

RE: PETITION FOR VARIANCE	*	BEFORE THE
11100 McCormick Road (Central Light Rail	*	ZONING COMMISSIONER
Line - Gilroy Rd Rail Passenger Station),	*	OF BALTIMORE COUNTY
cor E/S Gilroy Road, N/S Beaver Dam Road	*	CASE NO. 95-465-A
8th Election District, 3rd Councilmanic	*	
Legal Owner(s): McCormick and Company, Inc.	*	
Mass Transit Administration	*	
Petitioner/Contract Purchaser	*	

* * * * *

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 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Irwin Brown, Esquire, MTA, 300 W. Lexington Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECORDED

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Pennsylvania RR, 400' N of c/l
Landstreet Rd., (Central Light * ZONING COMMISSIONER
Rail Line -Timonium T.P.S.S.)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Mass Transit Administration * Case No. 95-463-A
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Warren Rd., 700' W of c/l
Beaver Dam Rd., (Central Light * ZONING COMMISSIONER
Rail Line-Warren Rd., T.P.S.S.)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: Md.State Highway * Case No. 95-464-A
Administration
Contract Purchaser: Mass Transit *
Administration, Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
11100 McCormick Rd. (Central Light
Rail Line-Gilroy Rd., Passenger * ZONING COMMISSIONER
Sta.) cor. E/S Gilroy, N/S Beaver Dam
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
Legal Owner: McCormick & Co., Inc * Case No. 95-465-A
Mass Transit Administration
Contract Purchaser *
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
Cor. W/S McCormick Rd., N/S of
Schilling Circle (Central Light * ZONING COMMISSIONER
Rail Line-Schilling Cir., Passen-
ger Station) * OF BALTIMORE COUNTY
8th Election District
3rd Councilmanic District * Case No. 95-466-A
Legal Owner: Rouse-Teachers
Properties, Inc., *
Md. Mass Transit Administration
Contract Purchaser/Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These consolidated cases come before the Zoning Commissioner as a series of Petitions for Variance, all filed by the Mass Transit Administration. The Petitions for Variance seek zoning relief from the applicable provisions of the Baltimore County Zoning Regulations (BCZR) so as to per-

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8/4/95
BY M. G. [Signature]

mit the extension of the light rail line from its present terminus in Timonium, Maryland to the Hunt Valley Mall. As the matters all relate to the same project and are filed by the same Petitioner, the cases were consolidated for the purposes of hearing and this opinion and Order will address all of the issues raised in these matters.

In case No. 95-463-A, zoning relief is requested from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR; all to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively. These variances are requested to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop.

In case No. 95-464-A, relief is requested from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. This Petition relates to the proposed stop northeast of Warren Road in Timonium.

In case No. 95-465-A, relief is requested from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop.

In case No. 95-466-A, relief is requested from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively for buildings proposed at the future Schilling Circle Light Rail Stop.

As noted above, all Petitions were filed by the Mass Transit Administration through John A. Agro, Jr., Administrator of the MTA. Also, as

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8/4/95
M. G. [Signature]

8/4/95

overview of the proposed expansion of the line, both to the north in Baltimore County as well as improvements contemplated in Baltimore City and Anne Arundel County to the south.

The proposed extensions requires variances for numerous stations as described above. It is to be noted that the light rail trains are powered by electricity. The power is generated within small structures which are approximately 14 ft. in width by 40 ft. in length. These structures are placed in strategic points along the line to ensure continuous power supply to the trains. In addition to these small power station structures, a number of other structures called "highblocks" are necessary. These highblocks are structures which provide wheelchair ramp access to the trains. The highblocks are mandated by the applicable provisions of the Americans with Disabilities Act. The locations of both the power station structures and highblocks are driven by engineering considerations. Obviously, the site of the layout of each station is dependent upon the required power needs and insuring access to all persons including those with physical disabilities, who utilize the light rail system.

Messrs. Matske and Coard explained the variances in each case described above for the power station structures and/or highblocks, as the case may be. Moreover, photographs and site plans were submitted for each location which demonstrate the necessary structures and improvements. In each instances, I find that the Petitions for Variances should be approved. Clearly, these Petitions are properly heard in a consolidated manner, as the MTA's planned improvements constitute a series of connected passenger stops. A review of each of the Petitions shows that unique circumstances exist in each location which justifies the Petitions. In all cases, the parcel involved is a narrow property and its location dictated by the track extension and stop destination. In my view, the Petitioner

ORIGINAL SUBMITTED FOR FILING
8/4/95
Jh. Coard

8/11/95

has complied with Section 307.1 of the BCZR and the requirements contained within the case law. Thus, the Petitions for Variance in each instance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of August, 1995 that a variance from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively, to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop be and is hereby GRANTED; and,


IT IS FURTHER ORDERED that a variance from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. to the proposed stop northeast of Warren Road in Timonium, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively, for buildings proposed at the future Schilling Circle Light Rail Stop, be and is hereby GRANTED, subject, however, to the following restriction:

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8/4/95
M. G. [Signature]

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

DATE RECEIVED FOR FILING
8/4/95
M. Hoad



Petition for Variance

95-465-A

to the Zoning Commissioner of Baltimore County

for the property located at 11100 McCormick Road

which is presently zoned ML-IM

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)

ML Setbacks - Section 255.1

BR Sections 238.1 or .2

To permit an 8' front setback, a 13' side setback, and a 5' rear setback in lieu of 25', 30', and 30', respectively for buildings at the Gilroy Road Light Rail Stop. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Highblocks are required for the handi-capped. It is impossible to meet the required setback within the MTA right of way. Mobility impaired person would experience hardship in boarding CLRL without highblock.

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.

Provided the Mass Transit Administration agrees to bear the expenses of above variance advertising, posting, etc.

