

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SWC Gwynn Oak Avenue and
Dogwood Avenue * ZONING COMMISSIONER
1st Election District
2nd Councilmanic District * OF BALTIMORE COUNTY
A & E Partners, L.P. & Emmes
Meadows Corp., General Partner * CASE # 95-208-SPHA
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property located at the southwest corner of Gwynn Oak Avenue and Dogwood Avenue in Woodlawn owned by A & E Partners, Limited Partnership. With the Petition for Special Hearing, approval is requested to allow existing business parking in a residential zone. In the Petition for Zoning Variance, relief is requested from Sections 409.8.A.1, 409.8.A.4 and 409.4.C. of the Baltimore County Zoning Regulations (BCZR) to permit a variance from the Landscape Manual requirements for parking space setbacks as close as 7 ft. to a right of way in lieu of the required 10 ft.; to allow 14 ft. and 16 ft. driving aisles in lieu of the required 20 ft. and 22 ft. for 90 degree and parallel parking; to allow 7 ft. and 10 ft. wide parallel spaces in lieu of the required 7-1/2 ft. by 21 ft. spaces; and from Section 409.12 to approve a modified parking plan for an existing parking lot and existing building as shown on the site plan. Also requested is a variance from Section 1B01.1.B.1e(5) to permit R.T.A. buffers and setbacks of 4 ft. and 4 ft., respectively, in lieu of the required 50 ft. and 75 ft. setbacks as shown on the plan. Relief is also requested from Sections 243.1 and 243.2 of the BCZR to allow side yard setbacks of 25 ft. in lieu of the required 50 ft. Lastly, a variance is sought from Section 253.4 of the BCZR to permit a trade school (M.L. permitted use) in an existing building to be located as close as 30 ft. from the residential zone boundary right of way in lieu of the required 100 ft. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 2.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

the site plan.

Appearing at the requisite public hearing held for this case was Mark A. Llewellyn on behalf of A & E Partners, L.P., property owner/landlord. Also appearing was Cindi Pridgen, on behalf of the Baltimore Holistic Group, tenants in the subject building. David S. Thaler, a professional engineer, was also present. The Petitioner was represented by Benjamin Bronstein, Esquire.

Testimony and evidence presented is that the subject property is a roughly rectangularly shaped lot which is approximately 1.54 acres in area. The predominant zoning of the subject lot is M.L., however, there is a small sliver of the property zoned D.R.5.5 on the western side of the property. That small sliver comprises a minuscule portion of the total area of the lot. Approximately .02 acres contains portions of approximately 4 parking spaces.

The subject lot is a portion of the Meadows Industrial Office Park, a large office building complex located in the Woodlawn section of Baltimore County near Security Boulevard. The Meadows Industrial Park was apparently developed in the mid 1960s and comprises a series of buildings spread over 25 acres. Formerly, the industrial park was the home of the Health Care Finance Administration, a federal government agency. However, the HCFA is presently relocating to another facility.

The subject lot is improved with an existing 24,000 sq. ft. two story building as shown on the site plan. The balance of the parcel contains a limited amount of landscaping and a large macadam parking area.

Apparently, due to the loss of the HCFA, a major tenant, the landlord is seeking other tenants for the premises. One of the tenants who has entered into a lease is the Baltimore Holistic Health Center. This is the trade name for a corporation engaged in the business of providing health

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By

1/26/95
M. Chark

related services. Approximately 70 employees of the Baltimore Holistic Health Center now work in the offices maintained at this facility. Those offices occupy a portion of the second floor and may expand to other parts of the building. Also within the building as part of the Baltimore Holistic Health Center, is a trade school for massage therapists. This occupation has come under increased scrutiny in the recent past by government. Baltimore County now requires the licensing of masseuses. The trade school which occupies a portion of the premises is approved by the State Higher Education Commission and is regulated by several national agencies. The school offers programs to train massage therapists in their chosen field of study.

As to the Petition for Special Hearing, relief is sought to legitimize existing business parking in a residential zone. As noted above, a small portion of the parking lot is bifurcated by the D.R.5.5-M.L. zone line which runs across this property. Only a small sliver of the lot is involved and it appears that the placement of the zoning line is a technical error. Due to the limited area involved, it is clear that there will be no detrimental effect on the surrounding locale if the Petition is granted. I will, therefore, approve the Petition for Special Hearing and continue the long standing use of that small portion of the lot to support existing business parking in a residential zone.

As to the variances, the variance from Section 253.4 is triggered by the use of a portion of the building by the trade school. The trade school use is permitted in an M.L. zone for so long as a 100 ft. buffer is maintained. Due to the location of the existing building, which is approximately 30 years old, variances are need. Specifically, that building is as close as 30 ft. from a residential zone boundary right of way.

The remaining variances largely are due to the fact that the applicable provisions of the BCZR have been updated and become more stringent since

ORDER RECEIVED FOR FILING

Date

By

this building was constructed. The office park was constructed in the mid 1960s and the subject building in the early 1970s. Relief is requested so as to legitimize the existing conditions which cannot comply with the strict requirements of the BCZR.

Clearly, a denial of the variances would constitute a practical difficulty or unreasonable hardship upon the Petitioner. The unusual shape of the lot constitutes a factor which is unique to this property which justifies the variances in accordance with the test enunciated by the case law. Moreover, the evidence presented supports a finding that a grant of the variances will be consistent with the spirit and intent of the BCZR and will not cause any adverse affect to the surrounding locale. For these reasons, the Petition for Variances will be granted, as shown on the site plan.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing and Petition for Zoning Variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of January, 1995 that, pursuant to the Petition for Special Hearing, approval for the existing business parking in a residential zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for Variance from Sections 409.8.A.1, 409.8.A.4 and 409.4.C. of the Baltimore County Zoning Regulations (BCZR) to permit a variance from the Landscape Manual requirements for parking space setbacks as close as 7 ft. to a right of way, in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow 14 ft. and 16 ft. driving aisles in lieu of the required 20 ft. and 22 ft. for 90 degree and parallel parking, be and is hereby GRANTED, and;

ORDER RECEIVED FOR FILING

Date

By

IT IS FURTHER ORDERED that a variance to allow 7 ft. and 10 ft. wide parallel spaces in lieu of the required 7-1/2 ft. by 21 ft. spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.12 to approve a modified parking plan for an existing parking lot and existing building as shown on the site plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.1.B.1e(5) to permit R.T.A. buffers and setbacks of 4 ft. and 4 ft., respectively, in lieu of the required 50 ft. and 75 ft. setbacks as shown on the plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 243.1 and 243.2 of the BCZR to allow side yard setbacks of 25 ft., in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 253.4 of the BCZR to permit a trade school (M.L. permitted use) in an existing building to be located as close as 30 ft. from the residential zone boundary right of way in lieu of the required 100 ft., be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

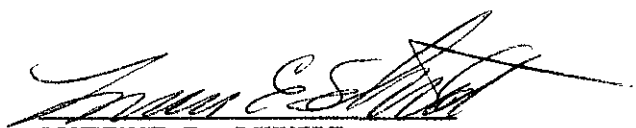
1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date

By

LES:mmn


LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 26, 1995

Benjamin Bronstein, Esquire
Bronstein, Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

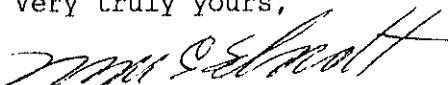
RE: Petitions for Special Hearing and Zoning Variance
Case No. 95-208-SPHA
A & E Partners, L.P. and Emmes Meadows Corp. Gen.
Partner, Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. Mark A. Llewellyn
Ms. Cindi Pridgen





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at southwest corner of Gwynn Oak & Dogwood Avenues

which is presently zoned DR

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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

existing ^{business} parking in a residential zone

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner: Benjamin Bronstein

Evans, George and Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205

Address

Phone No. 296-0200

Towson

Maryland

21204

City

State

Zipcode

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

Legal Owner(s): A&E Partners, L.P.

Emmes Meadows Corporation, General Partner

(Type or Print Name)

Signature

Richard Davidoff, Vice President

RICHARD DAVIDOFF

(Type or Print Name)

Signature

6666 Security Boulevard

944-8900

Address

Phone No.

Baltimore, Maryland

21207

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

D.S. Thaler & Associates

Name

7115 Ambassador Road, Balto., MD 21207

Address

944-3647

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at southwest corner of Gwynn Oak & Dogwood Avenues

which is presently zoned ML

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 for a Variance from Section(s)

see attached

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

1. configuration of property
2. and such other and further reasons as may be demonstrated at the time of hearing

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: Benjamin Bronstein
Evans, George and Bronstein

(Type or Print Name)

Signature

29 W. Susquehanna Ave., Suite 205 410-296-0200

Address Phone No.
Towson, Maryland 21204
City State Zipcode

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

Legal Owner(s): A&E Partners, L.P.

Emmes Meadows Corporation, General Partner

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6666 Security Boulevard 944-8900
Address Phone No.

Baltimore Maryland 21207
City State Zipcode

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

D.S. Thaler & Associates

Name
7115 Ambassador Road, Balto. MD 21207
Address Phone No.
944-3647

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE 12/9/94

VARIANCE REQUEST

95-208-SHA

1. From Sections 409.8.A.1, 409.8.A.4 and 409.4.C to permit a variance from Landscape Manual requirements for parking space setbacks as close as 7 ft to a right-of-way in lieu of the required 10 ft; to allow 14 ft and 16 ft driving isles in lieu of the required 20 ft and 22 ft for 90° and parallel parking; to allow 7 ft and 10 ft wide parallel spaces in lieu of the required 7½ ft X 21 ft spaces; from Section 409.12 to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan.
2. From Section 1.B.0.1.1.B.1e(5) to permit RTA buffers and setback of 4 ft and 4 ft respectively in lieu of the required 50 ft and 75 ft setbacks.
3. From Section 243.1 and 243.2 side yard setback of 25 ft in lieu of the required 50 ft.
4. From Section 253.4 to permit a trade school (an M.L. permitted use) in an existing building to be located as close as 30 ft from a residential zoned boundary (R/W) in lieu of the required 100 ft.

MICROFILMED

95-208-SPHA

September 21, 1994

DESCRIPTION OF MEADOWOOD WEST
(FOR ZONING PURPOSES ONLY)
(DR-5.5)

Beginning at a point on the south side of Dogwood Road, (60 feet wide), approximately 195 feet east of the intersection of Englewood Avenue and Dogwood Road and running thence and binding upon the east side of Dogwood Road, for the following courses and distances:

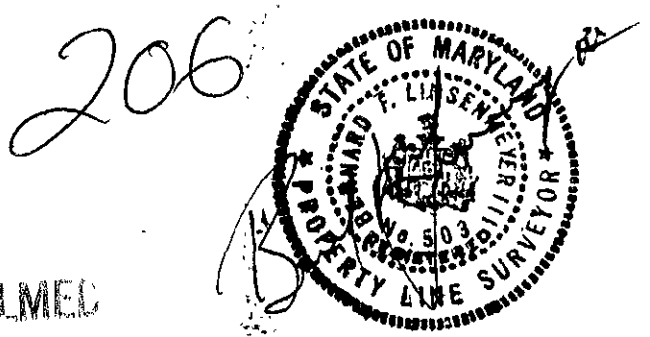
1. South 68°07'08" East 16.23 feet;
2. South 18°23'05" West 67.95 feet;
3. North 54°47'13" West 20.94 feet;
4. North 21°52'52" East 63.00 feet to the point of beginning.

