IN THE MATTER OF
THE APPLICATION OF
HICO PARK M LIMITED PARTNERSHIP
FOR ZONING RECLASSIFICATION FROM
M.L. & M.L.R. TO D.R. 5.5 ON PROPERTY
LOCATED ON THE W/S YORK RD, 96.73' S
OF C/L RIDGEBROOK RD; ALSO 1500' +/S OF QUAKER BOTTOM ROAD #1

4<sup>TH</sup> ELECTION DISTRICT 3<sup>RD</sup> COUNCILMANIC DISTRICT \* BEFORE THE

COUNTY BOARD OF APPEALS

\* OF

BALTIMORE COUNTY

\* Case No. R-94-333 Cycle III, 1994

## **ORDER OF DISMISSAL OF PETITION**

This case comes to the Board on a Petition for Reclassification filed by Robert A.

Hoffman, Esquire, on behalf of Hico Park M Limited Partnership, Petitioner, for zoning reclassification from M.L. and M.L.R. to D.R. 5.5 on property located on the west side of York Road, 96.73' south of the centerline Ridgebrook Road; also 1500' +/- south of Quaker Bottom Road #1, in the Fourth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

WHEREAS, no further action has been taken in this matter since a continuance was granted on October 6, 1994,

IT IS, THEREFORE, this 25 m day of Leuracy, 2002, by the County Board of Appeals of Baltimore County

**ORDERED** that said Petition filed in Case No. R-94-333 be and the same is declared moot, and the Petition **DISMISSED**.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charle Consul

Charles L. Marks, Chairman

Description to accompany Reclassification Petition February 22, 1994
The Highlands (Area of Reclassification from ML and MLR to DR-5.5 Area) page -2-

- 34. North 74 degrees 59 minutes 40 seconds East 54.94 feet,
- 35. South 12 degrees 39 minutes 57 seconds East 202.46 feet, to the point of beginning.

Containing 113.82 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

July 31,1994



#### Baltimore County Government Planning Board



401 Bosley Avenue Towson, MD 21204

(410) 887-3211 Fax (410) 887-5862

July 22, 1994

Mr. William T. Hackett, Chairman County Board of Appeals Courthouse Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Secretary to the Planning Board

PK/TD/mjm LTRS/PZONE/TXTMJM

Enclosure

Merreen E. Kelly, Administrative Officer Peter Max Zimmerman, People's Counsel



# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County
Planning Board
to the

Baltimore County Board of Appeals

July 31, 1994

Baltimore County
Office of Planning and Zoning
Towson, Maryland

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#### INTRODUCTION

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- 3. Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

# PETITIONS FOR RECLASSIFICATION CYCLE III, 1994

Assigned Hearing Dates County Board of Appeals Page 1 of 2

Week of September 12, 1994

Item #1, Case No. R-94-329
 Masters-Severe, Inc. /Legal Owner
 Village Sound Company, Inc. /Contract Purchaser
Tuesday, September 13, 1994 @ 10:00 a.m.

Week of September 19, 1994

Item #2, Case No. R-94-330

C&E Realty Company

Wednesday, September 21, 1994 @ 10:00 a.m.

Week of September 26, 1994

Item #3, Case No. R-94-331

Morningside Six Limited Partnership

Wednesday, September 28, 1994 @ 10:00 a.m.

Week of October 3, 1994

Item #4, Case No. R-94-332

Baltimore Gas & Electric Company, Inc. AND
Baltimore County, Maryland AND CSX Transportation,
Inc. /Legal Owners
Nace, Inc. /Contract Purchaser
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333

Hico Park M Limited Partnership
Thursday, October 6, 1994 @ 10:00 a.m.

Week of October 10, 1994

Item #6, Case No. R-94-334

Baltimore Gas & Electric Company, Inc.
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994
Assigned Hearing Dates
County Board of Appeals
Page 2 of 2

## Week of October 17, 1994

Item #7, Case No. R-94-335
Genstar Stone Products Company
Wednesday, October 19, 1994 @ 10:00 a.m.

#### Week of October 24, 1994

Item #8, Case No. R-94-336
Stebbins-Andersen Company, Inc.
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337
Genstar Stone Product Company
Thursday, October 27, 1994 @ 10:00 a.m.

## Week of October 31, 1994

Item #10, Case No. R-94-338
 Janet Terry
Wednesday, November 2, 1994 @ 10:00 a.m.

#### Week of November 14, 1994

Item #11, Case No. R-94-339
The Giles Building & Development Company
Tuesday, November 15, 1994 @ 10:00 a.m.

#### Week of November 28, 1994

Item #12, Case No. R-94-340
Savino Bollino and Rose Bollino
Wednesday, November 30, 1994 @ 10:00 a.m.

## Week of December 5, 1994

Item #13, Case No. R-94-341
Gerald D. Sherman & Roger A. Spero
Tuesday, December 6, 1994 @ 10:00 a.m.

# BALTIMORE COUNTY, MARYLAND

# Recommendations of the Office of Planning and Zoning July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	. 4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	B.M.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6,4	D.R. 16	B.L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.LI.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.LA.S. M.LI.M. B.RA.S.	B.RA.S. B.RI.M.	M.LA.S. M.LI.M. B.RA.S.

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and eas and west of proposed Beaver Dam Road	38.3	M.LI.M.	B.MI.M.	M.LI.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Roa	14.6 ad)	M.LI.M.	B.RI.M.	M.LI.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.LI.M. M.HI.M.	B.R.−I.M.	M.LI.M. M.HI.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.LI.M. M.LA.S.	B.RI.M.	M.LI.M. M.LA.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	. 94	M.LI.M.	B.L.	M.LI.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Bouleva	4.3	B.R. M.LA.S. M.LI.M.		B.R. M.LA.S. M.LI.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R1 M.LI.M. M.HI.M.		D.R. 1 M.LI.M. M.HI.M.

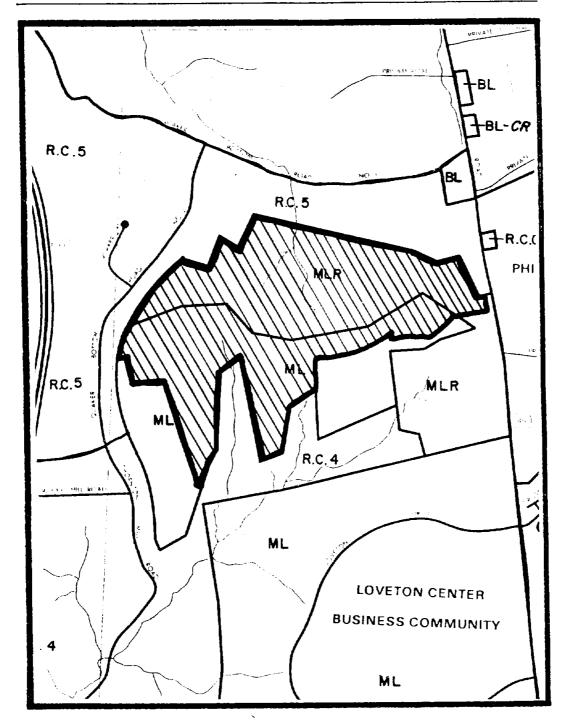
	CE - REVENUE DIVISION S CASH RECEIPT	
DATE	ACCOUNT	
	amount \$	
RECEIVED		
FOR:		

### LOCATIONS OF PROPERTIES UNDER PETITION YORK COUNTY, PA. EXISTING ZONING CLASSIFICATIONS RESOURCE CONSERVATION - AGRICULTURE RESOURCE CONSERVATION - DEFERRAL OF PLANNING AND DEVELOPMENT RESOURCE CONSERVATION - WATERSHED PROTECTION RC3 RC4 R.C.5 R.C.20 RESOURCE CONSERVATION - RURAL RESTOENTIAL RESOURCE CONSERVATION - CRITICAL AREA RC50 RESOURCE CONSERVATION - CRITICAL AREA AGRICULTURAL RCC RESOURCE CONSERVATION - COMMERCIAL 0.11.1 DENSITY RESIDENTIAL, () DWELLING UNIT PER ACRES D.R.2. DENSITY RESIDENTIAL, (2 DWELLING UNITS PER ACRE, D.R.3.5. DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ACRE, D.R.5.5. DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ACRE) D.R. 10.5 DENSITY RESIDENTIAL, (10.5 DWELLING UNITS PER ACRE) D.R. 16 DENSITY RESIDENTIAL, (16 DENSITY UNITS PER ACRE) R.A.E.I. RESIDENTIAL, (40 DENSITY UNITS PER ACRE) RAEZ RESIDENTIAL 180 DENSITY UNITS PER ACRO RESIDENTIAL - OFFICE (S.5 OWELLING UNITS PER ACRE) R-D-A RESIDENTIAL - OFFICE, CLASS "A" OFFICE BUILDING CARROLL OFFICE BUILDING 0-1 OFFICE PARK 0-2 QT. OFFICE AND TECHNOLOGY SERVICE EMPLOYMENT 5.E. **NORTHERN SECTOR** BUSINESS HARITIME MARINA B.M.B. DRAYTADE EMITTRAM EZENIZUE BUSINESS LOCAL ВL BUSINESS, HAJOR B.M. 8.A. M.R. BUSINESS, ROADSIDE MANUFACTURING, RESTRICTED MANUFACTURING, LIGHT, RESTRICTED ML MANUFACTURING, LIGHT MANUFACTURING, HEAVY MH · WAROOO CENTRAL SECTOR 11 WESTERN SECTOR SECURIT BLVD BALTIMORE CITY EASTERN SECTOR 404-440 COLURY ANNE ARUNGEL COUNTY

#### SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
- 2. Capital Budget and 5-Year Capital Program.
- 3. Zoning Plans Advisory Committee comments.
- 4. Discussions with other governmental agencies.
- 5. Field inspections of subject sites.
- 6. Baltimore County Master Plan



ITEM NUMBER 5 Location of Property Under Petition

Scale: 1"= 1000'

## PETITIONER:

Hico Park M Limited Partnership

#### REQUESTED ACTION:

Reclassification to D.R. 5.5 (Density Residential)

#### EXISTING ZONING:

M.L. (Manufacturing Light) & M.L.R. (Manufacturing Light Restricted)

#### LOCATION:

Northwest side and southwest side of the intersection of York and Ridgebrook Road

#### AREA OF SITE:

113 acres ±

## ZONING OF ADJACENT PROPERTY/USE:

North: R.C. 5 - rural and large lot residential

South: R.C. 4, M.L & M.L.R. - vacant and industrial

East: R.C. 5 - York Road, agricultural and residential

West: R.C. 5 & M.L. - vacant, rural, large lot residential

#### SITE DESCRIPTION:

The site was originally intended for development as a office park, and a short entrance road with landscaping and signage has been constructed. The site is otherwise vacant, and approximately 30% is wooded. Its topography is rolling and it contains several streams. It is also relatively high in elevation with expansive views into the surrounding area. The Gunpowder Falls/Western Run watershed line, denoting a major ridge line, runs through the site.

#### PROPERTIES IN THE VICINITY:

The site is bordered to the north and west by rural residential development on land zoned R.C. 5. Land to the east is mixed zoned and used for rural and suburban residential purposes (Loveton Farms) as well as office and light industrial use.

Property to the south is also mixed zoned and is utilized predominately for light industrial/office (Loveton Business Community) and limited rural residential use.

#### WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the <u>Master</u> Water and Sewer Plan.

#### TRAFFIC AND ROADS:

The 1989-2000 Baltimore County Master Plan identifies three programmed transportation projects in the vicinity of the Highlands Corporate Office Park. The projects include: reconstructing MD 45 from MD 145 to Belfast Road; relocating MD 145 to Shawan Road; and constructing an interchange on I-83 at Thornton Mill Road.

These three projects were evaluated in a project planning study in the State Highway Administration's (SHA) Development and Evaluation Program of the FY 93 Consolidated Transportation Program (CTP). The final report of the planning study is near completion. The recommendations of the study include: advancing the MD 145 relocation project to the Construction Program of SHA's portion of the CTP; deferring the major improvements on mainline MD 45 with the understanding that various special projects to address safety and intersection improvements would be undertaken in the near future; deferring the decision to construct the interchange. Baltimore County participated in the planning study and concurs with the recommendations. This property has direct access to York Road which is classified as a major arterial.

#### ZONING HISTORY:

This site has been zoned M.L. and M.L.R. since 1976.

#### MASTER PLAN/COMMUNITY PLANS:

The 1992 Baltimore County Growth Management Proposed Land Use Map designates the site for office use. The Hunt Valley/Timonium Redevelopment Study included an economic analysis by the Legg Mason Realty Group. While Loveton and the Highlands were not specifically included in the HV/T Study, the economic analysis did include these areas within its residential market analysis. This analysis indicated a demand for housing in the area, particularly for housing in the "affordable range." In addition, business leaders in Hunt Valley indicated the need for more housing for entry-level workers in proximity to support their manufacturing operations. Since this analysis was performed, the changing economic climate has greatly reduced the demand for new office and industrial uses.

#### PROPOSED VS. EXISTING ZONING:

Regulations governing M.L.R. zones may be found in Section 247 of the Baltimore County Zoning Regulations; Section 1B01.1A outlines the provisions of the D.R. zones. The D.R. 5.5 zone would permit a density of 5.5 dwelling units per acre.

The M.L.R. zone permits grouping of high types of industrial plants. The zone also allows those uses permitted in the M.R. zone, except Heliport, Type II, which may be permitted only as a Special Exception. Other uses permitted by Special Exception are also allowed (see Sections 270 and 502).

