IN RE: PETITION FOR SPECIAL HEARING
N of Dogwood Road at
Edwards Avenue
(Windsor Corporate Park)
2nd Election District
2nd Councilmanic District

Leroy M. Merritt
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-226-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a use permit for business parking in a residential zone as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Randy Warren, Project Manager, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition was Pat Ciar with George W. Stephens, Jr. and Associates, Inc., and Bill Kirwin, Landscape Architect. Appearing as interested parties were Ferdinand and Rabeth Eitemiller. Mrs. Eitemiller and her mother own property adjacent to one of the areas proposed for business parking in the D.R. zone.

Testimony indicated that the subject property, known as Windsor Corporate Park, consists of 82.55 acres, split zoned M.L., M.L.-I.M., M.L.R., M.L.R.-I.M., D.R. 5.5 and D.R. 3.5, and is located off of Rolling Road between Botanicus Road and Dogwood Road. The majority of the site is zoned M.L. while approximately 19 acres more or less are zoned D.R. 3.5 and D.R. 5.5. Said property received CRG approval for development as warehouse and office uses. Petitioner is requesting a use permit to place an additional 202 parking spaces on 1.37 acres more or less of the D.R. 3.5 zoned portion of the property as depicted in the shaded areas on Petitioner's Exhibit 1B. Mr. Warren testified that there is currently adequate

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Date 12/13/89
By Kathi Feldmann

parking on the site for approximately 27% of those buildings used for office space without using any portion of the D.R. zones. As a result of market studies done and adjoining uses, a determination was made that it would be beneficial to increase the percentage of office space to approximately 37% of the proposed square footage for the site. However, to do so would require additional parking thereby necessitating Petitioner's request.

Testimony presented by Mr. Kirwin indicated that the Petitioner proposes to landscape the property in the areas of the requested relief to prevent any detrimental impact of the proposed use on the adjoining residential uses. Petitioner submitted as a preliminary landscaping plan Petitioner's Exhibits 2A and 2B. A complete landscaping plan will be prepared and submitted to the Baltimore County Landscape Planner for approval. Mr. Kirwin and Mr. Warren testified the relief requested meets the conditions set forth in Section 409.8b of the Baltimore County Zoning Regulations (B.C.Z.R.). Further testimony indicated that the use proposed meets the conditions required by Section 502.1 of the B.C.Z.R.

Mr. & Mrs. Eitemiller testified that they were in favor of permitting the lighting of the parking areas to extend beyond normal business hours as they agreed with Petitioner that continuous lighting of the parking lots at night is beneficial from a security standpoint for both the buildings on the subject site and adjoining residential properties.

Petitioner seeks relief from Section 409.8, pursuant to Sections 507 and 502.1 of the B.C.Z.R.

It is clear from the testimony that the use of the terms "use permit" and "special exception" are intended to be interchangeable and the import of either is the same. See Hofmeister v. Frank Realty Co., 373

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A.2d 273 (1977). The request for a use permit under Section 409.4 is in reality a request for a special exception. Therefore, in order for a use permit to be approved, the property owner must satisfy the burden of proof required by Section 502.1.

It is also clear that the B.C.Z.R. permits the use proposed in a D.R. zone by special exception. Further, it is 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. Pritts, 432 A.2d 1319 (1981).

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

After reviewing all of the testimony and evidence presented, it appears that the relief requested in the special hearing should be granted with certain restrictions as more fully described below.

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Date 12/13/89
By Kathi Feldmann

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of December, 1989 that the Petition for Special Hearing to approve a use permit for business parking in a residential zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriccions which are conditions precedent to the relief granted:

1) The Petitioner may apply for a permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) All lighting for the parking areas shall be erected in such a manner so as not to deflect into adjacent residential areas.

3) A complete landscape plan shall be submitted for approval by the Baltimore County Landscape Planner. Said plan shall provide screening and landscaping at a minimum as set forth in Petitioner's Exhibits 2A and 2B to provide adequate buffering of adjacent residential areas. Additional landscaping may be required by the Landscape Planner. The landscaping required shall be maintained at all times.

4) Only passenger vehicles, excluding buses, may use the parking areas in the residential zones. No loading, service or any use other than parking shall be permitted in the D.R. zones.

5) Prior to the issuance of any permits, a satisfactory plan clearly depicting the parking arrangements and vehicular access in the D.R. zones shall be submitted to the Zoning Commissioner's Office for approval.

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6) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this order.

Ann M. Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING
Date 12/13/89
By Kathi Feldmann

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Pat Keller DATE: December 27, 1989
Deputy Director of Planning

FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner

SUBJECT: Petition for Special Hearing
NW of the intersection of Dogwood Road and Edwards Avenue
(Windsor Corporate Park)
2nd Election District - 2nd Councilmanic District
Leroy M. Merritt - Petitioner
Case No. 90-226-SPH

Enclosed please find a copy of the decision rendered in the above-captioned matter. As you can see, landscaping is required at a minimum as proposed by Petitioner. Please make sure that landscaping at a level satisfactory to your office is required around property lines which border residential uses in this matter. Accordingly, by copy of this letter to Avery Harden, Landscape Planner, I am requesting that he contact you for your input upon receipt of the required landscaping plan. For your information, there was no opposition to the relief requested and the adjoining property owners favor petitioner's use of the subject property for business parking.

Thank you for your assistance in this matter. In the meantime, should you have any questions on the subject, please feel free to call me.

ANN:bjs

cc: Avery Harden
Case File

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

J. Robert Haines
Zoning Commissioner

December 28, 1989

Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N of Dogwood Road at Edwards Avenue
(Windsor Corporate Park)
2nd Election District - 2nd Councilmanic District
Leroy M. Merritt - Petitioner
Case No. 90-226-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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,

Ann M. Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: Mr. & Mrs. Ferdinand Eitemiller, Jr.
2200 N. Rolling Road, Baltimore, Md. 21228

People's Counsel

File

#84

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-226-SPH

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

a use permit for parking in a residential zone pursuant to Section 409.8 of the Baltimore County Zoning Regulations

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Leroy M. Merritt
(Type or Print Name)

Leroy M. Merritt
Signature

(Type or Print Name)

Signature

MAP NW16
F-2
B.D. 2ND
DATE 10-31-89
300 BP
1000
DP - G

Attorney for Petitioner:

John B. Howard
(Type or Print Name)

John B. Howard
Signature

210 Allegheny Avenue
Address

Towson, MD 21204
City and State

Attorney's Telephone No.: 823-4111

2066 Lord Baltimore Drive 288-2600
Address Phone No.

Baltimore, MD 21207
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

John B. Howard
Name 210 Allegheny Avenue
Towson, MD 21204 823-4111
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29 day of Sept., 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 13 day of Dec., 1989, at 9:30 o'clock A.M.

FILED BY JBH 8/30/89
ANY TIME OR DAY
HEARING TIME 2HRS +
BY THE USE PERMIT WAS CHALLENGED (NEIGHBORHOOD ASSOC.) OPPOSITION

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
Date 12/13/89
By Kathi Feldmann

Z.C.O.—No. 1

84

90-226-SPH

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany a Petition for a Special Hearing — August 18,1989 — RE: Windsor Corporate Park

Parking Parcel A

Point of beginning being located North 63 degrees 00 minutes 46 seconds West 314.83 feet +/- from the point of intersection of the centerlines of Dogwood Road and Edwards Avenue, thence running in a clockwise direction:
1) Due West 90.00 feet +/-,
2) Due North 113.00 feet +/-,
3) Due East 17.00 feet +/-,
4) South 83 degrees 29 minutes 33 seconds East 73.47 feet +/- and
5) Due South 104.67 feet +/- to the place of beginning.

Containing 0.226 acres of land more or less.

Parking Parcel B

Point of beginning being located North 45 degrees 59 minutes 38 seconds West 914.40 feet +/- from the point of intersection of the centerlines of Dogwood Road and Edwards Avenue, thence running in a clockwise direction:
1) South 87 degrees 24 minutes 42 seconds West 68.44 feet +/-,
2) North 05 degrees 27 minutes 20 seconds West 280.00 feet +/-,
3) South 83 degrees 08 minutes 14 seconds West 271.60 feet +/-,
4) South 84 degrees 31 minutes 05 seconds West 243.15 feet +/-,
5) South 83 degrees 17 minutes 01 seconds West 251.69 feet +/-,
6) North 06 degrees 43 seconds 00 minutes West 95.74 feet +/-,
7) North 85 degrees 38 minutes 14 seconds East 854.48 feet +/- and
8) South 02 degrees 35 minutes 18 seconds East 350.96 feet +/- to the place of beginning.

Containing 2.073 acres of land more or less.

