

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-518-SPHX

The undersigned, legal owner(s) of the property abutting in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition for a Variance from Section 203.4.C.8.c.1 of the Zoning Law of 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 of 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: Franklin Boulevard Limited Partnership
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Legal Owner(s): Franklin Boulevard Limited Partnership
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Attorney for Petitioner: John B. Howard, Esquire
(Type or Print Name)
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 301/823-4111

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John B. Howard, Esquire
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Phone No.: 301/823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1991, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1991, at _____ o'clock _____ M.

J. Robert Haines
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 area 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 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 19,309 S.F. parking area) in lieu of the 1,053.4 S.F. (7% of parking area required).

91-518-SPHX

Greenhorne & O'Mara, Inc.
113 WEST ROAD • SUITE 208 • BALTIMORE, MARYLAND 21204 • (301) 286-4100
ENGINEERS ARCHITECTS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS

DESCRIPTION OF 1.28 AC. +/- 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.H. 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 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.H. 8092 Folio 249, thence binding on and running with the centerline of Cherry Hill Lane,

- South 29° 07' 32" West 82.11 feet, thence at right angles
- North 60° 52' 28" West 25.00 feet to a point in the line drawn twenty five feet north and parallel to the centerline of Cherry Hill Lane said line being the proposed widening line of Cherry Hill Lane; thence along said widening line the two following courses and distances, viz:
- South 29° 07' 32" West 350.00 feet, thence
- South 19° 21' 44" West 41.86 feet; thence departing said widening for five new lines of division through the said secondly described parcel, viz:
- North 60° 09' 14" West 80.29 feet, thence
- North 29° 50' 46" East 29.00 feet, thence at right angles
- North 60° 09' 14" West 52.77 feet, thence
- North 39° 32' 06" East 72.86 feet, thence at right angles
- North 50° 27' 54" West 13.00 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 five following courses and distances, viz:
- North 39° 32' 06" East 45.44 feet, thence
- North 35° 08' 04" East 143.07 feet, thence
- North 06° 27' 33" East 75.00 feet, thence

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

- North 43° 19' 44" East 124.92 feet, thence
- South 56° 51' 49" East 124.85 feet to the point of beginning.

CONTAINING 55,620 square feet or 1.28 acres of land, more or less.
June 26, 1991
FOR ZONING PURPOSES ONLY

[Signature]

91-518-SPHX

CERTIFICATE OF PUBLICATION
TOWSON, MD. 8/8 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/8, 1991.

THE JEFFERSONIAN,
S. Zebe Orlov
Publisher
\$ 114.98

receipt

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

Account: R-001-6150
Number: [Blank]

Date: 8/26/91 H910209

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1	
040 - SPECIAL HEARING (OTHER)	1	
030 - SPECIAL EXEMPTION	1	
670 - SUM OF ABOVE FEES (MAXIMUM)		\$450.00
TOTAL:		\$450.00

LAST NAME OF OWNER: Please Make Checks Payable To: Baltimore County 000011128806-27-91

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 8/20/91

Franklin Boulevard Limited Partnership/Continental Realty Investors Corp.
17 E. Pennsylvania Avenue
Baltimore, Maryland 21285

RE: Case Number: 91-518-SPHX
N/S Cherry Hill Lane, 420' SW Turnpike Road
Franklin Business Park, Parcel B
4th Election District - 3rd Councilmanic
Petitioner(s): Franklin Boulevard Limited Partnership/Continental Realty Investors Corp.
HEARING: TUESDAY, SEPTEMBER 3, 1991 AT 3:00 P.M.

Dear Petitioner(s):
Please be advised that \$ 187.98 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONERS
BALTIMORE COUNTY, MARYLAND
cc: John B. Howard, Esq.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: August 6, 1991
Posted for: Special Hearing, Variance, Special Hearing
Petitioner: Franklin Boulevard Limited Partnership
Location of property: N/S Cherry Hill Lane, 420' S.W. Turnpike Road
Franklin Business Park, Parcel B
Location of sign: N.W. side of Cherry Hill Lane in front of subject property
Remarks: [Blank]
Posted by: [Signature]
Number of Signs: 4

CERTIFICATE OF PUBLICATION
TOWSON, MD. 8/8 1991

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 8, 1991.