Being part of 3G, the "Dogwood West" lot as shown on the revised plat of Meadows Industrial Park, Baltimore County, Maryland in Plat Book No. 45, folio 137.

Also being part of the Deed Parcel 24 as described in a deed dated August 5, 1987 between The Equitable Life Insurance Society of the United States and Meadows Park Limited Partnership and recorded among said Land Records in Liber 7634, folio 789.

Containing 0.02 acres of land, more or less. Also known as 6401 Dogwood Road and located in the first election district.

MICROFILMED



September 21, 1994

DESCRIPTION OF MEADOWOOD
(FOR ZONING PURPOSES ONLY)
(ML)

Beginning at a point on the northwest side of Gwynn Oak Avenue, (70 feet wide), approximately 35 feet west of the intersection of Gwynn Oak Avenue and Dogwood Road at the end of the cut-off connecting the northwest side of Gwynn Oak Avenue to the southwest side of Dogwood Road, (60 feet wide); and running thence and binding upon the northwest side of Gwynn Oak Avenue, for the following courses and distances:

1. Southwesterly by a curve to the right, having a radius of 2965 feet the distance of 126.25 feet (chord South $23^{\circ}43'49''$ West 126.23 feet,) and
2. South $24^{\circ}57'10''$ West 22.00 feet;
3. North $54^{\circ}47'13''$ West 533.31 feet;
4. North $18^{\circ}23'05''$ East 67.95 feet;
5. South $68^{\circ}07'08''$ East 239.10 feet;
6. Southeasterly by a curve to the right with a radius of 2970 feet, the distance of 261.04 feet, (chord South $65^{\circ}35'59''$ East 260.95 feet,) and
7. South $20^{\circ}34'25''$ East 42.29 feet; to the point of beginning.

Being part of 3G, the "Dogwood West" lot as shown on the revised plat of Meadows Industrial Park, Baltimore County, Maryland in Plat Book No. 45, folio 137.

206

page 2

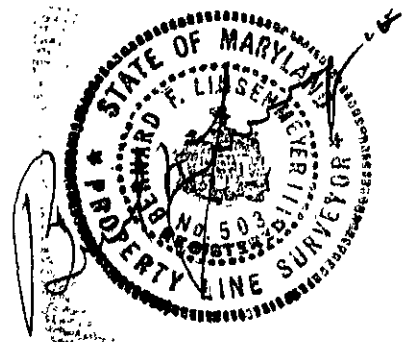
**DESCRIPTION OF MEADOWOOD
(FOR ZONING PURPOSES ONLY)**

(ML)

September 21, 1994

Also being part of the Deed Parcel 24 as described in a deed dated August 5, 1987 between The Equitable Life Insurance Society of the United States and Meadows Park Limited Partnership and recorded among said Land Records in Liber 7634, folio 789.

Containing 1.51 acres of land, more or less. Also known as 6401 Dogwood Road and located in the first election district.



206

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-208-SHA

District: 1st Date of Posting: 12/27/94
Posted for: Special Hearing & Variance
Petitioner: H & E Patrons, L.P., et al
Location of property: SWCOR Gwynn Oak & Dogwood Ave.
Location of Signs: Facing roadway, on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 12/30/94
Signature
Number of Signs: 1



RECORDED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington

Avenue, Towson, Maryland 21204 as follows:

Case: 405-206-SPHA
(Item 206)

(Baltimore Center for
Holistic Studies)
1st Election District
2nd Councilmanic
Legal Owner(s):

A & E Partners, L.P. &
Emmes Meadows Corpora-
tion, General Partner
Hearing: Wednesday,

January 18, 1995 at
11:00 a.m. in Rm. 118, Old
Courthouse.

Special Hearing to approve existing business parking in a residential zone. Variance to permit parking space setbacks as close as 7 feet to a right-of-way in lieu of the required 10 feet; to allow 14 feet and 15 feet driving isles in lieu of the required 20 feet and 22 feet for 90-degree and parallel parking; to allow 7 feet and 10 feet wide parallel spaces in lieu of the required 7-1/2 feet x 21 feet spaces; to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan, to permit RTA buffers and setback of 4 feet and 4 feet respectively in lieu of the required 50 feet and 75 feet setbacks; to permit side yard setbacks of 25 feet in lieu of the required 50 feet; and to permit a trade school in an existing building to be located as close as 30 feet from a residential zoned boundary (R/W) in lieu of the required 100 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
12/234 December 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Dec. 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 22, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
141 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-208-SPHA

Account: R-001-6150

Number 206
By JLL

Date

12/9/94

NON RES.

SPH

CODE 040 — 250.00

VAR.

CODE 020 250.00

2 SIGNS

CODE 080 70.00

TOT. 570.00

MICROFILMED

Owners A+E Partners, L.P. EMME'S Meadows Corporation, Gen. Partner

SW Corner of Gwyn Oak + Dogwood Avenue

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 206

Petitioner: A. & E. Partners. L.P

Location: S.W. corner Swynmorton & Doxwood

PLEASE FORWARD ADVERTISING BILL TO:

NAME: A & E Partners L.P Attention Mr Mark Llewellyn

ADDRESS: 6666 Security Blvd.
Baltimore

PHONE NUMBER: 944 8900

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

A & E Partners, L.P.
Mark Llewellyn
6666 Security Boulevard
Baltimore, Maryland 21207
944-8900

NOTICE OF HEARING

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

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-208-SPHA (Item 206)
SWC Gwynn Oak and Dogwood Avenues
(Baltimore Center for Holistic Studies)
1st Election District - 2nd Councilmanic
Legal Owner(s): A & E Partners, L.P. & Ennes Meadows Corporation, General Partner
HEARING: WEDNESDAY, JANUARY 18, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve existing business parking in a residential zone.

Variance to permit parking space setbacks as close as 7 feet to a right-of-way in lieu of the required 10 feet; to allow 14 feet and 15 feet driving isles in lieu of the required 20 feet and 22 feet for 90-degree and parallel parking; to allow 7 feet and 10 feet wide parallel spaces in lieu of the required 7-1/2 feet x 21 feet spaces; to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan, to permit RTA buffers and setback of 4 feet and 4 feet respectively in lieu of the required 50 feet and 75 feet setbacks; to permit side yard setbacks of 25 feet in lieu of the required 50 feet; and to permit a trade school in an existing building to be located as close as 30 feet from a residential zoned boundary (R/W) in lieu of the required 100 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 15, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-208-SPHA (Item 206)

SWC Gwynn Oak and Dogwood Avenues

(Baltimore Center for Holistic Studies)

1st Election District - 2nd Councilmanic

Legal Owner(s): A & E Partners, L.P. & Emmes Meadows Corporation, General Partner

HEARING: WEDNESDAY, JANUARY 18, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve existing business parking in a residential zone.

Variance to permit parking space setbacks as close as 7 feet to a right-of-way in lieu of the required 10 feet; to allow 14 feet and 15 feet driving isles in lieu of the required 20 feet and 22 feet for 90-degree and parallel parking; to allow 7 feet and 10 feet wide parallel spaces in lieu of the required 7-1/2 feet x 21 feet spaces; to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan, to permit RTA buffers and setback of 4 feet and 4 feet respectively in lieu of the required 50 feet and 75 feet setbacks; to permit side yard setbacks of 25 feet in lieu of the required 50 feet; and to permit a trade school in an existing building to be located as close as 30 feet from a residential zoned boundary (R/W) in lieu of the required 100 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: A & E Partners, L.P.
D. S. Trieler & Associates
Benjamin Bronstein, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 12, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Item No.: 206
Case No.: 95-208SPHA
Petitioner: A and E Partners

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 9, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

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

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-20-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: +206 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 27, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 206

The Developers Engineering Section has reviewed the subject zoning item. This site should comply with the Landscape Manual to the extent possible.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/05/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1102

RE: Property Owner: SEE BELOW

LOCATION: DISSEMINATION MEETING OF DEC. 19, 1994.

Item No.: SEE BELOW

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 Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 197, 200, 204, 205 AND 206.

RECEIVED

JAN 5 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWOLD
Fire Marshal Office, PHONE 837-4821, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 3, 1995

SUBJECT: S/W Corner of Gwynn Oak & Dogwood Rd.

INFORMATION:

Item Number: 206

Petitioner: A&E Partners, L.P.

Property Size:

Zoning: DR

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that a landscape plan be submitted to the Baltimore County Landscape Planner.

Prepared by:

Division Chief:

PK/JL:lw

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
SWC Gwynn Oak and Dogwood Avenues	*	ZONING COMMISSIONER
1st Election Dist., 2nd Councilmanic	*	
	*	OF BALTIMORE COUNTY
A & E Partners, L.P. & Emmes Meadows	*	
Corporation, General Partner	*	CASE NO. 95-208-SPHA
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID S. THALER

