYNHURST ROAD
ALSO FRONTS ON E/S NORTH POINT BOULEVARD
6. EXISTING ZONING: M.L.-IM. & M.L.-C.S.-1
7. NET SITE AREA = 2.954 AC. (128,666 S.F.); GROSS SITE AREA = 3.10 AC (135,075 S.F.)

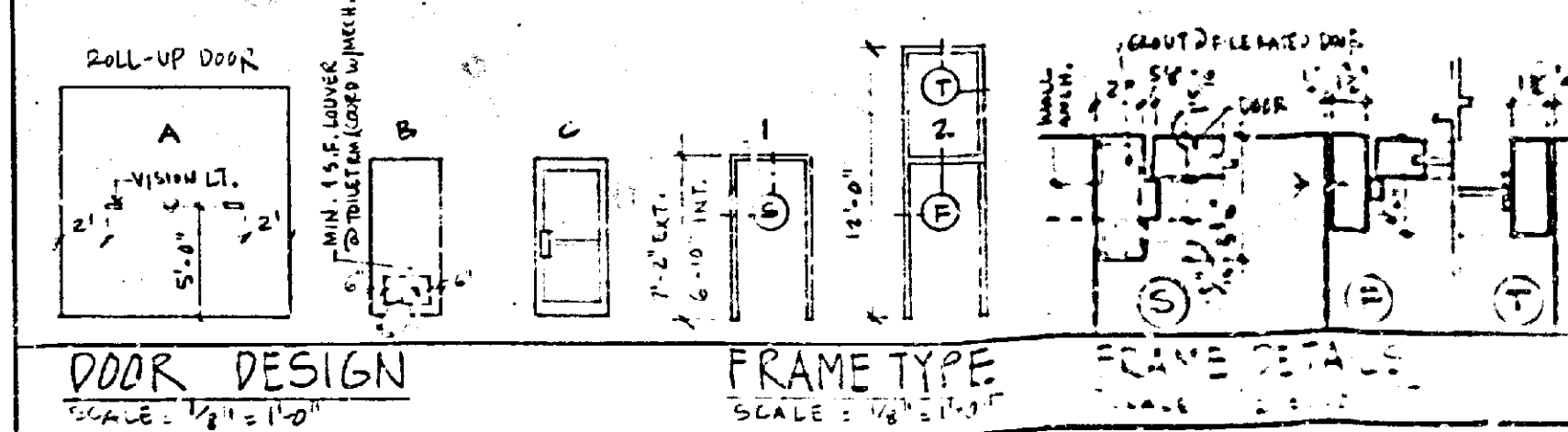


FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"

FINISH SCHEDULE						DOOR SCHEDULE								
ROOM NAME	FLOOR	BASE	WALL	CEILING	CLGHT.	REMARKS								
UNIT NO. 1 THROUGH UNIT NO. 5	CONCRETE	NONE	EXPOSED C.M.U.	EXPOSED STRUCTURE	TO BOTTOM REST DECK	MATERIALS AND COLORS AS SELECTED BY THE OWNER								
TOILET RM. NO. 1 THROUGH TOILET RM. NO. 2	CERAMIC TILE	CERAMIC	EPOXY PAINT	PAINTED GYP. BD.	2'-0"	REMOVE CERAMIC TILE W/OUT ALL ADHESIVE HIGH & MARBLE TILE W/OUT								
						TYPE	FINISH	HEIGHT	WIDTH	MATERIAL	FRAME	THRESHOLD	HARDWARE SET NO. & WEATHERSTRIP	REMARKS
						1	A	10'-0"	10'-0"	INSULATED GALV. METL	—	—	OPERATING UNIT 2	ALL EXTERIOR DOORS TO BE INSULATED
						2	B	3'-0"	7'-0"	HOLLOW METAL	1	EXTR. ALUM. 4 1/2" W. 1/2" H.	2/W WEATHERSTRIP	W/OUT WEATHERSTRIP
						3	B	3'-0"	7'-0"	HOLLOW METAL	1	EXTR. ALUM. 4 1/2" W. 1/2" H.	3/W	3/4" C. G. OF FEET & 1/4" R. T. ON S
						4	B	3'-0"	6'-6"	HOLLOW METAL	1	MARBUS	4	1/4" C. G. OF FEET & 1/4" R. T. ON S
						5	C	3'-0"	7'-0"	ALUM. W/OUT	2	EXTR. ALUM. 4 1/2" W. 1/2" H.	5/W	W/OUT WEATHERSTRIP



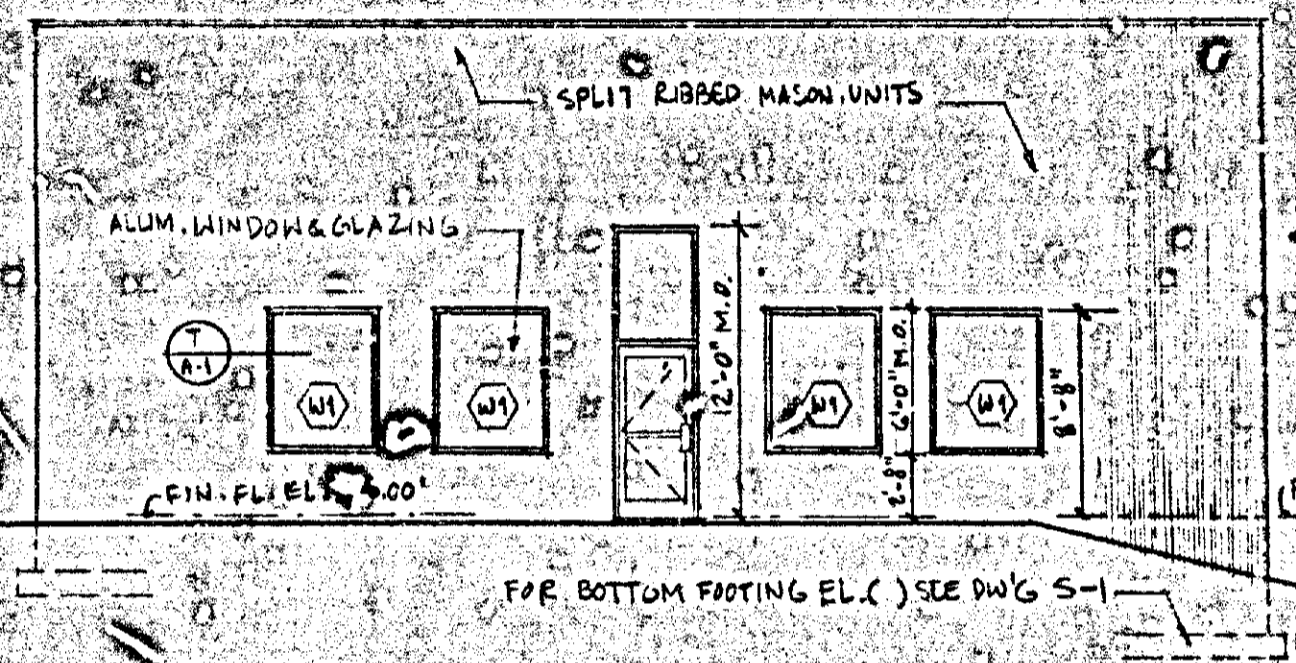
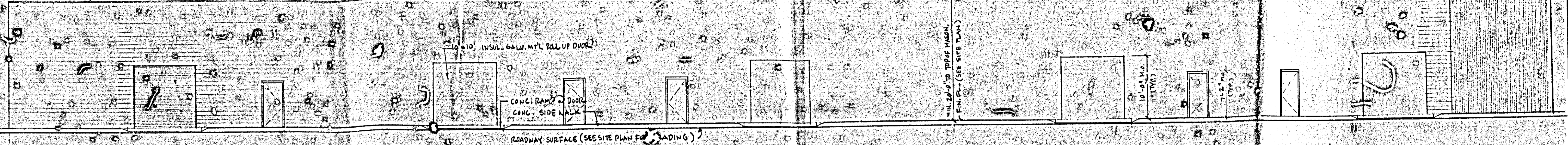
DATE OF REVISION
 PROPOSED WAREHOUSE BUILDING
 4051 NORTH POINT ROAD
 BALTIMORE, MARYLAND 21222
 ARCH. FL. PLAN

