

RE: PETITION FOR VARIANCE	*	BEFORE THE
11204 McCormick Road (Central Light Rail	*	ZONING COMMISSIONER
Line - Schilling Cir. Passenger Station),	*	OF BALTIMORE COUNTY
cor W/S McCormick Rd, N/S Schilling Cir.	*	CASE NO. 95-466-A
8th Election District, 3rd Councilmanic	*	
Legal Owner(s): Rouse-Teachers	*	
Properties, 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

[Handwritten initials]

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
M. G. G. G.

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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M. G. G. G.

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

CHECKED AND FILED FOR FILING
8/24/95
M. Coard

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

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Ch. Good

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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,

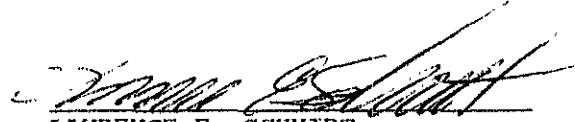
IT IS FURTHER ORDERED that a variance from Sections 238.1 and 238.2 and 255.1 of the BCZR to permit a minimum 15 ft. rear yard setback for buildings in lieu of the required 30 ft. to the proposed stop northeast of Warren Road in Timonium, be and is hereby GRANTED; and,

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. B. B. B.

UNRECORDED



Petition for Variance

to the Zoning Commissioner of Baltimore County

95-466-A

for the property located at

11204 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 255.1, BR238.1, Br238.2
to permit a 0'-front setback, 0'-side setback, and 2'-rear setback in lieu of 25', 30', and 30'; respectively, for buildings of the Schilling Creek 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 handi-capped access. It is impossible to meet setback requirements within MTA's right of way. Mobility impaired persons would suffer hardship without the highblock. Shelters are located on the platform. It would cause hardship to CLRL users during inclement weather to eliminate the shelter.

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.

Mass Transit Administration
Contract Purchaser/Lessee:

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

[Signature]
Signature

300 W. LEXINGTON STREET
Address

BALTIMORE MD. 21201
City State Zipcode

Attorney for Petitioner:

Irwin Brown
(Type or Print Name)

[Signature]
Signature

300 W. LEXINGTON ST. 333-3315
Address Phone No.

BALTIMORE MD. 21201
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):

Rouse-Teachers Properties, Inc.
(Type or Print Name)

[Signature]
Signature

Joseph H. Necker, Jr.
(Type or Print Name)

Vice President

c/o The Rouse Company
10275 Little Patuxent Pkwy. (410) 992-6084
Address Phone No

Columbia, Maryland 21044
City State Zipcode

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

Name _____
Address _____ Phone No. _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: mjk DATE 6/14/95

Sut w/ 457 458 459



Printed with Soybean Ink on Recycled Paper



WHITNEY BAILEY



COX MAGNANI

460
95-466-A

DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
SCHILLING CIRCLE 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 southernmost intersection of the centerline of McCormick Road (70 feet wide) with the centerline of Schilling Circle (60 feet wide) and running southwesterly at or near said centerline of Schilling Circle the two (2) following courses and distances;

(1) South 65 degrees 48 minutes 36 seconds West 161.06 feet, and thence

(2) South 81 degrees 25 minutes 45 seconds West 351.28 feet thence leaving said centerline at right angles thereto

(3) North 08 degrees 34 minutes 15 seconds West 30.00 feet

to the true place of beginning, said place of beginning being located on the northwest side of said Schilling Circle;

THENCE LEAVING SAID PLACE OF BEGINNING and southwest side of Schilling Circle, 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, running with and binding on the Right of Way of the Central Light Rail Line of the Mass Transit Administration of the State of Maryland, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83), the eight (8) following courses and distances;

(1) North 04 degrees 46 minutes 57 seconds West 3.91 feet, thence

(2) North 81 degrees 18 minutes 01 seconds East 35.53 feet, thence

(3) North 04 degrees 46 minutes 57 seconds West 10.08 feet, thence

(4) North 81 degrees 18 minutes 01 seconds East 92.49 feet, thence

(5) North 08 degrees 41 minutes 59 seconds West 3.00 feet, thence

(6) North 81 degrees 18 minutes 01 seconds East 177.42 feet, thence

(7) South 08 degrees 41 minutes 59 seconds East 4.00 feet, thence

(8) North 81 degrees 18 minutes 01 seconds East 90.31 feet

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WHITNEY BAILEY



COX

MAGNANI

95-466-A

to intersect the aforesaid northwest side of said Schilling Circle,
thence binding thereon the two (2) following courses and distances