(NOTE: THE ABOVE DESCRIPTIONS ARE FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR LAND CONVEYANCES OR AGREEMENTS)

STATE OF MARYLAND — JOHN STRONG SMITH — No. 3020 — REGISTERED PROFESSIONAL ENGINEER

FOR H.O. REFERENCE

ALL COMMENTS WERE TO BE ADDRESSED ON PLAN

PART OF "A" WAS MISSED THUMB REALLY NOT REQUIRED FOR SPH YOU MAY WISH TO CONSIDER IT AT THE HEARING.

CHALLENGED. #84

BALTIMORE COUNTY, MARYLAND — COMPANY SE PERMIT — LE — 90-226-SPH

COPY OF THESE COMMENTS TO BETH HOWARD ON 5/25/89 WITH REQUEST THAT ALL COMMENTS BE ADDRESSED ON PROVIDED PRELIM SITE PLAN. (TO BE REVISED ACCORDINGLY)

SUBJECT: COUNTY REVIEW GROUP COMMENTS — CRG DATE: 6/1/89 — PRE-CRG DATE: 5/22/89

FROM: ZONING OFFICE

PROJECT NAME: Windsor Corporate Park — PLAN: 4/25/89

LOCATION: E & W/S Lord Baltimore Drive, N/S Dogwood Road and E/S Rolling Road — REV.: — REV.:

DISTRICT: 2c2

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

The plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information (that has not been provided) is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to rectify any conflicts well in advance of the expected zoning approval. Because the R.T.A. regulations cannot be resolved via a zoning hearing, these particular comments must be resolved prior to C.R.G. approval:

1. R.T.A. - Include on the plan and clearly label all off-site sources of R.T.A. on-site, including all dwellings and small lots of record less than 2 acres. Dwellings must be labeled "existing dwelling" and all vacant lots must include the acreage. All lot and deed divisional lines that adjoin or are across the street from the subject property must be shown clearly. All R.T.A. arcs must be labeled with the required and applicable 300' or 250' radius dimensions on the plans. Clearly and conspicuously note on the plan: "ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300' OR 250 FT. ARCS". Clearly label and dimension all R.T.A. buffers. Provide the required and applicable R.T.A. buffers and remove any parking from the required R.T.A. buffer areas. The R.T.A. buffer cannot include a street R/W or required traffic sight line areas.

2. Access - Due to the availability of access on the North side with the extension of Lord Baltimore Drive through the M.L. zoned portion of the property, the additional access points on the South and Westernmost portion of the property through the D.R.-5.5 zone would be governed by Zoning Policy BM-1.A.3.

OK

A meeting with Carl Richards established that access is all public R/W and this comment is met

Note 37 — ARCS shown on Hearing Plan

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Robert Hoffman	210 Allegheny Ave
RANDY WARREN	20000 LORD BALTIMORE DR. 21207
Bill Krewson	28 E Susquehanna
Pat Cook	207 Allegheny Ave

WINDSOR CORPORATE PARK

Plan Refinement Comments

Revised Red-Lined Plan Comments: 8/16/90

The plan reviewed by Ann Nastarowicz (Deputy Zoning Commissioner) 8/16/90 has been approved as being within the spirit and intent of Zoning Hearing Case #90-226-SPH, subject to the requirement that a permanent black-lined plan be provided for the zoning hearing file. This plan must be certified by the engineer as showing and listing all changes on this red-lined plan with the understanding that no variances are required due to these changes.

Comply with the last paragraph of the previous comments.

JOHN L. LEWIS
PLANNING & ZONING ASSOCIATE III

JLL:scj

cc: Frank Fisher, Current Planning
Zoning File - #90-226-SPH
Waiver File

REVISED COMMENTS PLAN DATE 8/23/90

PLAN REVD AND INCLUDED IN HEARING FILE. OK FOR ZONING.

COMPLY WITH LAST PARAGRAPH OF COMMENTS FOR FINAL ZONING APPROVAL.

JLL 9/5/90

HEARING FILE 90-226-SPH — ZC. 90-226 SPH — IT-423

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM — DATE: 4/4/90
Bob Bowling - Dev. Eng.
Frank Fisher - Current Planning
Rahim Famili - Traffic Engineering
Larry Pilson - DEPRM
Dave Flowers - Critical Areas
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Larry Brocato - SHA
Rocky Powell - EIRS

To John L. 4/19/90 ucr

FROM: Peter A. Paff — Bureau of Public Services

SUBJECT: Previously Approved C.R.G. - Refinement

Windsor Corporate Park

Please review the attached for concurrance with current development regulations to allow for an extension of previously approved C.R.G. plan. Kindly recurn this cover letter with your comments and the attached print by 4/27/90

SEE ATTACHED FOR COMMENTS

PAP
Attachment
cc: File

CERTIFICATE OF POSTING — 90-226-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Special Hearing — Date of Posting: November 19, 1989
Petitioner: Leroy M. Merritt
Location of property: Windsor Corporate Park, N of Dogwood Road at Edwards Avenue
Location of Signs: North side of Dogwood Road in front of subject property
Remarks:
Posted by: D. J. Oster (Signature) — Date of return: November 24, 1989
Number of Signs: 1

986.09

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 28, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov 23, 1989

OWINGS MILLS TIMES,

Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 28, 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 Nov 23, 1989

THE JEFFERSONIAN,

Publisher

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

J. Robert Haines
Zoning Commissioner

DATE

Leroy M. Merritt
2068 Lord Baltimore Drive
Baltimore, Maryland 21207

Dennis F. Rasmussen
County Executive

Re: Petition for Special Hearing
CASE NUMBER: 90-226-SPH
Windsor Corporate Park, N of Dogwood Road at Edwards Avenue
2nd Election District - 2nd Councilmanic
Petitioner(s): Leroy M. Merritt
HEARING: WEDNESDAY, DECEMBER 13, 1989 at 9:30 a.m.

Dear Sir:

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

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
No. 624

90-226

12/12/89 — M9000211

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING	1 X	$111.09
	TOTAL:	$111.09

LAST NAME OF OWNER: MERRITT

hearing date.)

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

J. Robert Haines
Zoning Commissioner

November 15, 1989

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows

Petition for Special Hearing
CASE NUMBER: 90-226-SPH
Windsor Corporate Park, N of Dogwood Road at Edwards Avenue
2nd Election District - 2nd Councilmanic
Petitioner(s): Leroy M. Merritt
HEARING: WEDNESDAY, DECEMBER 13, 1989 at 9:30 a.m.

Special Hearing: To approve a use permit for parking in a residential zone.

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.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Leroy M. Merritt
John B. Howard, Esq.
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

November 29, 1989

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 84, Case No. 90-226-SPH
Petitioner: Leroy M. Merritt
Petition for Special Hearing

Dear Mr. Howard:

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. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Leroy M. Merritt
2066 Lord Baltimore Drive
Baltimor, MD 21207

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this

29th day of September, 1989.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Leroy M. Merritt

Petitioner's Atcorney: John B. Howard

Dec 13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 5, 1989

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

SUBJECT: Leroy Merritt, Item 84
Zoning Petition No. 90-226

The Petitioner requests a special hearing for use permit for parking in a residential zone pursuant to Section 409.4 of the Baltimore County Zoning Regulations.

The area subject to this petition is located adjacent to MLR zoned land. Section 250.6 of the Baltimore County Zoning Regulations states, in part, "Off-street parking and loading areas shall be in accordance with the requirements of Section 409, but no parking is permitted within 25 ft. of any residential zone boundary." The intent of this regulation is to provide a buffer to residential areas from industrial uses. In fact, the MLR strip was purposely applied to this site to effectively buffer the adjacent residential community. Industrial/office intrusion into the community is not desired and an effort was made not to negatively impact the residentially zoned land.

Based on the information provided, and the analysis conducted, staff recommends denial of the Petitioner's request.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

12/11/89 called office Colleen for P/Hg JJS

DEC 0 6 1989

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

RECEIVED
SEP 14 1989
ZONING OFFICE

Dennis F. Rasmussen
County Executive

September 12, 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 83, 84, 85, 86, 88, 89, 90, 92, and 93.

Very truly yours,

Michael S. Flanigan

Michael S. Flanigan

MSF/efm

SEP 1 9 1989

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reincke
Chief

Dennis F. Rasmussen
County Executive

September 14, 1989

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

RE: Property Owner: LEROY M. MERRITT

Location: WINDSOR CORPORATE PARK, N OF DOGWOOD ROAD AT EDWARDS AVENUE

Item No.: 84 Zoning Agenda: AUGUST 19, 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.

