



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

December 17, 2024

Colbert Matz Rosenfelt LLC
400 Red Brook Blvd Suite 110
Owings Mills, MD 21117

RE: Zoning Verification
Tax Account No. 2500013165
8th Election District

To Whom It May Concern:

Your letter to Mr. C. Pete Gutwald, Director of Permits, Approvals, and Inspections, has been referred to me for reply. Based upon the information you provided and the available zoning records, the following has been determined.

The property located 2120 Greenspring Dr is zoned ML-IM (Manufacturing Light - Industrial Major) and as per the official Baltimore County Zoning Map 060C1. Based upon the previous ruling on zoning case 2001-0091-SPHA and the plan titled 5th Refined Development Plan Property of Pall Corporation, it is determined that the new proposed addition with a side yard setback of 25 feet is within the spirit and intent of zoning case 2001-0091-SPHA and that no hearing is required to approve this setback. Uses of the property will be as permitted and restricted by Section 253 of the Baltimore County Zoning Regulations (BCZR). For a complete list of permitted uses by right or by special exception, please visit our website at; https://library.municode.com/md/baltimore_county/codes/zoning_regulations.

A search of our database found two Zoning case on this property; 1998-0492-A and 2001-0091-SPHA. All information, including the Administrative Law Judge's decision, has been digitized for online viewing at www.bcgis.baltimorecountymd.gov/myneighborhood.

Pursuant to Section 104.1 of the BCZR, provided that the Subject Property was developed and occupied in accordance with approved Baltimore County permit plans and a Use and Occupancy Certificate was issued, then the current use of the site does not violate applicable zoning ordinances including lawful conforming use. For copies of the Use and Occupancy Certificates, please call

the Division of Building Inspections at 410-887-3953. Please note that Use and Occupancy Certificates are not available for structures built prior to March 1989.

The Division of Code Enforcement digital records do not indicate any violation cases on the referenced property. This property is not part of a Planned Unit Development (PUD).

Certificates of Occupancy are not available for structures built prior to March 1989, however, failure to possess the Certificate of Occupancy in no way constitutes a violation of Baltimore County's Zoning Regulations or County Codes.

The property improvements may be rebuilt to current density if damaged or destroyed, per section 104, Nonconforming Uses standards, of the BCZR. For information regarding Fire codes and violation, please contact John Bryant at 410-887-3987.

I hope you find this information satisfactory. If you need further assistance, contact Zoning at 410-887-3391.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Respectfully,

A handwritten signature in cursive script that reads "Jesse Krout".

Jesse Krout
Zoning Review



CIVIL ENGINEERS
PLANNING • LANDSCAPE • SURVEYS

24-1097 JK

November 22, 2024

Mr. Jeff Perlow
Permits, Approvals and Inspections
Zoning Review Office
County Office Building
111 West Chesapeake Avenue, Room 124
Towson, Maryland, 21204

Re: Case No. 2001-0091-SPHA
Pall Corporation
2120 Greenspring Drive
Spirit and Intent Letter
CMR Project No. 2020-216.4

Dear Mr. Perlow:

Colbert Matz Rosenfelt LLC represents the Pall Corporation, located at 2120 Greenspring Drive. The property is currently zoned ML-IM. The property was the subject of a Variance and Special Hearing decision under Case No. 2001-0091-SPHA, for an amendment to the previously approved site plan in Case No. 98-492-A and to permit a side yard setback of 14 feet in lieu of the required 30 feet for a proposed 1200 sq. ft. addition. Both these requests were granted.

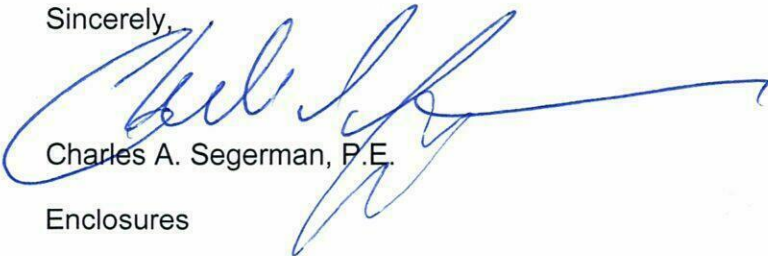
At this point in time, the owner desires to construct a new 1,060 square foot addition on the same side of the property with the approved reduced side setback. Specifically, the side setback to the new addition will be 25 feet, which is less than the required setback of 30 feet but greater than the reduced setback of 14 feet approved under the abovementioned Zoning Case.

Please confirm that constructing the proposed addition with a 25-foot sided setback in lieu of the required 30-foot setback is within the Spirit and Intent of Case No. 2001-0091-SPHA.

Accompanying this letter are the following for your use:

1. Copy of the decision from Case No. 2001-0091-SPHA.
2. Copy of the 5th Refined Development Plan for the Property of Pall Corporation, highlighting the new proposed addition.

Sincerely,



Charles A. Segerman, P.E.

