

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Padonia Road, E & W/S  
Penna. RR, NE/S I-83 (Redland \* ZONING COMMISSIONER  
Genstar, Texas Station)  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
Redland Genstar, Inc. \* Case No. 98-86-A  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located on the north side of Padonia Road and on the east and west sides of the Pennsylvania Railroad tracks, known as the Texas Quarry of the Redland Genstar Company. The Petition was filed by Redland Genstar, Inc., property owner. Four variances are requested to permit proposed signage on the property. The variances are:

1. From Section 413.6(F) of the Baltimore County Zoning Regulations (BCZR) to permit two stationary freestanding park identification signs of 125 sq. ft. each; in lieu of the permitted one identification sign totaling 150 sq. ft. per face;
2. From Section 413.6(D)(1) to permit 130 sq. ft. of sign maximum surface area in lieu of the permitted surface area maximum of 50 sq. ft. per face;
3. From Section 413.6(B)(1) to permit single tenant identification signs of approximately 50 sq. ft. per face in lieu of the maximum of 25 sq. ft.; and
4. From Section 413.2(E), to allow a single feature/identification sign with a face area of approximately 570 sq. ft. in lieu of the maximum area of 150 sq. ft.

The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case were Jack Gease on behalf of Redland Genstar, Inc., property owner. Also present were Tim Madden and Scott Rouk, from Morris Ritchie and Assoc., Inc., the firm which prepared the site plan. The Petitioner was represented by Robert A. Hoffman, Esquire. Also appearing was Louis W. Miller and Kathleen Beadell, representing the residences in the Timonium community.

The subject Petition relates to a large site, approximately 48.1 acres, split zoned, ML-IM, BM-IM, and BM. The site was formerly part of the Redland Genstar quarry operation located adjacent to Padonia Road and Beaver Dam Road in the Timonium/Cockeysville section of Baltimore County. The property has been mined out and is now being reconverted for use as a large office/retail complex. As more particularly shown on the site plan, the property will be divided into ten lots which will contain large office buildings, warehouses and retail uses. Additionally, Beaver Dam Road will be extended through the property to provide vehicular access. The first portion of the overall development has been completed. That portion, on that part of the site immediately adjacent to Padonia Road, has been redeveloped by the construction of two new restaurants (Bob Evans Restaurant and Macaroni Grill).

The Petition for Variance at issue relates to proposed signage for the entire complex. The sign variances which are requested are set forth above and outlined in detail on the site plan. There will be a series of signs installed which are depicted on page 2 of the site plan. These signs will identify the entire project at the entrance to same, as well as individual signs throughout the property, identifying specific tenants.

Testimony and evidence offered at the hearing is that the variances are requested in order to provide a uniform sign package for the entire project. It is to be noted that the signs may be permitted as a matter of

right under the new sign regulations, which have been enacted by the County Council, but were not effective as of the date of the filing of the Petition for Variance and the hearing for same. Moreover, it is to be noted that all sign locations will be in that portion of the site zoned ML, and that the signs have been reviewed and approved by Mr. Miller and Ms. Beadell on behalf of the Timonium Community Council. Apparently, the developer has worked with that community organization to achieve a sign package which is appropriate for the community and in keeping with the character of the locale.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the signs are appropriate and the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR. It is also to be noted that there were no adverse Zoning Plans Advisory Committee comments.

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 for Baltimore County this 14<sup>th</sup> day of October 1997, that a variance from Section 413.6(F) of the BCZR to permit two stationary freestanding park identification signs of 125 sq. ft. each; in lieu of the permitted one identification sign totalling 150 sq. ft. per face, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.6(D)(1) to permit 130 sq. ft. of sign maximum surface area in lieu of the permitted surface area maximum of 50 sq. ft. per face, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.6(B)(1) to permit single tenant identification signs of approximately 50 sq. ft. per face in lieu of the maximum of 25 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.2(E), to allow a single feature/identification sign with a face area of approximately 570 sq. ft., in lieu of the maximum area of 150 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction:

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



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

DATE FOR FILING  
10/14/97  
Dis  
By



Baltimore County  
Zoning Commissioner  
Office of Planning

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

October 14, 1997

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

RE: Case Nos. 98-86-A  
Petition for Zoning Variance  
Redland Genstar, Inc., Petitioner

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
att.

c: Mr. Louis Miller, 44 E. Timonium Road, Timonium, Md. 21093  
Ms. Kathleen Beadell, 30 Northwood Drive, Timonium, Md. 21093





Baltimore County  
Department of Permits and  
Development Management

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

September 23, 1997

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

RE: Drop-Off Petition Review (Item #86)  
Redland Genstar, Inc.  
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 no unaddressed zoning issues and/or incomplete information. 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.

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

Very truly yours,

A handwritten signature in cursive script, appearing to read "M. J. Kellman".

Mitchell J. Kellman  
Planner II  
Zoning Review

MJK: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

September 9, 1997

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

RE: Drop-Off Petition (Item #86)  
Redland Genstar - Texas Station  
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. 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 form pertaining to this. 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 that reads "WCR/scj".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosure





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at North side of Padonia Rd., east and west sides of Pennsylvania Railroad tracks  
98-86-A which is presently zoned ML-IM, BM-IM and BM

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)

See attached.

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.

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

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):

Redland Genstar, Inc.  
(Type or Print Name)

By: John H. Gease, III  
Signature John H. Gease, III, Director of  
Real Estate

(Type or Print Name)

Signature

Executive Plaza IV, 6th Floor 410-527-4344  
Address Phone No.

Hunt Valley MD 21030  
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



DROP OFF  
NO REVIEW  
9/5/97 uci



98-86-A

The following variance requests seek relief from the signage regulations set forth in the Baltimore County Zoning Regulations (BCZR). Variance items 1-5 include departures from the standard set forth in the Comprehensive Manual of Development Policies (CMDP). The following variances are requested from the specifically cited CMDP Provisions, which were adopted by Baltimore County in accordance with Section 504.2 of the BCZR:

1. A variance from Section 413.6(F) to permit two stationary freestanding park identification signs of 125 square feet each; in lieu of the permitted one identification sign totaling 150 square feet per face.
2. A variance from Section 413.6(D)(1) to permit 130 square feet of sign maximum surface area in lieu of the permitted surface area maximum of 50 square feet per face.
3. A variance from Section 413.5(B) ~~is requested to permit placement of directory/identification signs within the street right-of-way.~~ *Bur*
4. A variance from Section 413.6(B)(1) to permit single tenant identification signs of approximately 50 square feet per face in lieu of the maximum of 25 square feet.
5. A variance from Section 413.2(E), to allow a single feature/identification sign with a face area of approximately 570 square feet in lieu of the maximum area of 150 square feet.

86

## ZONING DESCRIPTION

Parcel 3-A

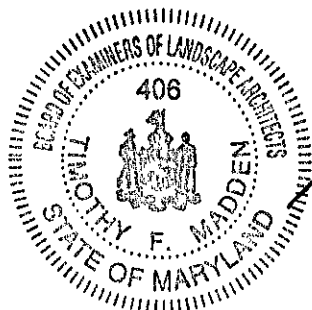
98-86-A

BEGINNING at a point on the south side of Galloway Avenue, 30 feet wide, at the distance of 697 feet measured westerly from the west right-of-way line of York Road, 66 feet wide. Thence the following courses and distances:

South 06° 00' 06" West 160.55 feet, South 83° 59' 54" East 369.16 feet, South 15° 51' 08" East 242.88 feet, South 80° 12' 24" West 134.36 feet, South 18° 23' 03" East 383.00 feet, South 83° 50' 20" East 146.05 feet, South 18° 23' 03" East 112.53 feet, North 84° 00' 53" West 34.77 feet, North 41° 18' 13" West 9.05 feet, South 03° 29' 04" West 35.44 feet, North 88° 17' 01" West 72.17 feet, South 00° 41' 02" East 164.05 feet, North 84° 00' 53" West 631.15 feet, North 36° 07' 01" West 98.15 feet, North 87° 57' 12" West 392.50 feet, South 20° 53' 48" East 51.42 feet, North 84° 00' 53" West 254.15 feet to the east side of the Conrail Railroad right-of-way, thence along said right-of-way, North 27° 41' 15" West 555.50 feet to the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, three courses, North 55° 14' 55" East 50.00 feet, North 67° 57' 29" East 537.00 feet, and North 65° 05' 21" East 320.00 feet, thence leaving said right-of-way, South 83° 59' 54" East 131.33 feet, North 06° 00' 06" East 147.77 feet to the said south side of Galloway Avenue, thence along said side, South 89° 59' 45" East 122.32 feet to the place of beginning.

CONTAINING 25.892 acres of land, more or less.

BEING part of Parcel Three of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.



*Timothy F. Madden*  
8/29/97

## ZONING DESCRIPTION

Parcel 4-A

98-86-A

BEGINNING at the intersection of the north side of Padonia Road and the west side of the proposed location of Beaver Dam Road and running thence along said Padonia Road,

South 42° 17' 01" West 53.12 feet, South 81° 33' 08" West 209.74 feet, and South 79° 59' 54" West 88.73 feet, thence leaving said Padonia Road and running North 03° 28' 19" West 788.64 feet, and South 83° 46' 29" East 432.79 feet to the said west side of the proposed location of Beaver Dam Road, thence along said west side, South 14° 12' 12" West 15.21 feet, South 75° 47' 48" East 32.00 feet, South 14° 11' 58" West 181.42 feet, South 17° 03' 57" West 61.43 feet, By a curve to the left with a radius of 684.72 feet and an arc length of 189.18 feet, By another curve to the left with a radius of 1001.93 feet and an arc length of 122.10 feet, South 05° 44' 50" East 83.54 feet, and South 01° 27' 48" East 6.31 feet to the place of beginning.

CONTAINING 6.252 acres of land, more or less.

BEING Parcel 4-A of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.



Tim Madde  
8/29/97

## ZONING DESCRIPTION

Parcel 4-B

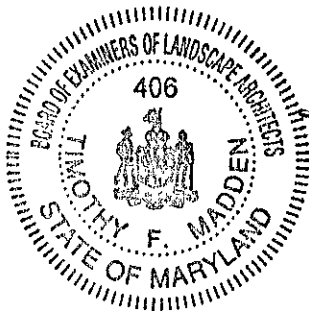
98-86-A

BEGINNING at the intersection of the north side of Old Padonia Road and the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road,

By a curve to the right with a radius of 919.93 feet and an arc length of 301.32 feet, and North 14° 12' 12" East 108.25 feet, and South 86° 45' 05" East 37.21 feet, thence leaving said Beaver Dam Road, South 44° 00' 00" East 189.89 feet, By a curve to the right with a radius of 209.00 feet and an arc length of 157.15 feet, and South 00° 55' 05" East 110.08 feet to the said north side of Old Padonia Road, thence along said Old Padonia Road, South 89° 04' 55" West 50.01 feet, South 00° 55' 05" East 38.00 feet, South 89° 04' 55" West 133.93 feet, North 02° 05' 38" East 17.40 feet, North 87° 54' 22" West 50.00 feet, and North 80° 06' 08" West 49.31 feet to the place of beginning.

