

IN RE: PETITION FOR VARIANCE
W/S York Road, 650' N of its
intersection w/Industry Lane
(10150 York Road)
8th Election District
3rd Councilmanic District

AAI Corporation, Owners;
Sterling Advisors Realty Co.,
Contract Purchaser

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-350-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, AAI Corporation, by Stanley J. Mecinski, Esquire, Corporate Counsel, and the Contract Purchaser, Sterling Advisors Realty Company, by Brian Doyle, through their attorney, Richard Rubin, Esquire. The Petitioners seek relief from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum rear yard setback of 8 feet in lieu of the required 30 feet for a proposed one-story parking deck. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

It is to be noted that since the filing of the instant Petition, Sterling Advisors Realty Company has actually settled on the subject property and are now the owners.

Appearing at the hearing on behalf of the Petition were Richard Rubin, Esquire, attorney for the Petitioners, and Timothy Madden, Professional Engineer with Morris & Ritchie Associates, the consulting firm which prepared the site plan for this property. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.008 acres, more or less, split zoned M.L.-I.M. and M.L.-A.S., and is improved with an office building and a parking lot. Since purchasing the subject property, the Petitioners have found that the existing parking lot is inadequate to serve its needs. Thus, the Petitioners propose to construct a second level to the existing parking area to provide the additional parking necessary to serve its patrons and customers. However, in order to construct a second level to the existing parking lot, the requested variance is necessary.

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).

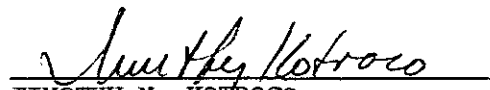
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or struc-

ture which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance 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 this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of May, 1998 that the Petition for Variance seeking relief from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum rear yard setback of 8 feet in lieu of the required 30 feet for a proposed one-story parking deck, 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/29/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 29, 1998

Richard Rubin, Esquire
One South Street, 27th Floor
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
W/S York Road, 650' N of its intersection w/Industry Lane
(10150 York Road)
8th Election District - 3rd Councilmanic District
Sterling Advisors Realty Co., Owners
Case No. 98-350-A

Dear Mr. Rubin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Brian Doyle, Sterling Advisors Realty Co.
31 Light Street, Suite 200, Baltimore, Md. 21202

Stanley J. Mecinski, Esquire, AAI Corporation
100 Industry Lane, Hunt Valley, Md. 21030

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

100 Industry Lane, Hunt Valley, MD 21030

which is presently zoned ML-IM and ML-AS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

255.1 of the Baltimore County Zoning Regulations (BCZR) is hereby requested to allow a minimum rear yard setback of eight feet (8'0") in lieu of the required 30 feet. This is to allow construction of a proposed one-story parking deck.

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

1. The existing building locations and topographical conditions impose building and subdivision constraints that limit the configuration of the building parcel.
2. For other reasons to be determined at the hearing.

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

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

Contract Purchaser/Lessee

Sterling Advisors Realty Co.

(Type or Print Name)

Signature Brian Doyle

31 Light Street, Suite 200

Address

Baltimore, MD 21202

City

State

Zipcode

Attorney for Petitioner

Richard Rubin

(Type or Print Name)

Signature Richard Rubin

27th Floor, One South Street

Address

Phone No

Baltimore, MD 21202 332-8509

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)

AAI Corporation

(Type or Print Name)

Signature Stanley J. Mecinski, Esq.

Stanley J. Mecinski, Esq.

Corporate Counsel

(Type or Print Name)

Signature

100 Industry Lane

Address

410-628-6674

Phone No

Hunt Valley, MD 21030

City

State

Zipcode

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

Richard Rubin, Esq.