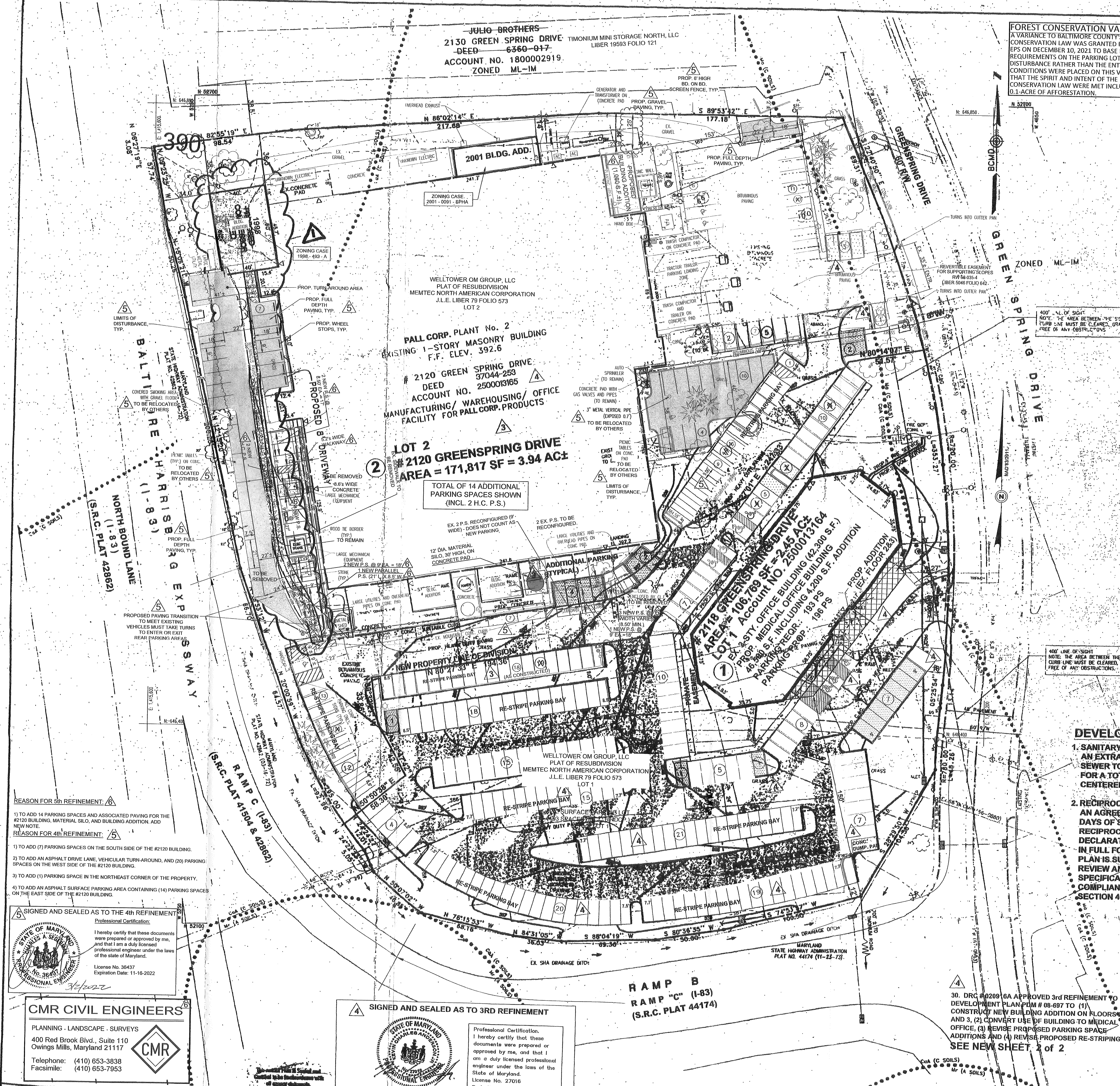
Enclosures

400 Red Brook Blvd Suite 110, Owings Mills, MD 21117
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

County Approval
DRC ITEM #: 033012C
PUD NUMBER: NONE
PAI #: 08-0697
Company Name: CMR Civil Engineers
Engineer Name: Charles Segerman P.E. #36437
Address: 400 Red Brook Blvd. Ste 110, Owings Mills, Md 21117
Phone Number: 410-853-3638
E-Mail: CSegerman@cmrengineers.com

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 36437, Expiration Date: 11/16/2022

COUNTY APPROVAL STAMP



HORIZONTAL & VERTICAL CONTROLS:
Baltimore County traverse Station:
No. 10005 N 51877.16 W 3877.38 ELEV. 385.64
No. 10006 N 51921.15 W 4440.90 ELEV. 388.42

DEVELOPER'S DELINQUENT ACCOUNTS CERTIFICATION
We hereby certify that there are no delinquent accounts for any other development with respect to the applicant or a person with financial interest in this proposed development.
Date: 6/1/17
Charles S. Hoffman, Jr.
Vice President - Technology
for Memtec America Corporation

ENGINEER'S CERTIFICATION
I hereby certify that this Development Plan is accurate and has been prepared in accordance with Baltimore County Development Regulations.
Date: 6-16-17
KCW Consultants, Inc.
by Edwin S. Howe III, P.E. #20229

GENERAL NOTES (4th REF. DEV. PLAN & 5th REF. DEV. PLAN)
1. OWNER: WELLTOWER OM GROUP LLC
2. APPLICANT: PALL CORPORATION
3. SITE DATA: TAX ACCOUNT NO. 2500013165
4. ELECTION DISTRICT: 8
5. TOTAL DISTURBED AREA: 16,054 S.F. OR 0.37 AC.
6. OFF-STREET PARKING CALCULATIONS:
LOT 1 (2118 GREENSPRING DRIVE)
REQUIRED: OFFICES - 45,000 SQ. FT. @ 3.3 PER 1,000 SQ. FT. OR (45,000 / 1,000) X 3.3 = 148 SPACES
EXISTING: 189 SPACES (INCL. 7 HDOP. SPACES)
LOT 2 (2120 GREENSPRING DRIVE)
REQUIRED: OFFICES - 3,000 SQ. FT. @ 3.3 PER 1,000 SQ. FT. OR (3,000 / 1,000) X 3.3 = 10 SPACES
EXISTING: 189 SPACES (INCL. 7 HDOP. SPACES)
7. ZONING MAP # 080C1
8. ZONING CASE HISTORY:
CASE NO. 1288-08A, SIDE YARD VARIANCES, GRANTED 8/24/1988
CASE NO. 200-0081-SPHA, SIDE YARD VARIANCES, GRANTED 11/13/2000
9. DRC HISTORY: 102114A
10. THE AMENDMENTS SHOWN HEREON ARE PERTINENT TO THE CORRECT WITHIN BALTIMORE COUNTY REQUIREMENTS. IN THE EVENT THE AMENDMENTS, SO CERTIFIED, DIRECTLY CAUSE PROPOSED USES OR CONDITIONS TO BECOME NON-COMPLIANT WITH BALTIMORE COUNTY REGULATIONS, THE APPLICANT SHALL CERTIFYING SHALL CORRECT SAME AND OBTAIN CERTAIN PLAN RE-APPROVAL.

DEVELOPMENT PLAN NOTES:
1. SANITARY EASEMENT: AN EXTRA EASEMENT OVER EXISTING SANITARY SEWER TO BE CREATED ON THE RECORD PLAT FOR A TOTAL EASEMENT WIDTH OF 20 FT. CENTERED ON THE PIPE.
2. RECIPROCAL PARKING FACILITY: AN AGREEMENT SHALL BE RECORDED WITHIN 90 DAYS OF SUBDIVISION RECORDATION CREATING A RECIPROCAL PARKING FACILITY USE AGREEMENT / DECLARATION. THIS AGREEMENT SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL SUCH TIME AS A PLANS SUBMITTED TO THE ZONING OFFICE FOR REVIEW AND APPROVAL OF THE PLAN, SPECIFICALLY AS IT PERTAINS TO THE ZONING COMPLIANCE OF THE PARKING FACILITY WITH BCZR SECTION 408.
27. VARIANCE RELIEF GRANTED 8/24/1988
28. DRC # 102114A APPROVED 2nd REFINEMENT TO DEVELOPMENT PLAN PDM # 08-697 TO (1) SUBDIVIDE PROPERTY TO CREATE SEPARATE LOTS OF RECORD FOR EACH OF THE TWO EXISTING BUILDINGS ON-SITE AND (2) ADD ADDITIONAL PARKING SPACES IN SCATTERED LOCATIONS.
29. CASE # 2001-081-SPHA, Nov 13, 2000, GRANTED VARIANCE FOR SIDE YARD SETBACK OF 14' IN LIEU OF 30'.
30. DRC # 020916A APPROVED 3rd REFINEMENT TO DEVELOPMENT PLAN PDM # 08-697 TO (1) CONSTRUCT NEW BUILDING ADDITION ON FLOORS AND 3. (2) CONVERT USE OF BUILDING TO MEDICAL OFFICE, (3) REVERSE PROPOSED RE-STRIPING, ADDITIONS AND (4) REVERSE PROPOSED RE-STRIPING. SEE NEW SHEET 2 of 2