OWINGS MILLS TIMES,
S. Zebe Orlov
Publisher
\$ 114.98

receipt

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

Account: R-001-6150
Number: [Blank]

Date: [Blank]

691-518-SPHX

Please Make Checks Payable To: Baltimore County

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:

Case Number: 91-518-SPH
N/S Cherry Hill Lane, 420' SW Farragton Road
Franklin Business Park, Parcel B
4th Election District - 3rd Councilmanic
Petitioner(s): Franklin Boulevard Limited Partnership/Continental Realty Investors Corp.
HEARING: TUESDAY, SEPTEMBER 11, 1991 at 11:00 a.m.

Special Exception for a portion of a Class B office building in an R.O. zone.

Variance to allow 100% medical office usage; to allow a building setback of 15 feet from the proposed right-of-way in lieu of the 30 feet required; to allow a landscape buffer of 15 feet from the proposed right-of-way to the building and the parking area and 10 feet from the north property line to the parking area in lieu of the 20 feet required; to allow a landscape buffer of 1 foot from the front (west) property line to the parking area in lieu of the 10 feet required; to allow a landscape buffer of 1 foot from the front (west) property line to the proposed parking area, in lieu of the 10 feet required; and to allow an A.O.S. area of 949 square feet (4.4% of 19,309 square feet parking area) in lieu of the 1,053.4 square feet (7% of parking area required).

Special Hearing to approve an amendment to the special exception granted in Case No. 90-519-2A permitting an addition to a Class B office building in an R.O. zone.

Zoning Commissioner of
Baltimore County

JULY 18, 1991

Change

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:

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N/S Cherry Hill Lane, 420' SW Farragton Road
Franklin Business Park, Parcel B
4th Election District - 3rd Councilmanic
Petitioner(s): Franklin Boulevard Limited Partnership/Continental Realty Investors Corp.
HEARING: TUESDAY, SEPTEMBER 3, 1991 AT 3:00 P.M.

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Special Hearing to approve an amendment to the special exception granted in Case No. 90-519-2A permitting an addition to a Class B office building in an R.O. zone.

J. Robert Heines

Zoning Commissioner of
Baltimore County

cc: Franklin Boulevard Limited Partnership/Continental Realty Investors Corp.
John B. Howard, Esq.

August 12, 1991

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

RE: Item No. 509, Case No. 91-518-SPHX
Petitioner: Franklin Blvd Lmtd Prtshp
Petition for Special Hearing, Special Exception
and Zoning Variance

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.

James E. Dyer

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Mark L. Levy
Franklin Blvd Lmtd Prtshp
12 W. Pennsylvania Avenue
Baltimore, MD 21285

Your petition has been received and accepted for filing this
16th day of July, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Franklin Blvd Lmtd Prtshp
Petitioner's Attorney: John B. Howard

JULY 25, 1991

(301) 887-4500

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

RE: Property Owner: FRANKLIN BOULEVARD LIMITED
Location: FRANKLIN BUSINESS PARK, PARCEL B
Item No.: 509 Zoning Agenda: JULY 9, 1991

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

JK/KEK

Rec'd by Heines

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 6, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for July 9, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 504, 506, 507, 508, 511, 512 and 513.

For Items 469, 509 and 514, the previous County Review Group Meeting Comments are still applicable.

For Item 174, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Hammonds Ferry Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 50-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.
- b. The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.

Zoning Advisory Committee Meeting for
July 9, 1991
Page 2

- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

For Item 300, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Sudbrook Lane is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 50-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.
- b. The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

Zoning Advisory Committee Meeting for
July 9, 1991
Page 3

- d. The preparation of the right-of-way plat for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards.

