

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S International
Circle, 2,634' NW McCormick Road * DEPUTY ZONING COMMISSIONER
(309 International Circle)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 97-559-SPHA
Light Street Partners Longview L.P.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Owners of the subject property, Light Street Partners Longview Limited Partnership, by Charles R. Werhane, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 95-305-X and a variance from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for an existing building. The subject property, also known as Lot 2A of Parcel 1 of the Longview Executive Park, is located across from Shawan Center in Hunt Valley, and is more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Howard and Robert A. Hoffman, Attorneys at Law with Venable, Baetjer and Howard, Ed Haile and Melanie Moser with Daft-McCune-Walker, Inc. who prepared the site plan for this property, and Bill Mihn, a representative of USF&G Pegasus Partners, a General Partner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of these requests consists of 14.12 acres, more or less,

ORDER RECEIVED FOR FILING

Date

By

zoned OR-1 and OT. and is improved with a five story office building which has existed on the property for several years. Testimony indicated that the property recently changed ownership and during the course of contract negotiations, it was learned that the parapet on this building extends the overall height of the building to 71 feet, well over the 60-foot height permitted. Thus, the requested special hearing and variance relief are necessary in order to correct the technical flaw in the height of the building. No modifications or changes to the building are proposed and the relief requested will merely bring the property into compliance with the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been estab-

lished that special circumstances or conditions exist that are peculiar to the subject building and that strict compliance with the zoning regulations would be impractical inasmuch as the building has existed in its present condition for over five years. It is clear that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of July, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 95-305-X to reflect the proposed modification, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED
Date 7/30/97
by [Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 309 International Circle

which is presently zoned OR1, OT

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

an amendment to the previously approved site plan in Case No. 95-305-X.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No

Towson MD 21204
State Zipcode

Legal Owner(s):

Light Street Partners Longview Limited Partnership
By: Longview Executive Park, LLC, General Partner

(Type or Print Name)

By: Light Street Partners, LLP, Sole Member

By: USF&G Pegasus Partners, Inc., General Partner

(Type or Print Name)

By: *[Signature]*
Signature Charles R. Werhane, President

c/o Lisa Fair Pliskin, Esquire
USF&G Corporation 410-205-6368

Address Phone No.

6225 Smith Avenue, Mail Stop LB0301

Baltimore MD 21209

City State Zipcode

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

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING
Date
By

DROP OFF
NO REVIEW
6/13/97 WCR

Zoning Administration
&
Development Management



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 309 International Circle

559

97-559-SPHA

which is presently zoned OR1, OT

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 part of hereof, hereby petition for a Variance from Section(s)

from Section 205.4.B of the Baltimore County Zoning Regulations to modify permitted building height from 60 feet to ~~64~~ ⁷¹ feet.

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

To be determined at hearing.

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

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

Light Street Partners Longview Limited Partnership

By: Longview Executive Park, LLC, General Partner

(Type or Print Name)

By: Light Street Partners, LLP, Sole Member

By: USF&G Pegasus Partners, Inc., General Partner

By:

(Type or Print Name) Charles R. Werhane, President

Signature

c/o Lisa Fair Pliskin, Esquire

USF&G Corporation 410-205-6368

Address

Phone No.

6225 Smith Avenue, Mail Stop LB0301

Baltimore

MD

21209

City

State

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



ORDER FOR FILING
DROP OFF
REVIEW
6/13/97
WCR



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 28, 1997

John B. Howard, Esquire
Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S International Circle, 2,634' NW McCormick Road
(309 International Circle)
8th Election District - 3rd Councilmanic District
Light Street Partners Longview L.P. - Petitioners
Case No. 97-559-SPHA

Dear Messrs. Howard & Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Charles R. Werhane, President, Light Street Partners
c/o Lisa F. Pliskin, Esquire, USF&G Corporation,
6225 Smith Avenue, M.S. LB0301, Baltimore, Md. 21209

Mr. Ed Haile and Ms. Melanie Moser, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case/Files



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
PETITION FOR VARIANCE		
309 International Circle, W & NW/S Inter-	*	ZONING COMMISSIONER
national Circle, 2634' W & N of c/l McCormick		
Rd, 8th Election Dist., 3rd Councilmanic	*	OF BALTIMORE COUNTY
Light Street Partners Longview L.P.	*	CASE NO. 97-559-SPHA
Petitioner		
* * * * *		

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 17th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

559

Description *97 559-SP HA*
 To Accompany Variance Petition

14.12 Acre Parcel

East of Baltimore-Harrisburg Expressway

West Side of International Circle

Eighth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue
 Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

*A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals*

Beginning for the same at the end of the second of the two following courses and distances measured along the centerline of International Circle from the intersection of the centerline of McCormick Road (70 feet wide) with the centerline of International Circle (70 feet wide) (1) Southwesterly, Northwesterly, and Northeasterly along the centerline of said International Circle 2634 feet, more or less, and thence leaving said centerline (2) South 86 degrees 31 minutes 28 seconds West 35.00 feet, more or less, thence leaving said point of beginning and running the six following courses and distances, viz: (1) South 86 degrees 31 minutes 28 seconds West 606.60 feet, thence (2) North 05 degrees 44 minutes 58 seconds West 319.62 feet, thence (3) North 19 degrees 08 minutes 59 seconds East 104.47 feet, thence (4) South 86 degrees 36 minutes 20 seconds East 70.00 feet, thence (5) North 41 degrees 31 minutes 47 seconds East 1335.14 feet, and thence (6) South 00 degrees 58 minutes 03 seconds East 636.60 feet to the west side of International Circle, thence running with said International Circle the four following courses and distances, viz: (7) Southwesterly by a line curving to the left with a radius of 411.43 feet for a distance of 308.76 feet (the arc of said curve being subtended by a chord bearing South 54 degrees 17 minutes 12 seconds West 301.56 feet and having a beginning tangent bearing of South 75 degrees 47 minutes 08 seconds West and a departing tangent bearing of South 32 degrees 47 minutes 16 seconds West), thence (8)

Southwesterly by a line curving to the left with a radius of 751.20 feet for a distance of 472.00 feet (the arc of said curve being subtended by a chord bearing South 14 degrees 47 minutes 21 seconds West 464.27 feet and having a beginning tangent bearing of South 32 degrees 47 minutes 16 seconds West and a departing tangent bearing of South 03 degrees 12 minutes 50 seconds East), thence (9) South 03 degrees 12 minutes 50 seconds East 50.36 feet, and thence (10) Southwesterly by a line curving to the right with a radius of 360.00 feet for a distance of 63.69 feet (the arc of said curve being subtended by a chord bearing South 01 degree 51 minutes 27 seconds West 63.60 feet and having a beginning tangent bearing of South 03 degrees 12 minutes 50 seconds East and a departing tangent bearing of South 06 degrees 55 minutes 33 seconds West) to the point of beginning; containing 14.12 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 28, 1997

Project No. 85010.F (L85010.F)



CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/26, 1997

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 6/26, 1997.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

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 in Towson, Maryland on the property identified herein as follows:

Case: 97-529-SF-1A
309 International Circle
W & N. W. International Circle,
2634 W & N. W. International Circle
Road,
8th Election District
3rd Councilmanic
Legal Owner(s):

Light Street - Partners
Longview Limited Partnership
Special Hearing: to approve
an amendment to the previously approved site plan in case no. 95-305-X. Variance: to modify permitted building height from 60 feet to 68 feet, more or less.
Hearing: Monday, July 28, 1997 at 9:00 a.m., Room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

6/407 June 26 C153913

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035888

DATE 6/30/97 ACCOUNT 001-6150
AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard
FOR: #110 - REVISIONS (Petition & Plat)
Light Street Partners

ITEM # 559
Drop-Off - No Review

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/30/1997 6/30/1997 14:30:54
REG WS05 CASHIER BTRY BXT DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 012314 OFLN
CR NO. 035888

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035888

DATE 6/30/97 ACCOUNT 001-6150
AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard
FOR: #110 - REVISIONS (Petition & Plat)
Light Street Partners

ITEM # 559
Drop-Off - No Review

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/30/1997 6/30/1997 14:30:54
REG WS05 CASHIER BTRY BXT DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 012314 OFLN
CR NO. 035888

100.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

035875

DATE 6/13/97 ACCOUNT 001-6150

AMOUNT \$ 500.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: #040 - SPECIAL HEARING
#020 - VARIANCE

309 International Circle

Drop-Off Petition — No Review — ITEM #559

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TV

6/13/1997 6/13/1997 11:06

REG 1506 CASHIER KNCM KCM

\$ MISCELLANEOUS CASH REF

Receipt # 001254

CR NO. 035875

\$500.00 CHER

Baltimore Cr

CERTIFICATE OF POSTING

RE: Case # 97-554-SPH

Petitioner/Developer:
(William Fink)

Date of Hearing/~~Closing~~
(July 16, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____
435 52nd. Street Baltimore, Maryland 21224 _____

The sign(s) were posted on _____ July 1, 1997 _____
(Month, Day, Year)

Sincerely,

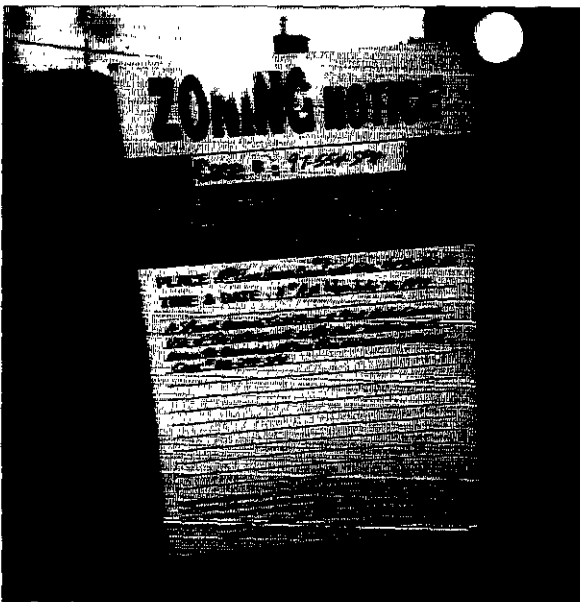

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8485
(Telephone Number)



97-554-SPH

CERTIFICATE OF POSTING

RE: Case No.: 97-550-SPHXA

Petitioner/Developer: WILLIAM MONK, ETAL

Date of Hearing/Closing: 7/16/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #10926 YORK ROAD
470' SE OF BEAVER DAM LANE

The sign(s) were posted on 6/28/97
(Month, Day, Year)

Sincerely,

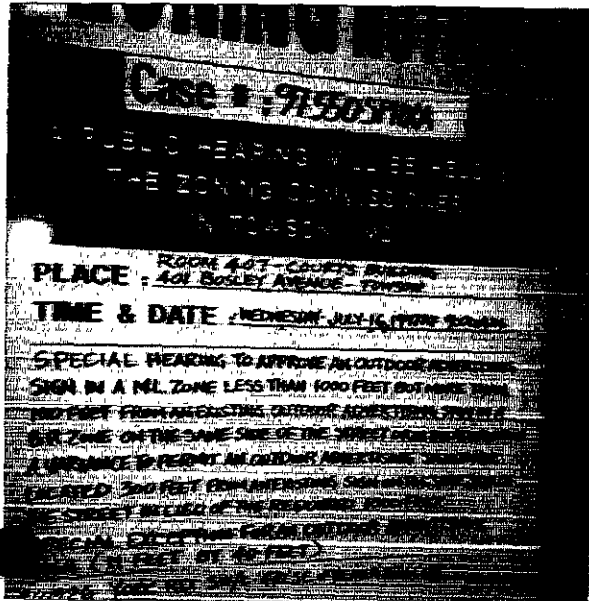
Patrick M. O'Keefe 7/1/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



97-550 SPHXA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 97-559-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO APPROVE AN
AMENDMENT TO THE SITE PLAN IN CASE NO.
95-305-X. VARIANCE TO MODIFY PERMITTED
BUILDING HEIGHT FROM 60 FEET TO 68 +/-
FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUMENT PUBLISHING COMPANY

June 26, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara Ormrod
Venanble, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
410-494-6200

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-559-SPHA
309 International Circle
W & NW/S International Circle, 2634' W & N of c/l McCormick Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Light Street Partners Longview Limited Partnership

Special Hearing to approve an amendment to the previously approved site plan in case no. 95-305-X.
Variance to modify permitted building height from 60 feet to 68 feet, more or less.

HEARING: MONDAY, JULY 28, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 23, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-559-SPHA

309 International Circle

W & NW/S International Circle, 2634¹ W & N of c/l McCormick Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Light Street Partners Longview Limited Partnership

Special Hearing to approve an amendment to the previously approved site plan in case no. 95-305-X.
Variance to modify permitted building height from 60 feet to 68 feet, more or less.

HEARING: MONDAY, JULY 28, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Lisa Fair Pliskin, Esq.
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 13, 1997.
(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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 24, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 559
Case No.: 97-559-SPH
Petitioner: Light Street Partners

Dear Mr. Hoffman:

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 13, 1997.