5th 4th 3rd-REFINED DEVELOPMENT PLAN
PDM # 08-697
DRC # 020916A

REVISIONS
DATE DESCRIPTION
02/16/2024 ADD ADDL PARKING, MATERIAL SILO & BUILDING ADDITION.
2/11/2022 ADD FOREST CONSERVATION VARIANCE NOTE PER E.I.R. LETTER, DATED 12/10/2021, AS PART OF REVISION 5.
5/24/2021 4th REFINED DEVELOPMENT PLAN PER DRC #020916A
2/25/16 3rd REFINED DEVELOPMENT PLAN PER DRC #020916A
10/07/09 2nd REFINED DEVELOPMENT PLAN PER DRC #102114A
9-10-98 REVISED TO SHOW BUILDING ADDITION
7-14-97 REVISED PER COUNTY AGENCY COMMENTS, RESUBMIT FOR APPROVAL

OWNER / DEVELOPER:
#2120 Green Spring Drive
PALL CORPORATION
2120 Green Spring Drive
Timonium, MD 21093
Tel: 410-252-0800
#2118 Green Spring Drive
2118 Greenspring LLC
4500 Dorr Street,
Toledo, OH 43615

CMR CIVIL ENGINEERS
PLANNING - LANDSCAPE - SURVEYS
400 Red Brook Blvd., Suite 110
Owings Mills, Maryland 21117
Telephone: (410) 853-3838
Facsimile: (410) 853-7953

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

PROPERTY OF PALL CORPORATION
(formerly MEMTEC NORTH AMERICA CORPORATION)
OFFICE BUILDING AND MANUFACTURING PLANT
2118 - 2120 GREENSPRING DRIVE
BALTIMORE COUNTY, MARYLAND, ELECTION DISTRICT - 8c3

GENERAL NOTES:
1. OWNER: #2120 Green Spring Drive PALL CORPORATION
2. PROPERTY LOCATION: 2118 - 2120 Green Spring Drive Timonium, MD 21093
3. DEED: 7884 folio 649
4. ELECTION DISTRICT: 08
5. ACCOUNT NO.: 0800202530
6. ZONING: C-3
7. TAX MAP: 80 p. 408,738,780
8. COUNCILMANIC DISTRICT: 08
9. CENSUS TRACT: 40805
10. EXISTING LAND USE: Improved with existing manufacturing / office / warehousing facility for Memtec products, # 2120 Green Spring Drive
11. PROPOSED LAND USE: Same as existing land use with addition of 45,000 s.f. 3-story office building for Memtec employees, # 2118 Green Spring Drive
12. LIMITED EXEMPTION: Per DRC Number 042171 and letter from PADM dated May 2, 1997, a Limited Exemption under Section 28-171(B)(9) has been granted. No additional waiver of County standards or regulations is proposed for this development and DRC # 102114A (see Note below) and DRC # 020916A
13. BUILDING AREA:
Existing General Offices: 3,000 sq ft
Existing Manufacturing / Warehouse: 65,000 sq ft
Total Existing Building Area: 68,000 sq ft
Proposed Medical Office Building: 71,000 sq ft
Total On-site Building Area: 139,000 sq ft
14. PARKING REQUIRED:
See revised parking computations on Sheet 2 of 2.
15. BUILDING SETBACKS:
See revised building setbacks on Sheet 2 of 2.
16. FLOOR AREA RATIO: See revised floor area ratio on Sheet 2 of 2.
17. UTILITIES: Existing public utilities presently are available within the public right-of-way of Green Spring Drive and easements on-site to serve the property.
Sanitary Sewer: Ex. 12" sanitary (Dwg. No. 56-0657)
Water: Ex. 12" water (Dwg. No. 57-0658)
Storm Drain: Ex. 60" drain (Dwg. No. 58-0659)
18. There are no known historic landmarks, archaeological sites, endangered species habitats, wells, septic systems, or hazardous material sites located on this property. There are no significant views or site features that may affect the development proposal. There are no significant regulated plant or wildlife communities based upon DEPRM and DNR data. There are no streams, bodies of water, or floodplains on or adjacent to this property.
19. UNDERGROUND STORAGE TANKS: An 8000 gal. underground fuel oil tank is existing in location specified on plan. Tank to be removed as part of proposed project.
20. SIGNS: All signs shall comply with Baltimore County Zoning Regulations Section 415 and all zoning policies for 'M' zoning.
21. LIGHTING: Proposed lighting shall not be directed toward public R/W.
22. AVERAGE DAILY TRIPS:
General Offices: 45,000 sq ft x 20 trip / 1000 = 900 tpd
Manufacturing / Warehouse: 65,000 sq ft x 7 trip / 1000 = 455 tpd
Total Average Daily Trips = 1355 tpd
23. STORMWATER MANAGEMENT / WATER QUALITY MANAGEMENT:
Stormwater Management for 2, 10, and 100 year storms and Water Quality Management for first 0.5" runoff of new impervious area will be provided by proposed underground facility.
24. LANDSCAPE PLAN: Landscaping for the new improvements shall be provided in accordance with Baltimore County Landscape Manual and the approved Landscape Plan.
25. FOREST CONSERVATION ACT: Project is exempt from Forest Conservation Act criteria.
26. COVENANTS: No limitations or restrictive covenants exist for this site.
27. This Development Plan is consistent with:
- Comprehensive Manual of Development Policies
- Baltimore County Zoning Regulations, 1987, as amended.
- Baltimore County Development Regulations
- Hunt Valley / Timonium Redevelopment Study, April 1993.
28. PREVIOUS ZONING CASES: See revised zoning case details on Sheet 2 of 2.
29. PREVIOUS COMMERCIAL PERMITS:
Permit B-246510 07/05/95 One-story metal addition.
Permit B-241551 07/17/95 Interior alterations.
Permit B-265582 04/04/96 Interior alterations.
Permit B-268522 11/07/96 One-story metal addition.
Permit B-254902 02/03/97 Interior alterations.
30. WORK WITHIN PUBLIC EASEMENTS:
Any work within public easements on-site shall be done under private informal contact with Baltimore County Inspection. This shall include new sanitary sewer house connection, adjustments to new grades for sanitary and storm drain manholes and inlets, and new driveway entrances.

IN RE:	PETITION FOR VARIANCE	*	BEFORE THE ZONING
	2120 Green Spring Drive		
	8th Election District	*	COMMISSIONER OF
	3rd Councilmanic District		
		*	BALTIMORE COUNTY
	Memtec America Corporation,	*	Case No.: 98-492-A
	Property Owner.		
		*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County as a Petition for Variance filed by Memtec America Corporation, the legal owner of the subject property located at 2120 Green Spring Drive in Baltimore County, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks a variance from Sections 255.2, 243.2, and 243.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a side yard setback of 36.5 feet in lieu of the required 50 feet and a rear yard setback of 30.0 feet in lieu of the required 50 feet. This variance is requested to permit the Petitioner to construct an addition to the existing facilities at 2120 Green Spring Drive of a 2,400 square foot one-story machine room.