Name

One South Street, 27th Floor, Baltimore MD 21202

Address

Phone No

410-332-8509

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: JRF

DATE 3/23/88

Printed with Soybean Ink
on Recycled Paper

Zoning Administration

Seal of Baltimore County

#350

98-350-A

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 51791

DATE 3-23-98 ACCOUNT R-001-615-000

AMOUNT \$ 250.00

RECEIVED FROM: Sterling Advisors Realty Co.
100 Industry Ln
FOR: 020 Variance Item # 98-350-A
Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

Paid in full
7/24/1998 5/27/1998 15:30:00
BALTIMORE COUNTY OFFICE OF BUDGET & FINANCE
CASHIER: JRF
DATE: 05/17/98
BALTIMORE COUNTY, MARYLAND

98-350-A

NOTICE OF ZONING 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: #98-350-A
100 Industry Lane
W/S York Road, 650 +/- N
of Industry Lane
8th Election District
3rd Councilmatic District
Legal Owner(s): All Corporation
Contract Purchaser: Sterling
Advisors Realty Company

Variance: to allow a minimum rear yard setback of 8 feet in lieu of the required 30 feet for construction of a proposed one-story parking deck.
Hearing: Thursday, May 14, 1998 at 10:00 a.m. In Room 407, County 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.

4/5/98 Apr. 30 0224683

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/30, 1998

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 4/30, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

AAI Corporation
Eighth Election District
Third Councilmanic District
Baltimore County, Maryland

Beginning for the same at a point on the westerly right of way of York Road (Maryland Route 45) which is 80 feet wide, at the distance of 650± feet northerly from the intersection of Industry Lane, which is 60 feet wide, thence from the POINT OF BEGINNING so fixed the following six courses and distances, viz:

1. South 71°31' 55" West, 214.89 feet,
2. 39.53 feet, along the arc of a curve to the right, having a radius of 110.00 feet, and being subtended by a chord of North 28°47' 38" West, 39.31 feet,
3. North 18°29' 59" West, 368.21 feet,
4. North 71°30' 01" East, 202.14 feet,
5. South 63°28' 05" east, 28.28 feet,
6. South 18°28' 05" East, 386.99 feet to the POINT OF BEGINNING.

Containing 90,063 square feet or 2.008 acres of Land more or less.

Being part of Parcel 2, 4th Amended Subdivision of AAI Corporation to be recorded in the Land Records of Baltimore County, Maryland, the said subdivision being part of the following Deed, Liber G.L.B. 2639, folio 228 and Liber W.J.R. 3779, folio 356. Also known as 10150 York Road in the Eighth Election District.



350

MAB:mak's\10210.04\zoning.dcs\032098

☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395

98-350-A

RE: PETITION FOR VARIANCE * BEFORE THE
100 Industry Lane, W/S York Road, at dis- *
tance of 650' ± N of Industry Lane * ZONING COMMISSIONER
8th Election District, 3rd Councilmanic * OF BALTIMORE COUNTY
Legal Owner: AAI Corporation
Contract Purchaser: Sterling Advisors Realty Co.
Petitioners * CASE NO. 98-350-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
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 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Richard Rubin, Esq., 1 South Street, 27th Floor, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

April 2, 1998

NOTICE OF ZONING 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: 98-350-A
100 Industry Lane
W/S York Road, 650' +/- N of Industry Lane
8th Election District - 3rd Councilmanic District
Legal Owner: AAI Corporation
Contract Purchaser: Sterling Advisors Realty Company

Variance to allow a minimum rear yard setback of 8 feet in lieu of the required 30 feet for construction of a proposed one-story parking deck.

HEARING: Thursday, May 14, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon
Director

c: Richard Rubin, Esquire
AAI Corporation
Sterling Advisors Realty Company

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 30, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 30, 1998 Issue - Jeffersonian

Please forward billing to:

Mr. Brian Doyle 410-986-2603
Sterling Advisors, Inc.
31 Light Street
Baltimore, MD 21202

NOTICE OF ZONING 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: 98-350-A
100 Industry Lane
W/S York Road, 650' +/- N of Industry Lane
8th Election District - 3rd Councilmanic District
Legal Owner: AAI Corporation
Contract Purchaser: Sterling Advisors Realty Company

Variance to allow a minimum rear yard setback of 8 feet in lieu of the required 30 feet for construction of a proposed one-story parking deck.

HEARING: Thursday, May 14, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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.



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 98-350-A

Petitioner: Sterling Advisors Realty Co.

Location: 100 Industry Lane Cockeysville Md.
12030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Brian Doyle, Sterling Advisors, Inc.

ADDRESS: 31 Light Street Baltimore, Md. 21202

PHONE NUMBER: 410-986-2603

AJ:ggs

(Revised 09/24/96)

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.: 98-350-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A Variance from BCZR Section 255.1
to permit an 8 Foot rear yard in
lieu of the required 30 foot rear
yard.