CUMBERLAND CONSTRUCTION CO.
 6004 SHADY SPRING AVE.
 BALTIMORE, MARYLAND 21237
 TEL. (301) 866-4804
 ARCHITECT: BENEDICT LEIBONITZ

SHEET NO.
 DWG. NO.
A-1
 SCALE: AS NOTED
 DATE: 10/11/59

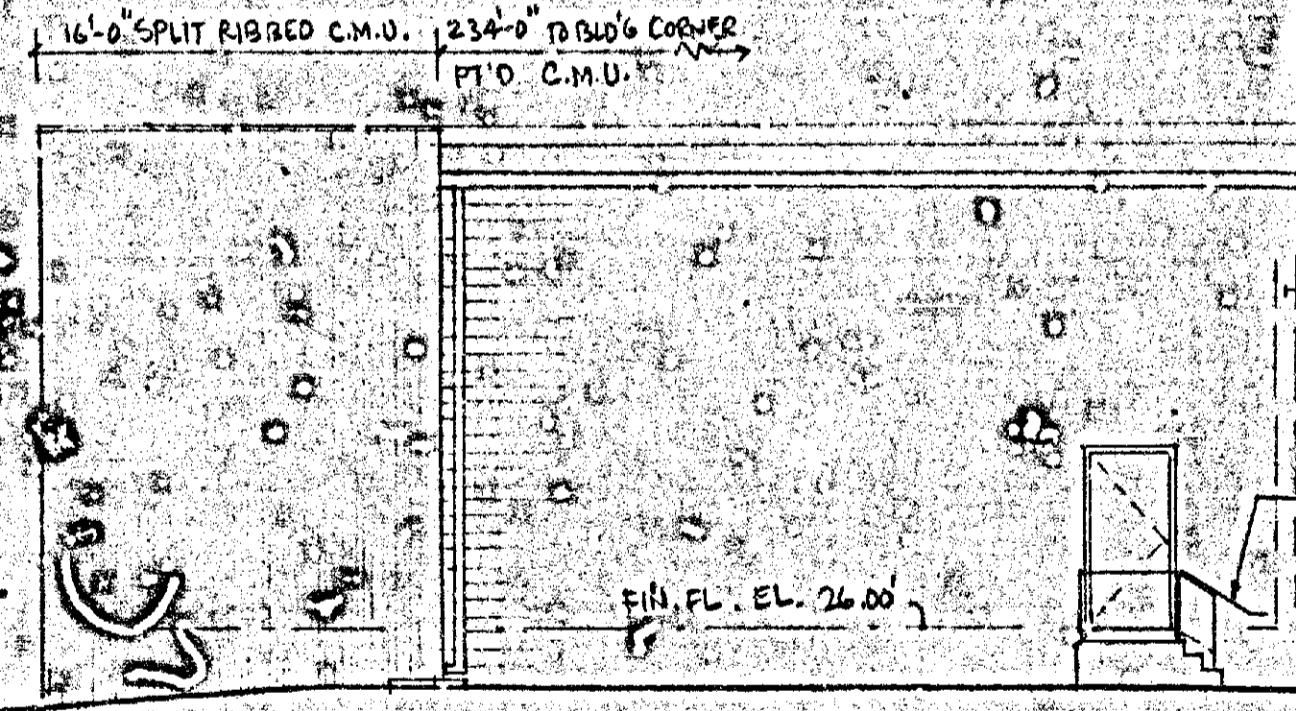
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

