

IN RE: PETITION FOR VARIANCE
NE/S Aylesbury Road and S/S
Fox Tail Road
(10 - 14 W. Aylesbury Road)
8th Election District
4th Councilmanic District

Foxtail L.P.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-156-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, Foxtail L.P., by Charles Frank, President, through their attorney, Vernon Boozer, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.12.B to permit a modified plan for parking and loading, and to amend the previously approved plan and Order in prior Case No. 74-34-A, accordingly; from Section 409.3 to permit standard angled parking spaces (30%) to be 14' deep in lieu of the required 18'; from Section 409.4.C to permit the travel aisle for 30% angled parking spaces to be 12' wide in lieu of the minimum required 14'; from Section 409.6.A.3 to permit 64 parking spaces for the combined uses on the site in lieu of the required 85 spaces; from Section 409.8.A.4 to permit parking spaces to be located 0 feet from the right-of-way line in lieu of the minimum required 10 feet; from Section 409.8.A to permit design, screening and landscaping not in compliance with the landscape manual; from Section 450.4 to permit one additional freestanding enterprise sign in combination with the two existing enterprise signs in lieu of the maximum two signs allowed, based upon one sign per frontage (site fronts on two public roads); and, from Section 450.5.B.4(a) to permit enterprise Signs A and B to be located within 65' of one another in lieu of the minimum required separation of 100

UNDER RECEIVED FOR FILING

Date

BY

feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Charles J. Frank and Edward Eby, representatives of Foxtail, L.P., owners of the subject property, William P. Monk, Zoning Consultant, and F. Vernon Boozer, Esquire, attorney for the Petitioners. Appearing as interested citizens were Louis W. Miller and Kathleen Beadell. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 3.702 acres, more or less, zoned M.L.-I.M., and is improved with one-story, 78,526 sq.ft. building which houses a variety of uses, including a warehouse, office, showroom, and accessory retail operations. The building was constructed in the 1970s and used by one business; however, over the years, it was divided to create space for the various business operations that exist therein today. Presently, there are eight tenants occupying the building. The latest tenant who wishes to locate to this building is a local business known as LAX World. LAX World is a wholesale dealer of lacrosse sports equipment and merchandise and currently operates from a location on Deereco Road. The owners of the subject property propose no exterior alterations to the building; however, in attempting to obtain permits for the interior improvements for LAX World, the Department of Permits and Development Management advised them that a variance was necessary to legitimize existing conditions on the property as well as the proposed improvements. Many of the variances being requested herein are due to the tenants that currently occupy the building, and not necessarily the relocation of LAX World to this site.

Further testimony was offered by Mr. Monk, the Zoning Consultant hired by the Petitioners to develop the design/site plans for this project. Mr. Monk thoroughly described

current conditions on the site as well as those on surrounding properties. In addition, Mr. Monk discussed in detail all of the variance requests that are necessary in order to bring the property into total compliance with current zoning regulations. Furthermore, Mr. Monk testified as to other improvements that are being made onsite to accommodate and improve the traffic flow on the subject property. The site plan showing existing and proposed improvements, including a small area of additional paving, was submitted into evidence as Petitioner's Exhibit 6.

As noted above, Mr. Louis Miller and Ms. Kathleen Beadell, nearby residents of the area, appeared as interested citizens. Both Mr. Miller and Ms. Beadell are very involved in zoning and development matters that occur in the Timonium area. They indicated that they have been involved in other projects as well, not only in this business park, but also in the surrounding area. These citizens would like to see the owner of the subject property install sidewalk along the entire frontage of their property on Foxtail Road. They indicated that the adjacent property owner (Obrecht) is proposing to redevelop their property which adjoins the subject site and that they intend to install sidewalk along Foxtail Road from York Road to the property line adjoining the Petitioners' property. Mr. Miller and Ms. Beadell would therefore like to see the Petitioner continue this sidewalk along the frontage of their property on Foxtail Road.

The issue concerning the installation of sidewalk was discussed with the property owner at the hearing, who basically agreed with the citizens that the sidewalk along Foxtail Road should be extended along their property, but only to the existing 24-foot wide entrance into their site. They believe that any additional sidewalk along Foxtail Road would not be used by pedestrians and that they will choose to walk through the paved parking lot to their destinations, rather than continuing along the sidewalk, inasmuch as walking through the parking lot would be a shorter route. Therefore, the property owner believes that the installation of sidewalk along the

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Date

By

entire frontage of their property along Foxtail Road would not be beneficial to pedestrian traffic and an unnecessary expense for them.

After reviewing this issue with those parties in attendance at the hearing, I discussed this matter with Jeffrey Long, a representative of the Office of Planning. Mr. Long indicated that it would not be necessary for the Petitioners to install sidewalk along the entire length of Foxtail Road. Mr. Long did concur with the extension of the sidewalk from the adjacent property (owned by Obrecht) to the driveway entrance at the Petitioners' property. However, it was his opinion that the remainder of the Petitioners' frontage on Foxtail Road would be better landscaped than paved with sidewalk.

Having fully considered this issue, I find that as a condition of approval of the requested variances, I will require that the owners of the subject property extend the sidewalk along Foxtail Road, from the adjacent property to the existing entranceway into their parking lot. The Petitioners shall not be required to install sidewalk on any other portion of their property along Foxtail Road. I agree with Mr. Long's assessment that were pedestrians to use this sidewalk, they would simply exit off the sidewalk at that point and walk through the paved parking lot on the site. I further agree that installing a sidewalk along the Petitioners' property the remainder of the distance along Foxtail Road would serve no useful purpose and that this area will be better reserved for landscaping.

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:

ORDER RECEIVED FOR FILING
Date 12/8/98
By [Signature]

- 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).