CONTAINING 2.092 acres of land, more or less.

BEING Parcel 4-B of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.



Tim Madden  
8/29/97

## ZONING DESCRIPTION

Parcel 4-C

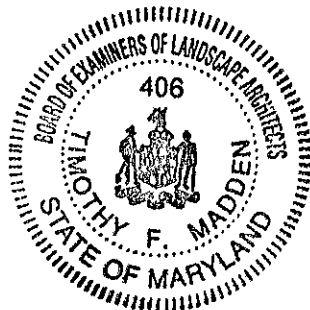
98-86-A

BEGINNING at the intersection of the north side of Old Padonia Road, 30 feet wide, and the west side of Conrail Railroad right-of-way, 66 feet wide, thence along the north and west side of said Old Padonia Road,

North 84° 51' 39" West 55.81 feet, and South 27° 41' 32" East 343.82 feet, thence leaving said Old Padonia Road, South 70° 10' 00" West 89.15 feet, By a curve to the right with a radius of 120.00 feet and an arc length of 108.73 feet, North 57° 55' 00" West 110.00 feet, By a curve to the right with a radius of 270.00 feet and an arc length of 104.46 feet, North 35° 45' 00" West 145.00 feet, and By a curve to the right with a radius of 150.00 feet and an arc length of 130.78 feet to the east side of the proposed location of Beaver Dam Road, thence along said Beaver Dam Road, North 75° 47' 48" West 36.53 feet, North 14° 12' 12" East 20.33 feet, and North 59° 12' 12" East 21.21 feet to the south side of proposed Road "A", thence along said Road "A", South 75° 47' 48" East 71.55 feet, and By a curve to the left with a radius of 351.28 feet and an arc length of 256.83 feet to the said west side of the Conrail Railroad right-of-way, thence along the right-of-way, South 27° 41' 15" East 118.07 feet to the place of beginning.

CONTAINING 2.784 acres of land, more or less.

BEING Parcel 4-C of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.



Tim Madden  
8/29/99

## ZONING DESCRIPTION

Parcel 4-D

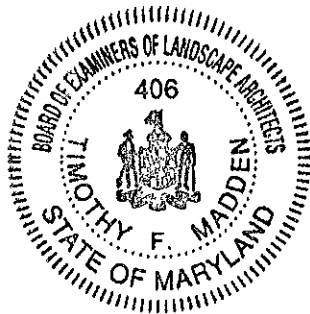
98-86-A

BEGINNING at the intersection of the west side of Conrail Railroad right-of-way and the southeast right-of-way line of an existing Baltimore Gas & Electric Company right-of-way, thence along said railroad right-of-way,

South 27° 41' 15" East 578.36 feet to the north side of proposed Road "A", thence binding on said Road "A", By a curve to the right with a radius of 291.28 feet and an arc length of 212.96 feet, and North 75° 47' 48" West 71.55 feet, and North 30° 47' 48" West 21.21 feet to the east side of the proposed location of Beaver Dam Road, thence along said road, By a curve to the left with a radius of 989.93 feet and an arc length of 492.84 feet to the said southeast right-of-way line of Baltimore Gas & Electric Company right-of-way, thence along said right-of-way, South 55° 14' 38" East 22.88 feet to the place of beginning.

CONTAINING 1.711 acres of land, more or less.

BEING Parcel 4-D of the Genstar Stone Products Company property, Eighth Election District, Baltimore County, Maryland.



Tim Madden  
8/29/97

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

**VENABLE**  
ATTORNEYS AT LAW

OFFICES IN

MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number:  
410-494-6201

September 4, 1997

**Hand Delivery**

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

Re: Property Owner: Redland Genstar, Inc.  
Location: Padonia and Beaver Dam Roads  
Petition for Zoning Variance

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Zoning Variance with regard to the above captioned property. This request has been previously reviewed by Mitch Kellman of your office. This property is not in violation of any zoning laws. Enclosed are the following documents:

1. Petition for Zoning Variance (3);
2. Zoning Description (3);
3. Site Plan (12);
4. 200' Scale Zoning Map (1); and
4. Check in the amount of \$250.00

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

Sincerely,



Barbara W. Ormord  
Legal Assistant

cc: Robert A. Hoffman, Esquire

TOIDOC51/BAW01/0050958.01

86  
9/5/97  
Dop. Off  
ok - uer  
Conflict with  
Section 3-1,  
BCC  
told Rob 9/9/97

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No.

**043305**

DATE 9/5/97 ACCOUNT 001-6150  
AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

FOR: #020 - VARIANCE  
Redland Genstar - Padonia & Beaver Dam Roads  
Drop-Off - No Review **ITEM #86**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS ACTUAL TIME  
9/08/1997 9/08/1997 11:35:02

REG 4503 CASHIER VML VLM DRAWER 3

\$ MISCELLANEOUS CASH RECEIPT

Receipt # 017968 OFLN

CR NO. 043305

250.00 CHECK: FM  
Baltimore County, Maryland

**CASHIER'S VALIDATION**



**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property

identified herein as follows:

Case: #98-86-A  
Redland Genstar, Texas Station  
N/S Padonia Road, E & W/S  
Pennsylvania Railroad, NE/S  
1-83

8th Election District  
3rd Councilmanic

Legal Owner(s):

Redland Genstar, Inc.

Variance: to permit 2 free-standing park identification signs of 125 square feet each in lieu of the permitted 1 sign totaling 150 square feet per face; to permit 130 square feet of sign area in lieu of the permitted 50 square feet face; to permit single tenant identification signs 50 square feet per face in lieu of 25 square feet; and to allow identification sign of 570 square feet in lieu of 150 square feet.

Hearing: Tuesday, October 7, 1997, at 2:00 p.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.

9/25/97 Sept. 18 C174570

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., Sept. 18, 19 97

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 Sept. 18, 19 97.

**THE JEFFERSONIAN,**

*A. Henrickson*

**LEGAL AD. - TOWSON**

# CERTIFICATE OF POSTING

RE: Case No.: 10-86-A

Petitioner/Developer: REDLAND/GENSTAR, ETAL  
C/O ROB HOFFMAN, ESQ.

Date of Hearing/Closing: 10/7/97  
@ 3:00 PM

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 TEXAS STATION @ PADONIA RD.  
N/S C BEAVER DAM RD. - 2 LOCATIONS NR. CHURCH LA.  
3 SIGNS ONSITE

The sign(s) were posted on 9/21/97  
 (Month, Day, Year)

Sincerely,

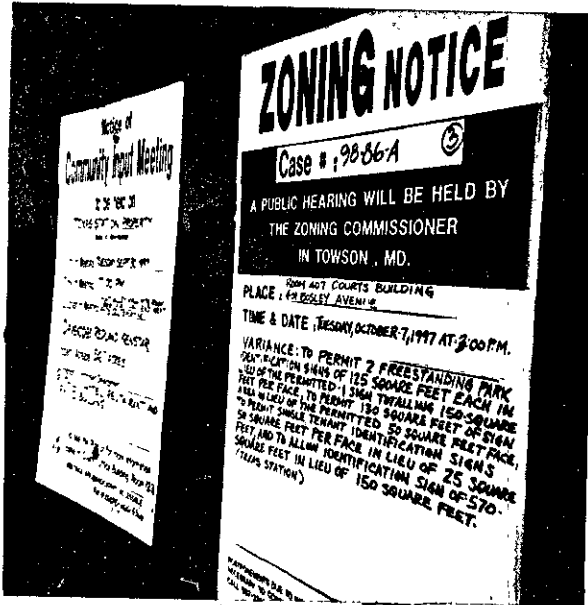
Patrick M. O'Keefe 10/1/97  
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe  
 (Printed Name)

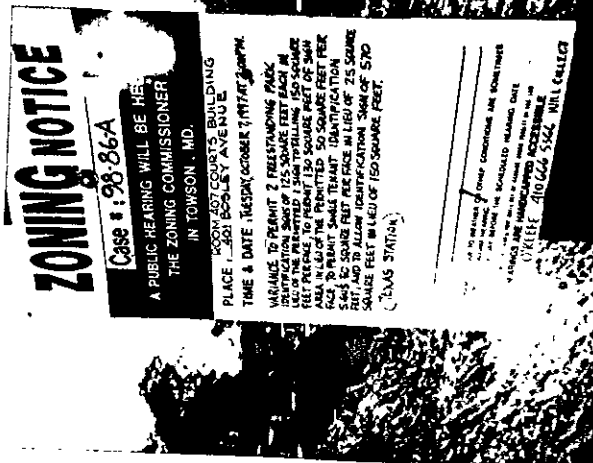
523 Penny Lane  
 (Address)

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

905-8571  
 Page (410)



98-86-A YBH  
 TEXAS STATION - MRA  
 REDLAND/GENSTAR  
 P-9/19/97 H-10/7/97 3:00 PM



98-86-A YBH  
 REDLAND/GENSTAR - MRA  
 P-9/19/97 H-10/7/97 3:00 PM

98-86-A  
REDLAND/GENISTAR.  
H. 6/1/97  
P- 9(11)17  
V.B.H.  
MIRA  
C3M

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

OLD -  
Do Not Use

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

ITEM 8b

## ZONING NOTICE

Case No.: 98-8b-A

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

PLACE: \*

DATE AND TIME: \*

REQUEST: VARIANCE TO PERMIT 2 FREE-STANDING PAR-  
IDENTIFICATION SIGNS OF 125 SQUARE FEET EACH  
IN LIEU OF THE PERMITTED 1 SIGN TOTALING 150 SQUARE  
FEET PER FACE; TO PERMIT 130 SQUARE FEET OF  
SIGN AREA IN LIEU OF THE PERMITTED 20 SQUARE

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

220  
100 100 100

FEET PER FACE; TO PERMIT SIGNS WITHIN THE STREET RIGHT-OF-WAY; TO PERMIT SINGLE TENANT IDENTIFICATION SIGNS 50 SQUARE FEET PER FACE IN LIEU OF 25 SQUARE FEET; AND TO ALLOW AN IDENTIFICATION SIGN OF 570 SQUARE FEET IN LIEU OF 150 SQUARE FEET.

