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OFFICES IN
MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

ROBERT A. HOFFMAN
(410) 494-6262

May 11, 1995

Arnold Jablon, Director
Office of Zoning Administration
and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing on behalf of the Pikesville Sportsman's Club which is located on a small road called Smoots Lane. You may be more familiar with the property as the proposed Riparius Center located along the future Red Run Boulevard. As the development of Red Run Boulevard continues to be planned, there will soon be a request to extend the metropolitan district to include the Pikesville Sportsman's Club property in order to facilitate the development of the Riparius Center.

Section 20-41 of the Baltimore County Code, a copy of which is attached, indicates that it is lawful to discharge a firearm on permanently located, properly posted and bona fide target ranges, the location of which have been filed with the Police Department.

The Pikesville Sportsman's Club has owned and operated indoor and outdoor shooting ranges at this location since the early 1940's. Enclosed are photographs of the property which indicate that it is a properly posted bona fide target range. Finally, enclosed is a letter to the Baltimore County Police Chief registering the location of this shooting range.

We are respectfully requesting that you confirm this shooting range complies with Section 20-41 of the Baltimore County Code and that the Pikesville Sportsman's Club

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MAY 12 1995
ZADM

may continue to operate as it has for many years notwithstanding the extension of the metropolitan district line to include its property.

Yours truly,

Robert A. Hoffman

RAH/tls
Enclosure
cc: Richard M. Blocher
James K. Flannery, Jr.

TOIDOCS1/RAH01/0005379.01

deemed guilty of a misdemeanor and shall be punished for each offense by a fine of not more than one hundred dollars ($100.00).
(Code 1978, § 25-13)

State law references—Fireworks, Ann. Code of Md. art. 38A, § 15 et seq.; authorized penalty, Ann. Code of Md. art. 25A, § 5(A).

Sec. 20-11. Same—Limitation on discharge at same location within year.

It shall be unlawful for any person to discharge fireworks at any location in the county from which fireworks have previously been discharged as many as three (3) times during the same calendar year. Any person discharging fireworks, in violation of this section, shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by a fine of not more than one hundred dollars ($100.00). The term "fireworks", as used in this section, shall mean firecrackers, squibs, rockets or any substance or combination of substances or article prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation.
(Code 1978, § 25-14)

State law references—Fireworks, Ann. Code of Md. art. 38A, § 15 et seq.; authorized penalty, Ann. Code of Md. art. 25A, § 5(A).

Sec. 20-12. Urinating or defecating on public property.

(a) It is unlawful for any person to urinate or defecate on, from or upon any public street, public alley, public sidewalk or public building in the county except within proper facilities designated as public rest rooms.

(b) Any person violating the prohibitions of this section is guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than one hundred dollars ($100.00), or be confined in jail for a period of not more than thirty (30) days, or be both fined and imprisoned in the discretion of the court.
(Bill No. 128, 1991, § 1)

Sec. 20-13. Disorderly conduct on land of another.

Any person who shall enter, in the county, upon the land or premises of any other person, whether such person be the owner or lessee of such land or premises, and who shall willfully act in a disorderly manner by making loud and unseemly noises, or by profanely cursing or swearing or using obscene language or acting in any other disorderly manner while thereon, shall be guilty of a misdemeanor and upon conviction thereof, shall be subject to a fine of not more than five hundred dollars ($500.00), or be confined in jail for a period of not more than three (3) months, or be confined in jail for a period of not more than three (3) months, or be both fined and imprisoned, in the discretion of the court.
(Bill No. 221, 1992, § 1)

Secs. 20-14—20-40. Reserved.

ARTICLE II. FIREARMS AND WEAPONS*

Sec. 20-41. Discharging within metropolitan district.

(a) It shall be unlawful for any person to fire or discharge any crossbow, pistol, air pistol, gas-propelled pistol, rifle, air rifle, gas-propelled rifle or shotgun within the limits of the metropolitan district of the county, as from time to time amended, including any nondistrict enclaves therein and any appendages attached thereto.

(b) The police department shall post in the county courthouse and also in every police station and substation throughout the county accurate maps designating the locations of the boundary lines of the metropolitan district as set up pursuant to the provisions of this Code.

(c) Nothing in this section shall be held to apply to or prohibit the discharge or firing of any such firearms on permanently located, properly posted, and bona fide target ranges, the location of which have been filed with the police department; nor to the firing or discharging of any such firearms if the same is reasonably necessary for the defense of life or property; nor to the discharging or firing of any such firearms on any military occasion when the same is done under the orders of an

*Cross reference—Hunting on recreational lands, § 20-9.
State law reference—Weapons generally, Ann. Code of Md. art. 27, §§ 372 et seq., 441 et seq., 481A et seq.

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OFFICES IN
MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6262

May 11, 1995

Baltimore County Police Department
Michael D. Gambrill, Chief of Police
700 E. Joppa Road
9th Floor
Towson, MD 21286

Re: Pikesville Sportsman's Club

Dear Chief Gambrill:

I am writing on behalf of the Pikesville Sportsman's Club which is located on Smoots Lane on the south side of Church Lane. The purpose of this letter is to register the location of a bona fide shooting range as required by Section 20-41 of the Baltimore County Code, a copy of which is attached.

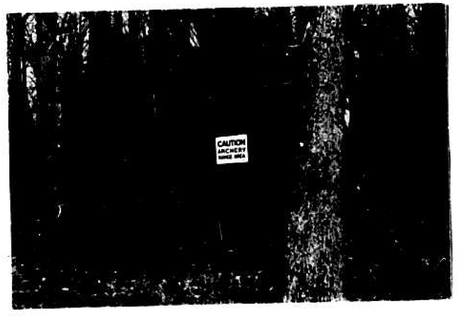
If you have any questions, please do not hesitate to give me a call.

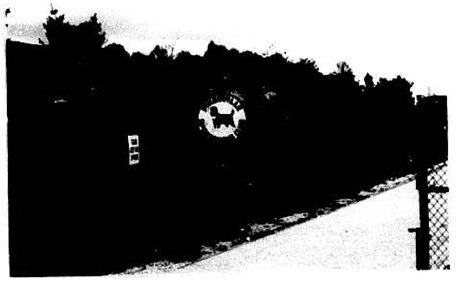
Yours truly,

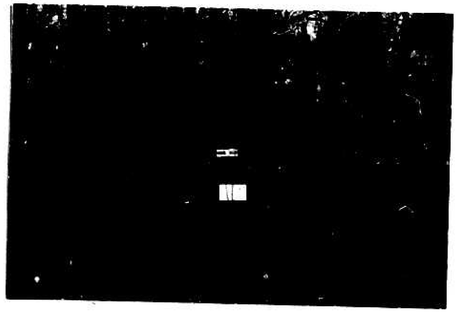
Robert A. Hoffman

Enclosure
cc: Richard M. Blocher
James K. Flannery, Jr.

TOIDOCS1/BAW01/0006267.01







IN RE: * BEFORE THE

PETITION FOR SPECIAL HEARING AND VARIANCES * COUNTY BOARD
Pikesville Sportsman's Club SW/S I-795 between Pleasant Hill and Church Roads * OF APPEALS

LEGAL OWNERS: * Case No. 90-295-SPHA

Pikesville Sportsman's Club of Baltimore County, Inc. and Red Run Associates Limited Partnership *

Contract Purchaser: *

Riparius Development Corporation *

Appellee/Developer *

* * * * * * * * * * * * * * * * * *

OPINION AND ORDER

An appeal was filed with this Board on August 15, 1990 by Red Run Associates Limited Partnership ("Red Run"), Petitioners, after the Deputy Zoning Commissioner of Baltimore County granted, with conditions, Red Run's applications for certain special hearings and variances by Order dated July 27, 1990. The Petitions for Special Hearing and Variances (1) sought a special hearing to approve a fitness center and a community center (including day care facilities, public library, wellness center, and educational and conference facilities), on the subject property in an M.L.- I.M. zone; to permit a restaurant to have direct access to an arterial street; and to approve access and use permits for parking in a D.R. zone; and (2) requested variances to permit front building lines to be 25 feet from the front property line in lieu of the required 50

feet for Buildings A, C-4, E-1, E-2, J-1, J-2, K-1, and K-3; to permit the side yards to be 30 feet from the side property line in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, J-2, and K-3; to permit the rear building lines to be 30 feet from the rear property lines in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, and K-1; to permit a floor area ratio (FAR) of 2.4 for Building D-2, a FAR of 2.2 for Buildings D-3 and E-1, a FAR of 2.8 for Building E-2, a FAR of 3.0 for Buildings F-1 and F-2, a FAR of 2.4 for Building I-1, a FAR of 2.2 for Building I-2, a FAR of 2.3 for Building J-2, a FAR of 3.3 for Buildings J-3 and J-4, a FAR of 2.8 for Building K-2, a FAR of 2.4 for Building K-4, and a FAR of 2.3 for Buildings P-2 and R, in lieu of the required maximum of 2.0 for each; and to permit buildings which are within 100 feet of the residential zone line to have heights as follows: 123 feet for Building A, 99 feet for Building B, 106 feet for Building C-4, 123 feet for Building D-1, 89 feet for Building E-1, 84 feet for Building E-2, 113 feet for Building J-1, 113 feet for Building J-2, and 94 feet for Buildings K-1 and K-3, all in lieu of the maximum height permitted of 40 feet or three stories; all as more particularly described in Petitioner's Exhibit 1.

Red Run proffers the following evidence in support of its Petition:

The subject property consists of a gross acreage of 162.4 acres and net acreage of 146.4 acres, split zoned with 0.48 acres zoned O-2, 12.86 acres zoned D.R.1, 12.47 acres zoned R.C.5 and the remaining 120.59 acres zoned M.L.-I.M. Said property is located

southeast of the Northwest Expressway between Church Road and Pleasant Hill Road. Petitioners propose to develop the subject property as an office park with a total development of 6,447,000 square feet, including parking garages. Approximately three years ago, Riparius Development Corporation began looking for land to build a quality office park with emphasis on pedestrian orientation crossings. The proposed project will be primarily an office development with ancillary retail services to meet certain day to day needs, including but not limited to drug stores, delis, a photography store, fitness center, and community uses. The intent is to have a fitness health center, satellite classes for Catonsville Community College (or other Community Colleges), a new Baltimore County Library Branch, a wellness center, a day care center, and food court, not unlike those seen in shopping malls, that would service the office uses. At the completion of the build-out, which would be over a 10-year period, more or less, the projected number of employees on the site would be approximately 12,000.

The property has a strip of D.R.1 zoned land that abuts the Northwest Expressway and necessitates a number of the variances. Strict compliance with the zoning regulations would create practical difficulty for the Petitioners with respect to this project as specifically delineated below. The Petitioners and their engineers and architects have worked closely with the Office of Planning to insure a quality design of the project, and in the Office of Planning's opinion the resulting plan is one of superior design.

The Office of Planning recommended approval subject to architectural elevations and a landscaping plan being submitted for review by the Director of Planning prior to the issuance of any building permits.

The requested variances are necessary in order to meet the campus concept and aesthetic goals of the proposed project. The granting of the variances will not result in any adverse impact on the surrounding community. The proposed development will result in less detriment, traffic, and noise to the surrounding neighborhood than if developed as an industrial use, as permitted under the property's present zoning.

The traffic generated by the proposed plan will have no adverse effect on the community and the design functions well.

Furthermore, the decision of the Zoning Commissioner for Baltimore County On January 3, 1989 in In Re: Nottingham Village, Inc., Case No. 89-248-SPH, supports Petitioners' request to approve a community center, including day care facilities, public library, a wellness center, and educational and conference facilities in the M.L.-I.M. zone, pursuant to Section 253.1C of the Baltimore County Zoning Regulations. In that case, the Zoning Commissioner found that a proposed fitness center use in an M.L. zone was permitted as a matter of right. Also, the projected number of people working at the project necessitates the type of uses proposed to be centrally located. A child care center is permitted as of right pursuant to Section 424.5A If the County operates a public library and/or wellness center, the use would be permitted as the County is exempt from the zoning regulations. With respect to the restaurant issue,

Red Run Boulevard is proposed to become a major roadway while not at this time designated as a particular class of motorway by the Planning Board. The restaurant would serve the office park and community, and the granting of the variances would not result in any detriment to the health, safety, or general welfare of the Community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 108 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

(1) whether strict compliance with the requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

(2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

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

Anderson v. Bd. of Appeals, Town of Chesapeake Perch, 23 Md. App. 28 (1974).

Because the evidence proffered by Red Run and outlined above indicates that Red Run has met these standards, the special hearing and variances requested should be granted.

THEREFORE, IT IS ORDERED by the County Board of Appeals this 24th day of May, 1991, that the Petition for Special Hearing to approve a fitness center and a community center (including a child

MEETING WITH CAROL 9/7/89
NEEDS WORK BETWEEN DEF. OF FIT CENTER & COMMUNITY BLDG

D R A F T
Office of Planning & Zoning
Baltimore County, Maryland
August 16, 1989

FITNESS CENTERS

PROJECT DESCRIPTION

This project responds to the Zoning Commissioner's request for legislation concerning health club facilities and fitness centers. The Zoning Commissioner requested that these terms be defined and that the appropriate zones for the location of these uses be identified to clarify administrative procedures and policies.

BACKGROUND

The term health club is not defined in the Baltimore County Zoning Regulations (BCZR). In spite of this, health clubs are identified in the schedule of permitted uses in many zones. Similar operations, such as fitness centers/clubs, athletic clubs and commercial recreation facilities are also undefined.

Health clubs are membership oriented operations. While this may be an essential difference between a health club and other recreational uses legally, from a land use perspective, the difference would only be significant to the extent that the number of users and amount of impact to the community would vary. To avoid technical and legal complications, the broader term, "fitness center" will be used throughout this report and is proposed to be used in the Zoning Regulations.

The Zoning Commissioner's Policy Manual provides procedures for administering provisions of the BCZR which are unclear or inadequate. Regarding health clubs, the guiding policy is Policy BM-5. (Attachment 1) Under this policy, clubs, health spas, gyms (including gyms with weightlifting machines or resistance equipment) operating separately or in conjunction with tanning equipment, whirlpools, relaxation tanks, racquetball, tennis courts and country clubs are considered as community buildings in BL (Business, Local) Zones; however, this policy has been broadly interpreted to apply to community buildings in other zones. Table 1 identifies the zones which permit community buildings and fitness centers. The Zoning Regulations prohibit fitness centers in the ML (Manufacturing Light) Zone; however, they are permitted as accessory uses in the MR (Manufacturing, Restricted) and MLR (Manufacturing, Light, Restricted) Zones.

Also, under Policy BM-5, fitness centers are permitted in the MH (Manufacturing, Heavy) Zone by right as a community building.

In a recent special hearing case, the Zoning Commissioner approved a fitness center as a principal permitted use in an ML (Manufacturing, Light) Zone. The fitness center was proposed to be a three level structure having a floor area of 38,000 square feet, situated on a 4.34 acre property.

DISCUSSION

Fitness Center operators are attracted to manufacturing zones primarily because the land costs are cheaper than in commercial areas and existing buildings have a greater capacity to support heavy equipment in larger interior spaces. Many other non-manufacturing uses locate in manufacturing zones. In fact, the absorption of manufacturing land by non-manufacturing uses has been identified as an area for strategic action in the Master Plan. Zoning and development regulations need to be re-evaluated as a result of increasing market pressures for mixed uses. Standards for ensuring the integrity, viability and vitality of the manufacturing zones need to be expanded.

ANALYSIS

Current policy treats Fitness Centers as community buildings because they both provide recreational facilities. In addition to recreational activities, community buildings usually provide social, educational or spiritual services for the surrounding community. These additional services change the character of the use and its relationship with adjoining uses. For the purposes of Baltimore County Zoning Regulations (BCZR), fitness centers will be defined as commercial uses, separate and distinct from community buildings.

Fitness Centers complement residential and non-residential uses and can be desirable amenities in many areas; therefore, they would be appropriate as accessory uses in most zones. However, due to their commercial nature, extended hours of operation and high trip generation characteristics, (Attachment 2) they would not be appropriate principal uses by right in all zones. The RAE (Residential, Apartment, Elevator), BL (Business, Local), BM (Business, Major) and BR (Business, Roadside) Zones would support fitness centers as uses by right. Area limitations would be placed on fitness centers in the RAE (Residential, Apartment, Elevator) Zone to reduce congestion and maintain a harmonious proportion of uses. Five thousand (5,000) square feet (approximately the size of an NCAA basketball court) is

suggested as an appropriate area limitation. According to the Association of Physical Fitness Centers, this is a standard minimum area for a small center. The building area of an average fitness center would range between ten thousand (10,000) and twenty thousand (20,000) square feet. A random sample of fitness centers in the County supported these estimates.

Special exception approval would be required to permit fitness centers as principal uses in the O-2 (Office Park) or manufacturing zones to ensure compatibility and an appropriate mix of uses.

The MR (Manufacturing, Restricted) and MLR (Manufacturing, Light, Restricted) Zones would be the most appropriate manufacturing areas for fitness center uses because they provide for transitions between manufacturing and non-manufacturing uses. Locating in these zones would enable the owners to receive the economic benefits of industrial areas without interfering with critical light and heavy manufacturing areas. Additionally, these transitional zones would permit fitness centers to locate near a broad and diverse market. Fitness Centers should only be permitted in the ML (Manufacturing, Light) Zone when clearly subordinate to, and in support of, manufacturing operations. This could be accomplished either by including the Fitness Center as an accessory use within the principal use or as an auxiliary service use within a planned industrial park consisting of at least 25 acres or an IM (Industrial, Major) district, as provided in Section 253.1.C (Special exception uses in the ML Zone). The MH (Manufacturing, Heavy) Zone should permit Fitness Centers only as accessory uses in order to preserve the integrity of the zone.

RECOMMENDATIONS

The Planning Office recommends that the Baltimore County Zoning Regulations, 1955, as amended, be further amended as indicated in Table 1 and specified below. Wherever altered **dashes** indicate text to be deleted, and underlining indicates text to be added.

1. Amend Section 101, Article 1, Definitions, to include the following definition:

Fitness Center:(Also known as athletic club, health spa, health club). A for profit commercial operation providing indoor recreational sports activities and limited physical conditioning instruction. This term shall include health spas, health clubs, tennis clubs, racquet clubs, gyms and athletic clubs. Tanning, whirlpool, sauna and massage services may operate as accessory services. This term does not include training facilities for team sports, community buildings or personal service establishments.

2. Add a new paragraph to Section 200.2.B.2 (Retail or Service Uses Permitted in the B.A.E.1,(Residential, Apartment, Elevator) Zones as follows:

   Fitness Centers shall not occupy more than 5,000 square feet

3. Add, alphabetically, to Section 230.9, Uses Permitted in the BL (Business Local) Zones,:

   fitness centers

4. The BM (Business, Major) Zone permits uses permitted in the BL (Business Local) Zone so no amendment is required.

5. The BR (Business, Roadside) Zone permits uses permitted in the BM (Business, Major) Zone; therefore, no amendments are required.

6. Amend Section 241.1 (Uses Permitted in the MR (Manufacturing, Restricted) Zone, to include fitness centers.

7. The MLR (Manufacturing, Light, Restricted) Zone permits uses which are permitted in the MR (Manufacturing, Restricted) Zone unless otherwise specified, so, no amendments are necessary in this section.

8. Amend Section 253.1.C. of the ML (Manufacturing, Light) Zone requirements (Auxiliary Uses Permitted in Planned Industrial Parks having at least twenty-five (25) acres or I.M. (Industrial, Major) Districts as follows:
   10A: Fitness Centers.

ATTACHMENT 1

ZONING POLICY BM-5 ~~FITNESS CENTERS~~ Clubs, Health Spas, Gyms

1. Dance Studios, aerobic exercise, ballet or other similar training schools are permitted in the B.L. Zone as a matter of right.

2. Uses listed as above with multiple facilities as follows, or separately as gyms with weightlifting machines or resistance equipment, tanning, whirlpool, relaxation tanks, health spas, racquetball, tennis and country clubs are considered community buildings and need a special exception in the B.L. Business, Local Zone.

ATTACHMENT 2

PRINCIPAL USES

ZONE	EXISTING REG. COMM. BLDG.	EXISTING REG. FITNESS CENTERS	PROPOSED FITNESS CENTERS
RC2		-	-
RC3	SE	-	-
RC4	SE	-	-
RC5	SE	-	- X
RC20	-	-	-
RC50	-	-	-
DR	SE	-	-
RAE1	-	R	R -
RAE2	-	R	R
RO	SE	-	-
01	SE	-	-
0-2	SE	SE	SE
OT	-	-	SE
BL	SE	-	R
BM	R	-	R
BR	R	-	R
MR	-	-	SE
MLR	-	-	SE
ML	-	-	SE [1]
MH	R	-	-

PUD
Neighborhood: Currently prohibited. Recommend permitting with plan approval.
Community: Both community buildings and fitness centers are currently permitted upon plan approval. No changes are recommended.
Town: Both community buildings and fitness centers are currently permitted upon plan approval. No changes are recommended.

1. Restricted to Planned Industrial Parks having 25 acres or more and IM (Industrial Major) Districts

ATTACHMENT 3

TRIP GENERATION STATISTICS PER INSTITUTE OF TRANSPORTATION ENGINEERS

4TH EDITION

USE		TRIPS/1,000 GSF (GROSS SQUARE FEET)
General Office Under	10,000 gsf	24.4
	20,000 gsf	(22.)
	30,000 gsf	(20.)
	50,000 gsf	16.3
Shopping Center Under	10,000 gsf	166.4
	20,000 gsf	(150.)
	30,000 gsf	(130.)
	50,000	94.7
Manufacturing		3.9
Mini-Warehouse		2.6
General Industrial (Light)		6.9
General Industrial (Heavy)		1.5
Industrial Park		6.9
Racquet Club		15.9

("X") = interpolated

PEAK TRAFFIC HOURS PER USE

DAY	NIGHT
Industrial--6:00 am - 7:30 am	Industrial--3:00 pm - 4:30 pm
Health Club-- 12:00 noon - 1:00 pm	Health Club-- 3:00 pm - 5:00 pm

care facility) on the subject property in an M.L.-I.M. zone; to permit a restaurant to have direct access to an arterial street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve access and use permits for parking in a D.R. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted:

(1) The use of those portions of the Property zoned D.R. 1 shall be restricted by parking, access and amenity uses shown on Petitioner's Exhibit 1.

(2) Only passenger vehicles may use the parking area in the D.R. 1 zone as depicted on Petitioner's Exhibit 1.

(3) No loading service or other use other than parking or access shall be permitted.

(4) Lighting for the subject parking area shall be directed away from all residences and shielded to prevent glare onto any adjoining residential property.

(5) The hours and use of the parking lots in the D.R. zones shall be limited to 7:00 a.m. to 9:00 p.m.

IT IS FURTHER ORDERED that the Petition for Zoning Variances to permit the front building lines to be 25 feet from the front property line in lieu of the required 50 feet for Buildings A, C-4, E-1, E-2, J-1, J-2, K-1, and K-3; to permit the side yards to be 30 feet from the side property line in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, J-2, and K-3; to permit the rear building lines to be 30 feet from the rear property lines in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, and K-1; to permit a floor area ratio (FAR) of 2.4 for Building D-2, a FAR of 2.2 for Buildings D-3 and E-1, a FAR of 2.8 for Building E-2, a FAR of 3.0 for Buildings F-1 and F-2, a FAR of 2.4 for Building I-1, a FAR of 2.2 for Building I-2, a FAR of 2.3 for Building J-2, a FAR of 3.3 for Buildings J-3 and J-4, a FAR of 2.8 for Building K-2, a FAR of 2.4 for Building K-4, and a FAR of 2.3 for Buildings P-2 and R, in lieu of the required maximum of 2.0 for each; and to permit buildings which are within 100 feet of the residential zone line to have heights as follows: 123 feet for Building A, 99 feet for

Building B, 106 feet for Building C-4, 123 feet for Building D-1, 89 feet for Building E-1, 84 feet for Building E-2, 113 feet for Buildings Building J-1, 113 feet for Building J-2, and 94 feet for Buildings K-1 and K-3, all in lieu of the maximum height permitted of 40 feet or three stories; all as more particularly described in Petitioner's Exhibit 1, be and is hereby GRANTED, subject however, to the following restrictions:

(1) Petitioners shall submit a schematic landscape plan for review and approval by the Deputy Director of Planning prior to the issuance of any building permits. Further, Petitioners shall submit a detailed landscape plan which has been approved by the Deputy Director of Planning and which complies with the schematic landscape plan prior to the issuance of any building permits.

(2) An architectural design of the proposed buildings shall be submitted to the Director or Deputy Director of Planning for review prior to the issuance of any building permits. The architectural design of buildings may be submitted in various stages.

(3) A comprehensive signage package for the subject property shall be submitted and approved by the Director and/or Deputy Director of Planning prior to the issuance of any building permits. The signage for each lot may be modified, provided strict compliance with the B.C.Z.R. is maintained and approval by the Director or Deputy Director of Planning is obtained prior to any modification.

(4) The relief granted herein is tied directly to Petitioner's Exhibit 1 and any variations must be approved by the Zoning Commissioner and/or Deputy Zoning Commissioner.

(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 of this Order.

COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Arnold G. Foreman

Lynn B. Moreland
Lynn B. Moreland

PETI0001.MAD

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES - SW of Church Road at U.S. Route I-795 (Northwest Expressway) 4th Election District 3rd Councilmanic District
Pikesville Sportsman's Club and Red Run Associates Ltd. Part. - Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-295-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve a fitness center and a community center (including day care facilities, public library, wellness center and educational and conference facilities), on the subject property in an M.L.-I.M. zone, to permit a restaurant to have direct access to an arterial street; and to approve access and use permits for parking in a D.R. zone.

Further, Petitioners request variances to permit front building lines to be 25 feet from the property line in lieu of the required 50 feet for Buildings A, C-4, E-1, E-2, J-1, J-2 and K-3; to permit the side yards to be 30 feet from the side property line in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, J-2 and K-3; to permit the rear building lines to be 30 feet from the rear property lines in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1 and K-1; to permit a floor area ratio (FAR) of 2.4 for Building D-2, a FAR of 2.2 for Buildings D-3 and E-1, a FAR of 2.8 for Building E-2, a FAR of 3.0 for Buildings F-1 and F-2, a FAR of 2.4 for Building I-1, a FAR of 2.2 for Building I-2, a FAR of 2.3 for Building J-2, a FAR of 3.3 for Buildings J-3 and J-4, a FAR of 2.8 for Building K-2, a FAR of 2.4 for Building K-4, and a FAR of 2.3 for Buildings P-2 and R, in lieu of the required maximum of 2.0 for each; and to permit a buildings which are within 100 feet of the residential

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zone line to have heights as follows: 123 feet for Building A, 99 feet for Building B, 106 feet for Building C-4, 123 feet for Building D-1, 89 feet for Building E-1, 84 feet for Building E-2, 113 feet for Building J-1, 113 feet for Building J-2, and 94 feet for Buildings K-1 and K-3, all in lieu of the maximum height permitted of 40 feet or three stories; all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by James K. Flannery, Jr., President of Riparius Development Corporation, Contract Purchaser, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petitions were Sam Crozier, Crozier and Associates, Raymond Gardeski, Century Engineering, Inc., and Jane Lochary, adjoining property owner. Petitioners also called Jack Dillon, Planner, with the Baltimore County Office of Planning. Appearing as a Protestant in the matter was the Beth Tfiloh Congregation, by Julius W. Lichter, Esquire. Also appearing on behalf of the Protestant was David S. Thaler, Professional Engineer, with D.S. Thaler and Associates.

