

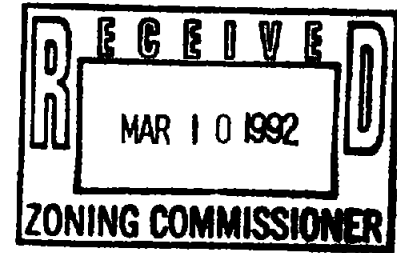
*Sim's
case
file*

*3/6/92
j
TO 68*

3945-92

BOSWORTH PROPERTIES

5712 ROLAND AVENUE
BALTIMORE, MD 21210
(301) 433-2537



3/1/92

FAX
Arnold Jablon, Director
Dept. of Zoning Administration
111 W. Chesapeake Ave.
Towson, MD. 21204

RE: Petition for Special Exception, HCFA Owings Mills site.

Dear Arnold,

92-289-X

As per our conversation last week, I hereby formally request to cancel the 3/11/92 hearing for the above item. As you now know, we are no longer pursuing the HCFA job. I would like to thank you and Carl Richards very much for all the help you gave us in this matter. I look forward to working with you on other jobs in the future.

Sincerely,

Peter Bosworth
Peter Bosworth, President

RECEIVED
MAR 5 1992
ZONING OFFICE

RECEIVED MAR 11 1992 *[Signature]*

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



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 31, 1992

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: 92-289-X

N/S Proposed Lakeside Drive, NEC Owings Mills Boulevard,

S/S Meadows Road (no specific address)

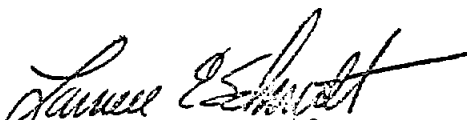
4th Election District - 3rd Councilmanic

Legal Owner(s): Painters Mill Venture & Lyons Mill Associates Limited Partnership

Contract Purchaser(s): Bosworth Acquisitions, Inc.

HEARING: WEDNESDAY, MARCH 11, 1992 at 9:00 a.m.

Special Exception for office buildings.


Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Painters Mill Venture
Lyons Mill Associates LTD Partnership
Bosworth Acquisitions, Inc.
G. Scott Barhight, Esq.

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



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
29th day of January, 1992.

A handwritten signature in cursive script, reading "Arnold Jablon", written over a horizontal line.

ARNOLD JABLON
DIRECTOR

Received By:

A handwritten signature in cursive script, reading "W. Carl Richards Jr.", written over a horizontal line.

Chairman,
Zoning Plans Advisory Committee

Petitioner: Painters Mill Venture

Petitioner's Attorney: G. Scott Barhight



307
92-289-X

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 Office buildings in an R.A.E. 2 zone
pursuant to Section 201.2 A.6

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/Lessee:

Bosworth Acquisitions, Inc.
(Type or Print Name)
RPeter Bosworth - Pres.
Signature
5712 Roland Avenue
Address
Baltimore, MD 21210
City and State

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)
[Signature]
Signature
Whiteford, Taylor & Preston
Address
500 Court Towers
210 W. Pennsylvania Ave.
Towson, MD 21204
City and State

Attorney's Telephone No.: 832-2050

Legal Owner(s)

Painters Mill Venture
(Type or Print Name) 106 Old Court Rd.,
Suite 202, Balto., MD 21202
[Signature]
Signature
Lyons Mill Associates Limited
(Type or Print Name) Partnership
1700 W. Pennsylvania Ave., Towson, MD
[Signature]
Signature 21204

See Above

Address Phone No.

City and State

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

Peter Bosworth
Name
5712 Roland Ave., Balto., MD 21210
Address
Phone No. 433-2537



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL 1/2 DAY OTHER ASAP
REVIEWED BY: JLL & WCR DATE 1-29-92

Q2. 289 X

ZONING DESCRIPTION

Beginning at a point to the west side of Owings Mills Boulevard, which is 130 feet wide, a distance of 75 feet north from the intersection with the center line of Lakeside Drive. Thence the following directions:

North along the west side of the Owings Mills Boulevard Right-of-Way 865 feet, to the intersection with the southern side of the Meadows Road Right-of-Way, which is 15 feet from the centerline of Meadows Road. Thence, east along the Meadows Road Right-of-Way 1860 feet to the intersection of the western property line of Calvin R. Ebelein, thence southeast 42 feet, and south 618 feet along the Calvin E. Ebelein boundary, thence east 66 feet and south 738 feet along the Garth Samuels and Painters Mill Village Boundary to the intersection with the Northern Right-of-Way line for the proposed Lakeside Drive, then 2055 feet along the northern Right-of-Way line for Lakeside Drive, to the point of beginning, containing approximately 40 acres, and located in the 4th Election District.

✓
1/28/92

307
92-289-X

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 410-347-8700

500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000

SUITE 400
888 17TH STREET, NW
WASHINGTON, D.C. 20006
TELEPHONE 202-659-6800

FAX: 410-832-2015

G. SCOTT BARRHIGHT

DIRECT NUMBER
410-832-2050

January 21, 1992

HAND DELIVERED
Arnold Jablon, Esquire
Director
Department of Zoning Administration
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Bosworth Acquisitions, Inc.
HCFA Site
Petition for Special Exception

Dear Mr. Jablon:

Please accept the enclosed Petition for Special Exception, Plan to accompany Special Exception and supporting documentation for filing. The filing fee is also enclosed.

The proposed office complex is to house the offices of the Health Care Finance Administration (HCFA). This request for Special Exception is to be conditioned upon the following items:

1. HCFA must select the site. If HCFA does not select the site, the Special Exception is null and void.
2. The developer must comply with the design criteria established by the Director of the Office of Planning and Zoning.
3. The developer must provide a complete metes and bounds description of the property if the Special Exception is granted.

Due to the nature of the HCFA development, future site design changes may occur. These changes may include relocation of on grade parking, parking structures, and buildings. The size and shape of these elements may also be

Arnold Jablon, Esquire
1/21/92
Page -2-

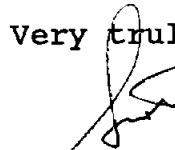
subject to change. It is imperative to maintain the highest degree of flexibility to accommodate the potential changes in order for this site to be a viable candidate for the HCFA project.