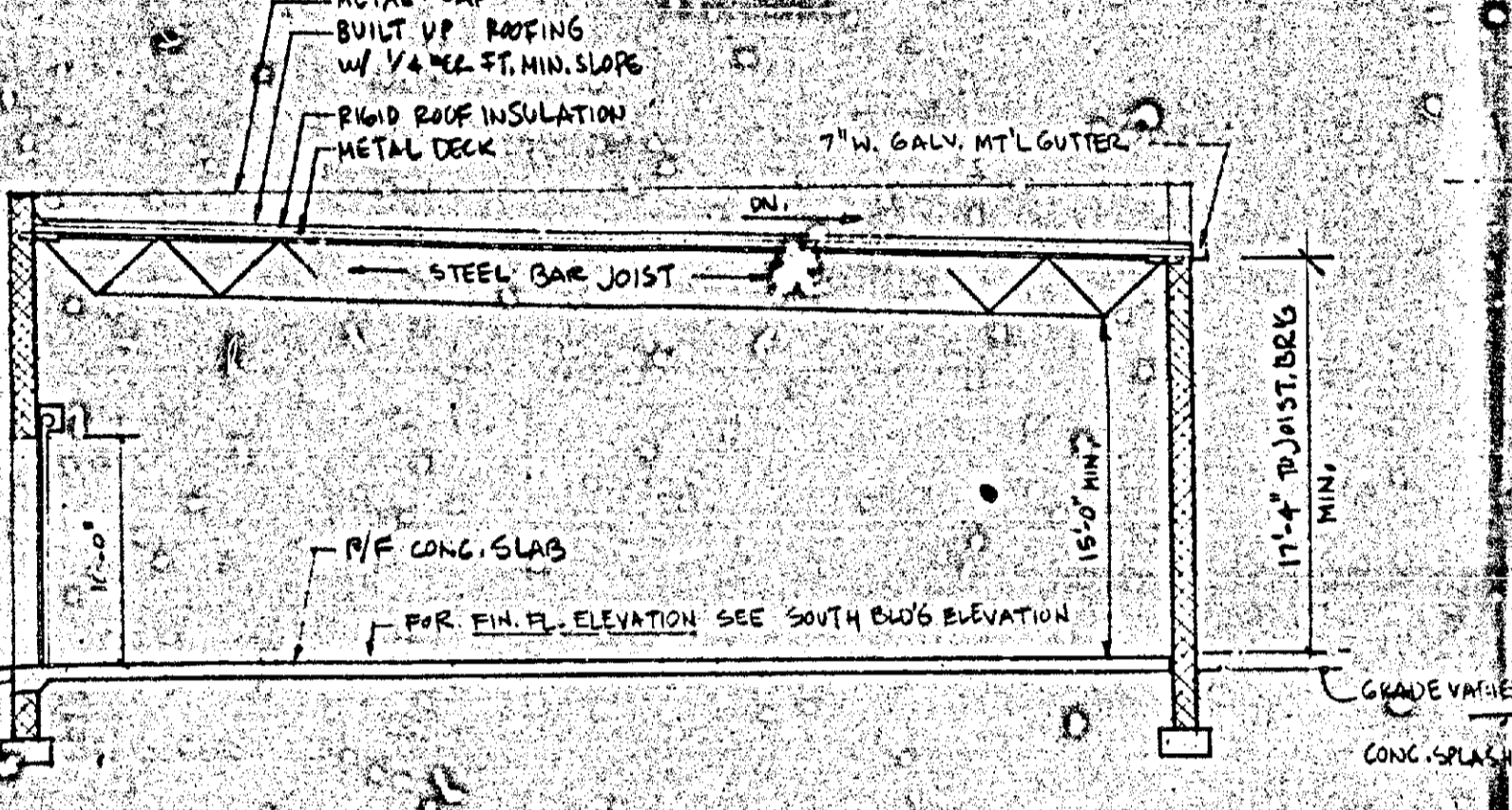


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

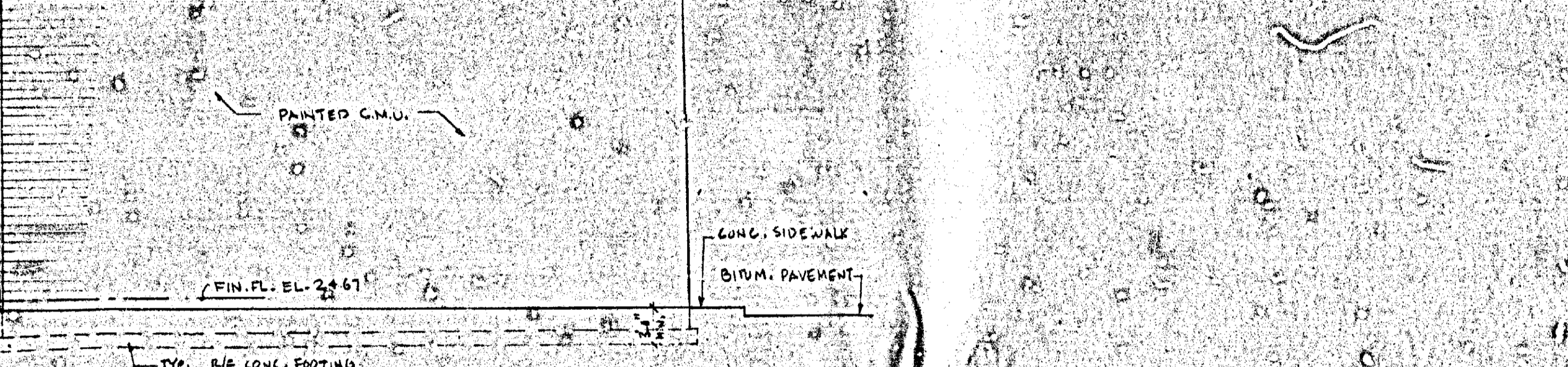
CROSS SECTION

SCALE: 1/8" = 1'-0"



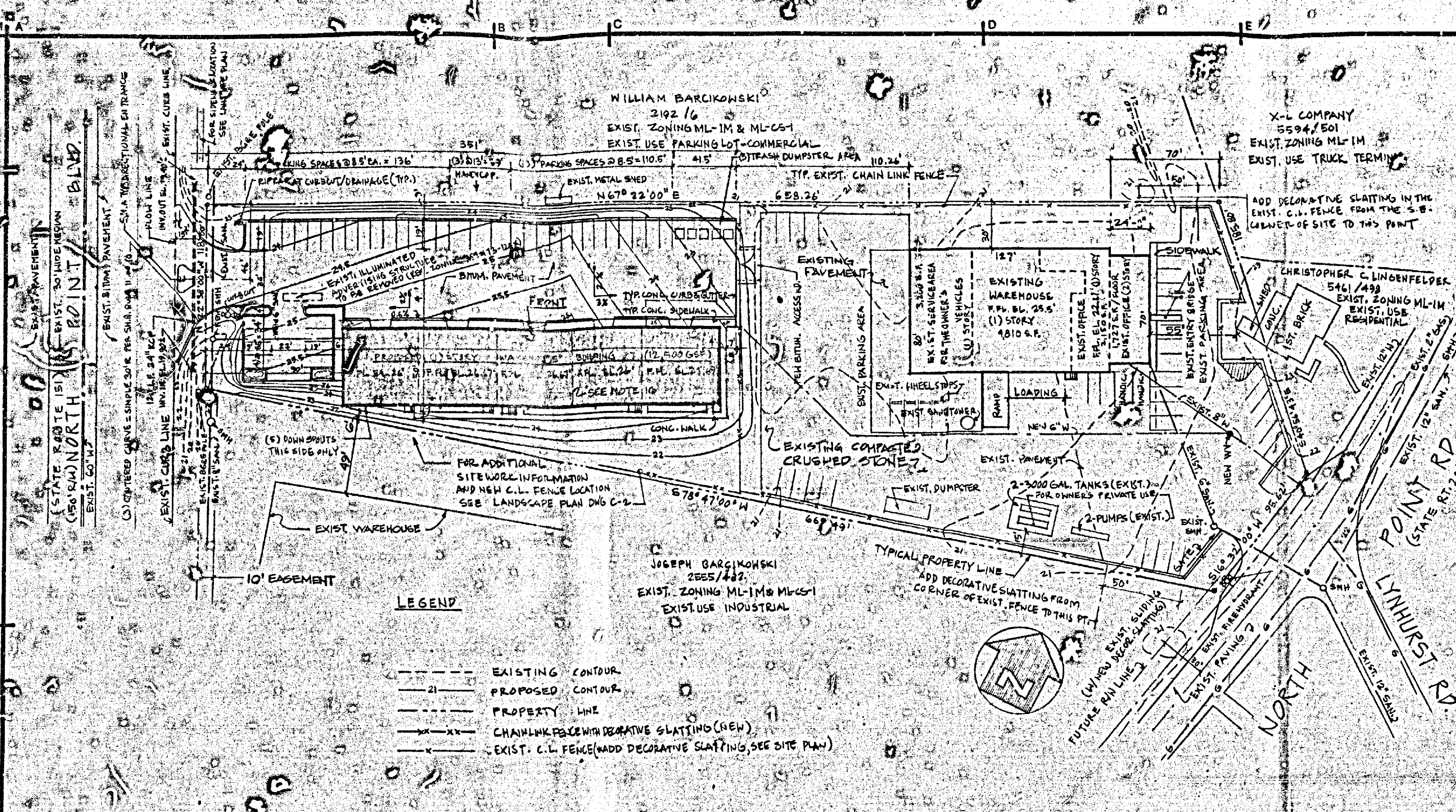
EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WAREHOUSE BUILDING
 4051 NORTHPOINT ROAD
 BALTIMORE, MARYLAND 21222
 BUILDING ELEVATIONS SECTIONS

CUMBERLAND CONSTRUCTION CO.
 6004 SHADY SPRING AVE.
 BALTIMORE, MARYLAND 21257
 TEL. (301) 866-4804
 ARCHITECT: BENEDICT LEIBONITZ