Testimony indicated that the subject property consists of a gross acreage of 162.4 acres and net acreage of 146.4 acres, split zoned with 0.48 acres zoned O-2, 12.86 acres zoned D.R. 1, 12.47 acres zoned R.C. 5, and the remaining 120.59 acres zoned M.L.-I.M. Said property is located southeast of the Northwest Expressway between Church Road and Pleasant Hill Road. Petitioners propose to develop the subject property as an office park with a total development of 6,447,400 sq.ft., including parking garages. Mr. Flannery testified that approximately three years ago, the Riparius Development Corporation began looking for land to build a quality office park with emphasis on pedestrian orientation crossings. The majority of the property was purchased from the Pikesville Sportsman's

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Club with the remaining acreage purchased from numerous adjoining property owners. Mr. Flannery described the proposed project emphasizing the major-ity office development with ancillary retail services to meet the day to day needs of those using the office park, including but not limited to drug stores, delis, a photography store, fitness center, and community uses. The intent is to have a fitness health center, satellite classes for Catonsville Community College (or other Community College), a new Baltimore County Library branch, a wellness center, a day care center, and a food court, not unlike those seen in shopping malls which would service the office uses. Mr. Flannery indicated that at the completion of the build-out, which would be over a 10-year period, more or less, the project-ed number of employees on the site would be approximately 12,000. Mr. Flannery testified that while the property is zoned for industrial uses, there would be no industrial, manufacturing or warehouse uses in the pro-posed development.

Petitioners called Jack Dillon, Senior Planner with the Baltimore County Office of Planning, who testified that he is familiar with the proposed development and sees the project as being an asset to the Owings Mills growth area. He testified that the property has a strip of D.R. 1 zoned land which abuts the Northwest Expressway and necessitates a number of the variances. He indicated this was in an effort to control develop-ment which abuts the Expressway and the residential development on the other side of the Northwest Expressway. Mr. Dillon testified as to the practical difficulty in his opinion strict compliance with the zoning regulations in this instance would have upon the Petitioners. In conclu-sion, Mr. Dillon indicated that the Office of Planning has worked closely with the Petitioners, their engineers and architects to insure a quality

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design of the project. Mr. Dillon concluded that in the Office of Plan-ning's opinion, the resulting plan is one of superiority design. He testi-fied that the Office of Planning recommended approval subject to architec-tural elevations and a landscaping plan being submitted for approval by the Director of Planning prior to the issuance of any building permits.

Petitioners also called Samuel Crozier, Land Planner with Crozier Associates, who indicated he had been involved in the subject project for the last several years. Mr. Crozier discussed in detail each of the vari-ances requested and testified the requested variances are necessary in order to meet the campus concept and aesthetic goals of the proposed project. He testified that the proposed parking garages, which necessitat-ed variances, provides for the ability to have greater open space. In Mr. Crozier's opinion the granting of the variances will not result in any adverse impact on the surrounding community. Testimony presented by both Mr. Crozier and Mr. Dillon indicated that the plans as presented have been presented to the various surrounding community groups for review. In Mr. Crozier's opinion the proposed development will result in less detriment, traffic and noise to the surrounding neighborhood than if developed as an industrial use, as permitted under the property's present zoning.

Raymond Gardeski, Vice President and Chief Operating Officer for Century Engineering, Inc., testified that he has training and expertise in traffic engineering. He testified that in his opinion, the traffic gener-ated by the proposed plan will have no adverse effect on the community and the design functions well.

In support of Petitioners' request in the Petition for Special Hearing to approve a community center, including day care facilities, public library, a wellness center and educational and conference facili-

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ties, in the M.L. - I.M. zone, pursuant to Section 253.1C, Petitioners referred to the decision of the Zoning Commissioner for Baltimore County on January 3, 1989, In Re: Nottingham Village, Inc., Case No. 89-248-SPH. In said case, the Zoning Commissioner found that a proposed fitness center use in an M.L. zone was permitted as a matter of right. In support of their request, Petitioners referred to the testimony of Mr. Dillon and the testimony which emphasized the projected number of people working at the subject site and the need for the type of uses proposed to be centrally located. Clearly, a child care center is permitted as of right pursuant to Section 424.5A. If the County operates a public library and/or well-ness center, the use would be permitted as the County is exempt from the zoning regulations. With respect to the issue regarding the restaurant, Petitioners referred to Mr. Dillon's testimony indicating that Red Run Boulevard is proposed to become a major roadway while not at this time designated. Further testimony indicated the restaurant would serve the office park and community and that the granting of the variance would not result in any detriment to the health, safety or general welfare of the community.

David Thaler, Professional Engineer and Land Planner with D. S. Thaler and Associates, Inc., testified as an expert on behalf of the Beth Tfiloh Congregation, adjoining property owners to the southeast end of the subject property. Mr. Thaler disagreed with the conclusions of Mr. Crozier and Mr. Dillon regarding the FAR requirements and the aforementioned vari-ances. He argued that the zoning of the property was to promote a well-planned industrial park and not an office park as proposed herein.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

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

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safe-ty, and general welfare, provided the restrictions hereinafter set forth are met. Due to the size of the project, time for buildout, lack of defin-itive architectural design of the buildings, it is felt that more detailed review is required by the County as Petitioners' architectural plans are finalized to insure that the project is a high quality development as testified to by Petitioners. The size and nature of the variances require further controls to insure the development is aesthetically pleasing as Petitioners contend. An overall master plan in a development of this size is critical to the relief granted herein being appropriate and not detri-mental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances requested should be granted.

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By [signature]

property lines in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1 and K-1; to permit a floor area ratio (FAR) of 2.4 for Building D-2, a FAR of 2.2 for Buildings D-3 and E-1, a FAR of 2.8 for Building E-2, a FAR of 3.0 for Buildings F-1 and F-2, a FAR of 2.4 for Building I-1, a FAR of 2.2 for Building I-2, a FAR of 2.3 for Building J-2, a FAR of 3.3 for Buildings J-3 and J-4, a FAR of 2.8 for Building K-2, a FAR of 2.4 for Building K-4, and a FAR of 2.3 for Buildings P-2 and R, in lieu of the required maximum of 2.0 for each; and to permit a buildings which are within 100 feet of the residential zone line to have heights as follows: 123 feet for Building A, 99 feet for Building B, 106 feet for Building C-4, 123 feet for Building D-1, 89 feet for Building E-1, 84 feet for Building E-2, 113 feet for Building J-1, 113 feet for Building J-2, and 94 feet for Buildings K-1 and K-3, all in lieu of the maximum height permit-ted of 40 feet or three stories; all as more particularly described in Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the relief grant-ed:

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

2) Petitioners shall submit a schematic landscape plan for review and approval by the Deputy Director of Planning prior to the issuance of any building permits. Further, Petitioners shall submit a detailed landscape plan which has been approved by the Deputy Director of Planning prior to the issuance of any building permits. The landscaping required may be in excess of that required by the Baltimore County Landscape Manual. Petitioners shall maintain the approved landscaping at all times.

ORDER RECEIVED FOR FILING
Date 7/27/90
By [signature]

90-295-SPHA

10/4/91 ... CR.

Pikesville Sportsman's Club

P.O. Box 43428 Baltimore, Maryland 21236

September 27, 1991

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

RECEIVED
OCT 3 1991
By DG

Attn: Mr. J. Robert Haines
Zoning Commissioner

Mr. Haines:

This is to inform you of a recent change of mailing address for the Pikesville Sportsman's Club, Inc. Our new address is as follows:

Pikesville Sportsmen's Club, Inc.
P.O. Box 43428
Baltimore, Maryland
21236-0428

Should you have reason to contact me in reference to information regarding the P.S.C., my home phone number is 931-1822.

Bruce E. Eaton
[signature: Bruce E. Eaton]
Secretary, P.S.C.

RECEIVED
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ZONING ...

cc: [Archive]

135

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-295-SPHA

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

See attached sheet.

MAP NW12H33
E.D. 4
DATE 11/12/91
200 [initials]
DP G-BOA ...

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:
Riparius Development Corporation
(Type or Print Name)
[signature]
Signature James K. Flannery, Jr.
President
Address 375 Padonia Road West
Suite 200
City and State

Legal Owner(s):
Pikesville Sportsman's Club of Baltimore County, Inc.
(Type or Print Name)
By: [signature] Richard M. Blocher, President
Signature
Red Run Associates Limited Partnership
(Type or Print Name)
Riparius Development Corporation
General Partner
[signature]
James K. Flannery, Jr.
President
...ached Sheet ... Phone No.

...d phone number of legal owner, con-...r representative to be contacted
...Howard, Esquire
... Allegheny Avenue
...aryland 21204 823-4111
Phone No.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 079230
DATE 10/24/89 ACCOUNT R-01-615-000
AMOUNT $ 350.00
RECEIVED FROM: JOHN B. HOWARD
FOR: ITEM #135 - PIKESVILLE SPORT CLUB
VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

...this 1st day ... this petition be advertised, as ..., in two newspapers of general circulation through-... 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 24 day of Jan, 1990, at 9:30 o'clock A.M.

[signature: J. Robert Haines]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 7/27/90
By [signature]

(over)

Z.C.O.—No. 1

135

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-295-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section See attached sheet

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

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

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

I/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:
Riparius Development Corporation
(Type or Print Name)
[signature]
Signature James K. Flannery, Jr.
President
Address 375 Padonia Road West
Suite 200
City and State Timonium, MD 21093

Attorney for Petitioner:
John B. Howard, Esquire
(Type or Print Name)
[signature]
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

Legal Owner(s):
Pikesville Sportsman's Club of Baltimore County, Inc.
(Type or Print Name)
By: [signature]
Signature Richard M. Blocher, President
Red Run Associates Limited Partnership
(Type or Print Name)
By: Riparius Development Corporation
General Partners
Signature [signature]
By: James K. Flannery, Jr.
President
See attached sheet
Address Phone No.
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard, Esquire
Name 210 Allegheny Avenue
Towson, Maryland 21204 823-4111
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of Nov, 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 24 day of Jan, 1990, at 9:30 o'clock A.M.

[signature: J. Robert Haines]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 7/27/90
By [signature]

(over)

IV-366

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES - SW of Church Road at U.S. Route I-795 (Northwest Expressway) 4th Election District 3rd Councilmanic District

Pikesville Sportsman's Club and Red Run Associates Ltd. Part. - Petitioners

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 90-295-SPHA

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve a fitness center and a community center (including day care facilities, public library, wellness center and educational and conference facilities), on the subject property in an M.L.-I.M. zone; to permit a restaurant to have direct access to an arterial street; and to approve access and use permits for parking in a D.R. zone.

Further, Petitioners request variances to permit front building lines to be 25 feet from the property line in lieu of the required 50 feet for Buildings A, C-4, E-1, E-2, J-1, J-2, K-1 and K-3; to permit the side yards to be 30 feet from the side property line in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, J-2 and K-3; to permit the rear building lines to be 30 feet from the rear property lines in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1 and K-1; to permit a floor area ratio (FAR) of 2.4 for Building D-2, a FAR of 2.2 for Buildings D-3 and E-1, a FAR of 2.8 for Building E-2, a FAR of 3.0 for Buildings F-1 and F-2, a FAR of 2.4 for Building I-1, a FAR of 2.2 for Building I-2, a FAR of 2.3 for Building J-2, a FAR of 3.3 for Buildings J-3 and J-4, a FAR of 2.8 for Building K-2, a FAR of 2.4 for Building K-4, and a FAR of 2.3 for Buildings P-2 and R, in lieu of the required maximum of 2.0 for each; and to permit a buildings which are within 100 feet of the residential

zone line to have heights as follows: 123 feet for Building A, 99 feet for Building B, 106 feet for Building C-4, 123 feet for Building D-1, 89 feet for Building E-1, 84 feet for Building E-2, 113 feet for Building J-1, 113 feet for Building J-2, and 94 feet for Buildings K-1 and K-3, all in lieu of the maximum height permitted of 40 feet or three stories; all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by James K. Flannery, Jr., President of Riparius Development Corporation, Contract Purchaser, appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petitions were Sam Crozier, Crozier and Associates, Raymond Gardeski, Century Engineering, Inc., and Jane Lochary, adjoining property owner. Petitioners also called Jack Dillon, Planner, with the Baltimore County Office of Planning. Appearing as a Protestant in the matter was the Beth Tfiloh Congregation, by Julius W. Lichter, Esquire. Also appearing on behalf of the Protestant was David S. Thaler, Professional Engineer, with D.S. Thaler and Associates.

Testimony indicated that the subject property consists of a gross acreage of 162.4 acres and net acreage of 146.4 acres, split zoned with 0.48 acres zoned O-2, 12.86 acres zoned D.R. 1, 12.47 acres zoned R.C. 5, and the remaining 120.59 acres zoned M.L.-I.M. Said property is located southeast of the Northwest Expressway between Church Road and Pleasant Hill Road. Petitioners propose to develop the subject property as an office park with a total development of 6,447,400 sq.ft., including parking garages. Mr. Flannery testified that approximately three years ago, the Riparius Development Corporation began looking for land to build a quality office park with emphasis on pedestrian orientation crossings. The majority of the property was purchased from the Pikesville Sportsman's

Club with the remaining acreage purchased from numerous adjoining property owners. Mr. Flannery described the proposed project emphasizing the majority office development with ancillary retail services to meet the day to day needs of those using the office park, including but not limited to drug stores, delis, a photography store, fitness center, and community uses. The intent is to have a fitness health center, satellite classes for Catonsville Community College (or other Community College), a new Baltimore County Library branch, a wellness center, a day care center, and a food court, not unlike those seen in shopping malls which would service the office uses. Mr. Flannery indicated that at the completion of the build-out, which would be over a 10-year period, more or less, the projected number of employees on the site would be approximately 12,000. Mr. Flannery testified that while the property is zoned for industrial uses, there would be no industrial, manufacturing or warehouse uses in the proposed development.

Petitioners called Jack Dillon, Senior Planner with the Baltimore County Office of Planning, who testified that he is familiar with the proposed development and sees the project as being an asset to the Owings Mills growth area. He testified that the property has a strip of D.R. 1 zoned land which abuts the Northwest Expressway and necessitates a number of the variances. He indicated this was in an effort to control development which abuts the Expressway and the residential devleopment on the other side of the Northwest Expressway. Mr. Dillon testified as to the practical difficulty in his opinion strict compliance with the zoning regulations in this instance would have upon the Petitioners. In conclusion, Mr. Dillon indicated that the Office of Planning has worked closely with the Petitioners, their engineers and architects to insure a quality

design of the project. Mr. Dillon concluded that in the Office of Planning's opinion, the resulting plan is one of superiority design. He testified that the Office of Planning recommended approval subject to architectural elevations and a landscaping plan being submitted for approval by the Director of Planning prior to the issuance of any building permits.

Petitioners also called Samuel Crozier, Land Planner with Crozier Associates, who indicated he had been involved in the subject project for the last several years. Mr. Crozier discussed in detail each of the variances requested and testified the requested variances are necessary in order to meet the campus concept and aesthetic goals of the proposed project. He testified that the proposed parking garages, which necessitated variances, provides for the ability to have greater open space. In Mr. Crozier's opinion the granting of the variances will not result in any adverse impact on the surrounding community. Testimony presented by both Mr. Crozier and Mr. Dillon indicated that the plans as presented have been presented to the various surrounding community groups for review. In Mr. Crozier's opinion the proposed development will result in less detriment, traffic and noise to the surrounding neighborhood than if developed as an industrial use, as permitted under the property's present zoning.

Raymond Gardeski, Vice President and Chief Operating Officer for Century Engineering, Inc., testified that he has training and expertise in traffic engineering. He testified that in his opinion, the traffic generated by the proposed plan will have no adverse effect on the community and the design functions well.

In support of Petitioners' request in the Petition for Special Hearing to approve a community center, including day care facilities, public library, a wellness center and educational and conference facili-

ties, in the M.L. - I.M. zone, pursuant to Section 253.1C, Petitioners referred to the decision of the Zoning Commissioner for Baltimore County on January 3, 1989, In Re: Nottingham Village, Inc., Case No. 89-248-SPH. In said case, the Zoning Commissioner found that a proposed fitness center use in an M.L. zone was permitted as a matter of right. In support of their request, Petitioners referred to the testimony of Mr. Dillon and the testimony which emphasized the projected number of people working at the subject site and the need for the type of uses proposed to be centrally located. Clearly, a child care center is permitted as of right pursuant to Section 424.5A. If the County operates a public library and/or wellness center, the use would be permitted as the County is exempt from the zoning regulations. With respect to the issue regarding the restaurant, Petitioners referred to Mr. Dillon's testimony indicating that Red Run Boulevard is proposed to become a major roadway while not at this time designated. Further testimony indicated the restaurant would serve the office park and community and that the granting of the variance would not result in any detriment to the health, safety or general welfare of the community.

David Thaler, Professional Engineer and Land Planner with D. S. Thaler and Associates, Inc., testified as an expert on behalf of the Beth Tfiloh Congregation, adjoining property owners to the southeast end of the subject property. Mr. Thaler disagreed with the conclusions of Mr. Crozier and Mr. Dillon regarding the FAR requirements and the aforementioned variances. He argued that the zoning of the property was to promote a well-planned industrial park and not an office park as proposed herein.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
>
> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
>
> 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare, provided the restrictions hereinafter set forth are met. Due to the size of the project, time for buildout, lack of definitive architectural design of the buildings, it is felt that more detailed review is required by the County as Petitioners' architectural plans are finalized to insure that the project is a high quality development as testified to by Petitioners. The size and nature of the variances require further controls to insure the development is aesthetically pleasing as Petitioners contend. An overall master plan in a development of this size is critical to the relief granted herein being appropriate and not detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of July, 1990 that the Petition for Special Hearing to approve a fitness center and a child care facility on the subject property in an M.L.-I.M. zone; to permit a restaurant to have direct access to an arterial street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve access and use permits for parking in a D.R. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted:

1) The use of those portions of the property zoned D.R. 1 shall be restricted by parking access and amenity uses shown on Petitioner's Exhibit 1.

2) Only passenger vehicles may use the parking area in the D.R. 5.5 zone as depicted on Petitioner's Exhibit 1.

3) No loading service or other use other than parking shall be permitted.

4) Lighting for the subject parking area shall be directed away from all residences and shielded to prevent glare onto any adjoining residential property.

5) The hours and use of the parking garages in the D.R. zones shall be limited to 7:00 AM to 9:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM, Saturdays and Sundays; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variances to permit the front building lines to be 25 feet from the property line in lieu of the required 50 feet for Buildings A, C-4, E-1, E-2, J-1, J-2, K-1 and K-3; to permit the side yards to be 30 feet from the side property line in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1, J-2 and K-3; to permit the rear building lines to be 30 feet from the rear

property lines in lieu of the required 50 feet for Buildings C-4, E-1, E-2, J-1 and K-1; to permit a floor area ratio (FAR) of 2.4 for Building D-2, a FAR of 2.2 for Buildings D-3 and E-1, a FAR of 2.8 for Building E-2, a FAR of 3.0 for Buildings F-1 and F-2, a FAR of 2.4 for Building I-1, a FAR of 2.2 for Building I-2, a FAR of 2.3 for Building J-2, a FAR of 3.3 for Buildings J-3 and J-4, a FAR of 2.8 for Building K-2, a FAR of 2.4 for Building K-4, and a FAR of 2.3 for Buildings P-2 and R, in lieu of the required maximum of 2.0 for each; and to permit a buildings which are within 100 feet of the residential zone line to have heights as follows: 123 feet for Building A, 99 feet for Building B, 106 feet for Building C-4, 123 feet for Building D-1, 89 feet for Building E-1, 84 feet for Building E-2, 113 feet for Building J-1, 113 feet for Building J-2, and 94 feet for Buildings K-1 and K-3, all in lieu of the maximum height permitted of 40 feet or three stories; all as more particularly described in Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

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

2) Petitioners shall submit a schematic landscape plan for review and approval by the Deputy Director of Planning prior to the issuance of any building permits. Further, Petitioners shall submit a detailed landscape plan which has been approved by the Deputy Director of Planning prior to the issuance of any building permits. The landscaping required may be in excess of that required by the Baltimore County Landscape Manual. Petitioners shall maintain the approved landscaping at all times.

3) An architectural design of the proposed buildings shall be submitted for review and approved by the Director or Deputy Director of Planning prior to the issuance of any building permits. The architectural design of buildings may be submitted and approved in various stages. No permits shall be issued for any building until the architectural design of that building has been approved by the Director or Deputy Director of Planning. The purpose of this restriction is to insure the entire development is compatible and there is an overall master plan as presented at the hearing.

4) The softball field and other outdoor recreational amenities shown on the plan shall be completed and available for use upon substantial completion of 40% of the floor area ratio for the entire site.

5) A comprehensive complementary signage package for the subject property shall be submitted and approved by the Director and/or Deputy Director of Planning prior to the issuance of any permits. The signage for each lot may be modified, provided strict compliance with the B.C.Z.R. is maintained and approval by the Director or Deputy Director of Planning is obtained prior to any modification.

6) The relief granted herein is tied directly to Petitioner's Exhibit 1 and any variations must be approved by the Director of Planning and Zoning and the Zoning Commissioner and/or Deputy Zoning Commissioner.

7) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management, Bureau of Water Quality, dated October 30, 1989.

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

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

CENTURY ENGINEERING, INC. | CONSULTING ENGINEERS • PLANNERS

135
12.377 Ac
90-295-SPHA

DESCRIPTION OF AREA ON PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT/MODIFIED PARKING

3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point distant S 74°53'36" W 121.66 feet from the intersection of the centerline of Church Road with the centerline of U.S. Route I-795, the "Northwest Expressway," said point also being the intersection of the southernmost right-of-way line of Church Road with the westernmost right-of-way line of the "Northwest Expressway" as shown on State Roads Commission of Maryland Plat Number 44119, recorded among the Land Records of Baltimore County, Maryland; thence running with and binding on said "Northwest Expressway" right-of-way line the following twenty-three (23) courses and distances, as now surveyed;

(1) S 15°11'31" W 48.75 feet to a point, thence
(2) S 40°47'19" E 755.11 feet to a point; thence
(3) S 40°47'19" E 818.20 feet to a point; thence
(4) S 47°36'35" E 84.20 feet to a point; thence
(5) S 47°33'23" E 127.29 feet to a point; thence
(6) S 52°05'55" E 152.97 feet to a point; thence
(7) S 30°51'45" E 203.04 feet to a point; thence
(8) S 49°12'41" W 20.00 feet to a point; thence
(9) S 40°47'19" E 37.68 feet to a point; thence
(10) S 18°59'14" E 107.70 feet to a point; thence
(11) S 29°28'44" E 68.84 feet to a point; thence
(12) S 49°12'41" W 16.50 feet to a point; thence

[Seal: State of Maryland, Registered Professional Engineer; signature] 10/13/89

CENTURY ENGINEERING, INC. | CONSULTING ENGINEERS • PLANNERS

(13) S 40°47'19" E 15.00 feet to a point; thence
(14) N 49°12'41" E 15.00 feet to a point; thence
(15) S 40°47'19" E 192.50 feet to a point; thence
(16) S 54°31'30" E 231.63 feet to a point; thence
(17) S 40°47'19" E 252.92 feet to a point; thence
(18) S 15°50'12" E 118.51 feet to a point; thence
(19) S 40°47'20" E 524.66 feet to a point; thence
(20) N 82°05'41" E 59.46 feet to a point; thence
(21) S 40°46'39" E 458.08 feet to a point; thence
(22) S 35°04'01" E 201.00 feet to a point; thence
(23) S 43°38'24" E 50.06 feet to a point on the western right-of-way line of Pleasant Hill Road; thence running with and binding on the said Pleasant Hill Road right-of-way;
(24) S 12°28'10" W 176.49 feet to the point of intersection of said right-of-way line with the D.R. 1 zone line; thence running with said zoning line;
(25) N 40°04'26" W 4321.29 feet to a point on the boundary line of the proposed Riparius Center; thence running with and binding on said boundary line the following three (3) courses and distances;
(26) N 01°31'25" W 39.82 feet to a point; thence
(27) N 40°47'23" W 54.18 feet to a point; thence
(28) N 40°00'18" W 86.65 feet to the point of intersection with the 0-2 zone line thence running with and binding on said zoning line;

CENTURY ENGINEERING, INC. | CONSULTING ENGINEERS • PLANNERS

(29) N 17°16'22" E 104.63 feet to a point on the southernmost right-of-way line of Church Road; thence running with and binding the said Church Road right-of-way the following course and distance;
(30) N 79°54'14" E 35.98 feet to point of beginning.

CONTAINING 12.377 acres in the Third Election District.

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

receipt

Account: R-001-615C
Number № 3237

90-295-SPHA

Date

8/27/90 A9100017

APPEAL FEES	QTY	PRICE
140 -OF ALL OTHER ORDERS	2 X	$125.00
150 -POSTING SIGNS / ADVERTISING	1 X	$25.00
	TOTAL:	$275.00

LAST NAME OF OWNER: PIKESVILLE SPORTS

~~04A04#0051MICHRC $3.75~~
~~BA C008:58AM08-28-90~~

04A04#0051MICHRC BA C008:59AM08-28-90 $275.00

Please make checks payable to: Baltimore County

Cashier Validation:

$80.77

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing and Zoning Variance
Case number: 90-295-SPHA
SW/S I-795 between Church Road and Pleasant Hill Road
4th Election District
3rd Councilmanic
Legal Owner: Pikesville Sportsman's Club of Baltimore County, Inc. & Red Run Associates Limited Partnership
Contract Purchaser: Riparius Development Corp.
Hearing Date: Wednesday, Jan. 24, 1990 at 9:30 a.m.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 28 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 28, 1989.

OWINGS MILLS TIMES,

S. Zeke Orlinsky

Publisher

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

DATE 1-5-90

John B. Howard, Esq.
210 Allegheny Avenue
Towson, Maryland 21204

ATTN: BARBARA WHITE

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-295-SPHA
SW/S I-795 between Church Road and Pleasant Hill Road
4th Election District - 3rd Councilmanic
Pikesville Sportman's Club of Baltimore County, Inc., et al
HEARING: WEDNESDAY, JANUARY 24, 1990 at 9:30 a.m.

