

FINDINGS OF FACT CONCLUSIONS OF LAW

Testimony indicated that the subject property consists of 30.4 acres more or less of which all but a small portion to the south of the site is zoned M.L.R. The small portion to the south of the property is zoned D.R. 16. The subject property is located off of Rolling Road south of Tudsbury Road and north of Stony Barr Road. As a result of initiative

Subsequent to the zoning change, when Petitioners filed a CRG site plan for approval of office and warehouse uses on the subject site, it was determined that the zone line and property line were not one and the same. While the south building sat 120 feet from the property line, it was only 77 feet from the zone line, thereby necessitating the requested variance from Section 250.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). Section 250.4 requires buildings to be located a minimum of 100 feet from the zone line. Testimony indicated that in addition to there being unique characteristics associated with the property, including, but not limited to, its shape and the existence of a stream running through the site, the south building cannot be relocated. Testimony presented by the Petitioners indicated that denial of the variance will result in practical difficulty and unreasonable hardship to the Petitioners. Further, Petitioner

By _____ THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of January, 1990 that the Petition for Zoning Variance to permit industrial structures and buildings in an M.L.D. zone to be located within 75 feet of a residential zone line in lieu of the required 100 feet, in accordance with Petitioner's Exhibit 1, be and

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

A M Natarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:b

2021/6 = 10/5/08

Beginning for the same at the end of the second of the two following courses and distances measured from the intersection of the centerline of Tudbury Road, 70 feet wide, with the centerline of the Rolling Road, 70 feet wide (1) Southerly 231 feet, more or less, measured along the centerline of Rolling Road, and thence leaving said centerline and running radially (2) Westerly 35.00 feet to the point of beginning of the parcel heretofore described, thence leaving said point of beginning and running and binding on the west right-of-way line of Rolling Road, referring all courses of this description to the Meridian of a deed dated March 25, 1988 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 7843, Folio 505, the six following courses and distances, viz: (1) Southeasterly by a line curving to the left with a radius of 5764.58 feet for a distance of 47.66 feet (the arc of said curve being subtended by a long chord bearing South 02 degrees 21 minutes 15 seconds West 47.66 feet), thence (2) North 63 degrees 06 minutes 43 seconds West 3.99 feet, thence (3) South 02 degrees 59 minutes 56 seconds East 15.00 feet, thence (4) South 63 degrees 06 minutes 43 seconds East 3.20 feet, thence (5) Southerly by a line

curving to the left with a radius of 5764.60 feet for a distance of 574.21 feet (the arc of said curve being subtended by a long chord bearing South 00 degrees 45 minutes 03 seconds East 573.97 feet), thence (6) South 03 degrees 36 minutes 15 seconds East 29.95 feet, thence leaving the west right-of-way line of Rolling Road and running (7) North 76 degrees 32 minutes 21 seconds East 439.82 feet, thence (8) North 68 degrees 10 minutes 56 seconds West 1092.83 feet, thence (9) North 03 degrees 30 minutes 12 seconds East 915.13 feet, and thence (10) North 26 degrees 12 minutes 13 seconds East 40.20 feet intersect the south side of Tadsbury Road, thence running thereon the two following courses and distances, viz: (11) South 64 degrees 51 minutes 07 seconds East 1243.08 feet, and thence (12) Southeasterly by a line curving to the left with a radius of 670.00 feet for a distance of 158.10 feet (the arc of said curve being subtended by a long chord bearing South 71 degrees 36 minutes 35 seconds East 157.73 feet), thence leaving south side of Tadsbury Road and running (13) South 27 degrees 04 minutes 46 seconds West 150.00 feet, and thence (14) South 63 degrees 06 minutes 43 seconds East 174.20 feet to the point of beginning; containing 29.32 acres of land, more or less.

Page 2 of 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 22, 19

THIS IS TO CERTIFY, that the annexed advertisement 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 Dec 21, 1911.