7115 AMBASSADOR RD

BALTIMORE MD. 21244

Benjamin Franklin

Mark G. Hines

Cindi Pridgen

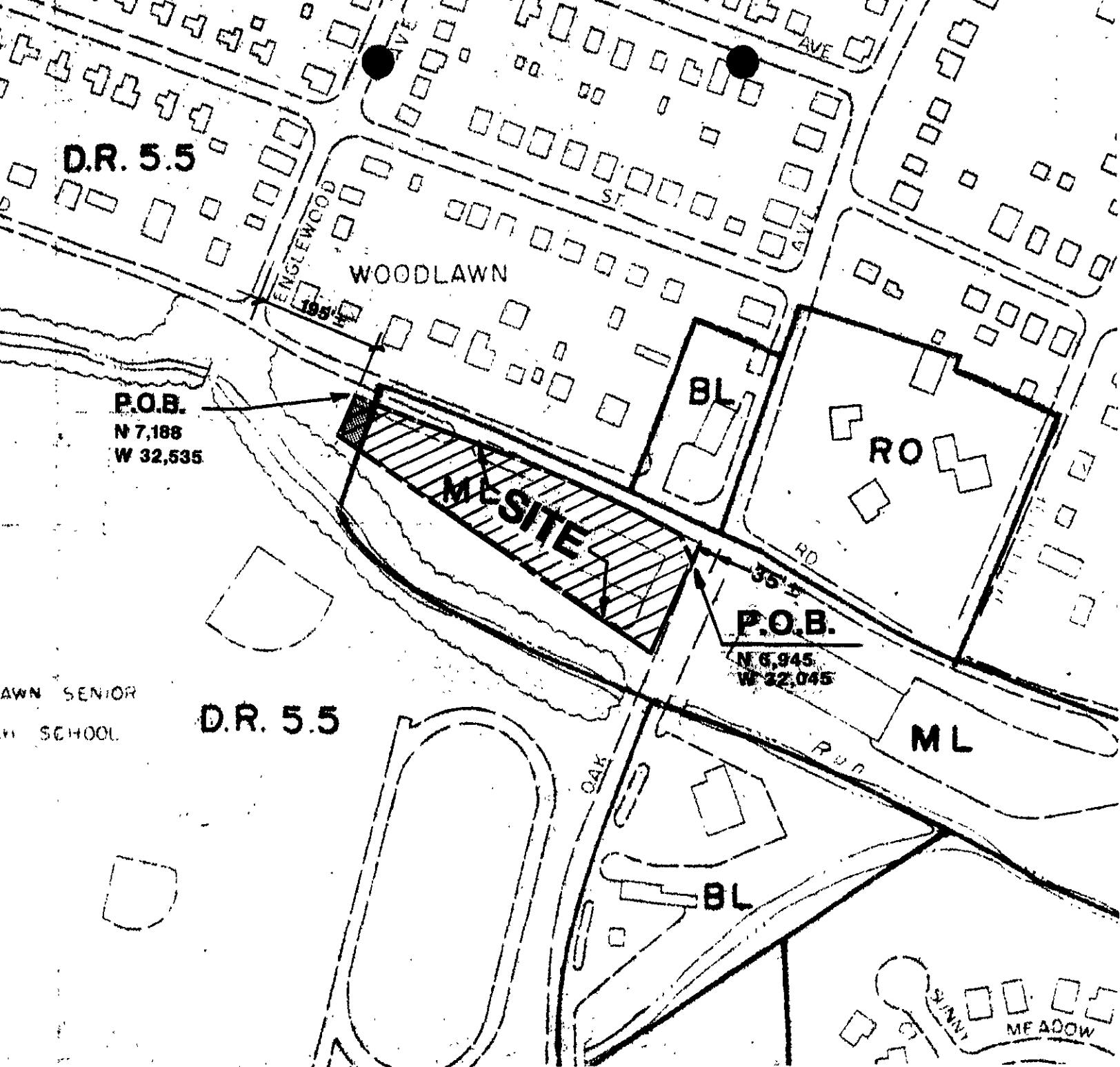
2941 Susquehanna Ave 21214

6666 Security Blvd 21207

6401 Dogwood Rd Balto 21207

Llewellyn





1992 200 SCALE BALTIMORE COUNTY ZONING
MAP TO ACCOMPANY ZONING PETITION (MAP NW 2-F)

BALTIMORE CENTER FOR HOLISTIC STUDIES

D.S. THALER & ASSOC., INC.

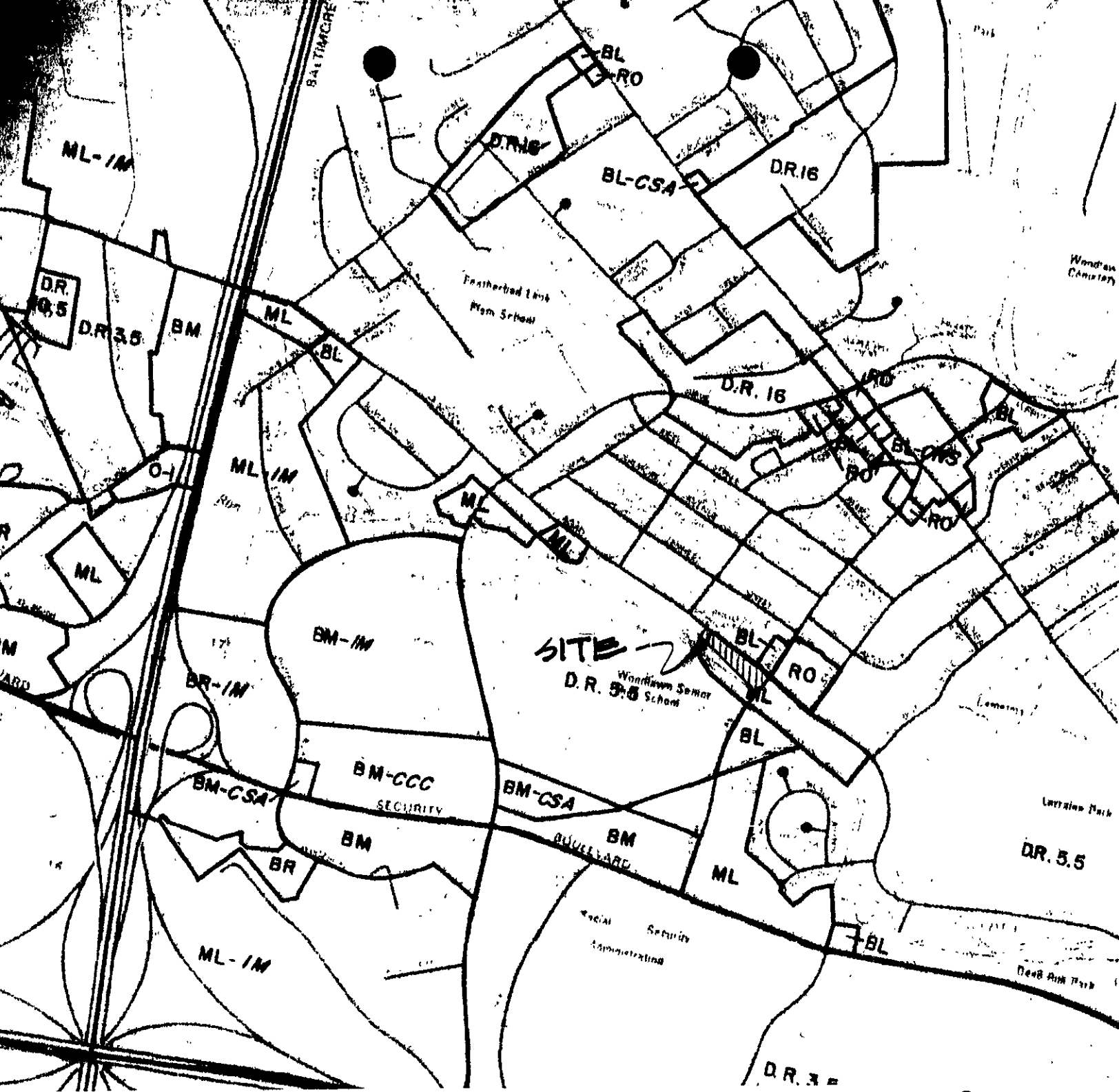
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
7116 AMBASSADOR ROAD, BALTIMORE, MD 21244
(410) 944-ENGR, (410) 944-3647 DATE: AUG. 12, 1994

206



MICROFILMED

95-208-SPHA



1992 1000 SCALE BALTIMORE COUNTY ZONING
MAP TO ACCOMPANY ZONING PETITION (MAP F-2)

BALTIMORE CENTER FOR HOLISTIC STUDIES

D.S. THALER & ASSOC., INC.

CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD, BALTIMORE, MD 21244
(410) 944-ENGR, (410) 944-3647 DATE: AUG. 12, 1994

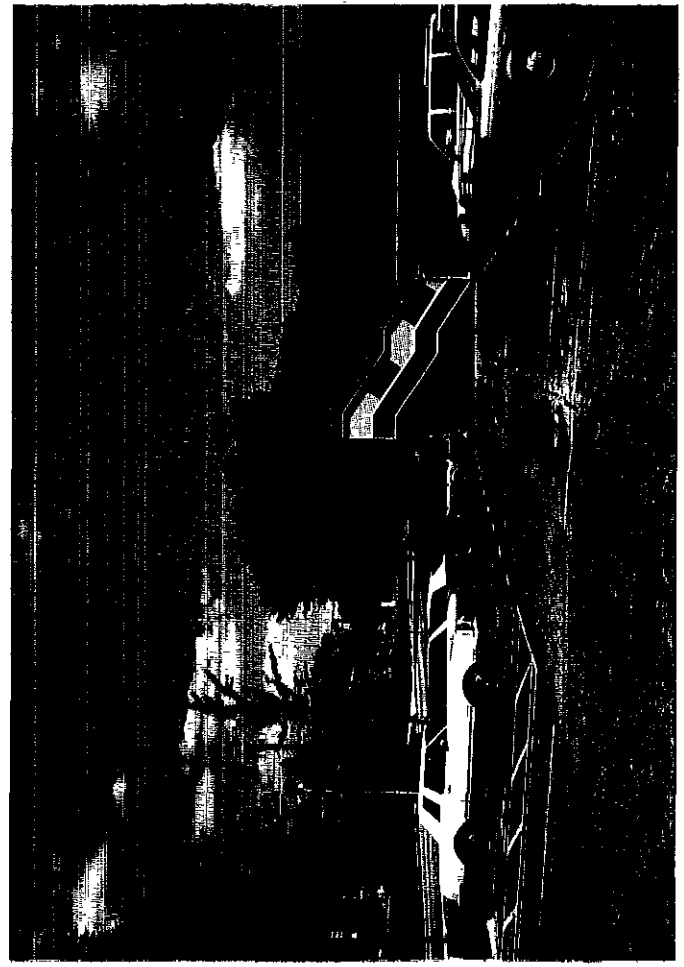
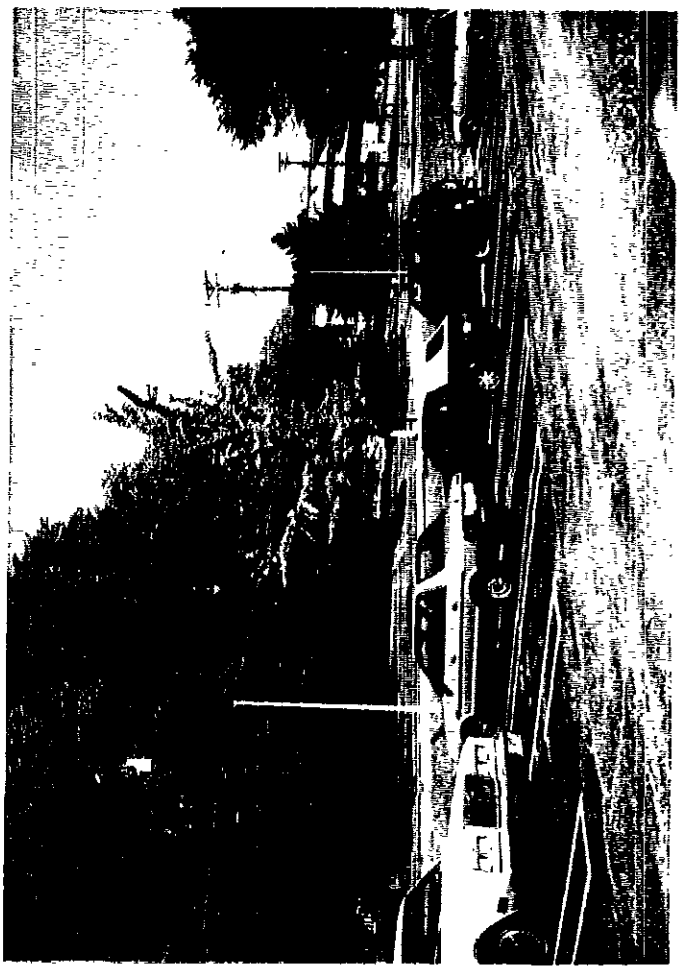
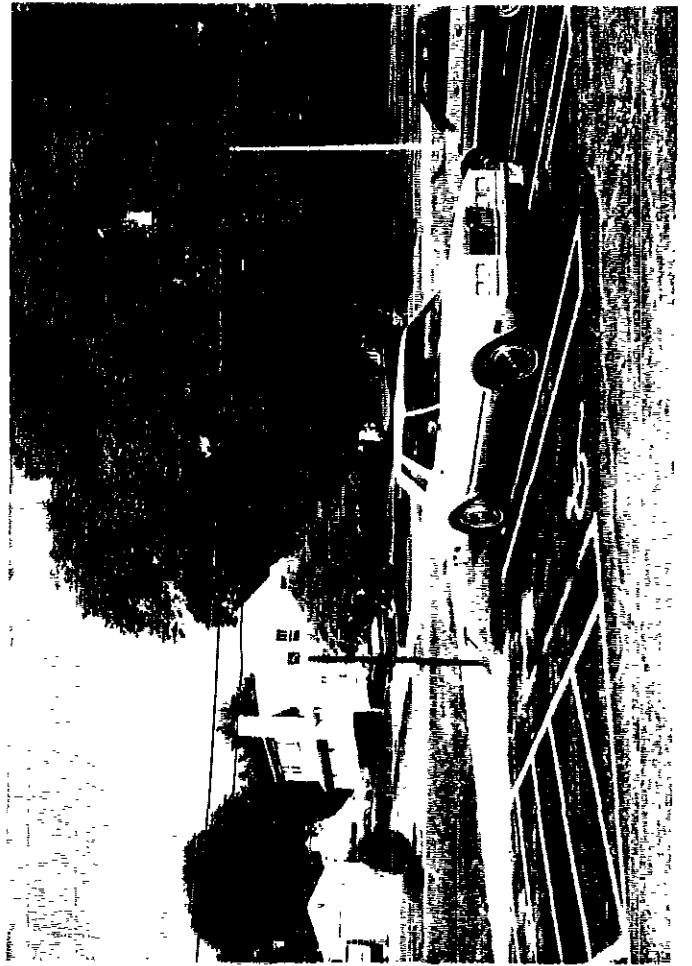
206