Please be advised that $211.54 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)

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

receipt

Account: R-001-6150
Number № 1016

90-295-SPHA

Date

PUBLIC HEARING FEES
080 -POSTING SIGNS / ADVERTISING 1
LAST NAME OF OWNER: PIKESVILLE SPORTS

B 025*****21154:a 6178F

Please make checks payable to: Baltimore County

Cashier Validation:

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

J. Robert Haines
Zoning Commissioner

December 12, 1989

Dennis F. Rasmussen
County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing and Zoning Variance
CASE NUMBER: 90-295-SPHA
SW/S I-795 between Church Road and Pleasant Hill Road
4th Election District - 3rd Councilmanic
Legal Owner: Pikesville Sportsman's Club of Baltimore County, Inc. & Red Run Associates Limited Partnership
Contract Purchaser: Riparius Development Corp.
HEARING: WEDNESDAY, JANUARY 24, 1990 at 9:30 a.m.

Special Hearing to allow a fitness center and a community center (including day care facilities, public library wellness center and educational and conference facilities) in an M.L.-I.M. zone; and to permit a restaurant to have direct access to an arterial street; and to approve access and use permits for parking in a D.R. zone. Variance for buildings A, C-4, E-1, E-2, J-1, J-2, K-1, and K-3 to permit the front building lines to be 25 feet from the front of the property line in lieu of the required 50 feet; and for buildings C-4, E-1, E-2, J-1, J-2 and K-3 to permit the side yards to be 30 feet from the side property lines in lieu of the required 50 feet; and for buildings C-4, E-1, E-2, J-1 and K-1 to permit the rear building lines to be 30 feet from the rear property lines in lieu of the required 50 feet; and for buildings D-2, D-3, E-1, E-2, F-1, F-2, I-1, I-2, J-2, J-3, J-4, K-2, K-4, P-2 and R to permit a floor area ration of 2.4, 2.2, 2.2, 2.8, 3.0 3.0, 2.4, 2.2, 2.3, 3.3, 3.3, 2.8, 2.4, 2.3 and 2.3 respectively in lieu of the regulation maximum of 2.0; and buildings A, B, C-4, D-1, E-1,E-2, J-1, J-2, K-1 and K-3 to permit the buildings which are within 100 feet of the residential zone to be 123 feet, 99 feet, 106 feet, 123 feet, 89 feet, 84 feet, 113 feet, 113 feet, 94 feet and 94 feet in height respectively in lieu of the regulation maximum of 40 feet or 3 stories.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

90-295-SPHA

10/2/91 CR.

Pikesville Sportsman's Club
P.O. Box 43428 Baltimore, Maryland 21236

September 27, 1991

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attn: Mr. J. Robert Haines
Zoning Commissioner

RECEIVED OCT 3 1991 By DCJ

Mr. Haines;

This is to inform you of a recent change of mailing address for the Pikesville Sportsman's Club. Inc. Our new address is as follows;

Pikesville Sportsman's Club. Inc.
P.O. Box 43428
Baltimore, Maryland
21236-0428

Should you have reason to contact me in reference to information regarding the P.S.C., my home phone number is 931-1822.

Bruce E. Eaton
Secretary, P.S.C.

cc: [Archive]

RECEIVED OCT 2 1991 ZONIN…

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

BALTIMORE, MD
WASHINGTON, D. C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

RICHARD M. VENABLE (1839-1901)
EDWIN G. BAETJER (1868-1945)
CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

WRITER'S DIRECT NUMBER IS
494-6162

August 15, 1990

HAND DELIVERY

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Hearing and Variances-Southwest of Church Road at U.S. Route I 795 (Northwest Expressway)
Case No.: 90-295-SPHA

Dear Commissioner Haines:

On behalf of Red Run Associates Limited Partnership whose address is Suite 200, 375 Padonia Road West, Timonium, Maryland 21093, petitioner in the above-captioned zoning case, I hereby note an appeal from the Deputy Zoning Commissioner's Findings of Facts and Conclusions of Law, dated July 27, 1990.

Enclosed is our check in the amount of $125.00 to cover the cost of this appeal. Thank you for your cooperation.

Sincerely,

Robert A. Hoffman

RAH/BAW:ekm
enclosure
cc: James K. Flannery

RECEIVED AUG 16 1990 ZONING OFFICE

Petitioner's Exhibit 11

RE: PETITION FOR SPECIAL HEARING
SE/S Town Center Drive, 350' S c/l Campbell Blvd., 14th Election District; 6th Councilmanic District
NOTTINGHAM VILLAGE, INC., Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 89-248-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request approval of the determination that a proposed fitness center is a permitted use in the M.L. zone as a matter of right, as more particularly shown on "Petitioners' Exhibit No. 1."

The Petitioners are Nottingham Village, Inc. ("Nottingham") as owner and developer, and Holiday Universal, Inc. ("Holiday") as contract purchaser of a 4.34 acre site located in the White Marsh Business Community adjacent to Interstate 95 South and fronting along Town Center Drive. Appearing for Petitioner Nottingham, was Richard R. Jones and David M. Tolmie appeared on behalf of Holiday and was represented by Counsel. Also present and testifying for Petitioners were Jimmy D. Johnson, Ph.D., Barry P. Gossett and Douglas J. Saunders. Anthony J. Haley, Deputy Director of the Baltimore County Economic Development Commission, and Robert A. Brosso, Holiday's architect, were also present throughout the hearing but did not testify. There were no protestants.

Petitioner's Exhibit 12

NAME: Raymond M. Gardeski, P.E. FIRM: Century Engineering,Inc.

TITLE: Chief Operations Officer and Executive Vice President TOTAL EXPERIENCE: 27 YEARS

REGISTRATIONS: PE - Maryland - No. 17154
PE - New York - No. 43479
PE - California - No. 0989
PE - Delaware - No 8131

EDUCATION: M.C.E. - 1970 - Traffic Engineering, Penn State University
B.C.E. - 1962 - Civil Engineering, Union College, Schenectady, NY

PERTINENT QUALIFICATIONS AND EXPERIENCE:

Mr. Gardeski is responsible for the operations of the firm and is actively involved in the production activities within the Technical Divisions. Specific areas of involvement include review and approval of budgets, staffing, enforcement of policies and procedures and quality assurance programs. Additionally, he is a top level of communication and coordination on all projects.

Prior to joining Century Engineering, Inc. as Chief Operations Officer, Mr. Gardeski worked with the New York State's Department of Transportation for over 26 years. He served as a highway design engineer from 1962 until 1967. From September, 1967 until April, 1989, he was involved in Traffic Engineering and design for NYSDOT. During this time, he worked as a Regional Traffic Engineer in Region 8, and Regional Design Engineer for Region 1. In February 1984, he became the Director, Traffic Engineering and Safety Division responsible for the Statewide Traffic Engineering and Safety Programs. Pertinent experience and activities include:

- Transportation planning for the 1980 Winter Olympic Games at Lake Placid, New York including highway improvement plan design, design of peripheral parking lots and overall coordination of access, roadway capacity and transportation planning.
- Design Engineer for Alternate Route 7 in Albany County, New York. A 3.5 mile controlled access expressway with major interchanges at I-787 and I-87. Design experience included alternative development, impact evaluation and environmental impact statement, public involvement and final design.
- Traffic engineering and highway design for major Westchester County Parkway projects including Cross County Parkway, Hutchinson River Parkway, Sawmill River Parkway, Sprain Brook Parkway and the Taconic State Parkway.
- Supervision of design, construction and operation of the Integrated Motorist System (IMIS) for Long Island Expressway and parallel highways. IMIS is a freeway surveillance system which has traffic monitoring conversion capabilities.
- Topics - White Plains, Yonkers, New Rochelle, Mt. Vernon, Town of Greenborough in West Co., N.Y. - Rockland Co, N.Y.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for November 21, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items #160, 161, and 162.

For Item [illegible] the previous CRG comments are still valid.

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

RWB:s

DEC 27 1989

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

May 24, 1991

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21285-5517

Re: Case Nos. 90-295-SPHA (Pikesville Sportsman's Club/Red Run Associates Ltd. Part.), CBA-89-127 (Red Run Boulevard/Riparius Center), CBA-89-144 (Riparius Center at Owings Mills)

Dear Mr. Hoffman:

Enclosed please find a copy of the final Opinion and Order as well a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matters.

Sincerely,
Linda Lee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: John B. Howard, Esquire
Richard M. Blocher, Pres.
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp.
Julius W. Lichter, Esquire
Century Engineering, Inc.
George Gavrelis
John J. Trenner
C. Richard Moore
Thomas H. Hamer
Thomas Sadowski
Current Planning
Developers Engineering Division
Robert E. Covahey
S. Wallis
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Nancy C. West, Asst. County Attorney
Arnold Jablon, County Attorney
John J. Dhillon
Robert C. Berner
J. James Dieter
Director of Planning
Economic Development Commission
David L. Thomas
Gene Neff

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-295-SPHA

District 4th Date of Posting January 3, 1990
Posted for: Special Hearing and Variances
Petitioner: Pikesville Sportsman Club & Baltimore County Inc. & Red Run Associates Limited Partnership
Location of property: S/W/S I-795 between Church Road and Pleasant Hill Road
Location of Signs: South side of Church Road in front of subject property Approx. 175' West of I-795
Remarks:
Posted by S. J. Arata Signature Date of return: January 8, 1990
Number of Signs: 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting August 27, 1990
Posted for: Appeal
Petitioner: Pikesville Sportsmen's Club & Red Run Associates, LTD. Part.
Location of property: S/W of Church Rd. at U.S. Route I-795 Northwest Expressway
Location of Signs: South side of Church Road in front of subject property Approx. 175 West of I-795
Remarks:
Posted by S. J. Arata Signature Date of return: August 30, 1990
Number of Signs: 1

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

Paul H. Reincke
Chief

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: Pikesville Sportsman's Club of Baltimore Co., Inc. & Red Run Assoc. Ltd. Part.

Location: SW/S I-795 between Church Road and Pleasant Hill Road

Item No.: 135 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.

REVIEWER: Capt. Joseph Kelly 11-3-89 Noted and Approved Capt. Wm. Brashears
Planning Group Fire Prevention Bureau
Special Inspection Division

NOV 07 1989

Zoning

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert E. Covahey DATE: May 31, 1989

FROM: Stephen E. Weber

SUBJECT: C.R.G. Comments

PROJECT NAME: Riparius Center

LOCATION: Red Run Blvd.

An interchange will be needed at Pleasant Hill Road and I-795 due to the traffic to be generated from this development as well as from other developments in the area.

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/lab

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room - Room 301, County Office Bldg. April 3, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-89-127 RED RUN BOULEVARD (RIPARIUS CENTER)
RE: Alignment of Red Run Blvd.
5/5/89 - Letter from Gene Noff to Julius W. Lichter, Esquire re: alignment.

AND
CASE NO. CBA-89-144 RIPARIUS CENTER AT OWINGS MILLS RE; CBA
6/1/89 - CRG Meeting wherein the Plan was approved.

AND
CASE NO. 90-295-SPHA PIKESVILLE SPORTSMAN'S CLUB/RED RUN ASSOCIATES LTD. PARTNERSHIP
SW of Church Road at US Rte. I-795
4th E; 3rd C
SPH -Fitness Center & Comm. Ctr.;
VAR -Parking, etc.
7/27/90 - D.E.C.'s Order GRANTING Petitions with restrictions.

was scheduled for a hearing on April 3, 1991 has been POSTPONED ON THE RECORD by agreement of Counsel and has been rescheduled as follows for the purpose of putting a settlement on the record

REASSIGNED FOR: TUESDAY, APRIL 16, 1991 at 9:45 a.m.

cc: Robert A. Hoffman, Esquire-Counsel for Petitioner/Developer
John B. Howard, Esquire - " " "
Richard M. Blocher, Pres.
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres. Developer
Riparius Development Corp.
Julius W. Lichter, Esquire -Counsel for Protestants
Century Engineering, Inc. -Engineer
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. J. James Dieter
Robert E. Covahey Thomas Sadowski
S. Wallis, Arnold Jablon, Chief Deputy County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst County Attorney, David L. Thomas
LindaLee M. Kuszmaul-Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. March 22, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-89-127 RED RUN BOULEVARD (RIPARIUS CENTER)
RE: Alignment of Red Run Blvd.
5/5/89 - Letter from Gene Neff to Julius W. Lichter, Esquire re: alignment.

AND
CASE NO. CBA-89-144 RIPARIUS CENTER AT OWINGS MILLS RE: CRG
6/1/89 - CRG Meeting wherein the Plan was approved.

AND
CASE NO. 90-295-SPHA PIKESVILLE SPORTSMAN'S CLUB/RED RUN ASSOCIATES LTD. PARTNERSHIP
SW of Church Road at US Rte. I-795
4th E; 3rd C
SPH -Fitness Center & Comm. Ctr.;
VAR -Parking, etc.
7/27/90 - D.Z.C.'s Order GRANTING Petitions with restrictions.

Pl'd on record to 4/16/91 @ 9:45

was scheduled for a hearing on March 22, 1991 has been POSTPONED ON THE RECORD by agreement of Counsel and has been rescheduled as follows for the purpose of putting a settlement on the record

REASSIGNED FOR: WEDNESDAY, APRIL 3, 1991 at 10:30 a.m.

cc: Robert A. Hoffman, Esquire-Counsel for Petitioner/Developer
John B. Howard, Esquire - " " "
Richard M. Blocher, Pres. "
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp. Developer
Julius W. Lichter, Esquire -Counsel for Protestants
Century Engineering, Inc. -Engineer
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. J. James Dieter
Robert E. Covahey Ralph Patterson
S. Wallis, Arnold Jablon, Chief Deputy County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst. County Attorney, David L. Thomas
LindaLee M. Kuszmaul-Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. March 12, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-89-127 RED RUN BOULEVARD (RIPARIUS CENTER)
RE: Alignment of Red Run Blvd.
5/5/89 - Letter from Gene Neff to Julius W. Lichter, Esquire re: alignment.

AND
CASE NO. CBA-89-144 RIPARIUS CENTER AT OWINGS MILLS RE: CRG
6/1/89 - CRG Meeting wherein the Plan was approved.

AND
CASE NO. 90-295-SPHA PIKESVILLE SPORTSMAN'S CLUB/RED RUN ASSOCIATES LTD. PARTNERSHIP
SW of Church Road at US Rte. I-795
4th E; 3rd C
SPH -Fitness Center & Comm. Ctr.;
VAR -Parking, etc.
7/27/90 - D.Z.C.'s Order GRANTING Petitions with restrictions.

Pl'd on record to 4/3/91 @ 10:30

was scheduled for a hearing on March 12, 1991 has been POSTPONED ON THE RECORD by agreement of Counsel and has been rescheduled as follows for the purpose of putting a settlement on the record

REASSIGNED FOR: FRIDAY, MARCH 22, 1991 at 9:30 a.m.

cc: Robert A. Hoffman, Esquire-Counsel for Petitioner/Developer
John B. Howard, Esquire - " " "
Richard M. Blocher, Pres. "
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp. Developer
Julius W. Lichter, Esquire -Counsel for Protestants
Century Engineering, Inc. -Engineer
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. J. James Dieter
Robert E. Covahey Ralph Patterson
S. Wallis, H. Emslie Parks, County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst. County Attorney, David L. Thomas
LindaLee M. Kuszmaul-Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. March 8, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-89-127 RED RUN BOULEVARD (RIPARIUS CENTER)
RE: Alignment of Red Run Blvd.
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AND
CASE NO. CBA-89-144 RIPARIUS CENTER AT OWINGS MILLS
RE: CRG Dec.
6/1/89 - CRG Meeting wherein the Plan was approved.

AND
CASE NO. 90-295-SPHA PIKESVILLE SPORTSMAN'S CLUB/RED RUN ASSOCIATES LTD. PARTNERSHIP
SW of Church Road at US Rte. I-795
4th E; 3rd C
SPH -Fitness Center & Comm. Ctr.;
VAR -Parking, etc.
7/27/90 - D.Z.C.'s Order GRANTING Petitions with restrictions.

Pl'd on record to 3/22/91 @ 9:30

was scheduled for a hearing on March 8, 1991 has been POSTPONED ON THE RECORD by agreement of Counsel and has been

REASSIGNED FOR: TUESDAY, MARCH 12, 1991 at 10:00 a.m.

cc: Robert A. Hoffman, Esquire-Counsel for Petitioner/Developer
John B. Howard, Esquire - " " "
Richard M. Blocher, Pres. "
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp. Developer
Julius W. Lichter, Esquire -Counsel for Protestants
Century Engineering, Inc. -Engineer
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. J. James Dieter
Robert E. Covahey Ralph Patterson
S. Wallis, Arnold Jablon, County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst. County Attorney, David L. Thomas
LindaLee M. Kuszmaul-Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

Hearing Room -
Room 301, County Office Bldg. March 1, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-89-127 RED RUN BOULEVARD (RIPARIUS CENTER)
RE: Alignment of Red Run Blvd.
5/5/89 - Letter from Gene Neff to Julius W. Lichter, Esquire re: alignment.

AND
CASE NO. CBA-89-144 RIPARIUS CENTER AT OWINGS MILLS
RE: CRG Dec.
6/1/89 - CRG Meeting wherein the Plan was approved.

AND
CASE NO. 90-295-SPHA PIKESVILLE SPORTSMAN'S CLUB/RED RUN ASSOCIATES LTD. PARTNERSHIP
SW of Church Road at US Rte. I-795
4th E; 3rd C
SPH -Fitness Center & Comm. Ctr.;
VAR -Parking, etc.
7/27/90 - D.Z.C.'s Order GRANTING Petitions with restrictions.

Pl'd on record to 3/12/91 @ 9:30

which was scheduled for hearing on March 1, 1991 has been POSTPONED ON THE RECORD by agreement of Counsel and has been

REASSIGNED FOR: FRIDAY, MARCH 8, 1991 at 10:00 a.m.

cc: Robert A. Hoffman, Esquire-Counsel for Petitioner/Developer
John B. Howard, Esquire - " " "
Richard M. Blocher, Pres. "
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp. Developer
Julius W. Lichter, Esquire -Counsel for Protestants
Century Engineering, Inc. -Engineer
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. Robert W. Sheesley
Robert E. Covahey Ralph Patterson
S. Wallis, Arnold Jablon, County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst. County Attorney, David L. Thomas
LindaLee M. Kuszmaul-Legal Secretary

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
HEARING ROOM - Room 301 (301) [redacted] 887-3180
County Office Building
October 10, 1990
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. CBA-89-127 RED RUN BOULEVARD (RIPARIUS CENTER)
RE: Alignment of Red Run Blvd.
5/5/89 - Letter from Gene Neff to Julius W. Lichter, Esquire re: alignment.

AND
CASE NO. CBA-89-144 RIPARIUS CENTER AT OWINGS MILLS
RE: CRG Dec.
6/1/89 - CRG Meeting wherein the Plan was approved.

AND
CASE NO. 90-295-SPHA PIKESVILLE SPORTSMAN'S CLUB/RED RUN ASSOCIATES LTD. PARTNERSHIP
SW of Church Road at US Rte. I-795
4th Election District
3rd Councilmanic District
SPH -Fitness Center & Comm. Ctr.;
VAR -Parking, etc.
7/27/90 - D.Z.C.'s Order GRANTING Petitions with restrictions.

Pl'd on record to 3/8/91

ASSIGNED FOR: FRIDAY, MARCH 1, 1991 at 10:00 a.m.

cc: Robert A. Hoffman, Esquire-Counsel for Petitioner/Developer
John B. Howard, Esquire - " " "
Richard M. Blocher, Pres. "
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp. Developer
Julius W. Lichter, Esquire -Counsel for Protestants
Century Engineering, Inc. -Engineer
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. Robert W. Sheesley
Robert E. Covahey Ralph Patterson
S. Wallis, Arnold Jablon, County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst. County Attorney, David L. Thomas
LindaLee M. Kuszmaul-Legal Secretary

People's Counsel of Baltimore County

10/10/90 - Following parties notified of hearing set for March 1, 1991 at 10:00 a.m. in combination with CBA-89-127 & CBA-89-144:

Robert A. Hoffman, Esquire
John B. Howard, Esquire
Richard M. Blocher, Pres.
Pikesville Sportsman's Club
James K. Flannery, Jr., Pres.
Riparius Development Corp.
Julius W. Lichter, Esquire
Century Engineering, Inc.
George Gavrelis, John J. Trenner, John J. Dhillon
Director of Planning C. Richard Moore
Current Planning Robert C. Berner
Economic Dev. Comm. Thomas H. Hamer
Developers Eng. Div. Robert W. Sheesley
Robert E. Covahey Ralph Patterson
S. Wallis, Arnold Jablon, County Attorney
Gene Neff, J. Robert Haines, Ann M. Nastarowicz
James E. Dyer, W. Carl Richards, Jr., Docket Clerk -Zoning
Nancy C. West, Asst. County Attorney, David L. Thomas

3/1/91 - Above parties notified of POSTPONEMENT to March 8, 1991 at 10:00 a.m. Postponement done on the record.

3/8/91 - Above parties notified of POSTPONEMENT to March 12, 1991 at 10:00 a.m. Postponement done on the record.

3/12/91 - Above parties notified of POSTPONEMENT to March 22, 1991 at 9:30 a.m. Postponement done on the record. March 22, 1991 hearing for the purpose of submitting a settlement agreement.

3/22/91 - Above parties notified of POSTPONEMENT ON THE RECORD to April 3, 1991 at 10:30 a.m.

4/3/91 - Above parties notified of POSTPONEMENT ON THE RECORD to April 16, 1991 at 9:45 a.m.

4/16/91 -Hearing scheduled re settlement; bank signature required on document; signature to be obtained and finalized documents to be delivered to Board's office by 4:00 p.m. on 4/17/91. Per WTH -when documents received by Board, Board will then prepare Order.

Heard 5/15/91 Lorraine Phillips

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

August 22, 1990

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing and Variances
SW of Church Road at U.S. Route I-795
(Northwest Expressway)
4th Election District, 3rd Councilmanic District
PIKESVILLE SPORTSMAN'S CLUB and RED RUN ASSOCIATES LTD. PART. - Petitioner
Case No. 90-295-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on August 16, 1990 by Robert A. Hoffman, Attorney on behalf of Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: James K. Flannery, Jr., President - Riparius Development Corp.
375 Padonia Road West, Suite 200, Timonium, MD 21093

Richard M. Blocher, President - Pikesville Sportsman's Club
1 Atherton Road, Lutherville, MD 21093

RECEIVED
COUNTY BOARD OF APPEALS
90 AUG 24 AM 10:54

Appeal Cover Letter - Case No. 90-295-SPHA
Pikesville Sportsmaan's Club and Red Run Associates Ltd. Pt. - Petitioner
August 22, 1990
Page 2

Robert A. Hoffman, Esquire - Venable, Baetjer and Howard
210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21285-5517

Julius W. Lichter, Esquire - Levin & Gann
305 W. Chesapeake Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

APPEAL

Petition for Special Hearing and Variances
SW of Church Road at U.S. Route I-795
(Northwest Expressway)
4th Election District - 3rd Councilmanic District
PIKESVILLE SPORTSMAN'S CLUB and RED RUN ASSOCIATES LTD. PART. - Petitioner
Case No. 90-295-SPHA

Petition for Special Hearing and Variances

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Commentr

Petitioner's Exhibits:
1. Plat to accompany Petition
2. Owings Mills Plan
3. Comments from Traffic Engineering
4. Comments from Planning Office
5. Resume of Samuel G. Crozier
6. Site Context Map
7. Concept. Master Plan
8. NO EXHIBIT MARKED "8" IN FILE
9. Expressway Study Sections
10. Zoning Variances Sections
11. Order from Case No. 89-248-SPH
12. Resume Raymond M. Gardeski, P.E.
13. Balto. Co. Zoning Map

Deputy Zoning Commissionar's Order dated Juiy 27, 1990 (Granted with restrictions)

Notice of Appeal received August 16, 1990 from Robert A. Hoffman,

cc: James K. Flannery, Jr., President - Riparius Development Corp.
375 Padonia Road West, Suite 200, Timonium, MD 21093

Richard M. Blocher, President - Pikesville Sportsman's Club
1 Atherton Road, Lutherville, MD 21093

Appeal Cover Letter - Case No. 90-295-SPHA
Pikesville Sportsman's Club and Red Run Associates Ltd. Pt. - Petitioner
August 22, 1990
Page 2

Robert A. Hoffman, Esquire - Venable, Baetjer and Howard
210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21285-5517

Julius W. Lichter, Esquire - Levin & Gann
305 W. Chesapeake Avenue, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastarowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

Comments for File — Jan 24 — 90-295-SPH

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147
RICHARD M. VENABLE (1839-1901)
EDWIN S. BAETJER (1880-1946)
CHARLES MCH. HOWARD (1870-1942)

November 17, 1989

WRITER'S DIRECT NUMBER IS
301-494-9181

RECEIVED
NOV 21 1989
ZONING OFFICE

J. Robert Haines
Zoning Commissioner
County Office Building
1st Floor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: SHA Parcel-Riparius Center at Owings Mills
Item No. 135

Dear Mr. Haines:

Enclosed please find a copy of a letter from the State Highway Administration granting Riparius Development Corporation permission to process the Zoning Cases on their behalf since the property will eventually become a part of Riparius' proposed development.

If you should have any questions or comments regarding this matter, please contact me.

Very truly yours,

William F. Splitgerber, Jr.

WFS/lal
Enclosure
cc: Mr. James K. Flannery, Jr.
Robert A. Hoffman, Esquire

SHA
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

November 9, 1989

Project: B 698-312-470
Md. Rte. 140 Relocated
(Northwest Expressway)
Former: Jacob T. Hoffman Property
Item No.: 43310

Mr. James K. Flannery, Jr.
Riparius Development Corporation
375 Padonia Road West
Timonium, Maryland 21903

Dear Mr. Flannery:

As was discussed in our recent telephone conversation, we are presently waiting for permission from the Board of Public Works to dispose of this property. As soon as this has been received, we will start the negotiation with you.

In the interim, the State Highway Administration has no objection to you attempting to change the zoning in this area as required for your proposed development.

If you have further questions, please contact me.

Sincerely,

Richard S. Greene
Property Manager
Office of Real Estate

RSG:sea

My telephone number is (301) 333-1650
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

CENTURY ENGINEERING, INC. | CONSULTING ENGINEERS • PLANNERS

November 9, 1989

Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

#135

Attention: Mr. W. Carl Richards, Jr.