If HCFA selects this site, approximately 2,700 employees will be located at this facility. The economic benefit to Baltimore County will be enormous. Further, given the nature of the development proposed, there will be no harm to the health, safety, or welfare of the community. In fact, this project would be a tremendous public benefit to Baltimore County.

On behalf of Bosworth Acquisitions and this office, I wish to express our sincere appreciation for your cooperation and flexibility. Opportunities such as the HCFA project require a large degree of flexibility and participation by local government. Your assistance, and the assistance of all of the departments involved is to be commended.

Should you have any questions or comments, or if you are in need of any additional information or documentation, please feel free to contact me.

Very truly yours,



G. Scott Barhight

GSB:aes

Enclosure

cc: R. Peter Bosworth
P. David Fields

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



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 24, 1992

G. Scott Barhight, Esquire
Whiteford, Taylor, & Preston
500 Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 307 , Case No. 92-289-X
Petitioner: Painters Mill Venture, et al
Petition for Special Exception

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.



Zoning Plans Advisory Committee Comments

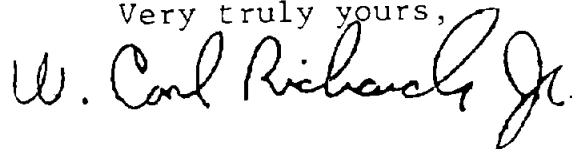
Date: February 24, 1992

Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards Jr.".

W. Carl Richards
Zoning Coordinator

WCR:jaw

Enclosures

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

FEBRUARY 7, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PAINTERS MILL VENTURE AND LYONS MILL

Location: N/S PROPOSED LAKESIDE DRIVE

Item No.: 307 Zoning Agenda: FEBRUARY 7, 1992

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.

- SITE AS CURRENTLY LAID OUT MAY PRESENT FIRE DEPARTMENT APPARATUS ACCESSIBILITY PROBLEMS, PARTICULARLY WITH BUILDING #4. THE FIRE DEPARTMENT NEEDS 25% OF A BUILDING'S PERIMETER ACCESSIBLE TO FIRE APPARATUS. THIS ACCESSIBILITY IS BY A PAVED SURFACE WITHIN 30' OF THE BUILDING.

- THE FIRE DEPARTMENT APPROVES THIS VARIANCE.

REVIEWER: CPT. Jerry Reifer / KEK Noted and
Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO _____
Zoning Advisory Committee

February 3, 1992
Date _____

Ken Nohe, Director *KN*
Economic Development Commission

FROM _____
Special Exception Request, Item #307
Meeting of February 7, 1992.

SUBJECT _____

Given existing zoning-use regulations permitting offices in RAE-2 zones and subject purchaser's pending bid for the new Health Care Financing Administration's (HCFA's) headquarter facility at this location, the Economic Development Commission supports a ruling in favor of the above referenced request for special exception.

Any concerns regarding this position may be forwarded directly to my attention.

KN:ts

c: Tony Haley
Tom Sadowski

Preliminary Petition Review Outline by JLL & WCR 1/29/92

HEALTH CARE FINANCIAL ADMINISTRATION
Unaddressed Zoning Issues or Incomplete Required Information

Zoning descriptions must be sealed
No metes and bounds
No dimensions
Need all uses and areas defined

1. USES: Section 201.2.A.6, B.C.Z.R. (Special Exception for Office Building): Retail or service areas listed under sub-paragraph 3 (child day care not listed under .3 but okay under 424.2) permitted only if specifically allowed under the granting of special exception or special hearing.

List specific retail or service uses under 201.2.A.3. If proposed, are subject to limits under B.1. area limitations.

B.2. does seem to apply 1,000 square feet G.F.A. except for banks, food store, less than 5,000 square feet restaurant. Clarify permitted under Section 3 and determine how accessory use under B.2.

B.3. entrances - .2 offices - okay but 201.2.A.3 uses - not more than 1 exterior entrance and 1 public entrance located within building for the proposed retail and service uses proposed.

2. SIGNS AND DISPLAY: 201.2.B4.
Reference must comply with this and all zoning sign policies.

3. BULK: 201.3.A
Need elevation details (1.5 x building height tent, Section 231).

.B any elevation width of building of 7 or more stories shall not exceed 2-1/2 x average height of such elevation. Need height and elevation width details. Why 175 and 250 feet setbacks - due to height tent?

4. VARIANCE - SETBACKS: 102.2
Between building setbacks means 60 feet needed between buildings.

Variance between new parking and new building.
5. ZONING: Per 1"=200' scale zoning map NW 10-I, part of this site is RAE-1 (SE corner). Separate this area from all R.A.E.-2 calculations and use support.
6. GENERAL:

PARKING - durable dustless, permanent striping, all traffic arrows and dimension all travel aisles less than 20 feet.

LOADING per Section 409.11

PARKING shows all office 850,000 square feet at 3.3

MEDICAL OFFICE?

DAY CARE?

EXISTING OR PROPOSED SURROUNDING USES

Additional requests and revised plans are subject to additional filing fees.
7. PLAN NOTE: Note on the plan, minimum 1/4" bold letters:
"ZONING USE/COMPLIANCE NOTE - ALL USES, BUILDINGS AND PARKING PROPOSED AS SHOWN ON THIS PLAN CANNOT BE INCREASED OR DECREASED WITHOUT FURTHER ZONING APPROVALS AND ANY CHANGES IN USE, EVEN THOUGH PERMITTED BY SECTION 201 (B.C.Z.R.) MUST BE APPROVED BY THE ZONING OFFICE. ANY FUTURE USES ESTABLISHED ON THIS PLAN WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO SECTIONS 201, 424, 231, 409, 413, AND THE ZONING POLICY MANUAL. ANY CONFLICTS OR DEFICIENCIES WITH THE ZONING REGULATIONS MUST BE RESOLVED PRIOR TO ZONING APPROVAL."