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 Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "R".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

DATE: July 21, 1997

FROM: *pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for July 21, 1997

Received revised petitions and
plats on 6/30/97 for the following
items:

#559 - 309 International Circle
#579 - 1400 Frederick Road

The Development Plans Review Division has reviewed the subject zoning
items, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



27 1997

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

(410) 887-4500

June 25, 1997

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

RE: Property Owners: Light Street Partners Longview Lmt. Ptnsp.
Gary Brightwell

Location: DISTRIBUTION MEETING OF June 23, 1997

Item No.: 559 and 563

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. BAUERWALD

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

File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: July 1, 1997
Department of Permits & Development
Management

FROM: Robert W. Bowling, Chief **Robert W. BOWLING**
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 30, 1997
Item Nos. 550, 551, 552, 554, 555,
556, 557, 558, 559, 560, & 562

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.14.97
Item No. 559

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

10 Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 30, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 548, 559 and 560

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

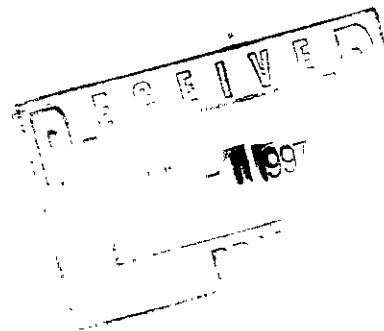
Prepared by:

Jeffrey W. Long

Division Chief:

Arnold F. Keller, III

AFK/JL



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

TO: PDM

DATE: 7/14/97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7/14/97

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

Item #'s:

591
559
579
002
005
006
007
004

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 16, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Revision Review (Item #559)
309 International Circle
8th Election District

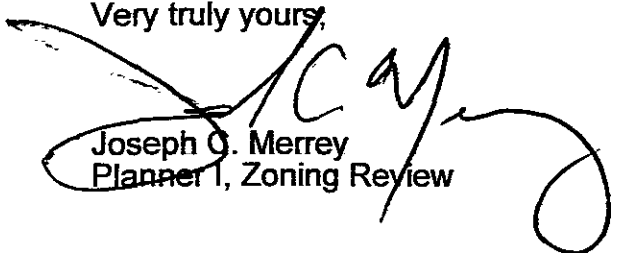
Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title should reflect the special hearing request also.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Joseph G. Merrey
Planner I, Zoning Review

JCM:scj

Enclosure (receipt)

c: Zoning Commissioner



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 11, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #559)
309 International Circle
8th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The plan title should reflect the special hearing request also.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

Joseph C. Merrey
Planner I
Zoning Review

JCM:scj

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 13, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petitions
309 International Circle (Item 559)
11416 Reisterstown Road (Item 560)

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petitions were accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6201

June 27, 1997

559

W. Carl Richards, Jr.
Department of Permits and Development
Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

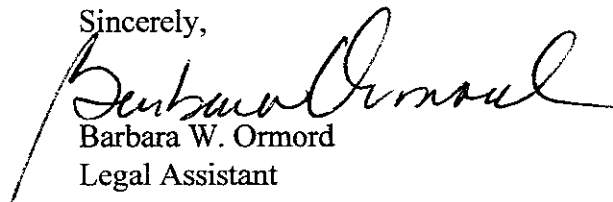
Re: Case No.: 97-559-SPHA
Petitioner: Light Street Partners/Longview Limited Partnership

Dear Mr. Richards:

Enclosed please find twelve revised variance plans reflecting a change in the height variance. Also enclosed is our check in the amount of \$100.00 for the revision fee.

If you have any questions, please do not hesitate to give us a call.

Sincerely,


Barbara W. Ormord
Legal Assistant

BWO:cak
Enclosures
cc: Robert A. Hoffman, Esquire

TOIDOC51/BAW01/0047015.01

1/10
Sophia -
No Additional
COMMENTS
PRIOR DROP-off on
this Joe
DROP-OFF
REVISIONS
NO REVIEW
6/30/97
WCR

97-2744

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

6/10/97
g

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

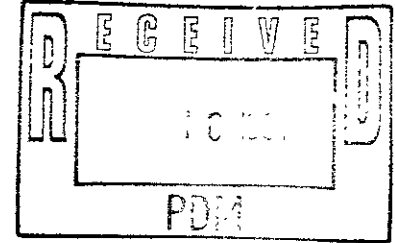
VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6201

June 10, 1997

Hand Delivery

Mr. Carl Richards
Department of Permits
and Development Management
County Courts Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Re: Property Owners: Light Street Partners Longview Limited Partnership
General Partner: Longview Executive Park L.L.C.
Location: 309 International Circle, Hunt Valley, Maryland
Petition for Zoning Variance and Special Hearing

Dear Mr. Richards:

I am hereby drop filing the enclosed Petitions for Zoning Variance and Special Hearing with regard to the above captioned property. The petitioner proposes to use the site as a wireless transmitting and receiving facility. This request has not been previously reviewed by your office. Pursuant to Jim Thompson of Zoning Enforcement, this property is not in violation of any zoning laws. Enclosed are the following documents:

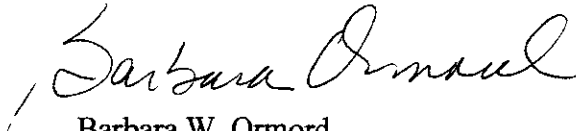
1. Petition for Zoning Variance (3);
2. Petition for Special Hearing (3);
3. Zoning Description (3);
4. 200' scale zoning map (1);
5. Site Plans (12); and
6. Check in the amount of \$500.00

559

Mr. Carl Richards
June 10, 1997
Page 2

If you have any questions, please give me a call.

Sincerely,

A handwritten signature in cursive script, reading "Barbara Ormord". The signature is written in dark ink and is positioned above the printed name and title.

Barbara W. Ormord
Legal Assistant

bw

cc: Robert A. Hoffman, Esquire

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman
John Howard
Bill Mihm
Ed Hauls
Melanie Mosen

210 Allegheny Ave 21204
210 Allegheny Ave 21204
6225 Smith Avenue, Balt. 21209
200 E Pennsylvania 21204
11 21204



Petitioner's
Exhibits

2A-2C

photograph

Case 97-559-

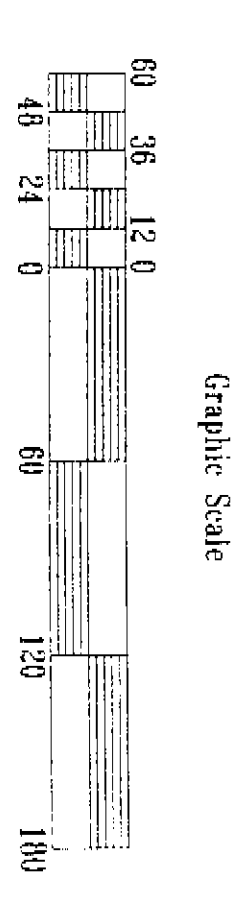
SPHA





DMW
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-4705
Duff-McCune Walker, Inc.