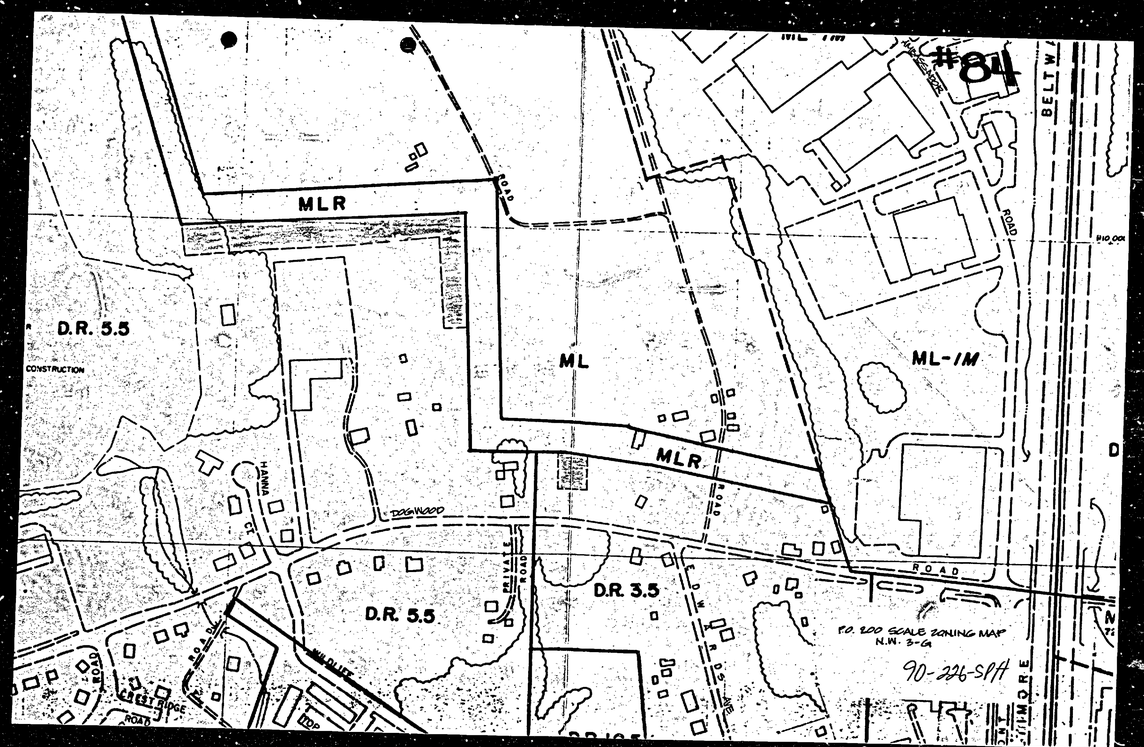
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Lenard Kelly 9-14-89 Noted and Approved
Planning Group
Special Inspection Division

Capt. John E. Hoyer
Fire Prevention Bureau

JK/KEK

SEP 20 1989



SOIL TYPES	OFFICE/WAREHOUSE 3 STY OR LESS: W/ BASEMENT	W/O BASEMENT	STRIETZ PARKING LOTS	HYDROLIC SOILS GROUPS
GeA	MODERATE: SEASONALLY PERCHED WATER TABLE	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE	D
GeB2, GeB	MODERATE: SEASONALLY PERCHED	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE	D
HfC3	MODERATE: SEASONALLY PERCHED WATER TABLE	MODERATE: SLOPE	SEVERE: SLOPE SEASONALLY PERCHED WATER TABLE	D
HfE2	SLIGHT	SLIGHT	MODERATE: SLOPE	C
HfE3, LhC	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE	C
LeB2	SLIGHT	SLIGHT	MODERATE: SLOPE	B
LeB2	SLIGHT	SLIGHT	MODERATE: SLOPE	B
LeC2	MODERATE: SLOPE	MODERATE SLOPE	SEVERE: SLOPE	B
LhB	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE	D

SOIL BORINGS ARE BEING CONDUCTED SO THAT RECOMMENDATIONS CAN BE MADE BY THE SOILS ENGINEER TO MITIGATE ADVERSE EFFECTS WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION

TYPICAL PARKING LAYOUT : SCALE: 1"=30'

PARKING IN D.R. ZONE

PARKING ALONG IN DR ZONE IS APPROPRIATE PARKING ABOVE THE NUMBER IS REQUIRED TO SUPPORT THE BUILDINGS SHOWN HEREON IN DR ZONE WOULD NOT BE ALLOWED IF A SPECIAL PERMIT IS GRANTED. IF THE SPECIAL PERMIT IS FOUND TO BE VOID, A NOTICE ADDENDUM TO THIS PLAN ELIMINATING THE PARKING SHALL BE SUBMITTED. A SPECIAL USE PERMIT HAS BEEN APPLIED FOR.

SECTION 409.6.B.2

(a) THE LAND SO USED MAY NOT ADJOIN OR BE ACROSS AN ALLEY OR STREET FROM THE BOUNDARIES OF DEFINED ENCLOSED. (No SUCH SITE)

(b) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING FACILITY.

(c) NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.

(d) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, SHIELDING OF ILLUMINATION, GLARE, AND INTENSITY, AS NECESSARY, LIGHTING IN PARKING AREAS, TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES, IF ANY.

(e) IN SATISFACTION PLAN ENTRANCE PARKING ARRANGEMENT AND VEHICULAR ACCESS MAY BE PROVIDED.

(f) METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERPETUAL RIGHT OF USE SHALL BE SPECIFIED, AND RESTATED BE RECORDED. (BAL. 673 FM.)

(g) NO ADVERTISING MAY BE LIGHTED ABOVE ROOF, OR THE EQUIVALENT OF THE ROOFING CONSTRUCTION, ARE NECESSARY TO INSURE THAT THE PARKING FACILITY WILL NOT BE UNDESIRABLE TO ADJACENT PROPERTIES.

PARKING IN ML-IM ZONE

SECTION

259.6-OFF-street parking and loading areas shall be in accordance with the requirements of Section 409 but no parking is permitted within 50 ft. of any residential zone boundary. Parking areas shall be screened and lighting thereof shall be so arranged as not to reflect rays from residential zones, and, if on standards, lights shall not exceed the height of the highest building. (B212 No. 56, 1961.)

PARKING TABULATION:

PARKING REQUIRED:

BLDG. NO.	TOTAL FLOOR AREA	GENERAL OFFICE	WAREHOUSE	PARKING REQUIRED GENERAL OFFICE	PARKING REQUIRED WAREHOUSE	TOTAL PARKING REQUIRED
1	46,600	11,650	34,950	41	65	106
2	40,575	10,144	30,431	36	57	93
3	42,600	10,650	31,950	38	58	96
4	92,438	36,975	55,463	124	101	225
5	43,000	17,250	33,750	39	62	100
6	36,100	9,025	27,075	31	58	89
7	48,750	12,187	36,563	41	66	107
8	70,400	17,600	52,800	59	75	134
9	54,400	13,600	40,800	46	54	100
10	70,400	17,600	52,800	59	75	134
11	56,400	14,100	42,300	48	81	129
12	50,000	12,500	37,500	42	56	98
13	50,000	12,500	37,500	42	66	108
TOTAL	703,663	189,781	513,882	641	861	1502

TOTAL PARKING PROVIDED FOR BUILDINGS 1 THRU 13 = 1618 (INCLUDE H.C. SPACES)

ESTIMATED NUMBER OF EMPLOYEES: GENERAL OFFICE: 641
WAREHOUSE: 861
TOTAL 1502
(BPI)

ADDITIONAL PARKING SPACES IN DR ZONE: 802

ADT

GENERAL OFFICE: 189,781 SF = 1334 ADT
WAREHOUSE: 513,882 SF = 2241 ADT
TOTAL ADT= 3575

SITE TABULATION:

GROSS AREA OF SITE: 69.98 AC±
NET AREA OF SITE: 65.59 AC±

AREA OF SITE BY ZONING
ML: 59.20 AC±
ML-IM: 1.19 AC±
ML-IR: 4.44 AC±
ML-IM, IR: 0.76 AC±
DR 3.5: 15.91 AC±
DR 5.5: 4.04 AC±

FLOOR AREA RATIO

	MAX. ALLOWED	MAX. ALLOWED
ML/ML-IM = 59.96 AC± OR 2,612,098 SF	1.45 FOR OFFICE & 2.5 = 4,870,245 SF	1.45 FOR OFFICE + 2.5 FOR WAREHOUSE = 4,870,245 SF
ML-IR (ALSO CATONSVILLE OR 194,040 SF BUILDING CENTER) = 4.44 AC± OR 193,406 SF BALTIMORE COUNTY METRO ZONE	194,040 SF X 2.0 = 388,080 SF	NONE
DR 3.5 = 15.91 AC± OR 692,980 SF	692,980 SF X 0.25 = 173,245 SF	NONE
DR 5.5 = 4.04 AC± OR 175,982 SF	175,982 SF X 1.00 = 175,982 SF	NONE