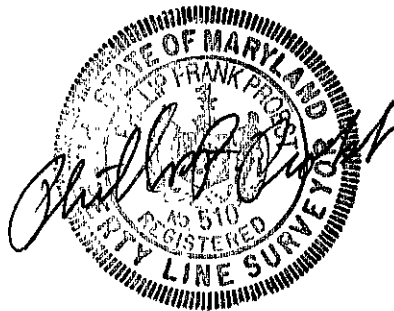
(9) Southwesterly along a line curving to the right having a
RADIUS of 409.58 feet for an arc LENGTH of 106.80 feet (the arc of
said curve being subtended by a CHORD of South 73 degrees 57
minutes 34 seconds West 106.49 feet), and thence

(10) South 81 degrees 25 minutes 45 seconds West 291.09 feet

to the place of beginning.

CONTAINING an area of 5,306 square feet, more or less.

9310022D.502



5-17-95

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-466-A

District Pd Date of Posting 6/30/95

Posted for: Variance

Petitioner: Mass Transit Admin

Location of property: 11204 McCormick Rd

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. Kelly
Signature

Date of return: 7/7/95

Number of Signs: 1



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 108 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: #95-466-A
(Item 460)
11204 McCormick Road -
Central Light Rail Line -
Schilling Circle Passenger
Station
corner W/S McCormick
Road, N/S Schilling Circle
8th Election District
3rd Councilmanic
Legal Owner(s):

Rouse-Teachers
Properties, 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 a zero
foot front setback, a zero foot
side setback, and a 2-foot rear
setback in lieu of 25 feet, 30
feet, and 30 feet, respectively
for buildings at the Schilling Cir-
cle 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.
6/3/95 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. Henickson
LEGAL AD. - TOWSON

Register

10/20/95



Baltimore County,
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21284

receipt

95-466-A

Account: R-001-6150

Number

Date

6/14/95

Taken In By: JMK

Item #: 460

Mass Transit Admin -- 11204 McCormick Rd

020 - Comm License -- \$250.00

080 - 1 sign -- \$35.00

\$285.00

PAID TO BALTIMORE COUNTY

BALTIMORE COUNTY
 201 E. 12th St. MD 21202

1205.00

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/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, DIRECTOR

For newspaper advertising:

Item No.: 460

Petitioner: Mass Transit Administration

Location: 11204 McCormick Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Douglas E. Matzke

ADDRESS: 130 Lakelmont Drive

Hunt Valley, MD 21030

PHONE NUMBER: (410)-771-6175

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

Please forward billing to:

Douglas E. Matzke
Mass Transit Administration
130 Lakefront Drive
Hunt Valley, Maryland 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: 95-466-A (Item 460)
11204 McCormick Road - Central Light Rail Line - Schilling Circle Passenger Station
corner W/S McCormick Road, N/S Schilling Circle
8th Election District - 3rd Councilmanic
Legal Owner(s): Rouse-Teachers Properties, 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 a zero foot front setback, a zero foot side setback, and a 2-foot rear setback in lieu of 25 feet, 30 feet, and 30 feet, respectively for buildings at the Schilling Circle 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: 95-466-A (Item 460)

11204 McCormick Road - Central Light Rail Line - Schilling Circle Passenger Station

corner W/S McCormick Road, N/S Schilling Circle

8th Election District - 3rd Councilmanic

Legal Owner(s): Rouse-Teachers Properties, 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 a zero foot front setback, a zero foot side setback, and a 2-foot rear setback in lieu of 25 feet, 30 feet, and 30 feet, respectively for buildings at the Schilling Circle Light Rail Stop.

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

Arnold Jablon

Director

Department of Permits and Development Management

cc: Rouse-Teachers Properties, Inc.
Irwin Brown, Esq./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 21204

(410) 887-3353

July 13, 1995

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

RE: Item No.: 460
Case No.: 95-466-A
Petitioner: Rouse-Teachers 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)

MICROFILMED



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

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. 460

The Development Plans Review Division has reviewed the subject zoning item. Receiving building and grading permits is subject to conformance with the Landscape Manual.

RWB:sw

RWB

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.: 460 (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.