At the hearing before the Zoning Commissioner, Robert A. Hoffman, Esquire and Patricia A. Malone, Esquire appeared as the attorneys for the Petitioner. Also appearing on behalf of the Petitioner were Charles Hoffman and Robert Schmidt of Memtec America Corporation, and Ned Howe of KCW Consultants, Inc., the engineering firm that prepared the site plan for this project. No Protestants or other interested persons appeared at the hearing.

ORDER RECEIVED FOR FILING

Date

By

3/24/98
Ch. Hoffman

The testimony and evidence offered by the Petitioner revealed that the subject site consists of 6.4 acres, zoned ML-IM. The property is located on the west side of Green Spring Drive, north of Timonium Road. The property includes the existing manufacturing/office/warehouse facility located at 2120 Green Spring Drive and a newly constructed three-story office building located at 2118 Green Spring Drive. The property is bounded to the west by the Baltimore-Harrisburg Expressway (I-83), to the south by Ramp B for I-83, and to the east by Green Spring Drive. The Petitioner proposes to construct an addition to the manufacturing/office/warehouse facility of a 2,400 square foot one-story machine room along the rear of its property where it borders I-83. The existing site layout and proposed addition are more particularly shown on the site plan accepted as Petitioner's Exhibit 1.

Testimony indicated that Memtec, which manufactures filters and filtration systems, has been located at this site for approximately 26 years. Memtec's business has grown substantially over the years, and, in order to keep up with the demand for its products, Memtec needs to expand its operations, which plans include the proposed construction of a small machine room. This room will contain four compressors and an oven. The compressors generate a high-speed air flow, which is warmed by the oven. Equipment that manufactures Memtec's products then uses this hot air flow. In order for the equipment to run properly, the compressors and oven must be located in close proximity to the equipment.

As evident from a review of the site plan, this machine room cannot be placed in close proximity to the equipment without violating the setback distances required by the

ORDER RECORDED FOR FILING
DATE 2/24/98
BY [Signature]

Baltimore County Zoning Regulations. The property is severely constricted by the existence of the on/off ramp for the Baltimore-Harrisburg Expressway (I-83) along the south boundary of the property and of I-83 itself along its western boundary. Therefore, in order to utilize this site for the proposed construction, Memtec requires certain variances, as outlined earlier in this order.

According to Section 307.1 of the Baltimore County Zoning Regulations, a variance from setback requirements may be granted "where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship." The proper application of Section 307.1 requires a determination first that special circumstances exist with respect to the land or the structure that is the subject of the variance request and that, as a result of those special circumstances, the zoning restriction impacts more severely on this property owner. Cromwell v. Ward, 102 Md. App. 691, 721, 651 A.2d 424 (1995). If such special circumstances are found to exist, either with respect to the land or structures, then it must be determined whether those unique circumstances make it practically difficult for the owner to utilize the property for a permitted use without coming into conflict with the zoning regulations. Id.

I find from the testimony and evidence presented in this case that the property and structures that are the subject of the variance request are unique, unusual, and different so as to cause the relevant setback requirements to impact disproportionately upon the Petitioner and this property. Due to the unique requirements of the machinery and the

ORDER RECEIVED FOR FILING

Date

By

configuration of the site, which is dictated by the existence of the on-off ramp for I-83 to the south and I-83 to the west, the only place this machine room can be located is the proposed location. Based upon the evidence presented, I find that Memtec satisfied the "first step" of showing uniqueness.

Having satisfied the "first step," the Petitioner must proceed to the "second step" of this variance process, which is to demonstrate that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty for the Petitioner. In order to prove "practical difficulty," the following factors must be considered:

- 1) whether compliance with the strict letter of restrictions governing area, setbacks, frontage, height, bulk or density would unreasonable prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome;
- 2) whether a grant of the variance applied for would do substantial justice to applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; 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.

McLean v. Soley, 270 Md. 208, 214-215 (1973).

I find that, based on the testimony and evidence provided at the hearing before me, the Petitioner has, in fact, proven the practical difficulty standards as set forth above and that the variances requested should be granted. Memtec has demonstrated that requiring it to comply with B.C.Z.R. Sections 255.2, 243.2, and 243.3 would be unnecessarily burdensome. Without the requested variances, Memtec would be unable to construct the proposed addition to expand its production facilities. Additionally, I find that the granting

ORDER RECEIVED FOR FILING

Date

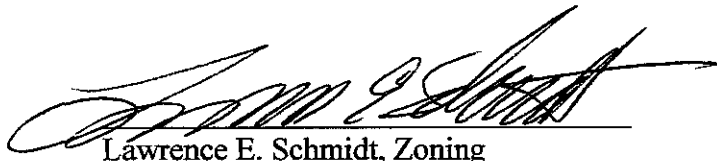
By

of these variances will do substantial justice to the Petitioner, the neighboring property owners, and others. The evidence confirms that there will be no adverse impact from the variances. I further find that the grant of these variances is consistent with the spirit of the ordinance and is accomplished without injury to the public health, safety, or general welfare.

Pursuant to the advertising, posting of the property, and public hearing on this Petition, and for the reasons set forth above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of August, 1998, that the Petition for Variance, seeking relief from B.C.Z.R. Sections 255.2, 243.2, and 243.3 to permit a side yard setback of 36.5 feet in lieu of the required 50 feet and a rear yard setback of 30.0 feet in lieu of the required 50 feet, be and hereby is GRANTED, subject to the following restriction:

The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


Lawrence E. Schmidt, Zoning
Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 2120 Green Spring Drive
which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits & Development Management.

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

From B.C.Z.R. Section 255.2, 243.2, 243.3 to permit 36.5' side yard setback in lieu of required 50' and 30.0' rear yard setback in lieu of required 50'.

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, Esq.

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

City

MD

State

21204

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):

Memtec America Corporation

(Type or Print Name)

Signature Kevin O'Neill, Esq. (Att. for Memtec)

(Type or Print Name)

Signature

9690 Deercro Road, Suite 700

Address

(410) 252-0800

Phone No.

Timonium

City

MD

State

21093

Zipcode

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

Robert A. Hoffman, Esq.

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

6-30-98

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KCW Consultants, Inc.

Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244

(410) 281-0030 / 281-0033 / Fax (410) 298-0604

Re: MEMTEC AMERICA CORP
2120 Greenspring Dr.