Re: Riparius Center at Owings Mills
Plat to Accompany Petition for
Special Zoning Hearing, Variances,
Use Permit/Modified Parking Plan

Dear Mr. Richards:

Enclosed please find three (3) copies of the revised description for modified parking. We would like to clarify the revisions as shown on the variance plat which was dated October 19, 1989. and submitted to your office along with the appropriate fees. The revisions are listed below:

1. The second course of the boundary line, which is the same for Northwest Expressway right-of-way line, should be corrected to S 40°47'19" E.
2. Add 0-2 zoning and acreage of 0.48 to note four.
3. Change note 5B for parking facilities to read, "Only passenger vehicles will use the parking facility."
4. Change note 5D for parking facilities to read, "Lighting shall be relocated as to location, direction, hours of illumination, glare and intensity.
5. Change note 5E for parking facilities to read, "A satisfactory plan showing parking arrargement and vehicular access is provided."

TOWSON, MARYLAND 21204 | 301 823-3070 | TELEX 8-7491

CENTURY ENGINEERING, INC. | CONSULTING ENGINEERS • PLANNERS

Baltimore County Zoning Office
November 9, 1989
Page Two

If we can assist you with additional information, please call us in order to expedite this project.

Very truly yours,

CENTURY ENGINEERING, INC.

Gerard B. Zellers
Project Manager
Land Development Division

GBZ/pmd

PIKESVILLE SPORTSMAN'S CLUB OF BALTIMORE COUNTY, INC.
ITEM #135

I have taken the original Petition for Special Hearing and original Petition for Zoning Variance (3 copies each) to get the original signature of Richard M. Blocher, President.

Barbara White

October 31, 1989

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147
RICHARD M. VENABLE (1839-1901)
EDWIN S. BAETJER (1880-1946)
CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

August 15, 1990

WRITER'S DIRECT NUMBER IS
494-9162

HAND DELIVERY

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petitions for Special Hearing and Variances-Southwest of Church Road at U.S. Route I 795 (Northwest Expressway)
Case No.: 90-295-SPHA

Dear Commissioner Haines:

On behalf of Red Run Associates Limited Partnership whose address is Suite 200, 375 Padonia Road West, Timonium, Maryland 21093, petitioner in the above-captionud zoning case, I heroby note an appeal from the Deputy Zoning Commissioner's Findings of Factr and Conclusions of Law, dated July 27, 1990.

Enclosed is our check in the amount of $125.00 to cover the cost of this appeal. Thank you for your cooperation.

Sincerely,

Robert A. Hoffman

RAH/BAW:ekm
enclosure
cc: James K. Flannery

RECEIVED
AUG 16 1990
ZONING OFFICE

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
McLEAN, VA
ROCKVILLE, MD
BEL AIR, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147
RICHARD H. VENABLE (1839-1901)
EDWIN G. BAETJER (1868-1948)
CHARLES McH. HOWARD (1870-1941)

February 20, 1991

WRITER'S DIRECT NUMBER
494-9181

W. Carl Richards, Jr.
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

HAND-DELIVERED

RE: Appeal of Case Nos.: CBA 89-127; CBA 89-144; 90-295-SPHA
Hearing Date: March 1, 1991

Dear Mr. Richards:

Attached please find a Subpoena to appear at the hearing to be held on March 1, 1991 at 10:00 a.m. regarding the above-captioned matters.

Although you need not appear at the hearing at 10:00 a.m., we do request that you be available on March 1, in the event we need to call you during the hearing.

If you have any questions, please do not hesitate to contact Robert Hoffman or myself.

Thank you for your help.

Very truly yours,

Paul J. Consbruck

PJC/cac
Enclosure

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
McLEAN, VA
ROCKVILLE, MD
BEL AIR, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147
RICHARD H. VENABLE (1839-1901)
EDWIN G. BAETJER (1868-1941)
CHARLES McH. HOWARD (1870-1941)

February 27, 1991

WRITER'S DIRECT NUMBER

HAND DELIVERED

Mr. W. Carl Richards, Jr.
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Appeal of Case Nos. CBA89-127; CBA89-144; 90-295-SPHA

Dear Mr. Richards:

Please be advised that the hearing scheduled to be held on March 1, 1991 at 10:00 a.m. with regard to the above captioned matters had been rescheduled to be held on March 8, 1991 at 10:00 a.m.

If you should have any questions, please do not hesitate to contact Robert Hoffman or myself. Thank you for your help.

Very truly yours,

Paul J. Consbruck

PJC/ema

IN RE:	*	BEFORE THE
ALIGNMENT OF RED RUN BLVD. Red Run Blvd. (Riparius Center) Owings Mills Blvd. to Franklin Blvd., Baltimore Co. Job No. 3-581-1	*	
IN RE:	*	COUNTY BOARD
CRG DECISION Riparius Center at Owings Mills SW/S I-795 between Pleasant Hill and Church Roads; also NE and SW/S Red Run Blvd. 4th Election District; 3rd Councilman District	*	OF APPEALS
and		
IN RE:	*	Case Nos: CBA 89-127, CBA 89-144 and 90-295-SPHA
PETITION FOR SPECIAL HEARING AND VARIANCES Pikesville Sportsman's Club SW/S I-795 between Pleasant Hill and Church Roads	*	
LEGAL OWNERS:	*	
Pikesville Sportsman's Club of Baltimore County, Inc. and Red Run Associates, Limited Partnership	*	
Contract Purchaser:	*	
Riparius Development Corporation	*	
Appellee/Developer	*	

* * * * * * *

SUBPOENA

Please issue a Subpoena to the following named witness to appear and bring with him/her any documents with regard to the Riparius Center at Owings Mills CRG and/or the Alignment of Red Run Boulevard before the Board of Appeals of Baltimore County at the hearing for the matter captioned above on Friday, March 1, 1991 at 10:00 a.m. in Room 301, located at the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness' testimony and as scheduled by the Director of the Board of Appeals.

Witness: W. Carl Richards, Jr.
Zoning Office

Address: County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Robert A. Hoffman
ROBERT A. HOFFMAN, ESQUIRE
Venable, Baetjer and Howard
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204
(301) 823-4111

The witness named above is hereby ordered to so appear before the County Board of Appeals.

L. Kuszmaul
County Board of Appeals of
Baltimore County

SUB1

IN RE:	*	BEFORE THE
ALIGNMENT OF RED RUN BLVD. Red Run Blvd. (Riparius Center) Owings Mills Blvd. to Franklin Blvd., Baltimore Co. Job No. 3-581-1	*	
IN RE:	*	COUNTY BOARD
CRG DECISION Riparius Center at Owings Mills SW/S I-795 between Pleasant Hill and Church Roads; also NE and SW/S Red Run Blvd. 4th Election District; 3rd Councilman District	*	OF APPEALS
and		
IN RE:	*	Case Nos: CBA 89-127, CBA 89-144 and 90-295-SPHA
PETITION FOR SPECIAL HEARING AND VARIANCES Pikesville Sportsman's Club SW/S I-795 between Pleasant Hill and Church Roads	*	
LEGAL OWNERS:	*	
Pikesville Sportsman's Club of Baltimore County, Inc. and Red Run Associates, Limited Partnership	*	
Contract Purchaser:	*	
Riparius Development Corporation	*	

* * * * * * *

SUBPOENA DUCES TECUM

Please issue a Subpoena Duces Tecum to the following named witness to appear and bring with him/her any documents, plans, files, or records in his/her possession or control with regard to the approval by the County Review Group, Baltimore County Zoning Commissioner (or Deputy) or any other Executive or Administrative approval of the Riparius Center at Owings Mills, the Pikesville Sportsman's Club, and the Alignment of Red Run Boulevard before the Board of Appeals of Baltimore County at the hearing for the matter captioned above on Friday, March 1, 1991 at 10:00 a.m. in Room 301, of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204 and continuing thereafter if necessary for such witness's testimony and as scheduled by the Chairman of the Board of Appeals.

Witness: W. Carl Richards, Jr.
Zoning Office

Address: County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

JULIUS W. LICHTER, ESQUIRE
Levin & Gann, P.A.
305 West Chesapeake Avenue
Suite 113
Towson, Maryland 21204
(301) 321-0600

The witness named above is hereby ordered to so appear before the County Board of Appeals.

L. Kuszmaul
County Board of Appeals of
Baltimore County

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

J. Robert Haines
Zoning Commissioner

July 27, 1990

Dennis F. Rasmussen
County Executive

John B. Howard, Esquire
210 Allegheny Avenue, Suite 700
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
S/W of Church Road at I-795 (Northwest Expressway)
4th Election District - 3rd Councilmanic District
Pikesville Sportsman's Club - Petitioners
Case No. 90-295-SPHA

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

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

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Towson, Md. 21204

People's Counsel

File

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

NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave
Jack Dillon	Balto Co. OPZ.
Jane Lochary	306 CHURCH RD REISTERSTOWN
JEAN CROSKEIL	3000 CHESTNUT AVE SUIT.
RAY GARDESKI	32 WEST RD TOWSON MD 21030
JEAN K. HANNA, JR	325 Padonia Rd Unit 208 Timonium 21093
Barbara Ramsey (Interested party)	Owings Mills Times 409 Washington, Towson

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Julius W. Lichter, Esq	305 W. CHESAPEAKE AVENUE 21204
Attorney for Beth Tfiloh Congregation	
DAVID THALER	

File

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
FAX 301-296-2801

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
301-539-3700
TELECOPIER 301-625-9050

ELLIS LEVIN (1893-1960)

CARROLL COUNTY OFFICE
KEY LIBERTY & NC
SYKESVILLE, MD 2178

JULIUS W. LICHTER

May 24, 1990

Ms. Ann M. Nastarowicz — HAND DELIVERED
Deputy Zoning Commissioner
1st Floor, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Riparius Center at Owings Mills
Case No. 90-295-SPHA

Dear Ms. Nastarowicz:

I am in receipt of a copy of Mr. Hoffman's letter to you dated May 16, 1990. I have met on several occasions with Riparius representatives in an attempt to resolve my client's concerns regarding the Riparius Development.

Mr. Hoffman has apparently met with Planning Office staff without my participation.

I will now meet with Messrs. Keller and Dillon to discuss our concerns and I will advise you of the results of this meeting. I will attempt to meet with them next week and communicate with you promptly.

Sincerely,

Julius W. Lichter

Julius W. Lichter

JWL:lsp

RECEIVED
MAY 25 1990
ZONING OFFICE

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

RICHARD W. VENABLE (1839-1901)
EDWIN J. BAETJER (1868-1944)
CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

May 16, 1990

WRITER'S DIRECT NUMBER
494-9102

RECEIVED
MAY 18 1990
ZONING OFFICE

Ann M. Nastarowicz
Deputy Zoning Commissioner
1st Floor
County Office building
Towson, Maryland 21204

Re: Riparius Center at Owings Mills
Deputy Zoning Commissioner Case No. 90-295-SPHA

Dear Ms. Nastarowicz:

Following the hearing which took place on March 30, 1990, the Petitioner and I met on several occasions with Pat Keller, the Deputy Director of the Office of Planning and Zoning and the area planner for the 3rd district, Mr. John J. Dillon, Jr. to discuss what restrictions would be appropriate for this site if you are inclined to grant the special hearing and variances as requested.

Accordingly, following the last meeting with Mr. Keller and Mr. Dillon, the four (4) of us agreed to propose the following restrictions to be included in any favorable Order:

1. A schematic landscape plan shall be submitted for review to the Director of the Office of Planning and Zoning and approval by the Deputy Zoning Commissioner within 90 days of the date of this Order, in conformance with the Baltimore County Landscape Manual.

2. Architectural design of buildings shall be submitted to the Director of the Office of Planning and Zoning for review prior to the issuance of building permits.

Ann M. Nastarowicz
May 16, 1990
Page 2

3. The softball field and other outdoor recreational amenities shown on the plan shall be available for use upon substantial completion of 40% of buildings proposed within 1,000 feet of those amenities, subject, however, to approval of the Department of Environmental Protection and Resource Management.

4. A Comprehensive Signage Program for the site shall be submitted to the Director of the Office of Planning and Zoning prior to the issuance of the first occupancy permits.

5. The use of the DR-1 zone portion of the property shall be restricted to the parking, access and amenity uses shown on Petitioner's Exhibit 1.

If you have any questions regarding these proposed restrictions, please feel free to call Mr. Keller or Mr. Dillon.

Yours truly,

Robert A. Hoffman

RAH:cns

cc: Arnold F. (Pat) Keller
John J. Dillon, Jr.
Julius Lichter, Esquire
John B. Howard, Esquire

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

c/o

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

January 10, 1990

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

RE: Item No. 135, Case No. 90-295-SPHA
Petitioner: Pikesville Sportsmans Club, et al
Petition for Zoning Variance and
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
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Pikesville Sportsman's Club
Riparius Development Corp.
Red Run Associates Lmtd Prtshp

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

1st day of November, 1989.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer

Chairman,
Zoning Plans Advisory Committee

Petitioner: Pikesville Sportsmans's Club, et al

Petitioner's Attorney: John B. Howard

Jan 1, 1990

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines — DATE: January 5, 1990
Zoning Commissioner

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

Pikesville Sportman's Club Baltimore County, Inc., Legal Owner, and Riparius Development Corporation, Contract Purchaser, Item 135

SUBJECT: Zoning Petition No. 90-295

The Petitioner requests the following Variances from:

- Sections 238.1 and 243.1 for buildings A, C-4, E-1, E-2, J-1, J-2, K-1, and K-3 to permit the front building lines to be 25' from the front of the property line in lieu of the required 50';

- Sections 255.2 and 243.2 for buildings C-4, E-1, E-2, J-1, J-2 and K-3 to permit the side yards to be 30' from the side property lines in lieu of the required 50';

- Sections 255.2 and 243.3 for buildings C-4, E-1, E-2, J-1 and K-1 to permit the rear building lines to be 30' from the rear property lines in lieu of the required 50';

- Section 238.5 for buildings D-2. D-3, E-1, E-2, E-1, F-2, I-1, I-2, J-2, J-3, J-4, K-2, K-4, P-2 and R to permit a floor area ration of 2.4, 2.2, 2.2, 2.8, 3.0, 2.4, 2.2, 2.3, 3.3, 3.3, 2.8, 2.4, 2.3, and 2.3 respectively in lieu of the regulation maximum of 2.0;

- Section 254 for buildings A, B, C-4, D-1, E-1, E-2, J-1, J-2, K-1 and K-3 to permit the buildings which are within 100' of the residential zone to be 123', 99', 106', 123', 89', 84', 113', 113', 94' and 94' in height respectively in lieu of the regulation maximum of 40' or 3 stories; and

- Request a Special Hearing pursuant to Section 253.1.C to allow a fitness center and a community center (including day care facilities, public library, wellness center and educational conference facilities) in an M.L.-IM zone;

11/1/90 Case Late Comments to Barb White Mailed to other People. jw

Pikesville Sportman's Club, Item 135
Page 2
January 5, 1990

To permit a restaurant to have direct access to an arterial street; and to approve access and use permits for parking in a D.R. zone.

Staff has worked closely with the Riparius Corporation and their engineers, architects, and landscape architects in an effort to ensure quality design for this project. The resulting plan for an office/industrial park is one of superior design.

The requests for Special Hearing and Variances were recognized as being necessary to meet design requirements dictated by natural field conditions and existing zoning.

Should the Petitioner's request be granted, staff offers the following recommendations:

- The aesthetic quality of this project is of the upmost importance. Consequently, architectural elevations should be submitted to the Director of Planning and Zoning for approval prior to issuance of any building permits.

- Also, the landscape plan must be submitted to the Director of Planning and Zoning prior to the issuance of any building permits.

- The Variances must be tied directly to the approved zoning plat and any variations in design should be approved by the Director of Planning and Zoning.

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
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

November 9, 1989

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

Dennis F. Rasmussen
County Executive

Item #135

Z.A.C. October 31, 1989

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

RECEIVED
NOV 16 1989
ZONING OFFICE

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan,
Traffic Engineer Associate II

MSF/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

10/31/89
Date

NOV 01 1989

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 135, Zoning Advisory Committee Meeting of October 31, 1989
Property Owner: Pikesville Sportsman's Club of Balto. Co. Inc. + Red Run Assoc. Ltd. Part.
Location: SW/S I-795 between Church Rd + Pleasant Hill Rd. District: 4
Water Supply: metro Sewage Disposal: metro

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 Plans Review Section, Bureau of Regional Community Services, for final review and approval.

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

( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, 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 charbroiler grill which has a total cooking surface area of five (5) square feet or more.

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

(✓) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 70

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

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

(✓) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. 887-3774
Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos.

(✓) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have their 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 percolation tests, have been ___, must be ___, 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

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

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until ___.
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

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

( ) 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 887-3980.

( ) 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 wells must be properly abandoned by a licensed well driller and well abandonment reports submitted to this office. Existing sewage disposal systems and underground fuel storage tanks must be purged, backfilled and removed prior to razing of structures.

G. D. Zitnik
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

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

Paul H. Reincke
Chief

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: Pikesville Sportsman's Club of Baltimore Co., Inc. & Red Run Assoc. Ltd. Part.

Location: SW/S I-795 between Church Road and Pleasant Hill Road

Item No.: 135 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.

REVIEWER: Capt. Jay Kelly 11-3-89 Noted and Approved Capt. Wm. Bradley
Planning Group
Special Inspection Division
Fire Prevention Bureau

NOV 07 1989

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for November 21, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items #160, 161, and 162.

For Item #135 the previous CRG comments are still valid.

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

RWB:s

DEC 27 1989

Planning

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert E. Covahey DATE: May 31, 1989
FROM: Stephen E. Weber
SUBJECT: C.R.G. Comments

PROJECT NAME: Riparius Center
LOCATION: Red Run Blvd.

An interchange will be needed at Pleasant Hill Road and I-795 due to the traffic to be generated from this development as well as from other developments in the area.

Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/lab

Maryland Department of Transportation
State Highway Administration

Richard H. Trai
Secretary
Hal Kassoff
Administrator

April 24, 1989

Mr. Robert Covahey Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Riparius Center
CRG meeting 4/27/89
W/S Northwest Expressway
I-795
and Pleasant Hill Road

Dear Bob:

After reviewing the submittal for the Riparius Center, we find the plan generally acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Creston J. Mills, Jr.
Chief Engineering Access
Permits Division

LB/es

cc; Mr. J. Ogle

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
[illegible] 1-800-492-5062 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: John J. Trenner, Public Works, Engineering Date: December 21, 1989

FROM: C. Richard Moore, Bureau Chief, Bureau of Traffic Engineering

SUBJECT: Traffic Data - Red Run Boulevard
J.O. #5-381-1

Below is the information which you had earlier requested for this project. At this time, the proposed County Master Plan is showing a non-programmed interchange at Pleasant Hill Road and I-795. This interchange is felt to be necessary in order to adequately accomodate the level of development anticipated along Red Run Blvd. Without this interchange, the I-795 interchange with Owings Mills Blvd. is anticipated to be overburdened and the intersection of Owings Mills Blvd & Red Run Blvd over capacity. Because of the inability of knowing whether the interchange with Pleasant Hill Road will become a reality or not, we have prepared two sets of traffic projections, one assuming an interchange and one without. Traffic volumes are shown for the year 1990, with volumes assuming Red Run Blvd would be in place, along with 2012 volumes. An asterisk is located next to the higher of the two traffic volumes, under the two different scenarios, where one volume is higher than the other. It would appear more reasonable to design for the worst case, unless someone can make a better determination of the likelihood of an interchange with Pleasant Hill Road.

Traffic Volumes Assuming Interchange with Pleasant Hill Road

LOCATION	ADT 1990	ADT 2012	DHV 1990	DHV 2012	2012 DIRECTIONAL DISTRIBUTION	% OF TRUCKS 1990	% OF TRUCKS 2012
Red Run W/O Owings Mills	2,000	24,000	200	2,400	75/25	1%	3%
Red Run E/O Pleasant Hill	2,000	19,000*	200	1,900	75/25	1%	3%
Red Run W/O Pleasant Hill	2,000	26,000*	200	2,600	70/30	1%	3%
Red Run S/O Franklin	1,500	26,000	100	2,600	75/25	1%	1%
Franklin N/O Red Run	4,000	9,000	400	800	60/40	1%	1%
Church E/O Red Run	2,000	3,000	150	250	70/30	1%	1%
Church W/O Red Run	3,000	5,000	300	500	70/30	1%	3%
Pleasant Hill N/O Red Run	1,000	42,000*	100	4,200	60/40	1%	2%
Pleasant Hill S/O Red Run	1,000	22,000	100	2,200	75/25	20%	15%
Dolfield E/O Red Run	500	800	80	110	55/45	0%	-
Dolfield W/O Red Run	500	0	40	0			

* Worst Case

Petitioner's Exhibit 3

CPS-00#

JAN 11 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: January 5, 1990
Zoning Commissioner

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

Pikesville Sportman's Club Baltimore County, Inc., Legal Owner, and Riparius Development Corporation, Contract Purchaser, Item 135

SUBJECT: Zoning Petition No. 90-295

The Petitioner requests the following Variances from:

- Sections 238.1 and 243.1 for buildings A, C-4, E-1, E-2, J-1, J-2, K-1, and K-3 to permit the front building lines to be 25' from the front of the property line in lieu of the required 50';
- Sections 255.2 and 243.2 for buildings C-4, E-1, E-2, J-1, J-2 and K-3 to permit the side yards to be 30' from the side property lines in lieu of the required 50';
- Sections 255.2 and 243.3 for buildings C-4, E-1, E-2, J-1 and K-1 to permit the rear building lines to be 30' from the rear property lines in lieu of the required 50';
- Section 238.5 for buildings D-2, D-3, E-1, E-2, F-1, F-2, I-1, I-2, J-2, J-3, J-4, K-2, K-4, P-2 and R to permit a floor area ration of 2.4, 2.2, 2.2, 2.8, 3.0, 2.4, 2.2, 2.3, 3.3, 3.3, 2.8, 2.4, 2.3, and 2.3 respectively in lieu of the regulation maximum of 2.0;
- Section 254 for buildings A, B, C-4, D-1, E-1, E-2, J-1, J-2, K-1 and K-3 to permit the buildings which are within 100' of the residential zone to be 123', 99', 106', 123', 89', 84', 113', 113', 94' and 94' in height respectively in lieu of the regulation maximum of 40' or 3 stories; and
- Request a Special Hearing pursuant to Section 253.1.C to allow a fitness center and a community center (including day care facilities, public library, wellness center and educational conference facilities) in an M.L.-IM zone;

Petitioner's Exhibit 4

CROZIER
ASSOCIATES

Samuel G. Crozier
Landscape Architect Land Planner

EDUCATION

Master of Landscape Architecture - University of Michigan 1964
Bachelors of Landscape Architecture - Ohio State University 1962

PROFESSIONAL ASSOCIATIONS

Member American Society of Landscape Architects;
President, Maryland Chapter, ASLA. (Past)
Governor's appointment, State of Maryland, Board of Examiners of Landscape Architects
Registered Landscape Architect nationally by examination.

EXPERIENCE

Twenty four years in the profession has given Sam Crozier a broad based experience in feasibility studies, design and implementation of projects. Major emphasis has been in the planning process beginning with regional/local context, site analysis, program development, concept formulation and testing, criteria development, and ending with site plans, detailed design and construction documents. Within this framework, Sam Crozier has provided leadership and direction for reviewing projects with participating citizen associations, government staffs and private concerns.

After three years with the Rouse Company working with multi disciplinary teams on large scale land planning projects in the new town of Columbia, Maryland and on land use feasibility studies for housing, industrial and commerical projects throughout the country, Sam Crozier developed his own firm in Baltimore, Maryland. He has continued as a private consultant to the Rouse Company for twelve years and has won two national awards for Rouse Company projects. Prior to the Rouse Company and his own firm, experience working with allied professionals was developed by three years with one architectural firm and six years with landscape architectural firms.

Project emphasis has been in land planning for office/commercial projects, shopping malls, housing complexes and community planning, as well as master plans for industrial parks and parks and recreation facilities. Many of these projects included public hearings, zoning appeals, community advocacy planning, demographic and facility analysis and user studies. The process has been graphically illustrated through reports and master plans from site analysis through site plans and included landscape architectural details such as; plant materials, street furniture, fountains, lighting, and earthworks planning.

Sam Crozier has coordinated planning efforts with marketing studies, engineering reports, and architectural and graphic consultants. He is vitally concerned with improving man's environment and with rationale,economical as well as environmentally sound use of the earth's natural resources.

LANDSCAPE ARCHITECTURE AND LAND PLANNING

Mill Centre, Suite 400
5000 Chestnut Avenue
Baltimore, Maryland 21211
301/366-5550

Petitioner's Exhibit 5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John J. Trenner, Public Works, Engineering — Date: December 21, 1989

FROM: C. Richard Moore, Bureau Chief, Bureau of Traffic Engineering

SUBJECT: Traffic Data - Red Run Boulevard
I.D. #5-381-1

Below is the information which you had earlier requested for this project. At this time, the proposed County Master Plan is showing a non-programmed interchange at Pleasant Hill Road and I-795. This interchange is felt to be necessary in order to adequately accomodate the level of development anticipated along Red Run Blvd. Without this interchange, the I-795 interchange with Owings Mills Blvd. is anticipated to be overburdened and the intersection of Owings Mills Blvd & Red Run Blvd over capacity. Because of the inability of knowing whether the interchange with Pleasant Hill Road will become a reality or not, we have prepared two sets of traffic projections, one assuming an interchange and one without. Traffic volumes are shown for the year 1990, with volumes assuming Red Run Blvd would be in place, along with 2012 volumes. An asterisk is located next to the higher of the two traffic volumes, under the two different scenarios, where one volume is higher than the other. It would appear more reasonable to design for the worst case, unless someone can make a better determination of the likelihood of an interchange with Pleasant Hill Road.