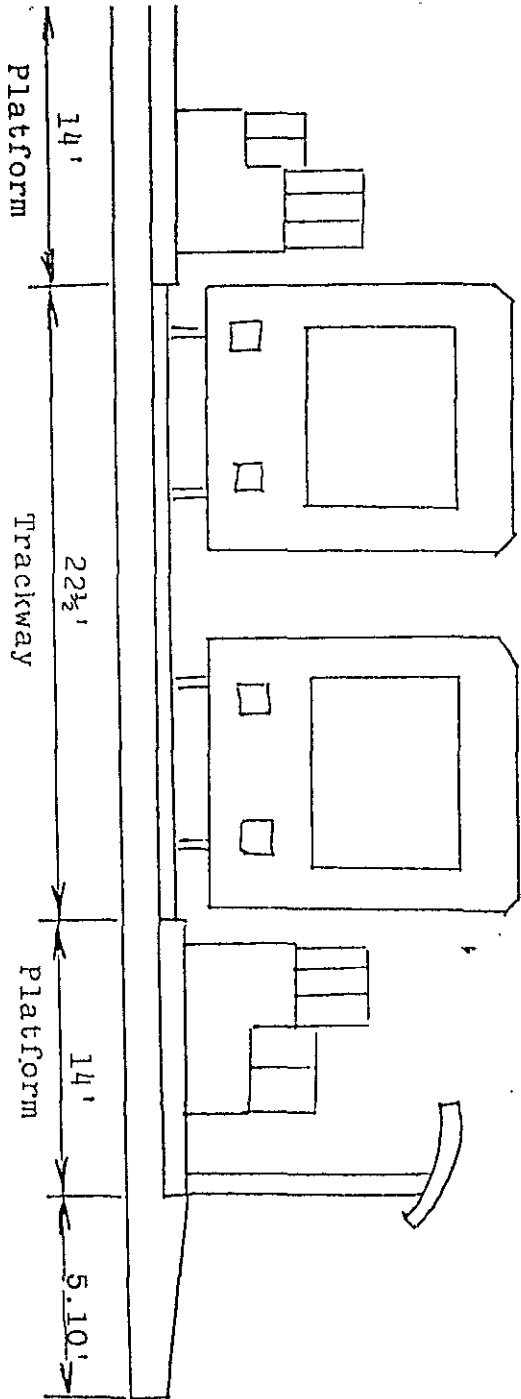
Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