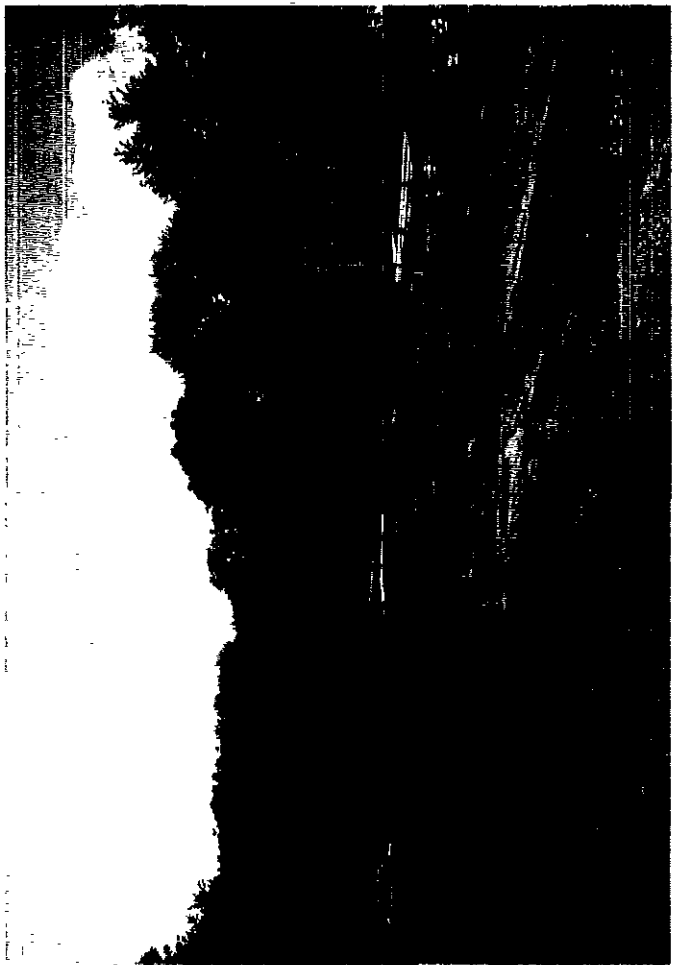


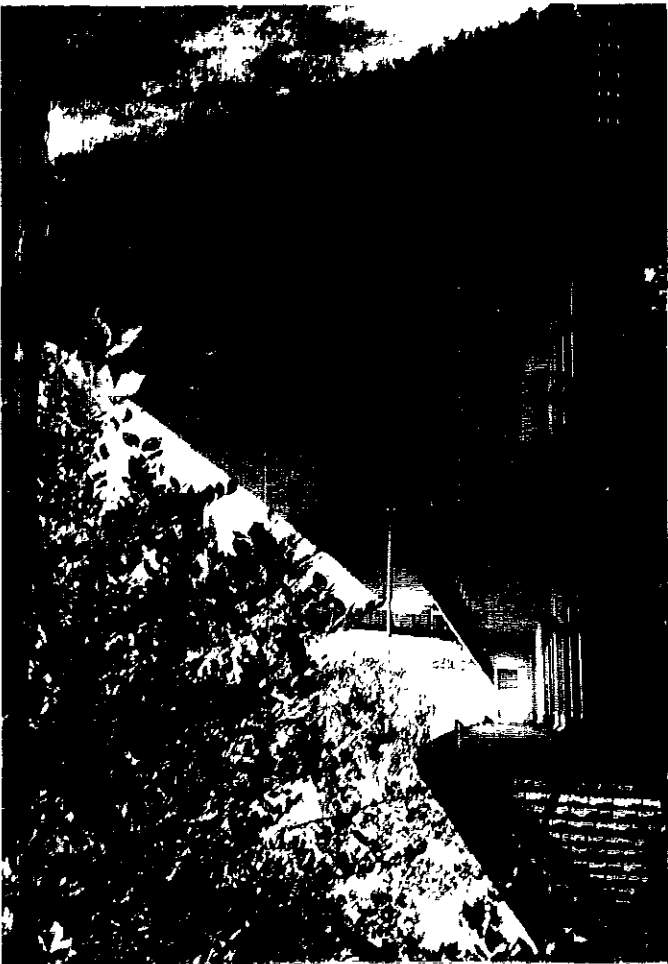
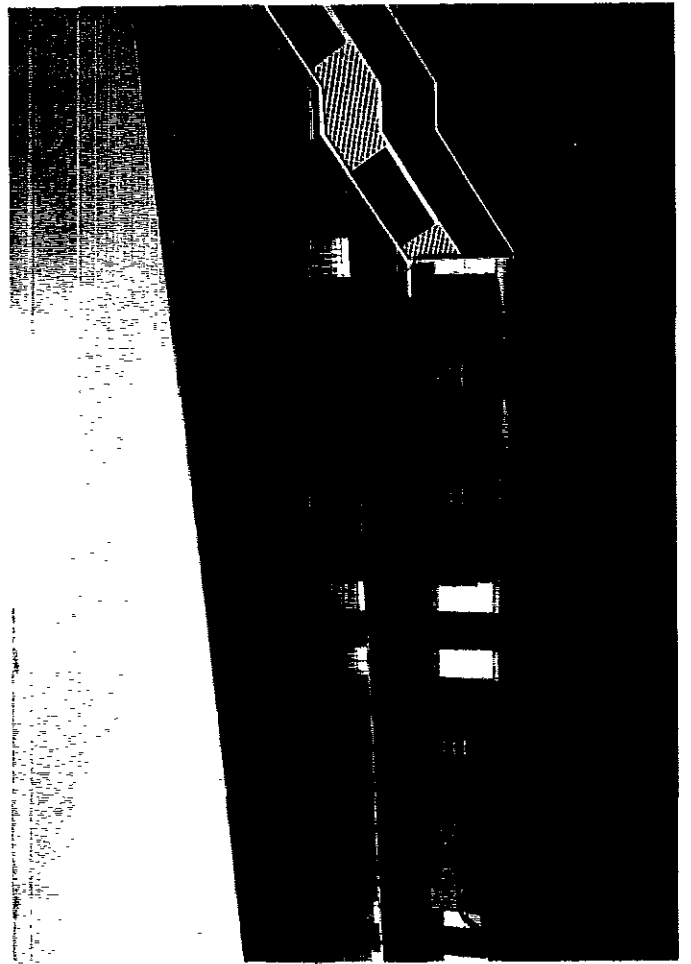
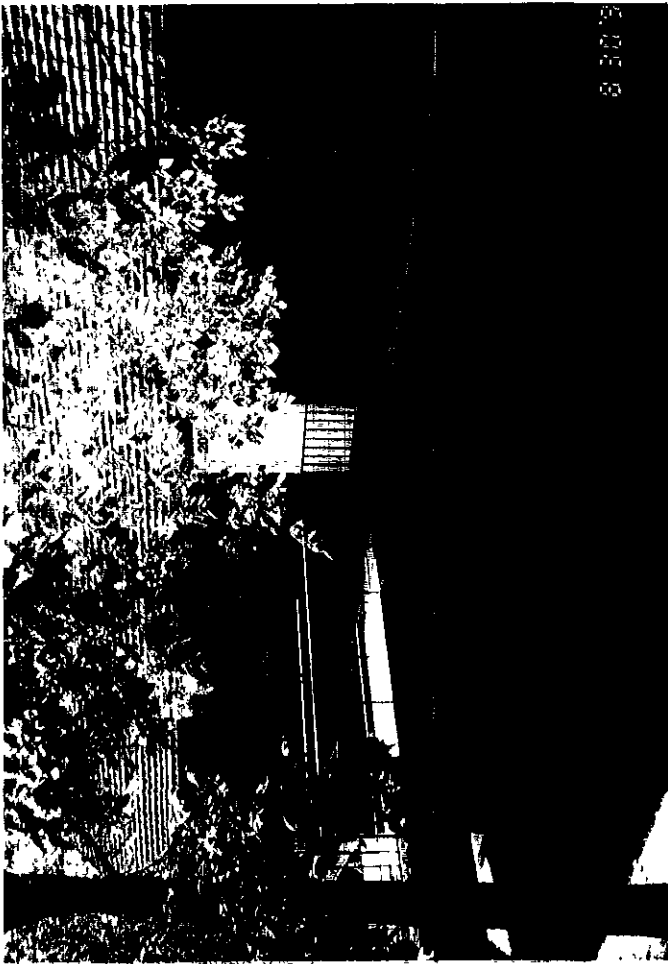
NORTH

