

PETITION FOR SPECIAL HEARING **TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

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 an amendment to the special exception granted in Case No. 90-519-XA permitting an addition to a Class B office building in an R.O. zone.

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

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

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

Contract Purchaser:
 (Type or Print Name)
 Signature
 Address
 City and State
Legal Owner(s):
 (Type or Print Name)
 Signature
 Address
 City and State
Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 City and State
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 a public hearing be had before the Zoning Commissioner of Baltimore County at Room 105, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Hines
 Zoning Commissioner of Baltimore County.

ZCO-1
 REVIEWED BY: CAM
 17 Jan 91

PETITION FOR SPECIAL EXCEPTION **TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a portion of a Class B office building in an R.O. zone.

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

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

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

Contract Purchaser:
 (Type or Print Name)
 Signature
 Address
 City and State
Legal Owner(s):
 (Type or Print Name)
 Signature
 Address
 City and State
Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 City and State
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 a public hearing be had before the Zoning Commissioner of Baltimore County at Room 105, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Hines
 Zoning Commissioner of Baltimore County.

ZCO-No. 1

(over)

PETITION FOR ZONING VARIANCE **TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:**

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 Attachment

The undersigned, legal owner(s) of the property situate in Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

to be determined at hearing

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:
 (Type or Print Name)
 Signature
 Address
 City and State
Legal Owner(s):
 (Type or Print Name)
 Signature
 Address
 City and State
Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 City and State
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 a public hearing be had before the Zoning Commissioner of Baltimore County at Room 105, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Hines
 Zoning Commissioner of Baltimore County.

(over)

- Variance of section 203.3.B.2.a of the B.C.Z.R.: to allow 100% medical office usage.
- Variance of section 203.4.C.5 of the B.C.Z.R.: Minimum rear yard setbacks - to allow a building setback of 15' from the proposed R.O.W., in lieu of the 30' required.
- Variance of section 203.4.C.8.c.1 of the B.C.Z.R.: Landscape buffer from property lines abutting residentially zoned or residentially used properties, or those abutting a residential street; to allow a landscape buffer of 15' from the proposed R.O.W. to the building, and the parking area and 10' from the north property line to the parking in lieu of the 20' required.
- Variance of section 203.4.C.8.c.2 of the B.C.Z.R.: Landscape buffer from property lines abutting non-residentially zoned or non-residentially used properties; to allow a landscape buffer of 1' from the front (West) property line to the proposed parking area, in lieu of the 10' required.
- Variance of section 203.4.C.8.c.2 of the B.C.Z.R.: Landscape buffer from property lines abutting non-residentially zoned or non-residentially used properties - to allow a landscape buffer of 1' from the front (West) property line to the proposed parking area, in lieu of the 10' required.
- Variance of section 203.4.C.6 of the B.C.Z.R.: Amenity Open Space - to allow an A.O.S. area of 849 S.F. (4.4% of 19,109 S.F. parking area) in lieu of the 1,053.4 S.F. (7% of parking area required).

91-342-SPHXA

282

Greenhorne & O'Mara, Inc.
 113 WEST ROAD • SUITE 208 • BALTIMORE, MARYLAND 21204 • (301) 296-4100
 ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS

91-342-SPHXA
 DESCRIPTION OF 0.19 AC. +/-
 R.O. ZONE
 OF A PART OF PARCEL B
 FRANKLIN BUSINESS PARK
 4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

BEING a part of the secondly described parcel of land contained in a deed dated February 1, 1989 conveyed from Nathan Scherr and Nathan Metz to Franklin Boulevard Limited Partnership recorded among the Land Records of Baltimore County, Maryland in Liber S.W. 8092 Folio 249 and being more particularly described as follows:

BEGINNING for the same at a point in the center of Cherry Hill Lane, said point distant 420' more or less southwesterly from the intersection of the centerline of Cherry Hill Lane and the centerline of Tarragon Road, said point also being the beginning of the first or South 29° 07' 32" West 429.75 feet line of the same tract of land described in the aforementioned Liber S.W. 8092 Folio 249, thence binding on and running with the centerline of Cherry Hill Lane,

1) South 29° 07' 32" West 62.65 feet; thence departing said centerline for a line of division through the said secondly described parcel,

2) North 56° 51' 49" West 140.47 feet to intersect the right of way line of Interstate 795 (also known as the Northwest Expressway) as shown on State Highway Administration of Maryland Right of Way Plat Nos. 48143, 48148, 48611, and 48968; thence binding on said right of way line the two following courses and distances, viz:

7) North 43° 19' 44" East 63.50 feet, thence

8) South 56° 51' 49" East 124.85 feet to the point of beginning.

CONTAINING 8,290 square feet or 0.19 acres of land, more or less.