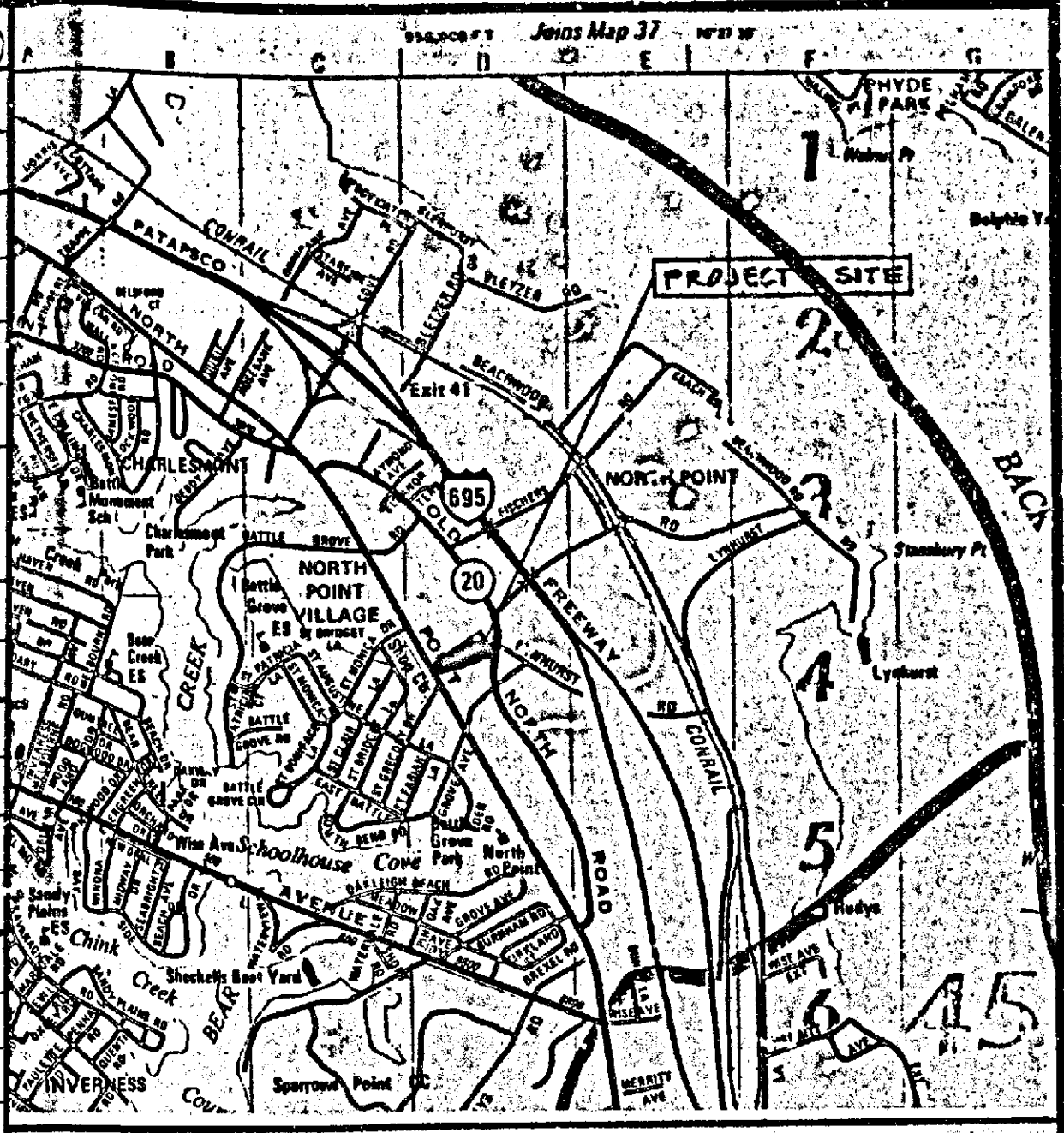
CRG PLAN
SCALE: 1" = 50'-0"

AREA CALCULATIONS		FAR (FLOOR AREA RATIO)			
BLDG GROSS AREA SQUARE FEET (S.F.)	SITE AREA (S.F.) NET	ALLOWED	PROPOSED		
EXIST. BLDG	13,614	128,666	135,075	0.68	0.10
PROP. BLDG	12,500			0.69	0.09
TOTAL BLDG'S	26,114			0.60	0.19
ALLOWED LAND COVERAGE	64,333	128,666	135,075		

PARKING CALCULATIONS			
LAND AREA	TOTAL FLOOR AREA (S.F.)	EMPLOYEE'S LARGEST SHIFT	PARKING RATIO REQ'D
EXIST. WAREHOUSE	4,810	12	1/2 EMPLOYEE LARGEST SHIFT
EXIST. SERVICE AREA	3,200		3.3/1,000 S.F.
EXIST. OFFICE 1ST FLOOR	3,877		3.3/1,000 S.F.
EXIST. OFFICE 2ND FLOOR	1,727		2/1,000 S.F.
EXIST. BUILDING TOTAL	13,614		
PROP. WAREHOUSE (WHOLEY STORAGE)	12,500	25	1/2 EMPLOYEE LARGEST SHIFT
OFFICE (PROPOSED) IN PROP. WAREHOUSE	1,500		3.3/1,000 S.F.
PROPOSED WAREHOUSE TOTAL	12,500		
TOTAL BLDG AREA	26,114		
PARKING SPACES REQUIRED			62
PARKING SPACES EXISTING ON SITE			40
PARKING PROVIDED AT NEW WAREHOUSE			40
TOTAL PROPOSED PARKING ON SITE			80

VICINITY PLAN			
SCALE: 1" = 2000'			

- Prior to final zoning approval:
- The following zoning hearings are required and should be listed on the plan:
 - 6 ft side/rear setback in lieu of the required 30 ft.
 - 55 ft distance between buildings in lieu of the maximum required 60 ft.
 - To permit a crushed stone surface in lieu of the required paving as indicated on permit number 87771 (C-794-86).
 - To permit a dead-end parking bay without turn-around space.
 - To remove and abandon Special Exception 73-124-X.



LOCATION PLAN
SCALE: 1" = 500'

PROJECT DATA	
1.	THE INFORMATION ON EXISTING SITE CONDITIONS WAS OBTAINED FROM A SITE PLAN AND SURVEY PREPARED FOR "AMERICAN TENNIS COURTS, INC." BY GEORGE WILLIAM STEPHENS, JR. AND ASSOC., INC. LAST REVISION DATED 10-24-77 AND THE GRADING PLAN PREPARED BY G.R. KENNEDY ARCHITECT DATED JAN-1985 FOR A 2-STORY OFFICE BLDG ADDITION (BALTO. CO. SUBPERMIT #07711, CONTROL NO. 724-86).
2.	PROJECT NAME: 4051 NORTH POINT ROAD (CRG PROJECT NO. XV-481)
3.	PROPERTY OWNER: DENNIS T. & PERRY M. ROSE 110 BELLE HAVEN SEVERNA PARK, MD. 21146
4.	PROPERTY ADDRESS: 4051 NORTH POINT ROAD ELECTION DISTRICT 15, PRECINCT 21, CONNELLMAN DISTRICT BALTIMORE COUNTY, MARYLAND / CENSUS TRACT 4524
5.	PROPERTY LOCATION: NW'S NORTH POINT ROAD OPPOSITE LYNHURST ROAD ALSO FRONTS ON E/S NORTH POINT BOULEVARD
6.	EXISTING ZONING: M.L.-C.R. & M.L.-C.S.-1
7.	NET SITE AREA: 2,954 AC (128,666 S.F.); GROSS SITE AREA: 8,104 AC (350,753 S.F.)
8.	APPLICANT: CUMBERLAND CONSTRUCTION CO. 6004 SHADY SPRING AVE. (301)-333-3484 BALTIMORE, MD. 21237 TEL. NO. (301)-666-4804
9.	WATERSHED: 25 (BEAR CREEK)
10.	SUBWATERSHED: 42
11.	STORM WATER MANAGEMENT WAIVER REQUEST APPROVED UNDER SEC. 2-603(C)(1) OF BALTO. CO. DEVELOPMENT PROCEDURES AND POLICY MANUAL, 23 JUNE 16, 1988
12.	PROPOSED FLOOR AREA RATIO (FAR): 0.19
13.	PROPOSED PAVEMENT AREA (P.A.): 10,192 S.F.
14.	PARKING SPACES PROVIDED: 80
15.	LANDSCAPE FOR EXISTING SITE IN ACCORDANCE WITH BALTO. CO. LANDSCAPE MANUAL
16.	LANDSCAPE FOR NEW BUILDING INTERIORS ONLY