98-289-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting February 22, 1992

Posted for: Special Exempt

Petitioner: Painter Mill Section, et al

Location of property: N/S Proposed East side Drive, B&O Garage Mill
Boulevard - S/S Meadows Road

Location of Signs: East side of Avenue near house on front
of subject property

Remarks: _____

Posted by S. J. Arata Date of return: February 25, 1992
Signature

Number of Signs: 1



CERTIFICATE OF PUBLICATION

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: 92-289-X
N/S Proposed Lakeside Dr.,
NEC Owings Mills Blvd.
S.S Meadows Road
(no specific address)
4th Election District
3rd Councilmanic

Legal Owner(s):

Painters Mill Venture &
Lyons Mill Associates
Limited Partnership
Contract Purchaser(s):
Bosworth Acquisitions, Inc.
Hearing Date: Wednesday,
March 11, 1992 at 9:00
a.m.

Special Exception: for office buildings.

LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County

O/J/2/068 February 13.

TOWSON, MD.,

2/14, 1992

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 2/13, 1992.

THE JEFFERSONIAN,

S. Zebe Orlean

Publisher

\$75.01

"DUPLICATE"

CERTIFICATE OF PUBLICATION

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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LAWRENCE E. SCHMIDT,
Zoning Commissioner of
Baltimore County
O/J/2/068 February 13.

TOWSON, MD.,

2/14, 1992

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 13, 1992.

OWINGS MILLS TIMES,

S. Zehe Orlean

Publisher

\$75.01



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

receipt

Date

6/29/92

Account: R-001-6150

Number

119200307

PUBLIC HEARING FEE

0.00

0.00

500 - SPECIAL EXCEPTION

0.00

\$175.00

LAST NAME OF OWNER: PATTERSON, HILL

0.00

\$175.00

Please Make Checks Payable To: Baltimore County \$175.00
BA 1009-29AM01-30-92

ashler Validation

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



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 2/25/92

Peter Bosworth and Bosworth Acquisitions, Inc.
5712 Roland Avenue
Baltimore, Maryland 21210

RE:

CASE NUMBER: 92-289-X

N/S Proposed Lakeside Drive, NEC Owings Mills Boulevard,

S/S Meadows Road (no specific address)

4th Election District - 3rd Councilmanic

Legal Owner(s): Painters Mill Venture & Lyons Mill Associates Limited Partnership

Contract Purchaser(s): Bosworth Acquisitions, Inc.

Dear Petitioner(s):

Please be advised that \$ 100.01 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: G. Scott Barhight, Esq.

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



111 West Chesapeake Avenue
Towson, MD 21204

March 11, 1992

(410) 887-3353

Peter Bosworth and Bosworth Acquisitions, Inc.
5712 Roland Avenue
Baltimore, Maryland 21210

Re: 92-289-X

Dear Petitioners:

Please be advised that there is an outstanding balance in the amount of \$100.01 for advertising and posting with regard to the above.

Your check should be made payable to "Baltimore County, Maryland" and brought into this office along with the sign(s) and post(s) sets currently located on the property. (There is a \$50.00 charge for each set not returned).

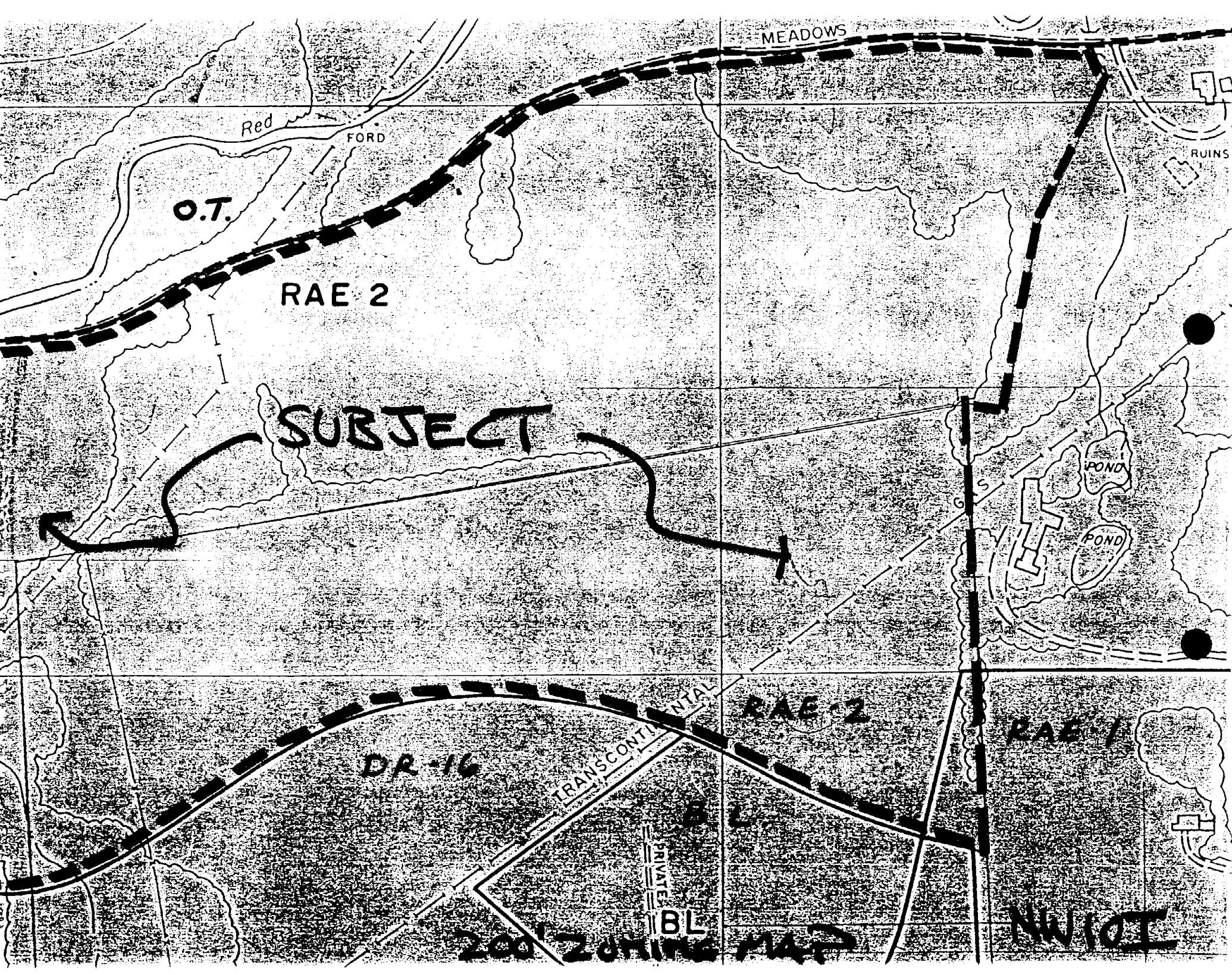
Failure to comply with the above before March 24, 1992, will result in this matter being forwarded to the Legal Office for collection proceedings.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