Zoning Description

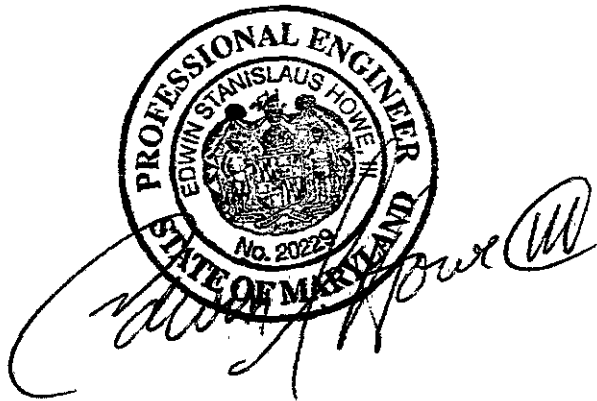
Beginning at the intersection formed by the westerly right-of-way of Greenspring Drive, sixty feet wide, with the fourth or South 89 degrees 54 minutes 42 seconds East 177.16 foot line described in a Deed dated May 26, 1978 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 5893, folio 674, thence:

1. South 13 degrees 34 minutes 57 seconds East 69.31 feet, thence
2. Southwesterly by a curve to the right having a radius of 720.00 feet for a distance of 353.27 feet, the chord of which bears South 00 degrees 28 minutes 25 seconds West 349.74 feet, thence
3. South 14 degrees 31 minutes 47 seconds West 13.14 feet, thence
4. Southwesterly by a curve to the left having a radius of 780.00 feet for a distance of 48.26 feet, the chord of which bears South 12 degrees 45 minutes 26 seconds West 48.25 feet, thence
5. South 37 degrees 35 minutes 43 seconds West, 104.58 feet, thence
6. South 83 degrees 59 minutes 50 seconds West, 100.50 feet, thence
7. South 89 degrees 42 minutes 28 seconds West, 50.00 feet, thence
8. North 82 degrees 49 minutes 48 seconds West, 69.30 feet, thence
9. North 75 degrees 25 minutes 12 seconds West, 36.03 feet, thence
10. North 67 degrees 10 minutes 30 seconds West, 68.16 feet, thence
11. North 41 degrees 01 minutes 09 seconds West, 46.85 feet, thence
12. North 15 degrees 16 minutes 30 seconds West, 5.05 feet, thence
13. North 15 degrees 18 minutes 34 seconds West, 12.01 feet, thence
14. Northwesterly by a curve to the right having a radius of 295.00 feet for a distance of 92.96 feet, the chord of which bears North 21 degrees 47 minutes 07 seconds West 92.58 feet, thence

492

15. North 10 degrees 55 minutes 06 seconds West, 64.57 feet, thence
16. North 09 degrees 47 minutes 19 seconds West, 66.70 feet, thence
17. North 03 degrees 09 minutes 27 seconds West, 200.25 feet, thence
18. North 06 degrees 00 minutes 28 seconds West, 50.26 feet, thence
19. North 00 degrees 17 minutes 32 seconds West, 57.74 feet, thence
20. North 06 degrees 27 minutes 19 seconds East, 3.08 feet, thence
21. South 87 degrees 58 minutes 48 seconds East, 98.54 feet, thence
22. South 84 degrees 51 minutes 53 seconds East, 217.68 feet, thence
23. South 80 degrees 47 minutes 27 seconds East, 177.16 feet

To the place of beginning. Containing 6.424 acres of land more or less per boundary survey dated May 30, 1990 entitled "BOUNDARY SURVEY, FILTERITE CORPORATION PLANT #2" prepared by Malcolm E. Hudkins.



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

Item 492
No. 053721

DATE 6-30-98 ACCOUNT R-001-60150

AMOUNT \$ 250.00

RECEIVED FROM: Venables Baetjer & Howard, LLP.

FOR: Commercial Vending Equip. Fee
2120 Greenspring DR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS RETURN TIME
6/30/1998 6/30/1998 11:30:51
RE: 0552 CASHIER JRIC JPR DECKER
F MISCELLANEOUS CASH RECEIPT
RECEIPT # 053721
CS NO. 053721

\$250.00 CHARGE TO
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-492-A

Petitioner/Developer: MEMTEC, ETAL
ROBERT HOFFMAN, ESQ

Date of Hearing/Closing: 8/24/98
RESCHEDULED @ 1:00 PM
RM 407

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

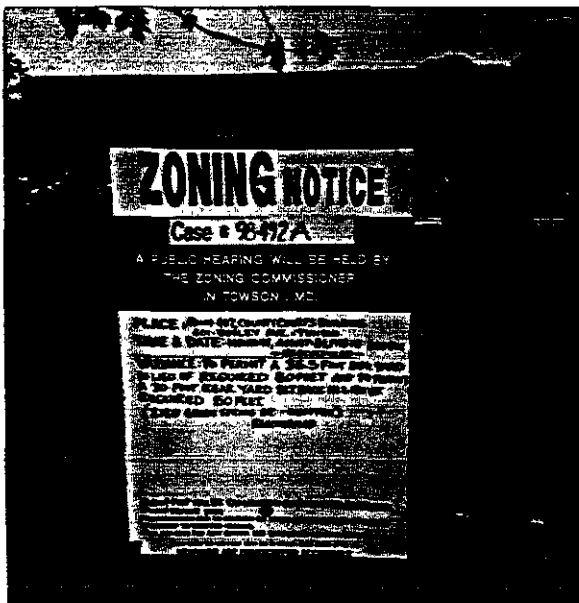
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

Post-it® Fax Note	7671	Date	# of pages
To	ROB HOFFMAN	From	P.M.O'KEEFE
Co./Dept.	V.B.H.	Co.	
Phone #		Phone #	905-8571
Fax #	821-0147	Fax #	

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 #2120 GREENSPRING DR

The sign(s) were posted on 8/4/98 - RESCHEDULE
(Month, Day, Year)



Sincerely, Patrick M. O'Keefe 8/7/98

Patrick M. O'Keefe 8/7/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

98-492-A
2120 GREENSPRING
MEMTEC 8/24/98-17

CERTIFICATE OF POSTING

Post-it® Fax Note	7671	Date	# of pages 2
To	R. HOFFMAN	From	O'KEEFE
Co/Dept	V.B.H	Co	
Phone #		Phone #	666-5366
Fax #	821-0147	Fax #	

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 #2120 GREENSPRING DR.

The sign(s) were posted on

7/25/98

(Month, Day, Year)

Sincerely,

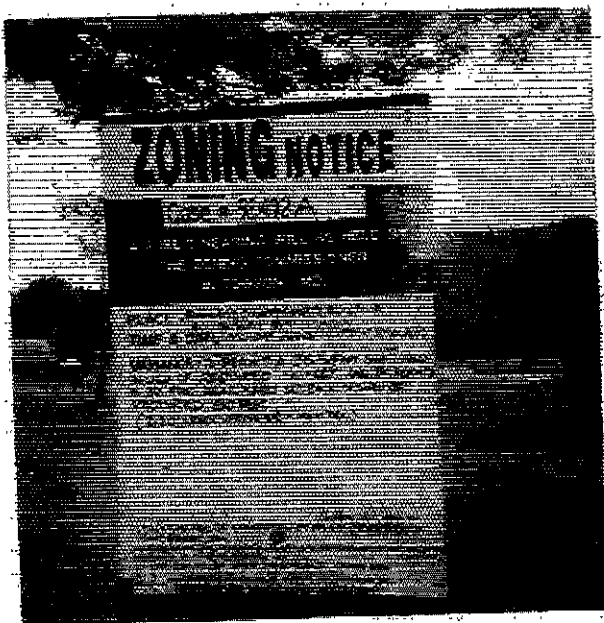
Patrick M. O'Keefe 8/2/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



98-492-A
2120 GREENSPRING DR.
- MEMTEC -
7/25/98 H. 8/10/98

**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: #98-492-A
2120 Green Spring Drive
NWC Greenspring Drive and
Ramp B, Beltway 695, 700' N
of Timonium Road
8th Election District
3rd Councilmanic District
Legal Owner(s):

Mentec America Corporation
Variance: to permit a 36.5
foot side yard setback in lieu of
required 50 feet and to permit
a 30 foot rear yard setback in
lieu of required 50 feet.