THE JEFFERSONIAN

3.24th order

[illegible]

MMK - 10/15/89

CERTIFICATE OF PUBLICATION

Pikesville, Md., 9/10 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 21st day of Dec 1989

the first publication appearing on the 20th day of Dec 1989

the second publication appearing on the 21st day of Dec 1989

the third publication appearing on the 22nd day of Dec 1989

NORTHWEST STAR
Manager [Signature]

Cost of Advertisement \$25.00

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

Rolling Wind Associates Limited Partnership
124 Slade Avenue
Baltimore, Maryland 21206

DATE 1-4-90

Rolling Wind Associates Limited Partnership
124 Slade Avenue
Baltimore, Maryland 21206

Re: Petition for Zoning Variance
CASE NUMBER: 90-283-A
Corner S/S Rolling Road, W/S of Rolling Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Rolling Wind Associates Limited Partnership
HEARING: FRIDAY, JANUARY 12, 1990 at 2:00 p.m.

Gentlemen:

Please be advised that a \$101.93 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 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haynes
J. ROBERT HAYNES
ZONING COMMISSIONER

JRH:gs
cc: Newton A. Williams
File

NOTES:
(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 887-3301 to confirm hearing date.)



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

Account: R001-6150
Name: Rolling Wind Associates Limited Partnership

12/2/90

PUBLIC HEARINGS

DATE	TIME	PRICE
12/2/90	2:00 PM	\$101.93
TOTAL:		\$101.93

LAST NAME OF OWNER: ROLLING WIND ASSOCIATES

12/2/90 10:15 AM 51225

Please make check payable to: Baltimore County

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

J. Robert Haynes
Zoning Commissioner

December 8, 1989

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein at Room 113 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-283-A
Corner S/S Rolling Road, W/S of Rolling Road
2nd Election District - 2nd Councilmanic
Petitioner(s): Rolling Wind Associates Limited Partnership
HEARING: FRIDAY, JANUARY 12, 1990 at 2:00 p.m.

Variance to permit industrial structures and buildings within 75 feet of a residential zone line in an M.I.R. Zone in lieu of the required 100 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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.

NOTES:
(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 887-3301 to confirm hearing date.)

J. Robert Haynes
J. ROBERT HAYNES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
Rolling Wind Associates Limited Partnership

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-283-A

Date of Posting: December 15, 1989

Posted for: Variance

Petitioner: Rolling Wind Associates Limited Partnership

Location of property: S/S Sudbury Road, W/S of Rolling Road

Location of Sign: West side of Rolling Road, approx. 100' south of Rockfield Road

Researched by: [Signature]

Posted by: [Signature]

Date of return: December 19, 1989

Number of Signs: 1

ROLLING WIND ASSOCIATES LIMITED PARTNERSHIP
ROLLING ROAD ASSOCIATES LIMITED PARTNERSHIP

September 18, 1988

Baltimore County Council
Old Court House, Second Floor
400 Washington Avenue
Towson, Maryland 21204

Re: Issue I-110A

Dear Council:

My name is John Colvin, and I am a General Partner in entities which own two parcels of land that comprise 93 acres between the 2500-2700 block of North Rolling Road and the Diamond Ridge Golf Course. Currently, this property is zoned DR-16, and a portion of the site has received CAC approval for approximately 750 rental apartment units on 63 of the total 93 acres (see attached Exhibit A) with an additional 480 units allowed on the balance of the 30 acres.

I am here tonight to evidence our support of reclassification on the subject property to an office/industrial use. Over the past 15 years my partners and I have constructed approximately 1800 award winning multifamily units surrounding the subject 93 acre parcel of land. We have installed major public connector roads, sewer and water extensions to facilitate the development of our apartment communities which we own and manage to insure the continued quality of the complexes and high standards for our residents. Because of the enormous investment associated with our previous development, we would propose to create employment opportunities in the office/industrial mode that would be of the highest caliber so as to complement our surrounding apartment communities.

During my tenure on County Executive Rasmussen's Housing Task Force, I became acutely aware of the critical interrelationship between housing, employment and recreational opportunities within viable neighborhood communities. As we were compiling the information which resulted in the final report, I realized that reclassification of our 93 acres of land would be consistent with overall County policy.