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



Baltimore County
Fire Department

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

April 16, 1998

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

RE: Property Owner: AAI CORPORATION
CAVES VALLEY GOLF CLUB, INC.
BETHEL PARK LIMITED PTNP.

Location: DISTRIBUTION MEETING OF APRIL 6, 1998

Item No.: 350, 352, 353

Zoning Agenda:

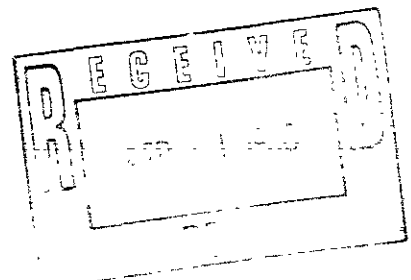
Gentlemen:

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", 1994 edition prior to occupancy.

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

cc: File



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: April 16, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item Nos. 348, 350, 352, 353, 355,
 356, 357, 358, 359, and 360

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

RWB:HJO:jrb

cc: File

ZONE0413.NOC



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

April 7, 1998

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

RE: Baltimore County
Item No. 350
Variance
AAI Corporation
MD 45 (west side)
1200' north of Industry Lane
Mile Post 7.20

Dear Ms. Eubanks:

We have reviewed the referenced item and have no objection to approval of the variance.

However, we will require the owner to obtain an access permit through this office. Please have their representative contact this office regarding the required improvements conditioned to the permit.

Should you have any questions, please contact Larry Gredlein at 410-545-5606. You may also E-mail him (lgredlein@sha.state.md.us).

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits Division

LG/eu

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

DATE: 4/7/98

SUBJECT: Zoning Advisory Committee
Meeting Date: April 6, 98

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

Item #'s:

350

353

354

356

358

360

RBS:sp

BRUCE2/DEPRM/TXTSBP

6/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 14, 1998

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):