January 17, 1991
 EME

FOR ZONING PURPOSES ONLY

J. Robert Hines
 *10921

ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • BALTIMORE, MD • CULPEPER, VA • DULUTH, GA • EXPORT, PA
 FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, VA • LEESBURG, VA • MANASSAS, VA • ORLANDO, FL
 RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WALDORE, MD • WEST PALM BEACH, FL

Desa for Sp E;

282

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

Receipt
 1/17/91
 H91002B2
 PUBLIC HEARING FEES
 QTY PRICE
 020 -ZONING VARIANCE (OTHER) 1
 040 -SPECIAL HEARING (OTHER) 1
 050 -SPECIAL EXCEPTION 1
 070 -SUM OF ABOVE FEES (MAXIMUM) \$450.00
 TOTAL: \$450.00
 LAST NAME OF OWNER: FRANKLIN BLVD PRINS
 Please Make Checks Payable To: Baltimore County

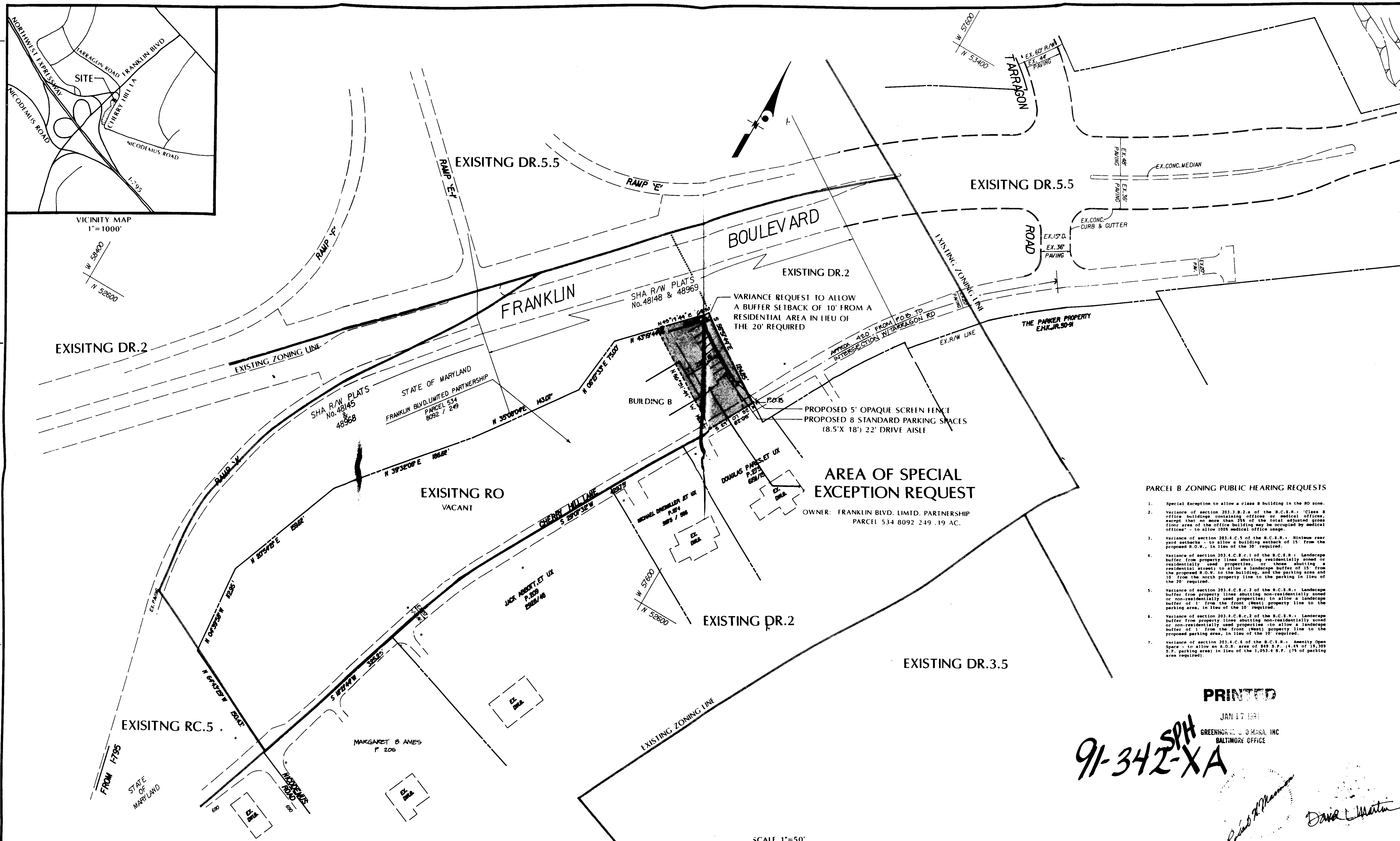
Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Receipt
 1/17/91
 H91002B1
 PUBLIC HEARING FEES
 QTY PRICE
 020 -ZONING VARIANCE (OTHER) 1
 040 -SPECIAL HEARING (OTHER) 1
 050 -SPECIAL EXCEPTION 1
 070 -SUM OF ABOVE FEES (MAXIMUM) \$450.00
 TOTAL: \$450.00
 LAST NAME OF OWNER: FRANKLIN BLVD PRINS
 Please Make Checks Payable To: Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353
January 10, 1991
#282
Paul J. Consbruck
Venable, Baetjer & Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517
91-342-XA
RE: Franklin Business Park
90-518-XA & 90-519-XA
Dear Mr. Consbruck:
I am writing regarding your letter of December 19, 1990 concerning the above-mentioned case numbers.
After consultation with the Zoning Commissioner, J. Robert Haines, it has been determined that the variance for a rear setback of 15 feet in lieu of the required 30 feet was not covered with said Order. It is, therefore, necessary to apply for another hearing in order to obtain this variance.
If you have any questions concerning this matter, please do not hesitate to contact me.
Very truly yours,
W. Carl Richards, Jr.
Zoning Coordinator
WCR:scj
cc: Catherine Milton