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

REVISED  
9-10-97

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

ITEM 86

## ZONING NOTICE

Case No.: 98-86-A

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

PLACE: \*

DATE AND TIME: \*

REQUEST: VARIANCE TO PERMIT 2 FREE-STANDING  
PARK IDENTIFICATION SIGNS OF 125 SQUARE FEET  
EACH IN LIEU OF THE PERMITTED 1 SIGN WITH AREA  
150 SQUARE FEET PER FACE; TO PERMIT 130 SQUARE  
FEET OF SIGN AREA IN LIEU OF THE PERMITTED 50

→  
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

RECEIVED  
JAN 10 1964  
PP-01-P

SQUARE FEET PER FACE; TO PERMIT SINGLE  
TENANT IDENTIFICATION SIGNS 50 SQUARE FEET  
PER FACE IN LIEU OF 25 SQUARE FEET; AND  
TO ALLOW AN IDENTIFICATION SIGN OF 570 SQUARE  
FEET IN LIEU OF 150 SQUARE FEET.



Baltimore County  
Department of Permits and  
Development Management

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

September 17, 1997

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE  
ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE  
TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN  
CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 98-86-A  
Redland Genstar, Texas Station  
N/S Padonia Road, E & W/S Pennsylvania Railroad, NE/S I-83  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Redland Genstar, Inc.

Variance to permit 2 free-standing park identification signs of 125 square feet each in lieu of the permitted 1 sign totaling 150 square feet per face; to permit 130 square feet of sign area in lieu of the permitted 50 square feet face; to permit single tenant identification signs 50 square feet per face in lieu of 25 square feet; and to allow identification sign of 570 square feet in lieu of 150 square feet.

HEARING: TUESDAY, OCTOBER 7, 1997 at 3:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

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

ARNOLD JABLON  
DIRECTOR

cc: Redland Genstar, Inc.  
Robert A. Hoffman, Esq.

AJ:ggs



TO: PUTUXENT PUBLISHING COMPANY  
September 18, 1997 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.  
Venable, Baetjer and Howard  
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: 98-86-A  
Redland Genstar, Texas Station  
N/S Padonia Road, E & W/S Pennsylvania Railroad, NE/S I-83  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Redland Genstar, Inc.

Variance to permit 2 free-standing park identification signs of 125 square feet each in lieu of the permitted 1 sign totaling 150 square feet per face; to permit 130 square feet of sign area in lieu of the permitted 50 square feet face; to permit single tenant identification signs 50 square feet per face in lieu of 25 square feet; and to allow identification sign of 570 square feet in lieu of 150 square feet.

HEARING: TUESDAY, OCTOBER 7, 1997 at 2:00 p.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

September 12, 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: 98-86-A  
Redland Genstar, Texas Station  
N/S Padonia Road, E & W/S Pennsylvania Railroad, NE/S I-83  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Redland Genstar, Inc.

Variance to permit 2 free-standing park identification signs of 125 square feet each in lieu of the permitted 1 sign totaling 150 square feet per face; to permit 130 square feet of sign area in lieu of the permitted 50 square feet face; to permit single tenant identification signs 50 square feet per face in lieu of 25 square feet; and to allow identification sign of 570 square feet in lieu of 150 square feet.

HEARING: TUESDAY, OCTOBER 7, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "B".

Arnold Jablon  
Director

cc: Redland Genstar, Inc.  
Robert A. Hoffman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 22, 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

October 2, 1997

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

RE: Item No.: 86  
Case No.: 98-86-A  
Petitioner: Redland Genstar, Inc.

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 September 5, 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 black ink, reading "W. Carl Richards, Jr.", is written over a circular official stamp.

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

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  
          Department of Permits & Development  
          Management

Date:    September 19, 1997

FROM:     Robert W. Bowling, Chief  
          Bureau of Developer's Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
          for September 22, 1997  
          Item No. 086

          The Bureau of Developer's Plans Review has reviewed the subject zoning item. All private signage must be placed outside the public rights-of-way. Revise sign locations shown at proposed Beaver Dam Road intersection with Texas Station Court and signs along Texas Station Court.

RWB:HJO:jrb

cc:    File

ZONE922.086



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

September 22, 1997

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

RE: Property Owner:

Location: DISTRIBUTION MEETING OF SEPTEMBER 15, 1997

Item No.: 086 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. SAUERWALD

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

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 9-16-97  
Item No. 086 WCR

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,

*for* 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  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Sep. 25, 1997

FROM: R. Bruce Seeley .  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Sep. 15, 97

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

Item #'s: 86

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Dept. of Permits & Development Management

DATE: September 17, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 84 & 86

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

*Jeffrey M. Long*

Division Chief:

*Gary L. Kerma*

AFK/JL

9 OCT



RE: PETITION FOR VARIANCE  
N/S Padonia Road, E & W/S Pennsylvania  
Railroad, NE/S I-83 (Redland Genstar,  
Texas Station), 8th Election District,  
3rd Councilmanic

Redland Genstar, Inc.  
Petitioner

\* \* \* \* \*

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 98-86-A

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  
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of September, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

  
PETER MAX ZIMMERMAN

# THE PLAT

86

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". It may be necessary for the plat to be produced in sections. It shall contain all the information as set forth on the checklist as follows:

1. ✓ NORTH ARROW, ELECTION DISTRICT, COUNTY COUNCIL DISTRICT, TITLE PLAN "PLAN TO ACCOMPANY.....HEARING" AND THE OWNER'S NAME AND ADDRESS AND ALSO THE PROPERTY ADDRESS AND THE DATE.
2. ✓ SCALE OF DRAWING: 1" = 20' or 1" = 50'. If acreage exceeds 40 acres, use 1" = 100'
- \* 3. ✓ OUTLINE OF PROPERTY: Indicated by a heavy bold line and bearings, distances and gross and net area (acres and square feet) of the parcel(s)..... Only, if part of a larger tract, the area which is the subject of the requested hearing should be in bold outline with all metes and bounds.
4. ✓ VICINITY MAP: A vicinity map must be included on all site plans with the scale of 1" = 1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED.
- \* 5. ✓ PREVIOUS COMMERCIAL PERMIT: The permit number(s) control number(s) of work on the same property and the approximate date of the last improvement listed on the plat.
- \* 6. ✓ ZONING HEARINGS, C.R.G., WAIVERS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat of all prior zoning hearings. List any C.R.G. approval dates or waiver numbers and dates on the plat.
7. ✓ ZONING: All zone and district lines on the property, parcel(s) and adjacent property, parcel(s) must be shown on the plat. Include map number in plan notes. Copies of the official 1" = 200' zoning map may be obtained in the Zoning Office, Room 109, County Office Building. Also see note #27 of this checklist.
8. ✓ OWNERSHIP: Of parcel(s) and relation of parcel(s) to adjacent property including reference deed numbers, lot numbers and subdivision names.
- \* 9. ✓ LOCATION: Street address and name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.)
- \* 10. ✓ STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. ALSO INCLUDE ANY RIGHT-OF-WAY WIDENING REQUIRED, EITHER BY BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS OR THE STATE HIGHWAY ADMINISTRATION. Include any existing or proposed easements or rights-of-ways and indicate if it is public or private.
11. ✓ USES, BUILDINGS: Location and proposed use of all buildings on the property. Plats for public hearing must also show the location of all uses and structures within 200 feet of the property.
- \* 12. ✓ DIMENSIONS, SETBACKS: Dimensions, height, number of stories of all existing and proposed buildings (or additions) on the site including all property lines and building setbacks.
- \* 13. ✓ STREET SETBACKS: And use of all permanent commercial buildings within 100 feet of each side property line to establish average street setback (see Section 303.2, B.C.Z.R., and policy S-2.B).
- \* 14. ✓ ENTRANCES: Location and width of existing and/or proposed entrances (traffic channelization) and their relation to entrances on adjacent properties and properties across the street. Indicate method - curbing, R/R ties. (For requirements, contact either Bureau of Traffic Engineering or State Highways.)
- \* 15. ✓ SIGNS: All existing and proposed, indicating location, height, square footage, illumination, and single or double-faced. INCLUDE ELEVATION DRAWING(S) TO SCALE, IF FREE-STANDING and show placement of sign on the building wall, if wall-mounted and dimensions of the wall.
- \* 16. ✓ UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations must be indicated. (Public utilities reference - room 206, County Office Building.)
17. ✓ FEATURES: Location of streams, storm water management systems, drainage, and pipe systems on or within 50 feet of the property.

18. ✓ FLOOR AREA RATIO CALCULATIONS: The floor area ratio of the total gross floor area of all the buildings on a site divided by the gross site area. (The gross site area includes up to one-half of the boundary streets to which the property has right of access up to a maximum of 30 feet.)
19. ✓ AMENITY OPEN SPACE: Location and square footage calculations in the following zones: R.A.E.-1, R.A.E.-2, R.O., O-1, O-2, O-T, B.L.-C.C.C., B.L.-C.T., B.M.-C.C.C., B.M.-C.T., B.R.-C.C.C., B.R.-C.T. The qualifying A.O.S. areas within the net lot area must be shaded and separate areas subtotaled in square feet on the plat and included in the Amenity Open Space calculations in the notes.
20. ✓ HEIGHT DETERMINATION: Tent must be included for buildings above 40 feet (See 231, B.C.Z.R.). Where a building height determination is required and S.231, B.C.Z.R., does not apply, use Zoning Policy RM-6 and show a scaled detail drawing on the plan.
21. FIRE HYDRANTS: Location of fire hydrants and distance to the subject property.
22. ✓ SITE PLANS: Must be trimmed to a neat 8-1/2" X 11" or, where larger prints are necessary, they shall be folded to that size. THEY MUST BE CLEARLY LEGIBLE. IN NO CASE MAY A PLAT BE LARGER THAN 24" x 36". IT MAY BE NECESSARY FOR THE PLAT TO BE PRODUCED IN SECTIONS TO MEET THIS REQUIREMENT.
23. ✓ REQUIRED OFF-STREET PARKING AND CALCULATIONS: Must be included on the site plan for all uses on the property pursuant to Section 409 (B.C.Z.R.) and the attached "GENERAL REQUIREMENTS", "CALCULATIONS", "PARKING PATTERNS", and "SAMPLE SITE PLAN".
24. SPECIAL USE REQUIREMENTS: Certain types of uses are required to show compliance on the plat with the applicable zoning regulations. Such uses include, but are not necessarily limited to, the following: Truck Terminals, Section 410 (B.C.Z.R.); Service Stations, S.405; Damaged or Disabled Vehicles and Parts, 405.A; Car Washes, S.419 and 409.10; uses requiring Automobile Stacking such as banks, drive-through restaurants, etc., S.409.10; Business Industrial Parking in a Residential Zone, 409.8.B and all residential transition area requirements, 1B01.1.B.; Housing for the Elderly, all applicable requirements of S.432 and 1B01.1.B. The petitioner is responsible for determining if information of this nature is required on the plan and for its accurate inclusion.
25. ✓ SEALS: Public hearing plats and descriptions must be sealed by an engineer, land surveyor or landscape architect registered with the State of Maryland.
26. ZERO SETBACK BUILDINGS: Must meet building code, as well as fire code requirements with regard to type of construction, windows, etc.
27. ✓ ZONING MAP: The surveyor shall furnish one (1) copy of the 1" = 200' scale official zoning map which shall reflect the following information:
  - a. Scale: 1" = 200', Map #\_\_;
  - b. Outline of the parcel(s) in question accurately depicted and the point of beginning with coordinates shown;
  - c. All existing and proposed streets and expressways in the area;
  - d. Location of available utilities connections;
  - e. Approximate size and location of school and church sites or other landmarks in the area