ARNOLD JABLON
Director



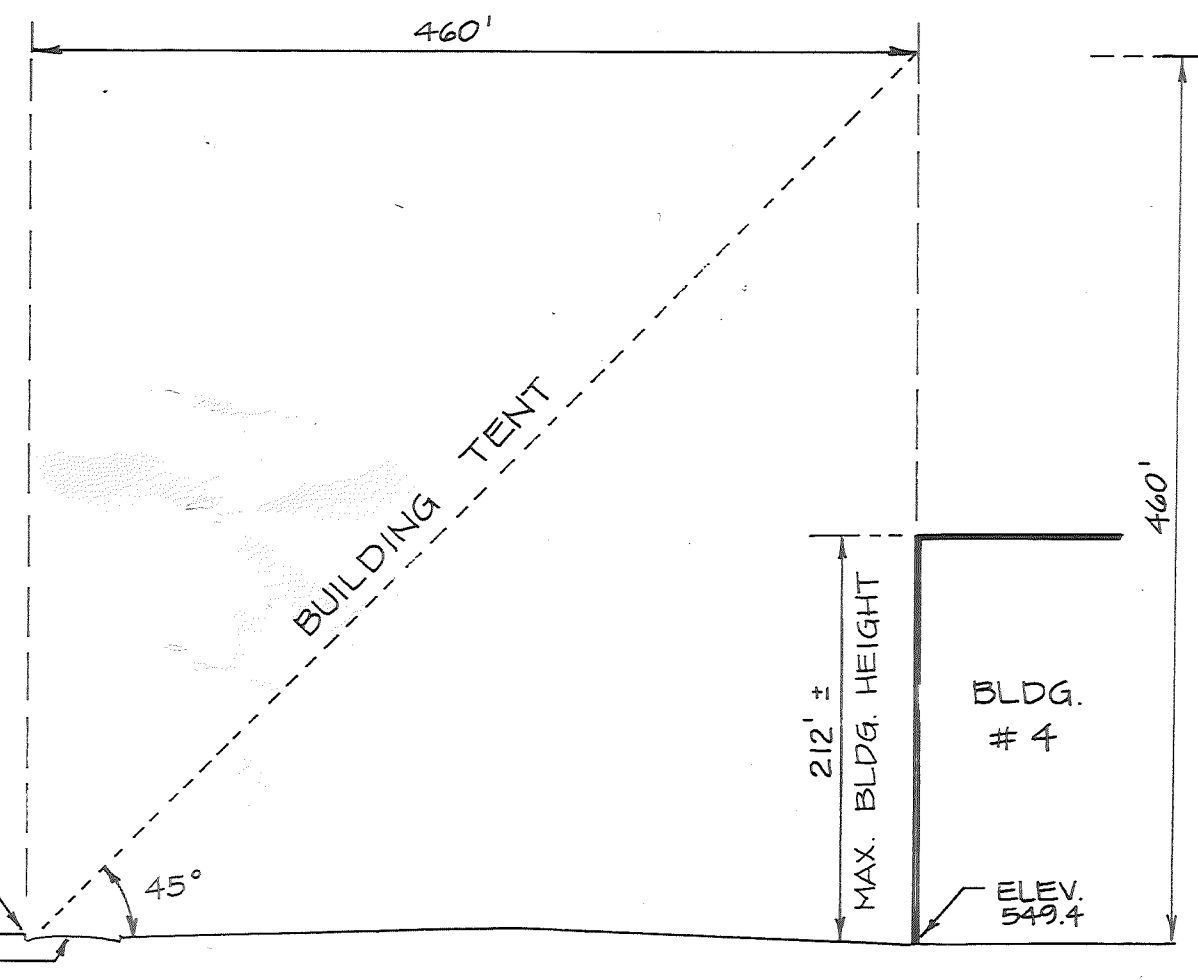
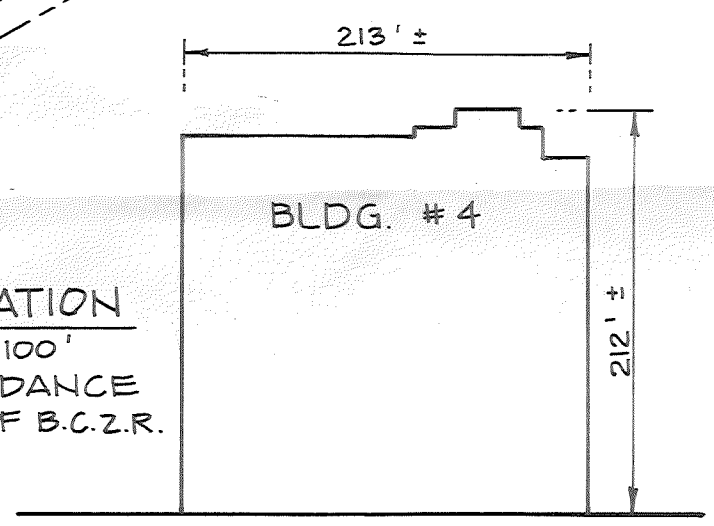