GENERAL NOTES

1. ELECTION DISTRICT - 2.
2. COUNCILMANIC DISTRICT - 2.
3. CENSUS TRACT - 4016.01.
4. WATER SHED - 23.
5. SUBSEWERED - 73.
6. DEED REF. - 5984/186, 8093/10 5484/264, 4348/314, 7341/478,
7. NO WETLANDS, TO THE BEST OF OUR KNOWLEDGE.
8. NO CRITICAL AREAS, TO THE BEST OF OUR KNOWLEDGE.
9. GEOLOGICAL INFORMATION: SEE ENVIRONMENTAL REPORT.
10. NO ARCHEOLOGICAL SITES, TO THE BEST OF OUR KNOWLEDGE.
11. NO ENDANGERED SPECIES, TO THE BEST OF OUR KNOWLEDGE.
12. NO HAZARDOUS MATERIAL, TO THE BEST OF OUR KNOWLEDGE.
13. LIGHTING SHALL BE DIRECTED SO AS NOT TO REFLECT RAYS TOWARDS ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC. (BAL. REPORT 16 FEET).
14. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE MANUAL.
15. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES OR PUBLIC STREETS BY A MIN. 8' WIDE PLANTING STRIP, MIN. 5' HIGH EVERGREEN EVERGREEN PLANTINGS.
16. PRINCIPAL USE OF BUILDINGS IS FOR GENERAL OFFICES AND WAREHOUSE.
17. EL. TOPO IS FIELD RUN.
18. HOURS OF OPERATION - VARY - TO BE DETERMINED.
19. TAX ACCOUNT NUMBERS: 02-1700000944, 02-1700003831, 02-1700000948, 02-1700000950 02-1700000951, 02-0800339040.
20. NO NATURAL SLOPES GREATER THAN 25%.
21. ESTIMATED SEWER FLOW = 0.030 MGD.
22. PROPOSED PAVING TO BE BITUMINOUS CONCRETE EXCEPT AS OTHERWISE NOTED ON PLAN.
23. SIGNS AS PER SECTION 413.6 OF BCZR.
24. EMPLOYEE AMENITIES, SUCH AS PICNIC TABLES, PARK BENCHES AND OPEN AREAS WILL BE DEFINED AND INCORPORATED AT THE FINAL DESIGN.
25. SIGHT - THE AREA WITHIN THE SIGHT DISTANCE SHOWN ON THE PLAN AND THE FACE OF CURB WILL BE CLEARED AND GRADED.
26. LIMITATIONS TO DEVELOPMENT IN AREAS OF SEVERE OR MODERATE LIMITATIONS DUE TO INCOMPLETE PERMEABILITY OR SOIL SLIPPAGE CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKE VEGETATIVE PLANTINGS OR AS SPECIFIED BY A SOILS ENGINEER.
27. LIGHTING FIXTURES IN PARKING AREAS TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES, OFFICE AND WAREHOUSE AREAS AS INDICATED ON THIS PLAN CANNOT BE INCREASED OR DECREASED SUBSTANTIALLY WITHOUT FURTHER ZONING APPROVALS AND ART CHANGES IN USE, EVEN THOUGH EXHIBITED BY THE ORDERLY ZONE, MAY BE APPROVED BY THE ZONING OFFICE.
28. BUILDING LOCATION, TYPE AND SIZE, LOT LINES, PARKING AREAS AND CONFIGURATION, ENTRANCE LOCATIONS, LOCATIONS AND ALIGNMENT OF WATER, SEWER AND DRAINAGE FACILITIES, RETAINING WALLS, LIMITS OF DISTURBANCE, FIRE LANES AND SETBACK LOCATIONS, ETC., ARE CONCEPTUAL AND ARE TO BE ADJUSTED DURING FINAL DESIGN BUT SHALL COMPLY WITH APPLICABLE REGULATIONS.
29. ROLLING ROAD IMPROVEMENTS ARE BY OTHERS UNDER CONTRACT NO. 58436, SCHEDULED TO BE COMPLETED IN 1989 AND ARE SHOWN AS EXISTING.
30. PRIOR TO PAVING, ALL VOIDS WILL BE BACKFILLED BY A LICENSED WELL DRILLER AND A WELL COMPLETION REPORT FILED WITH THE D.E.P.R. AND ALL EXISTING SEPTIC SYSTEMS WILL BE PUMPED AND REMOVED OR BACKFILLED.
31. STONE DRIVE ENTRANCES PLANNED TO BE USED FOR TEMPORARY CONSTRUCTION DURING GRADING OPERATIONS.
32. PERMISSION FROM DOWNSTREAM PROPERTY OWNERS WILL BE OBTAINED PRIOR TO DISCHARGING DIRECTLY ONTO PROPERTY.
33. NO UNDERGROUND TANKS TO THE BEST OF OUR KNOWLEDGE.
34. NO SPRINKLERS TO BE PROVIDED.
35. A PETITION FOR CONDEMNATION, CASE # 88-CG-2997, BALTIMORE COUNTY MARYLAND VS. D. ATTELADE HUNT, ET AL WAS FILED IN CIRCUIT COURT AND PRIOR ENTRY REGAINED ON NOVEMBER 15, 1988. THE HEARING WAS HELD ON MARCH 6, 1989 AND ON DECEMBER 8 OF 1989 VS. BALTIMORE COUNTY, MD. ET AL. TRIAL IS PENDING. IN THE INTERIM, THE PROPERTY WAS PURCHASED BY LEROY M. MERRITT ON FEBRUARY 3, 1989.
37. ALL OFFSITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FT. & 250 FT. RECS

VICINITY MAP
SCALE: 1"=2000'

NOTE: SWM POND #3 TO BE VEGETATIVELY ENHANCED WITH WETLAND SAPLINGS AND SHRUBS

MIXED EVERGREEN SPECIES
PLAN: 1"=100'

PARK IDENTIFICATION SIGN DETAIL

LEGEND
Street Lights
Dumpster Pad (to be screened)
Fire Hydrants
Handicapped Parking
Lights (wall mounted)
Ex. trees to remain

OWNER	DEED REF.	TAX ACCOUNT #
LEROY M. MERRITT	7398-678	02-0818559780
LEROY M. MERRITT	7796-678	02-0813859460
WALTER J. & ANNA B. NIDEY	3191-599	02-1700000395
JOHN M. & ANNA B. NIDEY	1398-249	02-1800000794
DONALD C. & ADELAIDE HUNT	2484-241	02-1700000944
LEROY M. MERRITT	8093-10	02-1700000951

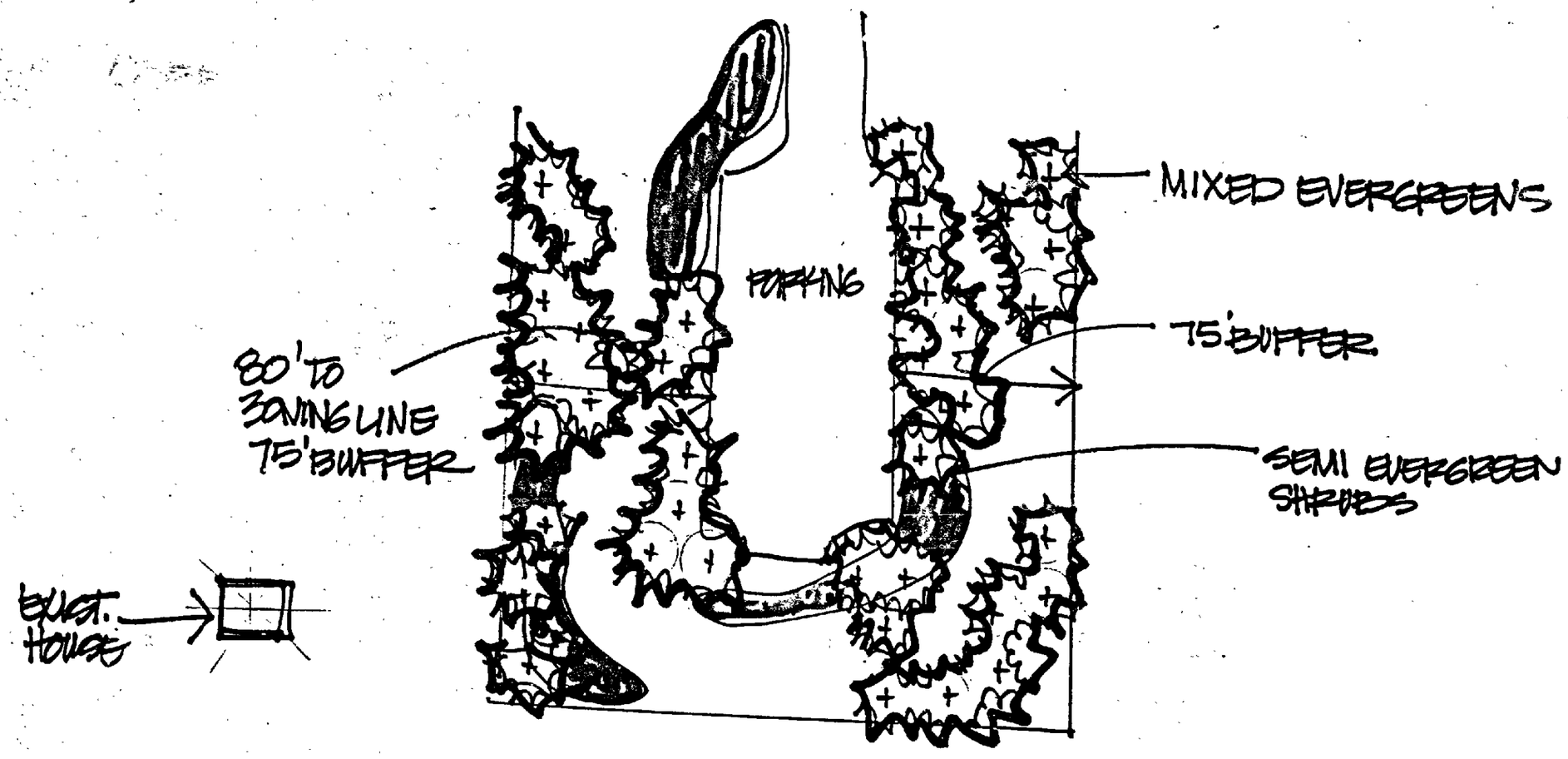
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 823-8021