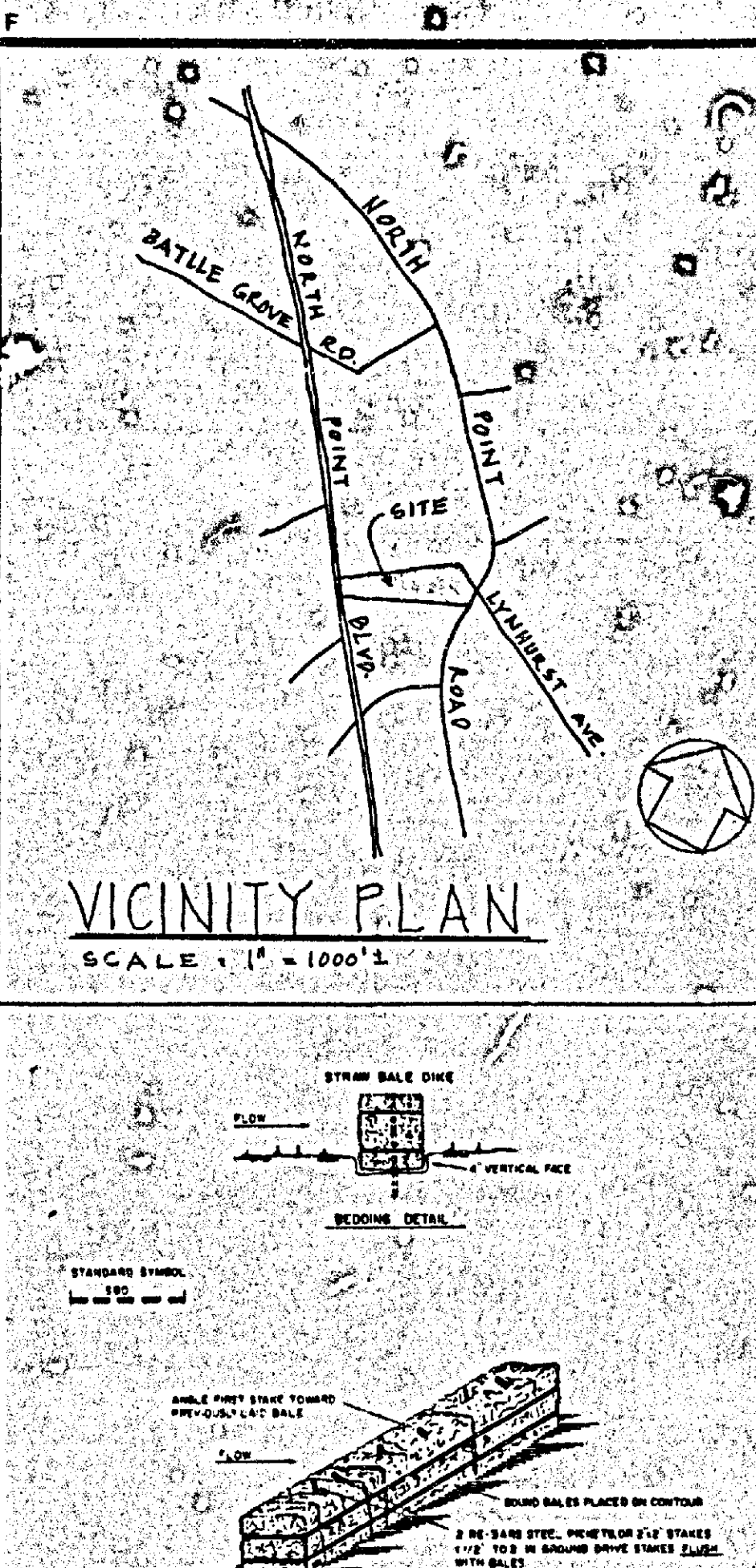
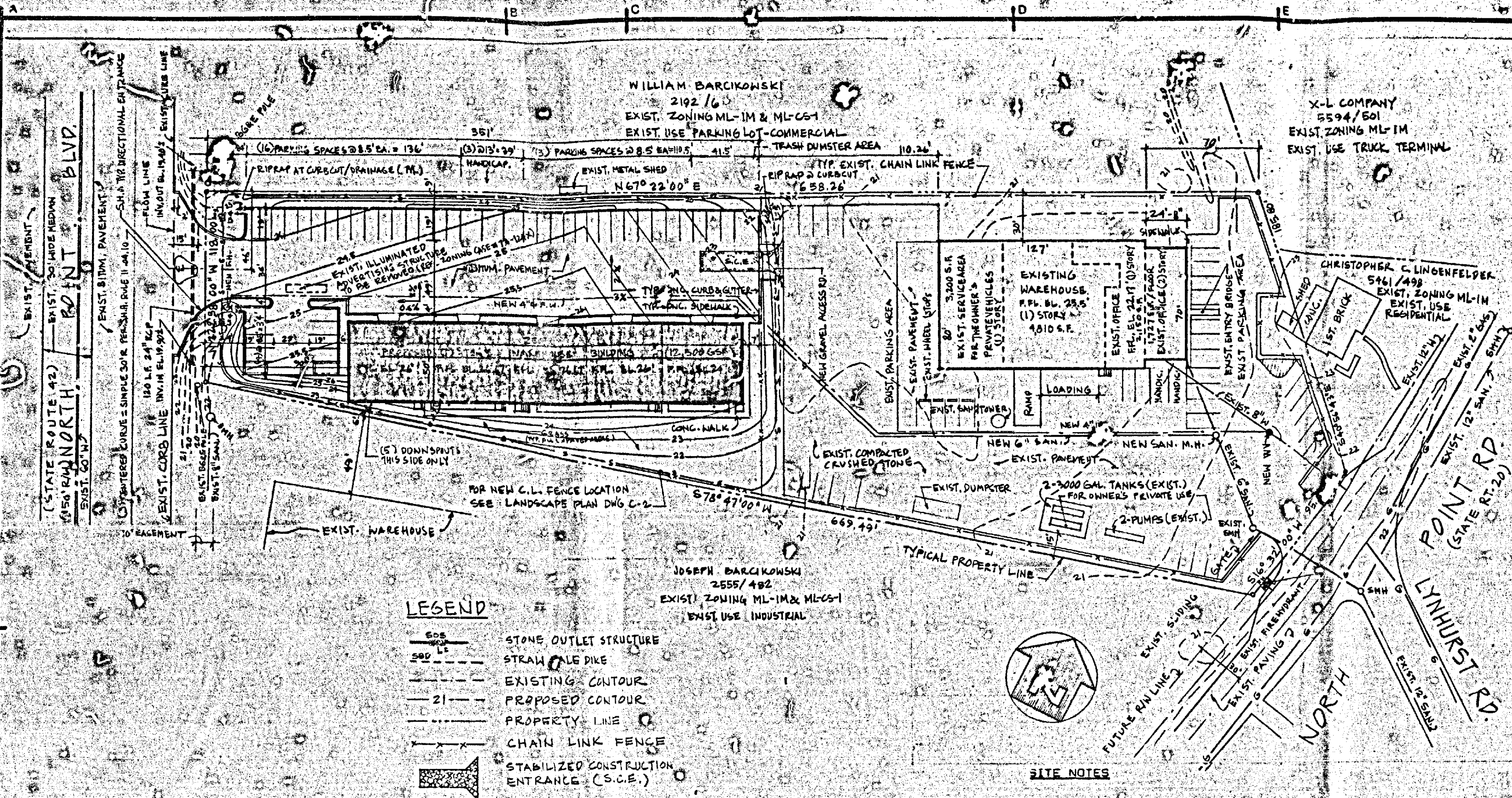
PETITIONER'S EXHIBIT