Regulations for the M.L. zone are found in Section 253 of the Baltimore County Zoning Regulations. The M.L. zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses or semi-industrial uses, provided the use is located in a planned district, however, such uses are not permitted in cases where direct access to an arterial street exists. The M.L. zone also permits several uses by Special Exception.

#### OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends the applicant's request be denied for the reasons as follows:

Housing development will generate additional demands for County service and infrastructure which have not been planned for this area. Existing conditions may not support additional residential development of the magnitude proposed, including roads (York Road and access to I-83, in particular) schools, and community services (police, fire, library, senior centers).

Support for any zoning change would be dependent upon the quality of site specific details. In the absence of a documented site plan, by which the quality of development could be controlled, staff can only recommend that the applicant's request be denied.

# INTER-AGENCY COMMENTS

# Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

Office of Pupil Assignments
Educational Support Services Building
6901 N. Charles Street
Towson, Maryland 21204

June 1, 1994

Mr. Jeffrey Long Community Planner Office of Planning & Zoning Mail Stop 1108

RE: Zoning Reclassification Cycle III

April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

Item 5 - Case No. R-94-333

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F.  $\times$  .319 = 99 311 T.H.  $\times$  .192 = 60

159 Elementary Students

#### Page 2

310 S.F. 
$$\times$$
 .155 = 48  
311 T.H.  $\times$  .055 = 17  
65 Middle Students

310 S.F. 
$$\times$$
 .146 = 45  
311 T.H.  $\times$  .090 = 28  
73 High Students

A total yield of 297 students

#### Item 13 - Case No. R-94-341

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M. (15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes. -

181 S.F. x .236 = 43 Elementary Students 181 S.F. x .071 = 13 Middle Students 181 S.F. x .107 = 19 High Students 75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

Barbara Pickelsimer, Field Representative

Office of Pupil Assignments

bp

# BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief

Developers Engineering Section

RE: Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

BALTIMORE COUNTY, MARYLAND

FICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE

ACCOUNT

ACCOUNT

RECEIVED
FROM:

FOR:

VALIDATION OR SIGNATURE OF CASHIER

YELLOW-CUSTOMER

Zoning Reclassification Cycle III April 1994 - October 1994 Page 2

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

RWB:sw

#### Baltimore County Government Fire Department



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

(301) 887-4500

DATE: 04/27/94

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:

Zoning Agenda:

#### 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.

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.



**ZADM** 

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

co: File

#### BALTIMORE COUNTY, MARYLAND

## DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

May 3, 1994

T0:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT:

Zoning Item #R-94-333 - The Highlands Corporate Office Park

Intersection of York & Ridgebrook Roads

Zoning Advisory Committee Meeting of April 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and the Forest Conservation Regulations.

JLP:JW:sp

HIGHLAN/DEPRM/TXTSBP

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 26, 1994

Hico Park M Limited Partnership c/o Robert A. Hoffman, Esq. 210 Allegheny Avenue Towson, Maryland 21204

Re: Case Number: R-94-333
W/S York Road, 96.73' S of c/l Ridgebrook Road,
1500'+/- S of Quaker Bottom Road
8th Election District - 3rd Councilmanic

Dear Mr. Hoffman:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 2 (your client's share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

A check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON DIRECTOR

AJ:ggs

Per Gwen Stephens - ZaDM

ALL MOVERTISING FAID FOR

CYCLE TIL SECLASS PRINTINS

#### MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTARTION AND DEVELOPMENT MANAGEMENT 111 W. Chesapeake Avenue, Towson, Maryland 21204

RE:: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should endeavor to cut dollor out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

MAY 24, 1994

#### NOTICE OF HEARING

CASE NUMBER: R-94-333
W/S York Road, 96.73' S of c/l Ridgebrook Road; also
1500'+/- S of Quaker Bottom Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Hico Park M Limited Partnership

Petition to reclassify the property's zoning from M.L. and M.L.R. to D.R.-5.5.

**HEARING:** 

Thursday, October 6, 1994 at 10:00 a.m.

LOCATION:

COUNTY COURTHOUSE, ROOM 48 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS

cc: Hico Park M Limited Partnership John B. Howard, Esq. and Robert A. Hoffman, Esq.



#### ATTORNEYS AT LAW

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

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE

P.O. BOX 5517

(410) 494-6200 FAX (410) 821-0147

WRITER'S DIRECT NUMBER IS

(410) 494-6262

FICHARD M. VENABLE (1839-1910) EDWIN G. BAELJEH (1868-1945) CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

September 30, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification No. R-94-333

- Legal Owner - HICO Park M Limited Partnership

Property known as Highlands ParkNE/S and SE/S of the Intersection

of York Road & Ridgebrook Road

Dear Mr. Hackett:

On behalf of HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request, we are writing to request a continuance for the hearing scheduled for Thursday, October 6, 1994 at 10:00 a.m. before the Board of Appeals.

The purpose of this request is to provide our client with some additional time to complete the Documented Site Plan which would be submitted at the rescheduled hearing. The Petitioners had hoped to complete the Plan in time to submit it at the October 6th hearing, but will be unable to do so. Accordingly, we respectfully request that a continuance be granted and that a hearing date prior to the end of the year be rescheduled at your convenience.

Should you have any questions, please  $\tilde{\alpha}o$  not hesitate to call. Thank you.

Sincerely,

Robert A. Hoffman, BY: GPW

Robert A. Hoffman

cc: Charles Weinstein
 Gwen Stephens

Peter Max Zimmerman, Esq.

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

William T. Hackett, Chairman

DATE: August 4, 1994

County Board of Appeals

FROM:

Arnold F. "Pat" Keller, Director

Office of Planning & Zoning

SUBJECT:

Hico Park M. Limited Partnership

Case No. R-94-333

Please be advised that based upon an inter-office memorandum received on July 11, 1994 from Neil Jacobs, Executive Director, Department of Economic Development, staff wishes to amend its recommendation regarding the subject zoning reclassification petition. In the memo, Mr. Jacobs emphasizes that "...[retaining the] present zoning of the Highlands is essential if Baltimore County is to accommodate the growth and expansion of its existing and future corporate citizens." This position is consistent with the 1992 Baltimore County Growth Management Proposed Land Use Map's designation for the site.

By way of this correspondence, the Office of Planning and Zoning amends its recommendation in order to clarify our position and ensure consistency with the recommendation of the Department of Economic Development. Therefore, based upon the additional information provided, staff recommends the applicant's request be denied.

PK:JL:lw PKHICO/PZONE/TXTLLF

Attachment

#### BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

TO:

Pat Keller, Director

Office of Planning

FROM:

Neil Jacobs, Executive Director,

Department of Economic Development

DATE:

July 11, 1994

SUBJECT: Highlands Property - Residential Zoning Request

This department has met with the current owners of The Highlands property, South Charles Realty Group, and discussed their intentions to change the current zoning of the property from manufacturing light to residential. While this department understands South Charles' desire to take advantage of current demand in the housing market, present zoning of The Highlands is essential if Baltimore County is to accommodate the growth and expansion of its existing and future corporate citizens.

At present only 6.3% of the County's 385,097 total acres of land is zoned for office or industrial development. The Highlands site alone, accounts for a large percentage (175 acres) of the developable land inventory in the York Road corridor. To growing companies such as Becton Dickinson and McCormick & Company, and major manufacturing companies considering relocation to Maryland, The Highlands presents the only suburban, campus-like, ready to develop opportunity from Towson to the Pennsylvania line.

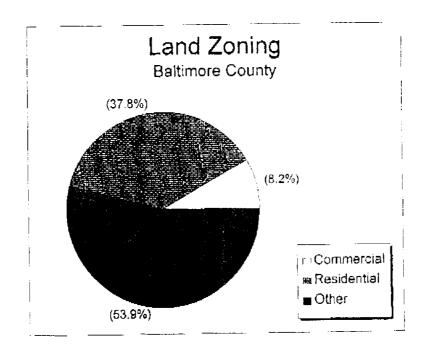
Altering the present zoning designation at The Highlands would thereby eliminate opportunities for new manufacturing growth in the York Road corridor and severely undermine this department's ability to create lucrative employment opportunities for Baltimore County residents. Therefore, the Department of Economic Development requests this application for a zoning change be denied.

ENJ/ao

# LAND ZONING IN BALTIMORE COUNTY

ZONE TYPE	ACREAGE	% of Total
TOTAL LAND ZONED FOR RESIDENTIAL	145,606	37.8%
RESIDENTIAL	100,606	26.1%
RURAL RESIDENTIAL (RC 5)	45,000	11.7%
TOTAL LAND ZONED FOR BUSINESS	31,731	8.2%
COMMERCIAL	7,346	1.9%
MANUFACTURE	22,029	5.7%
OFFICE	2,355	0.6%
TOTAL LAND ZONED FOR OTHER PURPOSES	207,759	53.9%
RC CRITICAL AREA (RC 1)	11,928	3,1%
AGRICULTURAL AREA (RC 2)	120,436	31.3%
DEFERRED PLANNING (RC 3)	4,132	1.1%
RESERVOIR PROTECTION (RC 4)	71,263	18.5%
TOTAL*	385,097	100.0%

SOURCE- BALTIMORE COUNTY OFFICE OF ENVIRONMENTAL PROTECTION 3/9/94 \*DOES NOT INCLUDE WATER OR NONSTUDY ACREAGE





# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

FAX: 410-887-3182

February 25, 2002

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD, LLP 210 Allegheny Avenue Towson, MD 21204

> RE: In the Matter of: HICO Park M Limited Partnership Case No. R-94-333 / Order of Dismissal of Petition

Dear Mr. Hoffman:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kalhleen C. Bianco

Karena a Branco

Administrator

#### Enclosure

c: Charles Weinstein
S. Charles Realty Corporation
George William Stephens Jr. & Assoc, Inc,
Economic Development /MS 2M07
Robert J. Haines, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Amold Jablon, Director /PDM

#### BALTIMORE COURTY, MARYLAND

#### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

Mary 3, 1994

70:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

Development Coordinator, DEPRM

SUBJECT:

Zoning Item #R-94-333 - The Highlands Corporate Office Park

Intersection of York & Ridgebrook Roads

Zoning Advisory Committee Meeting of April 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams. Wetlands and Floodplains, and the Forest Conservation Regulations.

JLP:JW:sp

HIGHLAN/DEPRM/TXTSBP

## BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief evelopers Engineering Section

RE: & Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

- Item 1 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.
- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

494-6201 Sophie please note the renied address on the petition t brix, and replace the old documents with these new mes. P.ls. lit me. Know if this, will not be possible Venable, Baetjer and Howard
Thanks - See



### County Board of Appeals of Bultimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

August 31, 1994

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD 210 Allegheny Avenue Towson, MD 21204

RE: Case No. R-94-333

HICO Park M Limited Partnership -

Legal Owners

Dear Mr. Hoffman:

Pursuant to your letter of August 26th regarding the subject reclassification petition, the Board has noted both its file and docket that it is your client's intent to submit, on the record, a Documented Site Plan at 10:00 a.m. on Thursday, October 6 1994, in accordance with Section 2-356(m) of the Baltimore County Code. Accordingly, no evidence or testimony will be received at that time.

Your early notification is appreciated.

Very truly yours,

Kathleen C. Weidenhammer Administrative Assistant

CC: Mr. Charles Weinstein
 George William Stephens, Jr. & Assoc., Inc.
 James Earl Kraft
 People's Counsel for Baltimore County
 Pat Keller
 Jeffrey Long
 Lawrence E. Schmidt
 W. Carl Richards, Jr. /ZADM
 Docket Clerk /ZADM

Arnold Jablon, Director /ZADM

#### VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

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

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE P.O. BOX 5517

TOWSON, MARYLAND 21285-5517

(410) 494-6200

FAX (410) 821-0147

CHARLES MCH. HOWARD (1870-1942)

WRITER'S DIRECT NUMBER IS

(410) 494-6262

ROBERT A. HOFFMAN

August 26, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification No. R-94-333

- Legal Owner - HICO Park M Limited Partnership

Property known as Highlands Park
 NE/S and SE/S of the Intersection of York Road & Ridgebrook Road

Dear Mr. Hackett:

On behalf of HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request, the purpose of this letter is to notify the Board that our client intends to submit a Documented Site Plan at the beginning of the public hearing scheduled for Thursday, October 6, 1994 at 10:00 a.m. before the Board of Appeals.

The submission of the Documented Site Plan at this time will be pursuant to and in accordance with Section 2-356(m) of the Baltimore County Code relating to amendments to reclassification petitions.

Should you have any questions, please do not hesitate to call. Thank you.

Sincerely,

Robert A. Hoffman

GPW\dok

cc: Charles Weinstein

Gwen Stephens

Peter Max Zimmerman, Esq.

HACKET18.GPW

2-94-333

#### VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

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

RICHARD M. VENABLE (1839-1910)
EDWIN G. BAETJER (1868-1945)
CHARLES MCH. HOWARD (1870-1942)

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE P.O. BOX 5517

TOWSON, MARYLAND 2:285-5517

(410) 494-6200 FAX (4-0) 821-0147

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6262

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification Request

- Legal Owner - HICO Park M Limited Partnership

- Property known as Highlands Park

- SW/C Intersection of York Road and Quaker Bottom Road

Dear Mr. Hackett:

This firm represents the HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request for property located on the southwest corner of the intersection of York Road and Quaker Bottom Road in Sparks, Maryland. The subject property, which comprises approximately 151.82 acres, is presently zoned ML, MLR, RC-4 and RC-5. The Petitioner is requesting a combination of RC-4, RC-5 (existing RC zoning to stay as currently configured) and DR-5.5 zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. Based upon its proximity to the residential development across York Road and to the rural character of the area to the north, the Petitioner believes that the retention of predominantly industrial zoning for this site is inconsistent with these surrounding uses and thus argues here that this constituted an error on the part of the County Council during the 1992 Comprehensive Rezoning Process. Since the site is provided with public water and sewer, zoning more intensive than resource conservation is called for on that portion of the property currently

William T. Hackett, Chairman February 28, 1994 Page 2

zoned industrial. Based upon the combination of these various factors, the Petitioner believes that the most appropriate zoning at this site would be the proposed combination of RC-4, RC-5 and DR-5.5.