CENTRAL LIGHT RAIL LINE
SCHILLING CIRCLE STATION

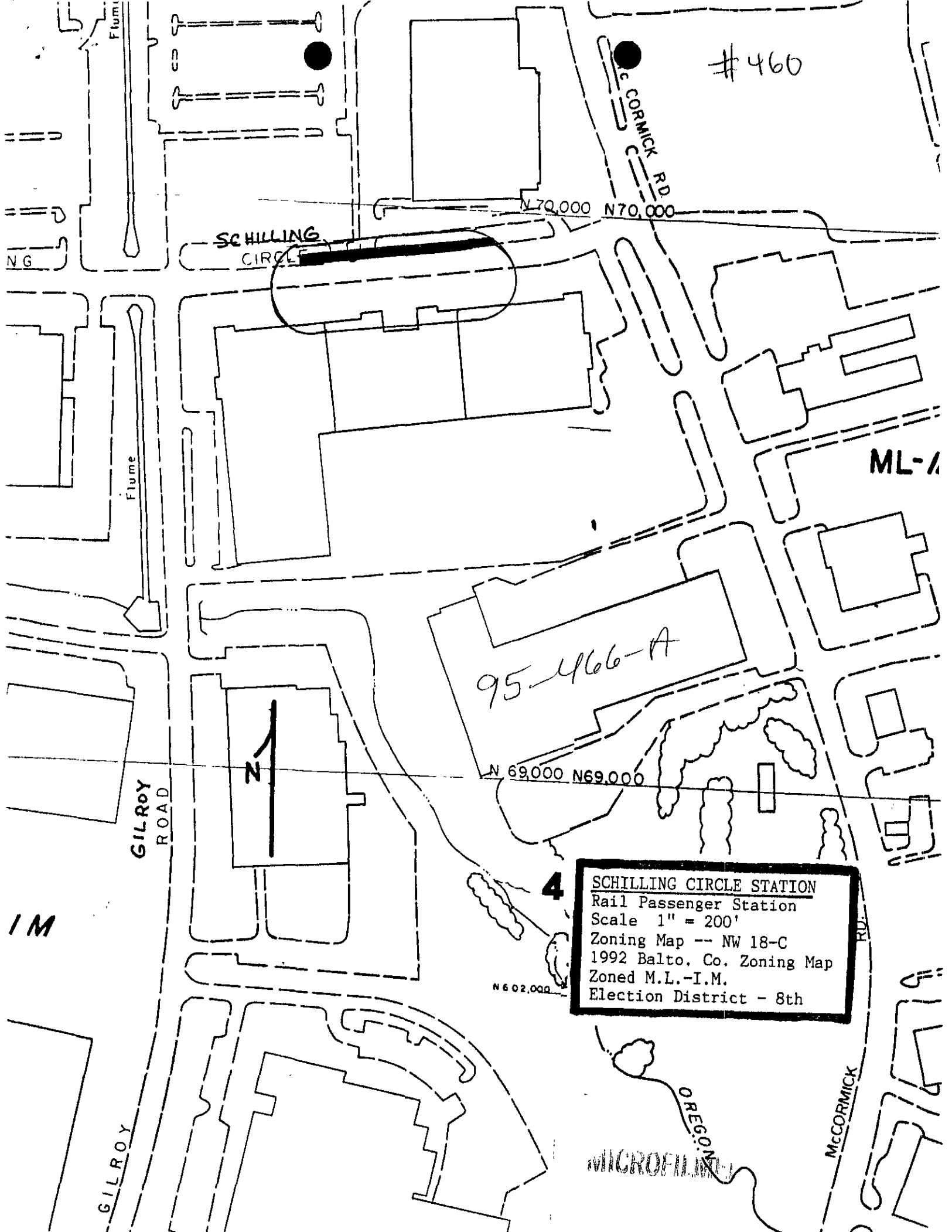


Looking West

Mass Transit Administration

460

MICROFILMED



460

CORMICK RD

SCHILLING CIRCLE

N 70,000 N 70,000

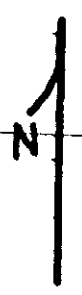
Flume

ML-1

95-466-A

N 69,000 N 69,000

GILROY ROAD



4

SCHILLING CIRCLE STATION
Rail Passenger Station
Scale 1" = 200'
Zoning Map -- NW 18-C
1992 Balto. Co. Zoning Map
Zoned M.L.-I.M.
Election District - 8th