Mass Transit Administration
Contract Purchaser/Lessee

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.
McCormick and Company, Inc.
Legal Owner(s)

By: John A. Agro, Jr., Administrator
(Type or Print Name)

Robert W. Skelton
(Type or Print Name)

[Signature]
Signature

[Signature]
Signature

300 W. LEXINGTON STREET
Address
BALTIMORE MD. 21201
City State Zipcode

Donald A. Palumbo
(Type or Print Name)
[Signature]
Signature

Attorney for Petitioner:
Irwin Brown
(Type or Print Name)

18 Loveton Circle 560-7447
Address Phone No

[Signature]
Signature

Sparks MD 21152
City State Zipcode
Name, Address and phone number or representative to be contacted

300 W. LEXINGTON ST. 333-3315
Address Phone No.
BALTIMORE MD. 21201
City State Zipcode

William E. Younger
Name
Loveton
Address Phone No



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____
unavailable for hearing
the following dates _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: [Signature] DATE 6/19/95
Set w/ 457 458 460

95-465-A
#459

WHITNEY BAILEY



COX MAGNANI

DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
GILROY ROAD RAIL PASSENGER STATION
CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Beaver Dam Road (70 feet wide) with the centerline of Gilroy Road (60 feet wide) and running northeasterly with said centerline of Gilroy Road

(1) North 09 degrees 39 minutes 13 seconds East 59.43 feet,

thence leaving said centerline at right angles thereto

(2) South 80 degrees 20 minutes 47 seconds East 30.00 feet

to the true place of beginning, said place of beginning being located at the northwest end of the filet line connecting the northeast side of said Beaver Dam Road with the southwest side of said Gilroy Road;

THENCE LEAVING SAID PLACE OF BEGINNING running with and binding on said southwest side of Gilroy Road, to describe a parcel subject to petition for variance from minimum set backs as defined for an ML zone in the zoning regulations of Baltimore County and not to be used for conveyancing, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83), the three (3) following courses and distances;

(1) North 09 degrees 39 minutes 13 seconds East 283.41 feet, thence

(2) Northeasterly along a line curving to the right having a radius of 1470.00 feet, for an arc length of 203.68 feet (the arc of said curve being subtended by a chord of North 13 degrees 37 minutes 26 seconds East 203.52 feet), and thence

(3) North 17 degrees 35 minutes 31 seconds East 261.15 feet,

thence leaving said Gilroy Road, binding on the Right of Way of the Central Light Rail Line of the Mass Transit Administration of the State of Maryland the eleven (11) following courses and distances;

(4) South 10 degrees 52 minutes 57 seconds West 85.59 feet, thence

(5) South 10 degrees 54 minutes 08 seconds West 20.12 feet, thence

(6) Southwesterly along a line curving to the right having a radius of 610.00 feet, for an arc length of 45.65 feet (the arc of

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COX MAGNANI

said curve being subtended by a chord of South 13 degrees 58 minutes 54 seconds West 45.64 feet), thence

(7) South 17 degrees 04 minutes 43 seconds West 30.25 feet, thence

(8) South 17 degrees 33 minutes 29 seconds West 53.14 feet, thence

(9) South 16 degrees 58 minutes 43 seconds West 59.69 feet, thence

(10) Southwesterly along a line curving to the left having a radius of 976.00 feet, for an arc length of 18.69 feet (the arc of said curve being subtended by a chord of South 15 degrees 15 minutes 58 seconds West 18.69 feet), thence

(11) South 79 degrees 58 minutes 02 seconds East 3.25 feet, thence

(12) South 10 degrees 01 minutes 58 seconds West 109.00 feet, thence

(13) South 79 degrees 58 minutes 02 seconds East 9.00 feet, and thence

(14) South 10 degrees 01 minutes 58 seconds West 350.00 feet to intersect the aforesaid northeast side of Beaver Dam Road,

thence binding thereon and on the aforesaid filet line the two (2) following courses and distances;

(15) North 79 degrees 15 minutes 07 seconds West 8.00 feet, and thence

(16) North 34 degrees 48 minutes 30 seconds West 35.69 feet to the place of beginning.

CONTAINING an area of 17,991 square feet, more or less.

9310022D.501



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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-465-A

District: FDH Date of Posting: 6/30/95

Posted for: Variance

Petitioner: Mass Transit Adm.

Location of property: 11100 McCormick Rd.

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 7/7/95
Signature

Number of Signs: 1



2025 RELEASE UNDER E.O. 14176

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: #95-465-A
(Item 459)

11100 McCormick Road -
Central Light Rail Line -
Gilroy Road Rail
Passenger Station
corner E/S Gilroy Road,
N/S Beaver Dam Road
8th Election District
3rd Councilmanic
Legal Owner(s):

McCormick and Com-
pany, Inc.

Contract Purchaser(s):
Mass Transit Adminis-
tration

Hearing: Wednesday,
July 19, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit an 8-foot
front setback, a 13-foot side
setback, and a 8-foot rear
setback in lieu of the 25 feet, 30
feet, and 30 feet, respectively

for buildings at the Gilroy Road
Light Rail Stop.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

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

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

6/365 June 29.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/29, 1995

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 6/29, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



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

receipt
 95-465-A

Account: R-001-6150

Number

Date 2/14/95

Taken by 2528
 Item 459

2745 Transit Admin — 11108 McCormick Rd

020 - Comm License — \$ 250.00

080 - 1 sign — \$ 35.00

ALL ITEMS PAID

\$ 285.00

BALTIMORE COUNTY
 SA TOWSON 21204-1500

Please Make Checks Payable To: Baltimore County

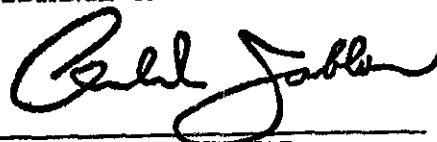
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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 assessed 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.: 459

Petitioner: Mass Transit Admin

Location: 11100 McCormick Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Douglas E. Matzke

ADDRESS: 130 Lakefront Drive

Hunt Valley, MD 21030

PHONE NUMBER: (410) 771-6175

TO: PFTUXENT PUBLISHING COMPANY
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Douglas E. Matzke
Mass Transit Administration
130 Lakefront Drive
Hunt Valley, MD 21030
771-6175

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: 95-465-A (Item 459)
11100 McCormick Road - Central Light Rail Line - Gilroy Road Rail Passenger Station
corner E/S Gilroy Road, N/S Beaver Dam Road
8th Election District - 3rd Councilmanic
Legal Owner(s): McCormick and Company, Inc.
Contract Purchaser(s): Mass Transit Administration
HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit an 8-foot front setback, a 13-foot side setback, and a 5-foot rear setback in lieu of the 25 feet, 30 feet, and 30 feet, respectively for buildings at the Gilroy Road Light Rail Stop.

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

June 22, 1995

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: 95-465-A (Item 459)

11100 McCormick Road - Central Light Rail Line - Gilroy Road Rail Passenger Station
corner E/S Gilroy Road, N/S Beaver Dam Road
8th Election District - 3rd Councilmanic

Legal Owner(s): McCormick and Company, Inc.