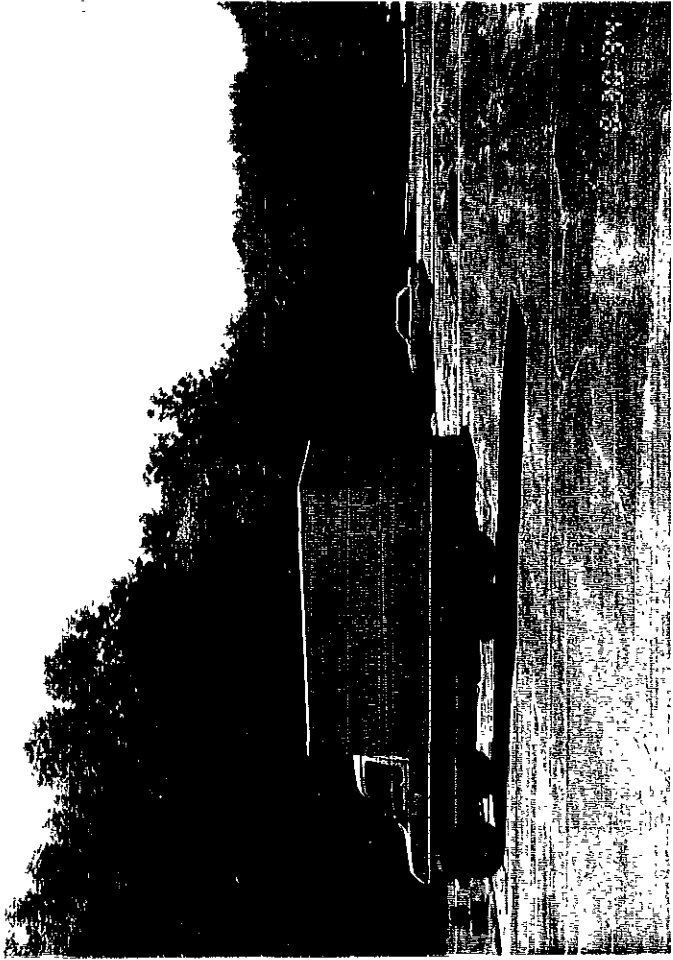
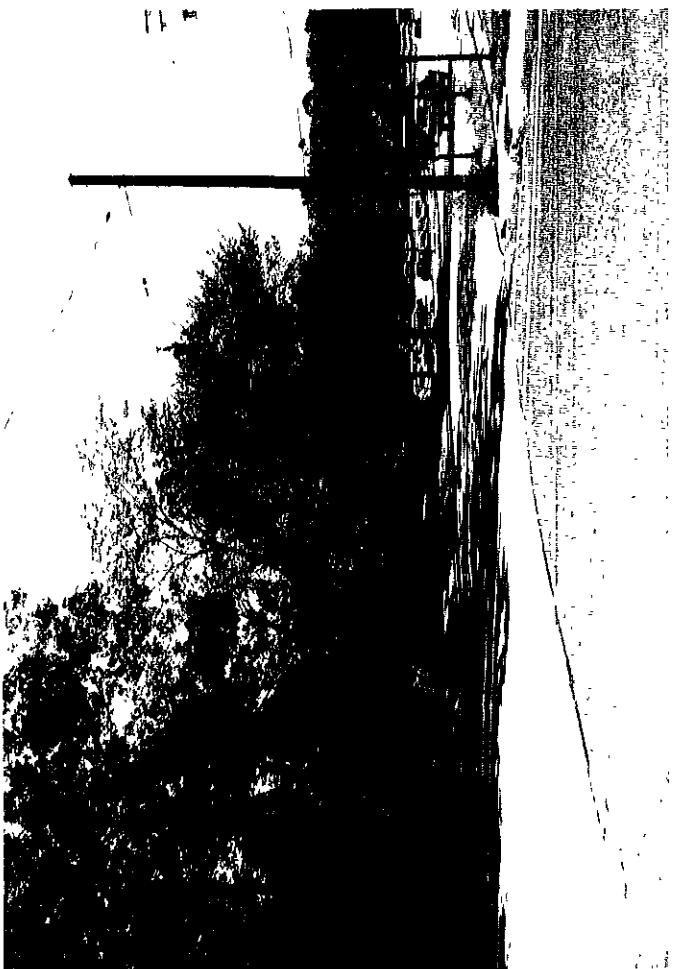
95-208-SPHA

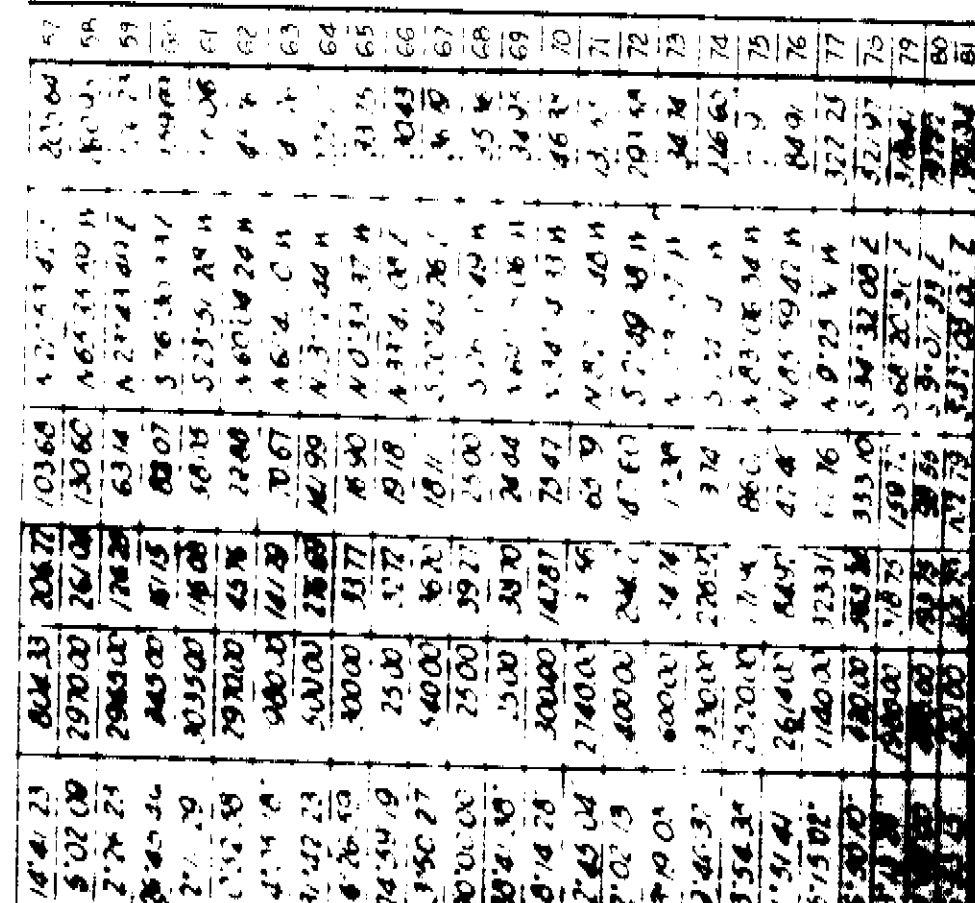












**SPELLMAN, LARSON
ASSOCIATES, INC.**
110 JEFFERSON BLDG.
TOWSON, MARYLAND

57136
57137
57138
57139
57140

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SWC Gwynn Oak Avenue and * ZONING COMMISSIONER
Dogwood Avenue *
1st Election District * OF BALTIMORE COUNTY
2nd Councilmanic District *
A & E Partners, L.P. & Emmes * CASE # 95-208-SPHA
Meadows Corp., General Partner *
Petitioner *****

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property located at the southwest corner of Gwynn Oak Avenue and Dogwood Avenue in Woodlawn owned by A & E Partners, Limited Partnership. With the Petition for Special Hearing, approval is requested to allow existing business parking in a residential zone. In the Petition for Zoning Variance, relief is requested from Sections 409.8.A.1, 409.8.A.4 and 409.4.C. of the Baltimore County Zoning Regulations (BCZR) to permit a variance from the Landscape Manual requirements for parking space setbacks as close as 7 ft. to a right of way in lieu of the required 10 ft.; to allow 14 ft. and 16 ft. driving aisles in lieu of the required 20 ft. and 22 ft. for 90 degree and parallel parking; to allow 7 ft. and 10 ft. wide parallel spaces in lieu of the required 7-1/2 ft. by 21 ft. spaces; and from Section 409.12 to approve a modified parking plan for an existing parking lot and existing building as shown on the site plan. Also requested is a variance from Section 1801.1.B.1e(5) to permit R.T.A. buffers and setbacks of 4 ft. and 4 ft., respectively, in lieu of the required 50 ft. and 75 ft. setbacks as shown on the plan. Relief is also requested from Sections 243.1 and 243.2 of the BCZR to allow side yard setbacks of 25 ft. in lieu of the required 50 ft. Lastly, a variance is sought from Section 253.4 of the BCZR to permit a trade school (M.L. permitted use) in an existing building to be located as close as 30 ft. from the residential zone boundary right of way in lieu of the required 100 ft. All of the relief requested is more particularly shown on Petitioner's Exhibit No. 2,

ORDER RECEIVED FOR FILING

Date 1/26/95
By Mr. Frank

the site plan.

Appearing at the requisite public hearing held for this case was Mark A. Llewellyn on behalf of A & E Partners, L.P., property owner/landlord. Also appearing was Cindi Pridgen, on behalf of the Baltimore Holistic Group, tenants in the subject building. David S. Thaler, a professional engineer, was also present. The Petitioner was represented by Benjamin Bronstein, Esquire.

Testimony and evidence presented is that the subject property is a roughly rectangularly shaped lot which is approximately 1.54 acres in area. The predominant zoning of the subject lot is M.L., however, there is a small sliver of the property zoned D.R.5.5 on the western side of the property. That small sliver comprises a minuscule portion of the total area of the lot. Approximately .02 acres contains portions of approximately 4 parking spaces.

The subject lot is a portion of the Meadows Industrial Office Park, a large office building complex located in the Woodlawn section of Baltimore County near Security Boulevard. The Meadows Industrial Park was apparently developed in the mid 1960s and comprises a series of buildings spread over 25 acres. Formerly, the industrial park was the home of the Health Care Finance Administration, a federal government agency. However, the HCFA is presently relocating to another facility.

The subject lot is improved with an existing 24,000 sq. ft. two story building as shown on the site plan. The balance of the parcel contains a limited amount of landscaping and a large macadam parking area.

Apparently, due to the loss of the HCFA, a major tenant, the landlord is seeking other tenants for the premises. One of the tenants who has entered into a lease is the Baltimore Holistic Health Center. This is the trade name for a corporation engaged in the business of providing health

-2-

related services. Approximately 70 employees of the Baltimore Holistic Health Center now work in the offices maintained at this facility. Those offices occupy a portion of the second floor and may expand to other parts of the building. Also within the building as part of the Baltimore Holistic Health Center, is a trade school for massage therapists. This occupation has come under increased scrutiny in the recent past by government. Baltimore County now requires the licensing of masseuses. The trade school which occupies a portion of the premises is approved by the State Higher Education Commission and is regulated by several national agencies. The school offers programs to train massage therapists in their chosen field of study.

As to the Petition for Special Hearing, relief is sought to legitimize existing business parking in a residential zone. As noted above, a small portion of the parking lot is bifurcated by the D.R.5.5-M.L. zone line which runs across this property. Only a small sliver of the lot is involved and it appears that the placement of the zoning line is a technical error. Due to the limited area involved, it is clear that there will be no detrimental effect on the surrounding locale if the Petition is granted. I will, therefore, approve the Petition for Special Hearing and continue the long standing use of that small portion of the lot to support existing business parking in a residential zone.