Traffic Volumes Assuming Interchange with Pleasant Hill Road

LOCATION	ADT 1990	ADT 2012	DHV 1990	DHV 2012	2012 DIRECTIONAL DISTRIBUTION	% OF TRUCKS 1990	% OF TRUCKS 2012
Red Run W/O Owings Mills	2,0[illegible]	24,000	200	2,400	75/25	1%	3%
Red Run E/O Pleasant Hill	2,000	19,000*	200	1,900	70/30	1%	3%
Red Run W/O Pleasant Hill	2,000	26,000*	200	2,600	75/25	1%	3%
Red Run S/O Franklin	1,000	26,000	100	2,600	70/30	1%	3%
Franklin W/O Red Run	4,000	8,000	400	800	75/25	1%	1%
Church E/O Red Run	2,000	3,000	150	250	60/40	1%	1%
Church W/O Red Run	3,000	5,000	300	500	70/30	1%	1%
Pleasant Hill N/O Red Run	1,000	42,000*	100	4,200	70/30	1%	1%
Pleasant Hill S/O Red Run	1,000	22,000	100	2,200	60/40	1%	
Dolfield E/O Red Run	500	800	80	110	75/25	20%	
Dolfield W/O Red Run	5[illegible]0	0	40	0	55/45	0%	

* Worst Case

Petitioner's Exhibit 3

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: [illegible] Robert Haines, Zoning Commissioner — DATE: January 5, 1990

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

SUBJECT: Pikesville Sportman's Club Baltimore County, Inc., Legal Owner, and Riparius Development Corporation, Contract Purchaser, Item 135, Zoning Petition No. 90-255

The Petitioner requests the following Variances from:

- Sections 238.1 and 243.1 for buildings A, C-4, E-1, E-2, J-1, J-2, K-1, and K-3 to permit the front building lines to be 25' from the front of the property line in lieu of the required 50';
- Sections 252.2 and 243.2 for buildings C-4, E-1, E-2, J-1, J-2 and K-3 to permit the side yards to be 30' from the side property lines in lieu of the required 50';
- Sections 255.2 and 243.3 for buildings C-4, E-1, E-2, J-1 and K-1 to permit the rear building lines to be 30' from the rear property lines in lieu of the required 50';
- Section 238.5 for buildings D-2, D-3, E-1, E-2, F-1, F-2, I-1, I-2, J-2, J-3, J-4, K-2, K-4, P-2 and R to permit a floor area ration of 2.4, 2.2, 2.2, 2.8, 3.0, 2.4, 2.2, 2.3, 3.3, 3.3, 2.8, 2.4, 2.3, and 2.3 respectively in lieu of the regulation maximum of 2.0;
- Section 254 for buildings A, B, C-4, D-1, E-1, E-2, J-1, J-2, K-1 and K-3 to permit the buildings which are within 100' of the residential zone to be 123', 99', 106', 123', 89', 84', 113', 113', 94' and 94' in height respectively in lieu of the regulation maximum of 40' or 3 stories; and
- Request a Special Hearing pursuant to Section 253.1.C to allow a fitness center and a community center (including day care facilities, public library, wellness center and educational conference facilities) in an M.L.-IM zone;

Petitioner's Exhibit 4

CROZIER
ASSOCIATES

Samuel G. Crozier
Landscape Architect Land Planner

EDUCATION

Master of Landscape Architecture - University of Michigan 1964
Bachelors of Landscape Architecture - Ohio State University 1962

PROFESSIONAL ASSOCIATIONS

Member American Society of Landscape Architects.
President, Maryland Chapter, ASLA. (Past)
Governor's appointment, State of Maryland, Board of Examiners of Landscape Architects.
Registered Landscape Architect nationally by examination.

EXPERIENCE

Twenty four years in the profession has given Sam Crozier a broad based experience in feasibility studies, design and implementation of projects. Major emphasis has been in the planning process beginning with regional/local context, site analysis, program development, concept formulation and testing, criteria development, and ending with site plans, detailed design and construction documents. Within this framework, Sam Crozier has provided leadership and direction for reviewing projects with participating citizen associations, government staffs and private concerns.

After three years with the Rouse Company working with multi disciplinary teams on large scale land planning projects in the new town of Columbia, Maryland and on land use feasibility studies for housing, industrial and commerical projects throughout the country, Sam Crozier developed his own firm in Baltimore, Maryland. He has continued as a private consultant to the Rouse Company for twelve years and has won two national awards for Rouse Company projects. Prior to the Rouse Company and his own firm, experience working with allied professionals was developed by three years with one architectural firm and six years with landscape architectural firms.

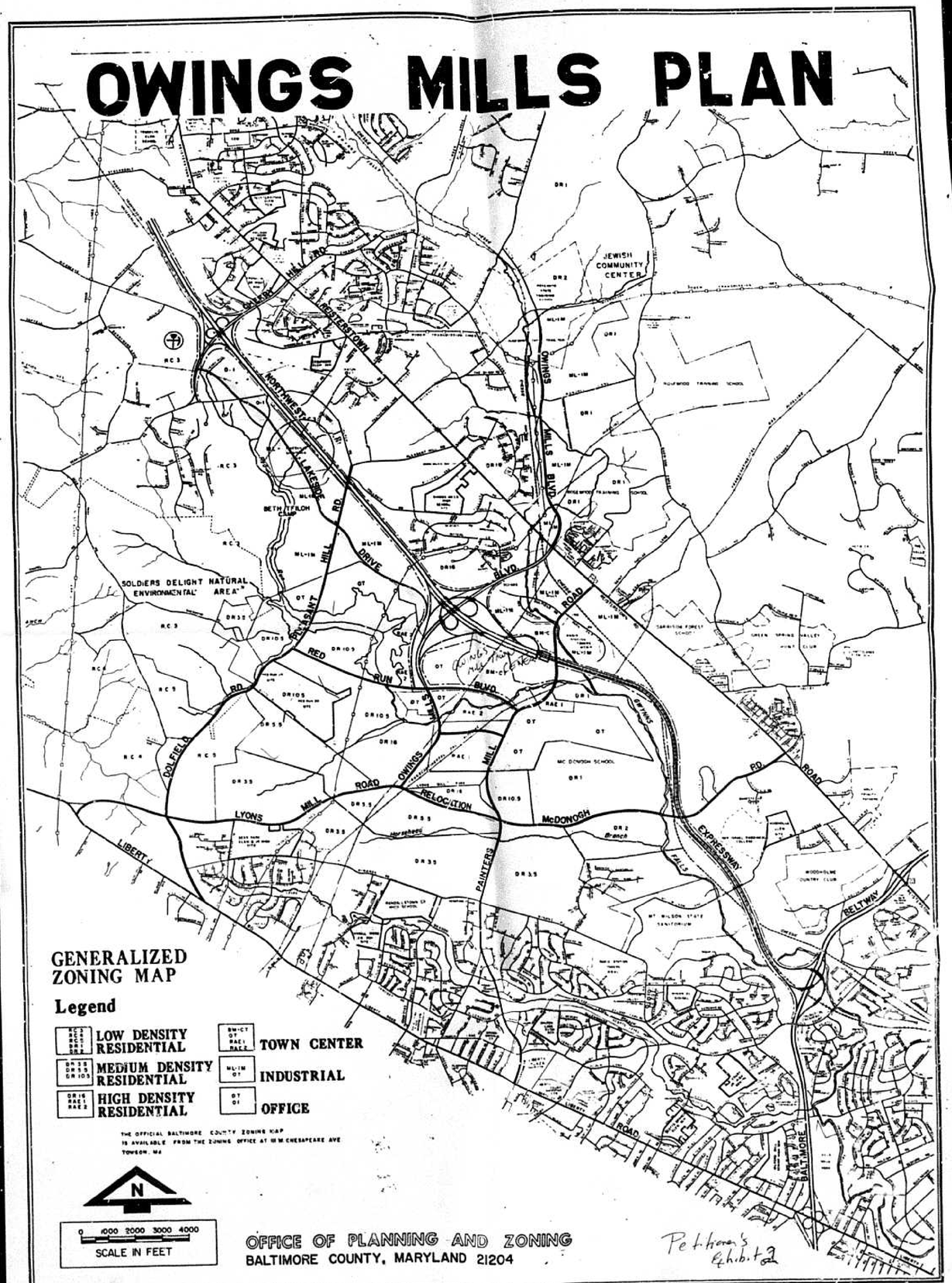
Project emphasis has been in land planning for office/commercial projects, shopping malls, housing complexes and community planning, as well as master plans for industrial parks and parks and recreation facilities. Many of these projects included public hearings, zoning appeals, community advocacy planning, demographic and facility analysis and user studies. The process has been graphically illustrated through reports and master plans from site analysis through site plans and included landscape architectural details such as; plant materials, street furniture, fountains, lighting, and earthwork planning.

Sam Crozier has coordinated planning efforts with marketing studies, engineering reports, and architectural and graphic consultants. He is vitally concerned with improving man's environment and with rationale,economical as well as environmentally sound use of the earth's natural resources.

Petitioner's Exhibit 5

LANDSCAPE ARCHITECTURE AND LAND PLANNING — Mill Centre, Suite 600, 1000 Chestnut Avenue, Baltimore, Maryland 21211, 301/366-5550

OWINGS MILLS PLAN



Petitioner's Exhibit 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 145-88, 147-88, 148-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200'	BELLTOWN VICINITY	N.W. 12-J
DATE OF PHOTOGRAPHY JANUARY 1986		

PRINTED
SEP 11 1989
CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204

#135

90-295-SPHA

NOTES

1. General Data:
   Election District: 4th — Planning District: Red Run Industrial Lands
   Census Tract: 4041 — Watershed: 28
   Council District: 3rd — Subwatershed: 66
2. CRC Plan Prepared by:
   Century Engineering, Inc.
   32 West Road
   Towson, Maryland 21204
   Attn.: Mr. John Heinrichs
   (301) 823-8070
   Approved: 6/1/89
3. Site Gross Acreage: 162.4 Ac. — Roadway Area: 16.0 Ac.
   Net Acreage: 146.4
4. Density

Zoning	Acreage	Density (FAR)	Density
O-2	0.48		
DR1	12.86		
RC5	12.47	0.667 units/ac	8 units
ML-1M	120.59	2.0	10,505,800 S.F.
Roads	16.00		
Floor Area Ratio for ML-IM:		1.23	6,447,400 sq. ft.
Floor Area Ratio for Entire Tract:		1.01	6,447,400 sq. ft.

5. Parking facilities shall be in accordance with the following conditions:
   A. The land adjoins a street from the business involved.
   B. Only passenger vehicles will 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, hours of illumination, glare, and intensity
   E. A satisfactory plan showing parking arrangement and vehicular access is provided
   F. Method and area of operation, provision for maintenance, and permitted hours of use shall be determined at hearing
   G. Any conditions not listed above which, in the judgement of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.1 AND 243.1 – REQUEST FRONT BUILDING LINE TO BE 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.2 – REQUEST REAR BUILDING LINE TO BE 30 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE 94' IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SEC. 254 – REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE 113' IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.1 AND 243.1 – REQUEST FRONT BUILDING LINE TO BE 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.2 – REQUEST SIDE YARD TO BE 30 FEET MEASURED FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST REAR BUILDING LINE TO BE 30 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
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SEC. 243.2 – REQUEST SIDE YARD TO BE 30 FEET MEASURED FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST REAR BUILDING LINE TO BE 30 FEET IN LIEU OF THE REGULATION MAXIMUM OF 2.0.
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 2.3
SEC. 254 – REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE 113' IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
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SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

BASELINE OF NORTHWEST EXPRESSWAY I-795
EXPRESSWAY
S'E SHA R/W PLATS 48138, 49172, AND 48140
I-795

DR.2
DR.1
ML-IM
RC.5

100' LIMITED USE AND INCREASED SETBACK RESTRICTION LINE

BUILDING A OFFICE/GARAGE
BUILDING D-1 OFFICE/GARAGE
BUILDING E-1 GARAGE 180,000 sq. ft.
BUILDING E-2 GARAGE 180,000 sq. ft.
BUILDING C-1 OFFICE/GARAGE
BUILDING C- OFFICE/GARAGE
BUILDING K-1 GARAGE
BUILDING K-2 GARAGE 130,000 sq.ft.
BUILDING J-1 OFFICE/GARAGE
BUILDING J-2 OFFICE/GARAGE 154,000 sq.ft.
BUILDING K-3 GARAGE
BUILDING J-3 OFFICE/GARAGE 154,000 sq.ft.
BUILDING J-4 OFFICE/GARAGE 154,000 sq.ft.
BUILDING K-4 GARAGE 135,000 sq.ft.
BUILDING L COMMUNITY CENTER
BUILDING M FITNESS CENTER
BUILDING N GARAGE
BUILDING Y OFFICE
BUILDING G-1 GARAGE
BUILDING G-2 GARAGE
BUILDING G-3 OFFICE/GARAGE
BUILDING H-1 GARAGE
BUILDING H-2 GARAGE
BUILDING F-1 OFFICE/GARAGE
BUILDING F-2 OFFICE/GARAGE 180,000 sq.ft.
BUILDING D-2 OFFICE/GARAGE 144,000 sq.ft.
BUILDING I-1 GARAGE 156,000 sq.ft.
BUILDING I-2 GARAGE 156,000 sq.ft.
BUILDING D-3 OFFICE/GARAGE 144,000 sq.ft.
BUILDING P-1 OFFICE
BUILDING P-2 OFFICE 186,900 sq.ft.
BUILDING R GARAGE 216,000 sq.ft.
BUILDING Q GARAGE
BUILDING O RESTAURANT/GARAGE
BUILDING D-4 OFFICE/GARAGE
BUILDING W-1 OFFICE/GARAGE
BUILDING W-2 OFFICE/GARAGE
BUILDING X-1 GARAGE
BUILDING X-2 GARAGE
BUILDING X-3 GARAGE
BUILDING V GARAGE
BUILDING U HOTEL/PUBLIC

LOT 1 – LOT 5 – LOT 7A – LOT 8 – LOT 9 – LOT 10 – LOT 10B – LOT 11A – LOT 11B – LOT 12A 38,845 sq.A – LOT 12B – LOT 13A 17,870 sq.ft. – LOT 13B 87,600 sq.ft. – LOT 14A – LOT 14B 171,883 sq.ft. – LOT 15 – LOT 16 – LOT 17 – LOT 18A – LOT 18B – LOT 2C 63,686 sq.ft. – LOT 2E EXISTING CEMETARY TO BE PRESERVED – LOT 3R – LOT 4A 80,480 sq.ft. – LOT 48 – LOT 7B – LOT 8A – LOT 8B

COMMON OPEN SPACE 154,368 sq.ft. 3.656 Ac.
COMMON OPEN SPACE 776,693 sq.ft. 17.824 Ac.
COMMON OPEN SPACE 58,831 sq.ft. 1.350 Ac.
COMMON OPEN SPACE 383,544 sq.ft. 8.81 Ac.
COMMON OPEN SPACE

SOFTBALL FIELD

RUN

80' PAVING
60' R/W
40' PAVING
75' R/W

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 2.8 IN LIEU OF THE REGULATION MAX. OF 2.0

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 2.4 IN LIEU OF THE REGULATION MAX. OF 2.0

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 3.3 IN LIEU OF THE REGULATION MAX. OF 2.0

SPECIAL HEARING PURSUANT TO SEC. 253.1.C TO ALLOW A FITNESS CENTER IN M.L.-I.M. ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 3.3 IN LIEU OF THE REGULATION MAX. OF 2.0

SPECIAL HEARING PURSUANT TO SEC. 253.1.C TO PERMIT A COMMUNITY CENTER IN M.L.-I.M. ZONE. THE FUNCTION OF THIS BUILDING INCLUDES A DAY CARE CENTER, PUBLIC LIBRARY, WELLNESS CENTER, AND EDUCATIONAL AND CONFERENCE FACILITIES.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 2.3 (COMB.) IN LIEU OF THE REGULATION MAXIMUM OF 2.0.

VARIANCE FROM SEC. 253.1.C TO PERMIT A RESTAURANT TO HAVE DIRECT ACCESS TO AN ARTERIAL STREET

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 2.2 (COMB.) IN LIEU OF THE REGULATION MAXIMUM OF 2.0.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 3.0 IN LIEU OF THE REGULATION MAXIMUM OF 2.0.

100' LIMITED USE AND INCREASED SETBACK RESTRICTION LINE

RED RUN ASSOCIATES FORMERLY NORTH FIFTY LTD. PARTNERSHIP PARCEL 154 7451/402

E.G. AND FRANCIS BRADOWSKI PARCEL 258 4198/156

ROBERT CARROLL TURNER AND MYE PARCEL 782 1713/516

JOHN DENNIS TURNER, SR. PARCEL 789 5728/436

R.B. HOFFMEISTER PARCEL 395 6728/600

PLEASANT HILL ROAD

BOULEVARD

THE BETH TFILOH CONGREGATION PARCEL 302 1932/466

JAMES McALPIN EASTER PARCEL 155 4577/29 SEE ALSO RECORD PLAT 56/31

DELIGHT MEADOWS PARCEL 137 6911/461 RESIDENTIAL 10.468 Ac.

DENSITY: 10.468 Ac. X .667 DWELLING UNITS PER Ac. 6.98 DWELLING UNITS ALLOWED

N 46,000 W 54,000

N 46,000 W 57,000

STANDARD SPACE 8.5' × 18'
HANDICAPPED SPACE 12' × 18'

TYPICAL PARKING SPACES
NOT TO SCALE

PRINTED
OCT 19 1989
CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204

Date	No	Revision Description
9/25/89	1	REVISIONS PER BALTIMORE COUNTY COMMENTS

REVISED PLANS
9 [illegible]
135
RECEIVED [illegible]
10/16/89
DATE

RIPARIUS DEVELOPMENT CORPORATION
375 WEST PADONIA ROAD
TIMONIUM, MARYLAND 2,093
(301) 561-8815

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS
32 WEST ROAD
TOWSON, MARYLAND 21204

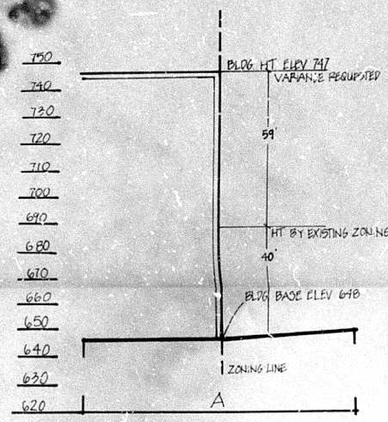
AREA: RIPARIUS BUSINESS CENTER
OWINGS MILLS, MARYLAND

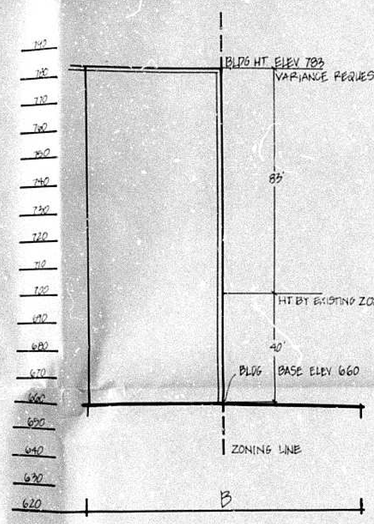
TITLE: PLAT TO ACCOMPANY PETITION FOR SPECIAL ZONING HEARING, VARIANCES, USE PERMIT / MODIFIED PARKING PLAN

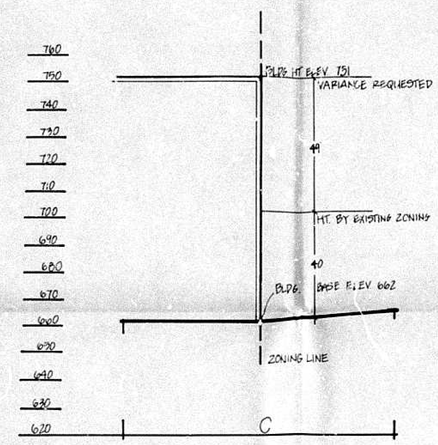
Des. By	GBZ	Scale	1"=100'
Dft. By	JP	Date	SEPT. 15, 1989
Chk. By	JRH	Approved	

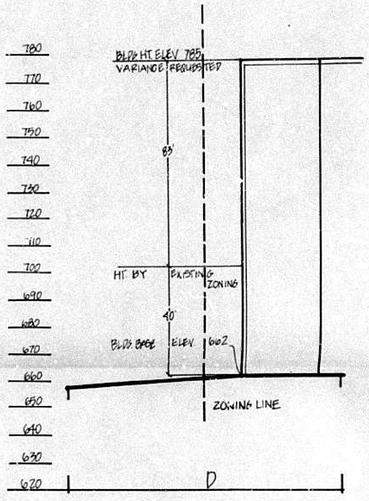
Proj. No. 87-047
DRAWING NO. 1 OF 1

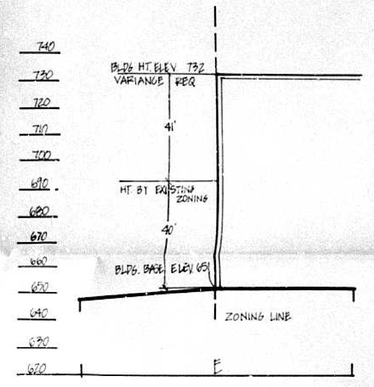
JOHN R. HANNA
PROFESSIONAL ENGR. NO. 14520