Contract Purchaser(s): Mass Transit Administration

HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit an 8-foot front setback, a 13-foot side setback, and a 5-foot rear setback in lieu of the 25 feet, 30 feet, and 30 feet, respectively for buildings at the Gilroy Road Light Rail Stop.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: McCormick and Company, Inc.
Irwin Brown, Esq./Mass Transit Administration
Douglas E. Matzka/Mass Transit Administration

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.

RECEIVED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1995

Irwin Brown, Esquire
MTA
300 W. Lexington Street
Baltimore, Maryland 21201

RE: Item No.: 459
Case No.: 95-465-A
Petitioner: McCormick and Co., Inc.

Dear Mr. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1995.

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 (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)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 27, 1995

FROM: Pat Keller, Director, OPZ *A*

SUBJECT: Central Light Rail Line

INFORMATION:

Item Number: 457, 458, 459 and 460 *J.L.*
Petitioner: Mass Transit Administration
Property Size: _____
Zoning: _____
Requested Action: Variances
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The Central Light Rail Line (CLRL) from the City Line to Hunt Valley is identified as a programmed transportation project in the Master Plan. Funding for this project is included in the 1995 Consolidated Transportation Program (CTP) under the Mass Transit Administration's Construction Program. Revenue service to Hunt Valley Mall is expected to ready by mid 1997.

Baltimore County contributed \$15,000,000 to the cost of the CLRL. Given the amount of public funds being used to construct the CLRL and its extensions, the proposed additions would enhance existing operations and make each site more accessible for the handicapped. The proposed additions would minimize public expenditure for additional land and maximize the benefits of the public's investment.

Prepared by: *Jeffrey W. Long*

Division Chief: *John J. Keller*

PK/JL

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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: July 7, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 3, 1995
Item No. 459

The Development Plans Review Division has reviewed the subject zoning item. A 12-inch water main runs down Gilroy Road parallel to the proposed passenger station. Indicate the horizontal clearance between the two.

Will the existing fire hydrant at the northeast corner of Beaver Dam and Gilroy Roads require relocation? Please shown the relocation on the plan.

Receiving building and grading permits is subject to conformance with the Landscape Manual.

RWB:sw

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Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 07/03/95

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

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: 450, 451, 452, 453, 454, 455,
457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995

ZADM

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 6/30/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 6/26/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

450

451

452

453

456

457

458

459 ✓

460

463

465

467

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-23-95

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

Re: Baltimore County
Item No.: 459 (MJK)

Dear Ms. Watson:

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/

**PETITION PROBLEMS
AGENDA OF JUNE 26, 1995**

#451 --- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 --- JLL

1. Petitioner's copy of receipt is still in folder.

#454 --- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 --- MJK

1. No telephone number for legal owner.

#456 --- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 --- MJK

1. No telephone number for legal owner.

#459 --- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

MICROFILMED

#461 --- JLL

1. No review information on bottom of petition forms.
2. No practical difficulty or hardship listed on variance petition.

#465 --- CAM

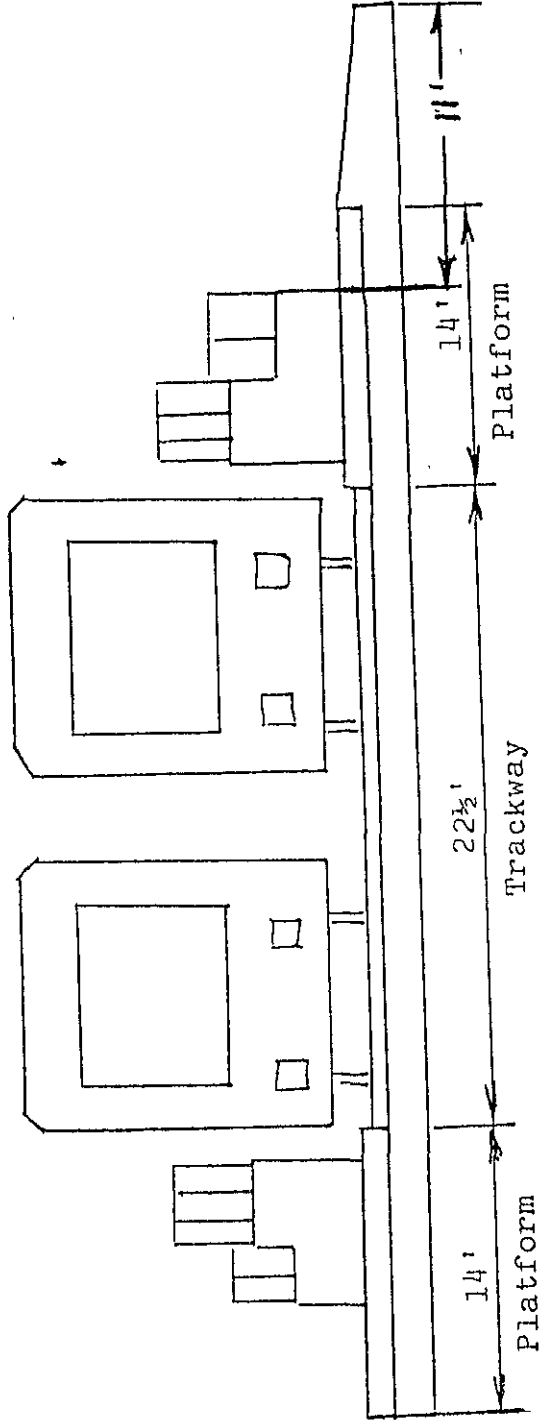
1. No review information on bottom of petition form.
2. No item number on petition form.
3. No legal owner signature, typed name, address, or telephone number.
4. No name or telephone number of representative to be contacted.