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

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

RWB:s

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: August 15, 1991

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

SUBJECT: Franklin Boulevard Limited Partnership, Item No. 509

Based upon the review of prior cases regarding this project and the current information provided, staff supports the applicant's request.

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

PK/JL/pat
 ITEM509/2AC1

*Rec'd 8/16/91
 jw*

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

DATE: August 28, 1991

TO: Mr. Arnold Jablon, Director
 Office of Zoning Administration
 and Development Management

FROM: Rahee J. Fanni

SUBJECT: Z. A. C. comments

Z. A. C. MEETING DATE: July 9, 1991

ITEM NUMBER: 509

Please see the CRG comments for this site.

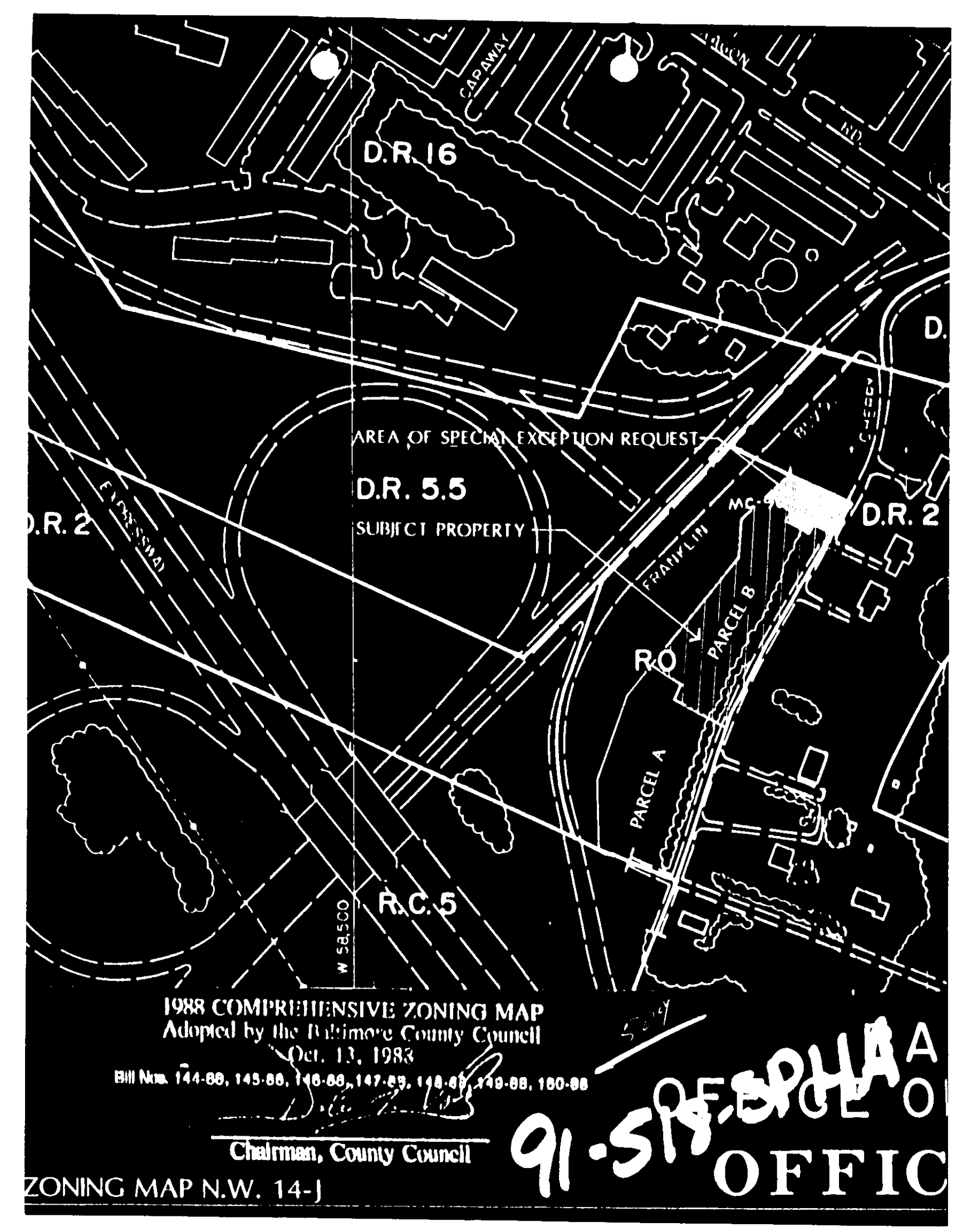
*Rahee J. Fanni
 Traffic Engineer II*