NOTE : ALL USES, BUILDINGS AND PARKING PROPOSED AS SHOWN ON THIS PLAN CANNOT BE INCREASED OR DECREASED WITHOUT FURTHER ZONING APPROVALS AND ANY CHANGES IN USE, EVEN THOUGH PERMITTED BY SECTION 201 (B.C.Z.R.) MUST BE APPROVED BY THE ZONING OFFICE. ANY FUTURE USES ESTABLISHED ON THIS PLAN WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO SECTIONS 201,424,231,409,413, AND THE ZONING POLICY MANUAL. ANY CONFLICTS OR DEFICIENCIES WITH THE ZONING REGULATIONS MUST BE RESOLVED PRIOR TO ZONING APPROVAL

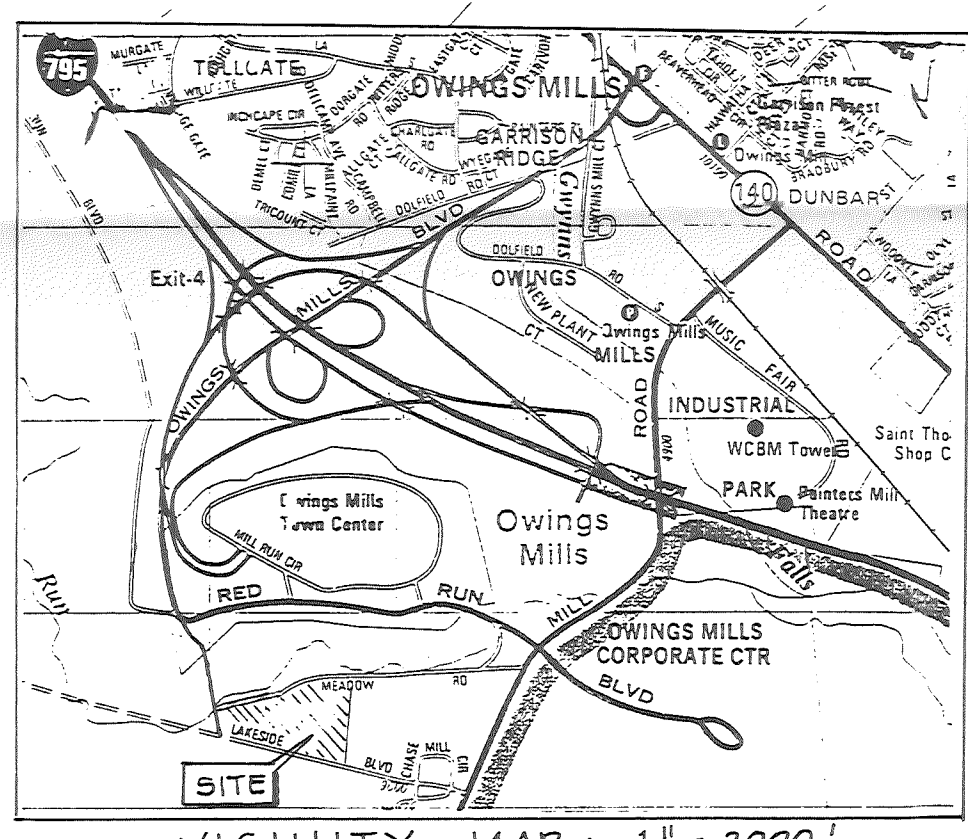


PLAN
SCALE: 1" = 50'

NORTH ELEVATION
SCALE: 1" = 100'
BUILDING IS IN ACCORDANCE WITH SECT. 201.3.B OF B.C.Z.R.



SECTION: BUILDING TENT
BUILDING IS IN ACCORDANCE WITH SECT. 201.3.A OF B.C.Z.R.
SCALE: 1" = 100'



VICINITY MAP: 1" = 2000'