ORIGINAL PLAN BY
J. J. Matting and Co. Inc.
Land Surveys
1025 North Calvert Street
Baltimore, Maryland 21202
Telephone: (410) 539-4263



CIRCL

PLAN TO ACCOMPANY

PETITION FOR VARIANCE HEARING

LOT 2A
LONGVIEW EXECUTIVE PARK
Plat 5.M 58/24

Plat S.M. 58/24
97-2

Tax Map 42 Eighth Election District
Baltimore County, Maryland

Scale: 60 feet to 1 inch

Date: JUNE 9, 1997

SITE DATA

Owner/Developer
Lighthouse Partners Longview Limited Partnership
General Partner: Longview Executive Park L.L.C.
USFG & Pegasus Partners, Inc.
6225 Smith Avenue
Maltsjö LB 0301 Baltimore, MD 21209

Tax Map 42 - Parcel No 479
Zoning Map # N W 19 C
Councilmanic District 3

Lot 2A Parcel 1: 615,067 SF± Gross/Net
14.12 AC± Gross/Net

Height of Building #3 at highest point at grade = 68 ft

Zoning History: Petition # 55-305-X, for Special Exception to allow a wireless transmitting and receiving facility in an O-1 zone. CNG No. 66940 VIII 438, approved 3/5/86.
Waver of Plan (CNG Meeting/Process) was granted by W-86-155
July 1986
2nd amended CNG approved 12/1/88
Waver # W-88-41 approved 12/27/88

Previous Permits	
2235.86	Bldg.
553.87	Foundation
1104.57	Bldg.
319.88	Bldg.
1617.88	Bldg.
1872.88	Grading
2256092	

Floor Area Ratio: Allowed	Existing	Adjusted Gross Floor Area (Less C Urine Building)	Building (11,800?)	Building (316,000?)
14,116.6 Acres x 0.55 F.A.R. = 38,191.13 S.F. Maximum	273,387	22,596 S.F.	57,881 S.F.	215,990 S.F.

Lot 2A	27,580' S.F.
OFF Street Parking and Calculations	
Required	765 Surface Spaces
Provided	112 Below Grade
Total	877 (Includes 40 H.C.)
50 additional commuter car spaces below grade	
Required	92,056 S.F. (75% Floor @ 1200' x 14.5' @ 40' x 150' = 134,250)

VARIANCE PETITION:
A variance from Section 205.4B of the
BCZR (1986) to modify the permitted
building height from 60 feet to 68 ± feet.
[Bill No. 186, 1994] for Building 3.

AN TO ACCOMPANY
A
FOR VARIANCE HEA

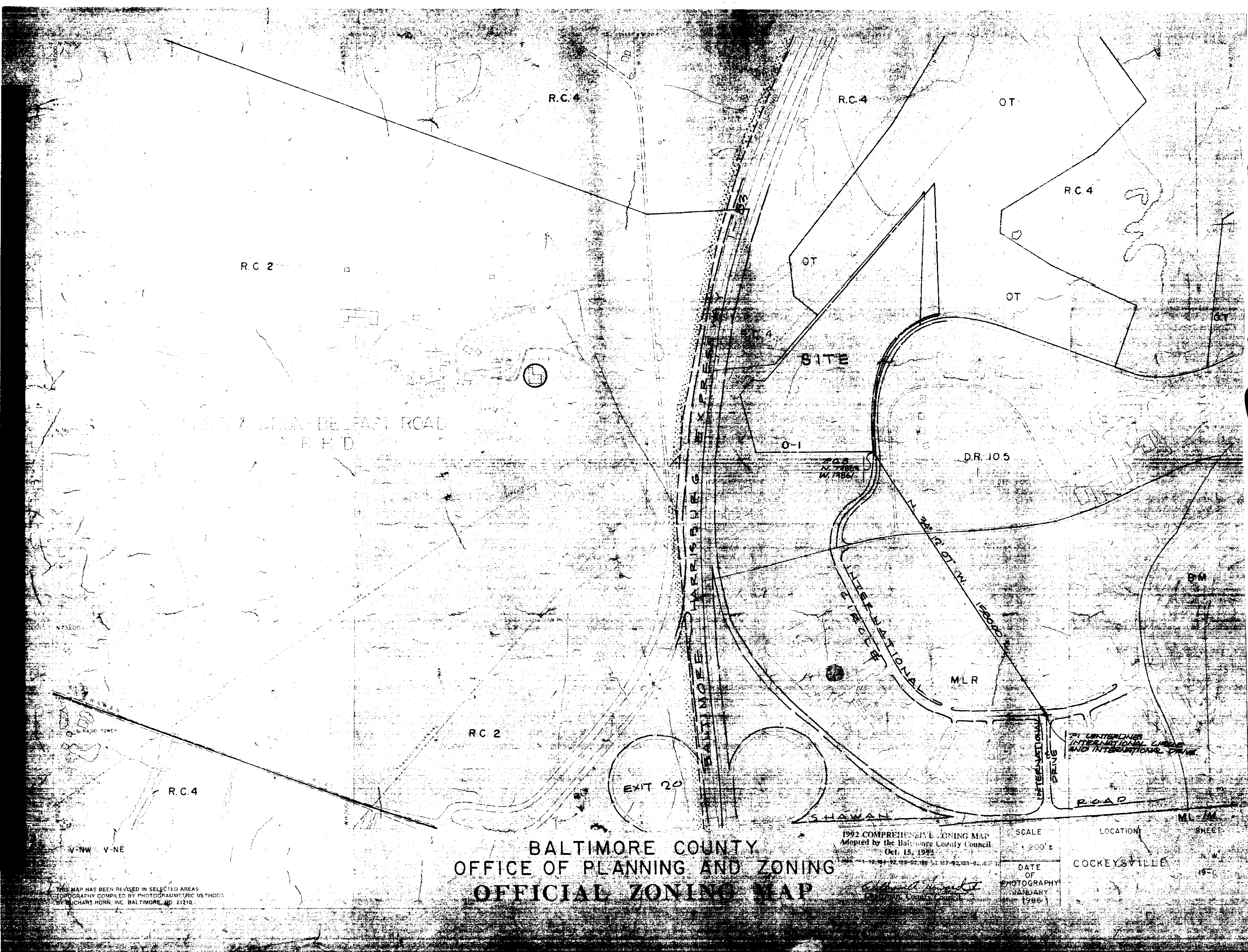
LOT 2A
W EXECUTIVE PARK
Plat 5.M. 58/24
94-5593