I am certain that the opportunity to modify the use of this property requiring no additional infrastructure on behalf of the County, and in fact reducing the burden on current

SOUTH ELEVATION (TYPICAL)

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

EAST ELEVATION (TYPICAL)

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

WEST ELEVATION (TYPICAL)

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

NORTH ELEVATION (TYPICAL)

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

BUILDING MATERIAL: CONCRETE

DOGWOOD BUSINESS CENTER

DONALD B. RATCLIFFE AND ASSOC., ARCHITECTS



General Notes

- Owner/Applicant: Rolling Wind Assoc., Inc.
11111 Littleton Avenue
Crownsville, MD 21032
202-221-1900
- Election District 21 Councilmanic District 11
Cape Anne Tract 402A.01
- Watered 26 and 31, Schumacher 70
- Site Data
Current Zoning and Access:
Met = 29.32 Ac. ± M.R.
Gross = 30.43 Ac. ± M.R. (incl. 30' OF TURBIDITY & POLLING RD. F.W.D.)
Zoning lines shown on plan are based on anticipation of successful variance action by the Circuit Court of Baltimore County.
Density: (R&B 0.6)
Permitted = 30.43 Acres ± 0.6 = 195,318 S.F.
Proposed = 62,300 S.F. General Office
245,500 S.F. Warehouse
307,800 S.F. Total (0.59 FAR)
Not more than 50 percent of the land area may be covered by building.
Parking:
Required = 62,300 S.F. Gen. Off. @ 0.3/1,000 S.F. = 176 Spaces
245,500 S.F. Warehouse @ 1/1,000 S.F. = 112 Spaces
Total Required = 288 Spaces
Proposed = 468 Spaces (including 10 handicapped)
All spaces will be 9'-1/2" x 13'
All parking, loading, unloading and drive lanes are to be paved with a durable and skid-resistant surface of bituminous concrete and spaces are to be permanently striped. No parking is permitted within 25 feet of any residential zone boundary.

Local Overlays: None required

- Landscaping: Required: 1,624 L.R. Adj. Bn. Frontage @ 1/4" = 17 Trees (21 Maj. Dec.)
600 L.F. Int. Rd. @ 1/4" = 30 Trees (15 Maj. Dec.)
468 Parking Sp. @ 1 Tree/12 Sp. = 39 Trees (39 Maj. Dec.)
Total Required = 110 Trees (75 Maj. Dec.)
Proposed = 110 Trees (75 Maj. Dec.)
1,940 L.F. ± of 8' wide planting area will be provided in accordance with the Baltimore County Landscape Manual, Section 12 B.1. - All planting will be in accordance with the Baltimore County Landscape Manual.
Existing private sewage disposal system shall be pumped and backfilled prior to record plat. Existing drilled wells shall be backfilled by a licensed well driller prior to record plat and well abandonment reports submitted to DEPMD. Underground L.R. will be removed prior to record plat.
Slopes:
Aldine A4A E Moderate Water Right Table
Aldine A4B B Moderate Water Right Table
Chrome C4C B Severe Bedrock Moderate Bedrock, Slope
Kelly K4K B Severe Water Table Severe Water Table Severe Water Table
R4C Severe Water Table Severe Water Table Severe Water Table

Legends

- | Label | Symbol | Description |
|-------|----------|----------------|
| K4C | [Symbol] | Severe Slope |
| M4B | [Symbol] | Moderate Slope |
| M4C | [Symbol] | Moderate Slope |
| M4D | [Symbol] | Moderate Slope |
| M4E | [Symbol] | Moderate Slope |
| M4F | [Symbol] | Moderate Slope |
| M4G | [Symbol] | Moderate Slope |
| M4H | [Symbol] | Moderate Slope |
| M4I | [Symbol] | Moderate Slope |
| M4J | [Symbol] | Moderate Slope |
| M4K | [Symbol] | Moderate Slope |
| M4L | [Symbol] | Moderate Slope |
| M4M | [Symbol] | Moderate Slope |
| M4N | [Symbol] | Moderate Slope |
| M4O | [Symbol] | Moderate Slope |
| M4P | [Symbol] | Moderate Slope |
| M4Q | [Symbol] | Moderate Slope |
| M4R | [Symbol] | Moderate Slope |
| M4S | [Symbol] | Moderate Slope |
| M4T | [Symbol] | Moderate Slope |
| M4U | [Symbol] | Moderate Slope |
| M4V | [Symbol] | Moderate Slope |
| M4W | [Symbol] | Moderate Slope |
| M4X | [Symbol] | Moderate Slope |
| M4Y | [Symbol] | Moderate Slope |
| M4Z | [Symbol] | Moderate Slope |