#466 --- MJK

1. No telephone number for legal owner.

CENTRAL LIGHT RAIL LINE

GILROY ROAD STATION

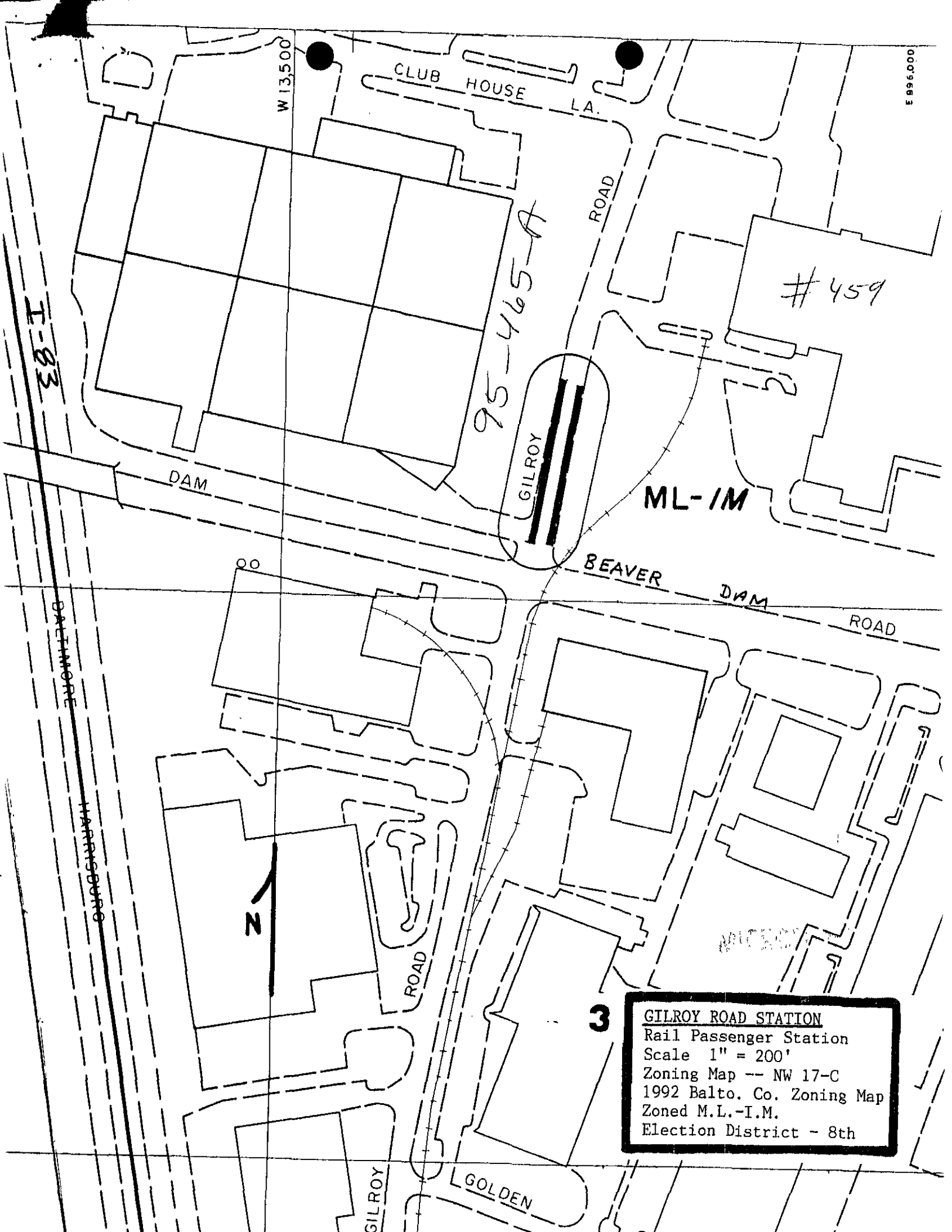


Looking North

Mass Transit Administration

459

MICROFILMED



W 13,500

CLUB HOUSE LA.

E 896,000

I-83

95-465-A

#459

DAM

GILROY

ML-1M

BEAVER DAM ROAD

BALTIMORE

HARRISBURG

Z

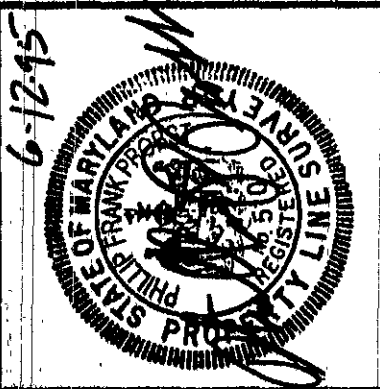
ROAD

3

GILROY ROAD STATION
Rail Passenger Station
Scale 1" = 200'
Zoning Map -- NW 17-C
1992 Balto. Co. Zoning Map
Zoned M.L.-I.M.
Election District - 8th