N 602,000

I M

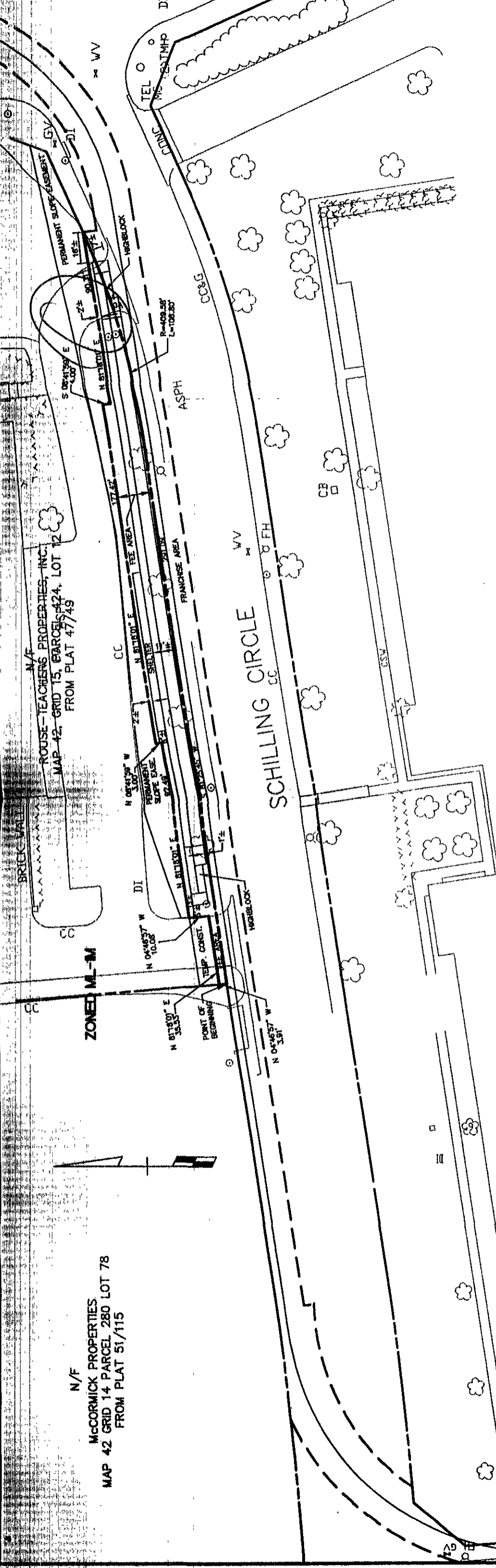
GILROY

OREGON

MICROFILM

MCCORMICK RD

N/F
McCormick Properties
MAP 42 GRID 14 PARCEL 280 LOT 78
FROM PLAT 51/115

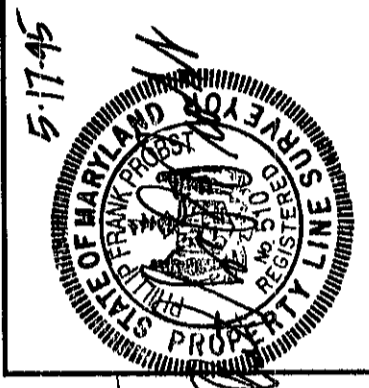
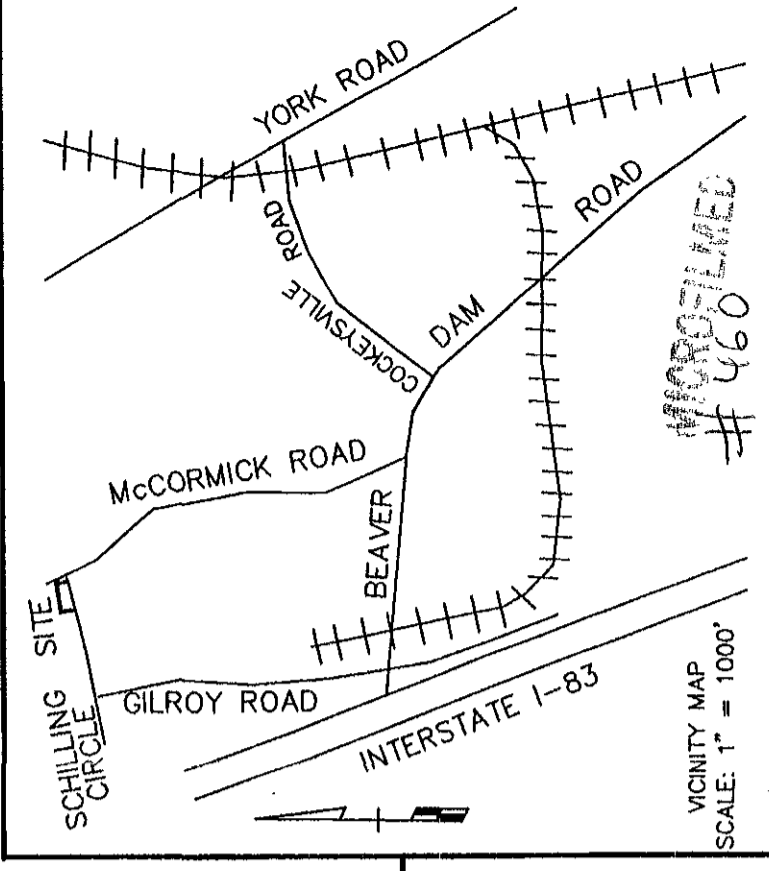


NOTES:
ALL PROPERTY LINES ARE GRAPHICAL REPRESENTATIONS FROM PUBLIC RECORDS UNLESS INDICATED OTHERWISE.
ALL PROPERTY IMPACTS SHOWN HEREON ARE GRAPHICAL REPRESENTATIONS, BASED ON CURRENT DESIGN, AND AS SUCH, ARE SUBJECT TO REVISIONS AND/OR CHANGES AS DESIGN PROGRESSES.
ALL SETBACKS REQUIRING VARIANCES 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.

N/F
AMERICAN TOTALISATOR COMPANY, INC.
MAP 42 GRID 15 PARCEL 437
- FROM DEED 7526/375
- FROM PLAT 47/5 LOT 18

ZONED ML-M

95-466-A



STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION MASS TRANSIT ADMINISTRATION		CONSULTING ENGINEERS WHITNEY BAILEY COX MAGWAN 848 FARMOUNT AVE. BALTIMORE, MD 21286 410-512-4500 410-324-4100 (FAX)		EIGHTH ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT		CENTRAL LIGHT RAIL LINE	
SCHILLING CIRCLE RAIL PASSENGER STATION		DATE: 5/15/95		DESIGNED: M.L.R.		CONTRACT NO: 93100221	
BALTIMORE COUNTY ZONING VARIANCE DRAWING		APPROVED: P.F.P.		DRAWN: M.L.R.		DRAWING NO:	
SCALE: 1" = 1000'		CHECKED: P.F.P.		DATE: 5/17-95		SHEET NO:	
SCALE		REVISIONS		DESCRIPTION		BY	
SCALE		REVISIONS		DESCRIPTION		BY	

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.) * Case No. 95-463-A
8th Election District
3rd Councilmanic District
Mass Transit Administration
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/R Warren Rd., 700' W of c/l * ZONING COMMISSIONER
Beaver Dam Rd., (Central Light * OF BALTIMORE COUNTY
Rail Line - Gilroy, N/S Beaver Dam * Case No. 95-464-A
8th Election District
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 * Case No. 95-465-A
8th Election District
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- * Case No. 95-466-A
ger Station) * OF BALTIMORE COUNTY
8th Election District
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 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

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 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 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 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

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.