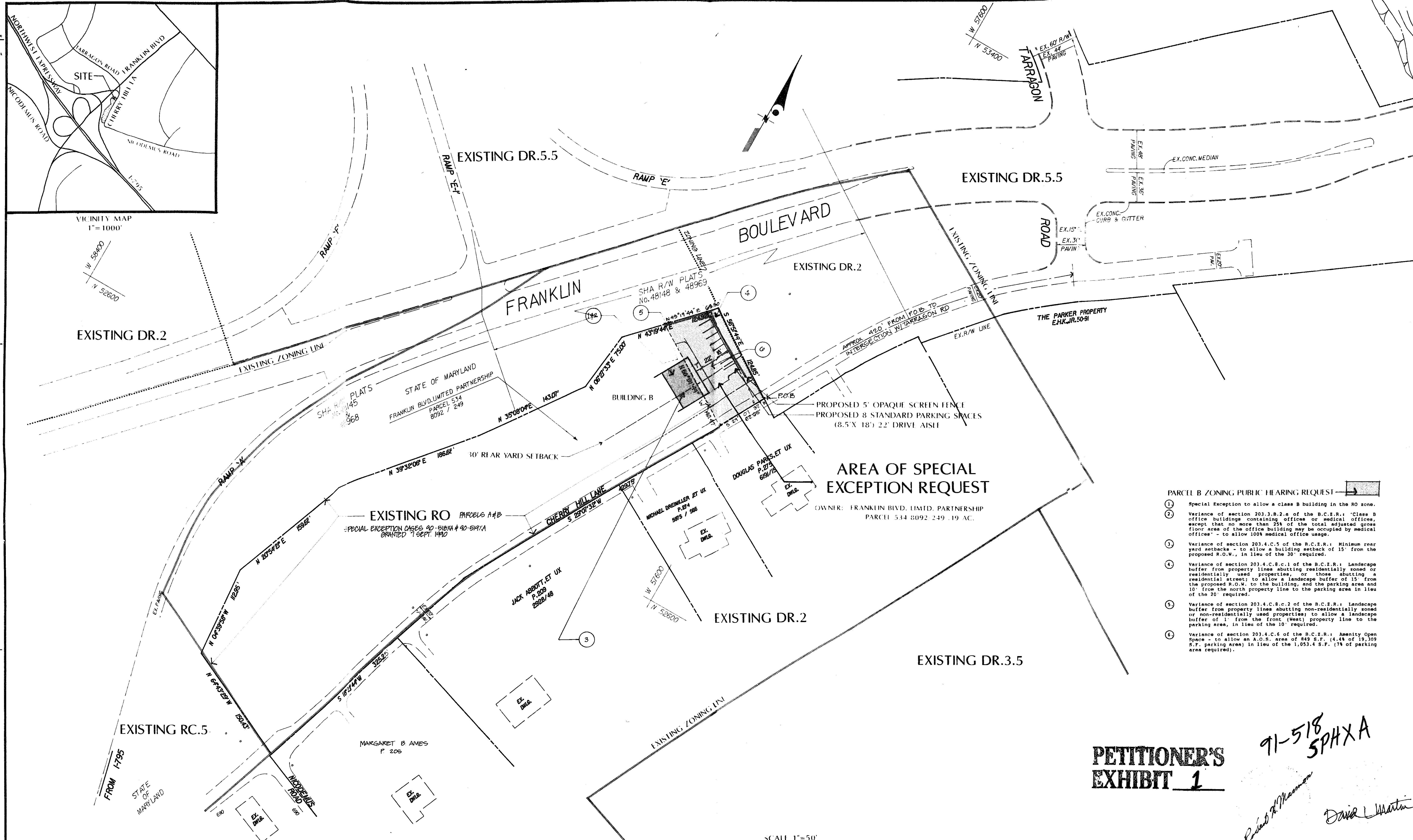
RJF:bza

91-518
 SPHA

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Rob Hoffman</i>	<i>210 Allegheny Ave 21204</i>
<i>Mark Levy</i>	<i>17 W Pennsylvania 21204</i>
<i>Glen Cook</i>	
<i>David Martin</i>	<i>113 W. Red - Suite 200 21204</i>





- PARCEL B ZONING PUBLIC HEARING REQUEST**
- 1 Special Exception to allow a class B building in the RD zone.
 - 2 Variance of section 203.3.B.2.a of the B.C.Z.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.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.
 - 4 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 area in lieu of the 20' required.
 - 5 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 parking area, in lieu of the 10' required.
 - 6 Variance of section 203.4.C.6 of the B.C.Z.R.: Amenity Open Space - to allow an A.O.S. area of 892 S.F. (44% of 1,999 R.F. parking area) in lieu of the 1,053.4 S.F. (7% of parking area required).