PROTESTANT'S EXHIBIT

PROPOSED WAREHOUSE BUILDING
4051 NORTH POINT ROAD
BALTIMORE, MARYLAND 21227

CUMBERLAND CONSTRUCTION CO.
6004 SHADY SPRING AVE.
BALTIMORE, MARYLAND 21237
Tel: 301-666-4804

DATE: 28 FEB 1989



- ### BALTIMORE COUNTY SEDIMENT CONTROL NOTES
- All construction shall be in accordance with the Baltimore County Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas and as detailed on this sheet.
 - Structural Measures and Sediment Control Measures will be installed and stabilized according to this plan prior to any other grading.
 - Continual inspection and maintenance of Sediment Control Facilities shall be performed until permission for their removal has been obtained from the Baltimore County Sediment Control Representative.
 - Notify the Baltimore County Sediment Control representative at least three (3) working days before starting work. Notification must be in writing.
 - All Sediment Control Measures shall be adjusted to meet field conditions.
 - All utilities to be constructed, first, prior to any construction on the site.
 - No pumping from foundation excavations will be allowed directly into any storm system unless it is filtered by way of sediment traps or filter.
 - All excavation material shall be placed on the high side whenever possible and confined to an area where it will not obstruct the normal flow of drainage courses.
 - Notify the Baltimore County Sediment Control representative of borrow areas and disposal area intended for use on this project at least one (1) week prior to construction. Notification must be in writing.
 - Immediately after completion of grading stabilize all disturbed areas.
 - The Contractor shall obtain at his cost all permits and pay all fees required for Sediment Control.

- ### SEQUENCE OF OPERATION
- Obtain Proper Permits
 - Contractor must submit written notification 72 hours prior to any construction activity to the Baltimore County Sediment Control Section stating:
 - When contractor intends to begin construction
 - Source of Borrow Material
 - Disposal site area
 - Contractor's tentative closing date
 - Clearing and grubbing for those areas necessary for installation of perimeter controls.
 - Construction of perimeter sediment control measures.
 - Temporary stabilization to address seven (7) calendar days to the surface of all perimeter dikes, swales, ditches, perimeter slopes, and all critical slopes greater than three (3) horizontal to one (1) vertical (3:1).
 - Site Clearing and grubbing.
 - Designate stockpile areas for related topsoil and related fill.
 - Designate Contractor's related staging areas.
 - Rough grade the project site.
 - Utility excavation and installation.
 - Complete proposed roadway grading.
 - Address (permanent or temporary) stabilization for all inactive areas on project site to comply with the fourteen (14) days to all other disturbed or graded areas on project site.
 - Excavate for proposed building structures and related foundation.
 - Erect building structure.
 - Complete fine grading for related parking, walks and remaining permanent structures.
 - Fine grade total project site, landscape or stabilize disturbed areas as proposed on Sediment Control Plan.
 - Remove sediment controls with prior written approval from the Baltimore County Sediment Inspector when stabilization is evident at project site.
 - Fine grading all remaining areas and stabilize as specified by the approved Sediment Control Plan for the project.

DEVELOPER'S CERTIFICATION

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ADEQUACY AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY BALTIMORE CITY AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.