Date: JUNE 9, 1997

85010 F

VICINITY MAP
Scale: 1,000 feet to 1 inchVICINITY MAP
Scale: 1,000 feet to 1 inch

VICINITY MAP
Scale: 1,000 feet to 1 inch



95-305-X

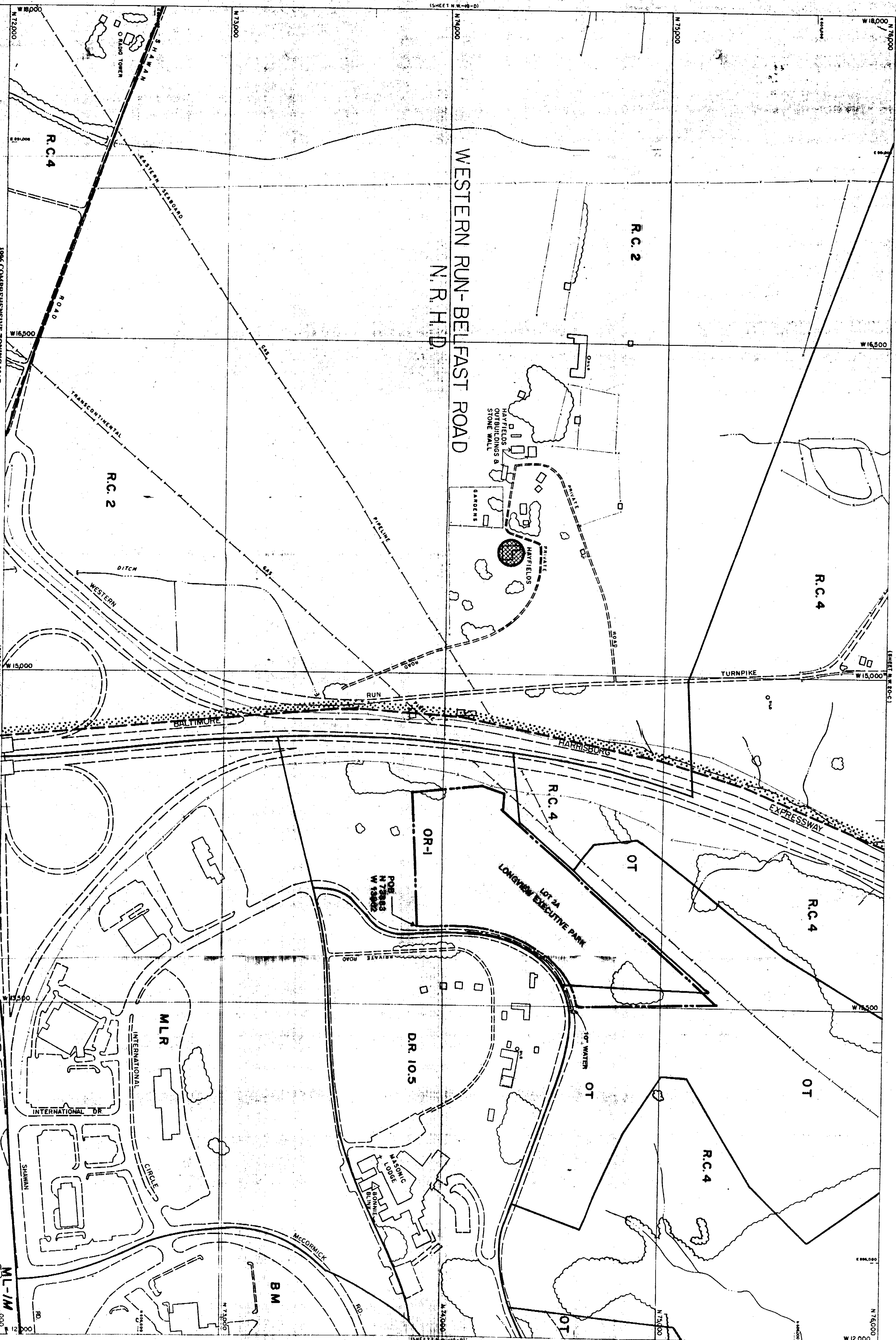
DMW
Deft McCune Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 E. Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3223
Fax 296-4705

American Personal
Communications
Hunt Valley Site BAN 14B
Baltimore County, Maryland

No.	Description	Date
REVISIONS		
Proj. No.	94161.21	
Date	3/1/95	
Scale	As Shown	
Last Rev.		

303
BR

MICROFILMED



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
BY PHOTOGRAPHIC METHODS
BY RICHARDSON, INC., BALTIMORE, MD 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Revised: 12/9/96, 1/9/96, 1/11/96, 1/12/96, 1/13/96, 1/14/96, 1/15/96

Kevin Kennedy
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE
1" = 200'