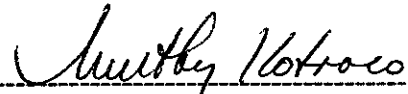
After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variances. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners. In my view, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 8th day of December, 1998 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.12.B to permit a modified plan for parking and loading, and to amend the previously approved plan and Order in prior Case No. 74-34-A, accordingly; from Section 409.3 to permit standard angled parking spaces (30%) to be 14' deep in lieu of the required 18'; from Section 409.4.C to permit the travel aisle for 30% angled parking spaces to be 12' wide in lieu of the minimum required 14'; from Section 409.6.A.3 to permit 64 parking spaces for the combined uses on the site in lieu of the required 85 spaces; from Section 409.8.A.4 to permit parking spaces to be located 0 feet from the right-of-way line in lieu of the minimum required 10 feet; from Section 409.8.A to permit design, screening and landscaping not in compliance with the landscape manual; from Section 450.4 to permit one additional freestanding enterprise sign in

combination with the two existing enterprise signs in lieu of the maximum two signs allowed, based upon one sign per frontage (site fronts on two public roads); and, from Section 450.5.B.4(a) to permit enterprise Signs A and B to be located within 65' of one another in lieu of the minimum required separation of 100 feet, in accordance with Petitioner's Exhibit 4, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their permits 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.
- 2) The Petitioners shall install sidewalk along the frontage of their property on Foxtail Road commencing from the adjacent property owned by Obrecht and terminating at the entranceway to the Petitioners' property.
- 3) The Petitioners shall submit a landscape plan for review and approval by the Office of Planning.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 12/5/18
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

December 3, 1998

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S Aylesbury Road and S/S Foxtail Road
(10 - 14 W. Aylesbury Road)
8th Election District - 4th Councilmanic District
Foxtail, L.P. - Petitioners
Case No. 99-156-A

Dear Mr. Boozer:

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 black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. Charles J. Frank and Edward Eby, Foxtail, L.P.
120 Cockeysville Road, Suite 205, Cockeysville, Md. 21030
Mr. William P. Monk, 222 Bosley Avenue, Suite B-6, Towson, Md. 21204
Mr. Louis W. Miller, 44 E. Timonium Road, Timonium, Md. 21093
Ms. Kathleen Beadell, 30 Northwood Drive, Timonium, Md. 21093
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

10-14 W. Aylesbury Road

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 a part 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 hardship or practical difficulty) Existing building (size and location on the lot) provides insufficient area for parking and green area(s) per the code.

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

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Vernon Boozer, Esq.

(Type or Print Name)

Signature

Covahey and Boozer

614 Bosley Avenue (410) 828-9441

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).

Foxtail L.P.

Charles Frank, President

(Type or Print Name)

Signature

(Type or Print Name)

Signature

120 Cockeysville Road (410) 771-8400

Address

Phone No

Cockeysville, MD 21030

City

State

Zipcode

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

William Monk, Inc.

Name 222 Bosley Ave., Ste. B-6

Towson, MD 21204 (410) 494-8931

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

10/13/98
uc

99-156-A

**to the Zoning Commissioner of Baltimore County
for the property located at 10-14 W. Aylesbury Road
which is presently zoned ML-IM**

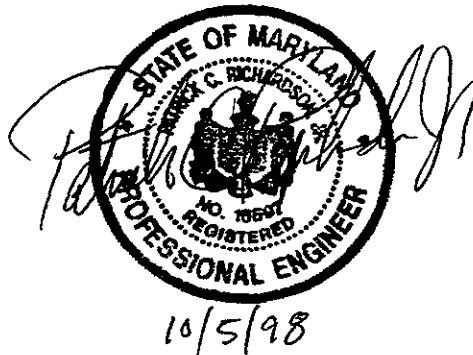
SECTION 450.5B 4(a) - TO PERMIT ENTERPRISE SIGNS A AND B (AS NOTED ON THE PLAN) TO BE LOCATED WITHIN 65' OF EACH OTHER IN LIEU OF THE MINIMUM REQUIRED 100' SEPARATION.

ZONING DESCRIPTION

**10-14 WEST AYLESBURY ROAD
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME on the north and east side of West Aylesbury Road; thence binding on the east side the three following courses and distances: (1) North 78 degrees 51 minutes 33 seconds West 27.68 feet, (2) by a curve to the right with a radius of 250.00 feet a length of 344.02 feet on a cord with a bearing of North 39 degrees 26 minutes 13 seconds West 317.51 feet, (3) North 00 degrees 00 minutes 51 seconds West 365.00, to the south side of Foxtail Road (formerly Kilmar Road), thence binding on the south side of Foxtail Road; (4) North 44 degrees 59 minutes 03 seconds East 21.21 feet, (5) North 89 degrees 59 minutes 03 seconds East 147.85 feet, (6) by a curve to the left with a radius of 780.00 feet a length of 66.01 feet on a cord with a bearing North 87 degrees 33 minutes 35 seconds East 65.99 feet, then leaving the roadbed of Foxtail Road and proceeding, (7) South 00 degrees 00 minutes 57 seconds East 633.42 feet, to the place of beginning.

Containing 3.000 acres of land, more or less.



99-156-A

**BALTIMORE COUNTY, MA AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 060317

DATE 10/13/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Foxtail Limited Partnership

FOR: COMMERCIAL VARIANCE Item #156
10-14 W. Aylesbury Road Case #99-156-A
Drop-Off -- No Review

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL
10/15/1998 10/14/1998 15,782.56
MISCELLANEOUS CASH RECEIPT
Receipt # 077974
CH NO. 060317
250.00 11/11
Baltimore County, Maryland

CASHIER'S VALIDATION

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:

Cases #59-158-A
10314 W. Ayresbury Road
F and NE/S Ayresbury Road, SEC Fox Tail Road
8th Election District

4th Councilmanic District
Legal Owners: Foxall LP

Variented to permit a modified plan for parking and loading; to permit standard angled parking spaces (30%) to be 14 feet deep in lieu of the required 18 feet; to permit 30-degree angle parking spaces one way travel aisle width to be 12 feet wide in lieu of the minimal 14 feet; to permit 65 parking spaces in lieu of the required 85 spaces; to permit parking spaces zero feet from the right-of-way line in lieu of the minimum requirement of 10 feet; to permit design screening and landscaping not in compliance with the Landscape Manual; to permit enterprise signs A & B to be located within 65 feet of each other in lieu of the minimum required 100-foot separation; and to permit 1 additional free-standing enterprise sign in addition to the 2 existing enterprise signs in lieu of the maximum 2 permitted based upon 1 per frontage.
Hearing: Tuesday, December 1, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bayley 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.