OWNER/CONTRACT PURCHASER
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(301) 298-2800

DESIGNED
DRAWN: CWG III
CHECKED
REVISIONS

PETITIONER'S EXHIBIT
PLAN FOR
ROLLING ROAD CORPORATE PARK
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN DATE: APRIL 25, 1989

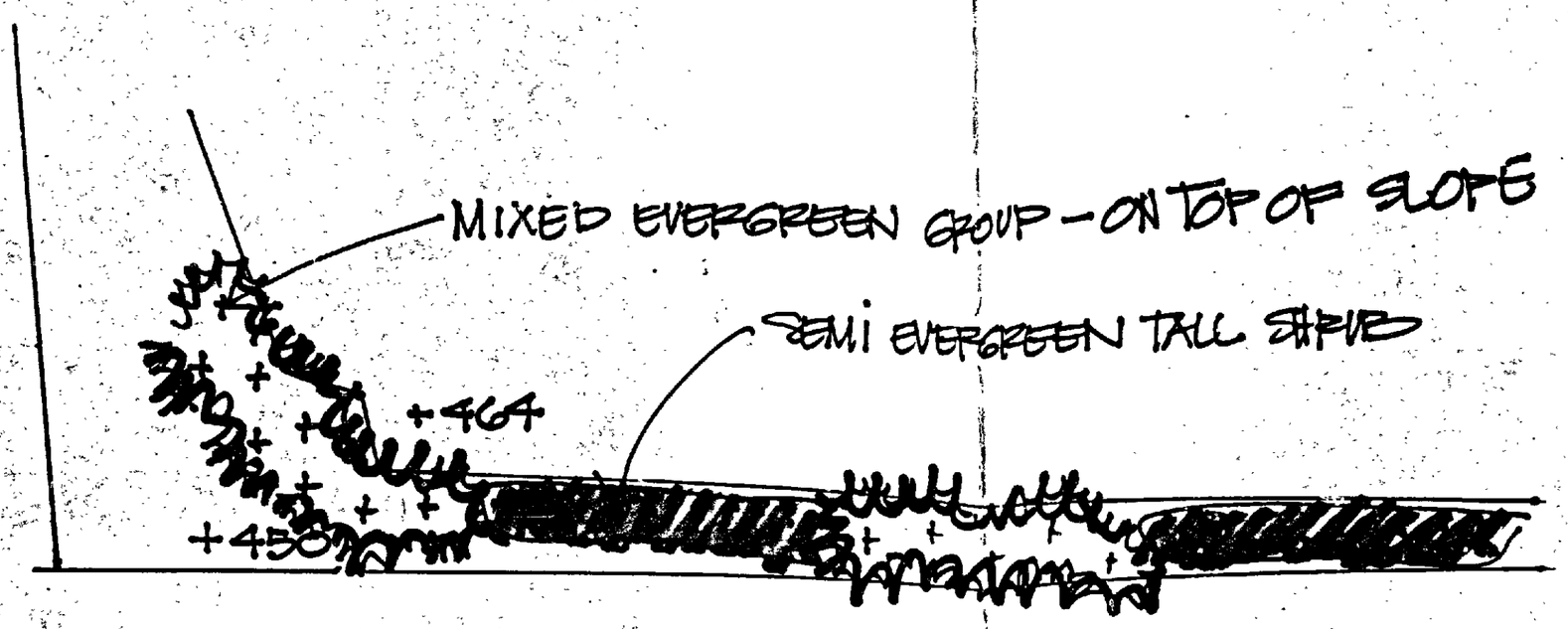
PUBLIC GROUPED NUMBER 89-089
PLANNING NUMBER II-425



PLANTING · RESIDENTIAL TRANSITION

NO. SCALE · WILLIAM F. KIRWIN · LANDSCAPE ARCHITECTS ·

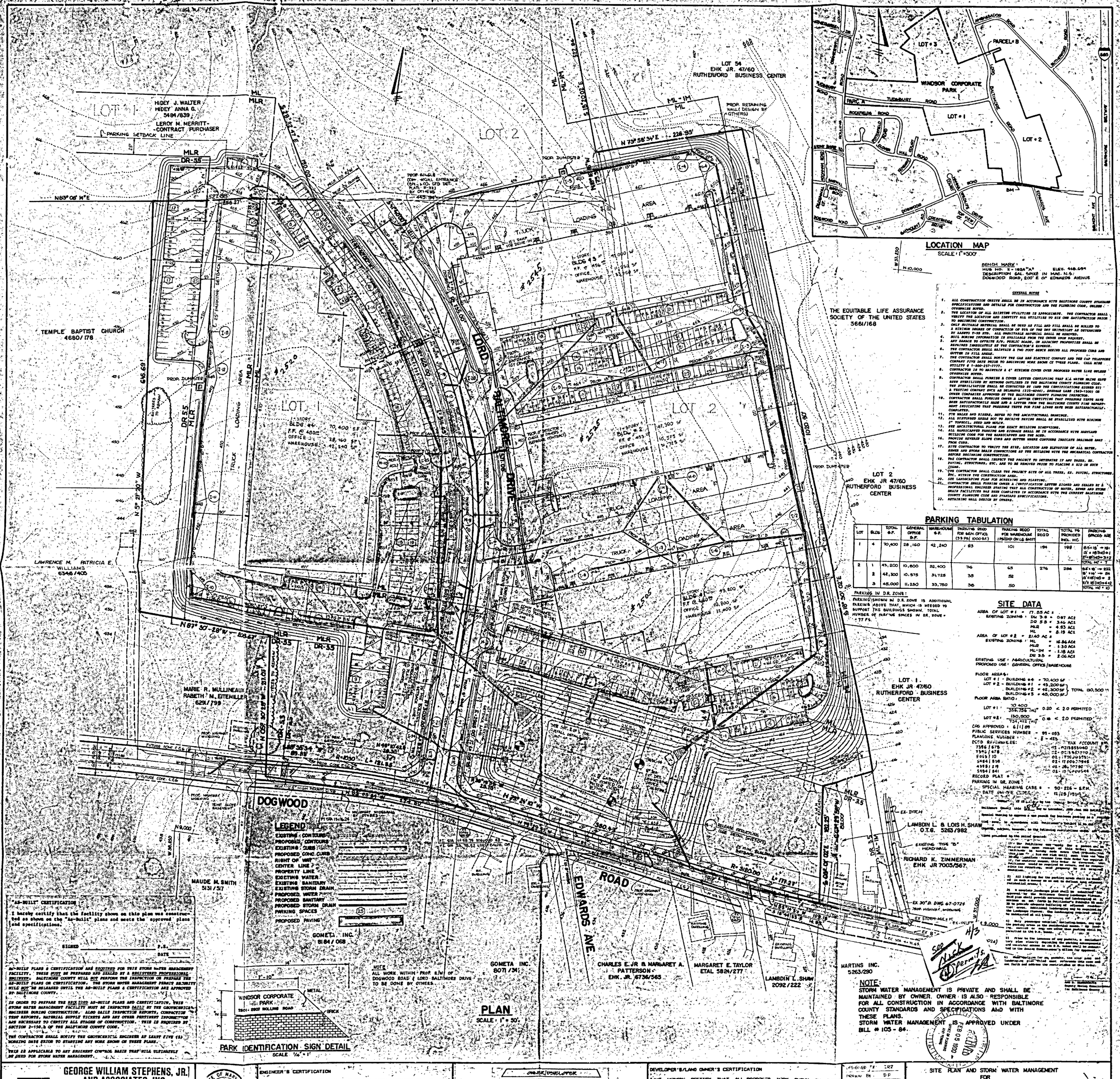
PETITIONER'S EXHIBIT 2B



PLANTING - PARKING IN RESIDENTIAL ZONE

NO SCALE · WILLIAM F. KIRWIN INC · LANDSCAPE ARCHITECTS.