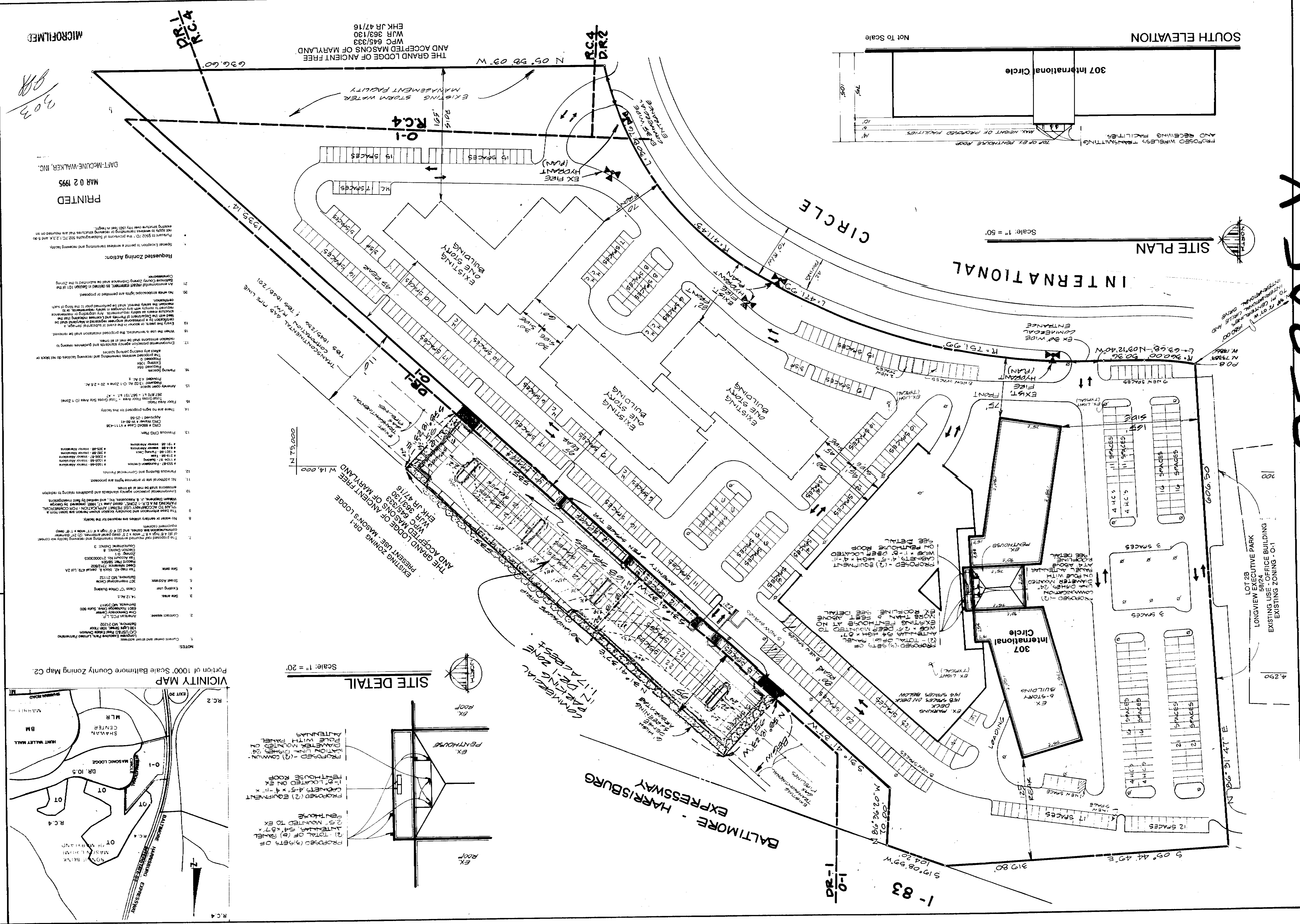
LOCATION
COCKEYSVILLE
N.W.
SHEET
ML-1/M

DATE
OF
PHOTOGRAPH
JAN 1996

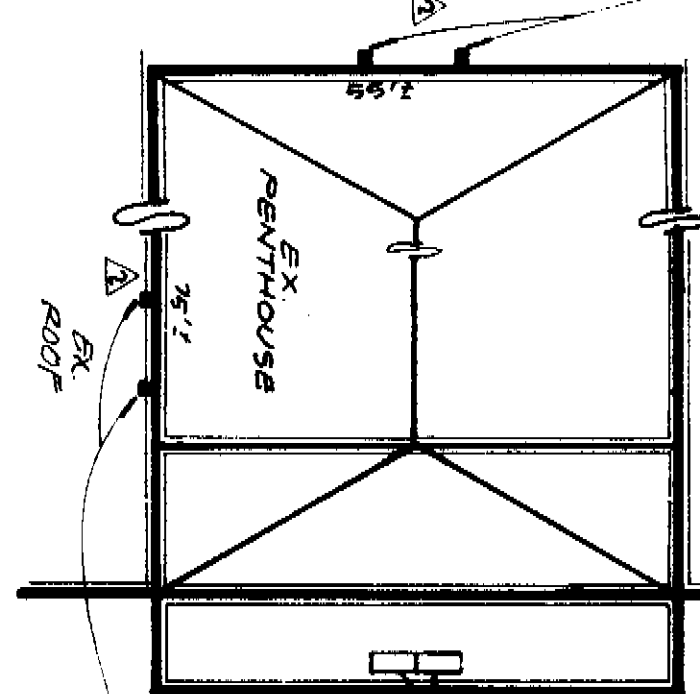
77-559-SP4A

85010P

HIS IMAGE DISPLAYS A DOCUMENT FROM PRIOR CASE # 95-305-X. HOWEVER, THIS PRIOR CASE DOCUMENT IS ACTUALLY AN EXHIBIT SUBMITTED AS PART OF CASE # 97-559-SPHA (1997-0559-SPHA)