11/155 Nov-12 0272651

CERTIFICATE OF PUBLICATION

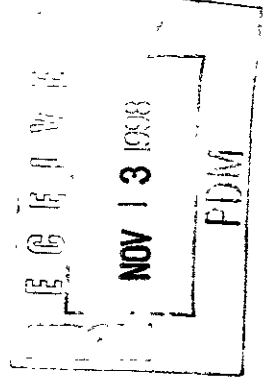
_____,
TOWSON, MD., 11/12/1998

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 11/12/1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON



CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-156-A*

PETITIONER/DEVELOPER: () *FOX TAIL L.P.*

DATE OF HEARING/~~CLOSING~~: () *12-1-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

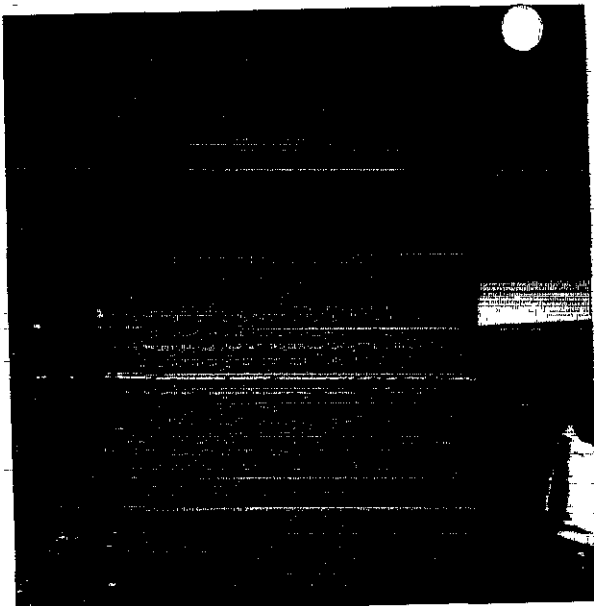
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,
10-14 W. AGLESBURY ROAD, BALTIMORE, MD. 21093

THE SIGN (S) WERE POSTED ON, *11-15-98* BY THE UNDERSIGNED.

SINCERELY,

Thomas P. Ogle Sr. 11-15-98

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 13, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue
Suite B-6
Towson, MD 21204

Dear Mr. Monk:

RE: Drop-Off Petition, 10-14 W. Aylesbury Road, Case Number 99-156-A

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 this office.

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

Very truly yours,

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

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

c: Vernon Boozer, Esquire

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

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.: 99-156-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit a modified plan for parking & loading; to permit standard angled parking spaces (30%) to be 14 feet deep in lieu of the required 18 feet; to permit 30-degree angle parking space one way travel aisle width to be 12 feet wide in lieu of the minimal 14 feet; to permit 65 parking spaces in lieu of the required 85 spaces; to permit parking spaces zero feet from the right-of-way line in lieu of the minimum requirement of 10 feet; to permit design, screening and landscaping not in compliance with the landscape manual; to permit enterprise signs A & B to be located within 65 feet of each other in lieu of the minimum required 100-foot separation; and to permit 1 additional free-standing enterprise sign in addition to the 2 existing

**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

enterprise signs in lieu of the maximum 2 permitted based upon 1 per frontage.

TO: PATUXENT PUBLISHING COMPANY
November 12, 1998 Issue - Jeffersonian

Please forward billing to:

Vernon Boozer, Esquire 410-828-9441
614 Bosley Avenue
Towson, MD 21204

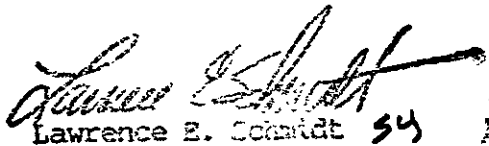
NOTICE OF ZONING HEARING

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: 99-156-A
10-14 W. Aylesbury Road
E and NE/S Aylesbury Road, SEC Fox Tail road
8th Election District – 4th Councilmanic District
Legal Owner: Foxtail L.P.

Variance to permit a modified plan for parking and loading; to permit standard angled parking spaces (30%) to be 14 feet deep in lieu of the required 18 feet; to permit 30-degree angle parking space one way travel aisle width to be 12 feet wide in lieu of the minimal 14 feet; to permit 65 parking spaces in lieu of the required 85 spaces; to permit parking spaces zero feet from the right-of-way line in lieu of the minimum requirement of 10- feet; to permit design, screening and landscaping not in compliance with the Landscape Manual; to permit enterprise signs A & B to be located within 65 feet of each other in lieu of the minimum required 100-foot separation; and to permit 1 additional free-standing enterprise sign in addition to the 2 existing enterprise signs in lieu of the maximum 2 permitted based upon 1 per frontage.

HEARING: Tuesday, December 1, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 34

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
pdmlandacq@co.ba.md.us

October 29, 1998

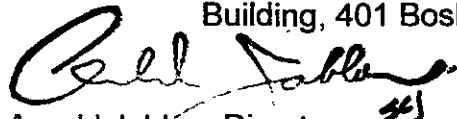
NOTICE OF ZONING HEARING

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: 99-156-A
10-14 W. Aylesbury Road
E and NE/S Aylesbury Road, SEC Fox Tail road
8th Election District – 4th Councilmanic District
Legal Owner: Foxtail L.P.

Variance to permit a modified plan for parking and loading; to permit standard angled parking spaces (30%) to be 14 feet deep in lieu of the required 18 feet; to permit 30-degree angle parking space one way travel aisle width to be 12 feet wide in lieu of the minimal 14 feet; to permit 65 parking spaces in lieu of the required 85 spaces; to permit parking spaces zero feet from the right-of-way line in lieu of the minimum requirement of 10- feet; to permit design, screening and landscaping not in compliance with the Landscape Manual; to permit enterprise signs A & B to be located within 65 feet of each other in lieu of the minimum required 100-foot separation; and to permit 1 additional free-standing enterprise sign in addition to the 2 existing enterprise signs in lieu of the maximum 2 permitted based upon 1 per frontage.