PETITIONER'S EXHIBIT 2A


LOT 1
HIDEY J. WALTER
HIDEY ANNA G.
5484/839
LEROY M. MERRITT-
-CONTRACT PURCHASER
PARKING SETBACK LINE
MLR
DR-35
N83° 08' 14"E
527.88'
856.27'
S18° 34' 47" E
190.00'
TEMPLE BAPTIST CHURCH
4680/178
PROP. DUMPSTER
LOT 1
1-STORY
BLDG. #1
F.F. @ 465±
OFFICE
WAREHOUSE
70,400 S.F.
28,160 S.F.
42,240 S.F.
LOT 2
LOT 54
EHK JR. 47/60
RUTHERFORD BUSINESS CENTER
PROP. RETAINING WALL (DESIGN BY OTHERS)
ML-IM
ML
S18° 20' 02" E
512.84'
N 79° 58' 34" E
226.93'
PROP. DUMPSTER
PROP. SINGLE COMMERCIAL ENTRANCE (SHA + CO. STD DET. PLATE R-23) BY OTHERS
445.39'
PROP. 15'D
PROP. 18'D
LOADING AREA
TRUCK
1-STORY BLDG. #3
F.F. @ 456±
OFFICE
WAREHOUSE
93,000 S.F.
#2545
#2520
#2525
#2505
LORD BALTIMORE DRIVE
R=625.00'
L=516.59'
S71.06'
PROP. SINGLE COMMERCIAL ENTRANCE (BY OTHERS)
PROP. DETECTOR CHECK (BY OWNER'S REPRESENTATIVE CONTRACT)
1-STORY BLDG. #2
F.F. @ 453±
OFFICE
WAREHOUSE
42,300 S.F.
10,575 S.F.
31,725 S.F.
1-STORY BLDG. #4
F.F. @ 460±
OFFICE
WAREHOUSE
43,200 S.F.
10,800 S.F.
32,400 S.F.
LOT 2
EHK JR 47/60
RUTHERFORD BUSINESS CENTER
PROP. DUMPSTER
LAWRENCE M. & PATRICIA E. WILLIAMS
6348/405
N 5° 27' 20" W
645.69'
25' PARKING SETBACK LINE
N 87° 30' 28" W
508.67'
MARIE R. MULLINEAUX
RABETH M. EITEMILLER
6291/799
N 05° 30' 15" E
211.01'
S 89° 35' 34" E
89.89'
R=1030
L=121.86
N 88° 05' 51" W
436.80'
N 88° 10' 42" E
30.33'
N 2° 24' 10" W
N 88° 05' 51" W
380.63'
DOGWOOD ROAD
MAUDE M. SMITH
5131/317
GOMETA INC.
8164/068
GOMETA INC.
8071/341
CHARLES E. JR & MARGARET A. PATTERSON
EHK JR. 6736/565
MARGARET E. TAYLOR ETAL 5824/277
LAMBDIN L. SHAW
2092/222
MARTINS INC.
5263/290
LAMBDIN L. & LOIS H. SHAW
O.T.E. 5263/982
RICHARD K. ZIMMERMAN
EHK JR 7005/567
EDWARDS AVE.
R=3180.00'
L=119.23'
N 55° 14' 53" E
119.19'
EX. 30" D. DWG 67-0724
PROP. HIGHWAY WIDENING
EX. STORM MH
EX. INLET
EX. DITCH
EXISTING TYPE 'B' HEADWALL
RELEASE BOUNDARY (SEE DETAIL SHEET #3)
EX. DWELLING
EX. GARAGE
EX. SHED
PROP. HIGHWAY WIDENING
FUTURE CONT. C.L.G.
PROP. C.L.G.
EX. C.L.G.
PROP. HIGH MOUNT S.L.
PROP. 6" HIGH MOUNT C.G.
PROP. 6" HIGH MOUNT C.G. (TYP.)
TEMP. SLOPE EASEMENT
PROP. HIGHWAY WIDENING
PROP. 10'W
PROP. 8" SAN.
PROP. 8" W.
PROP. 6" SAN.
PROP. 6" W.
PROP. 6" STORM DRAIN
PROP. 12" STORM DRAIN
PROP. 15" STORM DRAIN
PROP. 18" STORM DRAIN
PROP. 24" STORM DRAIN
PROP. 30" STORM DRAIN
PROP. 36" STORM DRAIN
PROP. 42" STORM DRAIN
PROP. 48" STORM DRAIN
PROP. 54" STORM DRAIN
PROP. 60" STORM DRAIN
PROP. 66" STORM DRAIN
PROP. 72" STORM DRAIN
PROP.

SOIL TYPES	OFFICE/WAREHOUSE 3 STY OR LESS		STRIPS & PARKING LOTS	HYDROLOGIC SOILS GROUPS
	W/BASEMENT	W/O BASEMENT		
AdA	MODERATE: SEASONALLY PERCHED WATER TABLE	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE	D
AdB2 AuB	MODERATE: SEASONALLY PERCHED	SLIGHT	MODERATE: SEASONALLY PERCHED WATER TABLE	D
AdC2	MODERATE: SEASONALLY PERCHED WATER TABLE;	MODERATE: SLOPE	SEVERE: SLOPE SEASONALLY PERCHED WATER TABLE	D
LeB2	SLIGHT	SLIGHT	MODERATE: SLOPE	C
LeC2, LhC	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE	C
MsB2	SLIGHT	SLIGHT	MODERATE: SLOPE	B
NeB2	SLIGHT	SLIGHT	MODERATE: SLOPE	B
NeC2	MODERATE: SLOPE	MODERATE SLOPE	SEVERE: SLOPE	B
WaB	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE	D

SOIL BORINGS ARE BEING CONDUCTED SO THAT RECOMMENDATIONS CAN BE MADE BY THE SOILS ENGINEER TO MITIGATE ADVERSE EFFECTS WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.

WINDSOR CORPORATE PARK

STORM WATER MANAGEMENT DATA

EXISTING CONDITION:

1. D.A.-#1 (Draining to the north)
   D.A. = 4.33 ac.±
   RCN = 76
   2 Yr. Flow = 7.85 cfs
   10 Yr. Flow = 13.60 cfs
   100 Yr. Flow = 29.26 cfs
2. D.A.-#2 (Draining to the southeast corner of property)
   D.A. = 17.09 ac.±
   RCN = 76
   2 Yr. Flow = 27.72 cfs
   10 Yr. Flow = 47.98 cfs
   100 Yr. Flow = 103.23 cfs
3. D.A.-#3 (Draining to the west, to an existing pond)
   D.A. = 43.06 ac.±
   RCN = 82
   2 Yr. Flow = 71.33 cfs
   10 Yr. Flow = 114.00 cfs
   100 Yr. Flow = 242.33 cfs
4. D.A.-#4 (Draining to the northwest corner of property to an existing pond)
   D.A. = 21.24 ac.±
   RCN = 76
   2 Yr. Flow = 35.0 cfs
   10 Yr. Flow = 59.78 cfs
   100 Yr. Flow = 127.39 cfs

PROPOSED CONDITION:

1. D.A.-#1 (Draining to the north) Pond #1
   D.A. = 4.33 ac.±
   RCN = 93
   2 Yr. Flow = 14.41 cfs (allowable release = 7.85 cfs)
   10 Yr. Flow = 22.39 cfs (allowable release = 13.60 cfs)
   100 Yr. Flow = 51.87 cfs (allowable release = 29.26 cfs)
2. D.A.-#2 (Draining to the southeast corner of prop. pond for treatment and quality and quantity control)
   D.A. = 5.37 ac.±
   RCN = 93
   2 Yr. Flow = 19.73 cfs (allowable release = 20.0 cfs)
   10 Yr. Flow = 30.67 cfs (allowable release = 34.0 cfs)
   100 Yr. Flow = 71.07 cfs (allowable release = 72.00 cfs)

Therefore, no storm water management quantity control is required.

3. D.A.-#3 (Draining to the Pond #3)
   D.A. = 43.06 ac.±
   RCN = 82
   2 Yr. Flow = 71.33 cfs
   10 Yr. Flow = 114.00 cfs
   100 Yr. Flow = 242.33 cfs

100 Yr. Storage Provided Upstream side: 640.0 x 643.41 = 411,802 c.f.

Using a 100 Yr. release rate of 28.0 cfs from the Pond #3. Storage Required = 411,802 c.f. - (28.0 cfs x 3600 sec/hr. x 24 hrs) = 411,802 c.f. - 241,920 c.f. = 169,882 c.f.

4. D.A.-#4 (Draining to the Pond #4)
   D.A. = 21.24 ac.±
   RCN = 76
   2 Yr. Flow = 35.0 cfs
   10 Yr. Flow = 59.78 cfs
   100 Yr. Flow = 127.39 cfs

100 Yr. Storage Provided between elev. 652.0 & 651.0 = 154,000 c.f.
Required between elev. 652.0 & 651.0 = 154,000 c.f. (0.K.)