LES:mmn

LAWRENCE E. SCHMITZ
Zoning Commissioner for
Baltimore County

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 11204 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 situated 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 255.1, BR238.1, Br238.2
to permit a front setback of 8 ft. side setback of 13 ft. rear setback of 5 ft. in lieu of 25 ft., 30 ft. and 30 ft. respectively for buildings at the Schilling Circle Light Rail Stop.

Highblocks are required for handicapped access. It is impossible to meet setback requirements within MTA's right of way. Mobility impaired persons would suffer hardship without the highblock. Shelters are located on the platform. It would cause hardship to CLRL users during inclement weather to eliminate the shelter.

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.

Mass Transit Administration
Contract Purchaser/Lessee
By: John A. Agro, Jr., Administrator
Signature: [Signature]
300 W. LEWINGTON STREET
BALTIMORE, MD 21201
Address: [Address]
Phone No: 333-3315
Signature: [Signature]
300 W. LEWINGTON ST. 333-3315
Address: [Address]
Phone No: [Phone No]

Legal Owners:
Rouse-Teachers Properties, Inc.
Signature: [Signature]
300 W. LEWINGTON STREET
BALTIMORE, MD 21201
Address: [Address]
Phone No: [Phone No]

Vice President
c/o The Rouse Company
10275 Little Patuxent Pkwy. (410) 992-6084
Columbia, Maryland 21044
Name, Address and phone number of representative to be contacted

ESTIMATED LENGTH OF HEARING: [Blank]
DATE: 6/17/95
SUT 4/ 457 458 459

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.

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.

#460
Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 11204 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 situated 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 255.1, BR238.1, Br238.2
to permit a front setback of 8 ft. side setback of 13 ft. rear setback of 5 ft. in lieu of 25 ft., 30 ft. and 30 ft. respectively for buildings at the Schilling Circle Light Rail Stop.
Highblocks are required for handicapped access. It is impossible to meet setback requirements within MTA's right of way. Mobility impaired persons would suffer hardship without the highblock. Shelters are located on the platform. It would cause hardship to CLRL users during inclement weather to eliminate the shelter.
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.
Mass Transit Administration
Contract Purchaser/Lessee
By: John A. Agro, Jr., Administrator
Signature: [Signature]
300 W. LEWINGTON STREET
BALTIMORE, MD 21201
Address: [Address]
Phone No: 333-3315
Signature: [Signature]
300 W. LEWINGTON ST. 333-3315
Address: [Address]
Phone No: [Phone No]
Legal Owners:
Rouse-Teachers Properties, Inc.
Signature: [Signature]
300 W. LEWINGTON STREET
BALTIMORE, MD 21201
Address: [Address]
Phone No: [Phone No]
Vice President
c/o The Rouse Company
10275 Little Patuxent Pkwy. (410) 992-6084
Columbia, Maryland 21044
Name, Address and phone number of representative to be contacted
ESTIMATED LENGTH OF HEARING: [Blank]
DATE: 6/17/95
SUT 4/ 457 458 459

#460
WHITNEY BAILEY
COX MAGNANI
DESCRIPTION OF AREA SUBJECT TO VARIANCE PETITION
SCHILLING CIRCLE 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 southernmost intersection of the centerline of McCormick Road (70 feet wide) with the centerline of Schilling Circle (60 feet wide) and running southwesterly at or near said centerline of Schilling Circle the two (2) following courses and distances:
(1) South 65 degrees 48 minutes 36 seconds West 161.06 feet, and thence
(2) South 81 degrees 25 minutes 45 seconds West 351.28 feet thence leaving said centerline at right angles thereto
(3) North 08 degrees 34 minutes 15 seconds West 30.00 feet to the true place of beginning, said place of beginning being located on the northwest side of said Schilling Circle;
THENCE LEAVING SAID PLACE OF BEGINNING and southwest side of Schilling Circle, 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, running with and binding on the Right of Way of the Central Light Rail Line of the Mass Transit Administration of the State of Maryland, referring all courses of this description to the meridian of the Maryland State Plane Coordinate System (NAD 83), the eight (8) following courses and distances:
(1) North 04 degrees 46 minutes 57 seconds West 3.91 feet, thence
(2) North 04 degrees 18 minutes 57 seconds East 10.53 feet, thence
(3) North 81 degrees 46 minutes 01 seconds West 35.08 feet, thence
(4) North 81 degrees 18 minutes 01 seconds East 92.49 feet, thence
(5) North 08 degrees 41 minutes 59 seconds West 3.00 feet, thence
(6) North 31 degrees 18 minutes 01 seconds East 177.42 feet, thence
(7) North 08 degrees 41 minutes 59 seconds East 4.00 feet, thence
(8) South 81 degrees 18 minutes 01 seconds East 90.31 feet