ADJACENT USE:
SINGLE FAMILY RESIDENCE

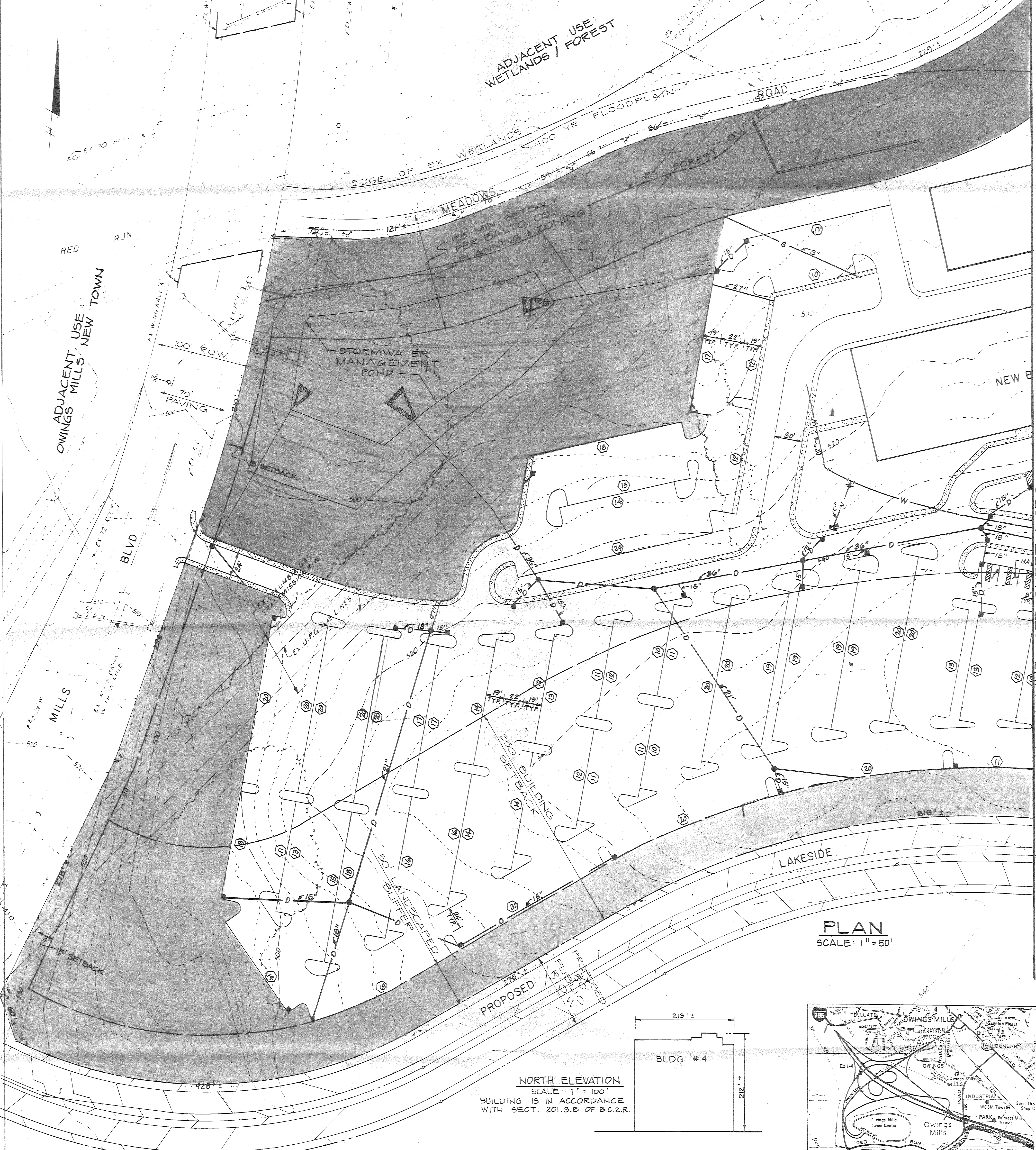
- NOTE: SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES AND REQUIREMENTS.
- SURFACE PARKING SHALL BE OF A DURABLE, DUSTLESS MATERIAL. PERMANENT STRIPING WILL BE USED.
 - LOADING AREA WILL COMPLY WITH BCZR SECT 409.11
 - ALL SIGNS AND DISPLAYS WILL COMPLY WITH BALTO. CO. ZONING REGULATION 201.2.B.4 AND ALL ZONING SIGN POLICIES.
 - CAFETERIA IS FOR EMPLOYEE USE ONLY
 - CHILD CARE CENTER IS FOR EMPLOYEE USE ONLY & IS PERMITTED UNDER SECTION 424.2 OF B.C.Z.R.
 - THE GIVEN 175' AND 250' SETBACKS WERE MADE UNDER PRIVATE AGREEMENT
 - VARIANCES ARE BEING REQUESTED FOR SECTIONS 102.2 AND 201.3.C.1
 - NO MEDICAL FACILITIES ARE BEING PROPOSED

	WHITNEY BAILEY COX MAGNANI	Consulting Engineers 1850 York Road Timonium, Maryland 21093 301-252-6060	DESIGNED: R.Z.B. DRAWN: J.R.B., M.S. CHECKED: S.P. DATE: 1/10/92 SCALE: AS SHOWN W.B.C.M. NO.

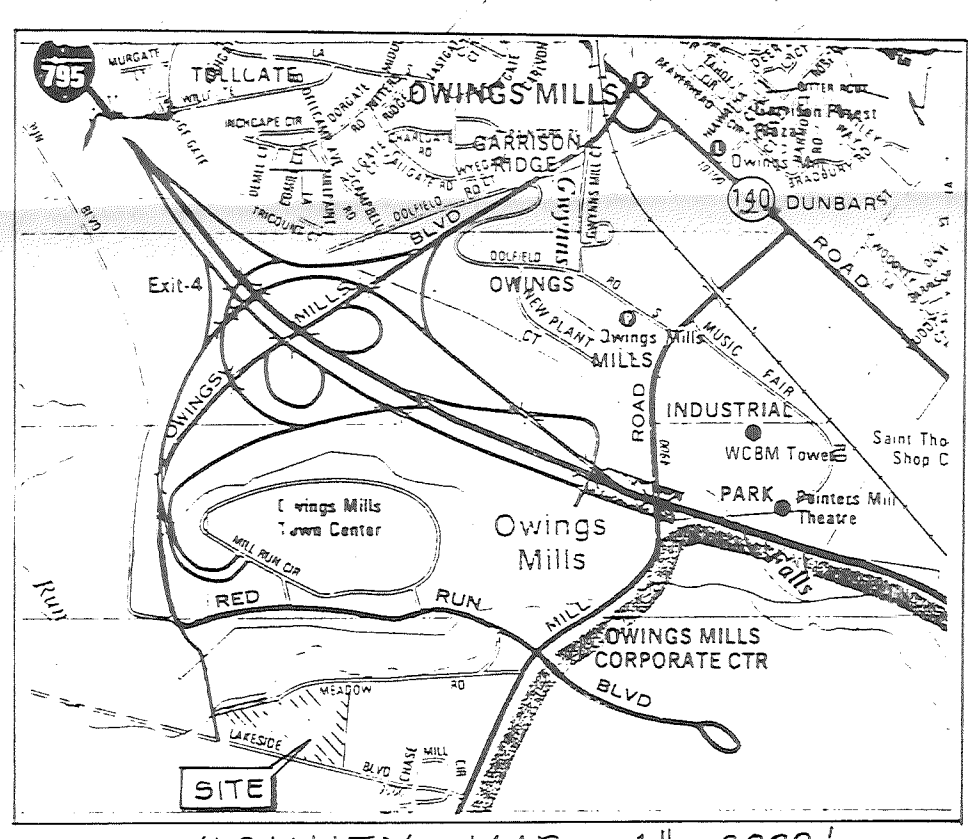
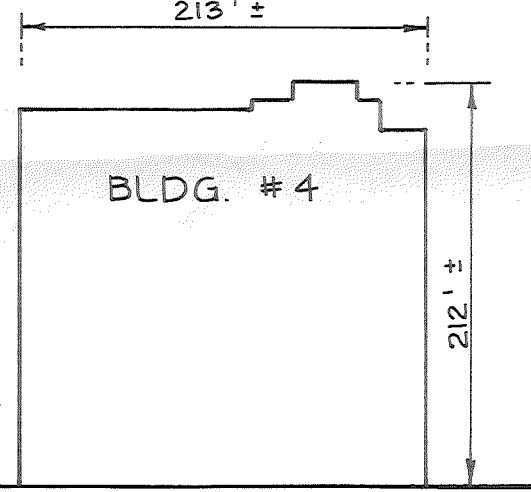
HEALTH CARE
FINANCING ADMINISTRATION
LAKESIDE DRIVE
OWINGS MILLS, MARYLAND