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
BALTIMORE, MD
WASHINGTON, D. C.
HICKMAN, VA
ROCKVILLE, MD
BETHESDA, MD
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
TEL: 410-833-1111
FAX: 410-833-0147
WRITER'S DIRECT NUMBER IS 494-9162
January 25, 1991
91-342-SPHXA
J. Robert Haines
Zoning Commissioner
First Floor
County Office Building
Towson, Maryland 21204
HAND DELIVERED
RE: Franklin Business Park; Item No. 282 CSPHXA
Dear Mr. Haines:
The Petitioner in the above-referenced matter, which was filed on January 17, 1991, respectfully requests that the petitions be withdrawn and returned.
If you have any questions or comments please do not hesitate to contact me.
Yours truly,
Robert A. Hoffman
RAH/cac
cc: Gwen Stephens
ZONING OFFICE

91-342-SPHXA #282
H.O.
The Reason there are 2 descriptions is that the SPH and var cover the whole site while the Spx is only on the small parcel. I didn't think they should overlay a second spx on the existing spx.
SPH TRAILHEAD + New Variance
Exist spx + var Proposed spx



PARCEL B ZONING PUBLIC HEARING REQUESTS

1. Special Exception to allow a class B building in the RO zone.
2. Variance of section 203.3.B.2.a of the B.C.S.R.: "Class B office buildings containing offices or medical offices, except that no more than 25% of the total adjusted gross floor area of the office building may be occupied by medical offices" - to allow 100% medical office usage.
3. Variance of section 203.4.C.5 of the B.C.S.R.: Minimum rear yard setbacks - to allow a building setback of 15' from the proposed R.O.W., in lieu of the 30' required.
4. Variance of section 203.4.C.8.c.1 of the B.C.S.R.: Landscape buffer from property lines abutting residentially zoned or residentially used properties or those abutting a residential street to allow a landscape buffer 15' from the proposed R.O.W. to the building, and the parking area and 10' from the north property line to the parking in lieu of the 20' required.
5. Variance of section 203.4.C.8.c.2 of the B.C.S.R.: Landscape buffer from property lines abutting non-residentially zoned or non-residentially used properties to allow a landscape buffer of 1' from the front (West) property line to the parking area, in lieu of the 10' required.
6. Variance of section 203.4.C.8.c.3 of the B.C.S.R.: Landscape buffer from property lines abutting non-residentially zoned or non-residentially used properties to allow a landscape buffer of 1' from the front (West) property line to the proposed parking area, in lieu of the 10' required.
7. Variance of section 203.4.C.6 of the B.C.S.R.: Twenty Open Space - to allow an A.O.S. area of 843 S.F. (4.1% of 19,309 S.F. parking area) in lieu of the 1,053.4 S.F. (7% of parking area required).

PRINTED
JAN 17 1991

GREENHORNE & O'MARA, INC.
BALTIMORE OFFICE

91-342-SPH
XA

PETITIONER / OWNER
CONTINENTAL REALTY CORP.
17 WEST PENNSYLVANIA AVENUE
BALTIMORE MARYLAND 21204
(301) 296-4800

No.	REVISION	DATE	BY



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100
ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CULPEPER, VA • DULUTH, GA • EXPORT, PA • FAIRFAX, VA • GREENBELT, MD
LEESBURG, VA • MANASSAS, VA • ORLANDO, FL • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WEST PALM BEACH, FL

SPECIAL EXCEPTION PLAT
FRANKLIN BUSINESS PARK
PUBLIC SERVICES CRG NO. 90023
DEED REFERENCE S.M. 8092 249
TAX ACCOUNT NO. 2100-011623
BALTIMORE COUNTY, MARYLAND
CRG NO. IV-383
4TH ELECTION DISTRICT
COUNCILMANIC
DISTRICT NO.3
SHEET 1 OF 2