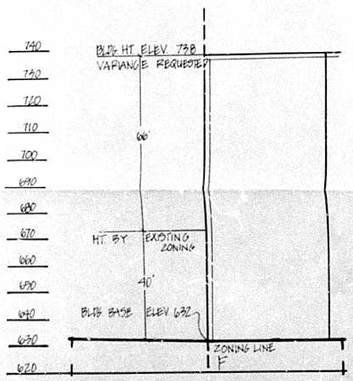


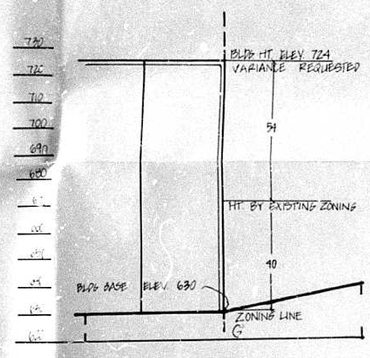


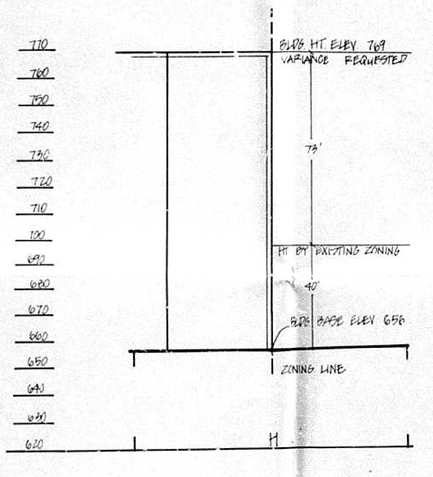


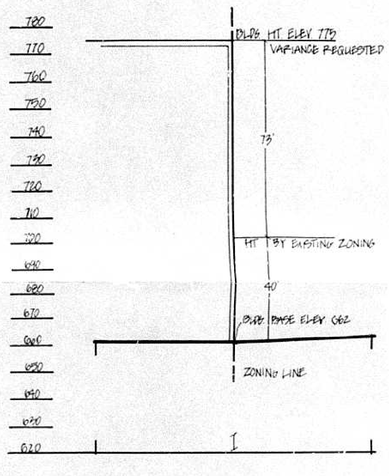


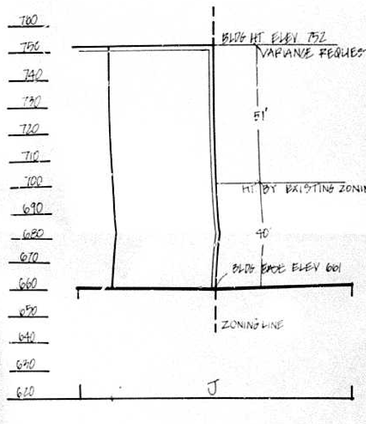


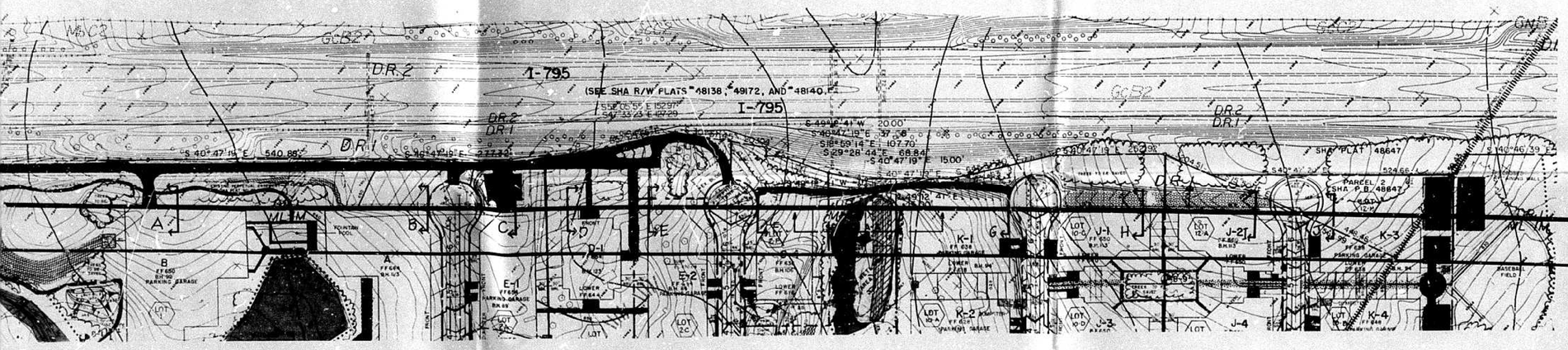












ZONING VARIANCE SECTIONS

SEPTEMBER 26, 1989

20

RIPARIUS CENTER AT OWINGS MILLS

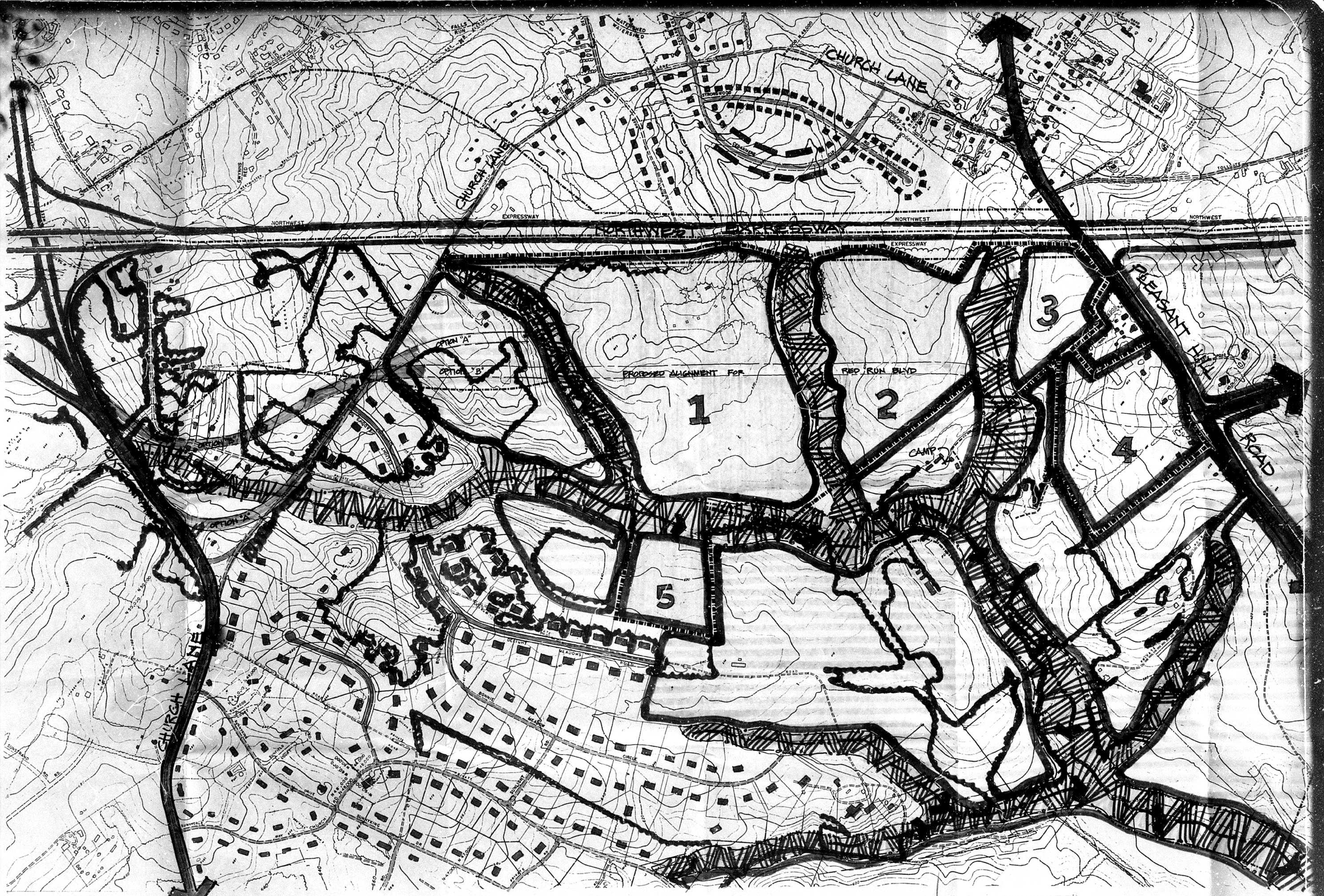
Riparius Development Corporation
OWNER

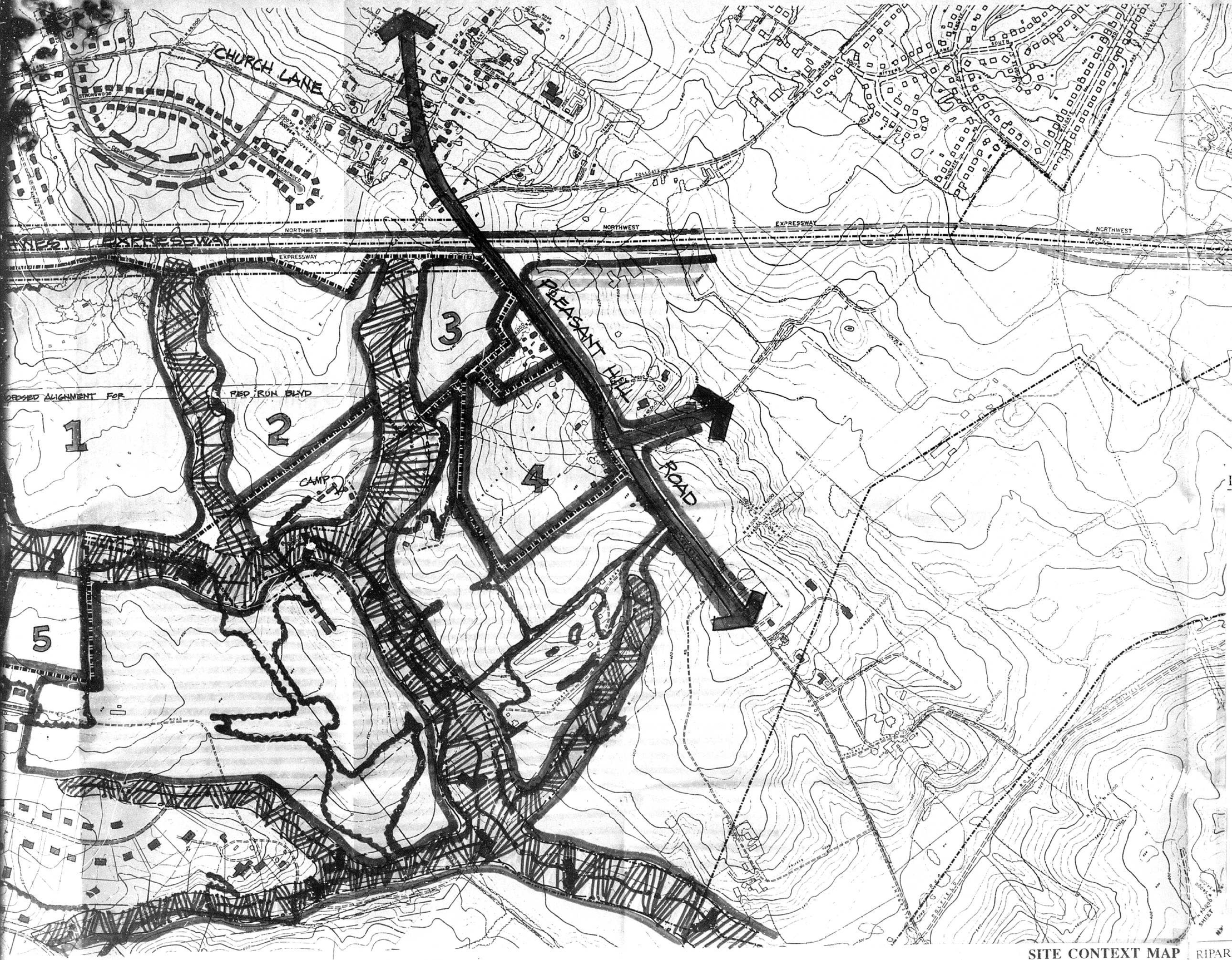
Ayers/Saint/Gross Inc.
ARCHITECT

Crozier Associates
LAND PLANNER

#125

90-285-SPHA


CHURCH LANE
CHURCH LANE
NORTHWEST EXPRESSWAY
NORTHWEST EXPRESSWAY
NORTHWEST EXPRESSWAY
PROPOSED ALIGNMENT FOR RED RUN BLVD
OPTION "A"
OPTION "B"
OPTION "A"
1
2
3
4
5
PLEASANT HILL ROAD
CAMP
CHURCH LANE
FALLS RUN
WATERSHED
WATERSHED
STRAWBERRY
TOLLGATE
BONNIE MEADOW CIRCLE
SUNNYKING DR
SUNNYVALE RD

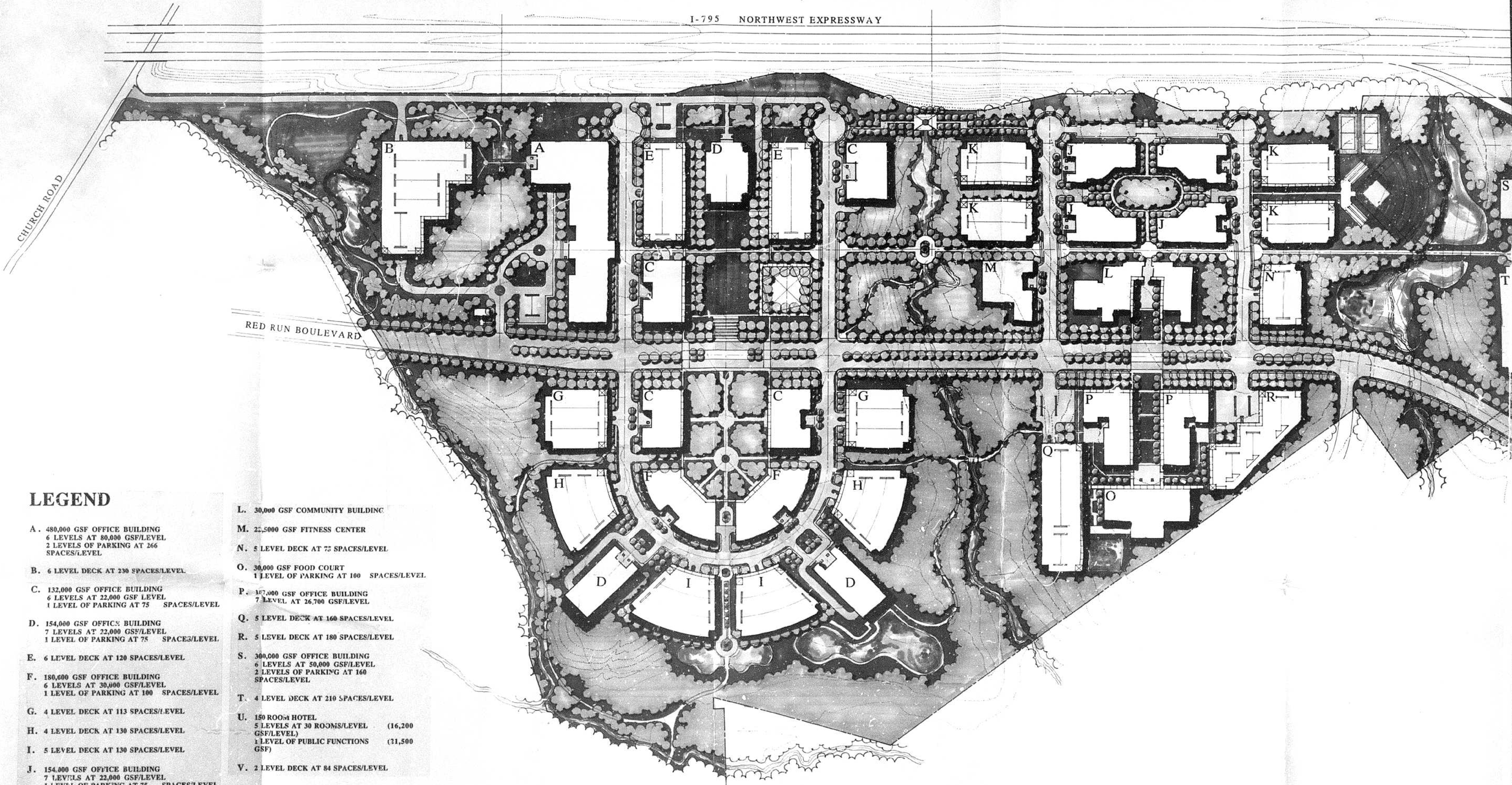


SITE CONTEXT MAP

RIPARIUS CENTER AT OWINGS MILLS

Riparius Development Corporation
OWNER

Ayers/Saint/Gross Inc.
ARCHITECT



LEGEND

A. 480,000 GSF OFFICE BUILDING
6 LEVELS AT 80,000 GSF/LEVEL
2 LEVELS OF PARKING AT 266 SPACES/LEVEL

B. 6 LEVEL DECK AT 230 SPACES/LEVEL

C. 132,000 GSF OFFICE BUILDING
6 LEVELS AT 22,000 GSF LEVEL
1 LEVEL OF PARKING AT 75 SPACES/LEVEL

D. 154,000 GSF OFFICE BUILDING
7 LEVELS AT 22,000 GSF/LEVEL
1 LEVEL OF PARKING AT 75 SPACES/LEVEL

E. 6 LEVEL DECK AT 120 SPACES/LEVEL

F. 180,000 GSF OFFICE BUILDING
6 LEVELS AT 30,000 GSF/LEVEL
1 LEVEL OF PARKING AT 100 SPACES/LEVEL

G. 4 LEVEL DECK AT 113 SPACES/LEVEL

H. 4 LEVEL DECK AT 130 SPACES/LEVEL

I. 5 LEVEL DECK AT 130 SPACES/LEVEL

J. 154,000 GSF OFFICE BUILDING
7 LEVELS AT 22,000 GSF/LEVEL
1 LEVEL OF PARKING AT 75 SPACES/LEVEL

K. 6 LEVEL DECK AT 90 SPACES/LEVEL

L. 30,000 GSF COMMUNITY BUILDING

M. 25,5000 GSF FITNESS CENTER

N. 5 LEVEL DECK AT 75 SPACES/LEVEL

O. 30,000 GSF FOOD COURT
1 LEVEL OF PARKING AT 100 SPACES/LEVEL

P. 187,000 GSF OFFICE BUILDING
7 LEVEL AT 26,700 GSF/LEVEL

Q. 5 LEVEL DECK AT 160 SPACES/LEVEL

R. 5 LEVEL DECK AT 180 SPACES/LEVEL

S. 300,000 GSF OFFICE BUILDING
6 LEVELS AT 50,000 GSF/LEVEL
2 LEVELS OF PARKING AT 160 SPACES/LEVEL

T. 4 LEVEL DECK AT 210 SPACES/LEVEL

U. 150 ROOM HOTEL
5 LEVELS AT 30 ROOMS/LEVEL (16,200 GSF/LEVEL)
1 LEVEL OF PUBLIC FUNCTIONS (21,500 GSF)

V. 2 LEVEL DECK AT 84 SPACES/LEVEL

RIPARIUS CENTER AT OWINGS MILLS

(Concept Master Plan)

RIPARIUS DEVELOPMENT CORPORATION
OWNER

AYERS/SAINT/GROSS INC.
ARCHITECT

CROZIER ASSOCIATES
LAND PLANNER

I-795 NORTHWEST EXPRESSWAY

PLEASANT HILL ROAD

RED RUN BOULEVARD

RIPARIUS CENTER AT OWINGS MILLS

RIPARIUS DEVELOPMENT CORPORATION
OWNER

AYERS/SAINT/GROSS INC.
ARCHITECT

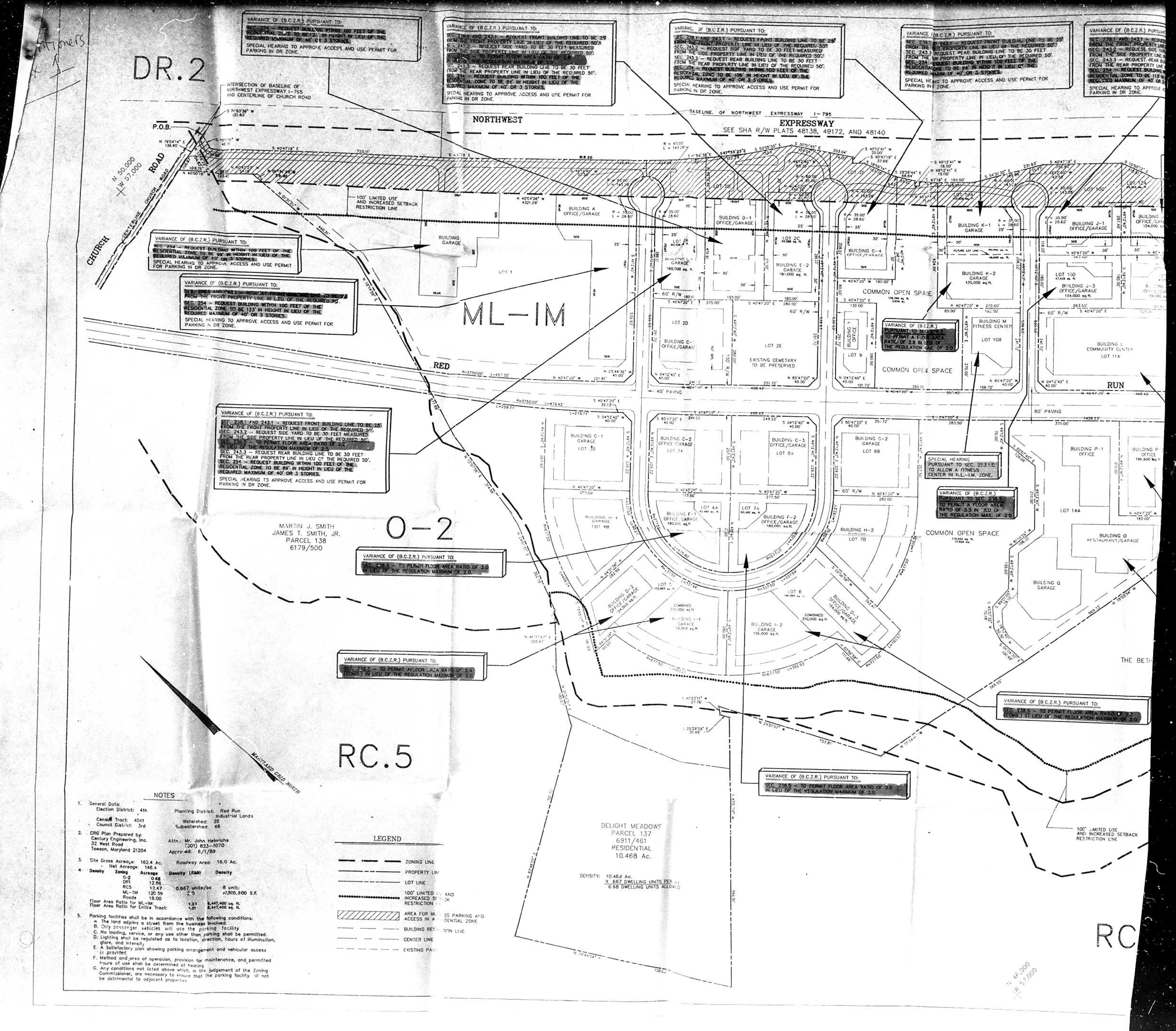
CROZIER ASSOCIATES
LAND PLANNER

(Concept Master Plan)

Petitioner's
Ex. 7

NORTH

100


DR.2
VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 254 - REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE 120' IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.
INTERSECTION OF BASELINE OF NORTHWEST EXPRESSWAY I-795 AND CENTERLINE OF CHURCH ROAD
P.O.B.
NORTHWEST
EXPRESSWAY
BASELINE OF NORTHWEST EXPRESSWAY I-795
SEE SHA R/W PLATS 48138, 49172, AND 48140
CHURCH ROAD
CENTERLINE CHURCH ROAD
100' LIMITED USE AND INCREASED SETBACK RESTRICTION LINE
BUILDING A OFFICE/GARAGE
BUILDING GARAGE
LOT 1
ML-IM
RED
RUN
BUILDING D-1 OFFICE/GARAGE
BUILDING E-1 GARAGE
BUILDING E-2 GARAGE
BUILDING C-4 OFFICE/GARAGE
BUILDING K-1 GARAGE
BUILDING K-2 GARAGE
BUILDING J-1 OFFICE/GARAGE
BUILDING J-3 OFFICE/GARAGE
COMMON OPEN SPACE
BUILDING M FITNESS CENTER
LOT 10B
BUILDING L COMMUNITY CENTER
LOT 11A
LOT 2D
BUILDING C-1 OFFICE/GARAGE
LOT 2E
EXISTING CEMETARY TO BE PRESERVED
BUILDING Y OFFICE
LOT 9
60' R/W
40' PAVING
80' PAVING
VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 2.8 IN LIEU OF THE REGULATION MAX. OF 2.0
SPECIAL HEARING PURSUANT TO SEC. 253.1.C TO ALLOW A FITNESS CENTER IN ML-IM ZONE.
VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 3.3 IN LIEU OF THE REGULATION MAX. OF 2.0
BUILDING G-1 GARAGE LOT 3B
BUILDING C-2 OFFICE/GARAGE LOT 3A
BUILDING C-3 OFFICE/GARAGE LOT 8A
BUILDING G-2 GARAGE LOT 8B
BUILDING H-1 GARAGE LOT 4B
BUILDING F-1 OFFICE/GARAGE
LOT 4A
LOT 7A
BUILDING F-2 OFFICE/GARAGE
BUILDING H-2 GARAGE LOT 7B
BUILDING P-1 OFFICE
LOT 14A
BUILDING O RESTAURANT/GARAGE
BUILDING Q GARAGE
BUILDING D-2 OFFICE/GARAGE
BUILDING I-1 GARAGE
BUILDING I-2 GARAGE
BUILDING D-3 OFFICE/GARAGE
LOT 5
LOT 6
MARTIN J. SMITH
JAMES T. SMITH, JR.
PARCEL 138
6179/500
O-2
VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 - TO PERMIT FLOOR AREA RATIO OF 3.0 IN LIEU OF THE REGULATION MAXIMUM OF 2.0.
VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 - TO PERMIT FLOOR AREA RATIO OF 2.4 (COMB.) IN LIEU OF THE REGULATION MAXIMUM OF 2.0.
VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 - TO PERMIT FLOOR AREA RATIO OF 2.2 (COMB.) IN LIEU OF THE REGULATION MAXIMUM OF 2.0.
VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 - TO PERMIT FLOOR AREA RATIO OF 3.0 IN LIEU OF THE REGULATION MAXIMUM OF 2.0.
THE BETH
RC.5
MARYLAND GRID NORTH
DELIGHT MEADOWS
PARCEL 137
6911/461
RESIDENTIAL
10.468 Ac.
DENSITY: 10.468 Ac.
X .667 DWELLING UNITS PER AC.
6.98 DWELLING UNITS ALLOWED
100' LIMITED USE AND INCREASED SETBACK RESTRICTION LINE
RC
NOTES
1. General Data:
Election District: 4th
Planning District: Red Run Industrial Lands
Census Tract: 4041
Watershed: 26
Council District: 3rd
Subwatershed: 66
2. CRG Plan Prepared by:
Century Engineering, Inc.
32 West Road
Towson, Maryland 21204
Attn.: Mr. John Heinrichs
(301) 823-1070
Approved: 6/1/89
3. Site Gross Acreage: 162.4 Ac.
Net Acreage: 146.4
Roadway Area: 16.0 Ac.
4. Density
Floor Area Ratio for ML-IM:
Floor Area Ratio for Entire Tract:
5. Parking facilities shall be in accordance with the following conditions:
A. The land adjoins a street from the business involved.
B. Only passenger vehicles will 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, hours of illumination, glare, and intensity.
E. A satisfactory plan showing parking arrangement and vehicular access is provided.
F. Method and area of operation, provision for maintenance, and permitted hours of use shall be determined at hearing.
G. Any conditions not listed above which, in the judgement of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.
LEGEND
ZONING LINE
PROPERTY LINE
LOT LINE
BUILDING RESTRICTION LINE
CENTER LINE

[illegible] SUANT TO:
[illegible] REAR BUILDING LINE TO BE 30 FEET [illegible] PROPERTY LINE IN LIEU OF THE REQUIRED 50'. [illegible] OF THE [illegible] OF THE [illegible] UM OF 40' [illegible]
[illegible] PPROVE ACCESS [illegible] USE PERMIT FOR [illegible]

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. [illegible] 243.1 – REQUEST FRONT BUILDING LINE TO BE 25' FROM [illegible] PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.2 – REQUEST SIDE YARD TO BE 30 FEET MEASURED FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST REAR BUILDING LINE TO BE 30 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. [illegible] BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE 105' IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.1 [illegible] – REQUEST FRONT BUILDING LINE TO BE 25' FROM THE [illegible] PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST REAR BUILDING LINE TO BE 30 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. [illegible] BUILDING WITHIN [illegible] OF THE RESIDENTIAL [illegible] IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.1 AND 243.1 – REQUEST FRONT BUILDING LINE TO BE 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.2 – REQUEST SIDE YARD TO BE 30 FEET MEASURED FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST REAR BUILDING LINE TO BE 30 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 284 – REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE [illegible] IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.1 AND 243.1 – REQUEST FRONT BUILDING LINE TO BE 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.3 – REQUEST REAR BUILDING LINE TO BE 30 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
[redacted]
SEC. 243.2 – REQUEST SIDE YARD TO BE 30 FEET MEASURED FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 284 – REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE [illegible] IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.1 AND 243.1 – REQUEST FRONT BUILDING LINE TO BE 25' FROM THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 243.2 – REQUEST SIDE YARD TO BE 30 FEET MEASURED FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 50'.
SEC. 284 – REQUEST BUILDING WITHIN 100 FEET OF THE RESIDENTIAL ZONE TO BE [illegible] IN HEIGHT IN LIEU OF THE REQUIRED MAXIMUM OF 40' OR 3 STORIES.
SPECIAL HEARING TO APPROVE ACCESS AND USE PERMIT FOR PARKING IN DR ZONE.

VARIANCE OF (B.C.Z.R.) [illegible]

SPECIAL HEARING PURSUANT TO SEC. 253.1.C TO ALLOW A FITNESS CENTER IN M.L.-I.M. ZONE.

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. 238.5 TO PERMIT A FLOOR AREA RATIO OF 3.8 IN LIEU OF THE REGULATION MAX. OF 2.0

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. [illegible] TO PERMIT A FL[illegible] RATIO OF 3.4 IN LIEU [illegible] THE REGULATION [illegible]

VARIANCE OF (B.C.Z.R.) PURSUANT TO SEC. [illegible] TO PERMIT A FLOOR [illegible] RATIO OF 3.3 IN LIEU OF THE REGULATION MAX. OF 2.0

SPECIAL HEARING PURSUANT TO SEC. 253.1.C TO PERMIT A COMMUNITY CENTER IN M.L.-I.M. ZONE. THE FUNCTION OF THIS BUILDING INCLUDES A DAY CARE CENTER, PUBLIC LIBRARY, WELLNESS CENTER, AND EDUCATION[illegible]

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 2.3 (COMB.) IN LIEU OF THE REGULATION MAXIMUM OF 2.0

VARIANCE FROM SEC. 253.1.C TO PERMIT A RESTAURANT TO HAVE DIRECT ACCESS TO AN ARTERIAL STREET

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 2.2 (COMB.) IN LIEU OF THE REGULATION MAXIMUM OF 2.0.