Hearing: Monday, August
10, 1998 at 9:00 a.m., in
Room 407, County Courts
Bldg., 461 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

7/481 July 23 C245754

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/23/, 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 7/23/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

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

July 17, 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: 98-492-A
2120 Green Spring Drive
NWC Greenspring Drive and Ramp B, Beltway 695, 700' N of Timonium Road
8th Election District – 3rd Councilmanic District
Legal Owner: Memtec America Corporation

Variance to permit a 36.5 foot side yard setback in lieu of required 50 feet and to permit a 30 foot rear yard setback in lieu of required 50 feet.

HEARING: Monday, August 10, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "RJL" are written.

Arnold Jablon
Director

c: Kevin O'Neill, Esquire

NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 26, 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
July 23, 1998 - Jeffersonian

Please forward billing to:
Barbara Ormord or Ron Citro
210 Allegheny Avenue
Towson, MD 21204

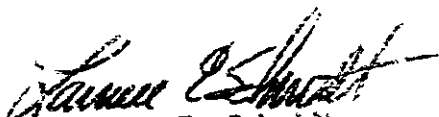
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HEARING: Monday, August 10, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt R4E

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 Avenue
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.: 492
Memtec America R.M.C.
Petitioner: US FILTER Corporation

Location: 2120 Green Spring Drive, Timonium, MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara Ormrod or Ron Citro

ADDRESS: 210 Allegheny Ave.

Towson, Md 21204

PHONE NUMBER: 410-494-6201

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.: 98-492-A

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

PLACE: _____

DATE AND TIME: _____

A Variance
REQUEST: *To allow a sideyard setback of 36.5' & a rear
yard setback of 30 ft. in lieu of the minimum
required 50 ft. each.*

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
Department of Permits and
Development Management

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

August 5, 1998

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

RE: Item No.: 492
Case No.: 98-492-A
Location: 2120 Green Spring
Drive

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on June 30, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

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

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

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

July 23, 1998

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: 492 and 008 Zoning Agenda:

Gentlemen:

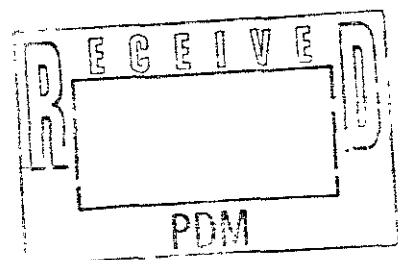
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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



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

TO: PDM
FROM: R. Bruce Seeley. *RBS/PP*
Permits and Development Review
DEPRM

DATE: *7/22/92*

SUBJECT: Zoning Advisory Committee
Meeting Date: *July 13, 92*

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

Item #'s:

492
001
2
3
4
5
6
7
8

RBS:sp

BRUCE2/DEPRM/TXTSBP

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

INTEROFFICE CORRESPONDENCE

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

Date: July 16, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for July 20, 1998
 Item Nos. 492, 001, 002, 003, 004,
 005, 006, 007, 008, 009, and 010

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

RWB:HJO:jrb

cc: File

ZONE0720.NOC

fig
8/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 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. 492, 2, 3, 4, 9, and 10

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.

Section Chief:

Jeffrey W. Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 7-14-96
Item No. 432 JJS

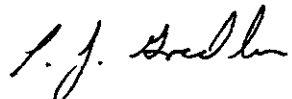
Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

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

RE: PETITION FOR VARIANCE
2120 Greenspring Drive, NWC Greenspring Drive
and Ramp B Beltway 695, 700' N of Timonium Road,
8th Election District, 3rd Councilmanic

Legal Owners: Memtec America Corp.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case Number: 98-492-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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

210 Alfreya Ave 21204

2033 Dunning Dr 21210

2033 Greenspring Dr Timonium

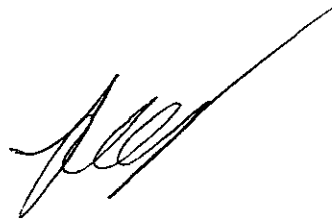
3104 Timonium Lane 21244

To: File

From: Lawrence E. Schmidt

Re: Case No. 98-492-A

This case was called for hearing on August 10, 1998. Attorney Rob Hoffman appeared on behalf of the Petitioner. There were no Protestants or interested persons present. Although there was a certificate of posting in the file, Rob indicated that he could not be sure that the sign had remained up the entire time. Apparently, this is a construction site and the sign could have been knocked down or removed. It was agreed that the site would be reposted for a hearing on August 24, 1998. However, testimony was taken from the Petitioner on August 10. If no one appears on August 24, it will not be necessary to bring in the Petitioner's witnesses in and retry the case.

A handwritten signature in black ink, appearing to be 'JES' or similar, with a long diagonal stroke extending upwards and to the right.

2/24/98

1:00 p.m.