Please note also that the Petitioner anticipates filing a documented site plan for the subject site prior to a hearing on the merits of this request. The compatibility and consistency of the RC-4, RC-5 and DR-5.5 classifications on this property will be made clear with the submission of such a plan which will demonstrate the high quality use the Petitioner envisions at this site.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from RC-4, RC-5, ML and MLR to RC-4, RC-5 and DR-5.5

Sincerely,

Robert A. Hoffman

1. 1 Soffee Bicho

DOK\gpw enclosures

cc: Charles Weinstein

HACKET11.GPW

#### VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

FAX (410) 821 0147

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

210 ALLEGHENY ÁVENUE P.O. BOX 5517 TOWSON, MARY\_AND 21285-5517 (410) 494-6200

RICHARD M. VENABLE (1839-1910) SOWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6262

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

₹₽•

- Cycle Zoning Reclassification Request
- Legal Owner HICO Park M Limited Partnership
- Property known as Highlands Park
   NE/S and SE/S of the Intersection of York Road & Ridgebrook Road

Dear Mr. Hackett:

This firm represents the HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request for property located on the northeast and southeast sides of the intersection of York Road and Ridgebrook Road in Sparks, Maryland. The subject property, which comprises approximately 151.82 acres, is presently zoned ML, MLR, RC-4 and RC-5. The Petitioner is requesting a combination of RC-4, RC-5 (existing RC zoning to stay as currently configured) and DR-5.5 zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. Based upon its proximity to the residential development across York Road and to the rural character of the area to the north, the Petitioner believes that the retention of predominantly industrial zoning for this site is inconsistent with these surrounding uses and thus argues here that this constituted an error on the part of the County Council during the 1992 Comprehensive Rezoning Process. Since the site is provided with public water and sewer, zoning more intensive than resource

See Regard Letter Care Train

William T. Hackett, Chairman March 1, 1994 Page 2

conservation is called for on that portion of the property currently zoned industrial. Based upon the combination of these various factors, the Petitioner believes that the most appropriate zoning at this site would be the proposed combination of RC-4, RC-5 and DR-5.5.

Please note also that the Petitioner anticipates filing a documented site plan for the subject site prior to a hearing on the merits of this request. The compatibility and consistency of the RC-4, RC-5 and DR-5.5 classifications on this property will be made clear with the submission of such a plan which will demonstrate the high quality use the Petitioner envisions at this site.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from RC-4, RC-5, ML and MLR to RC-4, RC-5 and DR-5.5

Sincerely,

The state of the second

Robert A. Hoffman

DOK\gpw enclosures

cc: Charles Weinstein

HACKET11.GPW

R-94.333
VENABLE, BAETJER AND HOWARD PEV 4/14/94

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

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

FAX (410) 821-0147

210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (410) 494-6200

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6262

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

- Re: Cycle Zoning Reclassification Request
  - Legal Owner HICO Park M Limited Partnership
  - Property known as Highlands Park
  - NE/S and SE/S of the intersection of
    - York Road & Ridgebrook Road

Dear Mr. Hackett:

This firm represents the HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request for property located on the northeast and southeast sides of the intersection of York Road and Ridgebrook Road in Sparks, Maryland. The subject property, which comprises a total of approximately 151.82 acres, is presently zoned RC4, RC5, ML, and MLR. The Petitioner is requesting that the ML and MLR portions of the property (113.80 acres) be reclassified to DR-5.5, in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. Based upon its proximity to the residential development across York Road and to the rural character of the area to the north, the Petitioner believes that the retention of predominantly industrial zoning for this site is inconsistent with these surrounding uses and thus argues here that this constituted an error on the part of the County Council during the 1992 Comprehensive Rezoning Process. Since the site is provided with public water and sewer, zoning more intensive than resource



# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at SW Side of the intersection of York Rd. and Quaker Bottom Rd.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the RC-4, RC-5 RC-4, RC-5,

Zoning Law of Baltimore County, from an MI, MIR zone to an and DR5.5 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

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.

			legal owner(s) or the propert	A Million is the Por	Mecron mas Le	IIIOI L		
Contract Purchaser/Lessee:			Legal Owner(s):					
		<u>.                                      </u>	Hico Park M L	imited P	artner	ship	<del></del>	
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John B. How	vard		City Name, Address and phone it to be contacted.	number of legal o	State wner, contract		ipcode representative	
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Robert A. K	fman .		Name 210 Allec	ahenv Av	enue			
Venable, Bá	etjer and Howard Phone No.	<u>494–62</u> 00	T <u>OWSON</u> Address	_	21204	494- Phone No.	-6200	
210 Alleghe	eny Ave.	Zipcode	( <del>4 · · · · · · · · · · · · · · · · · · ·</del>	OFFICE U	SE ONLY			
Towson	MD	21204	ESTIMATED LENGTH OF I	HEARING unavallable	for Hearing			
		after Marriage Contract	the following dates_			Next Tv	wo Months	
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William T. Hackett, Chairman March 1, 1994 Page 2

conservation is called for on that portion of the property currently zoned industrial. Based upon the combination of these various factors, the Petitioner believes that the most appropriate zoning at this site would be the proposed DR-5.5.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from ML and MLR to DR-5.5

Sincerely,

1 th to handagery of stal

Robert A. Hoffman

DOK\gpw enclosures

cc: Charles Weinstein

HACKET11.GPW

#### VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

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

RICHARD M. VENABLE (1639-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) A PARTNERSHIP INCLUDING PROFESSIONAL CORPGRATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 24285-5517

TOWSON, MARYLAND 2:285-55;7 (4:0) 494-6200 =ax (4:0) 82:-0147

WRITER'S DIRECT NUMBER IS

August 8, 1994

Zoning Administration and Development Management County Courts Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Attn: Gwen Stephens

Re: Payment of Posting and Advertisig fees - Reclassifications

Dear Gwen:

Enclosed please find our check made payable to Patuxent Publishing in the amount of \$1659.00 to cover the legal advertising fees of the following reclassification petitions:

- 1. Case Number: R-94-333
  Our File: S. Charles Realty
  21136-110061
- 2. Case Number: R-94-334 Our File: BG&E - Warren Road 07973-109814
- 3. Case Number: R-94-335 Our File: Genstar - Padonia 24390-108025
- 4. Case Number: R-94-336 Our File: Stebbins/Anderson 17303-110133
- 5. Case Number: R-94-337
  Our File: Genstar Whitemarsh
  24390-110366



Please give me a call if you have any questions.

Sincerely,

Barbara W. Ormord Legal Assistant

Enclosure

cc: Robert A. Hoffman, Esquire

HICO PARK M LIMITED PARTNERSHIP
W/s York Road, 96.73' S of centerline
Ridgebrook Road; also 1500' +/- S of
Quaker Bottom Road #1

#R-94-333 Item #5, Cycle III, 1994

4th Election District 3rd Councilmanic District

From M.L. & M.L.R. to D.R. 5.5

113 acres

February 25, 1994

Petition for Reclassification filed by Robert A. Hoffman, Esquire, and John B. Howard, Esquire, on behalf of Hico Park M Limited Partnership, Petitioner.

John B. Howard, Esquire Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD 210 Allegheny Avenue Towson, MD 21204 Counsel for Petitioner

Mr. Charles Weinstein
S. Charles Realty Corporation
25 S. Charles Street, Suite 1300
Baltimore, MD 21201
(for Hico Park M Ltd. Partnership)

Petitioner

George William Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Suite 100 Towson, MD 21204

Engineer

James Earl Kraft /Board of Education Mail Stop #1102-J

People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Tom Sadowski Econ. Development M.S. #2M07 (requested notice 10/6/94

#### R-94-333 /HICO Park M Limited Partnership

- 8/30/94 -Letter from R. Hoffman, Esquire, on behalf of Petitioner /intends to submit Documented Site Plan on the record on scheduled hearing date of Thursday, October 6, 1994 at 10:00 a.m.
- 8/31/94 -Letter to R. Hoffman --file and docket have been noted that Documented Site Plan will be submitted on the record on 10/06/94; no testimony or evidence received at that time; to be scheduled at later date for hearing on merits. Copy to all interested parties.
- 10/03/94 -Letter from R. Hoffman -- Unable to submit amended plan on 10/06/94; therefore will be requesting continuance on the record only on 10/06/94 at 10 a.m.

<sup>10/06/94 -</sup>Matter opened and continued on the record; Petitioner to submit amended documented plan at a later date upon availability.

#### **BALTIMORE COUNTY, MARYLAND**

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

May 3, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton ()

Board of Appeals

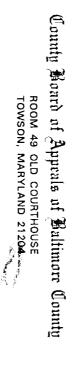
SUBJECT:

**CLOSED APPEAL CASE FILE** 

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
R-94-333	R-94-333	HICO PARK	YORK AND RIDGEBROOK ROADS

Attachment: SUBJECT FILE(S) ATTACHED



· 5

Cock Charles Weinstein
S. Charles Realty Corporation
25 S. Charles Street, Suite 1300
Baltimore, MD 21201

0211.7



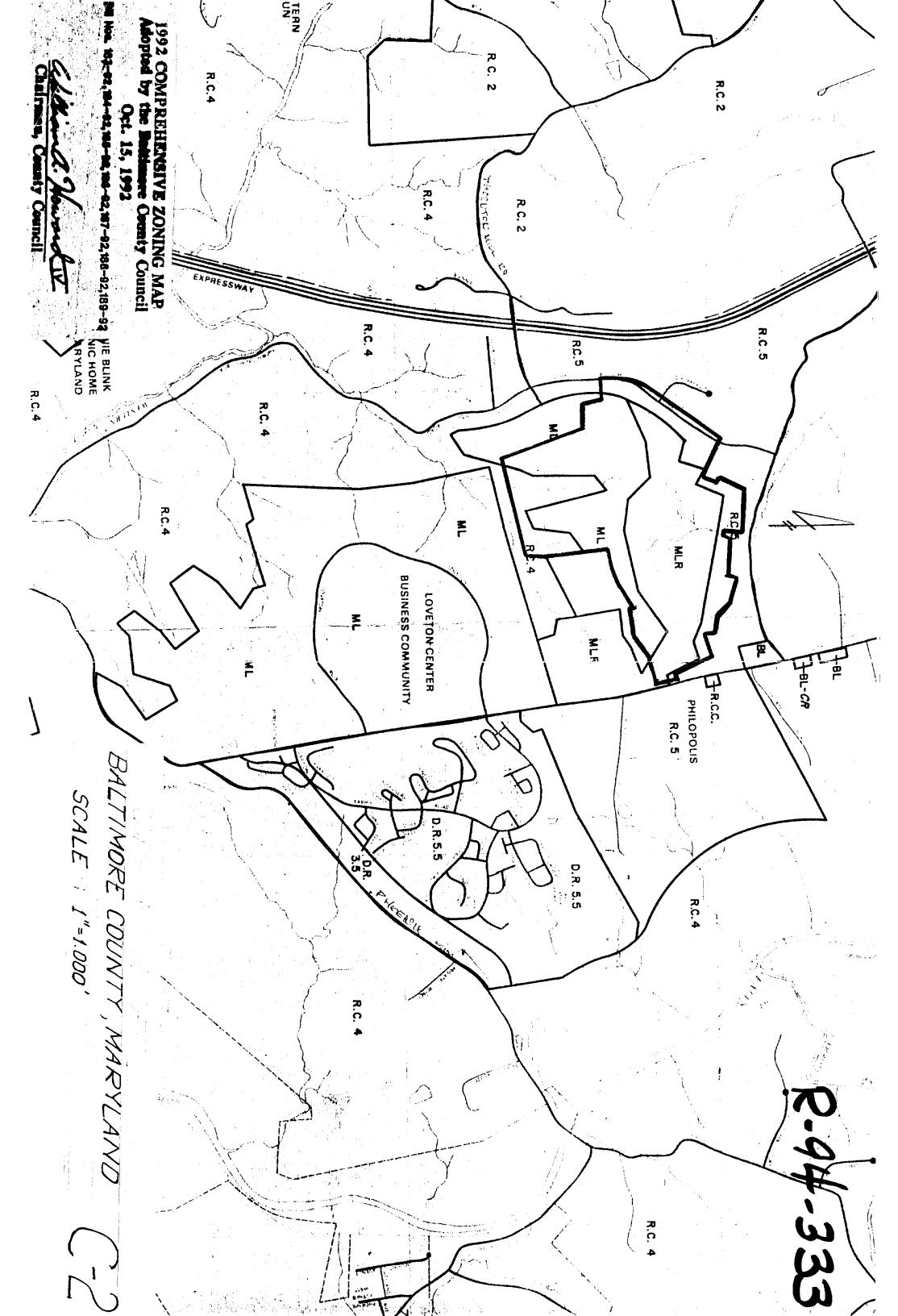
# County Bourd of Appeals of Baltimore County Room 49 OLD COURTHOUSE TOWSON, MARYLAND 21204

m ő

George William Stephens, Jr. &

Associates, Inc. 658 Kenilworth Drive, Suite 100 Towson, MD 21204

02177-1-1717-12



Report by the
Baltimore County Planning Board
to the
Baltimore County Board of Appeals

# ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

July 31,1994





# Petition for Reclassi

# to the Board of Appeals of Baltimore County NE/S & SE/S of the intersection of York

for the property located at

Ridgebrook Poads

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the

Zoning Law of Baltimore County, from an MI, MLR zone to an DR5\_5 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

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.

			legal owner(s) of the property which				
Contract Purchaser/Lessee:			Legal Owner(s):				
(Type or Print Name)		<del> </del>	Hico Park M Limi (Type or Print Name)	ted Partner	ship		
Signature			Signature	•	g of the state of		
·			By: Charles Hico Pa	Weinstein, rk M. Corp.	V.P., , General Partne		
Address			(Type or Print Name)	<del></del>			
City	State	Zipcode	Signature				
Altorney for Petitioner:	,		c/o S. Charles Re 25 S. Charles St.		1300 528-2462 Phone No.		
MA	him		Baltimore,	MD	20201		
John B. How	ard		City Name, Address and phone numbe to be contacted.	•	Zipcode purchaser or representative		
Robert A. H	offman		Robert A. Hoffman Name 210 Allegher				
Venable, Bac Address	etjer and Howard Phone No.	<u>494–62</u> 00	=	_	494-6200 Phone No.		
210 Allegher	ny Ave.	Zipcode		OFFICE USE ONLY			
city Towson	MD State	21204	ESTIMATED LENGTH OF HEAR!	NG navailable for Hearing			
		Andree admits and the	the following dates		<del></del>		
		w ,	ALL	OTHER	· · · · · · · · · · · · · · · · · · ·		
			REVIEWED 8Y:	DATE	·		

#### Baltimore County Government Planning Board



401 Bosley Avenue Towson, MD 21204 (410) 887-3211 Fax (410) 887-5**8**62

July 22, 1994

Mr. William T. Hackett, Chairman County Board of Appeals Courthouse Towson, Maryland 21204

Dear Mr. Hackett:

Enclosed herewith is the report containing the County Planning Board's recommendations regarding the zoning reclassification petitions in Cycle III, 1994.