VARIANCE OF (B.C.Z.R.) PURSUANT TO:
SEC. 238.5 – TO PERMIT FLOOR AREA RATIO OF 3.0 IN LIEU OF THE REGULATION MAXIMUM OF 2.0

Petitioner's Exhibit 1

Date	No	Revision Description
9/25/89	1	REVISIONS PER BALTIMORE COUNTY COMMENTS

RIPARIUS
DEVELOPMENT CORPORATION
375 WEST PADONIA ROAD
TIMONIUM, MARYLAND 21093
(301) 561-8815

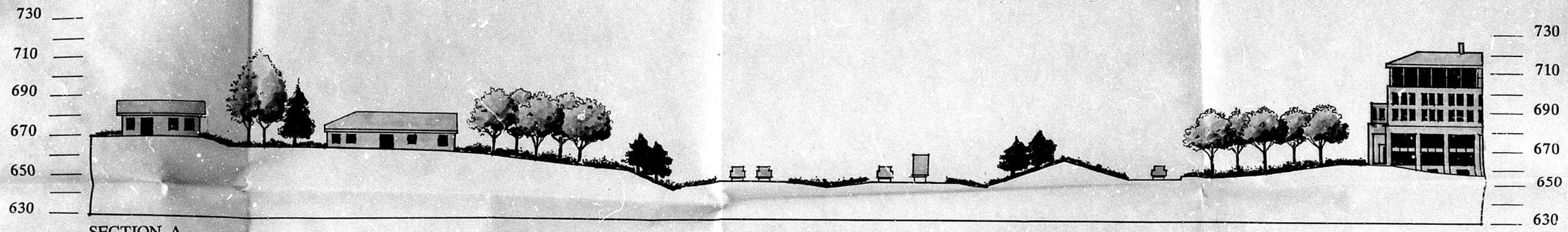
CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS
32 WEST ROAD
TOWSON, MARYLAND 21204

AREA
RIPARIUS BUSINESS CENTER
OWINGS MILLS, MARYLAND

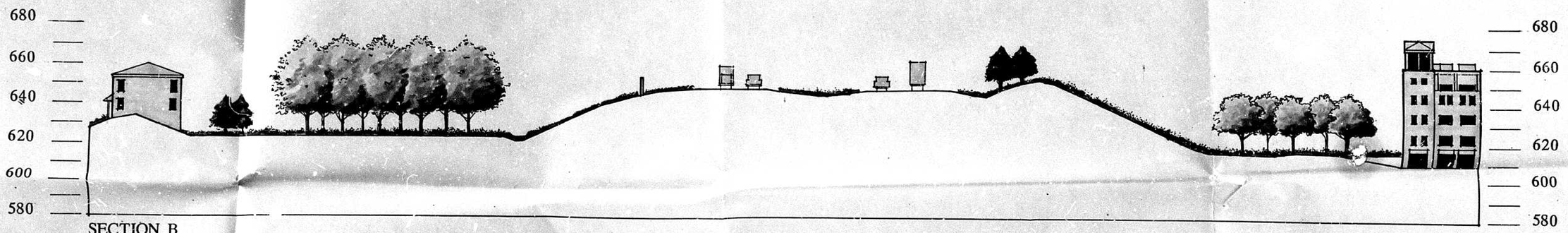
TITLE
PLAT TO ACCOMPANY PETITION FOR SPECIAL ZONING HEARING, VARIANCES, USE PERMIT / MODIFIED PARKING PLAN

Des. By	GBZ	Scale	1"=100'	Proj. No.	87-047
Dr. By	JP	Date	SEPT. 15, 1989	Drawing No.	
Ch. By	JRH	Approved			1 OF 1

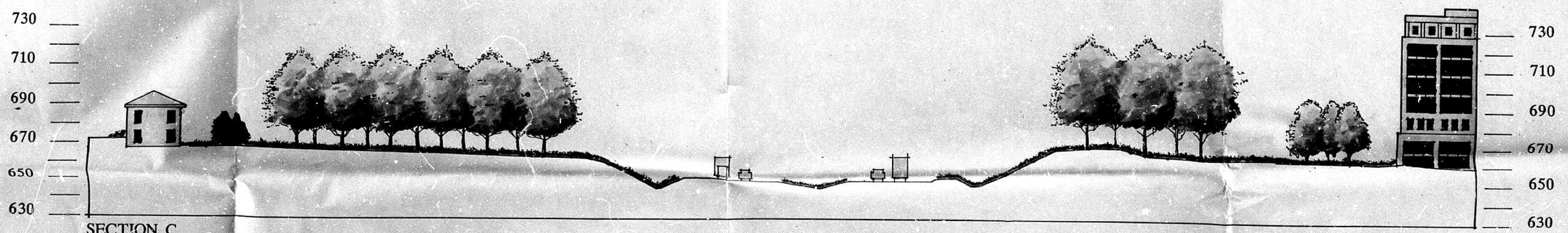
10/16/89
DATE
John R. Henrichs
JOHN R. HENRICHS
PROFESSIONAL ENGR. NO. 14920



SECTION A



SECTION B



SECTION C

Petitioner's Ex 9

EXPRESSWAY STUDY SECTIONS II

MARCH 16, 1989

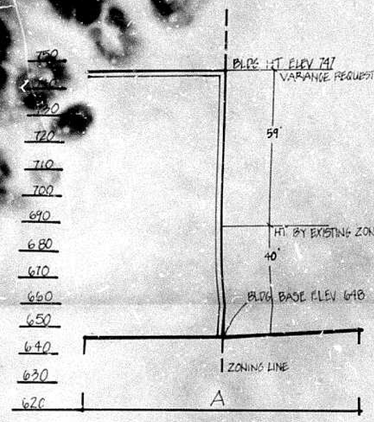
20'

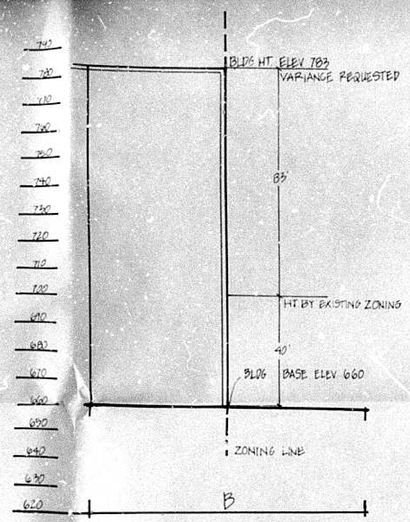
RIPARIUS CENTER AT OWINGS MILLS

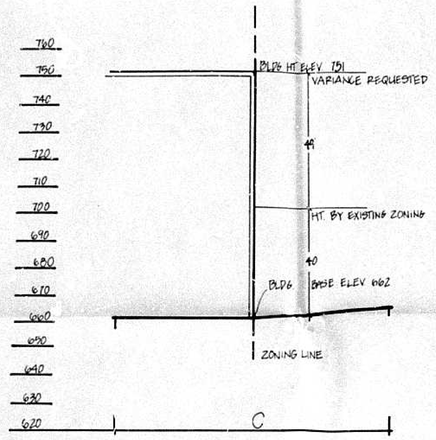
Riparius Development Corporation
OWNER

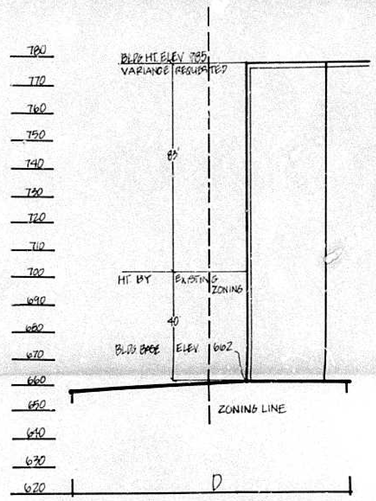
Ayers/Saint/Gross Inc.
ARCHITECT

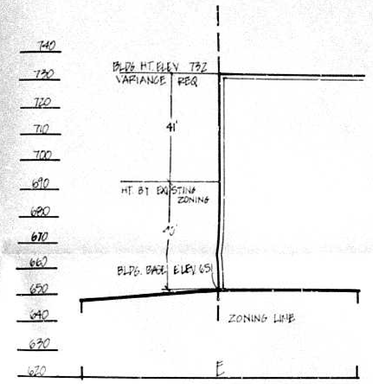
Crozier Associates
LAND PLANNER

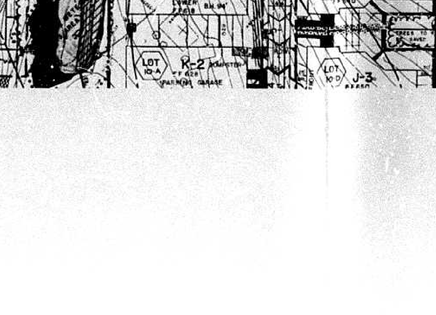


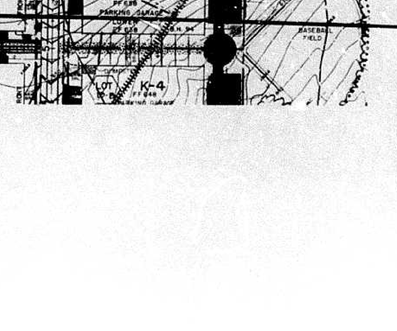


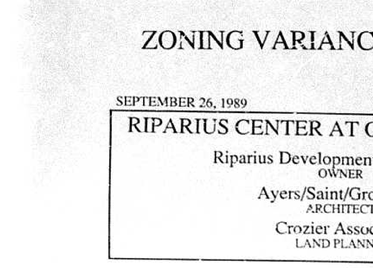


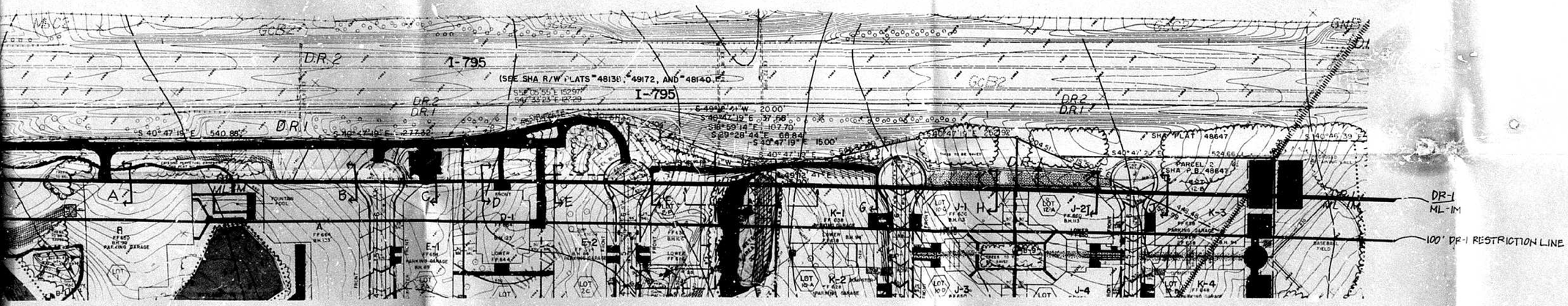












Petitioner's Exhibit 10

ZONING VARIANCE SECTIONS

SEPTEMBER 26, 1989

20

RIPARIUS CENTER AT OWINGS MILLS

Riparius Development Corporation
OWNER

Ayers/Saint/Gross Inc.
ARCHITECT

Crozier Associates
LAND PLANNER

#135

1. Development Name: Riparius Center at Owings Mills

2. Owners:

* DENOTES RIPARIUS DEVELOPMENT CORPORATION AS THE CONTRACT PURCHASER

Owner	Liber	Folio	Area	Tax #
*Pikesville Sportsman's Club	1753	537	64.08 Ac	0416645075
	2733	414	20.4 Ac	0416045077
	2683	110	16.8 Ac	0416045076
Red Run Associates	7974	509	46.68 Ac	2000014316
	3247	106	6.32 Ac	0418035740
*Pikesville Sportsman's Club	3424	083	0.75 Ac	0416045078
* STATE HIGHWAY ADMINISTRATION	PARCEL	2	PLAT 48647	

Applicant: James K. Flannery Jr.
Riparius Development Corporation
375 West Padonia Road
Timonium, Maryland 21093
(301) 561-8815

3. CRG Plan Prepared by: Century Engineering, Inc.
Attn: Mr. John Heinrichs, 32 West Road
(301) 823-8070, Towson, MD 21204

4. General Data:

Election District: 4th — Planning District: Red Run Industrial Lands

Census Tract: 4041 — Watershed: 28

Council District: 3rd — Subwatershed: 66

5. Site Gross Acreage: 162.4 Ac. — Roadway Area: 16.0 Ac.
Net Acreage: 146.4 Ac.

6. Zoning: ML-IM, DR1, RC5

7. Density:

Zoning	Acreage	Density (FAR)	Density
DR1	12.86		
RC5	12.47	0.2 units/Ac	5 units
ML-IM	121.01	2.0	10,547,618 S.F.
Roads	16.00		

FLOOR AREA RATIO: 6447400/121.01 x 43560 = 1223

LOT NUMBER	BUILDING	FOOTPRINT AREA	FLOORS USE	REQUIRED PARKING	HANDICAP PARKING	PARKING PROVIDED
1	**A	30000	6 OFFICE / 2 GARAGE	1484	34	532
1	**B	49000	6 GARAGE			1380
2-D	C1	22000	6 OFFICE / 1 GARAGE	434	7	75
3-A	C2	22000	6 OFFICE / 1 GARAGE	434	7	75
8-A	C3	22000	6 OFFICE / 1 GARAGE	434	7	75
2-F	**C4	22000	6 OFFICE / 2 GARAGE	434	7	75
2-B	**D1	22000	7 OFFICE / 1 GARAGE	[illegible]	8	75
5	D2	22000	7 OFFICE / 1 GARAGE	509	8	75
6	D3	22000	7 OFFICE / 1 GARAGE	509	8	75
11	D4					
2-A	**E1	36000	4 GARAGE			720
2-C	**E2	36000	4 GARAGE			720
4-A	F1	30000	6 OFFICE / 1 GARAGE	594	11	100
7-A	F2	30000	6 OFFICE / 1 GARAGE	594	11	100
3-B	G1	33900	4 GARAGE			452
8-B	G2	33900	4 GARAGE			452
4-B	H1	39000	4 GARAGE			520
7-B	H2	39000	4 GARAGE			520
5	I1	39000	5 GARAGE			650
6	I2	39000	5 GARAGE			650

** Zoning Hearing Required
* Estimate Only See Note 68

LOT NUMBER	BUILDING	FOOTPRINT AREA	FLOORS USE	REQUIRED PARKING	HANDICAP PARKING	PARKING PROVIDED
[illegible]	**J1	22000	7 OFFICE / 1 GARAGE	509	[illegible]	75
[illegible]	**J2	22000	7 OFFICE / 1 GARAGE	509	[illegible]	75
[illegible]	J3	22000	7 OFFICE / 1 GARAGE	509	[illegible]	75
[illegible]	J4	22000	7 OFFICE / 1 GARAGE	509	[illegible]	75
[illegible]	**K1	27000	4 GARAGE			540
[illegible]	K2	27000	4 GARAGE			540
[illegible]	**K3	27000	4 GARAGE			540
[illegible]	K4	27000	4 GARAGE			540
[illegible]	**L	30000	1 COMMUNITY CENTER			
[illegible]	**M	22500	1 FITNESS CENTER	225		
[illegible]	**O	11500 / 30000	5 GARAGE / 1 RESTAURANT / 1 GARAGE	600		175 / 180
[illegible]	P1	28700	7 OFFICE	617	11	
[illegible]	P2	28700	7 OFFICE	617	12	
[illegible]	Q	40000	5 GARAGE			700
[illegible]	P	54300	5 GARAGE			900
PARCEL A	S*	57500	4 OFFICE / 3 GARAGE	990	[illegible]	320
PARCEL A	T	43000	4 GARAGE			840
[illegible]	U	46200 / 21500	5 HOTEL / 1 PUBLIC	[illegible]	[illegible]	
[illegible]	V	25200	2 GARAGE			168
[illegible]	W1	30000	5 OFFICE / 1 GARAGE	[illegible]	[illegible]	100
[illegible]	W2	30000	5 OFFICE / 1 GARAGE	[illegible]	[illegible]	100
[illegible]	X1	30000	5 GARAGE			500
[illegible]	X2	30000	5 GARAGE			500
[illegible]	X3	30000	5 GARAGE			500
[illegible]	Y	5000	1 OFFICE	[illegible]	[illegible]	
				12285	[illegible]	14982

*O - OFFICE, G - GARAGE, C - COMMUNITY BUILDING
F - FITNESS CENTER, R - RESTAURANT, H - HOTEL

Allowed: 2.0 FAR
Proposed: 0.84 FAR

All units are for lease. All existing buildings will be removed.
EX. BLDG WILL BE SURVEYED FOR ASBESTOS BEFORE RAZING

8. Parking:

Required: 4,[illegible] gsf office @ 3.3/1,000 gsf = 13,[illegible] spaces
104,500 gsf hotel @ 150 rooms @ 1 space/room = 150 spaces
30,000 gsf restaurant @ 20/1000 gsf = 600 spaces
22,500 gsf fitness center @ 10 spaces/1000 sf = 225 spaces
60,000 gsf community center
14,374 spaces

Provided: 14,982 spaces (INCLUDING HANDICAPPED)

9. Open Space: Required: N/A
Proposed: 73 A.[illegible]

10. Utilities: All buildings will be connected to public water and sewer; mains will be publicly owned.

11. Landscaping:

No RTA buffer landscaping is provided due to the flood plains serving as a buffer and the freeway serving as a buffer. Along Run Run Boulevard and the access roads, planting shown will exceed the one deciduous tree per 40 linear feet and 20 linear feet, respectively.

9000 l.f. Red Run (1 tree/40 l.f.) = 225 trees) 50% shall be
8200 l.f. Minor Sts.(1 tree/20 l.f.) = 410 trees) major deciduous

12. Grading: Grading shown is schematic only.

13. Lighting: Light standards in the site will be a maximum of 16 feet tall and directed so that light will not spill onto off-site residences.

14. Stormwater Management:

Stormwater management can be accommodated by the shown basins. The basins will be excavated and non-excavated as required and as depending on soils analysis. Infiltration will be used to the maximum extent possible and in full compliance with Baltimore County SWM Specifications and the Maryland WRA Infiltration Manual. It is the intention of this development to utilize detention management systems versus retention and/or infiltration systems to the maximum extent possible.

15. Existing Limitations:

The existing cemetary is shown on the plans and left preserved intact. The wetlands as delineated by Baltimore County and Coastal Resources Group are shown on the plan. The flood plain is shown on the map. This site will have a minimum impact on these areas.

16. ADT's: Total Average Daily Trips = 10.5 trips/1,000 s.f. of building. 3,365,000 s.f. office x 10.3/1,000 = 35,332 trips.

17. Boundary is by the following:

Company	Acreage	Date	Site
Daft-McCune Walker	46.6845 Ac.	6/11/86	James Easter Property
Vitti, Robel & Assoc.	103.909 Ac.	6/10/87	Pikesville Sportsman's Club
Keller & Keller	5.709	10/18/78	Mary Riggle Property
State Highway Adm.	2.562	7/12/83	R/W Plat 48647 Parcel 1
	1.091	8/12/83	R/W Plat 48647 Parcel 2
	1.326 Ac.	2/9/87	R/W Plat 49119
	1.129 Ac.	Not Recorded	
	162.4 Ac.		

18. Soils:

Type	Class	Limitations: Home w/Basement	Limitations: Streets & Lots
Chester CcB2	B	Slight	Moderate
CcC2		Moderate	Severe
Codorus Cu	C	Severe:Flooding	Severe:Flooding
Glenelg GcB2	B	Moderate	Moderate:Slope
GcC2		Severe:Slope	Severe:Slope
Glenville GnB	C	Severe:High Water Table	Severe: High Water Table
Manor MbC2	B	Slight	Moderate:Slope
McD2) McD3)	B	Severe:Slope	Severe:Slope

19. Mitigation:

The developer will also perform the following mitigative measures wherever construction or grading is proposed in soils that have moderate to severe limitations:

a. Insure that grading plans consider protecting all areas from increases in runoff. This will include draining of downspouts and drives to storm water management systems.

b. Geotechnical Engineer will review grading plans, provide on-site inspections as required to insure compliance with above and to provide design assistance for any special conditions that may develop during grading operations.

20. The 100 year flood plain delineation was taken from the topographic mapping for Red Run Watershed Project for Baltimore County dated February 24, 1984.

21. Red Run Interceptor shown on our plan was developed from the "Preliminary Design Report on the Red Run Interceptor" prepared by Century Engineering, Inc. dated July, 1986, for Baltimore County.

22. Topography show was taken from aerial photography by Aerial Data Reductions Assoc., Inc. dated 1988.

23. Proposed grading is schematic only.

24. Efforts will be made to retain all existing trees which are outside of the limits of grading and development.

25. There are no well areas proposed on this site. Public water will be provided, in addition to fire line protection by route of Pleasant Hill Road.

26. There are no septic areas proposed on this site. Public sewer service will be provided by access to the future Red Run Interceptor.

27. Grading or clearing vegetation within the flood plain and wetland buffer shall be restricted.

28. Stream traveling through the site will have a 50 ft. buffer. Measurement taken from the stream banks.

29. Developer shall request a variance to Sections 102.2, 238.1, 238.2, 243, 253.4, 254, 255.1, and 255.2 in the Zoning Regulations for compliance with buildings erected in ML-IM zoning which abuts a residence zone within 100 feet of the boundary line of said residence zone.

30. Drainage shall be conveyed to a point of suitable outfall without creating any nuisance or damage to other property. The velocity of the discharge flow must be a maximum of 5 feet/second.

31. As part of the development, provision shall be made for drainage so that storm water runoff is collected and conveyed in open channel systems such as swales, gutters, channels, and streams or in combined systems including swales, gutters, inlets, drain pipes, channels, and culverts.

32. Private systems shall be maintained by the land owner, land developer or "Residents' Association." Ownership and maintenance by a "Residents' Association" are subject to approval by the Department of Public Works. Public systems shall be maintained by Baltimore County.

33. The installation of sidewalks, curb and gutter, and handicap ramps on both sides of streets shall be required in connection with all commercial development in order to provide for the safety of pedestrians. The walk will consist of a 4-foot wide, 4-inch thick concrete section on a 10-foot wide right-of-way. The unpaved section will be sodded.

34. Parking spaces for handicapped persons shall be provided in accordance with the standards specified in the Maryland Building Code for the Handicapped, as contained in the Code of Maryland Regulations 05.01.07.

35. Test pits taken by Century Engineering and recorded March, 1988, for investigation of infiltration practices on this site.

36. Existing buildings shown on our site shall be demolished and removed unless otherwise noted.

37. HISTORICAL BUILDINGS:
On the site there are two historical buildings 408 Pleasant Hill Road (J. Easter -owner), and 428 Pleasant Hill Road (Riggle -owner). These properties are registered by the Maryland Historical Trust

38. Inventory Structures for Reisterstown, Maryland and are not protected under law.

39. There are no archaeological, endangered species habitat, hazardous material or underground storage tanks on site. The existing buildings on site have well water and septic tank systems. This site is not located within the Chesapeake Bay Critical Area or a Designated Area of Critical State Concern.

40. Developer shall request a parking use permit pursuant to Section 409.8.B for parking lots proposed in the D.R.-1 zone.

41. Developer shall request a Special Use Hearing for access and driveways in the D.R.-1 zone.

42. Medical offices are not anticipated in any buildings.

43. Developer shall request a Special Use Hearing to allow construction of two Fitness Centers in ML-IM zone.

44. The F.A.R. calculation shown on this plan are computed for the project as a whole. Individual lots may not be in strict compliance with current F.A.R. regulations.

45. Note all proposed signs will comply with Section 413.6(B.C.Z.R.) and all zoning sign policies.

46. Special Zoning Permit No.1388-S was granted by the Zoning Commissioner on 3/17/49 to the Pikesville Sportsman's Club, a private club and shooting range.

47. Final zoning approval is contingent upon the resolution of all comments and the outcome of all zoning hearing.

48. Right of Ways for Red Run Boulevard will be acquired by Baltimore County.

49. A 40 foot street on a 60 foot Right of Way will be provided by the Developer for access to the Easter property (Parcel 155).

50. The 100 Year Flood Plain shall be dedicated to Baltimore County for use in the "Stream Vally Park System". Developer to retain density for F.A.R. calculations.

51. The Wetland Areas will be owned by the Park Association. Employee amenities areas will be maintained by the Park Association.

52. The Mass Transit Administration Planning Department has been contacted and the Developer shall comply with the required provisions for bus shelters and transit stops.

53. Note RC-5 zone portion of the site will be access from Delight Meadows Road.

54. Uniform Signage, Lighting and Walkways to be incorporated throughout the site. Internal pathways and courtyards will be brick pavers or material approved by the Developer/Engineer.

55. Dumpster shown on the plan shall be screened per the Baltimore County Landscape Manual or located within the building.

56. Prior to the Building Permit stage, the Office of Planning and Zoning reserves the right on a site by site basis to review building elevation drawings and final landscape plans.

57. This note shall appear on all subsequent Record Plats. "Restrictive convenants governing the use of the Natural Resource Conservation Area shall be recorded in the deeds of any lots adjacent to this Buffer Area".

58. Site work must be phased inorder to limit the total amount of area which is disturbed at one time. Proposed S.W.M. facilities must be used as Temporary Sediment Basins. Grading Permit will not be issued until suitable access to the site has been provided.

59. Parking Facilities shall be subject to the following condition under Section 409.8.B.2 (B.C.Z.R.). The land so used must adjoin or be across a alley or a street from the business or industry involved. Only passenger vechicles, excluding buses, may use the parking facility. No loading, service, or any other use than parking shall be permitted. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required. A satisfactory plan showing parking arrangement and vehicular access must be provided. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required. Any conditions not listed above which, in the judgment of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.

60. On site wells, septic tanks and underground storage tanks shall be removed by a licensed contractor in accordance with Baltimore County Regulations.

61. The nature trails, foot pathways, pedestrian walks and foot bridges shall be constructed by the Developer as approved by the Department of Recreation and Parks. The County will responsible for maintaining walkways mentioned above which are located in the area dedicated to "The Stream Valley Park System".

62. The building total 60,000 sq. ft. Community Center will house the Baltimore County Library on the second floor and the first floor will be occupied by Catonsville Community College, The Wellness Center, and Day Care Center.

63. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1988 Edition.

64. Access roads shall be posted with fire lane signs along its entire length. Baltimore County Council Bill 102-74.

TEST PIT LOGS (BASED ON VISUAL DESCRIPTIONS)

B-1
0 - 0.5' TOPSOIL
0.5 - 3.0' GRAY MICA. SILT, LITTLE FINE SAND (ML)
3.0 - 4.5' BROWN-GRAY MICA. SAND, SOME SILT AND ROCK FRAGMENTS (SM)

GROUNDWATER ENTERED PIT AT 4 FT. - PIT BACKFILLED.

B-1A
0 - 0.5' TOPSOIL
0.5 - 3.0' BROWN MICA. SILT, SOME FIND SAND AND ROCK FRAGMENTS (ML)
3.0 - 9.0' GRAY MICA. FINE SAND, LITTLE SILT (SM)

GROUNDWATER SEEPAGE INTO PIT AT 8.5' DEPTH.
GROUNDWATER AT 8.0' DEPTH AT COMPLETION.
GROUNDWATER AT 6.0' DEPTH AT 24 HRS.

B-2
0 - 0.5' TOPSOIL
0.5 - 15.0' BROWN MICA. FINE SAND, LITTLE SILT (SM)

DRY AT COMPLETION, DRY AFTER 24 HRS.

B-3
0 - 0.5' TOPSOIL
0.5 - 5.0' RED MICA. SILT, SOME FINE SAND (ML)
5.0 - 15.0' RED-BROWN MICA. FINE SAND, SOME SILT (SM)

B-4
0 - 0.5' TOPSOIL
0.5 - 3.0 RED MICA. FINE SAND AND SILT (SM)
3.0 - 15.0' BROWN MICA. FINE SAND, LITTLE SILT (SM)

DRY AT COMPLETION.
GROUNDWATER AT 10' DEPTH AFTER 24 HRS.

B-8
0 - 0.5' TOPSOIL
0.5 - 5.0' RED MICA. SILT, SOME FINE SAND, TRACE ROCK FRAGMENTS (ML)
5.0 - 15.0' RED-BROWN MICA. FINE SAND, LITTLE SILT (SM)

DRY AT COMPLETION, DRY AT 24 HRS.

B-12
0 - 0.5' TOPSOIL
0.5 - 3.0' RED MICA. SILT, SOME FINE SAND (ML)
0 - 15.0' RED-BROWN MICA. FINE SAND, LITTLE SILT (SM)

DRY AT COMPLETION, DRY AT 24 HRS.