HEARING: Tuesday, December 1, 1998 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Arnold Jablon, Director

c: Vernon Boozer, Esquire
Foxtail L.P.
William Monk, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 16, 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.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 27, 1998

Mr. William Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, MD 21204

RE: Item No.: 156
Case No.: 99-156-A
Location: 10-14 Aylesbury Road

Dear Mr. Monk:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on October 13, 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 black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

cc: Vernon Boozer, Esq., 614 Bosley Avenue, Towson, MD 21204
WCR:ggs

Enclosures Come visit the County's Website at www.co.ba.md.us



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: November 2, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
 for November 2, 1998
 Item No. 156

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The existing 124-foot entrance off Aylesbury Road must be reduced to the standard single commercial entrance width of 35 feet maximum per the Department of Public Works' Standard Plat R-32.

Please submit a schematic landscape plan.

RWB:HJO:jrb

cc: File

ZONE1102.156

Jen
12/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 16, 1998

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

SUBJECT: 10-14 West Aylesbury Road

INFORMATION:

Item Number: 156
Petitioner: Foxtail L.P.
Property Size:
Zoning: ML-IM
Requested Action: Variance
Hearing Date:

The variances being requested in this case are from the following Sections of the Baltimore County Zoning Regulations:

SECTION 409.12 B - To permit a modified plan for parking and loading based upon hardship and practical difficulty in meeting the requirements as set forth in BCZR Section 409 and to amend the approved plan and order in zoning Case No. 74-34-A.

SECTION 409.3 - To permit standard angled parking spaces (30%) to be 14' deep in lieu of the required 18' as noted on the plan.

SECTION 409.4C - To permit 30 degree angle parking space and one way travel aisle width to be 12' wide in lieu of the minimum 14' as noted on the plan.

SECTION 409.6 A 3 - To permit 65 parking spaces for the combined uses on the site in lieu of the required 85 spaces.

SECTION 409.8 A 4 - To permit parking spaces to be located 0' from the right-of-way line in lieu of the minimum requirement of 10' where noted on the plan.

SECTION 409.8 A - To permit design, screening and landscaping not in compliance with the landscape manual on areas noted on the plan.

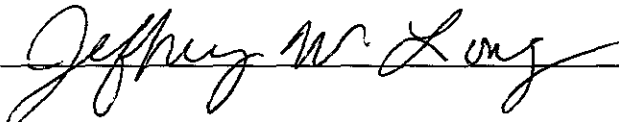
SECTION 450.4 - To permit 1 additional free-standing enterprise sign in addition to the 2 existing enterprise signs (total 3 signs). Maximum of 2 permitted based upon 1 per frontage (site fronts on 2 public roads).

SECTION 450.5B 4(a) - To permit enterprise signs A and B (as noted on the plan) to be located within 65' of each other in lieu of the minimum required 100' separation.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has no objection to this variance provided that a landscape plan that addresses the objectives of the Hunt Valley/Timonium Master Plan is submitted for review and approval by this office.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK:LH:lsn



Baltimore County
Fire Department

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

November 17, 1999

RECEIVED JAN 06 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 1, 1999

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

155, 156, 157, 158, 159, 160, 161, 162, 163,
167, 168, and 171

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 867-4881, MS-1102F

cc: File



Baltimore County
Fire Department

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

OCTOBER 29, 1998

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

RE: Property Owner: FOXTAIL L.P.

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: 156 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.

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

cc: File





Baltimore County
Fire Department

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

OCTOBER 29, 1998

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

RE: Property Owner: FOXTAIL L.P.

Location: DISTRIBUTION MEETING OF OCTOBER 26, 1998

Item No.: 156 Zoning Agenda:

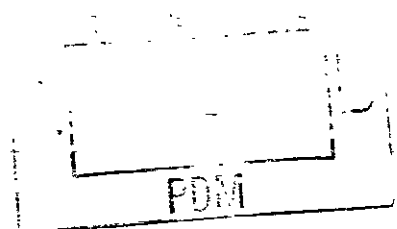
Gentlemen:

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.

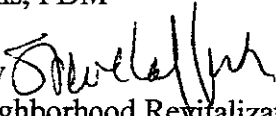
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



**Baltimore County, Maryland
Inter-Office Correspondence**

TO: Gwen Stephens, PDM

FROM: Steve Lafferty 
Manager, Neighborhood Revitalization
Office of Community Conservation

SUBJECT: ZAC Item No.: 156
Foxtail L.P.

DATE: October 29, 1998

The developer has requested numerous variances to allow its project to proceed. This includes changes in parking, avoidance of the landscape manual requirements and additional signage than is permitted.

The number of variances suggests that the developer is trying to place more on the site than it can possibly handle. Development standards should be followed unless there is some extreme hardship. Many residents of the Timonium communities were active participants in developing the Hunt Valley-Timonium Plan and the sign legislation which was adopted by Council. Community concerns are regularly expressed about the need for adequate screening and buffering of commercial activities, landscaping, excessive signage and the overall design of commercial properties along the York Road corridor.

In order to retain the safeguards, buffering and delineation between commercial properties and the surrounding area, this development should be required to fully comply with all landscape manual standards and should not be allowed to have additional enterprise signs or to place them closer together than required.

c: Laurie Hay, OP
Andrea Van Arsdale, Economic Development



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.27.94

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

RE: Baltimore County
Item No. 156 WCR

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

/s/ Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

DATE: 10/30/98

TMK
12-1

SUBJECT: Zoning Advisory Committee
Meeting Date: 10/26/98

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

Item #'s:	153 AV	158 -	168
	154 AV	161 -	169
	155 -	162 AV	170
	156 ✓	165 -	
	157 ✓		

RBS:sp

BRUCEZ/DEPRM/TXTS8P

RE: PETITION FOR VARIANCE
10-14 W. Aylesbury Road, E and NE/S Aylesbury
Rd, SEC Fox Tail Rd, 8th Election District,
4th Councilmanic

Legal Owners: Foxtail L.P.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-156-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 13th day of November, 1998, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioner(s).