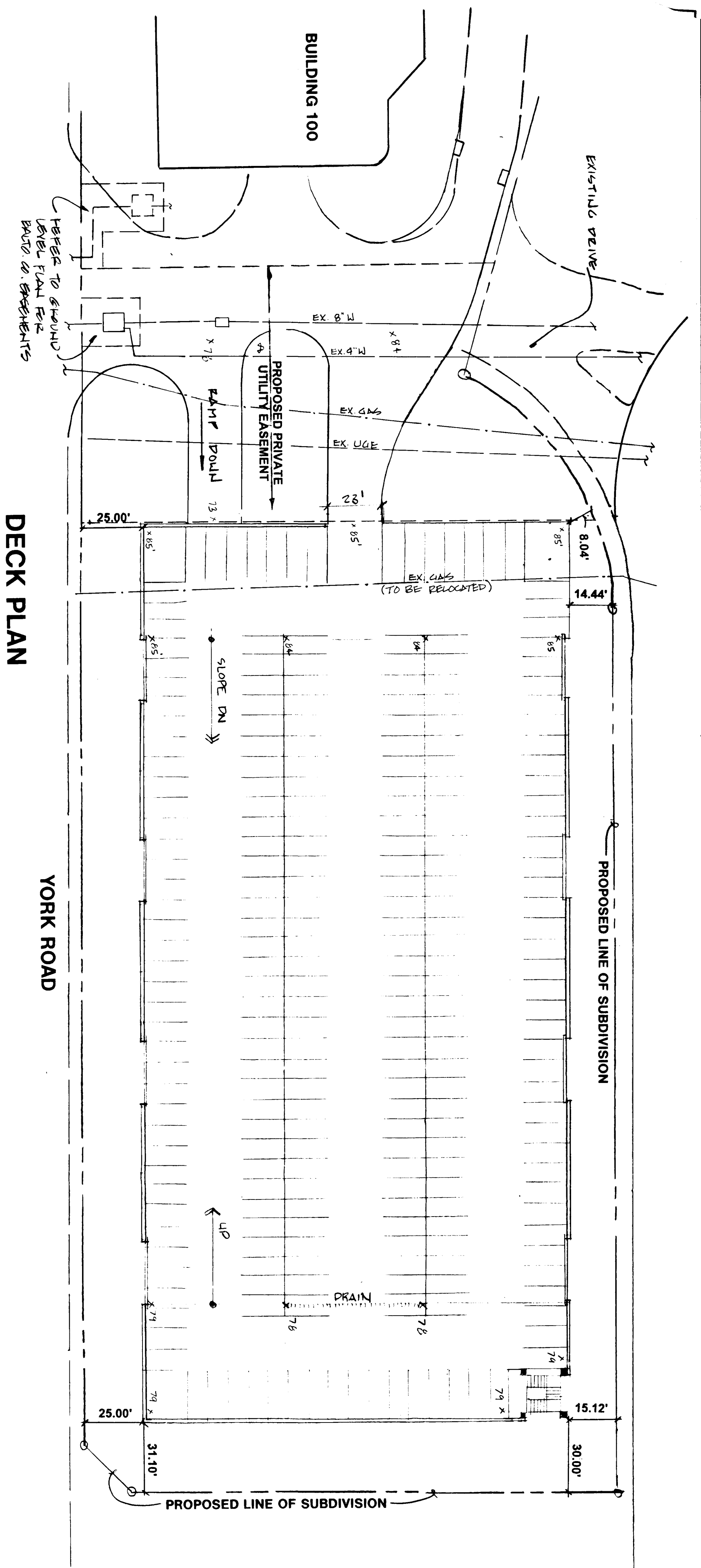
Item No. 350, 351, 352, and 362

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