- Dead Reference: S.R. 1945/505, S.R. 755/418
S.R. 810/825
Property Number: 02-00000074
02-00001054
02-00011044
- Estimated Average Daily Trips:
62,300 S.F. Gen. Off. @ 0.3/1,000 S.F. = 1,309
245,500 S.F. Warehouse @ 0.5/1,000 S.F. = 1,330
Total = 2,639 ADT's
- Stormwater will be managed by an extended detention basin as shown on the plan.
- There are no known critical areas, archaeological sites, endangered species habitats or hazardous materials on the site.
- Proposed lighting shall be reflected away from residential areas and if on standards, lights shall not exceed the height at the highest building. If lighting after business hours is necessary, lower wattage lighting fixtures shall be used in areas adjacent to residential development and the public right-of-way.
- There will be no raw materials being transported to or from the site.
- This CMO plan is a conceptual document upon which minor changes may occur with the approval of CMO.
- All proposed signs will comply with Section 413.6 (B.C.E.R.) and all zoning sign policies.
- Office and warehouse areas as approved on this plan may not be substantially changed, increased or decreased except as permitted by Section 148 (B.C.E.R.) until those changes are approved by the zoning office.
- A final Landscape Plan, approved by the Office of Current Planning, is required prior to the issuance of building permits.
- The 10 year floodplain and contiguous wetlands shall be delineated as "Stream Valley Flat" and will be dedicated to Baltimore County.

- Anticipated number of employees to be approximately 400. Hours of operation to be approximately from 8:00 a.m. to 6:00 p.m. 5 days a week.
- Expected noise, glare and heat generated from the site will be minimal. Peripheral landscaping and screen planting will mitigate the effects of these elements.
- A noise wall will be sought for improvements along Turbidity Road west of the stream valley flat Phase II to be developed.
- Existing site features will be backfilled prior to record plat.



DAFT, McCune & Walker, Inc.
LANDSCAPE ARCHITECTS
200 F. PENNSYLVANIA AVENUE
TOWSON, MD 21204
TELEPHONE: (410) 286-2333

MLR SITE DEVELOPMENT PLAN & PLAT TO ACCOMPANY ZONING PETITION DOGWOOD BUSINESS CENTER

DATE	REVISIONS	SCALE: AS SHOWN
1/10/85	ELEVATIONS	JOB ORDER NO. 87056
7/10/85	NOTES 14, 15, 16, 17, 18, 19, 20, 21, 22	ISSUE DATE 9/13/85
9/29/85	NOTE # 22, 23	SHEET 2 OF 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 28, 1989
Newton A. Williams, Esquire
Solan, Plumbhoff & Williams, Chtd
700 Court Towers
210 N. Pennsylvania Avenue
Towson, MD 21204
RE: Item No. 137, Case No. 90-283-A
Petitioner: Rolling Wind Assoc.
Petition for Zoning Variance
Dear Mr. Williams:
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 Commission 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 WINDERS. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.
Very truly yours,
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee
JED:jw
Enclosures
cc: Rolling Wind Associates Ltd P'tshp
124 Glade Avenue
Baltimore, MD 21206

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
Your petition has been received and accepted for filing this 1st day of November, 1989.
J. Robert Haines
ZONING COMMISSIONER
Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee
Petitioner: Rolling Wind Associates Ltd P'tshp, et al.
Petitioner's Attorney: Newton A. Williams