Room 407

Continue case

sign posted
re posted on 2/7/98

Memtec - subsidiary
of American Filter
entry, plant building
see site plan

proposed addition -

4 compressors & over
to be added

location of equipment lives
the

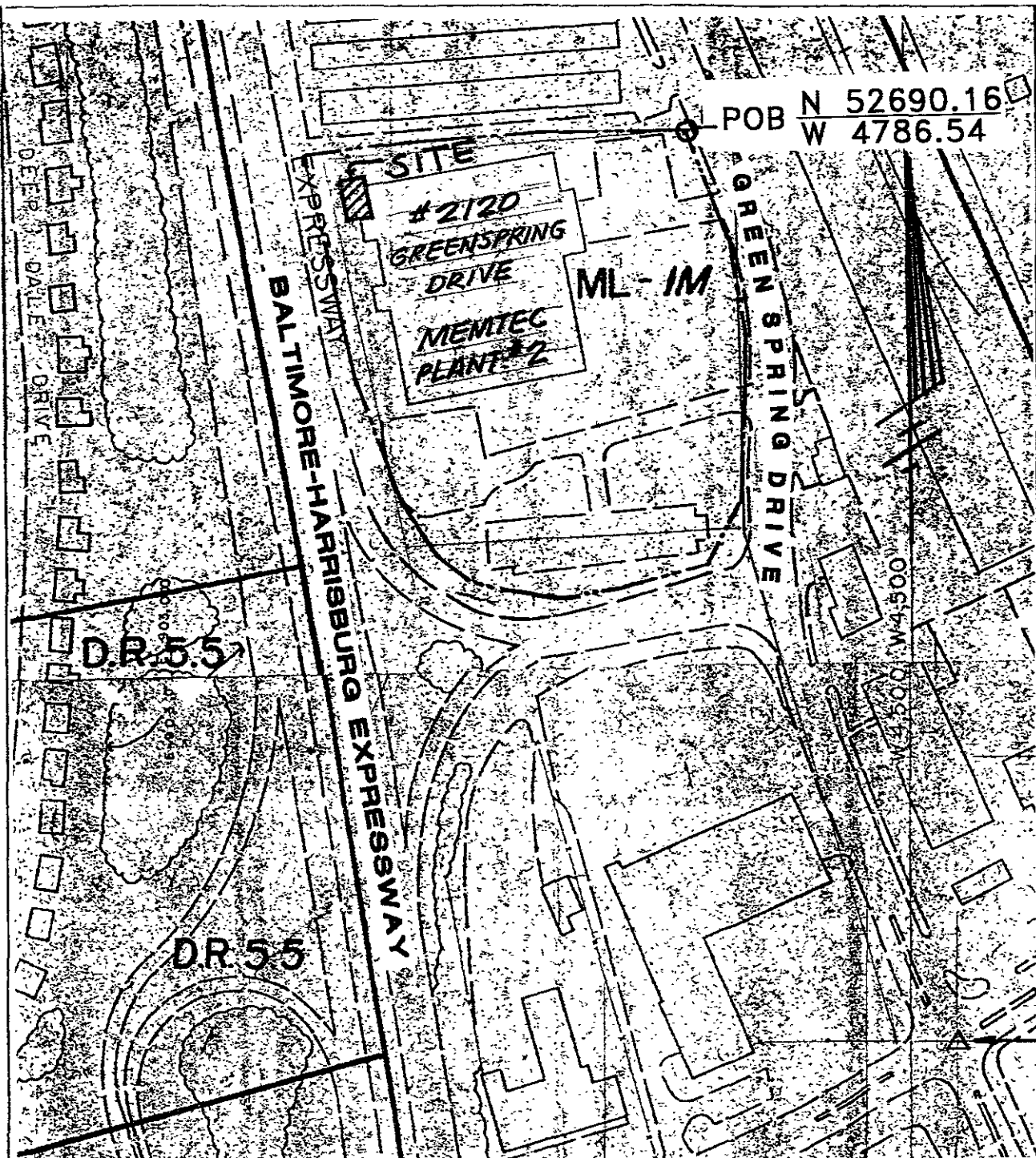
adjacent to I-83

compressor room & furnace
has to be on this side of
building

driveway to access addition
shown on plan

no visibility problem

Hove - engineer from KCW
Schmitt - engineering manager w/
Memtec



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP N.W. 14A,13A (COPY)

KCW Consultants, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3104 TIMANUS LANE, SUITE 101

BALTIMORE, MARYLAND 21244

TELE: (410) 281-0033

FAX: (410) 298-0604

FLAT TO ACCOMPANY SPECIAL HEARING AND VARIANCE
~~MENTEC AMERICA CORPORATION~~
~~US FILTER, INC~~ RMC

PROPOSED MACHINE ROOM

2120 GREEN SPRING DRIVE

8th Election District

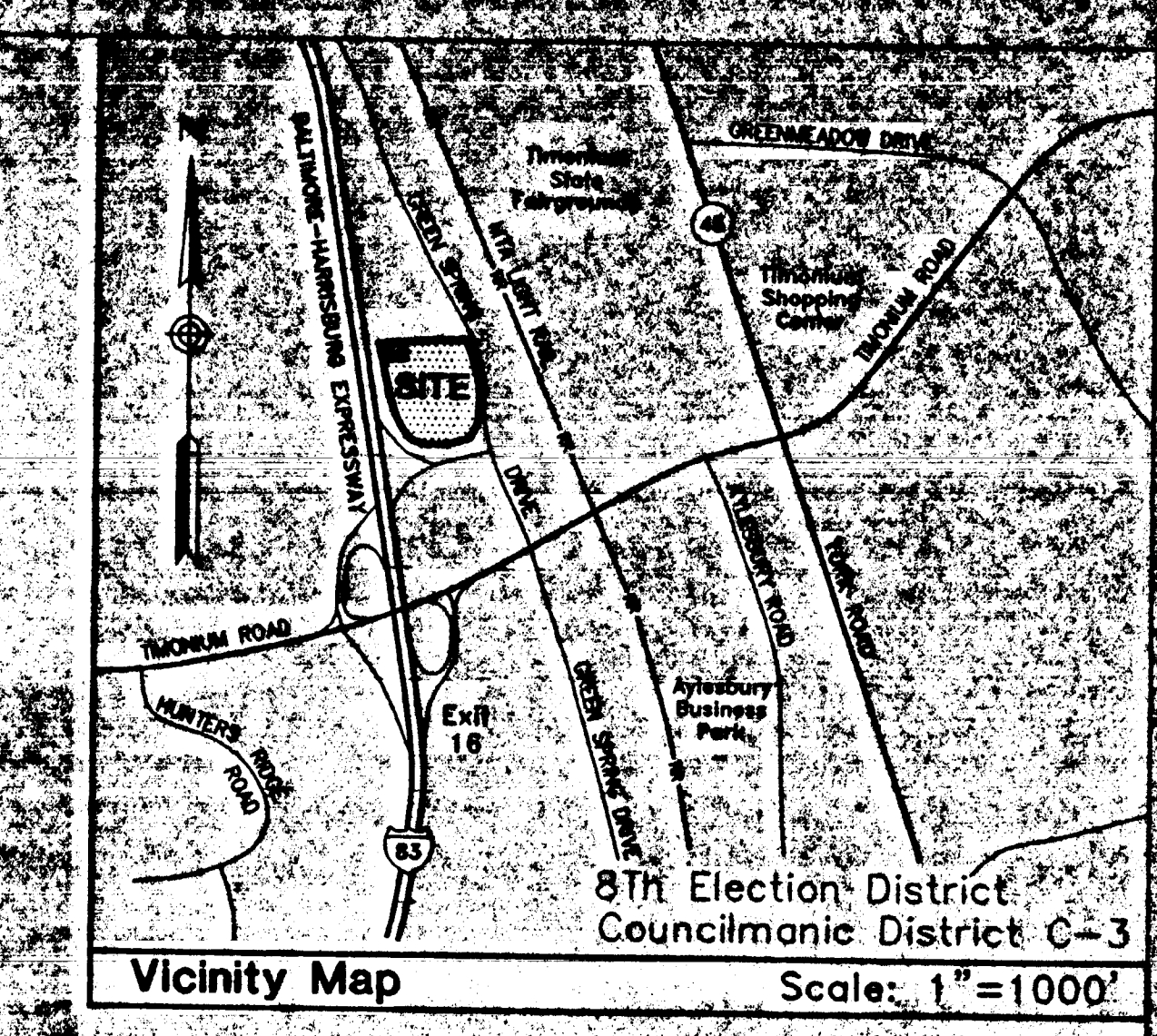
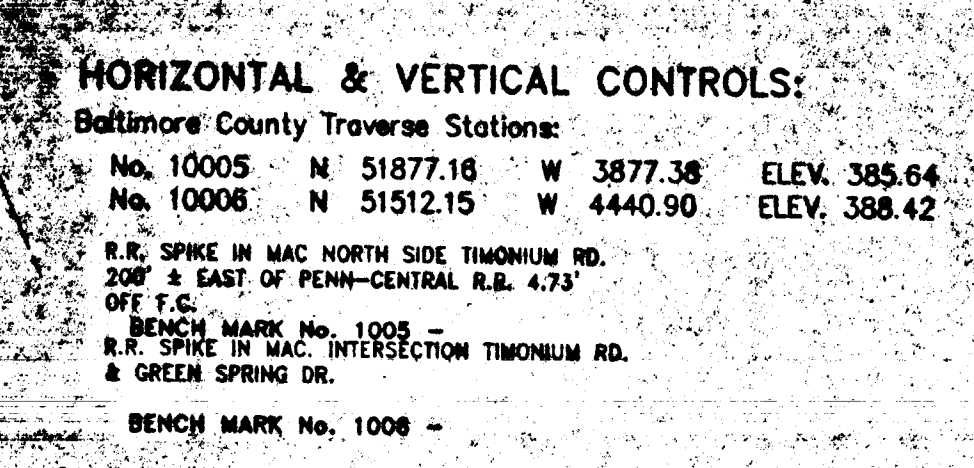
Councilmatic District 6