.

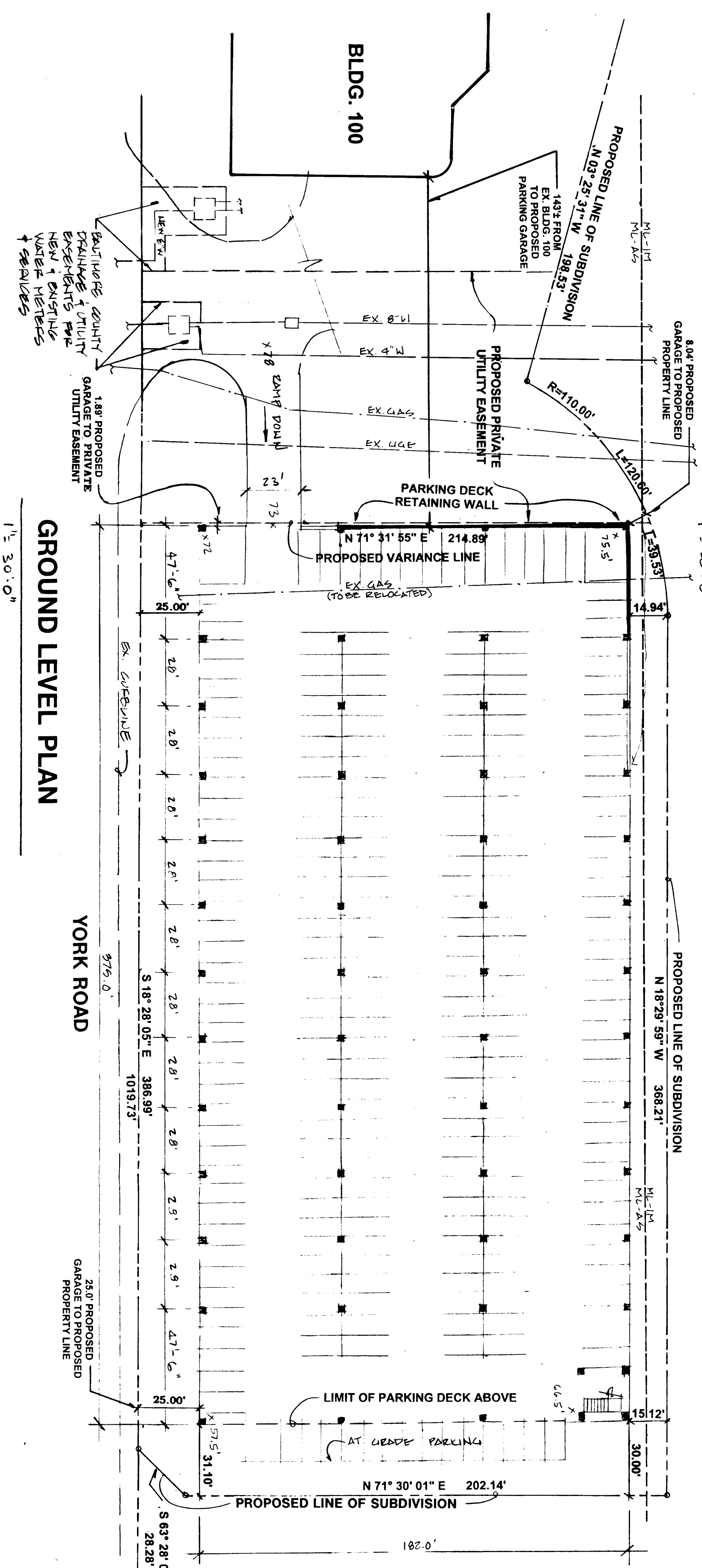
Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