As to the variances, the variance from Section 253.4 is triggered by the use of a portion of the building by the trade school. The trade school use is permitted in an M.L. zone for so long as a 100 ft. buffer is maintained. Due to the location of the existing building, which is approximately 30 years old, variances are need. Specifically, that building is as close as 30 ft. from a residential zone boundary right of way.

The remaining variances largely are due to the fact that the applicable provisions of the BCZR have been updated and become more stringent since

-3-

this building was constructed. The office park was constructed in the mid 1960s and the subject building in the early 1970s. Relief is requested so as to legitimize the existing conditions which cannot comply with the strict requirements of the BCZR.

Clearly, a denial of the variances would constitute a practical difficulty or unreasonable hardship upon the Petitioner. The unusual shape of the lot constitutes a factor which is unique to this property which justifies the variances in accordance with the test enunciated by the case law. Moreover, the evidence presented supports a finding that a grant of the variances will be consistent with the spirit and intent of the BCZR and will not cause any adverse affect to the surrounding locale. For these reasons, the Petition for Variances will be granted, as shown on the site plan.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the Petition for Special Hearing and Petition for Zoning Variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of January, 1995 that, pursuant to the Petition for Special Hearing, approval for the existing business parking in a residential zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a Petition for Variance from Sections 409.8.A.1, 409.8.A.4 and 409.4.C. of the Baltimore County Zoning Regulations (BCZR) to permit a variance from the Landscape Manual requirements for parking space setbacks as close as 7 ft. to a right of way, in lieu of the required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow 14 ft. and 16 ft. driving aisles in lieu of the required 20 ft. and 22 ft. for 90 degree and parallel parking, be and is hereby GRANTED; and;

-4-

IT IS FURTHER ORDERED that a variance to allow 7 ft. and 10 ft. wide parallel spaces in lieu of the required 7-1/2 ft. by 21 ft. spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.12 to approve a modified parking plan for an existing parking lot and existing building as shown on the site plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1801.1.B.1e(5) to permit R.T.A. buffers and setbacks of 4 ft. and 4 ft., respectively, in lieu of the required 50 ft. and 75 ft. setbacks as shown on the plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 243.1 and 243.2 of the BCZR to allow side yard setbacks of 25 ft., in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 253.4 of the BCZR to permit a trade school (M.L. permitted use) in an existing building to be located as close as 30 ft. from the residential zone boundary right of way in lieu of the required 100 ft., be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 1/26/95
By Mr. Frank

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

-5-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 26, 1995

Benjamin Bronstein, Esquire
Bronstein, Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: Petitions for Special Hearing and Zoning Variance
Case No. 95-208-SPHA
A & E Partners, L.P. and Emmes Meadows Corp. Gen.
Partner, Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

cc: Mr. Mark A. Llewellyn
Ms. Cindi Pridgen

Printed with Recycled Ink
on Recycled Paper



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at southwest corner of Gwynn Oak & Dogwood Avenues
which is presently zoned DR

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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

existing parking in a residential zone

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

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

After an adversary decision and appeal, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner: A&E Partners, L.P.
Emmes Meadows Corporation, General Partner

Signature: Richard Pridgen Vice President
Richard Pridgen

Address: 6666 Security Boulevard 944-8900
Baltimore, Maryland 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

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Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at southwest corner of Gwynn Oak & Dogwood Avenues
which is presently zoned ML

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 for a Variance from Section(s)

see attached

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

1. configuration of property
2. and such other and further reasons as may be demonstrated at the time of hearing

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

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

After an adversary decision and appeal, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner: A&E Partners, L.P.
Emmes Meadows Corporation, General Partner

Signature: Richard Pridgen Vice President
Richard Pridgen

Address: 6666 Security Boulevard 944-8900
Baltimore, Maryland 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

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Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

City: Baltimore State: Maryland Zip: 21207

Phone: 944-3647

Business Address and phone number of legal owner, contract purchaser or representative to be contacted

Signature: D.S. Thaler & Associates

Address: 7115 Ambassador Road, Balto., MD 21207

VARIANCE REQUEST

75-208-SPHA

- From Sections 409.8.A.1, 409.8.A.4 and 409.4.C to permit a variance from Landscape Manual requirements for parking space setbacks as close as 7 ft to a right-of-way in lieu of the required 10 ft; to allow 14 ft and 16 ft driving isles in lieu of the required 20 ft and 22 ft for 90° and parallel parking; to allow 7 ft and 10 ft wide parallel spaces in lieu of the required 7 1/2 ft x 21 ft spaces; from Section 409.12 to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan.
- From Section 1.B.0.1.1.B.1e(5) to permit RTA buffers and setback of 4 ft and 4 ft respectively in lieu of the required 50 ft and 75 ft setbacks.
- From Section 243.1 and 243.2 side yard setback of 25 ft in lieu of the required 50 ft.
- From Section 253.4 to permit a trade school (an M.L. permitted use) in an existing building to be located as close as 30 ft from a residential zoned boundary (R/W) in lieu of the required 100 ft.

September 21, 1994

DESCRIPTION OF MEADOWOOD WEST (FOR ZONING PURPOSES ONLY) (DR-5.5)

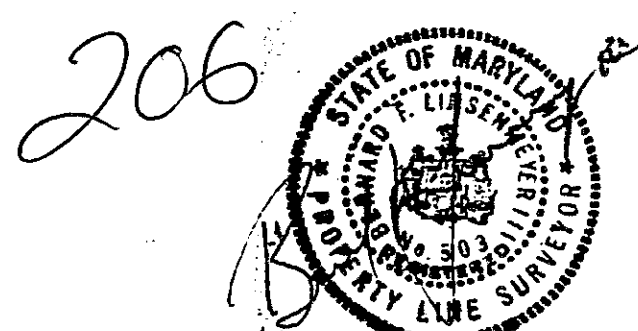
Beginning at a point on the south side of Dogwood Road, (60 feet wide), approximately 195 feet east of the intersection of Englewood Avenue and Dogwood Road and running thence and binding upon the east side of Dogwood Road, for the following courses and distances:

- South 68°07'08" East 16.23 feet;
- South 18°23'05" West 67.95 feet;
- North 54°47'13" West 20.94 feet;
- North 21°52'52" East 63.00 feet to the point of beginning.

Being part of 3G, the "Dogwood West" lot as shown on the revised plat of Meadows Industrial Park, Baltimore County, Maryland in Plat Book No. 45, folio 137.

Also being part of the Deed Parcel 24 as described in a deed dated August 5, 1987 between The Equitable Life Insurance Society of the United States and Meadows Park Limited Partnership and recorded among said Land Records in Liber 7634, folio 789.

Containing 0.02 acres of land, more or less. Also known as 6401 Dogwood Road and located in the first election district.



September 21, 1994

DESCRIPTION OF MEADOWOOD (FOR ZONING PURPOSES ONLY) (ML)

Beginning at a point on the northwest side of Gwynn Oak Avenue, (70 feet wide), approximately 35 feet west of the intersection of Gwynn Oak Avenue and Dogwood Road at the end of the cut-off connecting the northwest side of Gwynn Oak Avenue to the southwest side of Dogwood Road, (60 feet wide); and running thence and binding upon the northwest side of Gwynn Oak Avenue, for the following courses and distances:

- Southwesterly by a curve to the right, having a radius of 2965 feet the distance of 126.25 feet (chord South 23°43'49" West 126.23 feet,) and
- South 24°57'10" West 22.00 feet;
- North 54°47'13" West 533.31 feet;
- North 18°23'05" East 67.95 feet;
- South 68°07'08" East 239.10 feet;
- Southeasterly by a curve to the right with a radius of 2970 feet, the distance of 261.04 feet, (chord South 65°35'59" East 260.95 feet,) and
- South 20°34'25" East 42.29 feet; to the point of beginning.

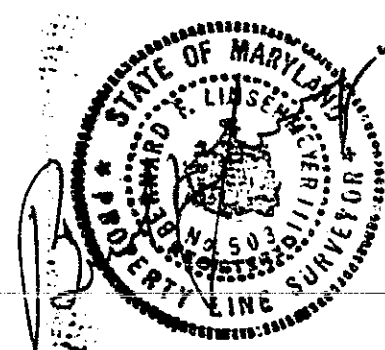
Being part of 3G, the "Dogwood West" lot as shown on the revised plat of Meadows Industrial Park, Baltimore County, Maryland in Plat Book No. 45, folio 137.

206

page 2
DESCRIPTION OF MEADOWOOD
(FOR ZONING PURPOSES ONLY)
(ML)
September 21, 1994

Also being part of the Deed Parcel 24 as described in a deed dated August 5, 1987 between The Equitable Life Insurance Society of the United States and Meadows Park Limited Partnership and recorded among said Land Records in Liber 7634, folio 789.

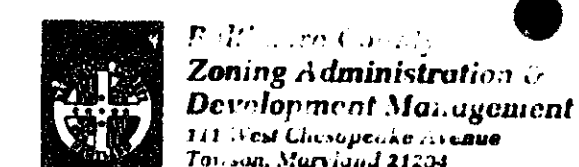
Containing 1.51 acres of land, more or less. Also known as 6401 Dogwood Road and located in the first election district.



206

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 12/21/94
Posted for: Special Hearing & Variance
Petitioner: A. & E. Partners, L.P.
Location of property: SW Corner Gwynn Oak & Dogwood Ave.
Location of Signs: Along Dogwood Ave. property boundary
Remarks: None
Posted by: [Signature] Date of return: 12/30/94
Number of Signs: 1



Date: 12/9/94

NON RES.
SPH CODE 040 - 250.00
VPR. CODE 020 250.00
2 SIGNS CODE 080 70.00
TOT. 570.00

Owner: A & E Partners, L.P. ENNES Meadows Corporation, East Pk.
SW Corner of Gwynn Oak & Dogwood Ave.

Cashier Validation

receipt
75-208-SPHA

Account: R 001-6150
Number: 206
By: JLL

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

[Signature]
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 206
Petitioner: A & E Partners, L.P.
Location: SW Corner Gwynn Oak & Dogwood Ave.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: A & E Partners, L.P. Attention: Mr. Mark Shewell
ADDRESS: 6666 Security Blvd
Suite 111
PHONE NUMBER: 999 1900

At: ggs

(Revised 04/09/91)

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 22, 1994

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on WEDNESDAY, JANUARY 10, 1995 at 11:00 a.m. in Room 118, Old Courthouse.
CASE NUMBER: 95-208-SPHA (Item 206)
SAC: Gwynn Oak and Dogwood Avenues
(Baltimore Center for Holistic Studies)
1st Election District - 2nd Councilmanic
Legal Owner(s): A & E Partners, L.P. & Ennes Meadows Corporation, General Partner
HEARING: WEDNESDAY, JANUARY 10, 1995 at 11:00 a.m. in Room 118, Old Courthouse.
Special Hearing to approve existing business parking in a residential zone.
Variance to permit parking spaces setbacks as close as 7 feet to a right-of-way in lieu of the required 10 feet; to allow 14 feet and 16 feet driving isles in lieu of the required 20 feet and 22 feet for 90-degree and parallel parking; to allow 7 feet and 10 feet wide parallel spaces in lieu of the required 7 1/2 feet x 21 feet spaces; to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan; to permit side yard setbacks of 4 feet and 4 feet respectively in lieu of the required 50 feet and 75 feet setbacks; to permit a trade school in an existing building to be located as close as 30 feet from a residential zoned boundary (R/W) in lieu of the required 100 feet.