## Zoning Advisory Committee

- A. The above information is to be used as a guide by the members of the Zoning Advisory Committee.
- B. The Zoning Advisory Committee, as established by the County Administrative Officer in 1963, presently consists of ten (10) representatives of various County agencies. The Committee reviews zoning petitions weekly.
- C. The review by the Zoning Advisory Committee is aimed, not at making a judgment on the appropriateness of the zoning action requested, but rather to assure that all agencies are made aware of plans or problems that may have a bearing on the case.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny Ave 21204

Jade Gense / Redland Gense

300 E. Toppa Rd Towson 21286

Scott Rouk

110 WEST ROAD #105 TOWSON

Tim Madden

110 West Rd Towson

LOUIS W. MILLER

44 E. TIMONIAN RD 21093

Kathleen Beadell

30 Northwood Dr.





# GENERAL NOTES APPLICABLE TO ALL LOTS:

- OWNER/DEVELOPER:  
REDLAND GENSTAR, INC.  
EXECUTIVE PLAZA IV, 8TH FLOOR  
HUNT VALLEY, MD 21093  
ATTN: MR. JACK GEASE  
PHONE: (410) 527-4344
- MRA CONTACT:  
TIMOTHY F. MADDEN, PRINCIPAL
- EXISTING PROPERTY INFORMATION:  
NET ACREAGE (ALL LOTS): 48.1 ACRES ±  
EXISTING ZONING: SEE LOT SPECIFIC NOTES FOR THIS INFO  
ADDRESS: BEAVER DAM ROAD AND PADONIA ROAD
- GENERAL INFORMATION:  
COUNCILMANIC TRACT: 3  
GENUS TRACT: 4804.00  
ELECTION DISTRICT: 8  
TAX ACCOUNT NO.: 2000013897  
DEED REFERENCE: 2309263  
TAX MAP REFERENCES: TAX MAP 51, GRID 16, PARCEL 614  
ADC MAP REFERENCE: 18 GRID H-4 AND 9, J-8 AND 9  
WATERSHED: #67 (LOCH RAVEN)  
SUBSEWER SHED: #32  
TOPO & ZONING MAP NO.: NW 15A, 15-B, 16-B
- EXISTING LAND USE: THIS PROPERTY IS A PORTION OF THE REDLAND GENSTAR TEXAS HOLDINGS. IT IS CURRENTLY OPEN LAWN, FOREST, SCATTERED TREES AND QUARRY PONDS
- 4 SIDEWALKS WILL BE PROVIDED ALONG THE PROPOSED PUBLIC ROADS, IN ACCORDANCE WITH THE BALTIMORE COUNTY PUBLIC ROAD UTILITY & STREET TREE LOCATIONS.
- THERE ARE NO KNOWN EXISTING WELLS NOR SEPTIC FIELDS ON SITE.
- THE 100 YEAR FLOODPLAIN SHOWN IS FROM A PRELIMINARY FLOODPLAIN STUDY PREPARED BY MORRIS AND RITCHIE ASSOCIATES, INC.
- THERE ARE NO SIGNIFICANT REGULATED PLANT NOR WILDLIFE COMMUNITIES ON THIS SITE.
- THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL NOR CHEMICAL STORAGE TANKS ON OR WITHIN 100 FEET OF THE SITE.
- THE FOLLOWING ZONING VARIANCE OF STANDARD IS REQUESTED:  
A. A ZONING VARIANCE WILL BE REQUESTED TO PERMIT THE SIGNS TO EXCEED THE 15' S.F. OF SIGN FACE ALLOWED AS PER SECTION 413.1E.1 OF THE BALTIMORE COUNTY ZONING REGULATIONS. THE PROPOSAL INCLUDES THE CONSTRUCTION OF SEVEN COMMERCIAL IDENTIFICATION SIGNS. SEE THE "SITE PROPOSAL MAP" FOR THE PROPOSED SIGN LOCATIONS. EACH SIGN SHALL BE 300 S.F. ±
- THIS PROPERTY IS PART OF THE TEXAS HISTORIC DISTRICT. THE FOLLOWING HISTORIC SITES ARE ON THIS PROPERTY:  
A. CEMETERY KILN SITE (BA-1312), TO BE RETAINED IN PLACE  
B. GRISCOM'S KILNS (BA-1789), NO EVIDENCE FOUND  
C. OLD LIMESTONE KILN (BA-1789A), NO EVIDENCE FOUND  
D. HISTORIC LIME KILN SITE (LINDA'S KILNS BA-2173), TO BE DISMANTLED AND PARTIALLY RECONSTRUCTED AT TEXAS HISTORY PARK  
E. STATION MASTER'S HOUSE (BA-1792), NO EVIDENCE FOUND  
F. WARD-COLE HOUSE (BA-1793A), NO EVIDENCE FOUND  
G. TAYLOR'S HOUSE (BA-286), NO EVIDENCE FOUND  
H. 9807 RAILROAD AVENUE, FRAMED HOUSE (BA-1786), NO EVIDENCE FOUND  
I. FRANK GAGLIANO HOUSE (BA-1785), NO EVIDENCE FOUND  
J. JOHN BURNS HOUSE (BA-1837), NO EVIDENCE FOUND

## LOT 3 NOTES:

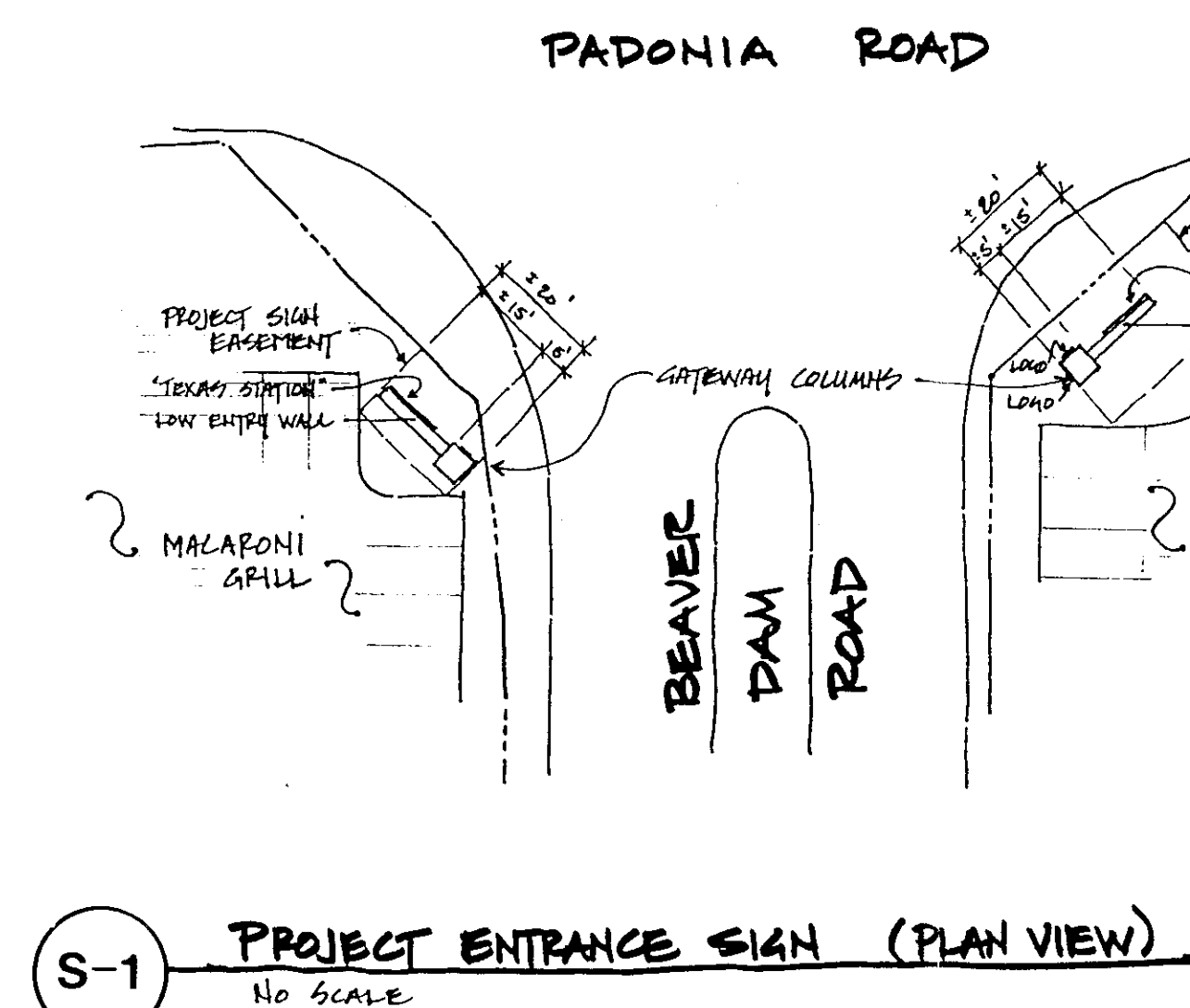
- PROPOSED DEVELOPMENT: 30,000 S.F. OFFICE
- NET LOT AREA: 3.9 ACRES
- EXISTING ZONING: ML-M AND BM-M
- PARKING REQUIRED:  
30,000 S.F. OFFICE @ 3.31/1,000 S.F. = 90 SPACES  
PARKING PROPOSED = 162 SPACES  
ACCESSIBLE SPACES REQUIRED: 6 SPACES  
ACCESSIBLE SPACES PROPOSED: 6 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 935 L.F. INTERIOR ROAD ± 20  
- 500 L.F. PARKING/LOADING ADJACENT TO M.T.A. R.O.W. ± 15  
- 162 PARKING SPACES ± 12  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 97 P.U.  
TOTAL PLANTING UNITS PROPOSED: 97 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
GENERAL OFFICE, 30,000 S.F. @ 171/1,000 S.F. = 110 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.18  
BM-M:  
15' MINIMUM FRONT  
0' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=40 FEET  
BUILDING HEIGHT PROPOSED=40 FEET  
MAXIMUM F.A.R. ALLOWED=4.0  
F.A.R. PROPOSED=0.18