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
pdmlandacq@co.ba.md.us
410-887-3391

November 16, 1998

Vernon Boozer, Esquire
Covahey and Boozer
614 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Bronstein:

RE: Drop-Off Petition Review (Case #99-156-A), 10-14 W. Aylesbury Road

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

The description and plan do not show or give the distance to the nearest intersecting public road.

The 3rd call on the description no. plan differs by 6 seconds.

Come visit the County's Website at www.co.ba.md.us



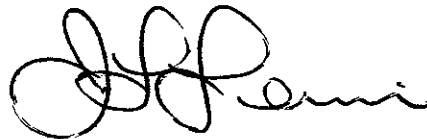
Printed with Soybean Ink
on Recycled Paper

Vernon Boozer, Esquire
November 16, 1998
Page 2

The signs which are labeled as enterprise signs are excluded from sites where multi-tenant office, retail or industrial buildings are located per Section 450.5.(b) Baltimore County Zoning Regulations. However, if these signs as shown are joint identification signs as permitted under Section 450.4.7.(d), the variances to be requested differ substantially from those on the petition and plan.

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. Lewis", with a stylized, cursive script.

John L. Lewis
Planner II, Zoning Review

JLL:cjs

Enclosure (receipt)

c: Zoning Commissioner

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

AREA CODE 410

828-9441

FAX 410-823-7530

EDWARD C. COVAHEY, JR.

F. VERNON BOOZER *

MARK S. DEVAN

ANTHONY J. DIPAUZA *

THOMAS P. DORE

ROGER J. SULLIVAN

MICHAEL T. PATE

ANNEX OFFICE

SUITE 302

606 BALTIMORE AVE.

TOWSON, MD 21204

October 12, 1998

* ALSO ADMITTED TO D. C. BAR

Hand Delivered

Mr. Arnold E. Jablon
Director of Permits &
Development Management
111 West Chesapeake Avenue
Towson, MD 21204

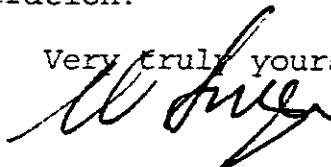
RE: Foxtail, L.P.
10-14 West Aylesbury Road

Dear Mr. Jablon:

Pursuant to our phone conversation, Foxtail, L.P. requests a conditional permit to begin construction at the above location prior to final approval of their pending zoning request. My client understands that should the zoning request be denied, then they will be required at their expense to restore the property to its original condition. By signing this letter, they will abide by any directions from your department for restoration of the property in the event of zoning disapproval.

Thank you for your consideration.

Very truly yours,

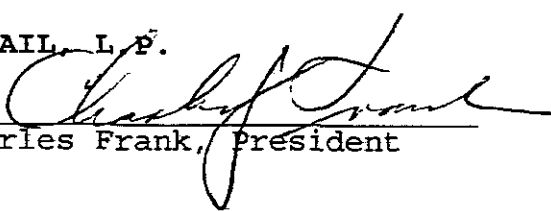


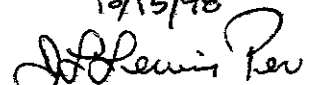
F. VERNON BOOZER

FVB/gab
08'gab.18

AGREED:

FOXTAIL, L.P.

BY: 
Charles Frank, President

10/15/98
 Per A.
CONFIRMED FOR PROVISIONAL
APPROVAL. APPLICANT GIVEN
FORM TO FILL OUT + WILL RETURN
TO ZONING FOR COMPLETION AND
ISSUANCE.



Baltimore County
Department of Public Works

RECEIVED

DEC 16 1996

Bureau of Highways & Traffic
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3560
Fax: (410) 887-5656

CHARLES J. FRANK, INC.

December 10, 1996

Mr. Edward C. Eby
Foxtail Limited Partnership
120 Cockeysville Road
Hunt Valley, MD 21030

Re: Curb Cut
10-14 W. Aylesbury Road
Section 6 - District 8

Dear Mr. Eby:

Permission is hereby granted, insofar as this Bureau has the right and power to grant same to construct a driveway entrance at 10-14 W. Aylesbury Road in Section 6, District 8 of Baltimore County according to specifications as described on the R-32 form.

It shall be your responsibility to provide the necessary lights and barricade signs for the safety of the traveling public.

Baltimore County will not be held responsible for any accidents or damages resulting from your work.

This permit must be kept on the job at all times when work is in progress. It shall remain in effect for thirty days after date of issue. If an extension of this permit is required, you must request said extension at least one week prior to the permit's expiration date.

The work hereby permitted shall be done under the supervision and to the satisfaction of Baltimore County, said County reserving full control over said road or highways and the subject matter of this permit. All work shall conform to current Baltimore County standards and specifications. The County right-of-way will be left in a neat and clean condition. No excess material will be permitted to remain on the County right-of-way.

Contact the Construction Contract Administration office (5) days prior to proceeding with the proposed work at 887-3531.

Very truly yours,

A handwritten signature in cursive script, reading "Charles R. Harrison".

Charles R. Harrison, Chief
Bureau of Highways & Equipment Maintenance

CRH:lb

cc: PDM, Construction Contract Administration, District Supt., Inspector, File.



"Pedestrian Ramps may be required at the descretion of the Engineer in accordance with Plate R36 and R36A (copies attached) modified to meet field conditions."

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

October 7, 1998

PDM
1st Floor
111 W. Chesapeake Avenue
Towson, MD 21204

OK
10/13/98
ucl

Subject: Zoning application drop-off
10-14 W. Aylesbury Road
Baltimore Co., MD
WMI Project No.: 98-112

Gentlemen:

Attached please find the application forms, plats and exhibits to accompany our drop-off. There are no outstanding zoning violations for this property. This plan has been reviewed by PDM staff (John Lewis).

Cordially,



William Monk

Encl.