GILROY

GOLDEN

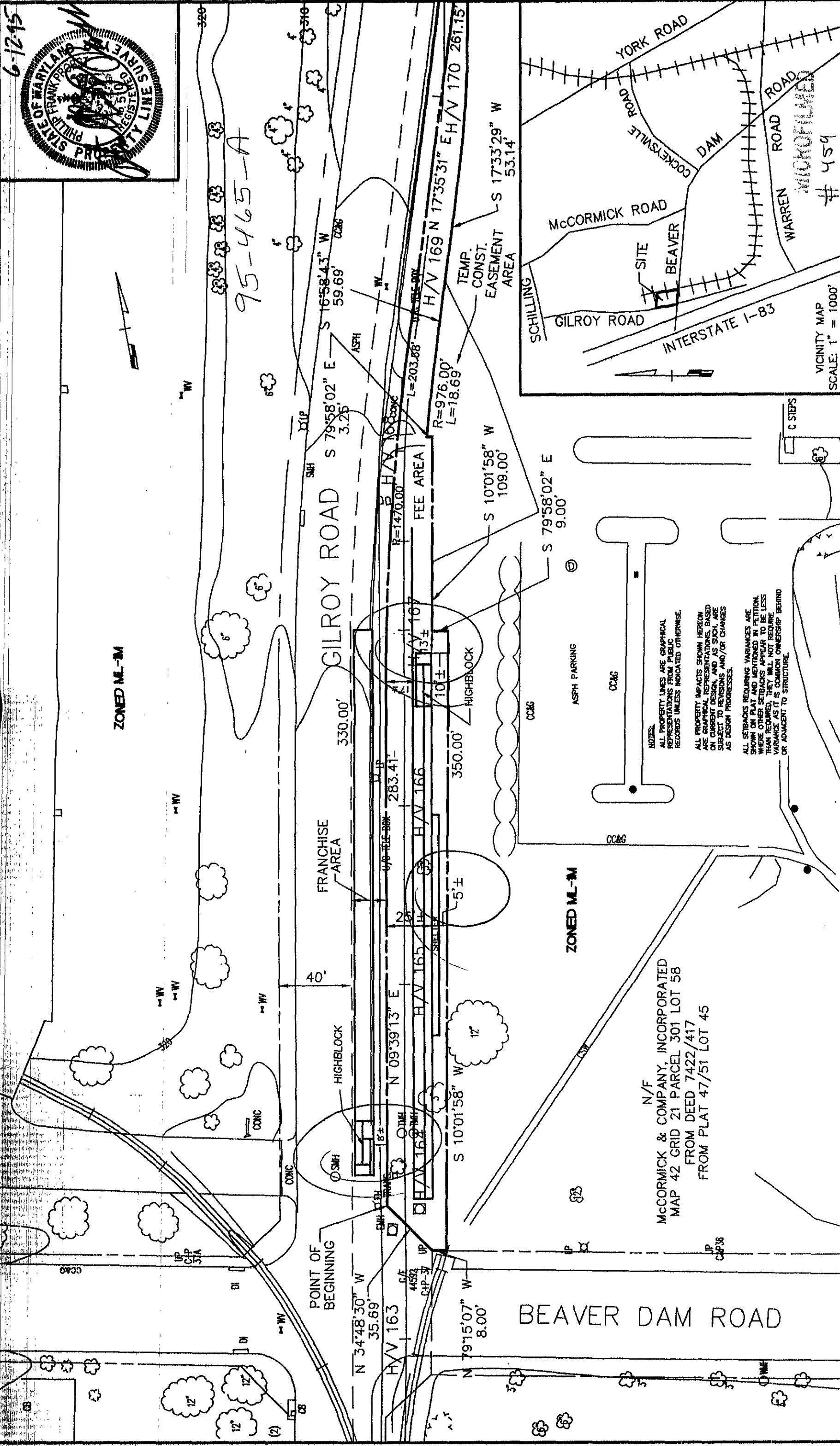


6-12-95

95-465-A

ZONED ML-M

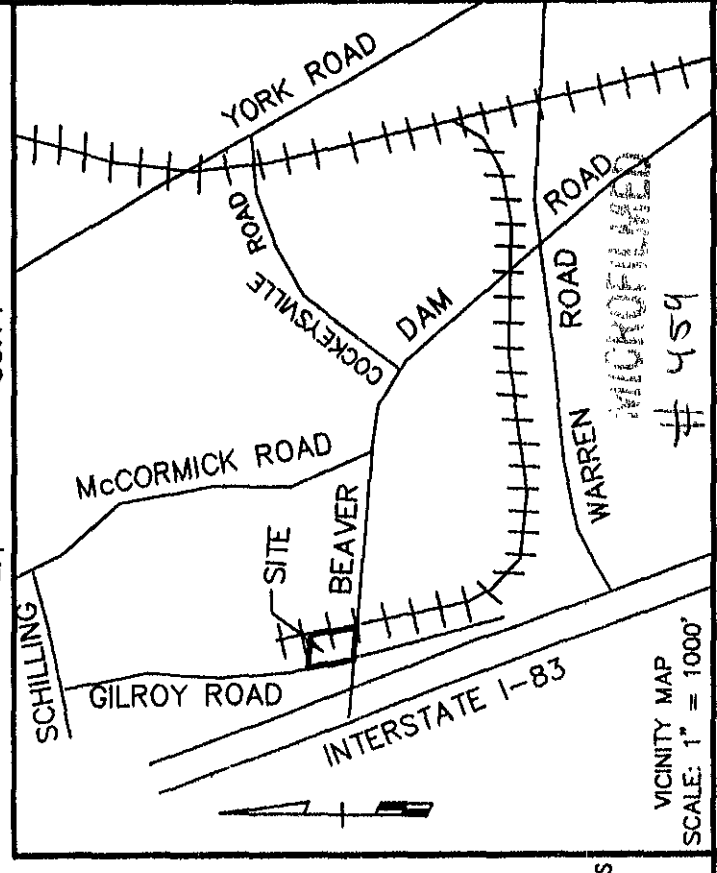
ZONED ML-M



BEAVER DAM ROAD

N/F
McCormick & Company, Incorporated
MAP 42 GRID 21 PARCEL 301 LOT 58
FROM DEED 7422/417
FROM PLAT 47/51 LOT 45

NOTES:
ALL PROPERTY LINES ARE GRAPHICAL REPRESENTATIONS FROM PUBLIC RECORDS UNLESS INDICATED OTHERWISE.
ALL PROPERTY IMPACTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS, BASED ON CURRENT DESIGN, AND AS SUCH, ARE SUBJECT TO REVISIONS AND/OR CHANGES AS DESIGN PROGRESSES.
ALL SETBACKS REQUIRING VARIANCES ARE SHOWN ON PLAT AND MENTIONED IN PETITION WHERE OTHER SETBACKS APPEAR TO BE LESS THAN REQUIRED, THEY WILL NOT REQUIRE VARIANCE AS IT IS COMMON OWNERSHIP BEHIND OR ADJACENT TO STRUCTURE.



VICINITY MAP
SCALE: 1" = 1000'

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		 WHITNEY BAILEY COX MACHAN EIGHTH ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT		CONSULTING ENGINEERS 848 FARMBOURNE AVE. BALTIMORE, MD 21206 410-512-6920 410-324-1100 (FAX)		CONTRACT NO. 93100221 DRAWING NO. SHEET NO.	
CENTRAL LIGHT RAIL LINE		GILROY RD. RAIL PASSENGER STATION		BALTIMORE COUNTY ZONING VARIANCE DRAWING		SCALE	
DESIGNED	DRAWN	M.L.R.	CHECKED	P.F.P.	DATE	APPROVED	APPROVED
					5/15/95		
NO.		DESCRIPTION		BY		DATE	

applicable, property owners of the subject parcels involved, joined in the Petitions as required. It is also to be noted that Stanley J. Schapiro, on behalf of Baltimore County, appeared and testified that Baltimore County would grant the necessary franchises where needed for obtaining zoning relief. As indicated, the written franchise agreements were not completed at the time of the hearing, however, an agreement was reached by and between the Mass Transit Administration and Baltimore County. The franchises would be granted by the County to facilitate approval of the subject zoning relief.

Appearing at the requisite public hearing held for these cases were Douglas Matzke, a Professional Engineer and Chief Civil Engineer for the MTA. Also present was John I. Coard, Construction Manager who will be involved in the actual construction of the light rail extension. The Petitioners were represented by Jack R. Sturgill, Esquire. There were no Protestants or other interested persons present.