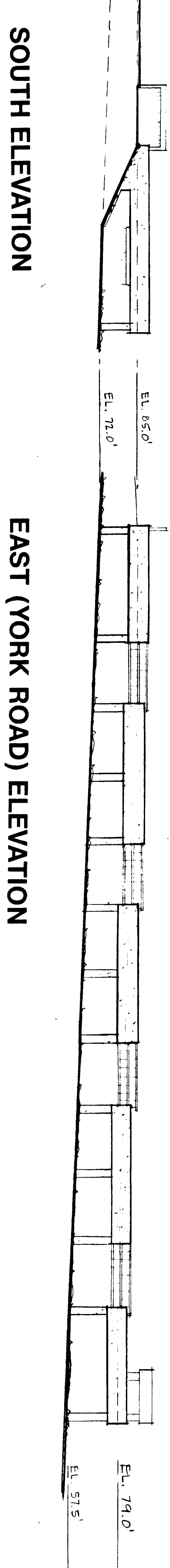
AFK/JL



DECK PLAN



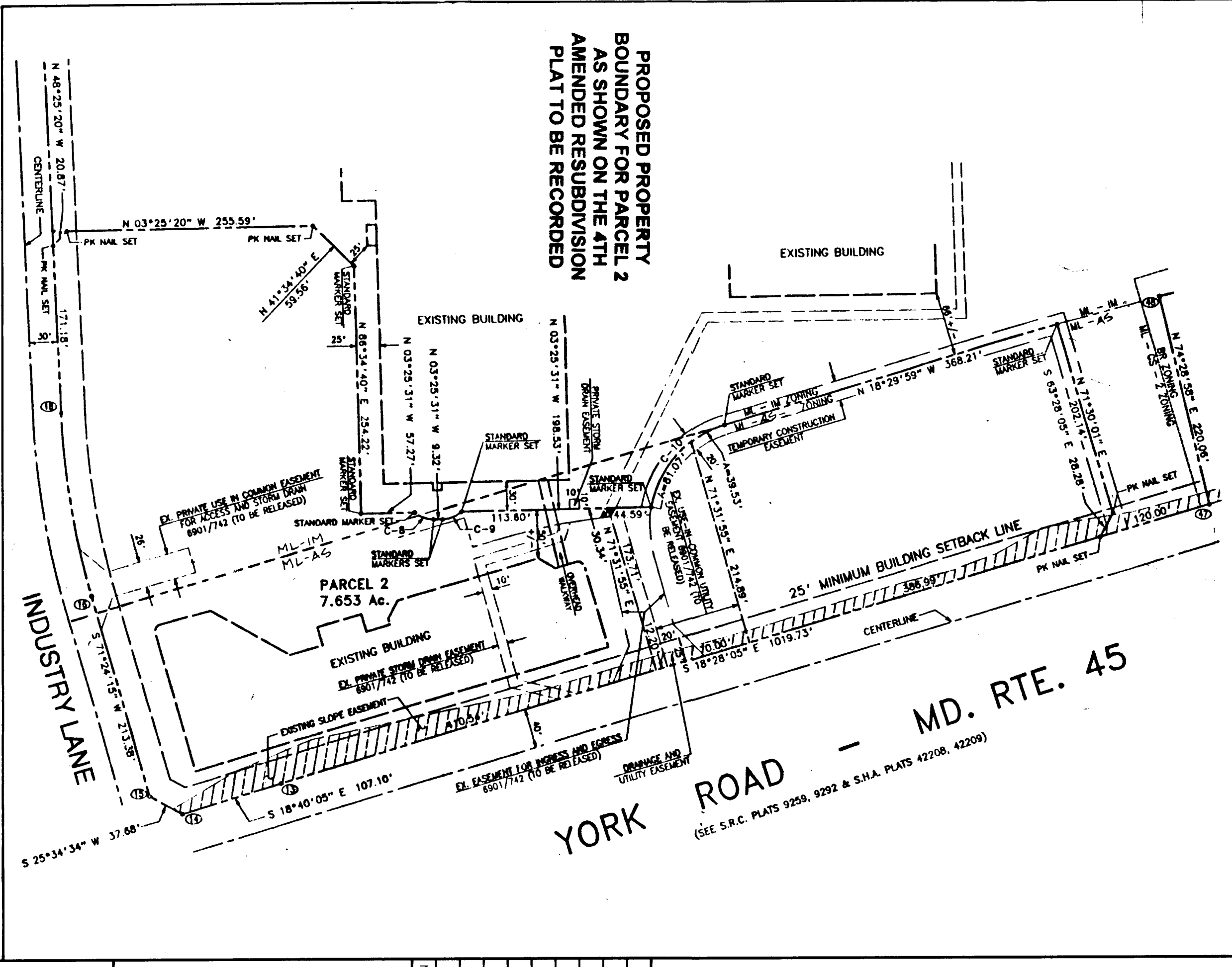
GROUND LEVEL PLAN



SOUTH ELEVATION

EAST (YORK ROAD) ELEVATION

NORTH ELEVATION



ALTERNATE UPGRADED EAST ELEVATION

DATA:
DECK LEVEL 244 SPACES
GROUND LEVEL 253 SPACES
TOTAL 497 SPACES
ALL SPACES FULL SIZE 8' X 18'
(CONVERT EAST AND WEST SIDE PERIMETER
ROWS TO COMPACTS AND GAIN 12 SPACES)

MPA
MORRIS & RITCHEY
ASSOCIATES, INC.
ARCHITECTS, ENGINEERS,
PLANNERS, SURVEYORS,
& LANDSCAPE ARCHITECTS
10000 WOODBURN ROAD, SUITE 200
TOWSON, MARYLAND 21204
P: 410-251-7144