100 Yr. Storage Provided between elev. 651.0 & 650.0 = 192,000 c.f.
Required between 100 Yr. release to the ex. 42" drain (see D.A. #3) = 169,882 c.f. - 154,000 c.f. = 15,882 c.f.

100 Yr. Storage Provided between elev. 650.0 & 649.0 = 192,000 c.f.
Required between 100 Yr. release to the ex. 42" drain (see D.A. #3) = 15,882 c.f. - 192,000 c.f. = -176,118 c.f.

100 Yr. Storage Provided between elev. 649.0 & 648.0 = 192,000 c.f.
Required between 100 Yr. release to the ex. 42" drain (see D.A. #3) = -176,118 c.f. - 192,000 c.f. = -368,118 c.f.

100 Yr. Storage Provided between elev. 648.0 & 647.0 = 192,000 c.f.
Required between 100 Yr. release to the ex. 42" drain (see D.A. #3) = -368,118 c.f. - 192,000 c.f. = -560,118 c.f.

100 Yr. Storage Provided between elev. 647.0 & 646.0 = 192,000 c.f.
Required between 100 Yr. release to the ex. 42" drain (see D.A. #3) = -560,118 c.f. - 192,000 c.f. = -752,118 c.f.

100 Yr. Storage Required = 120,302 c.f.

All storm drains will have enough capacity to convey the 100 Yr. storm event.

TYPICAL PARKING LAYOUT: SCALE: 1"=30'

9'-0" PARK'G.
19'-0" PARK'G.

RESUBDIVISION OF PLAT 1 SECTION 2 AMENDED PLAT 2 SECTION 2 OF THE RUTHERFORD BUSINESS CENTER LOT 21

AMBASSADOR ROAD

LOT 47 · LOT 30 · LOT 60 · LOT 6 · LOT 54 · LOT 1

BALTIMORE GAS & ELECTRIC CO. 5956/956

CHRISTOPHER & KEN/BERGER 5722/475

WILLIAM & SHERTZ 4807/1580

TEMPLE BAPTIST CHURCH 4080/170

RICHARD A. ZIMMERMAN 7005/567

MARYLAND INC. BOOK 1950

EQUITABLE LIFE ASSURANCE SOCIETY 5661/168

MARIE H. MILLIKIN & ROBERT M. ETTINGER 4291/199

EXISTING BUILDING #2607 · EXISTING BUILDING #2605 · EXISTING BUILDING #2603

BLDG #1 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #2 FF ELEV. 675.5 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #3 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #4 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #5 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #6 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #7 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #8 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

BLDG #9 FF ELEV. 675 = TO TOP OF PARAPET OFFICE = 17,690 S.F. WAREHOUSE = 52,800 S.F.

STORM WATER MANAGEMENT POND #1 · STORM WATER MANAGEMENT POND #2 · STORM WATER MANAGEMENT POND #3 · STORM WATER MANAGEMENT POND #4 · STORM WATER MANAGEMENT POND #5

PARKING IN RESIDENTIAL ZONE

EDWARDS AVENUE · DOGWOOD ROAD · TUDSBURY ROAD · FAY ROLLINS ROAD · WATERFORD KNOLL ROAD · ROCKFIELD ROAD · PLANT ROAD

N 10,000 · N 11,000 · N 11,500 · E 5,500 · E 6,000 · E 6,500

SECTION 409.8.2.1 AND OTHER APPLICABLE REQUIREMENTS ARE MET; AND ANY ADDITIONAL REQUIREMENTS AS DEEMED NECESSARY BY THE ZONING COMMISSIONER IN ORDER TO INSURE THAT THE PROPOSED FACILITY WILL NOT BE DETRIMENTAL TO THE PUBLIC, DUE TO EXCESSIVE NUMBERS OF VEHICLES ENTERING AND LEAVING THE SITE DURING MORNING OR AFTERNOON PEAK HOURS OR BECAUSE OF INSUFFICIENT OFF-STREET PARKING SPACES FOR EMPLOYEES OR VISITORS.

2. IN ADDITION TO ALL OTHER APPLICABLE REQUIREMENTS, SUCH

PARKING AREAS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

a. NO LAND OR OPEN SPACE MAY BE ACCEPTED OR USED IN

LIEU OF SOMEONE ELSE'S REQUIRED OPEN SPACE. (AS SHOWN ON PLAT)

b. ALL PARKING SPACES, DRIVEWAYS, AISLES, AND THE

LIKE SHALL BE PAVED WITH A HARD SURFACE MATERIAL, SUCH AS

c. ALL PARKING SPACES SHALL BE CLEARLY MARKED TO

d. ALL LIGHTING USED TO ILLUMINATE ANY PARKING AREA

SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM ADJACENT

e. ALL PARKING AREAS SHALL BE SET BACK AT LEAST 10

FEET FROM ANY PROPERTY LINE OR STREET RIGHT-OF-WAY LINE.

f. ALL PARKING AREAS SHALL BE SET BACK AT LEAST 10

FEET FROM ANY BUILDING OR STRUCTURE, EXCEPT THAT THIS SETBACK

g. ALL PARKING AREAS SHALL BE SET BACK AT LEAST 25

FEET FROM ANY RESIDENTIAL ZONE, UNLESS A LESSER SETBACK IS

h. ALL PARKING AREAS SHALL BE SET BACK AT LEAST 10

FEET FROM ANY ROAD RIGHT-OF-WAY, OR THE EDGE OF PAVEMENT OF

i. ALL PARKING AREAS SHALL BE SET BACK AT LEAST 10

FEET FROM ANY SIDE OR REAR LOT LINE, EXCEPT THAT THIS SETBACK

j. ALL PARKING AREAS SHALL BE SET BACK AT LEAST 10

FEET FROM ANY BUILDING OR STRUCTURE, THE MINIMUM AS

PROVIDED HEREIN MAY BE INCREASED, BY ZONING COMMISSIONER, IF

Parking in Side Yards

In all residential zones, no parking or storage of any kind shall be permitted within the required side yard setback area of a corner lot that abuts a street. Furthermore, no parking or storage of any kind shall be permitted within five feet of any side or rear property line, except that boats, campers, trailers and noncommercial vehicles may be parked or stored within the required rear yard setback area of the lot. (Bill No. 56, 1988.)

PARKING TABULATION:
PARKING REQUIRED:

BLDG. NO.	TOTAL FLOOR AREA	OFFICE	WAREHOUSE	PARKING REQUIRED OFFICE	PARKING REQUIRED WAREHOUSE	TOTAL PARKING REQUIRED
1	67,725	17,081	35,644	61	45	106
2	60,573	10,146	36,431	36	52	88
3	61,690	10,650	31,950	36	50	86
4	92,438	36,975	55,463	124	101	225
5	45,000	17,750	27,750	58	62	100
6	36,100	9,025	27,075	31	58	89
7	68,750	12,187	56,563	41	66	107
8	70,400	17,600	52,800	59	75	134
9	56,400	13,600	42,800	46	54	100
10	70,400	17,600	52,800	59	75	134
11	90,457	18,107	72,350	60	81	141
12	50,000	12,500	37,500	42	56	98
13	50,000	12,500	37,500	42	66	108
TOTAL	784,980	192,919	592,076	645	850	1495

TOTAL PARKING PROVIDED FOR BUILDINGS 1 THRU 13 = 1459 (INCL. 65 H.C. SPACES)

ADDITIONAL PARKING SPACES IN OFFICE ZONE: 502

ADT

OFFICE: 140,919 SF. = 1380 ADT
WAREHOUSE: 643,970 SF = 1410 ADT
TOTAL ADT = 2790

NOTE:

PARKING SHOWN IN OR ZONE IS ADDITIONAL PARKING ABOVE THAT IS NEEDED TO SUPPORT THE BUILDINGS SHOWN. PARKING IN OR ZONE WOULD ONLY BE ALLOWED IF A BONAFIDE NEED IS DEMONSTRATED AND THE SPECIAL PERMIT IS APPROVED. WHEN A MINOR AMENDMENT TO THIS PLAN IS SUBMITTED FOR PARKING IN OR ZONE, IT SHALL BE ACCOMPANIED BY A DETAILED PARKING PLAN SHOWING THE EXACT LOCATION OF ALL PARKING SPACES, AISLES, AND ACCESS WAYS.

NOTE:

BUILDING LOCATION, TYPE AND SIZE, LOT LINES, PARKING AREAS AND CONFIGURATION, ENTRANCE LOCATIONS AND ALIGNMENT OF WATER, SEWER, AND DRAINAGE FACILITIES, BUILDING HEIGHTS, LIMITS OF DISTURBANCE, FIRE LANES AND VEHICULAR CIRCULATION ARE CONCEPTUAL, AND MAY BE APPROVED DURING FINAL DESIGN. ALL SHALL COMPLY WITH APPLICABLE REGULATIONS AND POLICY.