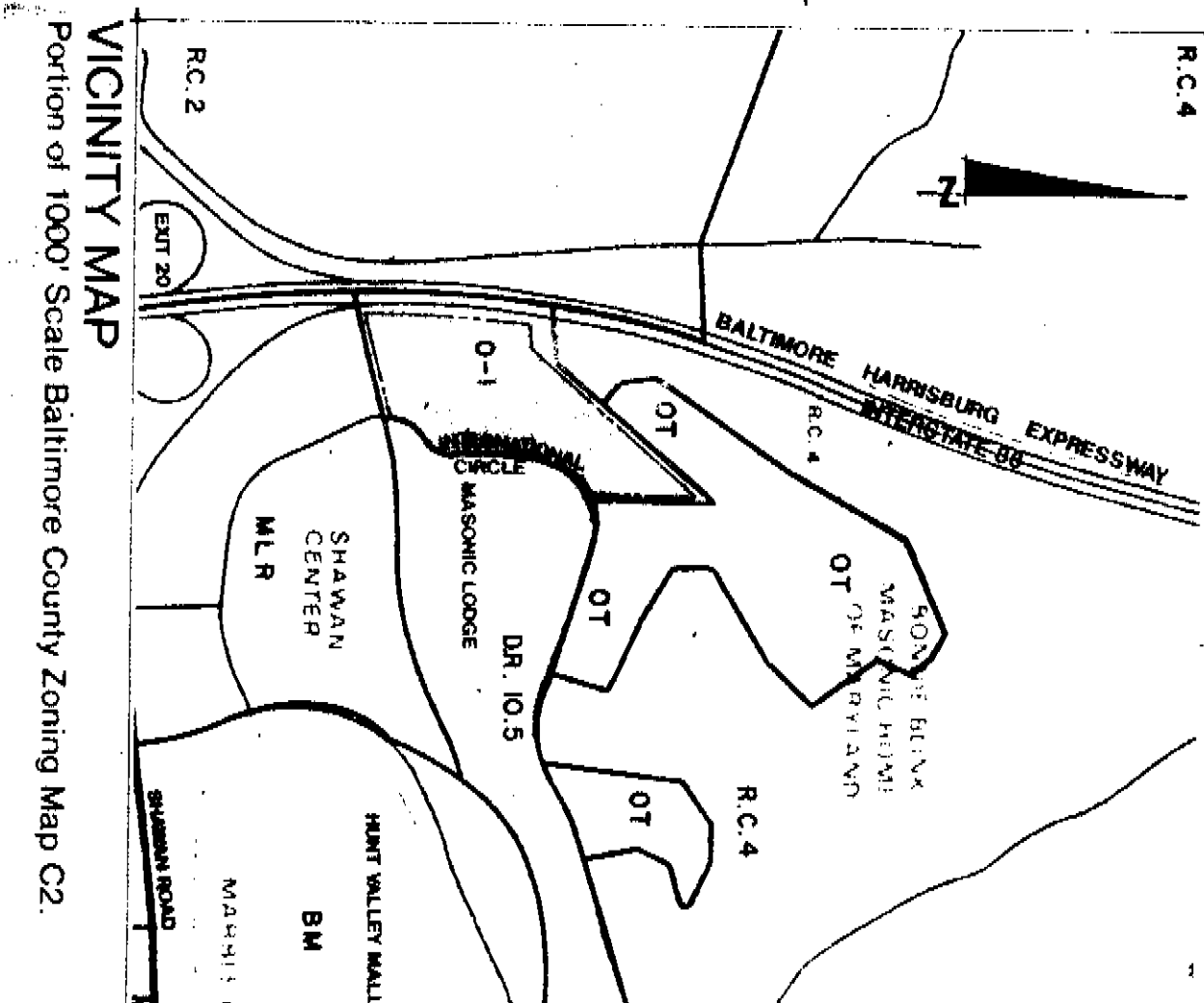


BALTIMORE - HARRISBURG EXPRESSWAY



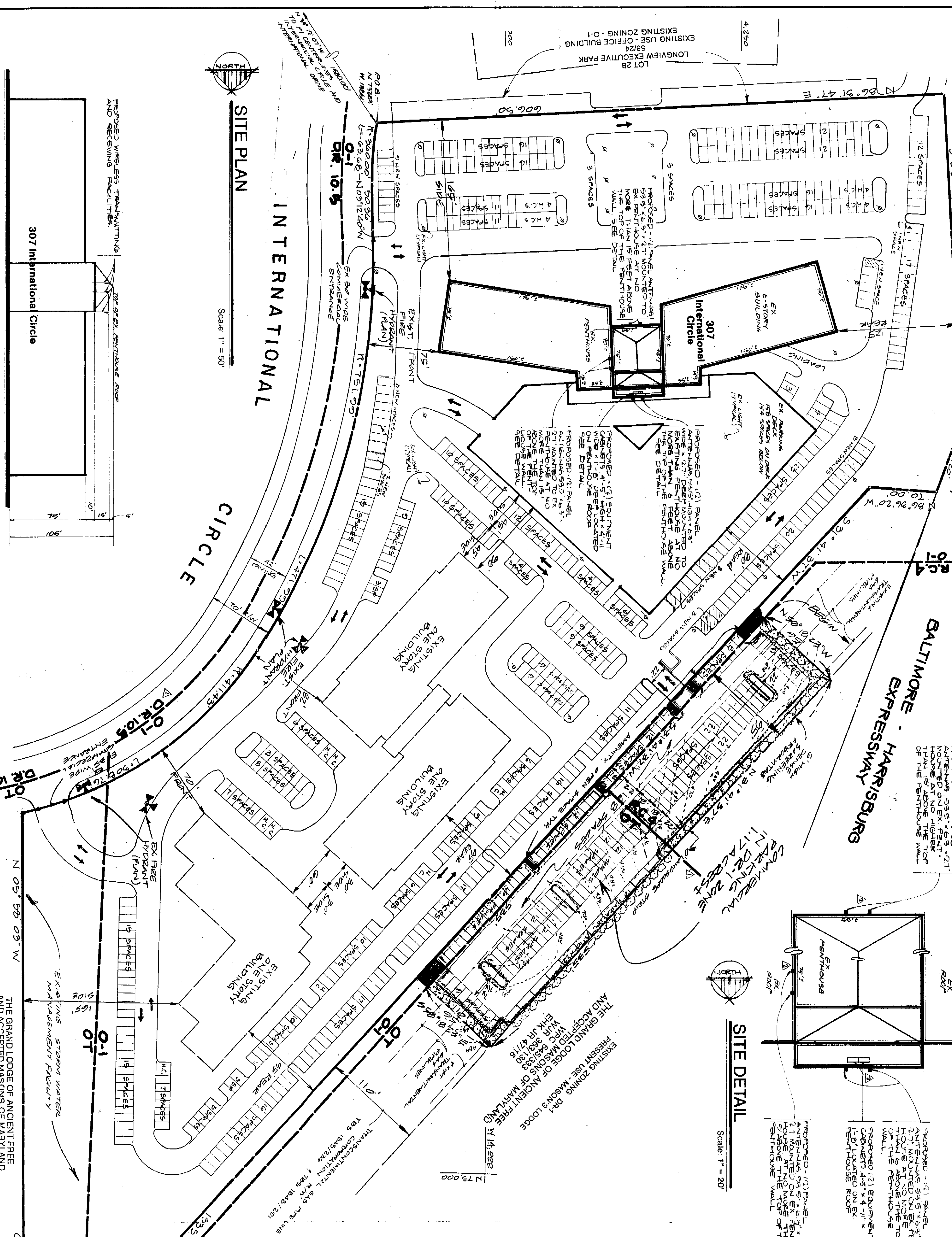
SITE DETAIL

Scale: 1" = 20'

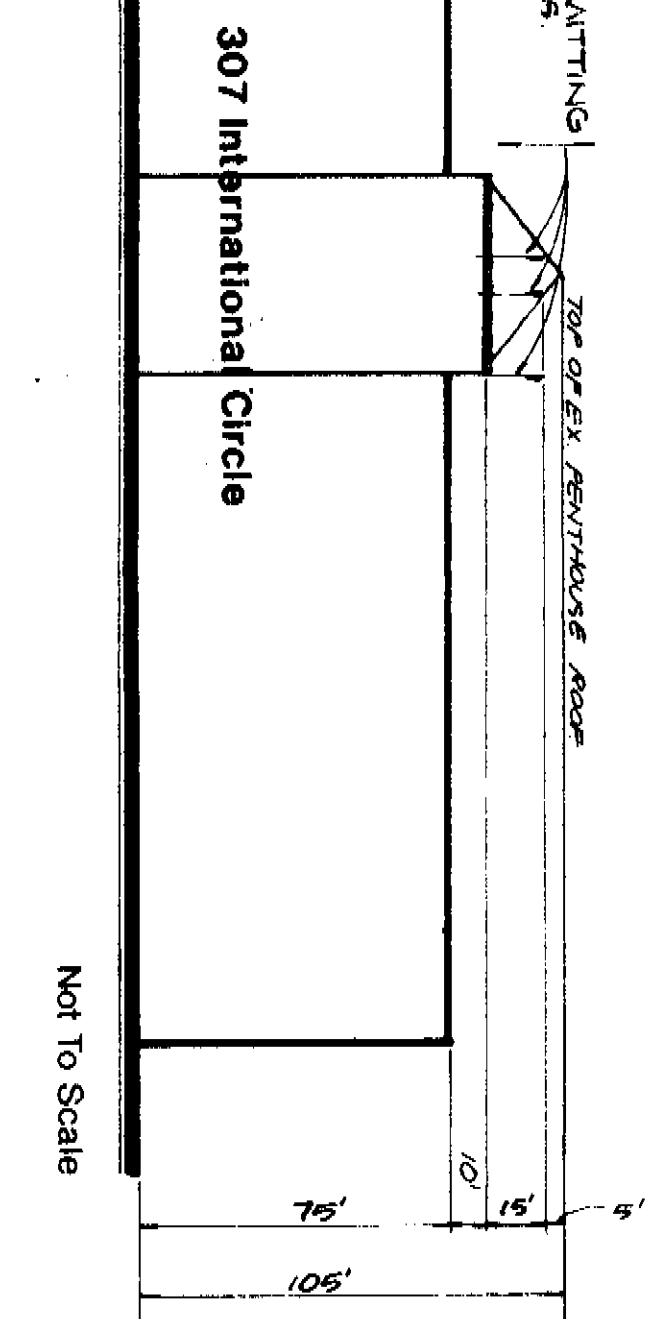


SITE PLAN

Scale: 1" = 50'



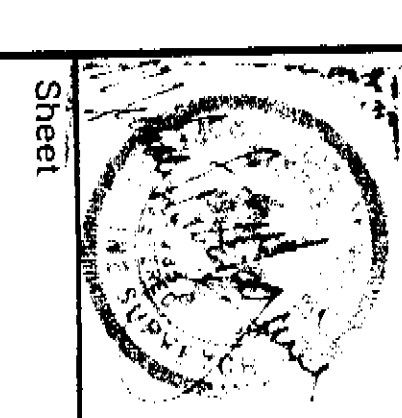
NORTH ELEVATION



THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND

WPC 645/333
WJR 563/130
EHK JR 47/16

PRINTED
APR 0 6 1995
DWT/MCQUINE WALKER, INC.