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: J. Robert Haines, Zoning Commissioner
DATE: December 15, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Rolling Wind Associates Limited Partnerships, Item 137
Zoning Petition No. 90-283
The Petitioner requests a variance to permit industrial structures and buildings within 75 ft of a residential zone line in a M.C.R. zone in lieu of the required 100 ft.
Based upon a meeting with the Petitioner and his attorney, staff supports the request provided that extensive screening be implemented, as agreed by the Petitioner, between the Dogwood Business Center and the Heraldry Square Apartments.
Should the request be granted, staff recommends a condition be placed in the Order regarding the issue of screening to reinforce the agreement between this office and the Petitioner.
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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554
November 9, 1989
RECEIVED
NOV 16 1989
ZONING OFFICE
Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Dear Mr. Haines:
The Bureau of Traffic Engineering has no comments for items number 500, 131, 132, 133, 134, 136, 137, 139, 140, and 141.
Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Corner S/S Tudebury Rd., W/S of : OF BALTIMORE COUNTY
Rolling Rd., :
2nd Election District :
2nd Councilmanic District :
ROLLING WIND ASSOCIATES : Case No. 90-283-A
LIMITED PARTNERSHIP, Petitioner :
ENTRY OF APPEARANCE
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
887-2188
I HEREBY CERTIFY that on this 20th day of December, 1989, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Solan, Plumbhoff & Williams, Chtd., 700 Court Towers, 210 N. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.
Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item 137, Zoning Advisory Committee Meeting of October 31, 1989
Property Owner: Rolling Wind Assoc. Ltd Partnership
Location: Corner of S/S Tudebury Rd, W/S of Rolling Rd. District: 2
Water Supply: Public Sewage Disposal: Public
COMMENTS ARE AS FOLLOWS:
() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Planning and Zoning Commission for review and approval.
() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
() A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint process, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
() A permit to construct from the Bureau of Air Quality Management is required for any charcoal/coal generation which has a total cooking surface area of five (5) square feet or more.
() Prior to approval of a Building Permit Application for renovation to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6200 x 315.
() Prior to approval for a nursery school, center or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
() If asbestos work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
() Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
() Soil protection tests, have been conducted.
() The results are valid until:
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
() Water supply wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
() shall be valid until:
() is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the possibility of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3700.
() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
Others: Existing water works must be properly abandoned and well abandoned property submitted by a licensed well driller. Existing sewage disposal system and underground fuel storage tanks must be properly abandoned, removed and backfilled.
J. Robert Haines
Zoning Commissioner

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
RE: Property Owner: Rolling Wind Associates Ltd. Part.
Location: corner of S/S Tudebury Road, W/S of Rolling Rd.
Item No. 137 Zoning Agenda: 10/31/89
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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.
Noted and Approved
Special Inspection Division

BALTIMORE COUNTY, MARYLAND 90-283
INTER-OFFICE CORRESPONDENCE
TO: Robert Haines, Zoning Commissioner
DATE: December 17, 1989
FROM: Donald Dutton, Bureau Chief
SUBJECT: Proposed Business Center
Zoning Item 137
The above referenced zoning item is a request for a zoning variance in order to permit industrial structures and buildings within 75 feet of a residential zone line. An office review of this zoning item revealed that it contains the appropriate environmental information and is consistent with Department of Environmental Protection and Resource Management's Water Quality Management Policy. Therefore, the Bureau of Water Quality and Resource Management recommends that the above referenced zoning item be approved.
Donald Dutton, A.E.C.
Bureau of Water Quality and Resource Management
cc: Mrs. Denise Outen
Mr. Rocky Powell
RECEIVED
JAN 26 1990
ZONING OFFICE
CP5-008

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
November 22, 1989
Newton A. Williams, Esquire
Solan, Plumbhoff & Williams
700 Court Towers
210 N. Pennsylvania Avenue
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCE
Corner S/S Tudebury Road, W/S of Rolling Road
(Dorwood Business Center)
2nd Election District - 2nd Councilmanic District
Rolling Wind Assoc. Ltd. Part. - Petitioners
Case No. 90-283-A
Dear Mr. Williams:
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, a 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. HARTMAN
Deputy Zoning Commissioner
for Baltimore County