B-13
0 - 0.5' TOPSOIL
0.5 - 3.0' RED MICA. SILT, SOME FINE SAND (ML)
3.0 - 15.0' RED-BROWN MICA. FINE SAND, LITTLE SILT (SM)

DRY AT COMPLETION, DRY AT 24 HRS.

B-14
0 - 0.8' TOPSOIL
0.8 - 2.0' BROWN MICA. SILT, SOME FINE SAND (ML)
2.0 - 15.0' RED-BROWN MICA. FINE SAND, LITTLE SILT (SM)

DRY AT COMPLETION, DRY AT 24 HRS.

B-15
0 - 0.5' TOPSOIL
0.5 - 2.0' RED MICA. SILT, SOME FINE SAND (ML)
2.0 - 9.0' RED-BROWN MICA. FINE SAND, LITTLE SILT (SM)
9.0 - 15.0' BROWN MICA. FINE SAND, LITTLE SILT, TRACE MICA. FRAGMENTS (SM)

DRY AT COMPLETION, DRY AT 24 HRS.

DRY AT COMPLETION,
DRY AT 24 HOURS.

B-10
0.0 - 0.5' TOPSOIL
0.5 - 2.0 RED CLAYEY SILT, TRACE FINE SAND (ML)
3.0 - 15.0 RED MICACEOUS FINE SAND, SOME SILT (SM)

DRY AT COMPLETION,
DRY AT 24 HOURS.

B-11
0.0 - 0.5' TOPSOIL
0.9 - 3.0' BROWN CLAYEY SILT, SOME FINE SAND (ML)
3.0 - 15.0' BROWN - GRAY MICACEOUS FINE SAND TRACE SILT (SM)

DRY AT COMPLETION,
DRY AT 24 HOURS

TEST PIT LOGS (BASED ON VISUAL DESCRIPTIONS)

B-5
0.0 - 0.5' TOPSOIL
0.5 - 3.0' BROWN MICACEOUS SILTY CLAY, TRACE FINE SAND (CL)
3.0 - 11.0' BROWN MICACEOUS FINE SAND (SM)

TEST PIT STOPPED AT 11' DEPTH DUE TO SEEPAGE
WATER AT COMPLETION AT 11.0' DEPTH
WATER AT 24 HOURS AT 6.0' DEPTH.

B-6
0.0 - 0.5' TOPSOIL
0.5 - 2.0' BROWN MICACEOUS FINE SAND, TRACE SAND (CL)
2.0 - 15.0' BROWN MICACEOUS FINE SAND, TRACE SILT (SM)

DRY AT COMPLETION,
DRY AT 24 HOURS.

B-7
0.0 - 0.5' TOPSOIL
0.5 - 3.0' BROWN MICACEOUS SILTY CLAY, TRACE SMALL ROCK FRAGMENTS (CL) WEATHERED ROCK

TEST PIT STOPPED AT 4.5' DUE TO ROCK,
DRY AT COMPLETION.

B-7A
0.0 - 0.5' TOPSOIL
0.3 - 3.0' BROWN - GRAY MICACEOUS SILTY CLAY WITH ROCK FRAGMENTS (CL)

TEST PIT STOPPED AT 3.0' DUE TO ROCK,
DRY AT COMPLETION.

B-7B
0.0 - 0.5' TOPSOIL
0.5 - 2.0 RED - BROWN MICACEOUS CLAYEY SILT (ML)
2.0 - 15.0 BROWN MICACEOUS FINE SAND, SOME SILT (SM)

DRY AT COMPLETION,
DRY AT 24 HOURS.

B-2
0.0 - 0.5' TOPSOIL
0.5 - 2.0 RED - BROWN MICACEOUS SILTY CLAY, SOME FINE SAND (CL)
2.0 - 15.0' RED - BROWN MICACEOUS FINE SAND, SOME SILT (SM)

65. All existing and proposed parking areas which abut a residential zone, premise, or public street shall be screened in accordance with Section IX B.2.a of the Baltimore County Landscape Manual.

66. The future adjustment or alignment of Dolfield Boulevard may necessitate a CRG plan refinement or amendment. The Developer shall provide the necessary rights of way for Dolfield Boulevard as determined by the Department of Public Works at no cost to the county.

67. A CRG refinement or amendment may be required if the Red Run Boulevard alignment is changed.

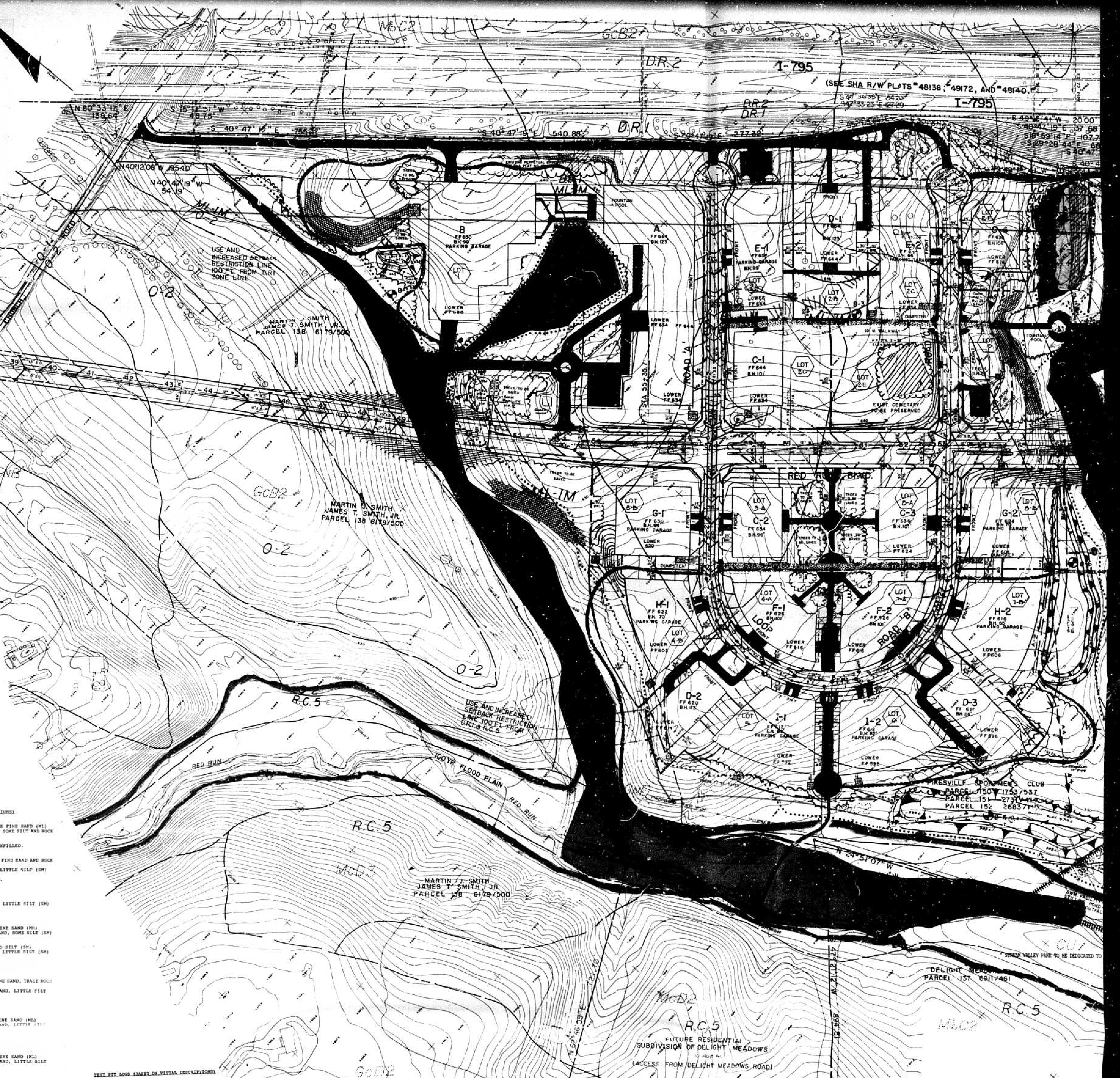
68. PARCEL A IS A SEPARATE BUILDABLE LOT RESERVED FOR FUTURE DEVELOPMENT AND APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS A DEDICATION, RESERVATION OR COMMITMENT OF PARCEL A FOR ANY ROAD OR HIGHWAY IMPROVEMENT PROGRAM. FURTHER ANY BUILDING(S) PROPOSED FOR PARCEL A SHALL BE SUBJECT TO FURTHER REVIEW CONSISTENT WITH SECTIONS 22-37 ET. SEQ. OF THE BALTIMORE COUNTY CODE AND SUCH REVIEW WILL NOT BE CONSIDERED AN AMENDMENT TO THE C.R.G. PLAN.

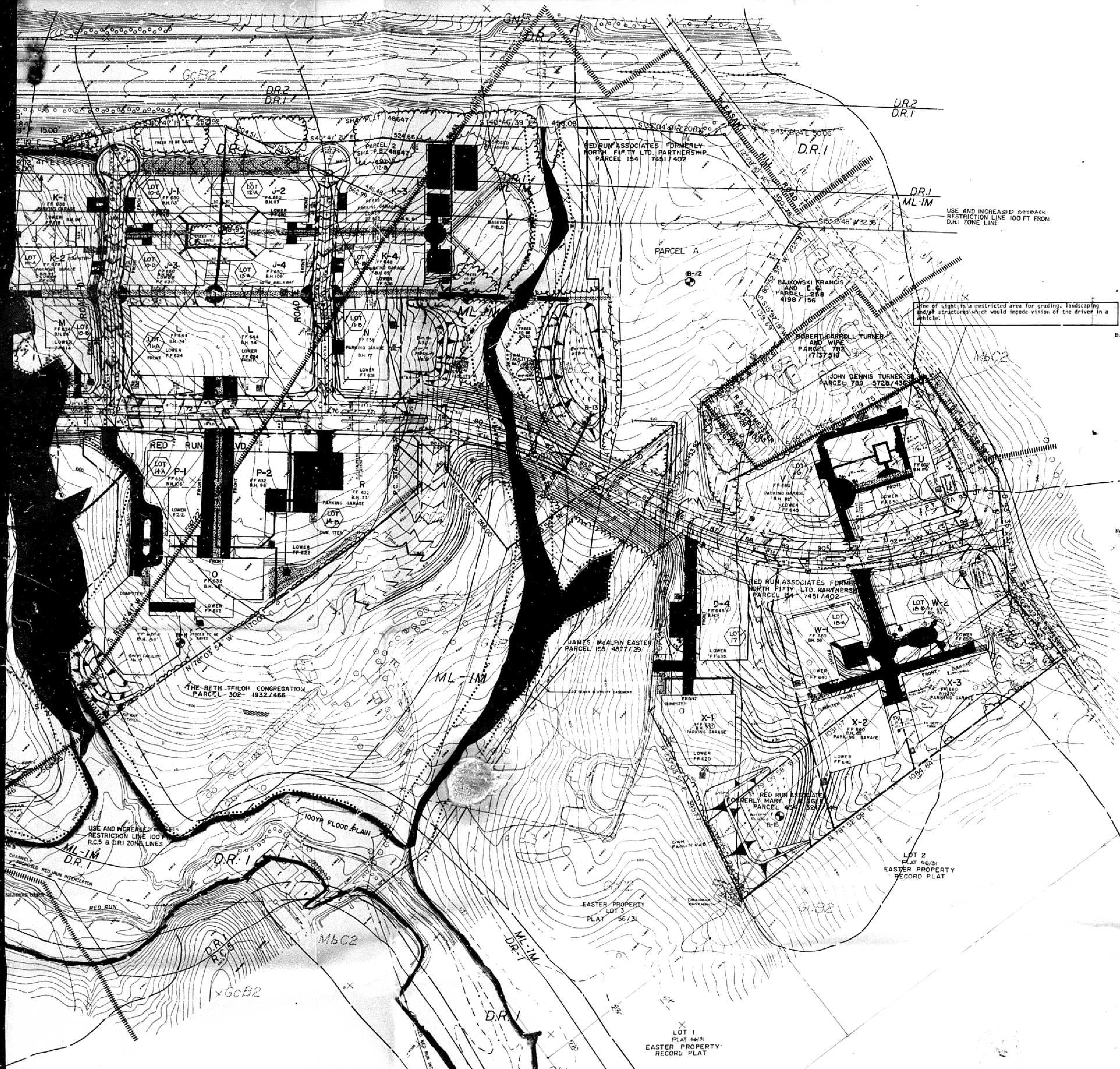
69. A USE AND OCCUPANCY PERMIT WILL NOT BE ISSUED UNTIL RED RUN BOULEVARD IS BUILT FROM OWINGS MILLS BOULEVARD TO PLEASANT HILL ROAD.

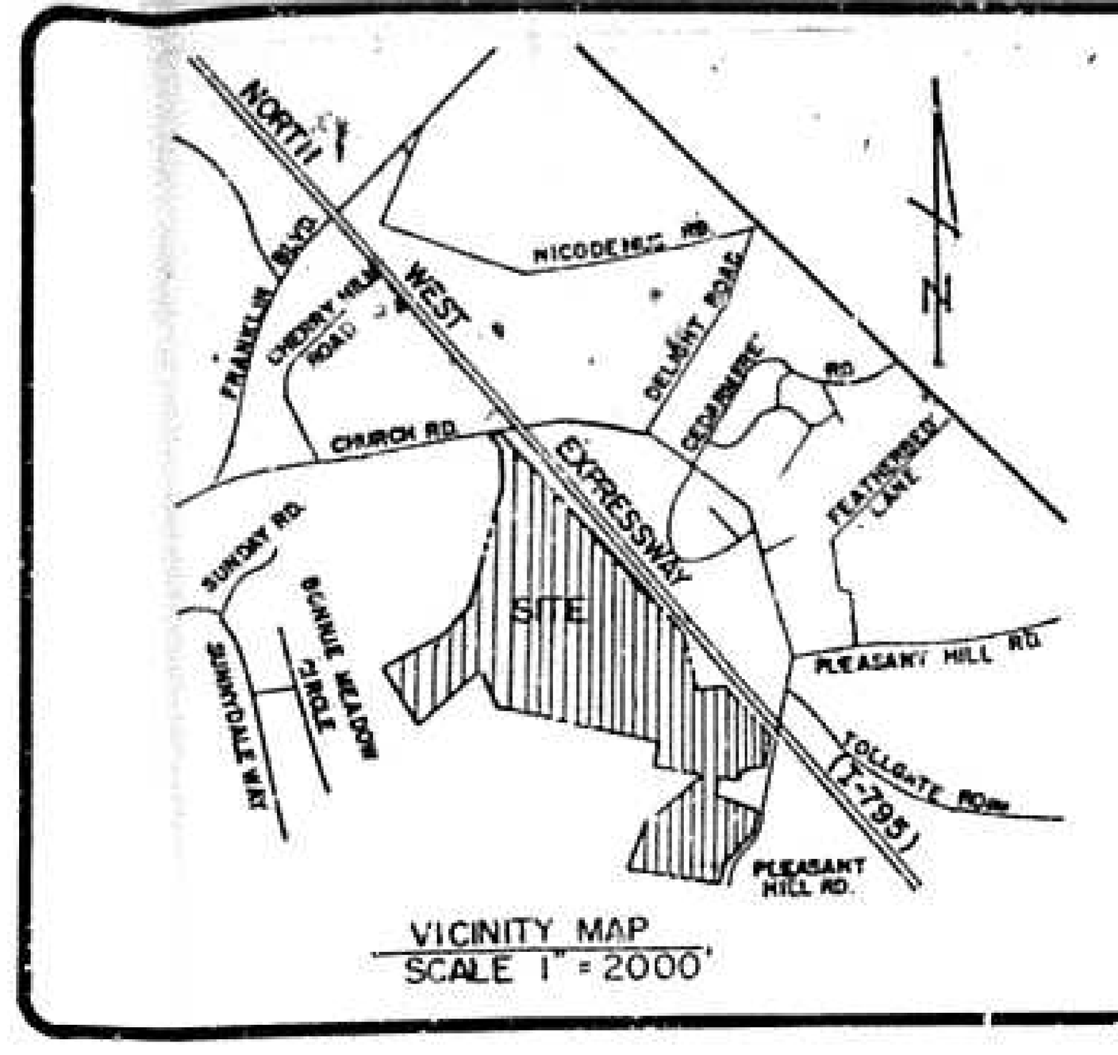
70. The existing septic system must be pumped and either backfilled or removed prior to razing under supervision by DEPRM.

71. The existing well must be backfilled by a licensed well driller who must submit a well Abandonment Report prior to razing.

72. The existing underground fuel storage tank must be pumped and removed under supervision by the Waste Management Section DEPRM prior to razing.







INFILTRATION BASIN

Building	Impervious Area (sf)	Infiltration Volume (cf)	Infiltration Depth	Size Basin	Volume Provided
A	77,220	3200	4'	30' x 30'	3600 cf **
B	71,875	3000	4'	30' x 30'	3600 cf
Area between Buildings A & B (Wetlands)					
	30,750	1260	4'	18' x 18'	1296 cf
C	23,750	990	4'	20' x 20'	1600 cf
D	23,400	975	4'	16' x 16'	1024 cf
E	39,000	1625	4'	20' x 20'	1600 cf
F	32,000	1330	4'	19' x 19'	1444 cf
G	[illegible],700	1030	4'	16' x 16'	1024 cf
H	35,000	1460	4'	19' x 19'	1444 cf
I	38,000	1585	4'	20' x 20'	1600 cf
J	22,000	917	4'	15' x 15'	900 cf
K	28,600	1192	4'	18' x 18'	1296 cf
L	30,000	1250	4'	18' x 18'	1296 cf
M	28,300	1180	4'	18' x 18'	1296 cf
N	44,000	1833	4'	22' x 22'	1936 cf
O	33,600	1100	4'	19' x 19'	1444 cf
P	26,700	1113	4'	17' x 17'	1156 cf
Q	50,000	2112	4'	23' x 23'	2116 cf
R	46,800	1950	4'	23' x 23'	2116 cf
S	50,000	2112	4'	23' x 23'	2116 cf
T	55,100	2296	4'	24' x 24'	2304 cf
U	16,200	675	4'	13' x 13'	676 cf
V	25,000	1041	4'	17' x 17'	1156 cf
W	30,000	1250	4'	18' x 18'	1296 cf
X	40,000	1667	4'	21' x 21'	1764 cf
Y	5,000	208	4	8' x 8'	256 cf

Notes:

1. Infiltration is based upon a minimum rate of 0.67 inches per hour from the soil characteristics as published in the "Baltimore County Soil Survey" by the U.S. Soil Conservation Service. At final design the sizes may vary due to trap specific data.
2. All traps will have a sediment trap or filter strip prior to allowing overland flow or pipe flow into trap. A trap typical depth is based upon 72 hour retention maximum, with well graded aggregate having a void ratio of 40%, and an infiltration rate of 0.67 inches per hour.
3. The traps are designed to intercept 0.5 inches of runoff from impervious areas. All traps will be cleaned and inspected yearly.

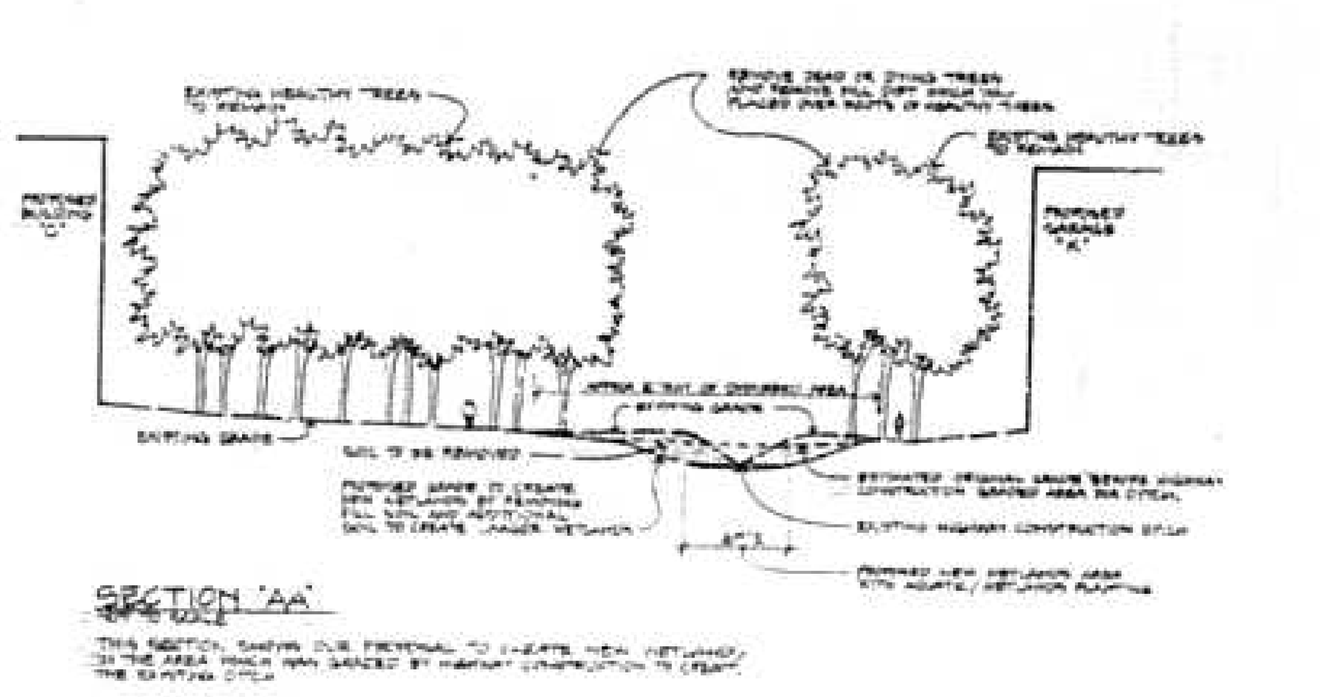
PRINTED
OCT 16 1989
CENTURY ENGINEERING, INC.
WEST ROAD
TOWSON, MARYLAND 21204

LEGEND

- BOUNDARY
- SIGHT LINE
- LOT LINES
- PROPOSED BUILDINGS
- EXISTING GRADES
- METROPOLITAN DISTRICT LINE
- PROPOSED GRADES
- STEEP SLOPES
- PROPOSED PAVEMENT
- EXISTING ROADWAY
- PROPOSED ROAD RIGHT-OF-WAY
- SOILS IDENTIFICATION
- 100 YR. FLOOD PLAIN
- WETLANDS
- BORING LOCATION
- ZONING
- FLOODPLAIN/WETLAND/STREAM BUFFER SETBACK
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED MANHOLES
- PROPOSED INFILTRATION FACILITY
- PROPOSED SWM POND
- EXISTING CEMETERY (NOT TO BE DISTURBED)
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING FENCE LINE
- BUILDING SETBACK LINE
- RESTRICTION LINE
- NATURAL RESOURCE CONSERVATION AREA (NRCA LINE)
- PAVED AREA
- EMERGENCY ACCESS LANE (16 FT. WIDE - PAVED)
- PROPOSED DUMPSTER

REVISIONS

NO	DESCRIPTION	DATE	BY
1	PRE-C.R.G. COMMENTS	4-17-89	
2	REVISED C.R.G. COMMENTS	4-27-89	
3	C.R.G. COMMENTS	5-17-89	
4	REMOVE BUILDING AND GARAGE IN LOT 15	[illegible]	
5	REVISE NOTE # 6A	[illegible]	
6	ADD LINE OF SIGHT AND TURNING LANE DETAIL	[illegible]	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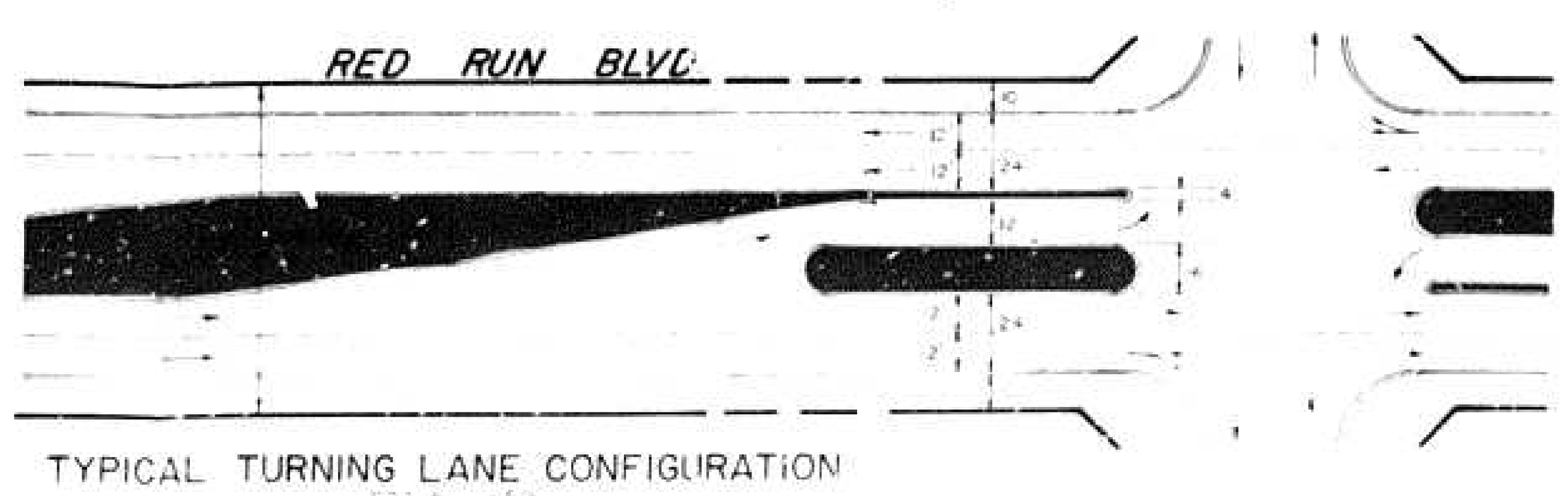

TYPICAL TURNING LANE CONFIGURATION

OWINGS MILLS SUBDIVISION
Baltimore, County, Maryland

C.R.G
DEVELOPMENT PLAN
#135 90 295 SPHA

DESIGN BY: GBZ/VEH
DRAWN BY: AB
CHECKED BY: JRH
APPROVED BY:

SCALE: 1"=100'
C.I.:
DATE: 3-15-89
PROJECT NO.

PUBLIC SERVICES C.R.G. NO. 89074
PLANNING NO.
ELECTION DISTRICT NO. 4th
SHEET NO. 1 OF 2

RIPARIUS CENTER AT OWINGS MILLS

RIPARIUS DEVELOPMENT CORPORATION
OWNER

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS

CROZIER ASSOCIATES
LAND PLANNERS

AYERS/SAINT/GROSS
ARCHITECTS, INC.