TO: PUBLISHER PUBLISHING COMPANY
December 22, 1994 Issues - Jeffersonian

Please forward billing to:

A & E Partners, L.P.
Mark Shewell
6666 Security Boulevard
Baltimore, Maryland 21207
944-8900

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on WEDNESDAY, JANUARY 10, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 95-208-SPHA (Item 206)
SAC: Gwynn Oak and Dogwood Avenues
(Baltimore Center for Holistic Studies)
1st Election District - 2nd Councilmanic
Legal Owner(s): A & E Partners, L.P. & Ennes Meadows Corporation, General Partner
HEARING: WEDNESDAY, JANUARY 10, 1995 at 11:00 a.m. in Room 118, Old Courthouse.
Special Hearing to approve existing business parking in a residential zone.
Variance to permit parking spaces setbacks as close as 7 feet to a right-of-way in lieu of the required 10 feet; to allow 14 feet and 16 feet driving isles in lieu of the required 20 feet and 22 feet for 90-degree and parallel parking; to allow 7 feet and 10 feet wide parallel spaces in lieu of the required 7 1/2 feet x 21 feet spaces; to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan; to permit side yard setbacks of 4 feet and 4 feet respectively in lieu of the required 50 feet and 75 feet setbacks; to permit a trade school in an existing building to be located as close as 30 feet from a residential zoned boundary (R/W) in lieu of the required 100 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 15, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-208-SPHA (Item 206)
SMC Gwynn Oak and Dogwood Avenues
(Baltimore Center for Holistic Studies)
1st Election District - 2nd Councilmanic
Legal Owner(s): A & E Partners, L.P. & Emmes Meadows Corporation, General Partner
HEARING: WEDNESDAY, JANUARY 18, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve existing business parking in a residential zone.
Variance to permit parking space setbacks as close as 7 feet to a right-of-way in lieu of the required 10 feet; to allow 14 feet and 15 feet driving lanes in lieu of the required 20 feet and 22 feet for 90-degree and parallel parking; to allow 7 feet and 10 feet wide parallel spaces in lieu of the required 7-1/2 feet x 21 feet spaces; to approve a modified parking plan for an existing parking lot existing building all as shown on the provided plan, to permit R2A buffers and setback of 4 feet and 4 feet respectively in lieu of the required 50 feet and 75 feet setbacks; to permit side yard setbacks of 25 feet in lieu of the required 50 feet; and to permit a trade school in an existing building to be located as close as 30 feet from a residential zone boundary (R/W) in lieu of the required 100 feet.

Arnold Jablon
Director

cc: A & E Partners, L.P.
D. S. Mather & Associates
Benjamin Bronstein, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 12, 1995

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Item No.: 206
Case No.: 95-208SPHA
Petitioner: A and E Partners

Dear Mr. Bronstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 9, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

13-20-44

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: Mr. Joyce Watson

Re: Baltimore County
Item No.: +266 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 27, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 206

The Developers Engineering Section has reviewed the subject zoning item. This site should comply with the Landscape Manual to the extent possible.

RWB:aw

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/04/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1102

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 19, 1994.

Item No.: SEE BELOW Zoning Agency:

Comments:

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.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 199-200, 204, 205 AND 206.

RECEIVED
JAN 5 1995
ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: January 3, 1995

SUBJECT: S/W Corner of Gwynn Oak & Dogwood Rd.

INFORMATION:

Item Number: 206

Petitioner: A&E Partners, L.P.

Property Size: _____

Zoning: DR

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that a landscape plan be submitted to the Baltimore County Landscape Planner.

Prepared by: Jeffrey W. Long

Division Chief: Amy Plank

PK/JL:lw

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on Recycled Paper

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
SMC Gwynn Oak and Dogwood Avenues
1st Election Dist., 2nd Councilmanic
A & E Partners, L.P. & Emmes Meadows
Corporation, General Partner
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-208-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Evans, George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAVID S. THAYER	715 AMBASSADOR RD BALT. MD 21244
Benjamin Bronstein	29 W. Susquehanna Ave 21204
Mark G. Plank	4466 Security Blvd 21207
Cindi Pridgen	1401 Duxford Rd Balt 21207
Hewelllyn	

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on Recycled Paper

[illegible]

BALTIMORE COUNTY
OFFICE OF PLANNING

FILE COPY

T-110

A DEVELOPMENT OF
GORDEN CONSTRUCTION CORPORATION
2406 GREENMOUNT AVENUE
BALTIMORE 18, MARYLAND

BALTIMORE COUNTY, MARYLAND
JULY 23 1960

I-110

CHORD	ANGLE	RADIUS	ARC	TAN	LC BRNG	CHORD	ANGLE
100.00	1.0472	100.00	1.0472	1.0000	100.00	1.0472	1.0472
200.00	2.0944	200.00	2.0944	2.0000	200.00	2.0944	2.0944
300.00	3.1416	300.00	3.1416	3.0000	300.00	3.1416	3.1416
400.00	4.1888	400.00	4.1888	4.0000	400.00	4.1888	4.1888
500.00	5.2360	500.00	5.2360	5.0000	500.00	5.2360	5.2360
600.00	6.2832	600.00	6.2832	6.0000	600.00	6.2832	6.2832
700.00	7.3304	700.00	7.3304	7.0000	700.00	7.3304	7.3304
800.00	8.3776	800.00	8.3776	8.0000	800.00	8.3776	8.3776
900.00	9.4248	900.00	9.4248	9.0000	900.00	9.4248	9.4248
1000.00	10.4720	1000.00	10.4720	10.0000	1000.00	10.4720	10.4720
1100.00	11.5192	1100.00	11.5192	11.0000	1100.00	11.5192	11.5192
1200.00	12.5664	1200.00	12.5664	12.0000	1200.00	12.5664	12.5664
1300.00	13.6136	1300.00	13.6136	13.0000	1300.00	13.6136	13.6136
1400.00	14.6608	1400.00	14.6608	14.0000	1400.00	14.6608	14.6608
1500.00	15.7080	1500.00	15.7080	15.0000	1500.00	15.7080	15.7080
1600.00	16.7552	1600.00	16.7552	16.0000	1600.00	16.7552	16.7552
1700.00	17.8024	1700.00	17.8024	17.0000	1700.00	17.8024	17.8024
1800.00	18.8496	1800.00	18.8496	18.0000	1800.00	18.8496	18.8496
1900.00	19.8968	1900.00	19.8968	19.0000	1900.00	19.8968	19.8968
2000.00	20.9440	2000.00	20.9440	20.0000	2000.00	20.9440	20.9440
2100.00	21.9912	2100.00	21.9912	21.0000	2100.00	21.9912	21.9912
2200.00	23.0384	2200.00	23.0384	22.0000	2200.00	23.0384	23.0384
2300.00	24.0856	2300.00	24.0856	23.0000	2300.00	24.0856	24.0856
2400.00	25.1328	2400.00	25.1328	24.0000	2400.00	25.1328	25.1328
2500.00	26.1800	2500.00	26.1800	25.0000	2500.00	26.1800	26.1800
2600.00	27.2272	2600.00	27.2272	26.0000	2600.00	27.2272	27.2272
2700.00	28.2744	2700.00	28.2744	27.0000	2700.00	28.2744	28.2744
2800.00	29.3216	2800.00	29.3216	28.0000	2800.00	29.3216	29.3216
2900.00	30.3688	2900.00	30.3688	29.0000	2900.00	30.3688	30.3688
3000.00	31.4160	3000.00	31.4160	30.0000	3000.00	31.4160	31.4160
3100.00	32.4632	3100.00	32.4632	31.0000	3100.00	32.4632	32.4632
3200.00	33.5104	3200.00	33.5104	32.0000	3200.00	33.5104	33.5104
3300.00	34.5576	3300.00	34.5576	33.0000	3300.00	34.5576	34.5576
3400.00	35.6048	3400.00	35.6048	34.0000	3400.00	35.6048	35.6048
3500.00	36.6520	3500.00	36.6520	35.0000	3500.00	36.6520	36.6520
3600.00	37.6992	3600.00	37.6992	36.0000	3600.00	37.6992	37.6992
3700.00	38.7464	3700.00	38.7464	37.0000	3700.00	38.7464	38.7464
3800.00	39.7936	3800.00	39.7936	38.0000	3800.00	39.7936	39.7936
3900.00	40.8408	3900.00	40.8408	39.0000	3900.00	40.8408	40.8408
4000.00	41.8880	4000.00	41.8880	40.0000	4000.00	41.8880	41.8880
4100.00	42.9352	4100.00	42.9352	41.0000	4100.00	42.9352	42.9352
4200.00	43.9824	4200.00	43.9824	42.0000	4200.00	43.9824	43.9824
4300.00	45.0296	4300.00	45.0296	43.0000	4300.00	45.0296	45.0296
4400.00	46.0768	4400.00	46.0768	44.0000	4400.00	46.0768	46.0768
4500.00	47.1240	4500.00	47.1240	45.0000	4500.00	47.1240	47.1240
4600.00	48.1712	4600.00	48.1712	46.0000	4600.00	48.1712	48.1712
4700.00	49.2184	4700.00	49.2184	47.0000	4700.00	49.2184	49.2184
4800.00	50.2656	4800.00	50.2656	48.0000	4800.00	50.2656	50.2656
4900.00	51.3128	4900.00	51.3128	49.0000	4900.00	51.3128	51.3128
5000.00	52.3600	5000.00	52.3600	50.0000	5000.00	52.3600	52.3600
5100.00	53.4072	5100.00	53.4072	51.0000	5100.00	53.4072	53.4072
5200.00	54.4544	5200.00	54.4544	52.0000	5200.00	54.4544	54.4544
5300.00	55.5016	5300.00	55.5016	53.0000	5300.00	55.5016	55.5016
5400.00	56.5488	5400.00	56.5488	54.0000	5400.00	56.5488	56.5488
5500.00	57.5960	5500.00	57.5960	55.0000	5500.00	57.5960	57.5960
5600.00	58.6432	5600.00	58.6432	56.0000	5600.00	58.6432	58.6432
5700.00	59.6904	5700.00	59.6904	57.0000	5700.00	59.6904	59.6904
5800.00	60.7376	5800.00	60.7376	58.0000	5800.00	60.7376	60.7376
5900.00	61.7848	5900.00	61.7848	59.0000	5900.00	61.7848	61.7848
6000.00	62.8320	6000.00	62.8320	60.0000	6000.00	62.8320	62.8320
6100.00	63.8792	6100.00	63.8792	61.0000	6100.00	63.8792	63.8792
6200.00	64.9264	6200.00	64.9264	62.0000	6200.00	64.9264	64.9264
6300.00	65.9736	6300.00	65.9736	63.0000	6300.00	65.9736	65.9736
6400.00	67.0208	6400.00	67.0208	64.0000	6400.00	67.0208	67.0208
6500.00	68.0680	6500.00	68.0680	65.0000	6500.00	68.0680	68.0680
6600.00	69.1152	6600.00	69.1152	66.0000	6600.00	69.1152	69.1152
6700.00	70.1624	6700.00	70.1624	67.0000	6700.00	70.1624	70.1624
6800.00	71.2096	6800.00	71.2096	68.0000	6800.00	71.2096	71.2096
6900.00	72.2568	6900.00	72.2568	69.0000	6900.00	72.2568	72.2568
7000.00	73.3040	7000.00	73.3040	70.0000	7000.00	73.3040	73.3040
7100.00	74.3512	7100.00	74.3512	71.0000	7100.00	74.3512	74.3512
7200.00	75.3984	7200.00	75.3984	72.0000	7200.00	75.3984	75.3984
7300.00	76.4456	7300.00	76.4456	73.0000	7300.00	76.4456	76.4456
7400.00	77.4928	7400.00	77.4928	74.0000	7400.00	77.4928	77.4928
7500.00	78.5400	7500.00	78.5400	75.0000	7500.00	78.5400	78.5400
7600.00	79.5872	7600.00	79.5872	76.0000	7600.00	79.5872	79.5872
7700.00	80.6344	7700.00	80.6344	77.0000	7700.00	80.6344	80.6344
7800.00	81.6816	7800.00	81.6816	78.0000	7800.00	81.6816	81.6816
7900.00	82.7288	7900.00	82.7288	79.0000	7900.00	82.7288	82.7288
8000.00	83.7760	8000.00	83.7760	80.0000	8000.00	83.7760	83.7760
8100.00	84.8232	8100.00	84.8232	81.0000	8100.00	84.8232	84.8232
8200.00	85.8704	8200.00	85.8704	82.0000	8200.00	85.8704	85.8704
8300.00	86.9176	8300.00	86.9176	83.0000	8300.00	86.9176	86.9176
8400.00	87.9648	8400.00	87.9648	84.0000	8400.00	87.9648	87.9648
8500.00	89.0120	8500.00	89.0120	85.0000	8500.00	89.0120	89.0120
8600.00	90.0592	8600.00	90.0592	86.0000	8600.00	90.0592	90.0592
8700.00	91.1064	8700.00	91.1064	87.0000	8700.00	91.1064	91.1064
8800.00	92.1536	8800.00	92.1536	88.0000	8800.00	92.1536	92.1536
8900.00	93.2008	8900.00	93.2008	89.0000	8900.00	93.2008	93.2008
9000.00	94.2480	9000.00	94.2480	90.0000	9000.00	94.2480	94.2480
9100.00	95.2952	9100.00	95.2952	91.0000	9100.00	95.2952	95.2952
9200.00	96.3424	9200.00	96.3424	92.0000	9200.00	96.3424	96.3424
9300.00	97.3896	9300.00	97.3896	93.0000	9300.00	97.3896	97.3896
9400.00	98.4368	9400.00	98.4368	94.0000	9400.00	98.4368	98.4368
9500.00	99.4840	9500.00	99.4840	95.0000	9500.00	99.4840	99.4840
9600.00	100.5312	9600.00	100.5312	96.0000	9600.00	100.5312	100.5312
9700.00	101.5784	9700.00	101.5784	97.0000	9700.00	101.5784	101.5784
9800.00	102.6256	9800.00	102.6256	98.0000	9800.00	102.6256	102.6256
9900.00	103.6728	9900.00	103.6728	99.0000	9900.00	103.6728	103.6728
10000.00	104.7200	10000.00	104.7200	100.0000	10000.00	104.7200	104.7200