## LOT 6 NOTES:

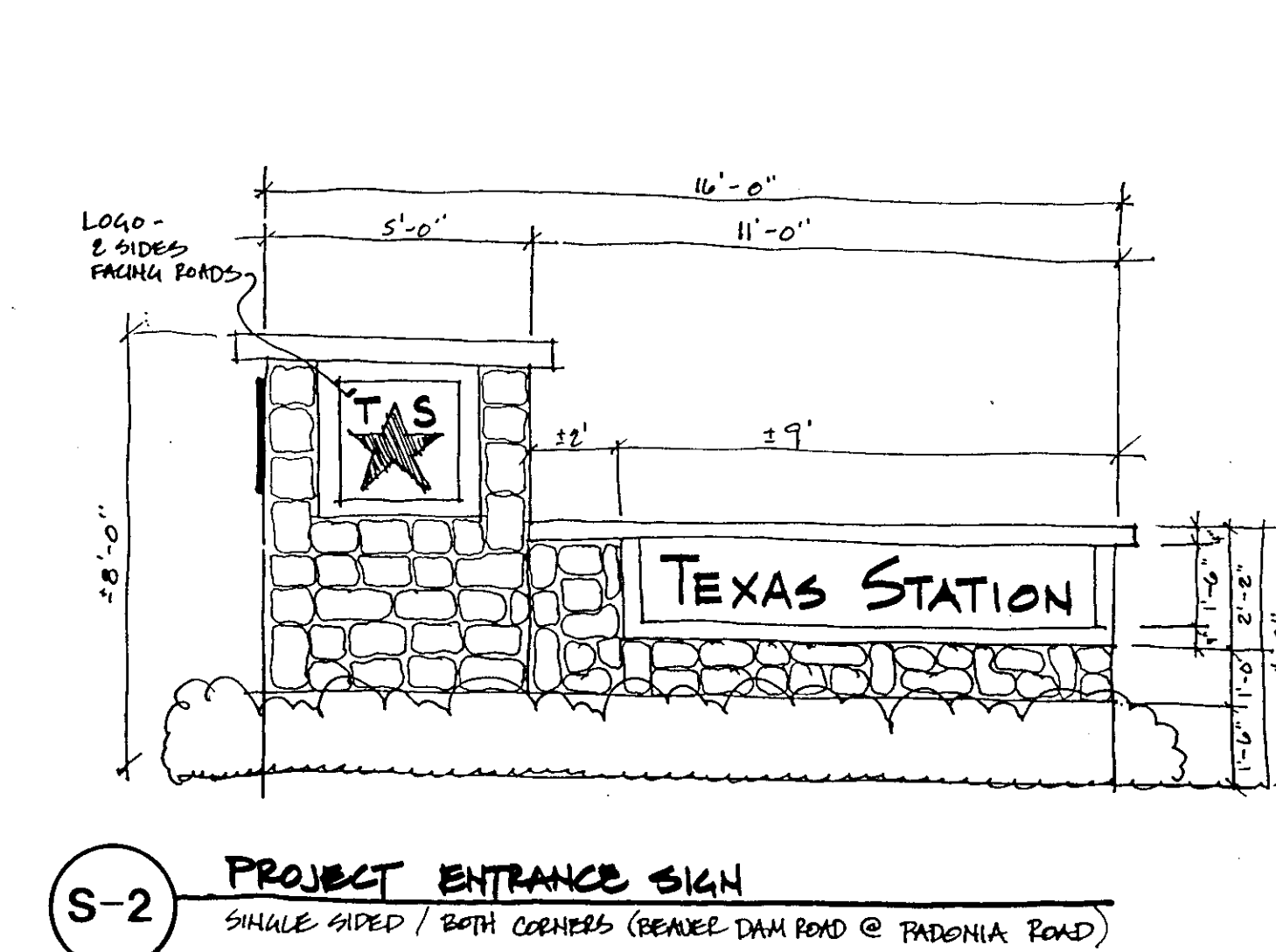
- PROPOSED DEVELOPMENT: 2,400 S.F. BANK
- NET LOT AREA: 0.8 ACRES
- EXISTING ZONING: ML-M AND BM
- PARKING REQUIRED:  
2,400 S.F. BANK @ 3.31/1,000 S.F. = 8 SPACES  
PARKING PROPOSED = 27 SPACES  
ACCESSIBLE SPACES REQUIRED: 2 SPACES  
ACCESSIBLE SPACES PROPOSED: 2 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 180 L.F. INTERIOR ROAD ± 20  
- 220 L.F. ADJACENT ROAD ± 40  
- 27 PARKING SPACES ± 12  
- 120 L.F. PARKING LOT ADJACENT TO M.T.A. R.O.W. ± 15  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 35 P.U.  
TOTAL PLANTING UNITS PROPOSED: 35 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
BANK, 2,400 S.F. @ 285/1,000 S.F. PLUS 1 WINDOW @ 411 PER WINDOW = 1,047 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.07  
BM-M:  
15' MINIMUM FRONT  
0' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=40 FEET  
BUILDING HEIGHT PROPOSED=40 FEET  
MAXIMUM F.A.R. ALLOWED=4.0  
F.A.R. PROPOSED=0.07

## LOT 9 NOTES:

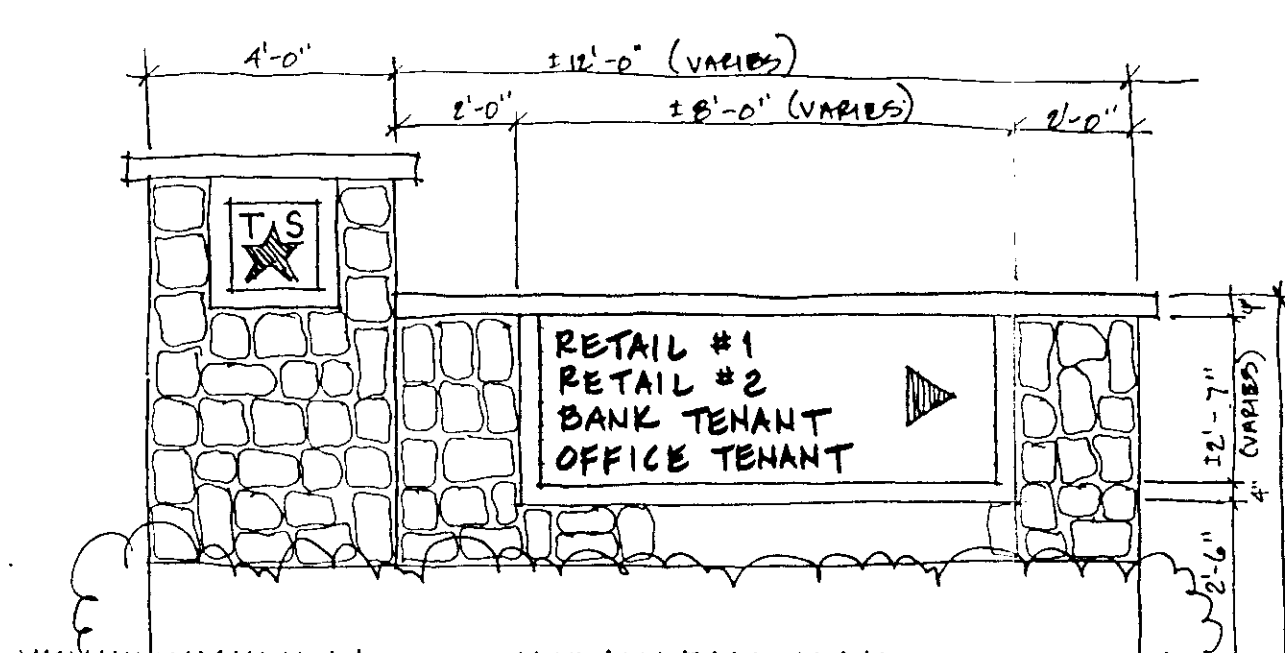
- PROPOSED DEVELOPMENT: HOTEL
- NET LOT AREA: 5.7 ACRES
- EXISTING ZONING: ML-M
- PARKING REQUIRED:  
104 GUEST ROOMS @ 1 ROOM= 104 SPACES  
PARKING PROPOSED = 127 SPACES  
ACCESSIBLE SPACES REQUIRED: 5 SPACES  
ACCESSIBLE SPACES PROPOSED: 6 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 180 L.F. INTERIOR ROAD ± 20  
- 420 L.F. ADJACENT ROAD ± 40  
- 127 PARKING SPACES ± 12  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 103 P.U.  
TOTAL PLANTING UNITS PROPOSED: 103 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
104 ROOMS @ 10 ROOM = 1,040 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
BUILDING HEIGHT PROPOSED=40 FEET  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.18



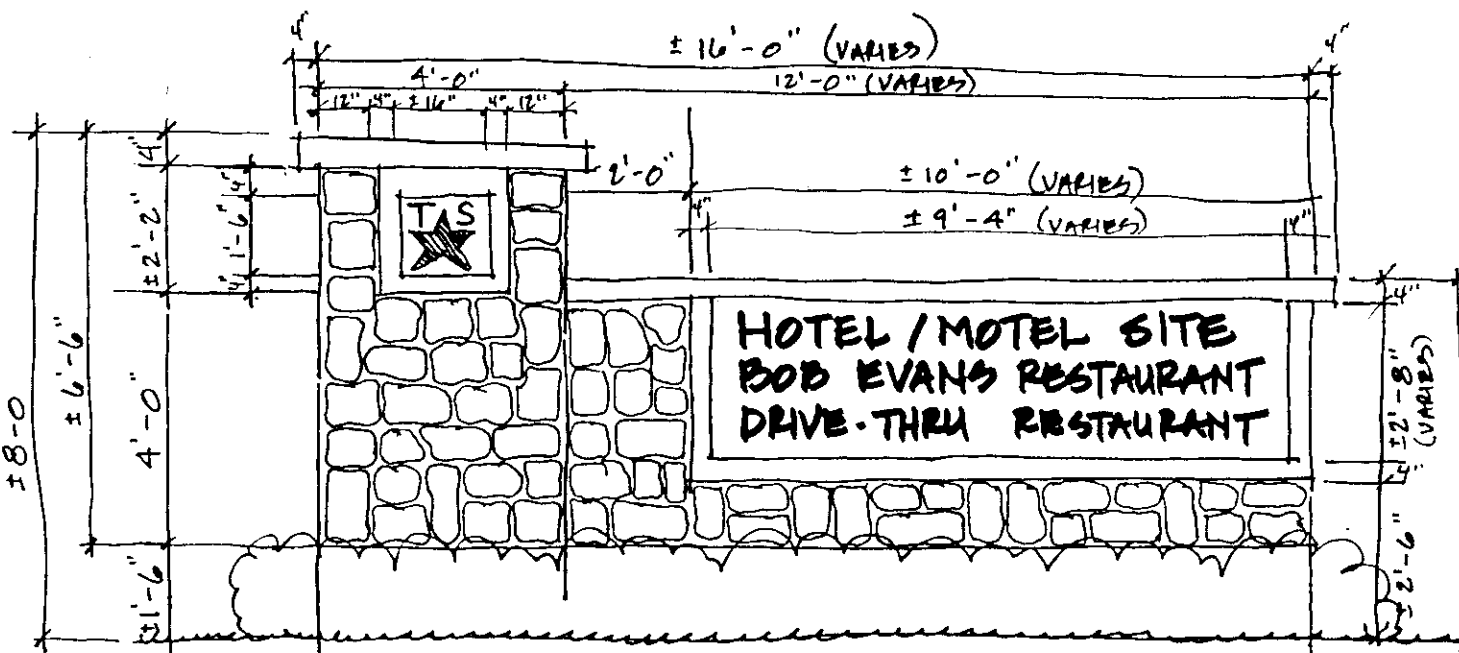
S-1 PROJECT ENTRANCE SIGN (PLAN VIEW)  
No SCALE