**Architectural
Schematic
Design**

SD1

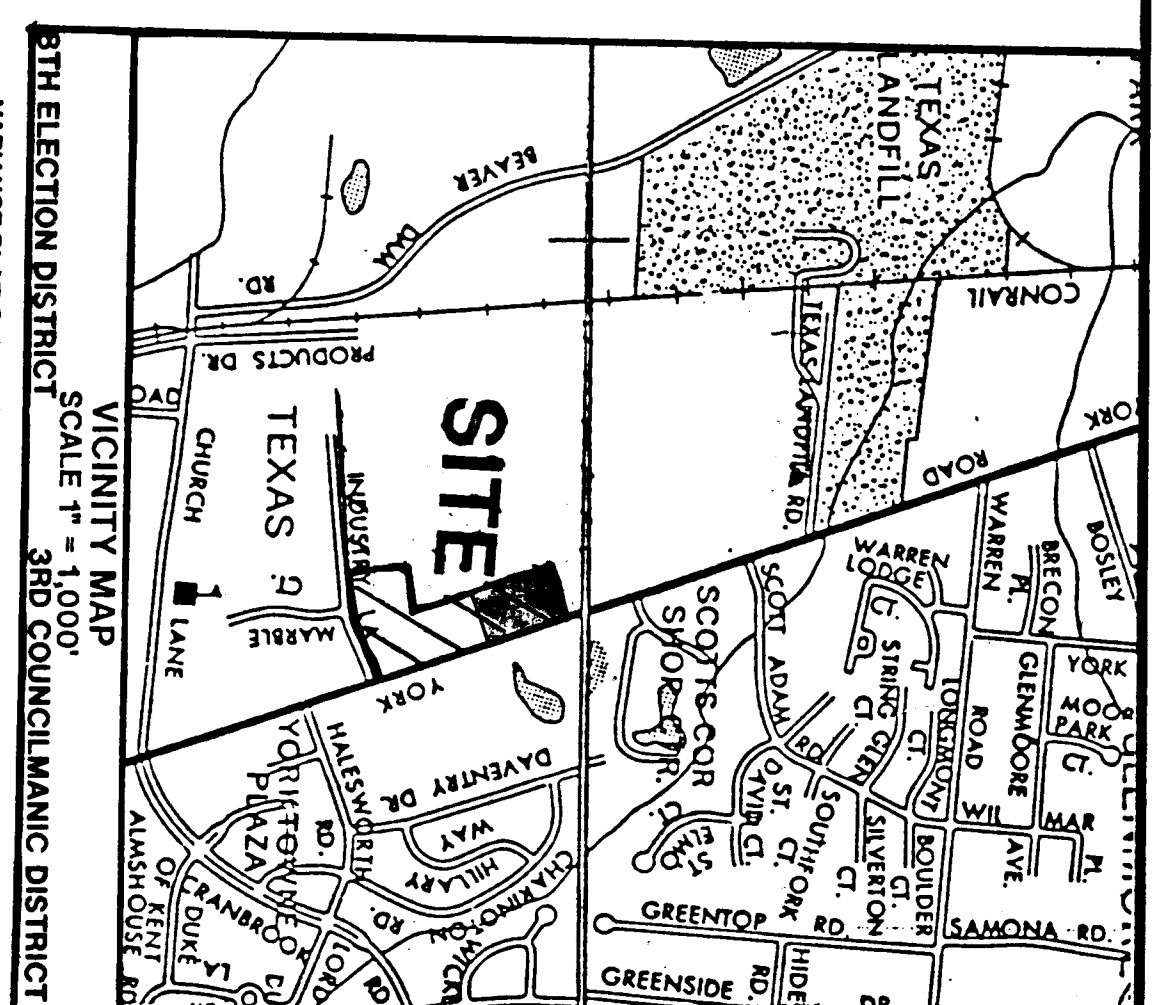
SHEET NUMBER
SCALE: AS NOTED
DATE: 3-20-1998
DESIGNED BY: R.W.G.
DRAWN BY: R.W.G.
CHECKED BY: R.W.G.
SHEET 2 of 2

**Proposed Garage for
Parcel 2 of AAI Campus
in Hunt Valley, Maryland**

Sterling Advisors Realty Co.



- 1. Existing Parking: 100 spaces
- 2. Proposed Parking: 100 spaces
- 3. Total Parking: 200 spaces
- 4. Existing Land Use: Industrial
- 5. Proposed Land Use: Industrial
- 6. Existing Zoning: M-1
- 7. Proposed Zoning: M-1
- 8. Existing Owner: AAI CORP.
- 9. Proposed Owner: AAI CORP.
- 10. Existing Address: 100 Industry Lane
- 11. Proposed Address: 100 Industry Lane
- 12. Existing Phone: (410) 821-1680
- 13. Proposed Phone: (410) 821-1680
- 14. Existing Fax: (410) 821-1748
- 15. Proposed Fax: (410) 821-1748
- 16. Existing Website: www.aai.com
- 17. Proposed Website: www.aai.com