PETITIONER'S EXHIBIT 1

91-518 SPHX A

Richard A. Manner
David L. Martin

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

No.	REVISION	DATE	BY

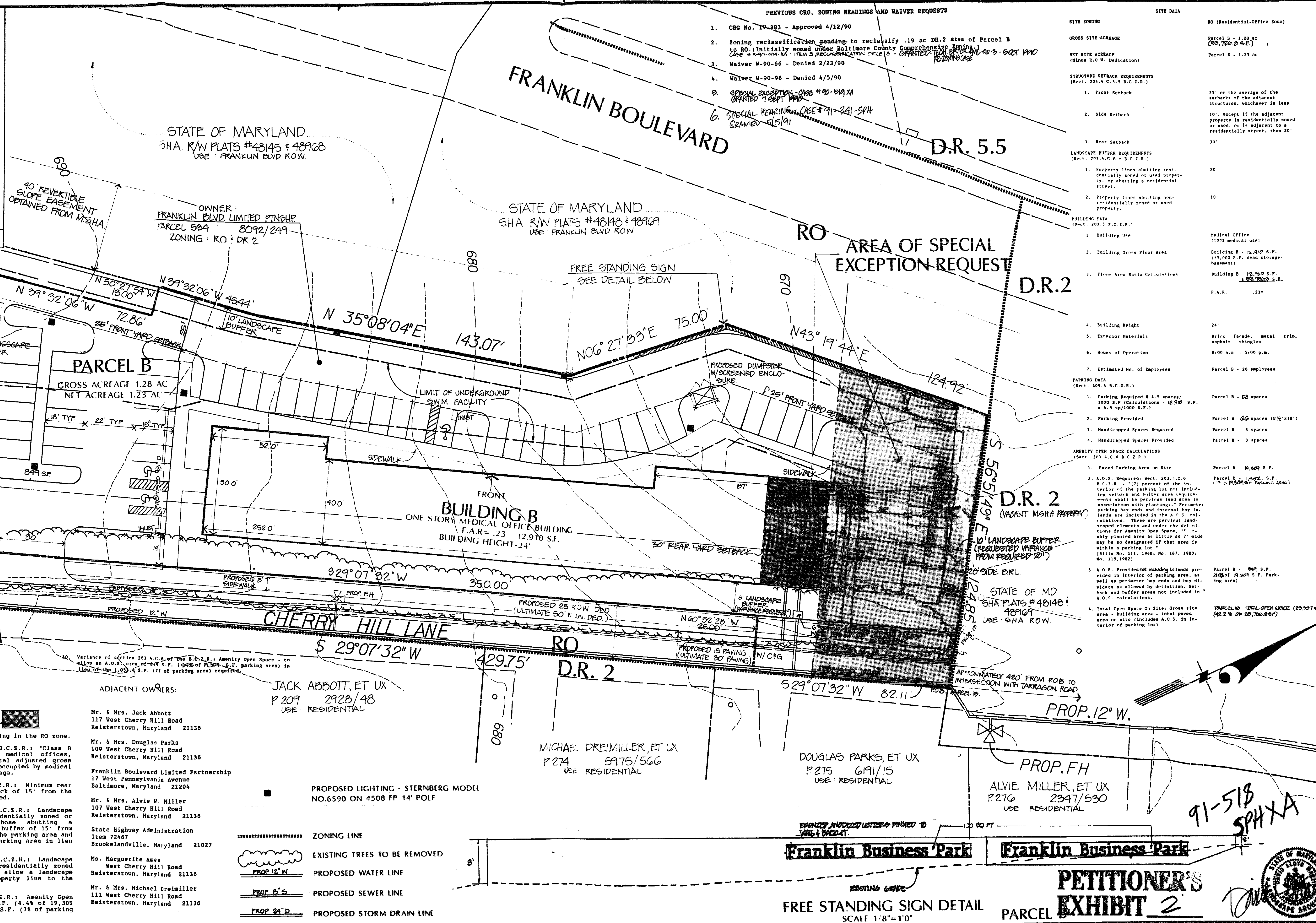
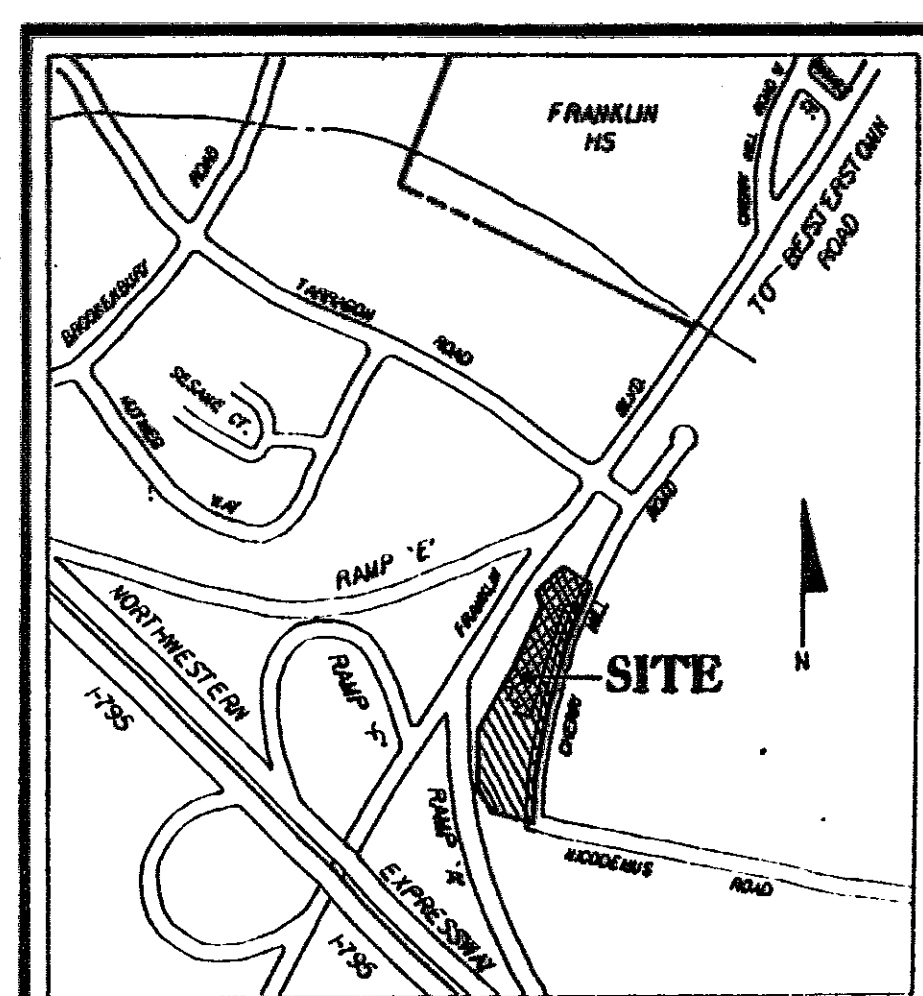


ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
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SPECIAL EXCEPTION PLAT
FRANKLIN BUSINESS PARK
 PUBLIC SERVICE'S CRG NO. 90023
 DEED REFERENCE S.M. 8092 249
 TAX ACCOUNT NO. 2 100-011623
 BALTIMORE COUNTY, MARYLAND
 SHEET 1 OF 2

CRG NO. IV-383
 4TH ELECTION DISTRICT
 COUNCILMANIC DISTRICT NO. 3
 01/20/19

SCALE 1"=50'



- PREVIOUS CRG, ZONING HEARINGS AND WAIVER REQUESTS
1. CRG No. IV-383 - Approved 4/12/90
 2. Zoning reclassification pending to reclassify .19 ac DR-2 area of Parcel B to RO (initially zoned under Baltimore County Comprehensive Zoning Code # 90-408-22 ITEM 5 RECLASSIFICATION CYCLE 3 - OPANATED BY PROCEEDING 90-3-800T 1990)
 3. Waiver W-90-66 - Denied 2/23/90
 4. Waiver W-90-96 - Denied 4/3/90
 5. SPECIAL EXCEPTION - CASE # 90-519 XA GRANTED 7/28/90
 6. SPECIAL HEARING - CASE # 91-241-SPH GRANTED 5/15/91

SITE DATA

SITE ZONING	RO (Residential-Office Zone)
GROSS SITE ACREAGE	Parcel B - 1.28 ac (59,750 S.F.)
NET SITE ACREAGE (Minus R.O.W. Deductions)	Parcel B - 1.23 ac
STRUCTURE SETBACK REQUIREMENTS (Sect. 203.4.C.3-5 B.C.Z.R.)	25' or the average of the setbacks of the adjacent structures, whichever is less
1. Front Setback	10'
2. Side Setback	10', except if the adjacent property is residentially zoned or used, or is adjacent to a residentially zoned street, then 20'
3. Rear Setback	30'
LANDSCAPE BUFFER REQUIREMENTS (Sect. 203.4.C.8 B.C.Z.R.)	20'
1. Property lines abutting residentially zoned or used property, or abutting a residential street	10'
2. Property lines abutting non-residentially zoned or used property	10'
BUILDING DATA (Sect. 203.3 B.C.Z.R.)	
1. Building Use	Medical Office (100% medical use)
2. Building Gross Floor Area	Building B - (2,410 S.F. (14,000 S.F. dead storage-haust)
3. Floor Area Ratio Calculations	Building B 12,910 S.F. (59,750 S.F. F.A.R. .23
4. Building Height	24'
5. Exterior Materials	Brick facade, metal trim, asphalt shingles
6. Hours of Operation	8:00 a.m. - 5:00 p.m.
7. Estimated No. of Employees	Parcel B - 20 employees
PARKING DATA (Sect. 409.4 B.C.Z.R.)	
1. Parking Required 4.5 spaces/1000 S.F. (calculations - 12,910 S.F. x 4.5 sp/1000 S.F.)	Parcel B - 59 spaces
2. Parking Provided	Parcel B - 66 spaces (87'x18')
3. Handicapped Spaces Required	Parcel B - 3 spaces
4. Handicapped Spaces Provided	Parcel B - 3 spaces
AMENITY OPEN SPACE CALCULATIONS (Sect. 203.4.C.6 B.C.Z.R.)	
1. Paved Parking Area on Site	Parcel B - 11,500 S.F.
2. A.O.S. Required: Sect. 203.4.C.6 B.C.Z.R. - (7% percent of the interior of the parking lot not including setback and buffer area requirements shall be provided in association with plantings. Plantings shall be provided on islands and under the definition of amenity open space. (1) amenity open space as little as 7' wide may be designated if that area is within a parking lot. (Bill No. 111, 1988; No. 167, 1990; No. 113, 1992)	Parcel B - 1,052 S.F. (44% of 2,390 S.F. parking area)
3. A.O.S. Provided: (including islands provided in interior of parking area, as well as perimeter bay ends and bay divides as allowed by definition. Setback and buffer areas not included in A.O.S. calculations)	Parcel B - 947 S.F. (40% of 2,390 S.F. parking area)
4. Total Open Space on Site: Green site area - building area - total paved area on site (includes A.O.S. in interior of parking lot)	Parcel B - 100% OPEN SPACE (2500'x60' (56.2% of 59,750 S.F.))