S-2 PROJECT ENTRANCE SIGN  
SHALL BE SITED / BOTH CORNERS (BEAVER DAM ROAD @ PADONIA ROAD)



S-3 MULTI-TENANT DIRECTORY SIGN  
MULTIPLE PARCELS (TEXAS STATION COURT) - SINGLE-SIDED / BOTH CORNERS @ BEAVER DAM ROAD/TEXAS STATION COURT



S-4 MULTI-TENANT IDENTIFICATION SIGN  
MULTIPLE PARCELS / SINGLE-SIDED ALONG ROAD LOCATION 1 OR 2 SIDED SIGN (AS APPROPRIATE)

## LOT 1 NOTES:

- PROPOSED DEVELOPMENT: RELOCATION OF A LIME KILN AND 129 GRAVE SITES THAT CURRENTLY EXIST ON THE REDLAND GENSTAR TEXAS PROPERTY. THIS AREA IS TO BE DEDICATED AS A PARK AND INTERPRETIVE AREA FOR THE HISTORY OF THESE ELEMENTS. A SMALL PARKING AREA, PATH NETWORK AND PICNIC AREA WILL BE PROVIDED FOR VISITORS. NO OTHER BUILDINGS OR STRUCTURES ARE PROPOSED
- NET LOT AREA: 0.4 ACRES
- EXISTING ZONING: ML-M
- UTILITIES: THERE ARE NO WATER OR SEWER UTILITIES REQUIRED FOR THIS PROJECT
- SIGNAGE: ONE INFORMATIONAL SIGN NOT TO EXCEED 15 S.F. IN AREA IS PROPOSED THIS WILL BE IN CONFORMANCE WITH B.C.2.R. SECTION 413.1.E
- PREVIOUS COMMERCIAL PERMITS: THIS PROPERTY IS CURRENTLY UNDER A SURFACE MINING AND RECLAMATION PERMIT ISSUED BY THE STATE OF MARYLAND (SURFACE MINING PERMIT #77-SP-0055)
- ACCESS: ONE OFF-STREET PARKING ENTRANCE WILL BE PROVIDED AT CHURCH LANE. NO ROAD IMPROVEMENTS TO CHURCH LANE ARE PROPOSED IN CONNECTION WITH THIS PROPOSAL
- PARKING: THREE PARALLEL PARKING SPACES WILL BE PROVIDED TO SERVE THE PARK. THESE WILL BE PAVED WITH BITUMINOUS CONCRETE AND CURBED
- NO SITE LIGHTING IS PROPOSED
- STORMWATER MANAGEMENT: THE SITE DRAINS INTO THE PUBLIC POND BEING CONSTRUCTED AS A REGIONAL SWM FACILITY FOR NEW BEAVER DAM ROAD
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 1 P.U. PER 20 L.F. OF INTERIOR ROAD @ 120 L.F.  
- 1 P.U. PER 40 L.F. OF ADJACENT ROAD FRONTAGE @ 37 L.F.  
- 1 P.U. PER 12 PARKING SPACES @ 3 P.S.  
- 1 P.U. PER 15 L.F. OF CLASS 'B' SCREENING OF PARKING LOT ADJACENT TO PUBLIC RIGHT-OF-WAY @ 8 L.F.  
TOTAL PLANTING UNITS REQUIRED: 0.5 P.U.  
TOTAL PLANTING UNITS PROPOSED: 8.0 P.U.

## LOT 4 NOTES:

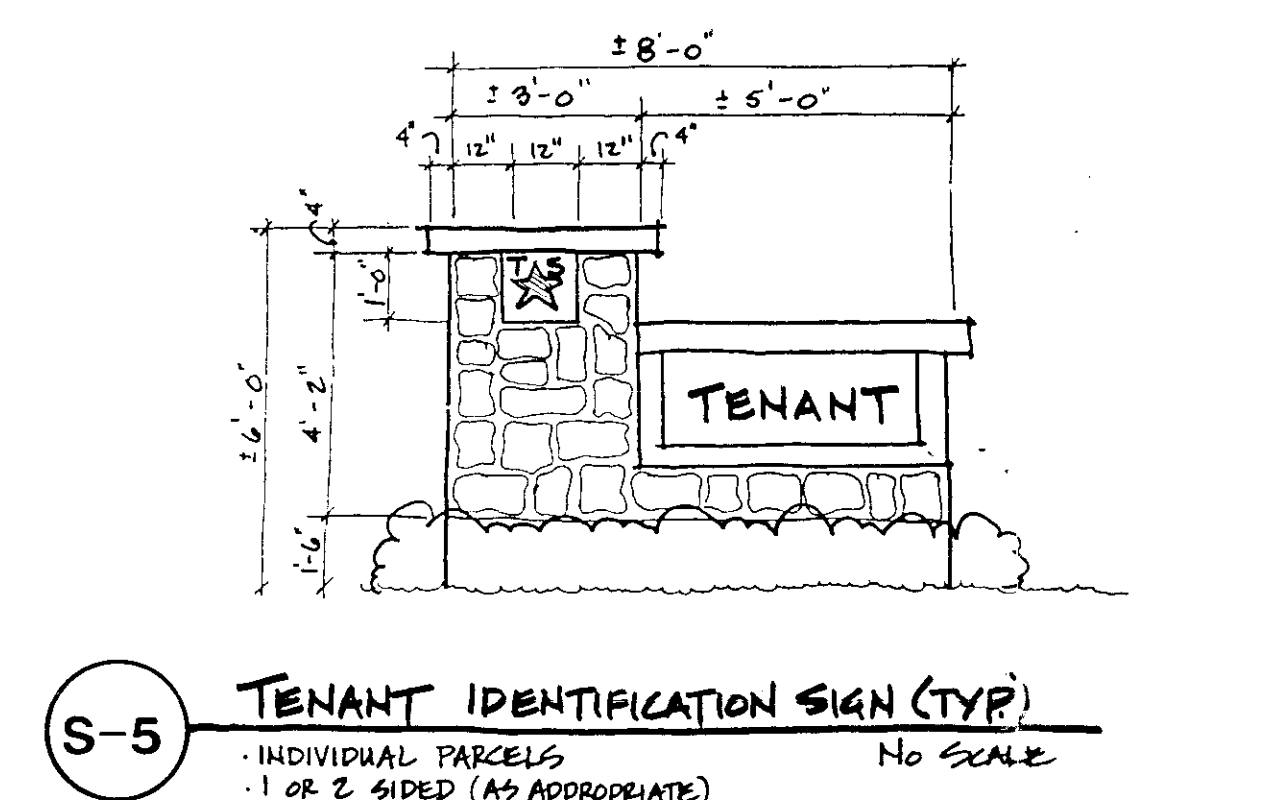
- PROPOSED DEVELOPMENT: 133,000 S.F. RETAIL
- NET LOT AREA: 11.5 ACRES
- EXISTING ZONING: ML-M AND BM-M
- PARKING REQUIRED:  
133,000 S.F. RETAIL @ 51/1,000 S.F. = 665 SPACES  
PARKING PROPOSED = 665 SPACES  
ACCESSIBLE SPACES REQUIRED: 14 SPACES  
ACCESSIBLE SPACES PROPOSED: 14 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 1,380 L.F. INTERIOR ROAD ± 20  
- 665 PARKING SPACES ± 12  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 127 P.U.  
TOTAL PLANTING UNITS PROPOSED: 127 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
RETAIL (DISCOUNT STORE), 133,000 S.F. @ 701/1,000 S.F. = 9,310 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.27  
BM-M:  
15' MINIMUM FRONT  
0' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=40 FEET  
BUILDING HEIGHT PROPOSED=40 FEET  
MAXIMUM F.A.R. ALLOWED=4.0  
F.A.R. PROPOSED=0.27