PLAN TO ACCOMPANY
A SPECIAL EXCEPTION
SHEET 2 OF 2

NOTE : ALL USES, BUILDINGS AND PARKING PROPOSED AS SHOWN ON THIS PLAN CANNOT BE INCREASED OR DECREASED WITHOUT FURTHER ZONING APPROVALS AND ANY CHANGES IN USE, EVEN THOUGH PERMITTED BY SECTION 201 (B.C.Z.R.) MUST BE APPROVED BY THE ZONING OFFICE. ANY FUTURE USES ESTABLISHED ON THIS PLAN WILL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO SECTIONS 201,424,231,409,413, AND THE ZONING POLICY MANUAL. ANY CONFLICTS OR DEFICIENCIES WITH THE ZONING REGULATIONS MUST BE RESOLVED PRIOR TO ZONING APPROVAL

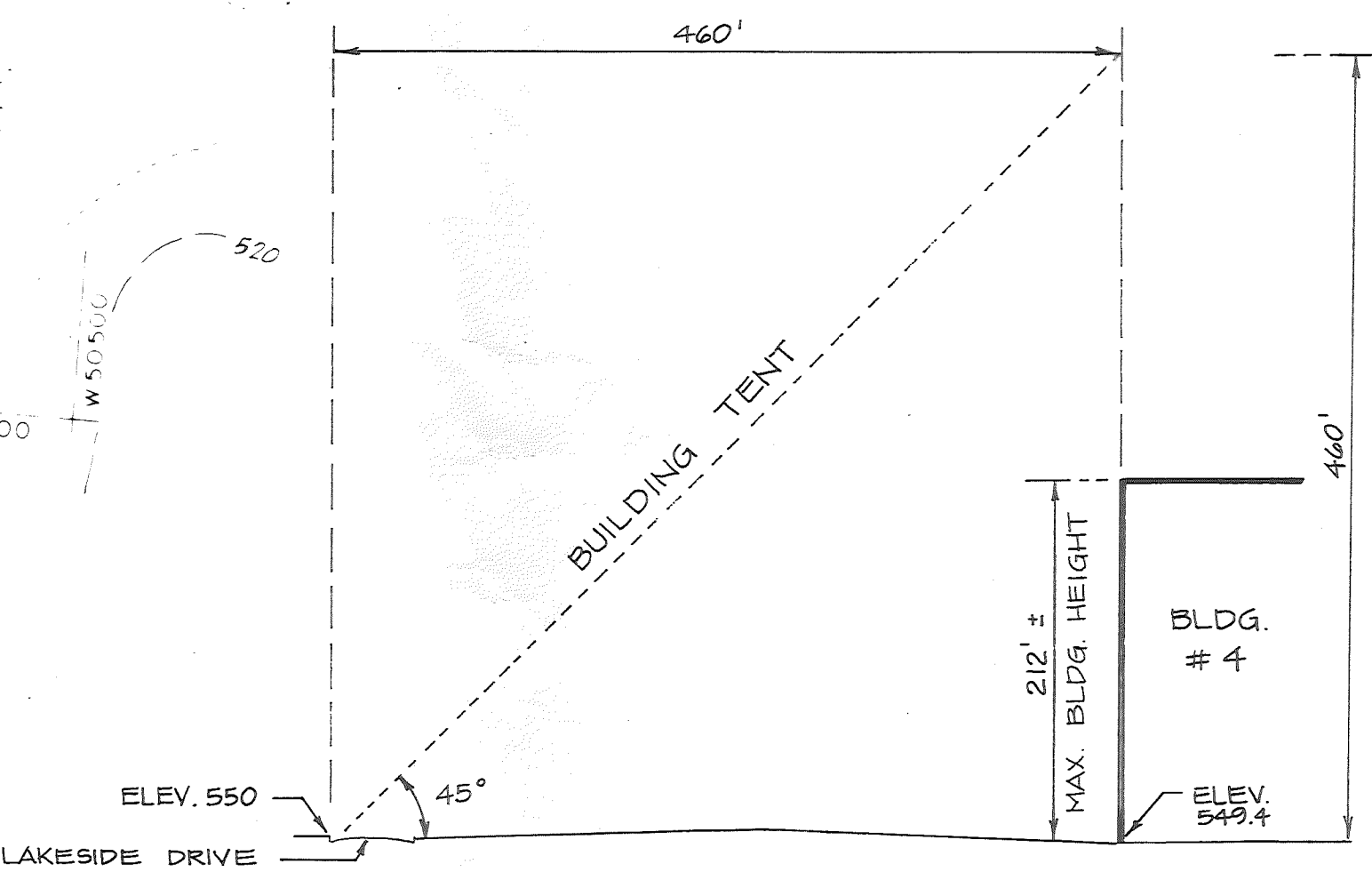


NORTH ELEVATION
SCALE: 1" = 100'
BUILDING IS IN ACCORDANCE WITH SECT. 201.3.B OF B.C.Z.R.



ADJACENT USE:
SINGLE FAMILY RESIDENCE

- NOTE: SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES AND REQUIREMENTS.
- SURFACE PARKING SHALL BE OF A DURABLE, DUSTLESS MATERIAL. PERMANENT STRIPING WILL BE USED.
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 - CHILD CARE CENTER IS FOR EMPLOYEE USE ONLY & IS PERMITTED UNDER SECTION 424.2 OF B.C.Z.R.
 - THE GIVEN 175 AND 250' SETBACKS WERE MADE UNDER PRIVATE AGREEMENT
 - VARIANCES ARE BEING REQUESTED FOR SECTIONS 102.2 AND 201.3 C.1.
 - NO MEDICAL FACILITIES ARE BEING PROPOSED



	WHITNEY BAILEY COX MAGNANI	Consulting Engineers 1850 York Road Timonium, Maryland 21093 301-252-6060	DESIGNED: R Z B. DRAWN: J R B, M B CHECKED: S F DATE: 11/10/02 SCALE: AS SHOWN W.B.C.M. NO.
	HEALTH CARE FINANCING ADMINISTRATION LAKESIDE DRIVE OWINGS MILLS, MARYLAND		
	PLAN TO ACCOMPANY VARIANCE REQUEST		
	SHEET 2 OF 2		



NOTE:

- BUILDING AREA SHALL CONTAIN A MAXIMUM OF 850,000 GROSS SQ. FT. OF FLOOR AREA.
- PARKING STRUCTURE & SURFACE PARKING SHALL CONTAIN A MAX. OF 3,300 PARKING SPACES.