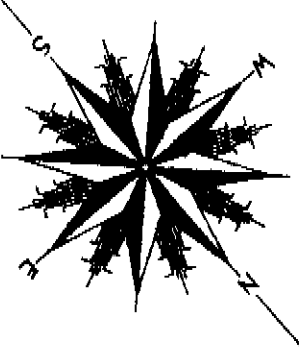


No.	Description	Date
1	PROJ. NO. 94161.21	
2	DATE 3/1/95	
3	SCALE As Shown	
4	LAST REV.	

American Personal Communications
Plan to Accompany Petition for Special Exception
Hunt Valley Site BAN 14B
8th Election District

Baltimore County, Maryland

BALTIMORE - HARRISBURG EXPRESSWAY
INTERSTATE 83



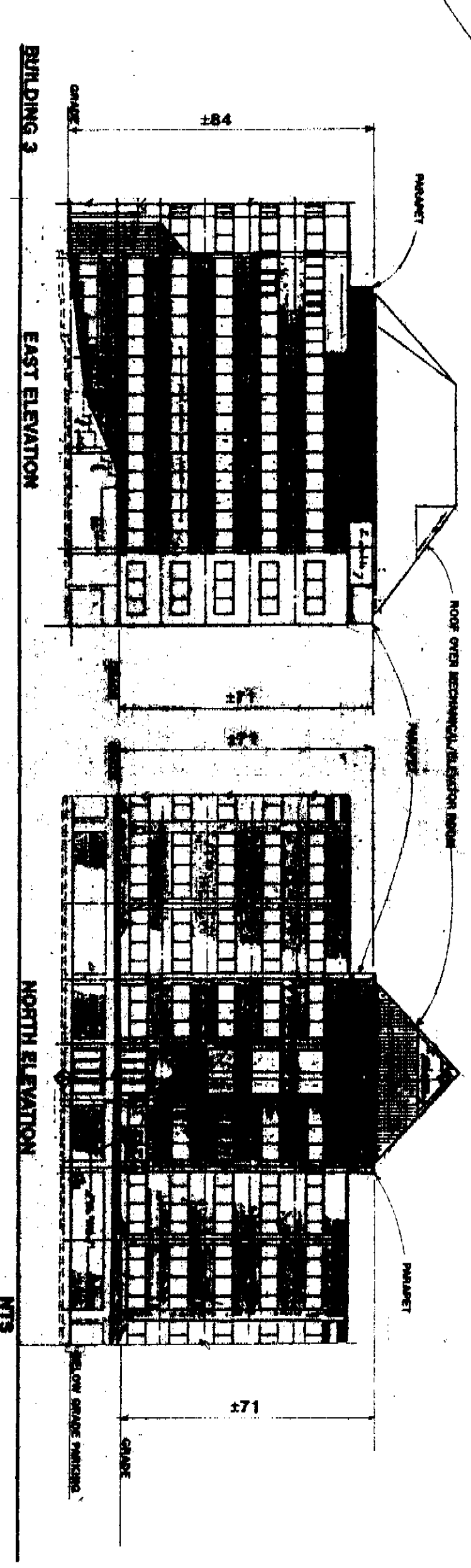
DMV
200 East Pennsylvania Avenue
Baltimore, Maryland 21202
Telephone: (410) 526-4200



ORIGINAL PLAN BY
W. A. McFarland & Co., Inc.
Land Surveyors
1025 North Calvert Street
Baltimore, Maryland 21202
Telephone: (410) 526-4200

Legend

- Gas Line Marker
- Storm Drain Manhole
- Sanitary Manhole
- Water Valve
- Water Meter
- Light Pole
- Fire Hydrant
- Cleanout
- Boiler
- Fire Valve
- Sign
- Telephone
- Water Line
- Sanitary Line
- Storm Drain Line



International Circle is owned in fee by the Grand Lodge of Ancient Free and Accepted Masons of Maryland, subject to the right of ingress and egress benefiting, among others, the owner of Lot 2A, the successor owners hereof, and to the right of the Baltimore County Board of Health to construct, operate, and maintain municipal utilities and services therein. County personnel have informed this office that it attempted to obtain a fee simple deed to the roadbed from the original developer ten years, but received no response on the matter.

INTERNATIONAL CIRCLE

SITE DATA

Owner/Developer:
Longview Executive Park Limited Partnership
2202 E.H.K. J. 7312/802
P/O Tax Map Parcel No. 479

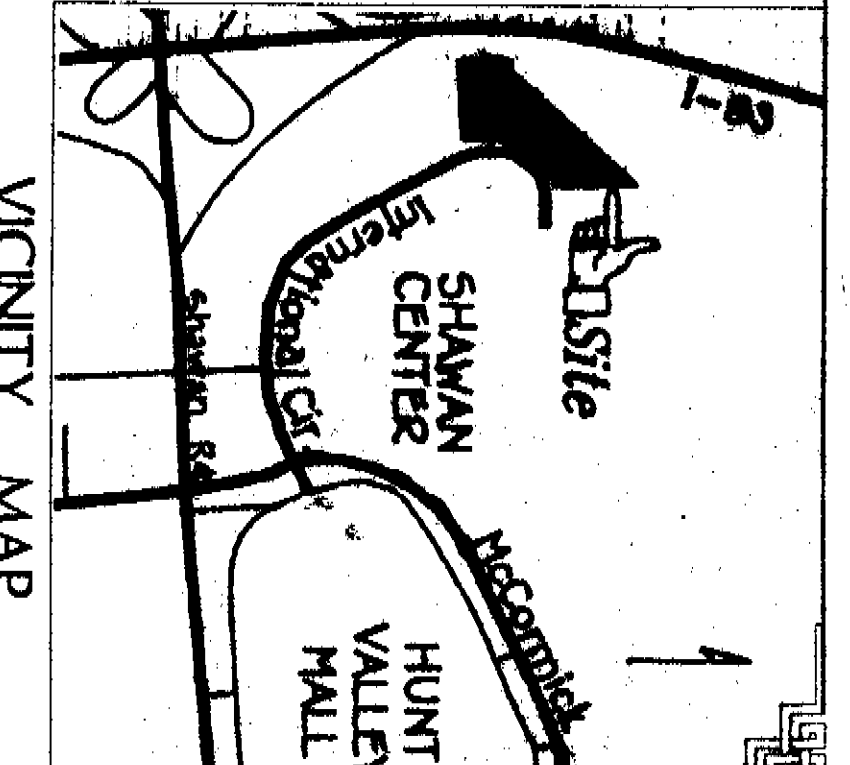
Legal Description:
Lot 2A Parcel 1 1412 AC ±
Longview Executive Park Limited Partnership
2202 E.H.K. J. 7312/802
P/O Tax Map Parcel No. 479

Adjacent Properties:
To the North: 1412 AC ± Parcel 1
To the South: 1412 AC ± Parcel 1
To the East: 1412 AC ± Parcel 1
To the West: 1412 AC ± Parcel 1

**PLAN TO ACCOMPANY
PETITION FOR VARIANCE HEARING**

LONGVIEW EXECUTIVE PARK
Lot 2A
Plat S.M. 50/24

Scale: 60 feet to 1 inch
Date: JUNE 18, 1997



559117
JUN 18 1997