After full discussion in the Committee meeting on July 7, 1994, the Report was adopted by the Planning Board in its monthly meeting on July 21, 1994, and is hereby published and submitted in accordance with County Code Section 2-356(f).

Sincerely,

Pat Keller

Secretary to the Planning Board

PK/TD/mjm LTRS/PZONE/TXTMJM

Enclosure

CC: Merreen E. Kelly, Administrative Officer Peter Max Zimmerman, People's Counsel



## ZONING RECLASSIFICATION PETITIONS

Cycle III, 1994

Report by the Baltimore County
Planning Board
to the

Baltimore County Board of Appeals

July 31, 1994

Baltimore County
Office of Planning and Zoning
Towson, Maryland

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Appendix A: Excerpt from Baltimore County Code, 198880

#### INTRODUCTION

Under the provisions of Section 2-356(e), <u>Baltimore County Code</u>, <u>1988</u>, (see Appendix A), the Director of Planning and Zoning is required to submit to the Planning Board, during Period 1 of each zoning cycle, a report on the petitions accepted by the County Board of Appeals for filing during the previous zoning cycle. The report is to contain the following information:

- 1. Maps showing properties under petition and the reclassifications sought therefore; such maps may also identify groups of such properties located close to each other and show other indications of the inter-relation of petitions with respect to planning considerations.
- 2. Recommendations on the petitions.
- Supporting data for the recommendations, including any pertinent data and recommendations submitted by other County agencies.
- 4. Recommendations for scheduling of all hearings (to be held during the next Period IV, prepared in consultation with the County Board of Appeals).

The thirteen petitions in the current cycle have been reviewed by the planning staff, and the following pages report the Office of Planning and Zoning staff's analyses and recommendations. The process of formulating these recommendations included: staff inspections of each site; a review of the policies and statements in the current Baltimore County Master Plan; and a review of files from the preparation and adoption of the 1992 Comprehensive Zoning Map. Comments also were requested from other county agencies including the Board of Education, the Department of Environmental Protection and Resource Management, the Fire Department, the Police Department, the Department of Public Works, the Department of Recreation and Parks, and the Bureau of Traffic Engineering.

In reaching its decision on each petition, the Board of Appeals is required to use the standards in Section 2-356(j) of the County Code. During the first cycle following a Comprehensive Zoning Map Process, Section 2-356(k) further limits the Board's authority to granting reclassifications only where the Board finds that the change is warranted upon consideration of the specified factors and also if "the last classification of the property [i.e., by the County Council's vote on October 15, 1992] was established in error." The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation.

CYCLEA/PZONE/CYCLE

The concept of "error" is not further defined in the Code, and the staff does not presume to make an interpretation. The staff's review of each petition, however, did take into consideration the manner in which the Comprehensive Zoning Map Process is structured, and was conducted during 1991-92, to minimize the likelihood that relevant properties would inadvertently be omitted from consideration along with the Issues otherwise raised.

Obviously, each property that was raised as an Issue received separate consideration, especially properties that were sequestered from separate voting by the Planning Board and/or the County Council. In addition, after the close of the Open Filing Period, the planning staff reviewed each Issue in relation to neighboring properties to determine whether any other properties should also be raised as Issues for consideration at this time. Wherever, in the staff's judgment, action on an already-filed Issue would require or advise a change in the zoning of a neighboring property or properties, those also were raised as Issues. If, in the opinion of the staff, the current zoning in the vicinity would continue on the Issue, no additional Issues were raised. The County Council and Planning Board had the same opportunity to raise an Issue during their respective filing periods.

## PETITIONS FOR RECLASSIFICATION CYCLE III, 1994

Assigned Hearing Dates County Board of Appeals Page 1 of 2

Week of September 12, 1994

Item #1, Case No. R-94-329
 Masters-Severe, Inc. /Legal Owner
 Village Sound Company, Inc. /Contract Purchaser
Tuesday, September 13, 1994 @ 10:00 a.m.

Week of September 19, 1994

Item #2, Case No. R-94-330

C&E Realty Company

Wednesday, September 21, 1994 @ 10:00 a.m.

Week of September 26, 1994

Item #3, Case No. R-94-331

Morningside Six Limited Partnership

Wednesday, September 28, 1994 @ 10:00 a.m.

Week of October 3, 1994

Item #4, Case No. R-94-332

Baltimore Gas & Electric Company, Inc. AND
Baltimore County, Maryland AND CSX Transportation,
Inc. /Legal Owners
Nace, Inc. /Contract Purchaser
Tuesday, October 4, 1994 @ 10:00 a.m.

Item #5, Case No. R-94-333

Hico Park M Limited Partnership
Thursday, October 6, 1994 @ 10:00 a.m.

Week of October 10, 1994

Item #6, Case No. R-94-334

Baltimore Gas & Electric Company, Inc.
Wednesday, October 12, 1994 @ 10:00 a.m.

Cycle III, 1994
Assigned Hearing Dates
County Board of Appeals
Page 2 of 2

#### Week of October 17, 1994

Item #7, Case No. R-94-335
 Genstar Stone Products Company
Wednesday, October 19, 1994 @ 10:00 a.m.

#### Week of October 24, 1994

Item #8, Case No. R-94-336
Stebbins-Andersen Company, Inc.
Tuesday, October 25, 1994 @ 10:00 a.m.

Item #9, Case No. R-94-337
Genstar Stone Product Company
Thursday, October 27, 1994 @ 10:00 a.m.

#### Week of October 31, 1994

#### Week of November 14, 1994

Item #11, Case No. R-94-339
The Giles Building & Development Company
Tuesday, November 15, 1994 @ 10:00 a.m.

#### Week of November 28, 1994

Item #12, Case No. R-94-340
Savino Bollino and Rose Bollino
Wednesday, November 30, 1994 @ 10:00 a.m.

#### Week of December 5, 1994

Item #13, Case No. R-94-341
Gerald D. Sherman & Roger A. Spero
Tuesday, December 6, 1994 @ 10:00 a.m.

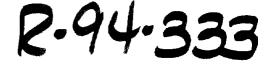
#### BALTIMORE COUNTY, MARYLAND

# Recommendations of the Office of Planning and Zoning July 31, 1994

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 1 Masters-Severe, Inc.	Southwest side of Reisterstown Road, 400' southeast of Sunset Road (#11418 Reisterstown Road)	. 4	R.O.	B.L.	R.O.
Item No. 2 C & E Realty Company	Northeast side of Reisterstown Road	14.54	D.R. 16	В.М.	D.R. 16
Item No. 3 Morningside Six Limited Partnership	Northwest side of Pleasant Ridge Drive, 360' northeast of Reisterstown Road	6.4	D.R. 16	B. L.	D.R. 16
Item No. 4 Baltimore Gas & Electric Company, Inc. and Baltimore County, MD & CSX Transportation, Inc.	West side of Owings Mills Boulevard, north and south of Bonita Avenue	26.83	D.R. 1	M.LI.M.	D.R. 1
Item No. 5 Hico Park M Limited Partnership	West side York Road, 97' south of the centerline of Ridgebrook Road	113.0	M.L. M.L.R.	D.R. 5.5	M.L. M.L.R.
Item No. 6 Baltimore Gas & Electric Company, Inc.	Southwest corner of York and Warren Roads	1.76	M.LA.S. M.LI.M. B.RA.S.	B.RA.S. B.RI.M.	M.LA.S. M.LI.M. B.RA.S.

Item No. and Petitioner	Location	Acreage	Existing Zoning	Requested Zoning	OPZ/PB Recommendation
Item No. 7 Genstar Stone Products Company	South side of Galloway Avenue, 670' west of York Road, north side of Padonia Road, and eas and west of proposed Beaver Dam Road	38.3	M.LI.M.	B.MI.M.	M.LI.M.
Item No. 8 Stebbins-Anderson Company, Inc.	Southwest corner of Timonium and Aylesbury Roads (21 West Timonium Roa	14.6 ad)	M.LI.M.	B.RI.M.	M.LI.M.
Item No. 9 Genstar Stone Products Company	Northwest corner of Pulaski Highway and White Marsh Boulevard, and southeast side of Philadelphia Road	205.8	M.LI.M. M.HI.M.	B.R.−I.M.	M.LI.M. M.HI.M.
Item No. 10 Janet Terry	Southeast side of Pulaski Highway, 1915' southwest of the centerline of Mohrs Lane	11.85	M.LI.M. M.LA.S.	B.RI.M.	M.LI.M. M.LA.S.
Item No. 11 The Giles Building and Development Company	North side of Race Road, 95' west of the centerline of Yellow Brick Road	. 94	M.LI.M.	B.L.	M.LI.M.
Item No. 12 Savino Bollino & Rose Bollino	Southeast side of Pulaski Highway, 300' southwest of the centerline of Rossville Bouleva	4.3	B.R. M.LA.S. M.LI.M.		B.R. M.LA.S. M.LI.M.
Item No. 13 Gerald D. Sherman & Roger A. Spero	Northeast and southwest side of Gladway Road, 1150' north of Bengies Road and 2390' southeast of Bird River Road	51.6	D.R1 M.LI.M. M.HI.M.		D.R. 1 M.LI.M. M.HI.M.

#### LOCATIONS OF PROPERTIES UNDER PETITION YORK COUNTY, PA. EXISTING ZONING CLASSIFICATIONS RESOURCE CONSERVATION - AGRICULTURE RESOURCE CONSERVATION - DEFERRAL OF PLANNING AND DEVELOPMENT RESOURCE CONSERVATION - WATERSHED PROTECTION RC3 RC4 R C. 5 R C. 20 RESOURCE CONSERVATION - RURAL RESTOENTIAL RESOURCE CONSERVATION - CRITICAL AREA RC50 RESOURCE CONSERVATION - CRITICAL AREA AGRICULTURAL RCC RESOURCE CONSERVATION - COMMERCIAL 0.11.1 DENSITY RESIDENTIAL, () DWELLING UNIT PER ACRES D.R.2. DENSITY RESIDENTIAL, (2 DWELLING UNITS PER ACRE, D.R.3.5. DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ACRE, D.R.5.5. DENSITY RESIDENTIAL, (3.5 DWELLING UNITS PER ACRE) D.R. 10.5 DENSITY RESIDENTIAL, (10.5 DWELLING UNITS PER ACRE) D.R. 16 DENSITY RESIDENTIAL, (16 DENSITY UNITS PER ACRE) R.A.E.I. RESIDENTIAL, (40 DENSITY UNITS PER ACRE) RAEZ RESIDENTIAL 180 DENSITY UNITS PER ACRO RESIDENTIAL - OFFICE (S.5 OWELLING UNITS PER ACRE) R-D-A RESIDENTIAL - OFFICE, CLASS "A" OFFICE BUILDING CARROLL OFFICE BUILDING 0-1 OFFICE PARK 0-2 QT. OFFICE AND TECHNOLOGY SERVICE EMPLOYMENT 5.E. **NORTHERN SECTOR** BUSINESS HARITIME MARINA B.M.B. DRAYTADE EMITTRAM EZENIZUE BUSINESS LOCAL ВL BUSINESS, HAJOR B.M. 8.A. M.R. BUSINESS, ROADSIDE MANUFACTURING, RESTRICTED MANUFACTURING, LIGHT, RESTRICTED ML MANUFACTURING, LIGHT MANUFACTURING, HEAVY MH · WAROOO CENTRAL SECTOR 11 WESTERN SECTOR SECURIT BLVD BALTIMORE CITY EASTERN SECTOR 404-440 COLURY ANNE ARUNGEL COUNTY



# FROM THE CHIP FOR GEORGE WILLIAM STEPHENS, JR. & ASSOCIATUS, FNC NGINEERS

958 KENILWORTH DRIVE SUITE 1991 TOWSON MARSLAND 21,993

Description to accompany Reclassification Petition The Highlands (DR-5.5 Area)