FLOOR AREA PER USE

OFFICE SPACE :	850,000
CAFFETERIA :	15,000
DAY CARE :	5,000

AMENITY OPEN SPACE
 REQUIRED: 0.20 %
 * PROVIDED: 0.28 % (11.2 Ac)

* ADDITIONAL AMENITY OPEN SPACE WILL BE AVAILABLE UPON DETERMINATION OF SITE LAYOUT

PARKING REQUIREMENTS

REQUIRED :

23 SPACES PER 1000 SF GROSS FLOOR AREA	
850,000 / 1000 = 850 x 23 =	2739 SPACES
1 SPACE PER DAY CARE STAFF =	10 SPACES
PROVIDED:	2749 SPACES TOTAL

HANDICAP PARKING	22
STANDARD PARKING	2500
TOTAL	3322

FLOOR AREA RATIO (BASED ON RAE-2 ONLY)
 $\frac{\text{GROSS FLOOR AREA}}{\text{GROSS SITE AREA}} = \frac{850,000}{1,725,075} = 0.492$

PLAN
 SCALE: 1"=50'

NOTES:

1. BOUNDARY SURVEY, INCLUDING PROPERTY LINE, BEARINGS & DISTANCES, DEED REFERENCES AND ACTUAL SITE ACREAGE WILL BE PROVIDED AT A LATER DATE
2. THERE ARE NO PREVIOUS ZONING HEARINGS, ORG PLANS, WAIVERS OR COMMERCIAL PERMITS FOR THIS PROPERTY.
3. MAXIMUM BUILDING HEIGHT ALLOWED ON SITE: 185 FT

SITE DATA

TAX ACCT NO.: TO BE DETERMINED
 ELECTION DISTRICT: 4TH
 COUNCILMANIC DISTRICT: 3RD
 CENSUS TRACT: 4025.01
 ZONED: RAE-2 (1,725,075 SQ.FT.) RAE-1 (17,325 SQ.FT.)
 GROSS AREA: 40+ ACRES
 NET AREA: TO BE DETERMINED BY BOUNDARY SURVEY

ADJACENT USE:
 SINGLE FAMILY RESIDENCE/
 APARTMENT COMPLEX

HEALTH CARE
 FINANCING ADMINISTRATION
 LAKESIDE DRIVE
 OWINGS MILLS, MARYLAND

PLAN TO ACCOMPANY
 VARIANCE REQUEST



NOTE:

- BUILDING AREA SHALL CONTAIN A MAXIMUM OF 850,000 GROSS SQ. FT. OF FLOOR AREA.
- PARKING STRUCTURE & SURFACE PARKING SHALL CONTAIN A MAX. OF 3,300 PARKING SPACES.

FLOOR AREA PER USE

OFFICE SPACE :	830,000
CAFFETERIA :	15,000
DAY CARE :	5,000

AMENITY OPEN SPACE
REQUIRED: 0.20 %
* PROVIDED: 0.28 % (11.2 Ac)

* ADDITIONAL AMENITY OPEN SPACE WILL BE AVAILABLE UPON DETERMINATION OF SITE LAYOUT

PARKING REQUIREMENTS

REQUIRED:	
23 SPACES PER 1000 SF GROSS FLOOR AREA	
830,000 ÷ 1000 = 830 × 23 = 2739 SPACES	
1 SPACE PER DAY CARE STAFF = 10 SPACES	
PROVIDED:	2749 SPACES TOTAL
HANDICAP PARKING	22
STANDARD PARKING	2300
TOTAL	3322

FLOOR AREA RATIO (BASED ON RAE-2 ONLY)
 $\frac{\text{GROSS FLOOR AREA}}{\text{GROSS SITE AREA}} = \frac{830,000}{1,725,075} = 0.492$

NOTES:

1. BOUNDARY SURVEY, INCLUDING PROPERTY LINE, BEARINGS & DISTANCES, DEED REFERENCES AND ACTUAL SITE ACREAGE WILL BE PROVIDED AT A LATER DATE
2. THERE ARE NO PREVIOUS ZONING HEARINGS, CRG PLANS, WAIVERS OR COMMERCIAL PERMITS FOR THIS PROPERTY.
3. MAXIMUM BUILDING HEIGHT ALLOWED ON SITE: 185 FT

SITE DATA

TAX ACCT NO.: TO BE DETERMINED
ELECTION DISTRICT: 4TH
COUNCILMANIC DISTRICT: 3RD
CENSUS TRACT: 4025.01
ZONED: RAE-2 (1,725,075 SQ.FT.) RAE-1 (17,325 SQ.FT.)
GROSS AREA: 40 ± ACRES
NET AREA: TO BE DETERMINED BY BOUNDARY SURVEY

ADJACENT USE:
SINGLE FAMILY RESIDENCE/
APARTMENT COMPLEX

	WHITNEY BAILEY COX MAGNANI	Consulting Engineers 1850 York Road Timonium, Maryland 21093 301-252-6060	DESIGNED: R.Z.B. DRAWN: J.R.B., M.S. CHECKED: J.P. DATE: 1/10/92 SCALE: AS SHOWN W.B.C.M. NO.
	HEALTH CARE FINANCING ADMINISTRATION LAKESIDE DRIVE OWINGS MILLS, MARYLAND		
	PLAN TO ACCOMPANY VARIANCE REQUEST		
	SHEET 1 OF 2		