99-156-A

PROVISIONAL APPROVAL

PERMIT NUMBER: B 356484



Date: 16 Oct 98

Location: 10-14 W. Aylesbury Road (7 Fox Tail Rd.)

The issuance of this permit in no way grants or implies approval of any matter relating to this property which is in conflict with the Baltimore County Zoning Regulations.

The issuance of this permit is subject to the following **Conditions**:

- ☒ Owner has filed for a public hearing, Item # 156.
- ☐ Owner must file for a public hearing within ___ days before the Zoning Commission requesting relief from all conflicts with the Baltimore County Zoning Regulations.
- ☐ Owner/contract purchaser must submit a complete revised site development plan and requested accompanying information within ___ days resolving all possible conflicts with the Baltimore County Zoning Regulations.

The owner/contract purchaser may proceed at his own risk with the construction indicated in the above referenced permit.

However, in the event that any or all of the above conditions are not completed as stipulated, and/or the petition for relief has been denied, dismissed, or withdrawn, this provisional approval is rescinded forthwith.

Immediately thereafter, the owner/contract purchaser must return the property to the condition it was in prior to the beginning of said construction and accepts full financial liability in the matter.

CAM for JL
ZONING STAFF

Carl J. Jaber
DIRECTOR, PERMITS & DEVELOPMENT MANAGEMENT

I have read the above statement and I agree to abide by the decision of the zoning commissioner, if applicable, in this matter. I also hereby certify that I, the undersigned, am in fact the owner and, if applicable, the contract purchaser and not just an agent for same.

Signed - Owner Charles J. Frank Signed - Contract Purchaser N/A

Printed Name Charles J. Frank, Pres. Printed Name _____

Address 120 Cockeyville Rd, Ste 205 Address _____
Hunt Valley, Md 21030

Work Phone # 410-771-8400 Work Phone # _____

Home Phone # 410-821-8431 Home Phone # _____

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

LOUIS W. MILLER

44 F. TIMONIN RD
TH, MD 21093
252-3444 E/NEABO@AOL
COM

Kathleen Beadell

30 Northwood Drive 21093
120 GOCKEYSVILLE RD.
HUNT VALLEY, MD 21030

CHARLES J. FRANK

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Bill Monk

222 Bosley Ave

Suite B-6

Towson, MD 21204

Edward Eby

120 Cockeysville Rd. Ste 205

Hunt Valley, Md 21030

F. Vernon Bozzer

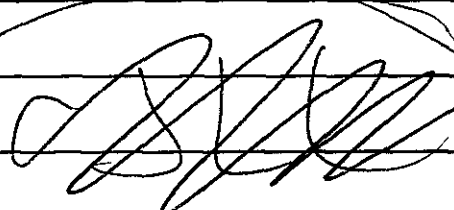
614 Bosley Ave 21204



WILLIAM MONK, INC.**ENGINEERS • PLANNERS**

COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4302
410-494-8931 • FAX 410-494-9903

LETTER OF TRANSMITTAL

Date	2/5/99	Our Job No.	98-112
Attention			
Re: 10-14 W. AYLER RD			
			

TO:

FROM GWEN
FOR ZONING FILE
PER TIM K'S ORDER

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | |
|--|---|---|--|
| ☒ Prints | ☐ Disk | ☐ Specifications | ☐ Shop drawings |
| ☐ Plans | ☐ Copy of letter | ☐ Change order | ☐ Other |

QTY.	DESCRIPTION	ACTION
2	VARIANCE PLAN WITH ZONING HEARING OFFICERS DECISION CASE # 99-156 A	

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|---|---|---|
| ☐ For approval | ☐ As requested | ☐ Prints returned after loan to us |
| ☐ For your use | ☐ For review and comment | ☐ Per _____ |
| ☐ For bids due _____ | ☒ Other | <u>TO FILE</u> |

REMARKS:

called Bill 2/11? with?

COPY TO: _____

SIGNED: W. Monk

If enclosures are not as noted, please notify us at once.

10:45

S
74
(over 20.8)

#74-34-A
#8

8th

MAP _____
 RE CFON _____
 O T L _____
 TYPE _____
 PL _____
 FINAL 9/12/1
 BY _____

See attached description

ORDER RECEIVED FOR FILING

DATE August 6, 1953

Charick Corporation

Per: Alger Zapf, Jr., ^{Legal Owner} President
Address 10 West Aylesbury Road

Protestant's Attorney

Jul 26 1934

quest. _____ 1973 at 12:50'clock
Eric R. Renda

(over)

41A

COPIES RECEIVED FOR FILING

DATE August 6, 1973
BY Stella P. Lavery, etc.
Zoning Commission

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the ~~above~~ Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

a Variance to permit a rear yard setback of thirty (30) feet instead should be granted of the required fifty (50) feet
Deputy
AT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6TH

day of August, 1973, that the herein Petition for a Variance should be and the same is Granted, from and after the date of this Order, to permit a rear yard setback of thirty (30) feet instead of the required fifty (50) feet, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.
James E. [Signature]
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197__, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

Mr. S. Eric DiNenna
Zoning Advisory Com
Office of Planning and
Baltimore County Off
Towson, Maryland 21

Dear Mr. DiNenna:

Comments on Item #8

Property Ow
Location: F
Present Zon
Proposed Zo

District: 8
No. Acres:

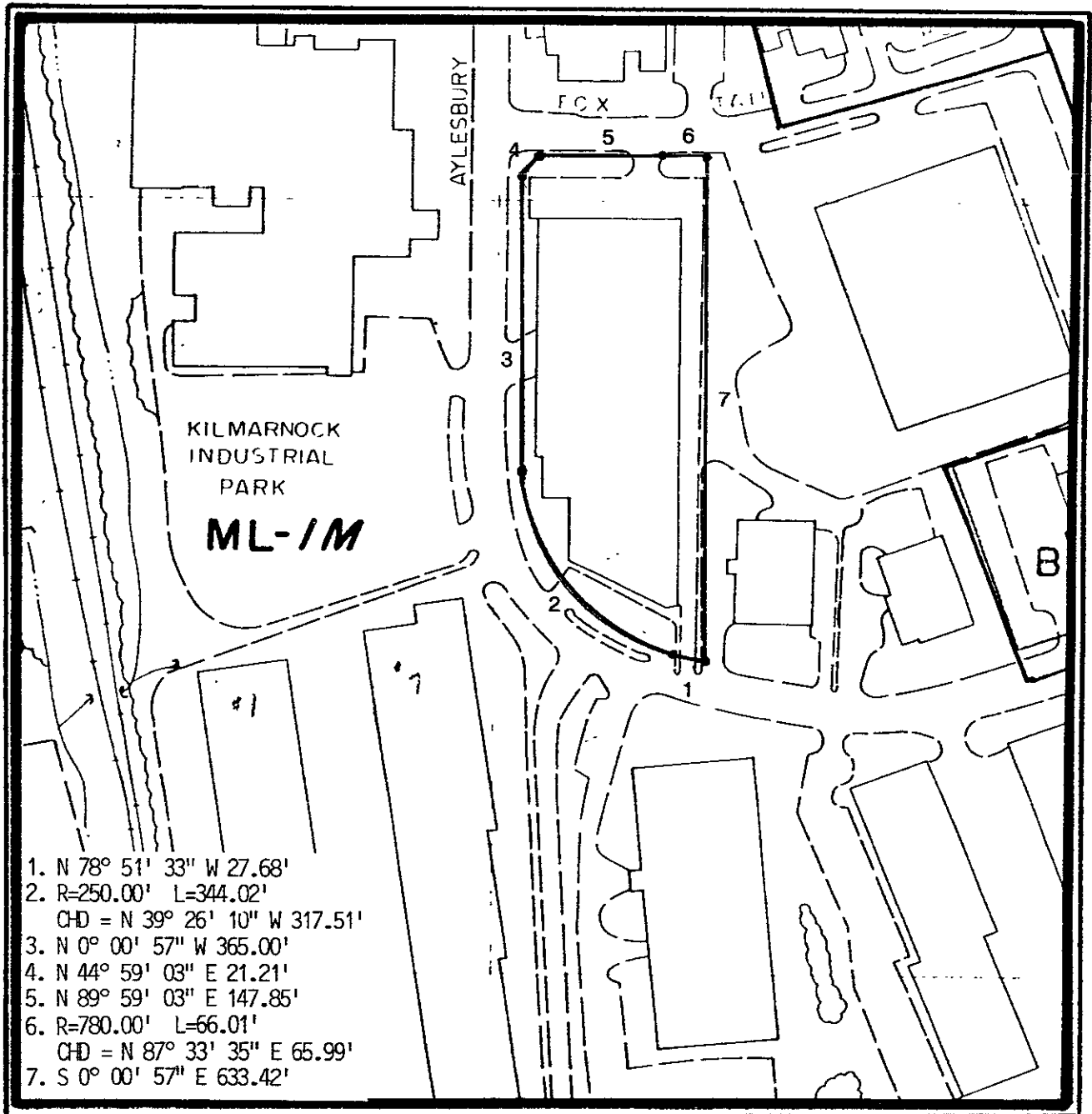
The loading areas and
must be done on site

BALTIMORE
SUITE 301 JEFFERSON

PARKING SPACE AVAILABILITY AT 10 - 14 AYLESBURY RD & 7 FOXTAIL RD.

DATE	TIME	SPACES AVAILABLE NORTH AND SOUTH SIDES OF FOXTAIL RD. FROM YORK RD. TO AYLESBURY RD.	SPACES AVAILABLE EAST SIDE OF AYLESBURY RD. FROM BUSINESS PARK DR. TO CROWTHER RD.	SPACES AVAILABLE WEST SIDE OF AYLESBURY RD. FROM BUSINESS PARK DR. TO CROWTHER RD.	SPACES AVAILABLE "TRISTATE" LOT TOTAL
11/17/98	08:10 AM	32	18	20	104
11/17/98	11:30 AM	31	11	11	88
11/18/98	08:10 AM	32	14	18	96
11/18/98	03:00 PM	30	10	12	84
11/20/98	08:10 AM	30	15	20	99
11/20/98	02:15 PM	29	12	13	88
11/20/98	04:20 PM	25	13	15	90
11/23/98	04:40 PM	29	12	14	92
11/24/98	04:15 PM	30	13	11	88
11/25/98	07:15 AM	29	18	21	102

11/25/98 07:15 AM
 102
 5B



ZONING MAP

SCALE : 1"=200'

WILLIAM MONK, INC.

SITE PLANNING • ENGINEERING
 ZONING • DEVELOPMENT SERVICES
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE - 6
 TOWSON, MD 21204
 410-494-8931; fax 410-494-9903

10-14 AYLESBURY ROAD
BALTIMORE CO., MD.

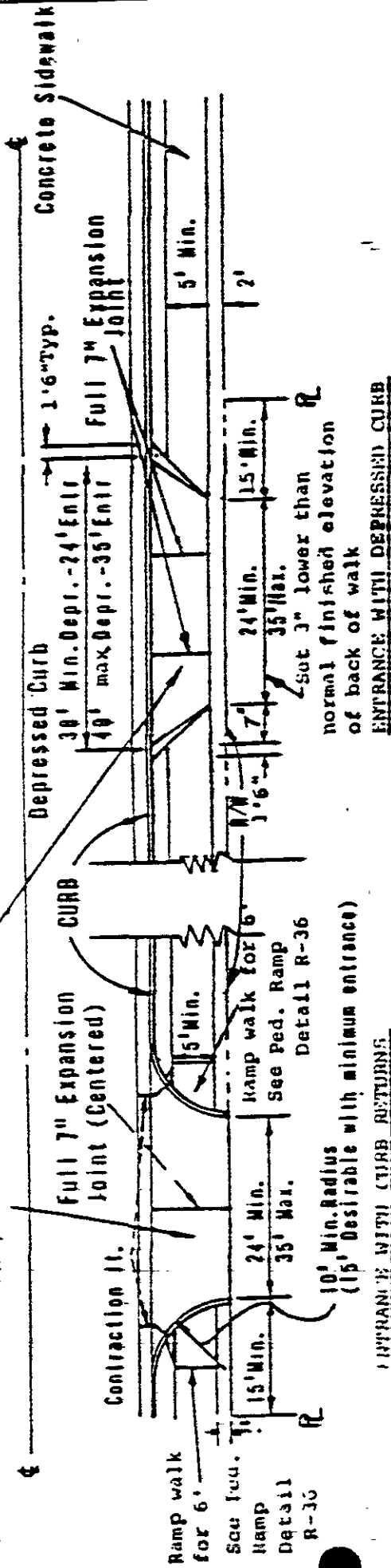
ZONING
 NW-13A

SCALE
 1"=200'