MPA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

110 West Road Suite 105
Towson, Maryland 21204
(410) 821-1680
Fax: (410) 821-1748

PLAN TO ACCOMPANY

VARIANCE PETITION

AI CORPORATION

HUNT VALLEY MARYLAND, 21030

8TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

DATE 5/23/98

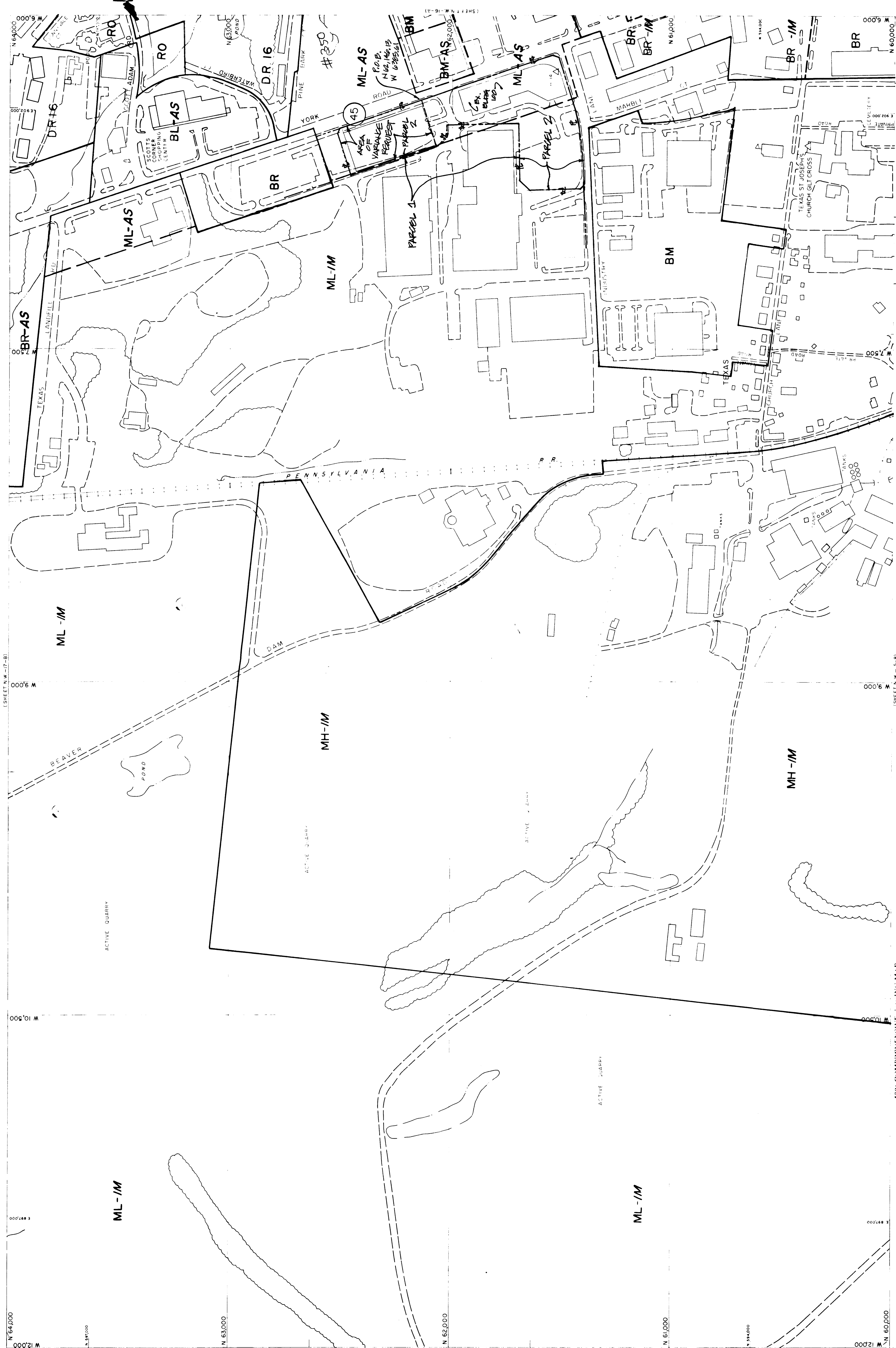
REVISIONS

1	DATE	5/23/98
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98-350-A

1 OF 2

1. The proposed development is located on Parcel 1, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
2. The proposed development is located on Parcel 2, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
3. The proposed development is located on Parcel 3, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
4. The proposed development is located on Parcel 4, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
5. The proposed development is located on Parcel 5, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
6. The proposed development is located on Parcel 6, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
7. The proposed development is located on Parcel 7, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
8. The proposed development is located on Parcel 8, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
9. The proposed development is located on Parcel 9, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.
10. The proposed development is located on Parcel 10, which is currently zoned M-1 (Medium Density Residential). The proposed development is a 100,000 square foot industrial building with a parking lot for 100 vehicles. The proposed development is located on a 1.5-acre lot.



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY BOARD
JANUARY 1996
BY: [Signature]
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TEXAS
SHEET
N. W.
16-B

V-SE
S-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210