Benjamin Leibowitz (Signature)
 DATE: MAY 27, 1983

ARCHITECT'S CERTIFICATION

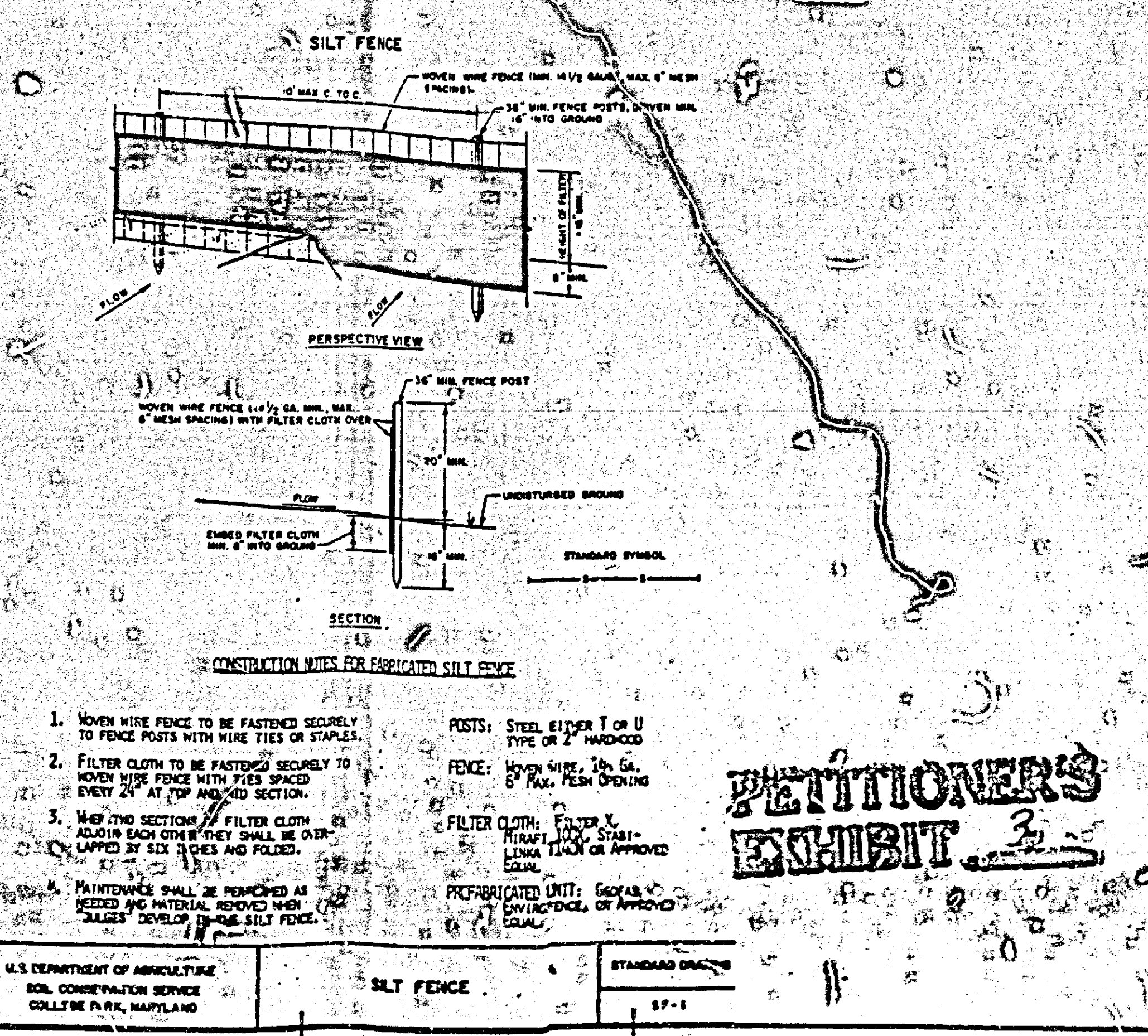
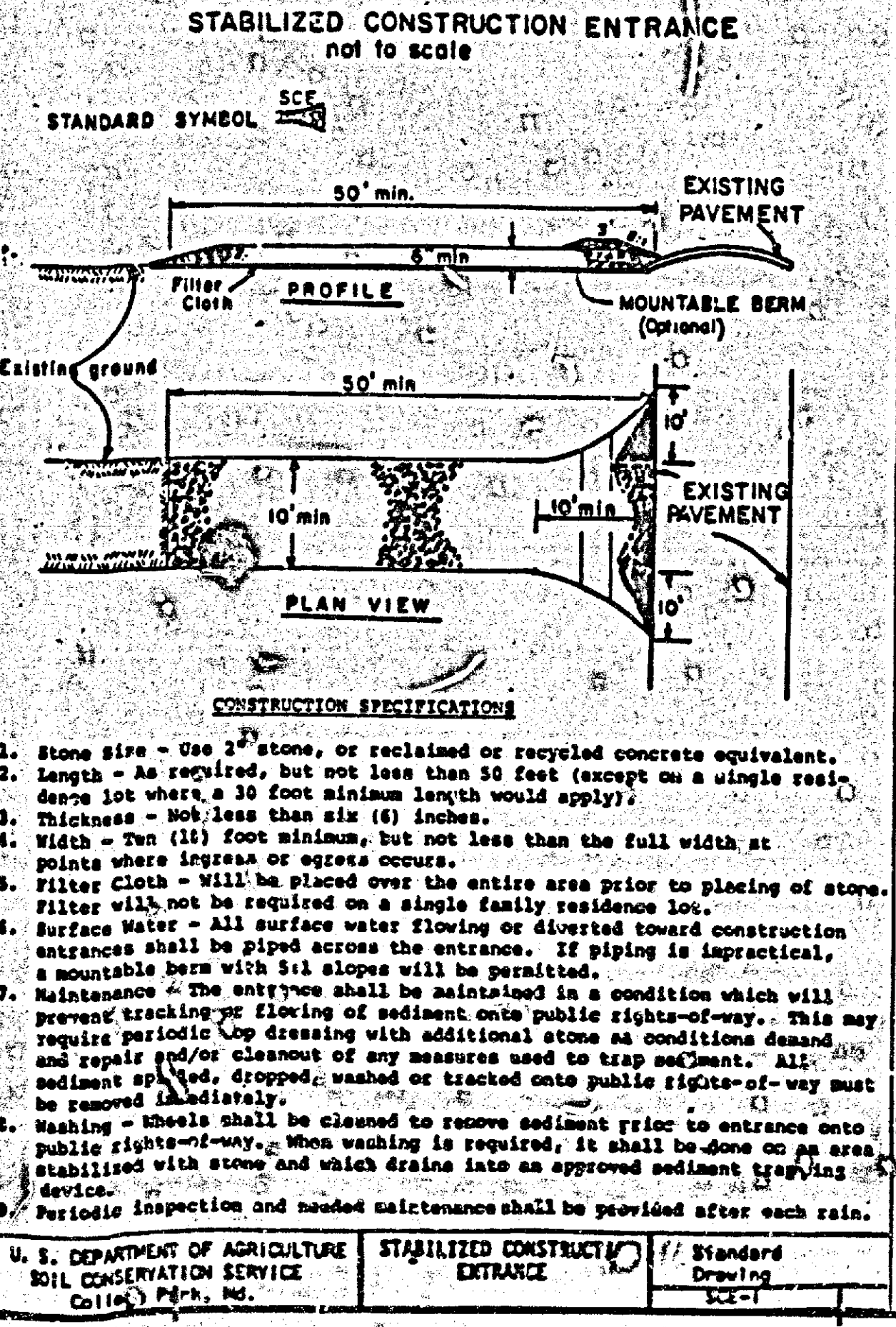
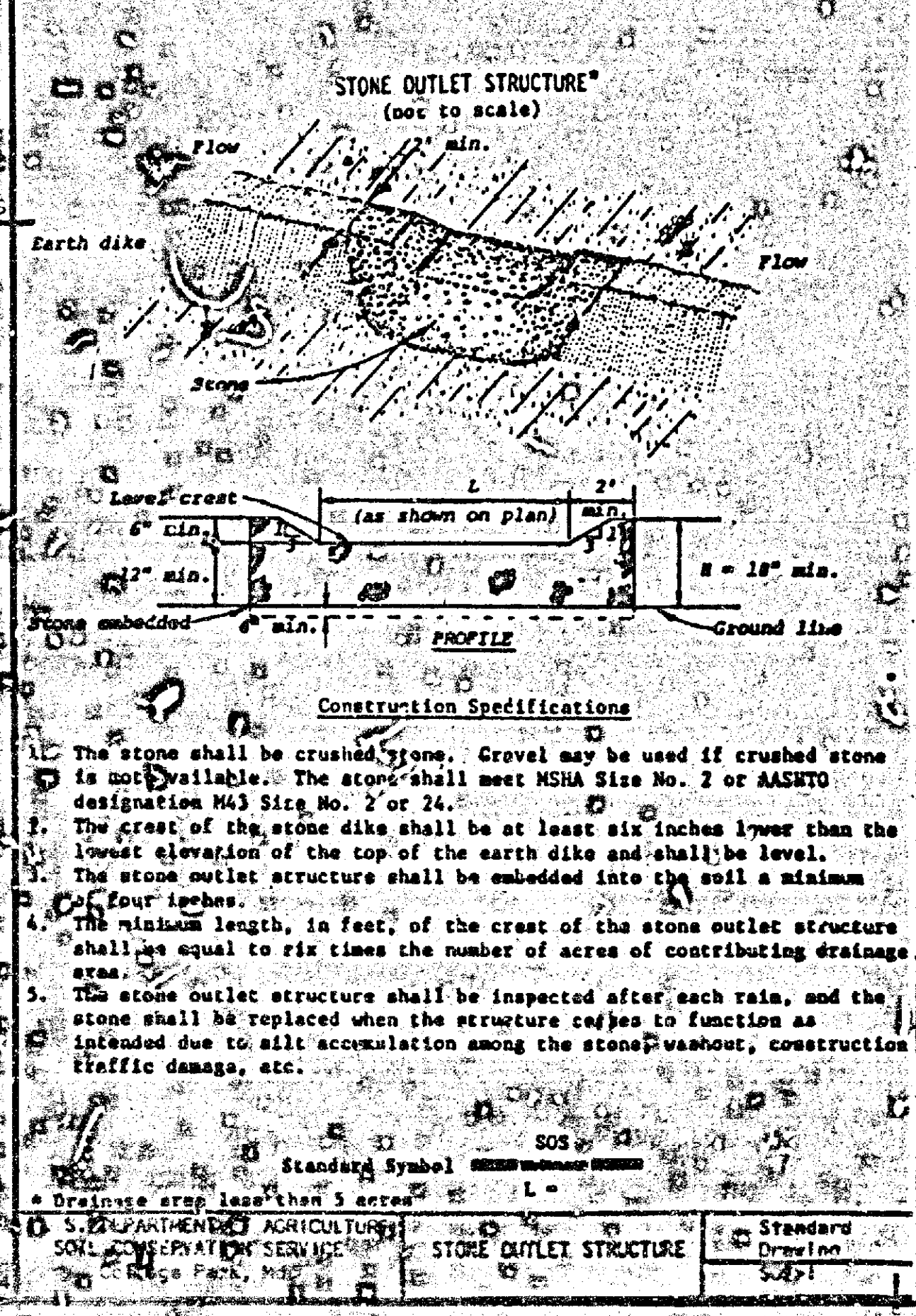
I CERTIFY THAT THE PLAN OF DEVELOPMENT AND THE PLAN FOR EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS - LATEST EDITION.