16.41 23	804.33	206.77	103.68	1.27 43.47	237.04	71
3.07 00	2965.07	726.08	130.60	0.65 33.40 15	81.24	54
7.26 24	2965.07	726.08	130.64	1.27 43.47	237.04	71
16.41 24	2043.00	145.05	83.07	5.76 30 1.47	1.06 61	51
2.11 29	1033.50	181.08	58.75	5.75 25 2.4 15	0.46 61	51
3.52 30	2970.00	74.75	12.60	0.65 33.40 15	81.24	54
4.14 18	980.15	10.20	70.67	0.65 33.40 15	81.24	54
5.17 23	1000.00	236.69	162.99	0.37 2.44 10	73.75	64
6.26 35	3000.00	3.77	16.90	1.27 43.47	237.04	71
7.43 59	25.00	32.72	19.08	0.37 2.44 10	73.75	64
8.50 27	1400.00	36.20	18.11	0.65 33.40 15	81.24	54
9.00 00	25.00	39.27	25.00	1.27 43.47	237.04	71
10.43 38	25.00	39.20	24.44	0.65 33.40 15	81.24	54
12.14 26	3000.00	147.47	73.47	0.37 2.44 10	73.75	64
13.45 40	2740.00	4.96	69.29	0.65 33.40 15	81.24	54
15.02 13	1400.00	24.74	147.60	5.75 25 2.4 15	0.46 61	51
16.41 23	6000.00	24.74	17.39	0.37 2.44 10	73.75	64
17.40 37	1330.00	270.95	3.74	0.65 33.40 15	81.24	54
18.43 24	2570.10	4.96	86.67	0.37 2.44 10	73.75	64
19.43 24	2640.00	92.93	46.85	0.65 33.40 15	81.24	54
20.43 02	1400.00	32.93	61.76	0.65 33.40 15	81.24	54
21.43 02	1000.00	32.93	61.76	0.65 33.40 15	81.24	54
22.43 02	2500.00	178.73	169.71	0.65 33.40 15	81.24	54
23.43 02	1000.00	32.93	58.26	0.65 33.40 15	81.24	54
24.43 02	1000.00	32.93	58.26	0.65 33.40 15	81.24	54



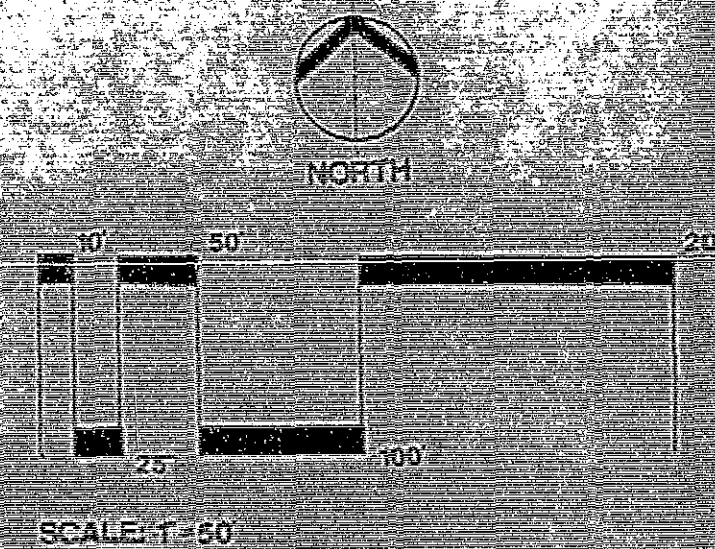
1. DEVELOPMENT NAME: Baltimore Center for Holistic Studies
2. APPLICANT/DEVELOPER OWNER: A & E Partners, L P
EMMES Meadows Corporation - General Partner
Richard S. Prevost, Vice President
66466 Security Boulevard
Baltimore, MD 21207
(410) 944-8950
3. CRU PLAN PREPARED BY:
4. GENERAL DATA: Election District: 1
Census Tract: 4011.02
Counclman/District: 2
5. SITE INFORMATION: A. Gross acreage = 2.02 Acs [30'x545' (Dogwood Road) & 30'x178' (Owens Oak Avenue)] = 0.49 Acs
Net acreage = 1.54 Acs
B. Zoning
Existing Zoning: ML @ 1.52 Acs ML @ 1.91 Acs
DR- 5.5 @ 2.02 Acs DR- 3.5 @ 0.39 Acs
1.54 Acs 2.02 Acs
C. Density Calculations:
Allowable = ML (FAR = 2.0) or ML H1 SF
DR- 5.5 x .09 Acs = 0.5 D.U.
Existing = 24,000 SF or 0.29 FAR
D. Parking
Required: 1/employee plus visitor/student spaces to be determined by zoning commissioner. Employees: 5 full time & 45 part time (est. of 30 employees at any given time)
Existing: 103 spaces
E. Open Space
Required: N/A
6. UTILITIES: Public water and sewer are provided.
7. USE: The existing use is office
The proposed use is trade school
8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on the site.
9. ROADS: All adjacent roads are public.
10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Metropolitan Council of the Development Policy.
207,000 SF = 480 ADTS
11. VEGETATION: Existing vegetation consists of trees and lawn.
12. STORAGE TANKS: There are no known underground storage tanks on site.
13. REFERENCES: Topography: Development Plan prepared by: Joseph Thompson (1970)
Boundary: Meadows Industrial Park Map 45:137
Zoning: Baltimore County 1992 200 Scale Zoning Map (HW 2-P)
Soils: USDA National County (1976) Map 43
14. This property as shown on the Plan has been held intact by the ownership shown since 1987 (according to tax map.) No known part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.
15. Future signs shall conform with S.413 B.C.D.F.R. and all zoning policies.
16. All parking aisles and maneuvering areas are paved with macadam and permanently striped.
17. Previous commercial permit #BX48666, control #C-1840-92 (interior alterations)
18. Parking within 100' of DR zone:
A. Only passenger vehicles, excluding buses, may use the parking facility.
B. No loading, service, or any use other than parking shall be permitted.
C. Lighting shall be regulated as to location, direction, hours of illumination, glare and intensity, as required.
D. Approximate hours of operation: 8:00 AM - 10:30 PM (M-F)
8:00 AM - 6:00 PM (S-S)

PLAT TO ACCOMPANY ZONING PETITIONS

BALTIMORE CENTER FOR HOLISTIC STUDIES

LIMITATIONS			
TYPE:	CLASS:	HOMES WITH BASEMENTS:	STREETS AND LOTS:
Kelly-Urban FUB	D	Severe	Severe
Legore-Urban Lbu	C	Moderate	Severe
Aldino ADB2	D	Moderate	Moderate
Alluvial	D	Severe	Severe

EXISTING		BRACK SHOWERS		WIPES + TEN		WASH		WASH-DRINKS		TOILET LIFT
		SHOWER LIFT		WIPES		WASHLET SEVER		TOILET		
		BRACKS		WIPES		WIPING DRAWN		SHOWER TOWEL		
		CONCRETE		WIPING		WIPES		WIP		
PROPOSED		TOILET BRACKS FOOT		TOILET OVERSEET		WASH				
		CONCRETE		WIPES						
		WASH		WIPING DRAWN						
		WIP		WIPING						



PROJ. NAME: BALTIMORE CENTER FOR HOLISTIC STUDIES
PLAN TITLE: PLAT TO ACCOMPANY ZONING PETITIONS

COUNCIL DIST.: 2 ELECTION DIST.: 1

APPROVAL:

APPLICANT/DEVELOPER/OWNER:

A & E Partners, L.P.
EMMES Meadows Corporation - General Partner
Richard R. Predvi - Vice President
6666 Security Boulevard

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS

7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21244

DATE: 9-1-94
SCALE: 1" = 50'
SHEET: 1 OF 1
PROJ. NO.: 1672