## LOT 7 NOTES:

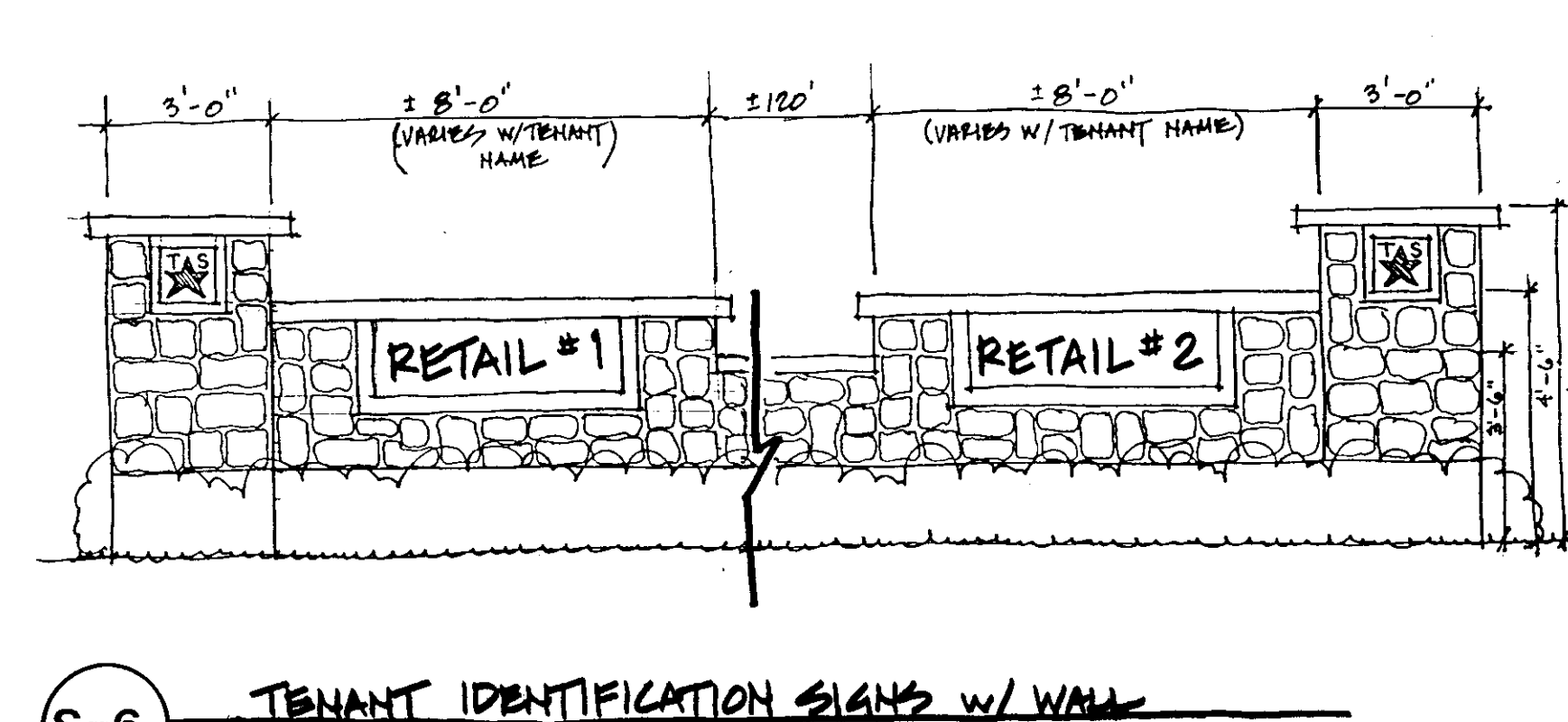
- PROPOSED DEVELOPMENT: 5,250 S.F. FUEL SERVICE STATION (2,500 S.F. SERVICE PLUS 1,375 S.F. CONVENIENCE STORE PLUS 1,375 S.F. STORAGE)
- NET LOT AREA: 1.5 ACRES
- EXISTING ZONING: ML-M
- PARKING REQUIRED:  
8 EMPLOYEES ON LARGEST SHIFT @ 1 EMP = 8 SPACES  
1,375 S.F. CONVENIENCE STORE @ 51/1,000 S.F. = 4 SPACES  
4 SERVICE BAYS @ 3BAY = 12 SPACES  
1 SELF-SERVICE AIR = 1 SPACE  
TOTAL PARKING REQUIRED = 25 SPACES  
PARKING PROPOSED = 29 SPACES  
ACCESSIBLE SPACES REQUIRED: 2 SPACES  
ACCESSIBLE SPACES PROPOSED: 2 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 350 L.F. INTERIOR ROAD ± 20  
- 850 L.F. ADJACENT ROAD ± 40  
- 29 PARKING SPACES ± 12  
- 350 L.F. PARKING LOT ADJACENT TO PUBLIC R.O.W. ± 15  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 71 P.U.  
TOTAL PLANTING UNITS PROPOSED: 71 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
FUEL SERVICE STATION, 5,250 S.F. @ 323/1,000 S.F. = 1,696 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
BUILDING HEIGHT PROPOSED=20 FEET  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.08  
SETBACKS PER SECTION 409:  
35' MINIMUM TO BUILDING FROM STREET R.O.W.  
25' MINIMUM TO FUEL PUMP FROM STREET R.O.W.  
15' MINIMUM TO CANOPY FROM STREET R.O.W.

## LOT 10 NOTES:

- PROPOSED DEVELOPMENT: 3,000 S.F. FAST FOOD RESTAURANT
- NET LOT AREA: 0.8 ACRES
- EXISTING ZONING: ML-M
- PARKING REQUIRED:  
3,000 S.F. FAST FOOD @ 161/1,000 S.F. = 48 SPACES  
PARKING PROPOSED = 52 SPACES  
ACCESSIBLE SPACES REQUIRED: 3 SPACES  
ACCESSIBLE SPACES PROPOSED: 3 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 135 L.F. INTERIOR ROAD ± 20  
- 130 L.F. ADJACENT ROAD ± 40  
- 52 PARKING SPACES ± 12  
- 130 L.F. PARKING LOT ADJACENT TO PUBLIC R.O.W. ± 15  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 34 P.U.  
TOTAL PLANTING UNITS PROPOSED: 34 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
FAST FOOD RESTAURANT, 3,000 S.F. @ 786/1,000 S.F. = 2,358 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
BUILDING HEIGHT PROPOSED=20 FEET  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.09



S-5 TENANT IDENTIFICATION SIGN (TYPE 1)  
INDIVIDUAL PARCELS 1 OR 2 SIDED (AS APPROPRIATE)



S-6 TENANT IDENTIFICATION SIGN W/ WALL  
SINGLE-SIDED SIGNS - CONNECTING LOW WALL (5'-6" HT)  
LOCATION - TERMINUS OF TEXAS STATION COURT COL-DE-SAC BUILD

## SIGNAGE FEATURE AREA TABLE

| Type of Sign                             | Feature Surface (Single Face)   | Logo Panel          | Sign Panel (Single Face)       | No. Faces |
|------------------------------------------|---------------------------------|---------------------|--------------------------------|-----------|
| Project Identification                   | ± 125 S.F.                      | 9 S.F.              | ± 25 S.F.                      | 1         |
| Multi-Tenant Directory Identification    | ± 130 S.F. (varies as required) | 4 S.F.              | ± 25 S.F. (varies as required) | *         |
| Single Tenant Identification             | ± 50 S.F.                       | 1 S.F.              | ± 10-20 S.F.                   | 2*        |
| <b>Special Feature</b>                   |                                 |                     |                                |           |
| Dual Retailer Tenant Identification Sign | ± 75 S.F. x 2 = 150 S.F.        | 1 S.F. x 2 = 2 S.F. | ± 10-15 S.F. x 2 = max 30 S.F. | 1         |
| Wall (3'-6" x 120 S.F.)                  | ± 420 S.F.                      | N/A                 | N/A                            | 1         |
| Total Maximum                            | ± 570 S.F.                      |                     |                                |           |

\* If applicable

## LOT 2 NOTES:

- PROPOSED DEVELOPMENT: 58,000 S.F. WAREHOUSE AND 1,000 S.F. OFFICE (60,000 S.F. TOTAL)
- NET LOT AREA: 6.4 ACRES
- EXISTING ZONING: ML-M
- PARKING REQUIRED: 48 EMPLOYEES ON LARGEST SHIFT @ 1 SPACE PER EMPLOYEE = 48 SPACES  
1,000 S.F. OFFICE @ 3.3 SPACES/1,000 S.F. = 4 SPACES  
TOTAL SPACES REQUIRED: 44 SPACES  
TOTAL SPACES PROPOSED: 138 SPACES  
ACCESSIBLE SPACES REQUIRED: 5 SPACES  
ACCESSIBLE SPACES PROPOSED: 6 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 1,460 L.F. INTERIOR ROAD ± 20  
- 480 L.F. PARKING LOT ADJACENT TO M.T.A. R.O.W. ± 15  
- 138 PARKING SPACES ± 12  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 119 P.U.  
TOTAL PLANTING UNITS PROPOSED: 119 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
WAREHOUSE, MANUFACTURING, 58,000 S.F. @ 4.01/1,000 S.F. = 236  
GENERAL OFFICE, 1,000 S.F. @ 251/1,000 S.F. = 25  
ADT TOTAL: 261
- BUILDING SETBACKS:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
35' MINIMUM SETBACK FROM THE FOREST BUFFER  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
BUILDING HEIGHT PROPOSED=40 FEET  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.22

## LOT 5 NOTES:

- PROPOSED DEVELOPMENT: 135,000 S.F. RETAIL
- NET LOT AREA: 12.6 ACRES
- EXISTING ZONING: ML-M, BM-M AND BM
- PARKING REQUIRED:  
135,000 S.F. RETAIL @ 51/1,000 S.F. = 675 SPACES  
PARKING PROPOSED = 847 SPACES  
ACCESSIBLE SPACES REQUIRED: 17 SPACES  
ACCESSIBLE SPACES PROPOSED: 18 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 1,585 L.F. INTERIOR ROAD ± 20  
- 400 L.F. ADJACENT ROAD ± 40  
- 847 PARKING SPACES ± 12  
- 175 L.F. PARKING LOT ADJACENT TO PUBLIC R.O.W. ± 15 (CLASS 'B' SCREENING)  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 175 P.U.  
TOTAL PLANTING UNITS PROPOSED: 175 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
RETAIL (DISCOUNT CLUB), 135,000 S.F. @ 781/1,000 S.F. = 10,530 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
BUILDING HEIGHT PROPOSED=20 FEET  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.25  
BM-M:  
15' MINIMUM FRONT  
0' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=40 FEET  
BUILDING HEIGHT PROPOSED=40 FEET  
MAXIMUM F.A.R. ALLOWED=4.0  
F.A.R. PROPOSED=0.25