February 22, 1994 page -1-

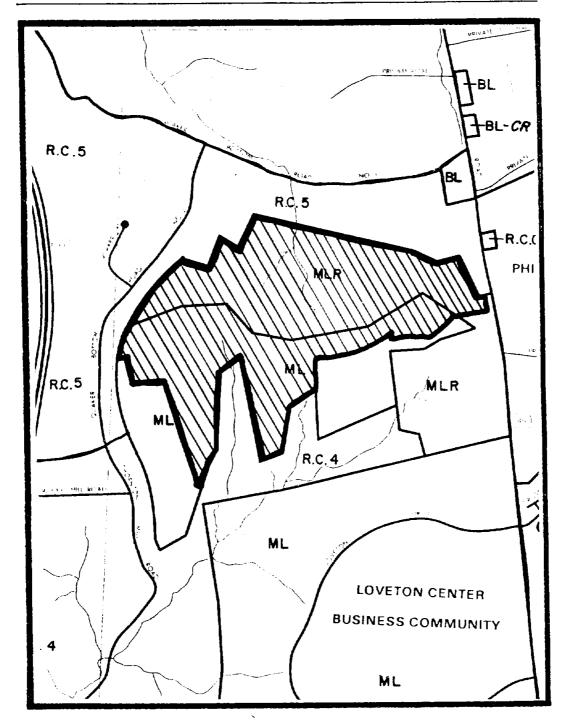
Beginning at the same point said point being South 18 degrees 27 minutes 35 seconds. West 96.73 feet from the point formed by the intersection of the centerline of York Road with the centerline of Ridgebrook Road, running thence leaving said point of beginning, the following 35 courses;

- 1. South 76 degrees 28 minutes 13 seconds West 111.41 feet.
- 2. South 68 degrees 49 minutes 25 seconds West 384.83 feet,
- 3. South 56 degrees 45 minutes 18 seconds West 190.05 feet.
- 4. South 84 degrees 39 minutes 20 seconds West 369.14 feet,
- 5. North 09 degrees 18 minutes 31 seconds West 24.06 feet.
- 6. Thence along a curve to the left having a radius of 822.34 feet for an arc length of 189.80 feet,
- 7. South 58 degrees 53 minutes 08 seconds West 67.14 feet.
- 8. Thence along a curve to the right having a radius of 964.12 feet for an arc length of 546.62 feet.
- 9. South 04 degrees 45 minutes 49 seconds East 326.39 feet,
- 10. South 53 degrees 01 minutes 21 seconds West 323.10 feet.
- 11. South 07 degrees 30 minutes 15 seconds West 460.46 feet,
- 12. South 67 degrees 17 minutes 09 seconds West 258.11 feet.
- 13. North 13 degrees 40 minutes 50 seconds West 1079.50 feet,
- 14. South 49 degrees 19 minutes 58 seconds West 235.24 feet.
- 15. South 00 degrees 28 minutes 17 seconds West 792.77 feet,
- 16. South 25 degrees 39 minutes 47 seconds West 156.54 feet.
- 17. South 21 degrees 13 minutes 27 seconds West 309.89 feet,
- 18. South 77 degrees 33 minutes 31 seconds West 40 00 feet .
- 19. North 17 degrees 57 minutes 31 seconds West 1157.23 feet,
- 20. South 85 degrees 21 minutes 06 seconds West 350.19 feet,
- 21. North 09 degrees 06 minutes 18 seconds West 242.71 feet,
- 22. South 87 degrees 47 minutes 43 seconds West 113.86 feet.
- 23. Thence along a curve to the right having a radius of 1166.25 feet for an arc length of 346,07 feet.
- 24. North 23 degrees 21 minutes 04 seconds East 328.45 feet.
- 25. Thence along a curve to the right having a radius of 865.00 feet for an arc length of 639.38 feet.
- 26. South 72 degrees 49 minutes 30 seconds East 281 33 feet,
- 27. North 19 degrees 10 minutes 35 seconds East 339.50 feet.
- 28. South 62 degrees 25 minutes 30 seconds East 210.71 feet,
- 29. North 20 degrees 35 minutes 54 seconds East 372.31 feet.
- 30. South 79 degrees 06 minutes 26 seconds East 1671 86 feet,
- 31. South 63 degrees 27 minutes 52 seconds East 250.49 feet,
- 32. North 71 degrees 41 minutes 26 seconds East 268.02 feet
- 33. South 27 degrees 55 minutes 13 seconds East 465.96 feet

#### SOURCE MATERIAL

Recommendations for the thirteen (13) petitions filed are based on the following:

- 1. Information compiled during the processing of the Comprehensive Zoning Maps adopted by the County Council on October 15, 1992.
- 2. Capital Budget and 5-Year Capital Program.
- 3. Zoning Plans Advisory Committee comments.
- 4. Discussions with other governmental agencies.
- 5. Field inspections of subject sites.
- 6. Baltimore County Master Plan



ITEM NUMBER 5 Location of Property Under Petition

Scale: 1"= 1000'

#### PETITIONER:

Hico Park M Limited Partnership

#### REQUESTED ACTION:

Reclassification to D.R. 5.5 (Density Residential)

#### EXISTING ZONING:

M.L. (Manufacturing Light) & M.L.R. (Manufacturing Light Restricted)

#### LOCATION:

Northwest side and southwest side of the intersection of York and Ridgebrook Road

#### AREA OF SITE:

113 acres ±

#### ZONING OF ADJACENT PROPERTY/USE:

North: R.C. 5 - rural and large lot residential

South: R.C. 4, M.L & M.L.R. - vacant and industrial

East: R.C. 5 - York Road, agricultural and residential

West: R.C. 5 & M.L. - vacant, rural, large lot residential

#### SITE DESCRIPTION:

The site was originally intended for development as a office park, and a short entrance road with landscaping and signage has been constructed. The site is otherwise vacant, and approximately 30% is wooded. Its topography is rolling and it contains several streams. It is also relatively high in elevation with expansive views into the surrounding area. The Gunpowder Falls/Western Run watershed line, denoting a major ridge line, runs through the site.

#### PROPERTIES IN THE VICINITY:

The site is bordered to the north and west by rural residential development on land zoned R.C. 5. Land to the east is mixed zoned and used for rural and suburban residential purposes (Loveton Farms) as well as office and light industrial use.

Property to the south is also mixed zoned and is utilized predominately for light industrial/office (Loveton Business Community) and limited rural residential use.

#### WATER AND SEWERAGE:

The area is served by public water and sewer, and is designated as W-1, S-1 (existing service area) according to the <u>Master</u> Water and Sewer Plan.

#### TRAFFIC AND ROADS:

The 1989-2000 Baltimore County Master Plan identifies three programmed transportation projects in the vicinity of the Highlands Corporate Office Park. The projects include: reconstructing MD 45 from MD 145 to Belfast Road; relocating MD 145 to Shawan Road; and constructing an interchange on I-83 at Thornton Mill Road.

These three projects were evaluated in a project planning study in the State Highway Administration's (SHA) Development and Evaluation Program of the FY 93 Consolidated Transportation Program (CTP). The final report of the planning study is near completion. The recommendations of the study include: advancing the MD 145 relocation project to the Construction Program of SHA's portion of the CTP; deferring the major improvements on mainline MD 45 with the understanding that various special projects to address safety and intersection improvements would be undertaken in the near future; deferring the decision to construct the interchange. Baltimore County participated in the planning study and concurs with the recommendations. This property has direct access to York Road which is classified as a major arterial.

#### ZONING HISTORY:

This site has been zoned M.L. and M.L.R. since 1976.

#### MASTER PLAN/COMMUNITY PLANS:

The 1992 Baltimore County Growth Management Proposed Land Use Map designates the site for office use. The Hunt Valley/Timonium Redevelopment Study included an economic analysis by the Legg Mason Realty Group. While Loveton and the Highlands were not specifically included in the HV/T Study, the economic analysis did include these areas within its residential market analysis. This analysis indicated a demand for housing in the area, particularly for housing in the "affordable range." In addition, business leaders in Hunt Valley indicated the need for more housing for entry-level workers in proximity to support their manufacturing operations. Since this analysis was performed, the changing economic climate has greatly reduced the demand for new office and industrial uses.

## PROPOSED VS. EXISTING ZONING:

Regulations governing M.L.R. zones may be found in Section 247 of the Baltimore County Zoning Regulations; Section 1B01.1A outlines the provisions of the D.R. zones. The D.R. 5.5 zone would permit a density of 5.5 dwelling units per acre.

The M.L.R. zone permits grouping of high types of industrial plants. The zone also allows those uses permitted in the M.R. zone, except Heliport, Type II, which may be permitted only as a Special Exception. Other uses permitted by Special Exception are also allowed (see Sections 270 and 502).

Regulations for the M.L. zone are found in Section 253 of the Baltimore County Zoning Regulations. The M.L. zone permits a number of light manufacturing uses by right. The zone also allows auxiliary retail or service uses or semi-industrial uses, provided the use is located in a planned district, however, such uses are not permitted in cases where direct access to an arterial street exists. The M.L. zone also permits several uses by Special Exception.

## OFFICE OF PLANNING AND ZONING SUMMARY AND RECOMMENDATIONS:

Based upon the information provided and analysis conducted, staff recommends the applicant's request be denied for the reasons as follows:

Housing development will generate additional demands for County service and infrastructure which have not been planned for this area. Existing conditions may not support additional residential development of the magnitude proposed, including roads (York Road and access to I-83, in particular) schools, and community services (police, fire, library, senior centers).

Support for any zoning change would be dependent upon the quality of site specific details. In the absence of a documented site plan, by which the quality of development could be controlled, staff can only recommend that the applicant's request be denied.

# INTER-AGENCY COMMENTS

# Baltimore County Public Schools

Dr. Stuart Berger, Superintendent

Towson, Maryland

Office of Pupil Assignments
Educational Support Services Building
6901 N. Charles Street
Towson, Maryland 21204

June 1, 1994

Mr. Jeffrey Long Community Planner Office of Planning & Zoning Mail Stop 1108

RE: Zoning Reclassification Cycle III

April, 1994 - October, 1994

Dear Jeff:

Thank you for taking time out of your busy schedule to meet with me to discuss the Cyclical Zoning Reclassification Process. The vast majority of these petitions are non-residential and, therefore, will have no impact on Baltimore County Public Schools.

Those petitions involving increases in residential zoning and the subsequent affect on our school system are summarized below:

Item 5 - Case No. R-94-333

Existing Zoning - M.L. & M.L.R. (8th Election District)

Proposed Zoning - D.R.-5.5

Zoning would allow 621.5 mixed housing units. Since I do not have the housing type breakdown, I developed a student yield based on 310 single family units and 311 townhouse units.

This property is located in the Sparks Elementary, Hereford Middle and Hereford High School Districts.

310 S.F.  $\times$  .319 = 99 311 T.H.  $\times$  .192 = 60

159 Elementary Students

## Page 2

310 S.F. 
$$\times$$
 .155 = 48  
311 T.H.  $\times$  .055 = 17  
65 Middle Students

310 S.F. 
$$\times$$
 .146 = 45  
311 T.H.  $\times$  .090 = 28  
73 High Students

A total yield of 297 students

## Item 13 - Case No. R-94-341

Existing Zoning - D.R.-1 & M.L.-I.M. & M.H.-I.M. (15th Election district)

Proposed Zoning - D.R.-3.5

Zoning would allow 180.8 single family homes. -

181 S.F. x .236 = 43 Elementary Students
181 S.F. x .071 = 13 Middle Students
181 S.F. x .107 = 19 High Students
75 Total Yield

If you have any questions, please do not hesitate to contact me at 887-4215.

Sincerely,

Barbara Pickelsimer, Field Representative

Office of Pupil Assignments

bp

# BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief

Developers Engineering Section

RE: Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

Item 1 - This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.

- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

Zoning Reclassification Cycle III April 1994 - October 1994 Page 2

Item 11 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 12 - A portion of this site lies within the limit of the 100-year flood plain and per Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited. Also, see Baltimore County Department of Public Works Standard Storm Drainage Design Plate D-19 for building setback from flood plain.

Item 13 - This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.

Item 15 - This site is located adjacent to tidewater. The property owner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor, including basements, of a residential and/or commercial development.

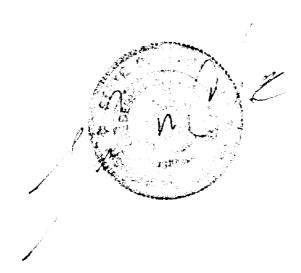
RWB:sw

Description to accompany Reclassification Petition The Highlands (DR-5.5 Area)

- 34. North 74 degrees 59 minutes 40 seconds East 54.94 feet.
- 35. South 12 degrees 39 minutes 57 seconds East 202.46 feet, to the point of beginning.

Containing 113.82 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



## Baltimore County Government Fire Department



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

(301) 887-4500

DATE: 04/27/94

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner:

LOCATION:

Item No.:

Zoning Agenda:

#### 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.

8. The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: R-94-329 THRU R-94-343.



**ZADM** 

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

co: File

## BALTIMORE COUNTY, MARYLAND

## DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

### INTER-OFFICE CORRESPONDENCE

May 3, 1994

T0:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson Development Coordinator, DEPRM

SUBJECT:

Zoning Item #R-94-333 - The Highlands Corporate Office Park

Intersection of York & Ridgebrook Roads

Zoning Advisory Committee Meeting of April 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and the Forest Conservation Regulations.