GENERAL NOTES

1. ELECTION DISTRICT - 2.
2. COUNCILMANIC DISTRICT - 2.
3. CENSUS TRACT - 4024.01.
4. WATER SHED - 99.
5. NUMBERED AREA - 72.
6. DEED REF. - 5960/96, 6053/0, 5484/864, 6998/96, 7005/567, 5661/168
7. N. WETLANDS - TO THE BEST OF OUR KNOWLEDGE.
8. NO CRITICAL AREAS - TO THE BEST OF OUR KNOWLEDGE.
9. GEOLOGICAL FEATURES - SEE ENVIRONMENTAL REPORT.
10. NO ARCHEOLOGICAL SITES - TO THE BEST OF OUR KNOWLEDGE.
11. NO HISTORIC SITES - TO THE BEST OF OUR KNOWLEDGE.
12. NO HAZARDOUS MATERIAL - TO THE BEST OF OUR KNOWLEDGE.
13. LIGHTING SHALL BE DIRECTED SO AS NOT TO REFLECT GLARE TOWARDS ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 18 FEET).
14. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY LANDSCAPE MANUAL.
15. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES OR PUBLIC STREETS BY A MIN. 6' WIDE PLANTING STRIP. MIN. 5' HIGH COMPACT EVERGREEN PLANTINGS.
16. PRINCIPAL USE OF BUILDINGS IS FOR GENERAL OFFICES AND WAREHOUSE.
17. EX. ZONE IS PEMS RM.
18. HOURS OF OPERATION - VARY - TO BE DETERMINED.
19. ACCESS - 1 ENTRANCE (EDWARDS AVE.), 2 ENTRANCES (DOGWOOD RD. - 1 ENTRANCE ON 01-01 SECTION, 1 ENTRANCE ON 01-02 SECTION).
20. NATURAL SLOPES GREATER THAN 25%.
21. EXISTING IMPERVIOUS AREA = 0.13 AC±.
22. PROPOSED PAVING TO BE BITUMINOUS CONCRETE EXCEPT AS OTHERWISE NOTED OR REQ'D.
23. SIGNS AS PER SECTION 413.6 OF BCZR.

NOTE: ALL OFF SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 6 AC.) THAT CREATE A B.T.A. ON SITE ARE SHOWN WITH THE REQUIRED 300 AND 150 ARCS.

SITE TABULATION:

GROSS AREA: OR ZONE: 50.59 Ac±
NET AREA OF SITE: 46.86 Ac±
AREA OF SITE BY ZONE:
ML: 26.60 Ac±
ML-IM: 1.94 Ac±
ML-IS: 11.45 Ac±
ML(R-SE): 7.15 Ac±
OR: 0.8: 10.84 Ac±
OR: 0.5: 4.04 Ac±
FLOOR AREA RATIO:
ML/ML-IM = 99 SF ALS OR 4,310,844 SF
ML(R-SE) = 178,740 SF OR 7,782,794 SF
BUILDING EXTERNAL EQUIPMENT: 5,000 SF
BUILDING INTERNAL EQUIPMENT: 5,000 SF
OVERALL: 1,040,000 SF
OR: 0.5 = 0.04 AC± OR 1,742,904 SF
OR: 0.8 = 0.13 AC± OR 5,662,428 SF
TOTAL: 1,040,000 SF
TOTAL: 1,040,000 SF

NOTE: THIS PLAN IS FOR APPROVAL OF A USE PERMIT FOR OFFICE/WAREHOUSE USE IN A RESIDENTIAL ZONE ONLY AND SHALL NOT BE USED TO ADDRESS OTHER SITE CONSIDERATIONS.

NOTE: ACCESS TO THROUGH RESIDENTIAL ZONE, SHOWN IS OFF PUBLIC RECORD

VICINITY MAP
SCALE: 1"=2000'

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23. SIGNS AS PER SECTION 413.6 OF BCZR.

LEGEND

STREET LIGHTS
FIRE HYDRANTS
HANDICAPED PARKING

#84

PETITIONER'S EXHIBIT

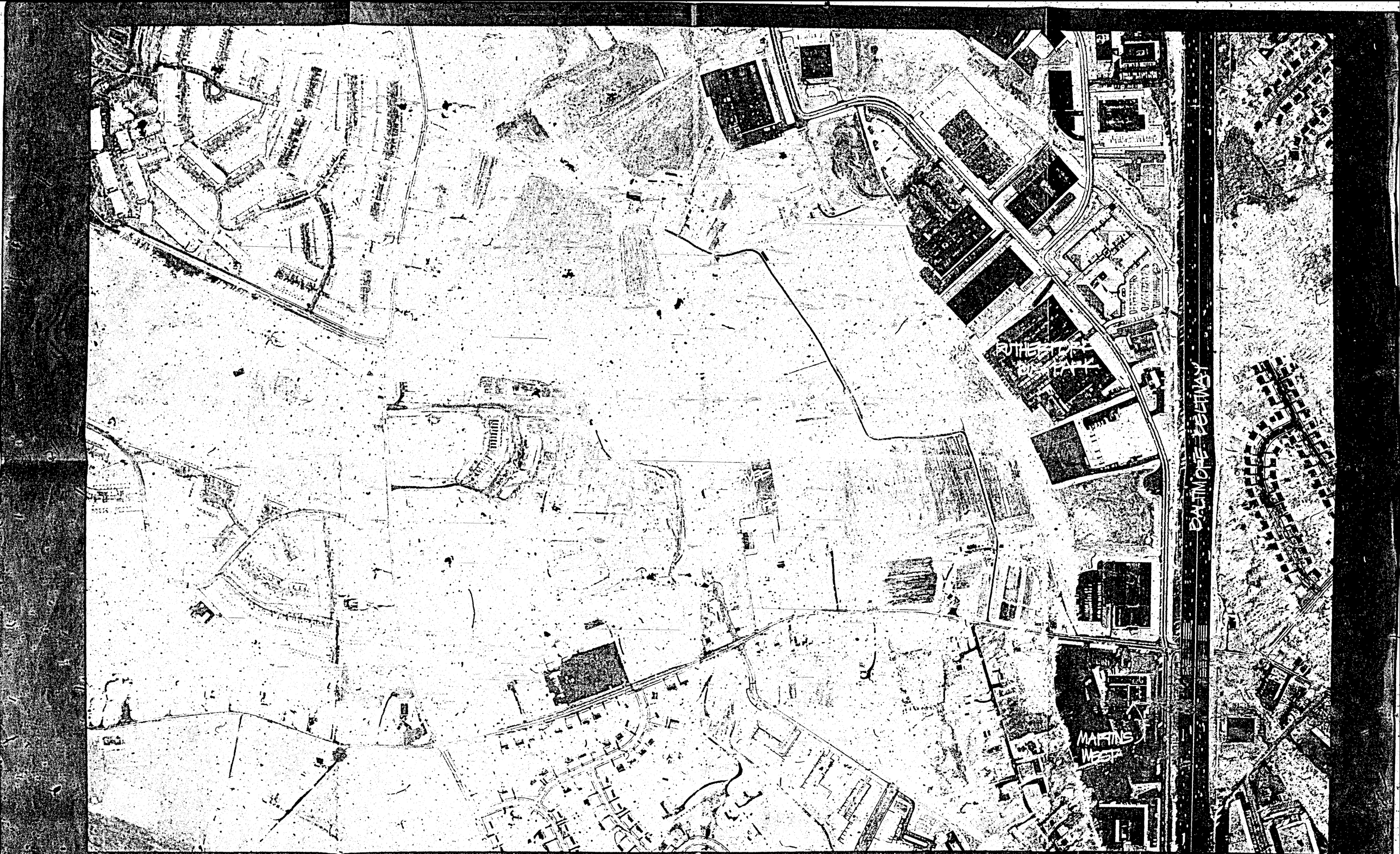
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 823-8220

OWNER/DEVELOPER: MERRITT, 2066 Lord Baltimore Drive, Baltimore, Maryland 21207, (301) 298-2500

OWNER	DEED REF.	TAX ACCOUNT #
LEWIS M. HERSHEY	7296-619	02-0615850
LEWIS M. HERSHEY	7296-619	02-0615850
MARIE H. MILLIKIN	5196-829	02-1700000
JOHN J. & ANN E. NICE	6798-169	02-0615870
DONALD G. & LORRAINE BUSH	6481-307	02-1700001
LEWIS M. HERSHEY	5092-18	02-1700001

DESIGNED:
DRAWN: C.W.G.III
CHECKED:
REVISIONS:

PLAT TO ACCOMPANY SPECIAL HEARING
WINDSOR CORPORATE PARK
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN · DATE: APRIL 21, 1989



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200'±		
DATE OF PHOTOGRAPHY JANUARY 1986		

PETITIONER'S EXHIBIT 3-G