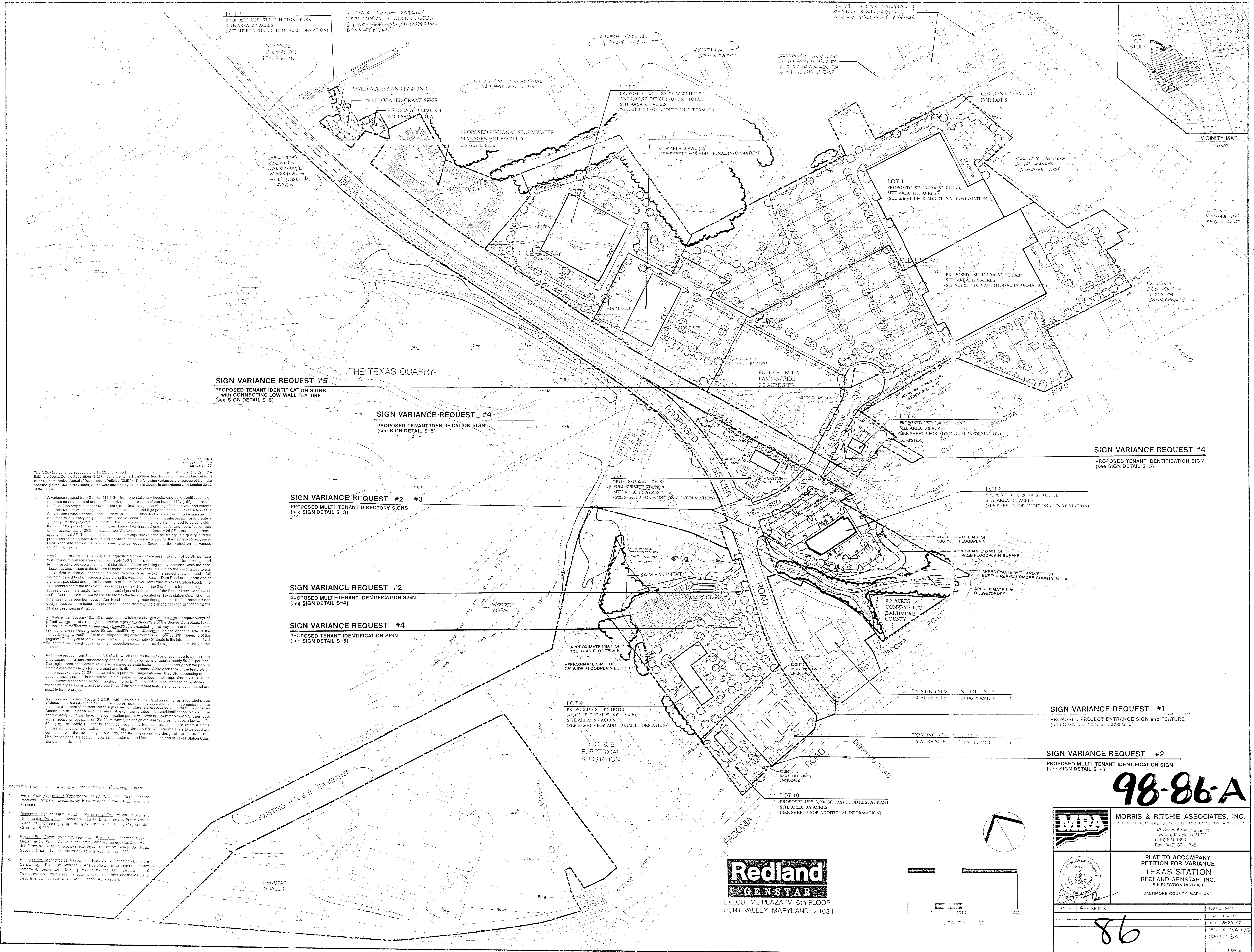
## LOT 8 NOTES:

- PROPOSED DEVELOPMENT: ±20,000 S.F. OFFICE
- NET LOT AREA: 4.5 ACRES
- EXISTING ZONING: ML-M
- PARKING REQUIRED:  
20,000 S.F. OFFICE @ 3.31/1,000 S.F. = 66 SPACES  
PARKING PROPOSED = 160 SPACES  
ACCESSIBLE SPACES REQUIRED: 6 SPACES  
ACCESSIBLE SPACES PROPOSED: 6 SPACES
- A FINAL LANDSCAPE PLAN WILL BE PREPARED IN CONFORMANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL. LANDSCAPE CALCULATIONS: (75% TO BE MAJOR DECIDUOUS)  
- 40 L.F. INTERIOR ROAD ± 20  
- 480 L.F. ADJACENT ROAD ± 40  
- 160 L.F. PARKING LOT ADJACENT TO M.T.A. R.O.W. ± 15  
- 160 L.F. PARKING SPACES ± 12  
- 30 L.F. DUMPSTER ± 15  
TOTAL PLANTING UNITS REQUIRED: 49 P.U.  
TOTAL PLANTING UNITS PROPOSED: 49 P.U.
- AVERAGE DAILY TRIPS PROPOSED:  
GENERAL OFFICE, 20,000 S.F. @ 171/1,000 S.F. = 340 ADT
- BUILDING SETBACKS:  
ML-M:  
25' MINIMUM FRONT  
30' MINIMUM SIDE AND REAR  
MAXIMUM BUILDING HEIGHT ALLOWED=UNLIMITED  
BUILDING HEIGHT PROPOSED=20 FEET  
MAXIMUM F.A.R. ALLOWED=2.0  
F.A.R. PROPOSED=0.10

98-86-A

|                                                                                                                                  |           |                                                                                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                  |           | <b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b><br>ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS<br>110 West Road, Suite 105<br>Towson, Maryland 21204<br>(410) 821-1690<br>Fax: (410) 821-1748 |  |
| <b>SITE DETAIL SHEET</b><br><b>TEXAS STATION</b><br>REDLAND GENSTAR, INC.<br>8th ELECTION DISTRICT<br>BALTIMORE COUNTY, MARYLAND |           |                                                                                                                                                                                                         |  |
| DATE                                                                                                                             | REVISIONS | JOB NO. 9445.C                                                                                                                                                                                          |  |
|                                                                                                                                  |           | SCALE: AS SHOWN                                                                                                                                                                                         |  |
|                                                                                                                                  |           | DATE: 8-29-97                                                                                                                                                                                           |  |
|                                                                                                                                  |           | DRAWN BY: BC                                                                                                                                                                                            |  |
|                                                                                                                                  |           | DESIGN BY: BC                                                                                                                                                                                           |  |
|                                                                                                                                  |           | REVIEW BY:                                                                                                                                                                                              |  |
|                                                                                                                                  |           | SHEET: 2 OF 2                                                                                                                                                                                           |  |





**SIGN VARIANCE REQUEST #5**  
PROPOSED TENANT IDENTIFICATION SIGNS  
WITH CONNECTING LOW WALL FEATURE  
(SEE SIGN DETAIL S-6)

**SIGN VARIANCE REQUEST #4**  
PROPOSED TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-5)

**SIGN VARIANCE REQUEST #4**  
PROPOSED TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-5)

**SIGN VARIANCE REQUEST #2 #3**  
PROPOSED MULTI-TENANT DIRECTORY SIGNS  
(SEE SIGN DETAIL S-3)

**SIGN VARIANCE REQUEST #2**  
PROPOSED MULTI-TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-4)

**SIGN VARIANCE REQUEST #4**  
PROPOSED TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-5)

**SIGN VARIANCE REQUEST #1**  
PROPOSED PROJECT ENTRANCE SIGN AND FEATURE  
(SEE SIGN DETAILS S-1 and S-2)

**SIGN VARIANCE REQUEST #2**  
PROPOSED MULTI-TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-4)

**SIGN VARIANCE REQUEST #1**  
PROPOSED PROJECT ENTRANCE SIGN AND FEATURE  
(SEE SIGN DETAILS S-1 and S-2)

**SIGN VARIANCE REQUEST #2**  
PROPOSED MULTI-TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-4)

**SIGN VARIANCE REQUEST #1**  
PROPOSED PROJECT ENTRANCE SIGN AND FEATURE  
(SEE SIGN DETAILS S-1 and S-2)

**SIGN VARIANCE REQUEST #2**  
PROPOSED MULTI-TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-4)

**SIGN VARIANCE REQUEST #1**  
PROPOSED PROJECT ENTRANCE SIGN AND FEATURE  
(SEE SIGN DETAILS S-1 and S-2)

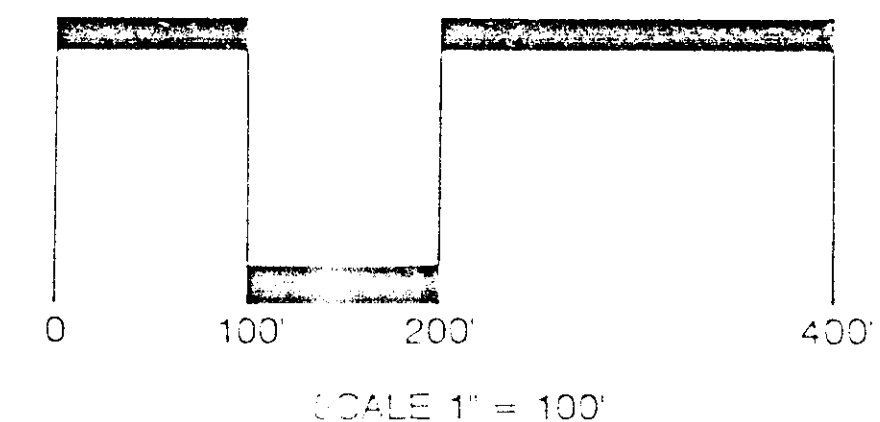
**SIGN VARIANCE REQUEST #2**  
PROPOSED MULTI-TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-4)

**SIGN VARIANCE REQUEST #1**  
PROPOSED PROJECT ENTRANCE SIGN AND FEATURE  
(SEE SIGN DETAILS S-1 and S-2)

**SIGN VARIANCE REQUEST #2**  
PROPOSED MULTI-TENANT IDENTIFICATION SIGN  
(SEE SIGN DETAIL S-4)

**SIGN VARIANCE REQUEST #1**  
PROPOSED PROJECT ENTRANCE SIGN AND FEATURE  
(SEE SIGN DETAILS S-1 and S-2)

- Information shown on this drawing was obtained from the following sources:
- Aerial Photography and Topography, dated 10/25/89, General Stone Products Company, prepared by Harford Aerial Survey, Inc., Timonium, Maryland.
  - Beaver Dam Road - Preliminary Right-of-Way, Plans and Construction Drawings, Baltimore County Department of Public Works, Bureau of Engineering, prepared by Whitney, Bailey, Cox & Magrini, Inc. Order No. 5-260-9.
  - Beaver Dam Road - Preliminary Right-of-Way, Baltimore County Department of Public Works, prepared by Whitney, Bailey, Cox & Magrini, Inc. Order No. 5-260-7. Beaver Dam Road, Beaver Dam Road South of Church Lane to North of Padonia Road, March 1988.
  - Historical and Archaeological Resources - Hunt Valley Station, Baltimore Central Light Rail Line Alternative Analysis/Draft Environmental Impact Statement, September 1990, prepared by the U.S. Department of Transportation, Urban Mass Transportation Administration and the Maryland Department of Transportation, Mass Transit Administration.



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Fax: (410) 821-1748

**PLAT TO ACCOMPANY  
PETITION FOR VARIANCE  
TEXAS STATION  
REDLAND GENSTAR, INC.  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND**

| DATE | REVISIONS | JOB NO. 9445       |
|------|-----------|--------------------|
|      |           | SCALE 1" = 100'    |
|      |           | DATE 8-29-97       |
|      |           | DRAWN BY B.C./B.S. |
|      |           | DESIGNED BY B.C.   |
|      |           | CHECKED BY         |
|      |           | DATE               |

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1 OF 2