JLP:JW:sp

HIGHLAN/DEPRM/TXTSBP

IN THE MATTER OF
THE APPLICATION OF
HICO PARK M LIMITED PARTNERSHIP
FOR ZONING RECLASSIFICATION FROM
M.L. & M.L.R. TO D.R. 5.5 ON PROPERTY
LOCATED ON THE W/S YORK RD, 96.73' S
OF C/L RIDGEBROOK RD; ALSO 1500' +/S OF QUAKER BOTTOM ROAD #1

4<sup>TH</sup> ELECTION DISTRICT 3<sup>RD</sup> COUNCILMANIC DISTRICT \* BEFORE THE

COUNTY BOARD OF APPEALS

\* OF

BALTIMORE COUNTY

\* Case No. R-94-333 Cycle III, 1994

## **ORDER OF DISMISSAL OF PETITION**

This case comes to the Board on a Petition for Reclassification filed by Robert A.

Hoffman, Esquire, on behalf of Hico Park M Limited Partnership, Petitioner, for zoning reclassification from M.L. and M.L.R. to D.R. 5.5 on property located on the west side of York Road, 96.73' south of the centerline Ridgebrook Road; also 1500' +/- south of Quaker Bottom Road #1, in the Fourth Election District of Baltimore County.

WHEREAS, Petitions for Reclassification pending on the Board's Continued Docket on the date of adoption of the Comprehensive Zoning Maps are considered to be moot; and

WHEREAS, no further action has been taken in this matter since a continuance was granted on October 6, 1994,

IT IS, THEREFORE, this 25 m day of Leuracy, 2002, by the County Board of Appeals of Baltimore County

**ORDERED** that said Petition filed in Case No. R-94-333 be and the same is declared moot, and the Petition **DISMISSED**.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Charle Consul

Charles L. Marks, Chairman



# County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

FAX: 410-887-3182

February 25, 2002

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD, LLP 210 Allegheny Avenue Towson, MD 21204

> RE: In the Matter of: HICO Park M Limited Partnership Case No. R-94-333 / Order of Dismissal of Petition

Dear Mr. Hoffman:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the

Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kalhleen C. Bianco

Karena a Branco

Administrator

#### Enclosure

c: Charles Weinstein
S. Charles Realty Corporation
George William Stephens Jr. & Assoc, Inc,
Economic Development /MS 2M07
Robert J. Haines, Esquire
/Board of Ed. /MS 1102-J
People's Counsel for Baltimore County
Pat Keller, Planning Director
Jeffrey Long /Planning
Lawrence E. Schmidt /Zoning Commissioner
W. Carl Richards /PDM
Amold Jablon, Director /PDM



# Petition for Reclassification

## to the Board of Appeals of Baltimore County

for the property located at SW Side of the intersection of York Rd. and Quaker Bottom Rd.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the RC-4, RC-5 RC-4, RC-5,

Zoning Law of Baltimore County, from an MI, MIR zone to an and DR5.5 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

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 af legal owner(s) of the property whi	· ·		e the
Contract Purchaser/Lessee	<b>2</b> :		Legal Owner(s):			
(Type or Print Name)	<del></del>		Hico Park M Lime	ited Partner	ship	
(T) po or time (ability				i j	26, 40	A.
Signature			Signature By: Charles	s Weinstein	V P	
			Hiço Pa	ark M. Corp.	, General	Partner
Address			(Type or Print Name)		<u> </u>	
		<del></del>				
City	State	Zipcode	Signature	211 0-		
			c/o S. Charles I	- L	1200 500	
Altomey for Petitioner:			25 S. Charles St	reet, Suite		3-2462
AS	A/-1		Baltimore,	MD	20201	
John B. Howa	ard		City Name, Address and phone numb to be contacted.	State er of legal owner, contract	Zipcode purchaser or represe	entative
452 4			Robert A. Hoffma	an		
Robert A. 1	<b>E</b> fman		Name 210 Alleghe	eny Avenue		
Venable, Bác Address	etjer and Howard	<u>494-62</u> 00	T <u>OWSON</u>	MD 21204	494-620 Phone No.	00
210 Allegher	nv Ave.		<del> </del>	OFFICE USE ONLY		_
c <sub>ity</sub> Towson	State MD	Zipcode 21204	ESTIMATED LENGTH OF HEAR			
		and harming a contract of	the following dates	maranacie for from Mg	Next Two Mor	ntina
				OTHER		
			REVIEWED BY:			- -
<b>≜/</b> 7			_			





# Petition for Reclassi

# to the Board of Appeals of Baltimore County NE/S & SE/S of the intersection of York

for the property located at

Ridgebrook Poads

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 (1) that the zoning status of the herein described property be reclassified, pursuant to the

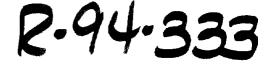
Zoning Law of Baltimore County, from an MI, MLR zone to an DR5\_5 zone, for the reasons given in the attached statement; and (2) for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for:

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Regulations of Baltimore County:

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.

			legal owner(s) of the property which			
Contract Purchaser/Lessee:			Legal Owner(s):			
(Type or Print Name)		<del> </del>	Hico Park M Limi (Type or Print Name)	ted Partner	ship	
Signature		—————	Signature	• • • • • • • • • • • • • • • • • • •	<u> </u>	
			Signature By: Charles Hicko Pa	Weinstein, rk M. Corp.	V.P., , General Part	ner
Address			(Type or Print Name)			
City	State	Zipcode	Signature	<del></del>		
Altorney for Petitioner:	,		c/o S. Charles R 25 S. Charles St Address		1300 528-246 Phone No.	2
MA	hund		Baltimore,	MD	20201	
John B. How	ard		City Name, Address and phone numbe to be contacted.	•	Zipcode purchaser or representative	
Robert A. H	offman		Robert A. Hoffma: Name 210 Alleghe			
Venable, Bac Address	etjer and Howard Phone No.	<u>494–62</u> 00	=	_	494-6200 Phone No.	
210 Allegher	ny Ave.	Zipcode		OFFICE USE ONLY		
Towson	MD	21204	ESTIMATED LENGTH OF HEAR!	NG navailable for Hearing		
		office admits to the	the following dates	<u> </u>	Next Two Months	
		ν ,	AL1	OTHER		
			REVIEWED BY:	DATE		



# FROM THE CHIP FOR GEORGE WILLIAM STEPHENS, JR. & ASSOCIATUS, FNC NGINEERS

958 KENILWORTH DRIVE SUITE 1991 TOWSON MARSLAND 21,993

Description to accompany Reclassification Petition The Highlands (DR-5.5 Area)

February 22, 1994 page -1-

Beginning at the same point said point being South 18 degrees 27 minutes 35 seconds. West 96.73 feet from the point formed by the intersection of the centerline of York Road with the centerline of Ridgebrook Road, running thence leaving said point of beginning, the following 35 courses;

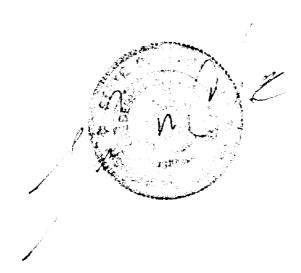
- 1. South 76 degrees 28 minutes 13 seconds West 111.41 feet.
- 2. South 68 degrees 49 minutes 25 seconds West 384.83 feet,
- 3. South 56 degrees 45 minutes 18 seconds West 190.05 feet.
- 4. South 84 degrees 39 minutes 20 seconds West 369.14 feet,
- 5. North 09 degrees 18 minutes 31 seconds West 24.06 feet.
- 6. Thence along a curve to the left having a radius of 822.34 feet for an arc length of 189.80 feet,
- 7. South 58 degrees 53 minutes 08 seconds West 67.14 feet.
- 8. Thence along a curve to the right having a radius of 964.12 feet for an arc length of 546.62 feet.
- 9. South 04 degrees 45 minutes 49 seconds East 326.39 feet,
- 10. South 53 degrees 01 minutes 21 seconds West 323.10 feet.
- 11. South 07 degrees 30 minutes 15 seconds West 460.46 feet,
- 12. South 67 degrees 17 minutes 09 seconds West 258.11 feet.
- 13. North 13 degrees 40 minutes 50 seconds West 1079.50 feet,
- 14. South 49 degrees 19 minutes 58 seconds West 235.24 feet.
- 15. South 00 degrees 28 minutes 17 seconds West 792.77 feet,
- 16. South 25 degrees 39 minutes 47 seconds West 156.54 feet.
- 17. South 21 degrees 13 minutes 27 seconds West 309.89 feet,
- 18. South 77 degrees 33 minutes 31 seconds West 40 00 feet .
- 19. North 17 degrees 57 minutes 31 seconds West 1157.23 feet,
- 20. South 85 degrees 21 minutes 06 seconds West 350.19 feet,
- 21. North 09 degrees 06 minutes 18 seconds West 242.71 feet,
- 22. South 87 degrees 47 minutes 43 seconds West 113.86 feet.
- 23. Thence along a curve to the right having a radius of 1166.25 feet for an arc length of 346,07 feet.
- 24. North 23 degrees 21 minutes 04 seconds East 328.45 feet.
- 25. Thence along a curve to the right having a radius of 865.00 feet for an arc length of 639.38 feet.
- 26. South 72 degrees 49 minutes 30 seconds East 281 33 feet,
- 27. North 19 degrees 10 minutes 35 seconds East 339.50 feet.
- 28. South 62 degrees 25 minutes 30 seconds East 210.71 feet,
- 29. North 20 degrees 35 minutes 54 seconds East 372.31 feet.
- 30. South 79 degrees 06 minutes 26 seconds East 1671 86 feet,
- 31. South 63 degrees 27 minutes 52 seconds East 250.49 feet,
- 32. North 71 degrees 41 minutes 26 seconds East 268.02 feet
- 33. South 27 degrees 55 minutes 13 seconds East 465.96 feet

Description to accompany Reclassification Petition The Highlands (DR-5.5 Area)

- 34. North 74 degrees 59 minutes 40 seconds East 54.94 feet.
- 35. South 12 degrees 39 minutes 57 seconds East 202.46 feet, to the point of beginning.

Containing 113.82 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



#### FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, IR, & ASSOCIATES, INC.

#### ENGINEERS

658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND (1204)

Description to accompany Reclassification Petition

February 22, 1994

The Highlands (Area of Reclassification from ML and MLR to DR-5.5 Area) page -1-

Beginning at the same point said point being South 18 degrees 27 minutes 35 seconds West 96.73 feet from the point formed by the intersection of the centerline of York Road with the centerline of Ridgebrook Road, running thence leaving said point of beginning, the following 35 courses:

- 1. South 76 degrees 28 minutes 13 seconds West 111.41 feet,
- 2. South 68 degrees 49 minutes 25 seconds West 384.83 feet.
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- 5. North 09 degrees 18 minutes 31 seconds West 24.06 feet.
- 6. Thence along a curve to the left having a radius of 822.34 feet for an arc length of 189.80 feet.
- 7. South 58 degrees 53 minutes 08 seconds West 67.14 feet,
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- 11. South 07 degrees 30 minutes 15 seconds West 460.46 feet.
- 12. South 67 degrees 17 minutes 09 seconds West 258.11 feet.
- 13. North 13 degrees 40 minutes 50 seconds West 1079.50 feet,
- 14. South 49 degrees 19 minutes 58 seconds West 235.24 feet.
- 15. South 00 degrees 28 minutes 17 seconds West 792.77 feet.
- 16. South 25 degrees 39 minutes 47 seconds West 156.54 feet.
- 17. South 21 degrees 13 minutes 27 seconds West 309.89 feet.
- 18. South 77 degrees 33 minutes 31 seconds West 40.00 feet,
- 19. North 17 degrees 57 minutes 31 seconds West 1157.23 feet,
- 20. South 85 degrees 21 minutes 06 seconds West 350.19 feet,
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- 33. South 27 degrees 55 minutes 13 seconds East 465.96 feet.

See Revised Nescontto. Con March

- 34. North 74 degrees 59 minutes 40 seconds East 54.94 feet,
- 35. South 12 degrees 39 minutes 57 seconds East 202.46 feet, to the point of beginning.

Containing 113.82 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



#### FROM THE OFFICE OF GEORGE WILLIAM STEPHENS, IR, & ASSOCIATES, INC.

#### ENGINEERS

658 KENILWORTH DRIVE, SUITE 100 TOWSON, MARYLAND (1204)

Description to accompany Reclassification Petition

February 22, 1994

The Highlands (Area of Reclassification from ML and MLR to DR-5.5 Area) page -1-

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See Revised Nescontto. Con March

8.94.333 REV 4.14.94

#### FROM THE OFFICE OF

## GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

#### ENGINEERS

658 KENULWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Reclassification Petition

February 22, 1994

The Highlands (Area of Reclassification from ML and MLR to DR-5.5 Area)

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Description to accompany Reclassification Petition February 22, 1994
The Highlands (Area of Reclassification from ML and MLR to DR-5.5 Area) page -2-

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Containing 113.82 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



	CE - REVENUE DIVISION S CASH RECEIPT	
DATE	ACCOUNT	
	amount \$	
RECEIVED		
FOR:		

BALTIMORE COUNTY, MARYLAND

FICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE

ACCOUNT

ACCOUNT

RECEIVED
FROM:

FOR:

VALIDATION OR SIGNATURE OF CASHIER

YELLOW-CUSTOMER

Baltimore County Government Office of Zoning Administration and Development Management



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

JULY 26, 1994

Hico Park M Limited Partnership c/o Robert A. Hoffman, Esq. 210 Allegheny Avenue Towson, Maryland 21204

Re: Case Number: R-94-333
W/S York Road, 96.73' S of c/l Ridgebrook Road,
1500'+/- S of Quaker Bottom Road
8th Election District - 3rd Councilmanic

Dear Mr. Hoffman:

Attached you will find a copy of the memorandum originally forwarded to you on May 24, 1994. As noted thereon, payment 2 (your client's share of the \$4,313.40 cost of the full page ads) is now due.