Both Messrs. Matske and Coard testified as expert witnesses and presented their credentials. Mr. Matske has been involved with the development of other MTA projects and will assist in the engineering of the extension of the light rail line. Mr. Coard is a project manager with the MTA. He has extensive hands-on experience in the construction of numerous MTA improvements and expansion. As to the subject Petitions, they all relate to the northern extension of the existing light rail line. In this respect, Mr. Matske presented an overview of the proposal. The northern extension of the light rail line presently ends at the Timonium Park and Ride. That line will be extended north to the Hunt Valley Mall, a distance of approximately 2-1/2 miles. Five new stations will be added, including stations at Warren Road, Gilroy Avenue, Schilling Circle, Pepper Road and the Hunt Valley Mall, itself. Mr. Matske presented presented an excellent

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DATE

8/4/95
By M. Coard

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 W/S Pennsylvania RR, 400' N of c/l * ZONING COMMISSIONER
 Landstreet Rd., (Central Light * OF BALTIMORE COUNTY
 Rail Line - Timonium T.P.S.S.)
 8th Election District * Case No. 95-463-A
 3rd Councilmanic District
 Mass Transit Administration
 Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Warren Rd., 700' W of c/l * ZONING COMMISSIONER
 Beaver Dam Rd., (Central Light * OF BALTIMORE COUNTY
 Rail Line - Warren Rd., T.P.S.S.)
 8th Election District * Case No. 95-464-A
 3rd Councilmanic District
 Legal Owner: Md. State Highway
 Administration
 Contract Purchaser: Mass Transit *
 Administration, Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 11100 McCormick Rd. (Central Light * ZONING COMMISSIONER
 Rail Line - Gilroy Rd., Passenger * OF BALTIMORE COUNTY
 Sta.) Cor. E/S Gilroy, N/S Beaver Dam
 8th Election District * Case No. 95-465-A
 3rd Councilmanic District
 Legal Owner: McCormick & Co., Inc.
 Mass Transit Administration
 Contract Purchaser
 Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 Cor. W/S McCormick Rd., N/S of * ZONING COMMISSIONER
 Schilling Circle (Central Light * OF BALTIMORE COUNTY
 Rail Line - Schilling Cir., Passen-
 ger Station)
 8th Election District * Case No. 95-466-A
 3rd Councilmanic District
 Legal Owner: Rouse-Teachers
 Properties, Inc.,
 Md. Mass Transit Administration
 Contract Purchaser/Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These consolidated cases come before the Zoning Commissioner as a series of Petitions for Variance, all filed by the Mass Transit Administration. The Petitions for Variance seek zoning relief from the applicable provisions of the Baltimore County Zoning Regulations (BCZR) so as to per-

mit the extension of the light rail line from its present terminus in Timonium, Maryland to the Hunt Valley Mall. As the matters all relate to the same project and are filed by the same Petitioner, the cases were consolidated for the purposes of hearing and this Order will address all of the issues raised in these matters.

In case No. 95-463-A, zoning relief is requested from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR; all to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively. These variances are requested to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop.

In case No. 95-464-A, relief is requested from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. This Petition relates to the proposed stop northeast of Warren Road in Timonium.

In case No. 95-465-A, relief is requested from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop.

In case No. 95-466-A, relief is requested from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively for buildings proposed at the future Schilling Circle Light Rail Stop.

As noted above, all Petitions were filed by the Mass Transit Administration through John A. Agro, Jr., Administrator of the MTA. Also, as

applicable, property owners of the subject parcels involved, joined in the Petitions as required. It is also to be noted that Stanley J. Schapiro, on behalf of Baltimore County, appeared and testified that Baltimore County would grant the necessary franchises where needed for obtaining zoning relief. As indicated, the written franchise agreements were not completed at the time of the hearing, however, an agreement was reached by and between the Mass Transit Administration and Baltimore County. The franchisees would be granted by the County to facilitate approval of the subject zoning relief.

Appearing at the requisite public hearing held for these cases were Douglas Matske, a Professional Engineer and Chief Civil Engineer for the MTA. Also present was John I. Coard, Construction Manager who will be involved in the actual construction of the light rail extension. The Petitioners were represented by Jack R. Sturgill, Esquire. There were no Pro-estants or other interested persons present.

Both Messrs. Matske and Coard testified as expert witnesses and presented their credentials. Mr. Matske has been involved with the development of other MTA projects and will assist in the engineering of the extension of the light rail line. Mr. Coard is a project manager with the MTA. He has extensive hands-on experience in the construction of numerous MTA improvements and expansion. As to the subject Petitions, they all relate to the northern extension of the existing light rail line. In this respect, Mr. Matske presented an overview of the proposal. The northern extension of the light rail line presently ends at the Timonium Park and Ride. That line will be extended north to the Hunt Valley Mall, a distance of approximately 2-1/2 miles. Five new stations will be added, including stations at Warren Road, Gilroy Avenue, Schilling Circle, Pepper Road and the Hunt Valley Mall, itself. Mr. Matske presented an excellent

overview of the proposed expansion of the line, both to the north in Baltimore County as well as improvements contemplated in Baltimore City and Anne Arundel County to the south.

The proposed extensions requires variances for numerous stations as described above. It is to be noted that the light rail trains are powered by electricity. The power is generated within small structures which are approximately 14 ft. in width by 40 ft. in length. These structures are placed in strategic points along the line to ensure continuous power supply to the trains. In addition to these small power station structures, a number of other structures called "highblocks" are necessary. These highblocks are structures which provide wheelchair ramp access to the trains. The highblocks are mandated by the applicable provisions of the Americans with Disabilities Act. The locations of both the power station structures and highblocks are driven by engineering considerations. Obviously, the site of the layout of each station is dependent upon the required power needs and insuring access to all persons including those with physical disabilities, who utilize the light rail system.

Messrs. Matske and Coard explained the variances in each case described above for the power station structures and/or highblocks, as the case may be. Moreover, photographs and site plans were submitted for each location which demonstrate the necessary structures and improvements. In each instance, I find that the Petitions for Variances should be approved. Clearly, these Petitions are properly heard in a consolidated manner, as the MTA's planned improvements constitute a series of connected passenger stops. A review of each of the Petitions shows that unique circumstances exist in each location which justifies the Petitions. In all cases, the parcel involved is a narrow property and its location dictated by the track extension and stop destination. In my view, the Petitioner

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FOR FILING

FOR FILING

has complied with Section 307.1 of the BCZR and the requirements contained within the case law. Thus, the Petitions for Variance in each instance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of August, 1995 that a variance from Sections 238.1, 238.2, 243.1, 243.2, 243.3, 255.5 and 255.2 of the BCZR to permit a front setback of 16 ft., a side setback of 23 ft. and a rear setback of 22 ft., in lieu of the required 75 ft., 50 ft., and 50 ft., respectively, to allow construction of the required structures for the Central Light Rail at Timonium, northwest of the station's stop be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. to the proposed stop northeast of Warren Road in Timonium, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1 and/or 238.2 and Section 255.1 of the BCZR to permit an 8 ft. front yard setback of 13 ft. side setback and a 5 ft. rear setback in lieu of the 25 ft., 30 ft., and 30 ft., respectively, for needed structures at the proposed Gilroy Road Light Rail stop, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 238.1, 238.2, and 255.1 of the BCZR to permit 0 ft. front yard and side yard setbacks and a 2 ft. rear yard setback in lieu of the required 25 ft., 30 ft., and 30 ft., respectively, for buildings proposed at the future Schilling Circle Light Rail Stop, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, 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.