Baltimore County, MD

SCALE: 1" = 200'

DATE: MAY 25, 1998

SCALE: 1" = 200'



US FILTER CORPORATION

1. **OWNER:** US FILTER Corporation
2120 Green Spring Drive
Timonium, MD 21106
Tel: 410-922-0000

2. **PROPERTY LOCATION:** 2118 - 2120 Green Spring Drive
Timonium, MD 21106

3. **DEED:** 7094-020-540
ACCOUNT NO.: 080022530
APRA: 4.4 acres
TAX MAP: 80-g-466738.738

4. **ELECTION DISTRICT:** 05 **REGIONAL PLANNING:** 5006
COUNCIL JUDGE DISTRICT: G-3 **WATERBORNE:** 11
CENSUS TRACT: 4208.08 **01**

5. **ZONING:** ML-8M (Pct V = 8800 Zoning Map V.V.14.4)

6. **EXISTING LAND USE:** Improved with existing manufacturing offices /
warehousing facility for various products, # 2120 Green Spring Drive and
3-story office building for Marlene employees, # 2118 Green Spring Drive.

7. **PROPOSED LAND USE:** Same as existing land use with addition of a 2nd and
1-story machine room at # 2120 Green Spring Drive.

8. **BUILDING AREA:**
Existing General Offices 4 = 46,000 sq ft
Existing Manufacturing / Warehouse 4 = 68,000 sq ft
Total Existing Building Area 4 = 114,000 sq ft
Proposed 1-story Machine Warehouse 4 = 2,400 sq ft
Total On - Site Building Area 4 = 116,400 sq ft

9. **PARKING REQUIREMENT:**
Existing General Offices: 40000 @ 1:1.5 per 1000 sq ft 4 = 100 sq ft
Manufacturing: 50 employees / 1 sq ft / employee 4 = 50 sq ft
Total Required Parking Spaces 4 = 230 sq ft
Total Existing Parking Spaces 4 = 230 sq ft

10. **BUILDING SETBACKS:**
- 10' FROM BALTIMORE - HARRISBURG EXPRESSWAY
Front: Minimum Proposed
Side: 50 ft 150 ft
Rear: 50 ft 50 ft

11. **FLOOR AREA RATIO:** 159,600 / 1.64 FT. (2000) = 9.74:1:1.0
HESBTS: 20

12. **UTILITIES:** Existing public utilities (water) are available within the public
right-of-way of Green Spring Drive and easements on-site to serve the
property.

13. **THE** There are no known historic buildings and designated shell, underground resources or
habitats, wells, septic systems, underground storage tanks or hazardous material sites
located on this property. There are no significant views or site features that may affect
the development and proposal. There are no significant regulated plant or wildlife
communities based upon Federal and State laws. There are no streams, bodies of
water, or floodplains or are adjacent to this property.

14. **SIGNS:** All signs shall comply with Baltimore County Zoning Regulations
Section 415 and all zoning policies for bill board signs.
450

15. **LIGHTING:** Proposed lighting shall not be detrimental to nearby areas.

16. **AVERAGE DAILY TRIP:**
General Offices 46,000 sq ft @ 20 trip / 1000 sq ft 4 = 920 trip
Manufacturing / Warehouse 68,000 sq ft @ 7 trip / 1000 sq ft 4 = 476 trip
Total Average Daily Trip 4 = 1,396 trip

17. **STORMWATER MANAGEMENT / WATER QUALITY MANAGEMENT:**
Stormwater Management for 3, 10, and 100 year storms and World Class
Management for first 0.5" runoff of existing and new impervious area will be
provided by existing underground facilities.

18. **LANDSCAPE PLANS:** Landscaping for the new improvements shall be submitted
in accordance with Baltimore County Landscape Manual.

19. **FOREST CONSERVATION AND PROTECTION:** No Forest Conservation
Act criteria.

20. **CONSERVATION:** No Resilience or conservation easements exist for this site.

21. **PREVIOUS ZONING CASES:** None

22. **PREVIOUS COMMERCIAL PERMITS:**
Permit # 2-24510 07/11/99 One-story retail building
Permit # 3-14151 07/11/99 Interior alterations
Permit # 2-26526 04/04/99 Interior alterations
Permit # 2-26622 11/07/98 One-story retail addition
Permit # 2-24495 08/08/92 Interior alterations
Permit # 2-31238 07/01/90 Grading project
Permit # 2-31348 07/15/90 Building project

VARIANCE RELIEF REQUEST
FROM B.C.Z.R. SECTION 255.2, 243.2, 243.3 TO PERMIT
36.5' SIDE YARD SETBACK IN LIEU OF REQUIRED 50' AND
30.0' REAR YARD SETBACK IN LIEU OF REQUIRED 50'

PLAT TO ACCOMPANY VARIANCE REQUEST

~~UNITED STATES DEPARTMENT OF JUSTICE~~
~~-US FILTER, INC~~
 PROPOSED MACHINE ROOM
 2120 GREEN SPRING DRIVE
 8th Election District, Baltimore County, MD

KCW Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3105 TINDALE LANE, SUITE 101
BARTMORE, MARYLAND 21214
TELE (410) 281-0033
FAX (410) 298-0504
E-MAIL: KWC@AOL.COM



LIST OF DRAWINGS
G-1 PLAT TO ACCOMPANY SPECIAL HEARING
AND VARIANCE

OWNER / DEVELOPER:

US FILTER INC.
2120 GREEN SPRING DRIVE
Lutherville - Timonium, Maryland 21093
Telus: 410-252-0800

[illegible]

KCW J.O. 98372
SCALE 1" = 40'
DESIGNED: Z.M.F.
DRAWN: Z.M.F.
CHECKED:
DATE: MAY, 1997
DRAWING NO. G-1