Please immediately forward the following to this office:

A check made payable to Patuxent Publishing in the amount of \$331.80.

Non-payment of fees will hold your case in abeyance. If you have any questions regarding this letter, you may contact Ms. Gwen Stephens at 887-3391.

Very truly yours,

ARNOLD JABLON DIRECTOR

AJ:ggs

Per Gwen Stephens - ZaDM

ALL ADVERTISING FAID FOR

CYCLE TIL SECLASS PRINTINS

#### MEMORANDUM

TO: RECLASSIFICATION PETITIONERS, ATTORNEY, AND/OR REPRESENTATIVES

FROM: ZONING ADMINISTARTION AND DEVELOPMENT MANAGEMENT 111 W. Chesapeake Avenue, Towson, Maryland 21204

RE:: PAYMENT OF POSTING AND ADVERTISING FEES - RECLASSIFICATIONS

As you are aware, all government entities should endeavor to cut dollor out-put, misuse of labor and the proliferation of paperwork.

In the past, mandated newspaper advertising of Zoning actions was billed to Baltimore County. The processing of these ads and their subsequent bills touched several county agencies. Although, we will continue to place ads for the petitioner, in the majority of cases, Baltimore County will no longer act as a middle-man with regard to the newspaper billing.

An individual ad for your petition will run approximately one month before the scheduled hearing date. Billing for the indvidual ad, due upon receipt, will come from and should be remitted directly to the newspaper.

Cycle Reclassification Petitions are required to be heavily advertised and are now the only instance when we must again act as middle-man. The initial full-page ads, containing the particulars of all the petitions in this Cycle, will run in the July 7, 1994 and July 14, 1994 issues of the Jeffersonian.

Patuxent Publishing will bill the County an estimated \$4,600.00 for these full-page ads. This cost is charged back to the petitioners, equally divided among them. When you receive this bill from us, we ask that you immediately mail your check back to us. However, the check's payee should read Patuxent Publishing Company. In this manner, you help lower the County's cost by reducing or eliminating the purchasing, budget, and/or finance departments' involvement. Costs are also lowered as no funds will come out of the County budget to pay the advertising costs.

Briefly, your payments will be as follows:

- 1) Posting charges of \$35.00, now due. Please make check payable to "Baltimore County" and mail to Zoning Administration & Development Management.
- 2) Your share of the full page ads. Our office will forward billing to you in late July. Upon receipt, please make your check payable to "Patuxent Publishing" and mail it to Zoning Administration and Development Management.
- 3) Advertising cost for your individual ad, which will run approximately 3 to 4 weeks before your hearing. Billing for this will come directly from Patuxent Publishing and your check should be made payable to and mailed directly to Patuxent.

If you have any questions concerning this matter, please contact Gwendolyn Stephens at 887-3391.



## County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

MAY 24, 1994

## NOTICE OF HEARING

CASE NUMBER: R-94-333
W/S York Road, 96.73' S of c/l Ridgebrook Road; also
1500'+/- S of Quaker Bottom Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Hico Park M Limited Partnership

Petition to reclassify the property's zoning from M.L. and M.L.R. to D.R.-5.5.

**HEARING:** 

Thursday, October 6, 1994 at 10:00 a.m.

LOCATION:

COUNTY COURTHOUSE, ROOM 48 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204

WILLIAM T. HACKETT, CHAIRMAN COUNTY BOARD OF APPEALS

cc: Hico Park M Limited Partnership John B. Howard, Esq. and Robert A. Hoffman, Esq.



#### ATTORNEYS AT LAW

BALTIMORE, MD WASHINGTON, D. C. MCLEAN, VA ROCKVILLE, MD A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE

P.O. BOX 5517

(410) 494-6200 FAX (410) 821-0147

WRITER'S DIRECT NUMBER IS

(410) 494-6262

FICHARD M. VENABLE (1839-1910) EDWIN G. BAELJEH (1868-1945) CHARLES MCH. HOWARD (1870-1942)

ROBERT A. HOFFMAN

September 30, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification No. R-94-333

- Legal Owner - HICO Park M Limited Partnership

Property known as Highlands ParkNE/S and SE/S of the Intersection

of York Road & Ridgebrook Road

Dear Mr. Hackett:

On behalf of HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request, we are writing to request a continuance for the hearing scheduled for Thursday, October 6, 1994 at 10:00 a.m. before the Board of Appeals.

The purpose of this request is to provide our client with some additional time to complete the Documented Site Plan which would be submitted at the rescheduled hearing. The Petitioners had hoped to complete the Plan in time to submit it at the October 6th hearing, but will be unable to do so. Accordingly, we respectfully request that a continuance be granted and that a hearing date prior to the end of the year be rescheduled at your convenience.

Should you have any questions, please  $\tilde{\alpha}o$  not hesitate to call. Thank you.

Sincerely,

Robert A. Hoffman, BY: GPW

Robert A. Hoffman

cc: Charles Weinstein
 Gwen Stephens

Peter Max Zimmerman, Esq.

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO:

William T. Hackett, Chairman

DATE: August 4, 1994

County Board of Appeals

FROM:

Arnold F. "Pat" Keller, Director

Office of Planning & Zoning

SUBJECT:

Hico Park M. Limited Partnership

Case No. R-94-333

Please be advised that based upon an inter-office memorandum received on July 11, 1994 from Neil Jacobs, Executive Director, Department of Economic Development, staff wishes to amend its recommendation regarding the subject zoning reclassification petition. In the memo, Mr. Jacobs emphasizes that "...[retaining the] present zoning of the Highlands is essential if Baltimore County is to accommodate the growth and expansion of its existing and future corporate citizens." This position is consistent with the 1992 Baltimore County Growth Management Proposed Land Use Map's designation for the site.

By way of this correspondence, the Office of Planning and Zoning amends its recommendation in order to clarify our position and ensure consistency with the recommendation of the Department of Economic Development. Therefore, based upon the additional information provided, staff recommends the applicant's request be denied.

PK:JL:lw PKHICO/PZONE/TXTLLF

Attachment

### BALTIMORE COUNTY, MARYLAND Interoffice Memorandum

TO:

Pat Keller, Director

Office of Planning

FROM:

Neil Jacobs, Executive Director,

Department of Economic Development

DATE:

July 11, 1994

SUBJECT: Highlands Property - Residential Zoning Request

This department has met with the current owners of The Highlands property, South Charles Realty Group, and discussed their intentions to change the current zoning of the property from manufacturing light to residential. While this department understands South Charles' desire to take advantage of current demand in the housing market, present zoning of The Highlands is essential if Baltimore County is to accommodate the growth and expansion of its existing and future corporate citizens.

At present only 6.3% of the County's 385,097 total acres of land is zoned for office or industrial development. The Highlands site alone, accounts for a large percentage (175 acres) of the developable land inventory in the York Road corridor. To growing companies such as Becton Dickinson and McCormick & Company, and major manufacturing companies considering relocation to Maryland, The Highlands presents the only suburban, campus-like, ready to develop opportunity from Towson to the Pennsylvania line.

Altering the present zoning designation at The Highlands would thereby eliminate opportunities for new manufacturing growth in the York Road corridor and severely undermine this department's ability to create lucrative employment opportunities for Baltimore County residents. Therefore, the Department of Economic Development requests this application for a zoning change be denied.

ENJ/ao

- 34. North 74 degrees 59 minutes 40 seconds East 54.94 feet,
- 35. South 12 degrees 39 minutes 57 seconds East 202.46 feet, to the point of beginning.

Containing 113.82 acres more or less.

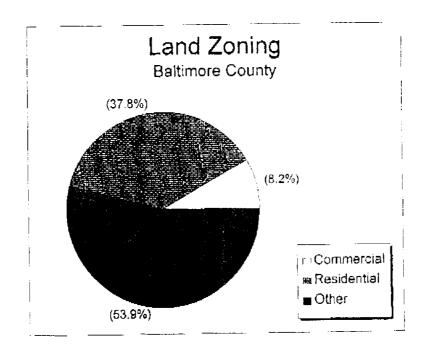
NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



## LAND ZONING IN BALTIMORE COUNTY

ZONE TYPE	ACREAGE	% of Total
TOTAL LAND ZONED FOR RESIDENTIAL	145,606	37.8%
RESIDENTIAL	100,606	26.1%
RURAL RESIDENTIAL (RC 5)	45,000	11.7%
TOTAL LAND ZONED FOR BUSINESS	31,731	8.2%
COMMERCIAL	7,346	1.9%
MANUFACTURE	22,029	5.7%
OFFICE	2,355	0.6%
TOTAL LAND ZONED FOR OTHER PURPOSES	207,759	53.9%
RC CRITICAL AREA (RC 1)	11,928	3,1%
AGRICULTURAL AREA (RC 2)	120,436	31.3%
DEFERRED PLANNING (RC 3)	4,132	1.1%
RESERVOIR PROTECTION (RC 4)	71,263	18.5%
TOTAL*	385,097	100.0%

SOURCE- BALTIMORE COUNTY OFFICE OF ENVIRONMENTAL PROTECTION 3/9/94 \*DOES NOT INCLUDE WATER OR NONSTUDY ACREAGE



## BALTIMORE COURTY, MARYLAND

### DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

## INTER-OFFICE CORRESPONDENCE

Mary 3, 1994

70:

Mr. Arnold Jablon, Director Zoning Administration and Development Management

FROM:

J. Lawrence Pilson

Development Coordinator, DEPRM

SUBJECT:

Zoning Item #R-94-333 - The Highlands Corporate Office Park

Intersection of York & Ridgebrook Roads

Zoning Advisory Committee Meeting of April 25, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams. Wetlands and Floodplains, and the Forest Conservation Regulations.

JLP:JW:sp

HIGHLAN/DEPRM/TXTSBP

# BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 9, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief evelopers Engineering Section

RE: & Zoning Advisory Committee Meeting for Zoning Reclassification Cycle III April 1994 - October 1994

The Developers Engineering Section has reviewed the subject zoning items and we have no comments for Items 7, 8, 9, 10, and 14.

- Item 1 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Rd., Md. Rte. 140.
- Item 2 This site, if rezoned, is subject the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development, and the Maryland State Highway Administration Standards for all improvements fronting on Reisterstown Road, Md. Rte. 140. Also, update existing road and right-of-way width of Pleasant Ridge Dr.
- Item 3 This site, if rezoned, is subject to the Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development.
- Item 4 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for industrial development.
- Item 5 This site, if rezoned, is subject to Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for residential development.
- Item 6 This site is subject to Maryland State Highway Administration Standards for all improvements fronting on York Road, Md. Rte. 45, along with Baltimore County Development Regulations, Divisions 2, 3, 4 and 5 for commercial development. Access to Warren Road may be a limited access.

494-6201 Sophie please note the renied address on the petition t brix, and replace the old documents with these new mes. P.ls. lit me. Know if this, will not be possible Venable, Baetjer and Howard
Thanks - See



## County Board of Appeals of Bultimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 (410) 887-3180

August 31, 1994

Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD 210 Allegheny Avenue Towson, MD 21204

RE: Case No. R-94-333

HICO Park M Limited Partnership -

Legal Owners

Dear Mr. Hoffman:

Pursuant to your letter of August 26th regarding the subject reclassification petition, the Board has noted both its file and docket that it is your client's intent to submit, on the record, a Documented Site Plan at 10:00 a.m. on Thursday, October 6 1994, in accordance with Section 2-356(m) of the Baltimore County Code. Accordingly, no evidence or testimony will be received at that time.

Your early notification is appreciated.

Very truly yours,

Kathleen C. Weidenhammer Administrative Assistant

CC: Mr. Charles Weinstein
 George William Stephens, Jr. & Assoc., Inc.
 James Earl Kraft
 People's Counsel for Baltimore County
 Pat Keller
 Jeffrey Long
 Lawrence E. Schmidt
 W. Carl Richards, Jr. /ZADM
 Docket Clerk /ZADM

Arnold Jablon, Director /ZADM

## VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

BALTIMORE, MD WASHINGTON, D.C. MCLEAN, VA ROCKVILLE, MD A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE P.O. BOX 5517

TOWSON, MARYLAND 21285-5517

(410) 494-6200 FAX (410) 821-0147

RICHARD M. VENABLE (1839-1910) FAX (410)
EDWIN G. BAETJER (1868-1945)
CHARLES MCH. HOWARD (1870-1942)

WRITER'S DIRECT NUMBER IS

(410) 494-6262

ROBERT A. HOFFMAN

August 26, 1994

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification No. R-94-333

- Legal Owner - HICO Park M Limited Partnership

Property known as Highlands Park
 NE/S and SE/S of the Intersection of York Road & Ridgebrook Road

Dear Mr. Hackett:

On behalf of HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request, the purpose of this letter is to notify the Board that our client intends to submit a Documented Site Plan at the beginning of the public hearing scheduled for Thursday, October 6, 1994 at 10:00 a.m. before the Board of Appeals.

The submission of the Documented Site Plan at this time will be pursuant to and in accordance with Section 2-356(m) of the Baltimore County Code relating to amendments to reclassification petitions.

Should you have any questions, please do not hesitate to call. Thank you.

Sincerely,

Robert A. Hoffman

GPW\dok

cc: Charles Weinstein

Gwen Stephens

Peter Max Zimmerman, Esq.