to intersect the aforesaid northwest side of said Schilling Circle, thence binding thereon the two (2) following courses and distances (9) Southwesterly along a line curving to the right having a RADIUS of 409.58 feet for an arc LENGTH of 106.80 feet (the arc of said curve being subtended by a CHORD of South 73 degrees 57 minutes 34 seconds West 106.49 feet), and thence

(10) South 81 degrees 25 minutes 45 seconds West 291.09 feet to the place of beginning.

CONTAINING an area of 5,306 square feet, more or less.

9310030-302



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: P4 Date of Posting: 4/29/95
Petitioner: Mass Transit Admin
Location of property: 11204 McCormick Rd
Location of Signs: Entry Roadway on property being zoned
Remarks:
Posted by: [Signature] Date of return: 7/1/95
Number of Signs: 1

receipt 95-466-A
Date 2/16/95
Mass Transit Admin - 11204 McCormick Rd
026 - Comm Income - \$280.00
030 - sign - \$35.00
Total: \$315.00
Please Make Checks Payable To: Baltimore County

CERTIFICATE OF PUBLICATION TOWSON, MD. 11204, 85

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. Henrichsen 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 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: 95-466-A (Item 460)
11204 McCormick Road - Central Light Rail Line - Schilling Circle Passenger Station corner W/S McCormick Road, N/S Schilling Circle 8th Election District - 3rd Councilmanic Legal Owner(s): Rouse-Teachers Properties, 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 a zero foot front setback, a zero foot side setback, and a 2-foot rear setback in lieu of 25 feet, 30 feet, and 30 feet, respectively for buildings at the Schilling Circle 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 hearing, please call 887-3391. 8/26 June 29.

TO: PUTNEM PUBLISHING COMPANY June 29, 1995 Issue - Jeffersonian
Please forward billing to: Douglas E. Matko Mass Transit Administration 130 Lakewood Drive Hunt Valley, Maryland 21030 771-6175

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

CASE NUMBER: 95-466-A (Item 460) 11204 McCormick Road - Central Light Rail Line - Schilling Circle Passenger Station corner W/S McCormick Road, N/S Schilling Circle 8th Election District - 3rd Councilmanic Legal Owner(s): Rouse-Teachers Properties, 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 a zero foot front setback, a zero foot side setback, and a 2-foot rear setback in lieu of 25 feet, 30 feet, and 30 feet, respectively for buildings at the Schilling Circle 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 21204 (410) 887-3353

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

CASE NUMBER: 95-466-A (Item 460) 11204 McCormick Road - Central Light Rail Line - Schilling Circle Passenger Station corner W/S McCormick Road, N/S Schilling Circle 8th Election District - 3rd Councilmanic Legal Owner(s): Rouse-Teachers Properties, 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 a zero foot front setback, a zero foot side setback, and a 2-foot rear setback in lieu of 25 feet, 30 feet, and 30 feet, respectively for buildings at the Schilling Circle Light Rail Stop.

[Signature]

Arnold Jablon Director Department of Permits and Development Management

cc: Rouse-Teachers Properties, Inc. Irwin Brown, Esq./Mass Transit Administration Douglas E. Matko/Mass Transit Administration

NOTES: (1) HEARING 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 21204 (410) 887-3353

July 13, 1995

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

RE: Item No. 460 Case No.: 95-466-A Petitioner: Rouse-Teachers 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/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.

[Signature] ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 460
Petitioner: Mass Transit Administration
Location: 11204 McCormick Rd
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Douglas E. Matko
ADDRESS: 130 Lakewood Drive Hunt Valley, MD 21030
PHONE NUMBER: (410)-771-6175

AJ:ggs

(Revised 04/09/93)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

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

FROM: Pat Keller, Director, OPZ SUBJECT: Central Light Rail Line

INFORMATION:

Item Number: 457, 458, 459 and 460
Petitioner: Mass Transit Administration
Property Size:
Zoning:
Requested Action: Variances
Hearing Date: 7/1

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 Mall 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: [Signature]

Division Chief: [Signature]

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. 460

The Development Plans Review Division has reviewed the subject zoning item. Receiving building and grading permits is subject to conformance with the Landscape Manual.