FRANKLIN BUSINESS PARK PARCEL A USE: PROPOSED MED OFFICE RO

PARCEL B
GROSS ACREAGE 1.28 AC
NET ACREAGE 1.23 AC

BUILDING B
ONE STORY MEDICAL OFFICE BUILDING
F.A.R. = .23 12,910 S.F.
BUILDING HEIGHT - 24'

D.R. 2
(VACANT MSHA PROPERTY)

- PARCEL B ZONING PUBLIC HEARING REQUEST**
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.Z.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.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.
 4. 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 area in lieu of the 20' required.
 5. 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 (North) property line to the parking area, in lieu of the 10' required.
 6. 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 19,309 S.F. parking area) in lieu of the 1,053.4 S.F. (7% of parking area required).

- ADJACENT OWNERS:**
- Mr. & Mrs. Jack Abbott
117 West Cherry Hill Road
Reisterstown, Maryland 21136
 - Mr. & Mrs. Douglas Parks
109 West Cherry Hill Road
Reisterstown, Maryland 21136
 - Franklin Boulevard Limited Partnership
17 West Pennsylvania Avenue
Baltimore, Maryland 21204
 - Mr. & Mrs. Alvie V. Miller
107 West Cherry Hill Road
Reisterstown, Maryland 21136
 - State Highway Administration
Item 72467
Brookelandville, Maryland 21027
 - Ms. Marguerite Ames
West Cherry Hill Road
Reisterstown, Maryland 21136
 - Mr. & Mrs. Michael Dreimiller
111 West Cherry Hill Road
Reisterstown, Maryland 21136

- PROPOSED LIGHTING - STERNBERG MODEL NO.6590 ON 4508 FP 14' POLE**
- ZONING LINE**
- EXISTING TREES TO BE REMOVED**
- PROPOSED WATER LINE**
- PROPOSED SEWER LINE**
- PROPOSED STORM DRAIN LINE**

MICHAEL DREIMILLER, ET UX
P 274 5975/566
USE: RESIDENTIAL

DOUGLAS PARKS, ET UX
P 275 6191/15
USE: RESIDENTIAL

ALVIE MILLER, ET UX
P 276 2347/530
USE: RESIDENTIAL

Franklin Business Park

PETITIONER'S EXHIBIT 2

FREE STANDING SIGN DETAIL
SCALE 1/8"=10"

OWNER/DEVELOPER
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

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING
FRANKLIN BUSINESS PARK
ONE CLASS B OFFICE BUILDING
CENSUS TRACT NO.440.401 COUNCILMANIC DISTRICT NO.3
PUBLIC SERVICES CRG NO.90023 DEED REFERENCE-S.M.8092/245
REGIONAL PLANNING NO.306A TAX ACCOUNT NO.2100-01623
4TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

LLH DESIGN	SCALE 1"=20'
LLH DRAWN	
DLM CHECKED	SHEET 2 OF 2
0/20/91 DATE	JOB No. B-1102-X FILE No.