Benjamin Leibowitz (Signature)
 DATE: MAY 27, 1983

SITE GRADING/SEDIMENT CONTROL PLAN

SCALE: 1" = 50'-0"

- ### SITE NOTES
- INFORMATION ON EXISTING SITE CONDITIONS OBTAINED FROM SITE PLAN FOR AMERICAN TENNIS COORIS, INC. PREPARED BY GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. LAST REVISION DATE - OCTOBER 24, 1977 AND THE GRADING PLAN PREPARED BY S.P. KENNEDY ARCHITECTS DATED JANUARY, 1985.
 - PROPERTY OWNER: DENNIS T. & PEARL M. ROSSI 117 BELLEHARTEN COURT SEVERNA PARK, MD 21156
 - PROPERTY ADDRESS: 4051 NORTH POINT ROAD ELECTION DISTRICT 15 BALTIMORE COUNTY, MARYLAND
 - NET SITE AREA = 2.954 AC (128,666 SF); GROSS SITE AREA = 3.10 AC (135,075 SF)
 - PROPOSED AREA TO BE DISTURBED: 58,530 S.F. (1.34 AC).
 - PARKING PROVIDED: 40 CARS (NSW)
 - EXISTING ZONING: ML-IM & ML-CS-1



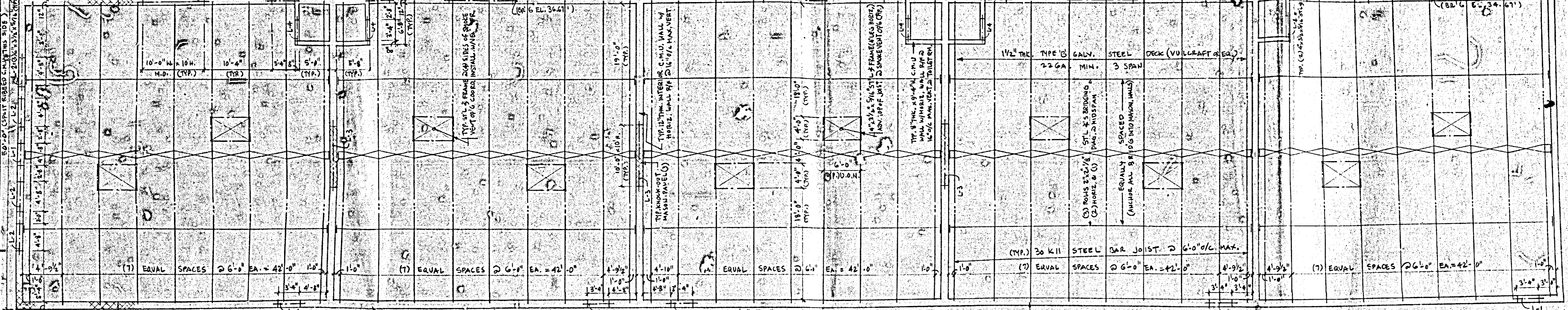
PETITIONER'S EXHIBIT

PROPOSED WAREHOUSE BUILDING
 4051 NORTH POINT ROAD
 BALTIMORE, MARYLAND 21222

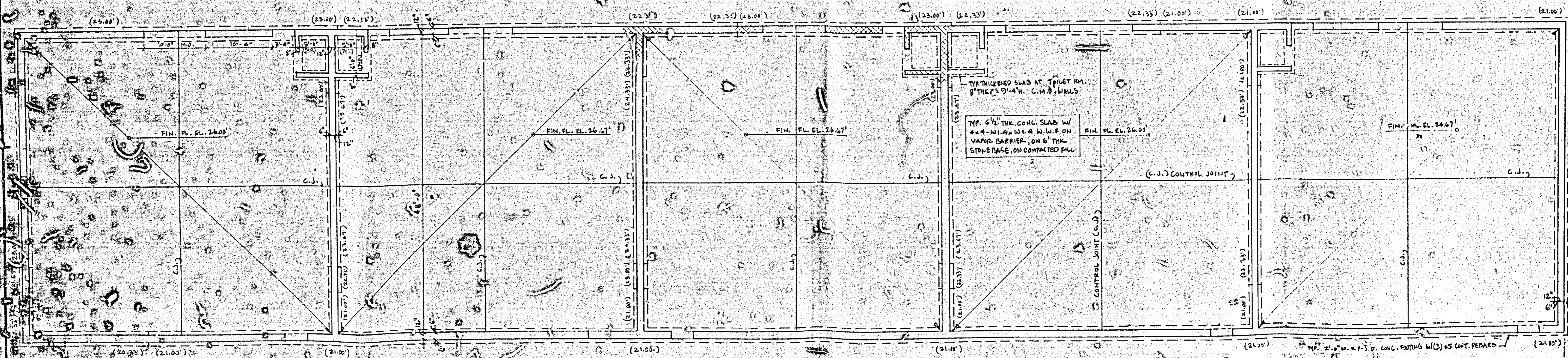
CUMBERLAND CONSTRUCTION CO.
 6004 SHADY SPRING AVE.
 BALTIMORE, MARYLAND 21237
 TEL: (301) 386-4804

ARCHITECT: BENEDICT LEIBOWITZ
 DATE: MAY 1, 1983

16" RETURN DIMS. ELEV.
 (TYP.) SPLIT RIBBED CMU
 (OR 6" EL. 36.00) L-3



ROOF FRAMING PLAN
 SCALE: 1/8" = 1'-0"



NOTE: (X,X,X) TYP. DENOTES BOTTOM OF FOOTING'S ELEVATION / HAS TO BE 3'-0" MIN. BELOW EXT. FINISH GRADE

FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

PROPOSED WAREHOUSE BUILDING
 4051 NORTH POINT ROAD
 BALTIMORE, MARYLAND 21222

CUMBERLAND CONSTRUCTION CO.
 6004 SHADY SPRING AVE.
 BALTIMORE, MARYLAND 21237
 TEL: (301) 866-4804
 BENEDICT LEIBONITZ

sheet no.
 DWG. NO.
 DATE: MAY 31, 1981