RWB:sw

RE: PETITION FOR VARIANCE BEFORE THE
11204 McCormick Road (Central Light Rail * ZONING COMMISSIONER
Line - Schilling Cir. Passenger Station), * OF BALTIMORE COUNTY
cor W/S McCormick Rd, N/S Schilling Cir. * OF BALTIMORE COUNTY
8th Election District, 3rd Councilmanic * CASE NO. 95-466-A
Legal Owner(s): Rouse-Teachers *
Properties, 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.

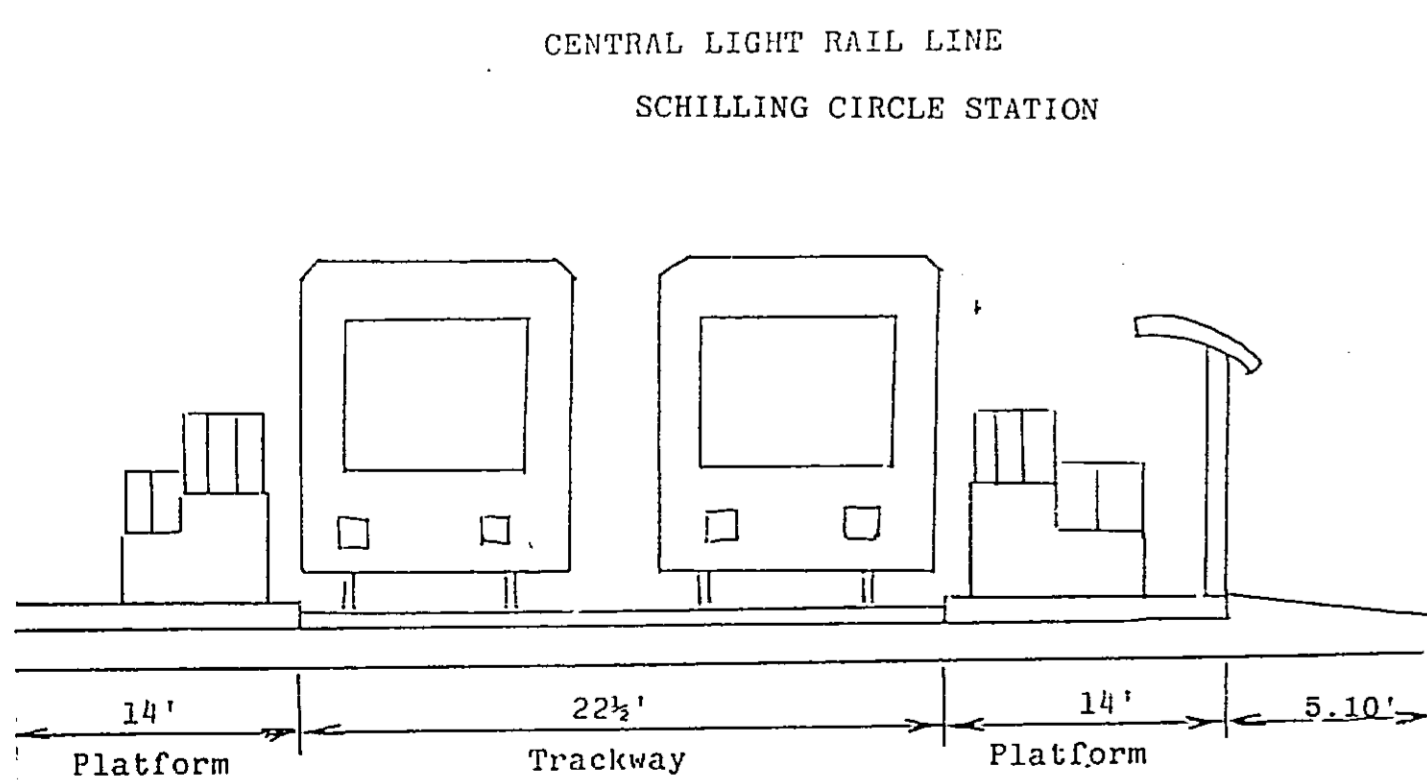
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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



Mass Transit Administration

460

Baltimore County Government
Fire Department

700 East Johns 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.

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 887-4881, 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: 6/30/95

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

LETTYZ/DEPRM/TXTSP

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassell
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.: 460 (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/