LAWRENCE F. SCHMIDT
 Zoning Commissioner for
 Baltimore County

LES:mmm

FOR FILING

FOR FILING



Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 11100 McCormick Road
 which is presently zoned ML-1M

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)
 ML Setbacks - Section 255.1
 BR Sections 238.1 or .2
 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) Highblocks are required for the handicapped. It is impossible to meet the required setback within the MTA right of way. Mobility impaired person would experience hardship in boarding CLRL without highblock.

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. Provided the Mass Transit Administration agrees to bear the expenses of above variance advertising, posting, etc.

Mass Transit Administration
 Robert W. Skelton
 300 W. LEONARD STREET
 BALTIMORE, MD 21201

By: John A. Agro, Jr., Administrator
Robert W. Skelton
 300 W. LEONARD STREET
 BALTIMORE, MD 21201
 300 W. LEONARD STREET
 BALTIMORE, MD 21201
 300 W. LEONARD STREET
 BALTIMORE, MD 21201

ESTIMATED LENGTH OF HEARING: 30-45 minutes
 ALL INFORMATION TO BE PROVIDED TO THE ZONING COMMISSIONER AT THE HEARING:
 ALL INFORMATION TO BE PROVIDED TO THE ZONING COMMISSIONER AT THE HEARING:
 RECEIVED BY: 20011 DATE: 8/1/95
 20011 457 458 466

WHITNEY BAILEY COX MAGNANI
 DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
 GILROY ROAD RAIL PASSENGER STATION
 CENTRAL LIGHT RAIL LINE - HUNT VALLEY EXTENSION
 MASS TRANSIT ADMINISTRATION - STATE OF MARYLAND
 8th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

COMMENCING from the point formed by the intersection of the centerline of Beaver Dam Road (70 feet wide) with the centerline of Gilroy Road (60 feet wide) and running northeasterly with said centerline of Gilroy Road

- North 09 degrees 39 minutes 13 seconds East 59.43 feet, thence leaving said centerline at right angles thereto
- South 80 degrees 20 minutes 47 seconds East 30.00 feet to the true place of beginning, said place of beginning being located at the northwest end of the filet line connecting the northeast side of said Beaver Dam Road with the southwest side of said Gilroy Road;
- THENCE LEAVING SAID PLACE OF BEGINNING running with and binding on said southwest side of Gilroy Road, to describe a parcel subject to petition for variance from minimum set backs as defined for an ML zone in the zoning regulations of Baltimore County and not to be used for conveyancing, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83), the three (3) following courses and distances:
 - North 09 degrees 39 minutes 13 seconds East 283.41 feet, thence
 - Northeasterly along a line curving to the right having a radius of 1470.00 feet, for an arc length of 203.68 feet (the arc of said curve being subtended by a chord of North 13 degrees 37 minutes 26 seconds East 203.52 feet), and thence
 - North 17 degrees 35 minutes 31 seconds East 261.15 feet, thence leaving said Gilroy Road, binding on the Right of Way of the Central Light Rail Line of the Mass Transit Administration of the State of Maryland the eleven (11) following courses and distances;
 - South 10 degrees 52 minutes 57 seconds West 85.59 feet, thence
 - South 10 degrees 54 minutes 08 seconds West 20.12 feet, thence
 - Southwesterly along a line curving to the right having a radius of 610.00 feet, for an arc length of 45.65 feet (the arc of

95-465-A
 #459

WHITNEY BAILEY COX MAGNANI

- said curve being subtended by a chord of South 13 degrees 58 minutes 54 seconds West 45.64 feet), thence
- (7) South 17 degrees 04 minutes 43 seconds West 30.25 feet, thence
 - (8) South 17 degrees 33 minutes 29 seconds West 53.14 feet, thence
 - (9) South 16 degrees 58 minutes 43 seconds West 59.69 feet, thence
 - (10) Southwesterly along a line curving to the left having a radius of 976.00 feet, for an arc length of 18.69 feet (the arc of said curve being subtended by a chord of South 15 degrees 15 minutes 58 seconds West 18.69 feet), thence
 - (11) South 79 degrees 58 minutes 02 seconds East 3.25 feet, thence
 - (12) South 10 degrees 01 minutes 58 seconds West 109.00 feet, thence
 - (13) South 79 degrees 58 minutes 02 seconds East 9.00 feet, and thence
 - (14) South 10 degrees 01 minutes 58 seconds West 350.00 feet to intersect the aforesaid northeast side of Beaver Dam Road, thence binding thereon and on the aforesaid file line the two (2) following courses and distances:
 - (15) North 79 degrees 15 minutes 07 seconds West 8.00 feet, and thence
 - (16) North 34 degrees 48 minutes 30 seconds West 35.69 feet to the place of beginning.

CONTAINING an area of 17,991 square feet, more or less.

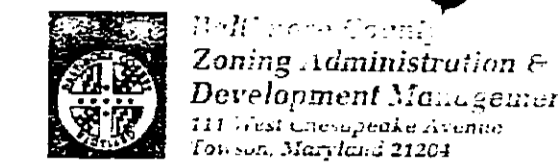
93100220-501



95-465-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 7th Date of Posting: 4/29/95
 Posted for: Variance
 Petitioner: Mass Transit Admin
 Location of property: 1110 McCormick Rd.
 Location of Signs: Front, side, rear, property being zoned
 Remarks:
 Posted by: Whitney Bailey Date of return: 7/7/95
 Number of Signs: 1



receipt

Account: R-001-6150

Number

Date: 2/4/95

Amount: 457

Mass Transit Admin - 1110 McCormick Rd
500 - Comm. Variance - \$ 250.00
500 - 1 sign - \$ 30.00
\$ 280.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

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 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 95-465-A (Item 459)
 11100 McCormick Road - Central Light Rail Line - Gilroy Road Rail Passenger Station corner E/S Gilroy Road, N/S Beaver Dam Road
 8th Election District - 3rd Councilmanic
 Legal Owner(s): McCormick and Company, Inc.
 Contract Purchaser(s): Mass Transit Administration
 Hearing: Wednesday, July 19, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit an 8-foot front setback, a 13-foot side setback, and a 5-foot rear setback in lieu of the 25-foot, 30-foot, and 30-foot, respectively for buildings at the Gilroy Road Light Rail Stop.