HACKET18.GPW

2-94-333

## VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

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

RICHARD M. VENABLE (1839-1910)

EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

210 ALLEGHENY AVENUE

P.O. BOX 5517

TOWSON, MARYLAND 2:285-5517

(410) 494-6200

FAX (4 O) B21-0147

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6262

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

Re: - Cycle Zoning Reclassification Request

- Legal Owner HICO Park M Limited Partnership
- Property known as Highlands Park
- SW/C Intersection of York Road and Quaker Bottom Road

Dear Mr. Hackett:

This firm represents the HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request for property located on the southwest corner of the intersection of York Road and Quaker Bottom Road in Sparks, Maryland. The subject property, which comprises approximately 151.82 acres, is presently zoned ML, MLR, RC-4 and RC-5. The Petitioner is requesting a combination of RC-4, RC-5 (existing RC zoning to stay as currently configured) and DR-5.5 zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. Based upon its proximity to the residential development across York Road and to the rural character of the area to the north, the Petitioner believes that the retention of predominantly industrial zoning for this site is inconsistent with these surrounding uses and thus argues here that this constituted an error on the part of the County Council during the 1992 Comprehensive Rezoning Process. Since the site is provided with public water and sewer, zoning more intensive than resource conservation is called for on that portion of the property currently

William T. Hackett, Chairman February 28, 1994 Page 2

zoned industrial. Based upon the combination of these various factors, the Petitioner believes that the most appropriate zoning at this site would be the proposed combination of RC-4, RC-5 and DR-5.5.

Please note also that the Petitioner anticipates filing a documented site plan for the subject site prior to a hearing on the merits of this request. The compatibility and consistency of the RC-4, RC-5 and DR-5.5 classifications on this property will be made clear with the submission of such a plan which will demonstrate the high quality use the Petitioner envisions at this site.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from RC-4, RC-5, ML and MLR to RC-4, RC-5 and DR-5.5

Sincerely,

Robert A. Hoffman

1. 1 Soffee Bicho

DOK\gpw enclosures

cc: Charles Weinstein

HACKET11.GPW

# VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

FAX (410) 821 0147

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

210 ALLEGHENY ÁVENUE P.O. BOX 5517 TOWSON, MARY\_AND 21285-5517 (410) 494-6200

RICHARD M. VENABLE (1839-1910) SOWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942)

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6262

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

₹₽•

- Cycle Zoning Reclassification Request
- Legal Owner HICO Park M Limited Partnership
- Property known as Highlands Park
   NE/S and SE/S of the Intersection of York Road & Ridgebrook Road

Dear Mr. Hackett:

This firm represents the HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request for property located on the northeast and southeast sides of the intersection of York Road and Ridgebrook Road in Sparks, Maryland. The subject property, which comprises approximately 151.82 acres, is presently zoned ML, MLR, RC-4 and RC-5. The Petitioner is requesting a combination of RC-4, RC-5 (existing RC zoning to stay as currently configured) and DR-5.5 zoning in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. Based upon its proximity to the residential development across York Road and to the rural character of the area to the north, the Petitioner believes that the retention of predominantly industrial zoning for this site is inconsistent with these surrounding uses and thus argues here that this constituted an error on the part of the County Council during the 1992 Comprehensive Rezoning Process. Since the site is provided with public water and sewer, zoning more intensive than resource

See Regard Letter Care Train

William T. Hackett, Chairman March 1, 1994 Page 2

conservation is called for on that portion of the property currently zoned industrial. Based upon the combination of these various factors, the Petitioner believes that the most appropriate zoning at this site would be the proposed combination of RC-4, RC-5 and DR-5.5.

Please note also that the Petitioner anticipates filing a documented site plan for the subject site prior to a hearing on the merits of this request. The compatibility and consistency of the RC-4, RC-5 and DR-5.5 classifications on this property will be made clear with the submission of such a plan which will demonstrate the high quality use the Petitioner envisions at this site.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from RC-4, RC-5, ML and MLR to RC-4, RC-5 and DR-5.5

Sincerely,

The state of the second

Robert A. Hoffman

DOK\gpw enclosures

cc: Charles Weinstein

HACKET11.GPW

8.94.333 REV 4.14.94

### FROM THE OFFICE OF

## GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

### ENGINEERS

658 KENULWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Reclassification Petition

February 22, 1994

The Highlands (Area of Reclassification from ML and MLR to DR-5.5 Area)

page -1-

Beginning at the same point said point being South 18 degrees 27 minutes 35 seconds West 96.73 feet from the point formed by the intersection of the centerline of York Road with the centerline of Ridgebrook Road, running thence leaving said point of beginning, the following 35 courses;

- 1. South 76 degrees 28 minutes 13 seconds West 111.41 feet,
- 2. South 68 degrees 49 minutes 25 seconds West 384.83 feet,
- 3. South 56 degrees 45 minutes 18 seconds West 190.05 feet,
- 4. South 84 degrees 39 minutes 20 seconds West 369.14 feet.
- 5. North 09 degrees 18 minutes 31 seconds West 24.06 feet.
- 6. Thence along a curve to the left having a radius of 822.34 feet for an arc length of 189.80 feet,
- 7. South 58 degrees 53 minutes 08 seconds West 67.14 feet,
- 8. Thence along a curve to the right having a radius of 964.12 feet for an arc length of 546.62 feet.
- 9. South 04 degrees 45 minutes 49 seconds East 326.39 feet,
- 10. South 53 degrees 01 minutes 21 seconds West 323.10 feet,
- 11. South 07 degrees 30 minutes 15 seconds West 460.46 feet.
- 12. South 67 degrees 17 minutes 09 seconds West 258.11 feet,
- 13. North 13 degrees 40 minutes 50 seconds West 1079.50 feet.
- 14. South 49 degrees 19 minutes 58 seconds West 235.24 feet,
- 15. South 00 degrees 28 minutes 17 seconds West 792.77 feet,
- 16. South 25 degrees 39 minutes 47 seconds West 156.54 feet,
- 17. South 21 degrees 13 minutes 27 seconds West 309.89 feet,
- 18. South 77 degrees 33 minutes 31 seconds West 40.00 feet .
- 19. North 17 degrees 57 minutes 31 seconds West 1157.23 feet,
- 20. South 85 degrees 21 minutes 06 seconds West 350.19 feet,
- 21. North 09 degrees 06 minutes 18 seconds West 242.71 feet,
- 22. South 87 degrees 47 minutes 43 seconds West 113.86 feet,
- 23. Thence along a curve to the right having a radius of 1166.25 feet for an arc length of 346.07 feet,
- 24. North 23 degrees 21 minutes 04 seconds East 328.45 feet,
- 25. Thence along a curve to the right having a radius of 865.00 feet for an arc length of 639.38 feet.
- 26. South 72 degrees 49 minutes 30 seconds East 281.33 feet.
- 27. North 19 degrees 10 minutes 35 seconds East 339.50 feet,
- 28. South 62 degrees 25 minutes 30 seconds East 210.71 feet,
- 29. North 20 degrees 35 minutes 54 seconds East 372.31 feet,
- 30. South 79 degrees 06 minutes 26 seconds East 1671.86 feet,
- 31. South 63 degrees 27 minutes 52 seconds East 250.49 feet.
- 32. North 71 degrees 41 minutes 26 seconds East 268.02 feet,
- 33. South 27 degrees 55 minutes 13 seconds East 465.96 feet.

R-94.333
VENABLE, BAETJER AND HOWARD PEV 4/14/94

BALTIMORE, MD WASHINGTON, D.C. MCLÉAN, VA ROCKVILLE, MD

RICHARD M. VENABLE (1839-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

FAX (410) 821-0147

210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (410) 494-6200

WRITER'S DIRECT NUMBER IS

ROBERT A. HOFFMAN

March 1, 1994

(410) 494-6262

William T. Hackett, Chairman County Board of Appeals of Baltimore County Old Court House 400 Washington Avenue Towson, Maryland 21204

- Re: Cycle Zoning Reclassification Request
  - Legal Owner HICO Park M Limited Partnership
  - Property known as Highlands Park
  - NE/S and SE/S of the intersection of
    - York Road & Ridgebrook Road

Dear Mr. Hackett:

This firm represents the HICO Park M Limited Partnership, the Petitioner in the above-referenced zoning reclassification request for property located on the northeast and southeast sides of the intersection of York Road and Ridgebrook Road in Sparks, Maryland. The subject property, which comprises a total of approximately 151.82 acres, is presently zoned RC4, RC5, ML, and MLR. The Petitioner is requesting that the ML and MLR portions of the property (113.80 acres) be reclassified to DR-5.5, in accordance with the enclosed open site plan.

Pursuant to Section 2-356(b) of the County Code, the purpose of this letter is to set forth the reasons why the requested reclassification should be granted. Based upon its proximity to the residential development across York Road and to the rural character of the area to the north, the Petitioner believes that the retention of predominantly industrial zoning for this site is inconsistent with these surrounding uses and thus argues here that this constituted an error on the part of the County Council during the 1992 Comprehensive Rezoning Process. Since the site is provided with public water and sewer, zoning more intensive than resource

William T. Hackett, Chairman March 1, 1994 Page 2

conservation is called for on that portion of the property currently zoned industrial. Based upon the combination of these various factors, the Petitioner believes that the most appropriate zoning at this site would be the proposed DR-5.5.

For these reasons and for such further justification as may be presented at the hearing, it is respectfully submitted that the subject property should be reclassified from ML and MLR to DR-5.5

Sincerely,

1 th to handagery of stal

Robert A. Hoffman

DOK\gpw enclosures

cc: Charles Weinstein

HACKET11.GPW

# VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW

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

RICHARD M. VENABLE (1639-1910) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HOWARD (1870-1942) A PARTNERSHIP INCLUDING PROFESSIONAL CORPGRATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 24285-5517

TOWSON, MARYLAND 2:285-55;7 (4:0) 494-6200 =ax (4:0) 82:-0147

WRITER'S DIRECT NUMBER IS

August 8, 1994

Zoning Administration and Development Management County Courts Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Attn: Gwen Stephens

Re: Payment of Posting and Advertisig fees - Reclassifications

Dear Gwen:

Enclosed please find our check made payable to Patuxent Publishing in the amount of \$1659.00 to cover the legal advertising fees of the following reclassification petitions:

- 1. Case Number: R-94-333
  Our File: S. Charles Realty
  21136-110061
- 2. Case Number: R-94-334 Our File: BG&E - Warren Road 07973-109814
- 3. Case Number: R-94-335 Our File: Genstar - Padonia 24390-108025
- 4. Case Number: R-94-336 Our File: Stebbins/Anderson 17303-110133
- 5. Case Number: R-94-337
  Our File: Genstar Whitemarsh
  24390-110366



Please give me a call if you have any questions.

Sincerely,

Barbara W. Ormord Legal Assistant

Enclosure

cc: Robert A. Hoffman, Esquire

HICO PARK M LIMITED PARTNERSHIP
W/s York Road, 96.73' S of centerline
Ridgebrook Road; also 1500' +/- S of
Quaker Bottom Road #1

#R-94-333 Item #5, Cycle III, 1994

4th Election District 3rd Councilmanic District

From M.L. & M.L.R. to D.R. 5.5

113 acres

February 25, 1994

Petition for Reclassification filed by Robert A. Hoffman, Esquire, and John B. Howard, Esquire, on behalf of Hico Park M Limited Partnership, Petitioner.

John B. Howard, Esquire Robert A. Hoffman, Esquire VENABLE, BAETJER & HOWARD 210 Allegheny Avenue Towson, MD 21204 Counsel for Petitioner

Mr. Charles Weinstein
S. Charles Realty Corporation
25 S. Charles Street, Suite 1300
Baltimore, MD 21201
(for Hico Park M Ltd. Partnership)

Petitioner

George William Stephens, Jr. & Associates, Inc. 658 Kenilworth Drive, Suite 100 Towson, MD 21204

Engineer

James Earl Kraft /Board of Education Mail Stop #1102-J

People's Counsel for Baltimore County
Pat Keller
Jeffrey Long
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Tom Sadowski Econ. Development M.S. #2M07 (requested notice 10/6/94

# R-94-333 /HICO Park M Limited Partnership

- 8/30/94 -Letter from R. Hoffman, Esquire, on behalf of Petitioner /intends to submit Documented Site Plan on the record on scheduled hearing date of Thursday, October 6, 1994 at 10:00 a.m.
- 8/31/94 -Letter to R. Hoffman --file and docket have been noted that Documented Site Plan will be submitted on the record on 10/06/94; no testimony or evidence received at that time; to be scheduled at later date for hearing on merits. Copy to all interested parties.
- 10/03/94 -Letter from R. Hoffman -- Unable to submit amended plan on 10/06/94; therefore will be requesting continuance on the record only on 10/06/94 at 10 a.m.

<sup>10/06/94 -</sup>Matter opened and continued on the record; Petitioner to submit amended documented plan at a later date upon availability.

## **BALTIMORE COUNTY, MARYLAND**

Board of Appeals of Baltimore County Interoffice Correspondence

DATE:

May 3, 2002

TO:

Arnold Jablon, Director

Permits & Development Management

Attn.: David Duvall

FROM:

Theresa R. Shelton ()

Board of Appeals

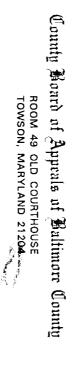
SUBJECT:

**CLOSED APPEAL CASE FILE** 

The following case has been finalized and the Board of Appeals is closing the copy of the appeal case file and returning the file and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	<u>PDM FILE NUMBER</u>	<u>NAME</u>	<u>LOCATION</u>
R-94-333	R-94-333	HICO PARK	YORK AND RIDGEBROOK ROADS

Attachment: SUBJECT FILE(S) ATTACHED



· 5

Cock Charles Weinstein
S. Charles Realty Corporation
25 S. Charles Street, Suite 1300
Baltimore, MD 21201

0211.7



# County Bourd of Appeals of Baltimore County Room 49 OLD COURTHOUSE TOWSON, MARYLAND 21204

m ő

George William Stephens, Jr. &

Associates, Inc. 658 Kenilworth Drive, Suite 100 Towson, MD 21204

02177-1-1717-12