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.
 6/28/95 June 29

CERTIFICATE OF PUBLICATION

TOWSON, MD. 6/29 1995

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 6/29, 1995

THE JEFFERSONIAN,

A. Henriksen
 LEGAL AD. - TOWSON

TO: PUPPENT PUBLISHING COMPANY
June 29, 1995 Issue - Jeffersonian

Please forward billing to:

Douglas E. Matzke
 Mass Transit Administration
 130 Lakefront Drive
 Hunt Valley, MD 21030
 771-6175

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 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

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 8th Election District - 3rd Councilmanic
 Legal Owner(s): McCormick and Company, Inc.
 Contract Purchaser(s): Mass Transit Administration
 HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit an 8-foot front setback, a 13-foot side setback, and a 5-foot rear setback in lieu of the 25 feet, 30 feet, and 30 feet, respectively for buildings at the Gilroy Road Light Rail Stop.

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.

Baltimore County Government
 Office of Zoning Administration
 and Development Management



111 West Chesapeake Avenue
 Towson, MD 21284

(410) 887-3353

June 22, 1995

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 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 95-465-A (Item 459)
 11100 McCormick Road - Central Light Rail Line - Gilroy Road Rail Passenger Station corner E/S Gilroy Road, N/S Beaver Dam Road
 8th Election District - 3rd Councilmanic
 Legal Owner(s): McCormick and Company, Inc.
 Contract Purchaser(s): Mass Transit Administration
 HEARING: WEDNESDAY, JULY 19, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit an 8-foot front setback, a 13-foot side setback, and a 5-foot rear setback in lieu of the 25 feet, 30 feet, and 30 feet, respectively for buildings at the Gilroy Road Light Rail Stop.

Arnold Jablon
 Director

Department of Permits and Development Management

cc: McCormick and Company, Inc.
 Irvin Brown, Eng./Mass Transit Administration
 Douglas E. Matzke/Mass Transit Administration

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.

Baltimore County Government
 Office of Zoning Administration
 and Development Management



111 West Chesapeake Avenue
 Towson, MD 21284

(410) 887-3353

July 13, 1995

Irwin Brown, Esquire
 WTA
 300 W. Lexington Street
 Baltimore, Maryland 21201

RE: Item No.: 459
 Case No.: 95-465-A
 Petitioner: McCormick and Co., Inc.

Dear Mr. Brown:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 14, 1995.

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 (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,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
 Zoning Supervisor

WCR/jw
 Attachment(s)

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:

- 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
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 457

Petitioner: Mass Transit Admin

Location: 11100 McCormick Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Douglas E. Matzke

ADDRESS: 130 Lakefront Drive

Hunt Valley, MD 21030

PHONE NUMBER: 771-6175

AJ:ggg

(Revised 04/09/93)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: June 27, 1995

FROM: Pat Keller, Director, OPZ A

SUBJECT: Central Light Rail Line

INFORMATION:

Item Number: 457, 458, 459 and 460 J-L

Petitioner: Mass Transit Administration

Property Size: _____

Zoning: _____

Requested Action: Variances

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

The Central Light Rail Line (CLRL) from the City Line to Hunt Valley is identified as a programmed transportation project in the Master Plan. Funding for this project is included in the 1995 Consolidated Transportation Program (CTP) under the Mass Transit Administration's Construction Program. Revenue service to Hunt Valley Hall is expected to be ready by mid 1997.

Baltimore County contributed \$15,000,000 to the cost of the CLRL. Given the amount of public funds being used to construct the CLRL and its extensions, the proposed additions would enhance existing operations and make each site more accessible for the handicapped. The proposed additions would minimize public expenditure for additional land and maximize the benefits of the public's investment.

Prepared by: Jeffrey M. Long

Division Chief: John J. Keller

PK/JL

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 7, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for July 3, 1995
Item No. 459

The Development Plans Review Division has reviewed the subject zoning item. A 12-inch water main runs down Gilroy Road parallel to the proposed passenger station. Indicate the horizontal clearance between the two.

Will the existing fire hydrant at the northeast corner of Beaver Dam and Gilroy Roads require relocation? Please show the relocation on the plan.

Receiving building and grading permits is subject to conformance with the Landscape Manual.

RWB:sh

Baltimore County Government
Fire Department

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

(410) 887-4500

DATE: 07/03/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1103

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUN. 26, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

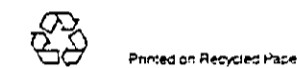
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 450, 451, 452, 453, 454, 455, 457, 458, 459, 460, 463 AND 464.

RECEIVED
JUL 3 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-6881, MS-1102F



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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 6/30/95
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 6/24/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:
450
451
452
453
456
457
458
459
460
463
465
467

LS:sp

LETTY2/DEPRM/TXTS8P

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Madson
Administrator

6-23-95

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

Re: Baltimore County
Item No.: 459 (MJK)

Dear Ms. Watson:

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,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF JUNE 26, 1995

#451 -- MJK

1. No legal owner listed on petition form.
2. No address or telephone number for protestants.
3. Zoning listed on petition form does not agree with zoning on front of folder (D.R.-5.5 on petition form; D.R.-5.5, D.R.-10.5, D.R.-16, O-2 listed on folder).

#452 -- JLL

1. Petitioner's copy of receipt is still in folder.

#454 -- RT

1. No special hearing fee charged to amend the FDP.
2. Need attorney.

#455 -- MJK

1. No telephone number for legal owner.

#456 -- JRA

1. No telephone number for legal owner.
2. No councilmanic district on folder.

#457 -- MJK

1. No telephone number for legal owner.

#459 -- MJK

1. Need title of persons signing for legal owner.
2. No telephone number or address for representative to be contacted.

RE: PETITION FOR VARIANCE * BEFORE THE
11100 McCormick Road (Central Light Rail * ZONING COMMISSIONER
Line - Gilroy Rd Rail Passenger Station), * OF BALTIMORE COUNTY
cor 2/8 Gilroy Road, N/S Beaver Dam Road *
8th Election District, 3rd Councilmanic *
Legal Owner(s): McCormick and Company, Inc. * CASE NO. 95-465-A
Mass Transit Administration *
Petitioner/Contract Purchaser *

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 31st day of July, 1995, a copy of the foregoing Entry of Appearance was mailed to Irwin Brown, Esquire, MTA, 300 W. Lexington Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