FILE #
 98-112

99-156-A

7" STANDARD CONCRETE ENTRANCE ON 4" CRUSHER RUN BASE



NOTES:

- Where 10' min. radius is shown, the max. radius shall be equal to the distance from the curb to the property line, except where Baltimore County policy allows larger radii.
- Skewed entrances will be permitted only on divided highways.
- No entrances will be permitted between P.C. and P.T. of curb return at any intersection.
- Where the distance from the face of curb to the property line is less than 10' slope finished grade of entrance paving at 8% max. for a min. of 10' to next break in grade.
- All permanent signs and light fixtures shall be outside of the County right-of-way.
- Place 1 1/2" preformed bituminous expansion joint material along rear of depressed curb at edge of 7" standard concrete entrance. Construct depressed curb with 1 1/2" lip at gutter.
- Concrete to be Mix 3 or Mix 6 as directed by the Engineer and placed on a 4" Crusher Run base.
- Where Curb & Gutter exist, remove completely to the first construction joint each side of the property entrance. Use existing edge of road for grade guidance as directed. Joint where gutter meets pavement to be finished with a standard edging tool.
- Entrance with curb returns shall be constructed with 1 1/2" lip above gutter along face of curb line extended across entrance. Curb face at property line shall have standard 7 3/16" reveal.



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF
PUBLIC WORKS

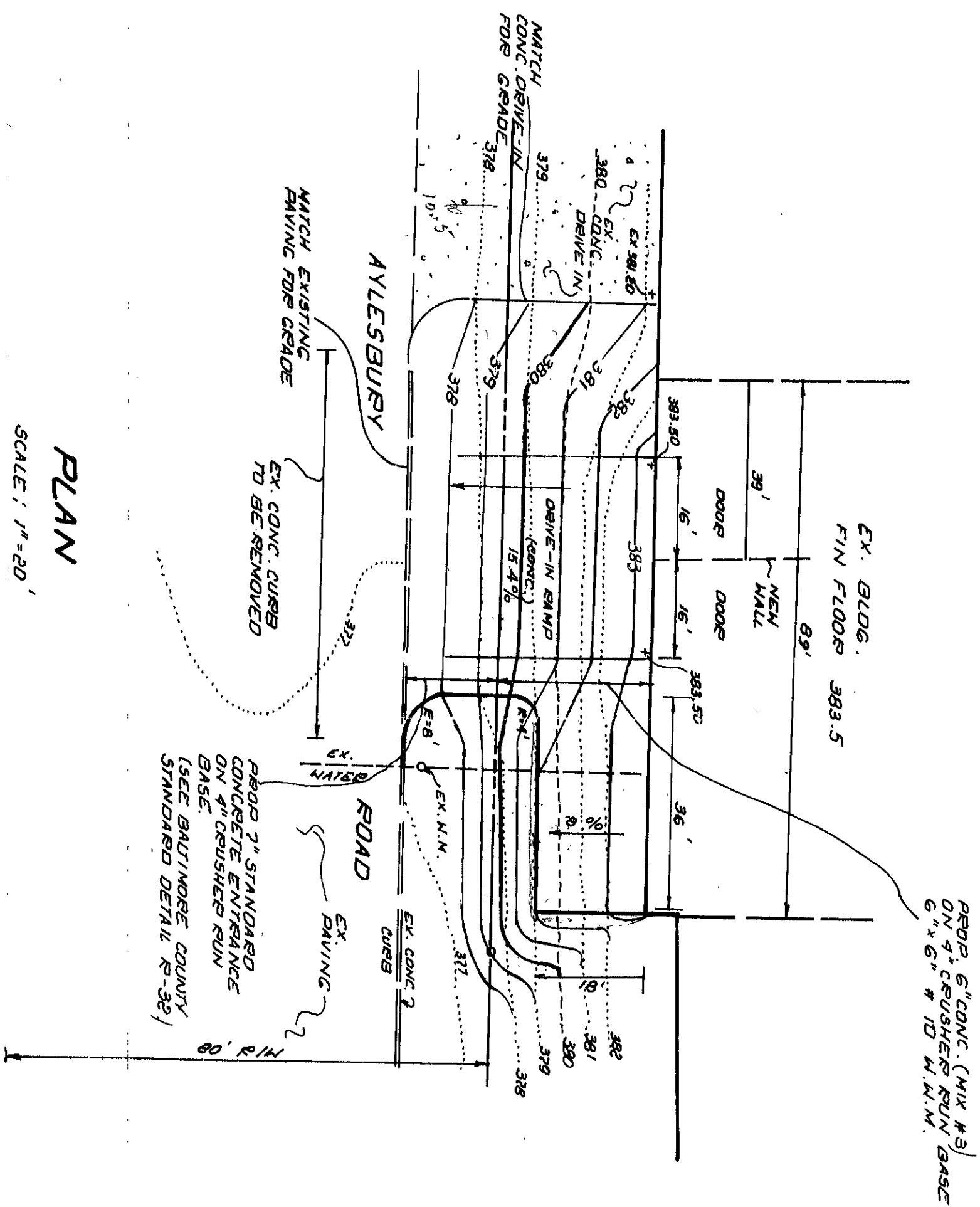
ROAD & STREET DETAIL
S I N G L E . G O M M E R C I A L . E N T R A N C E

ISSUED OCT 1977

REVISED March 1983

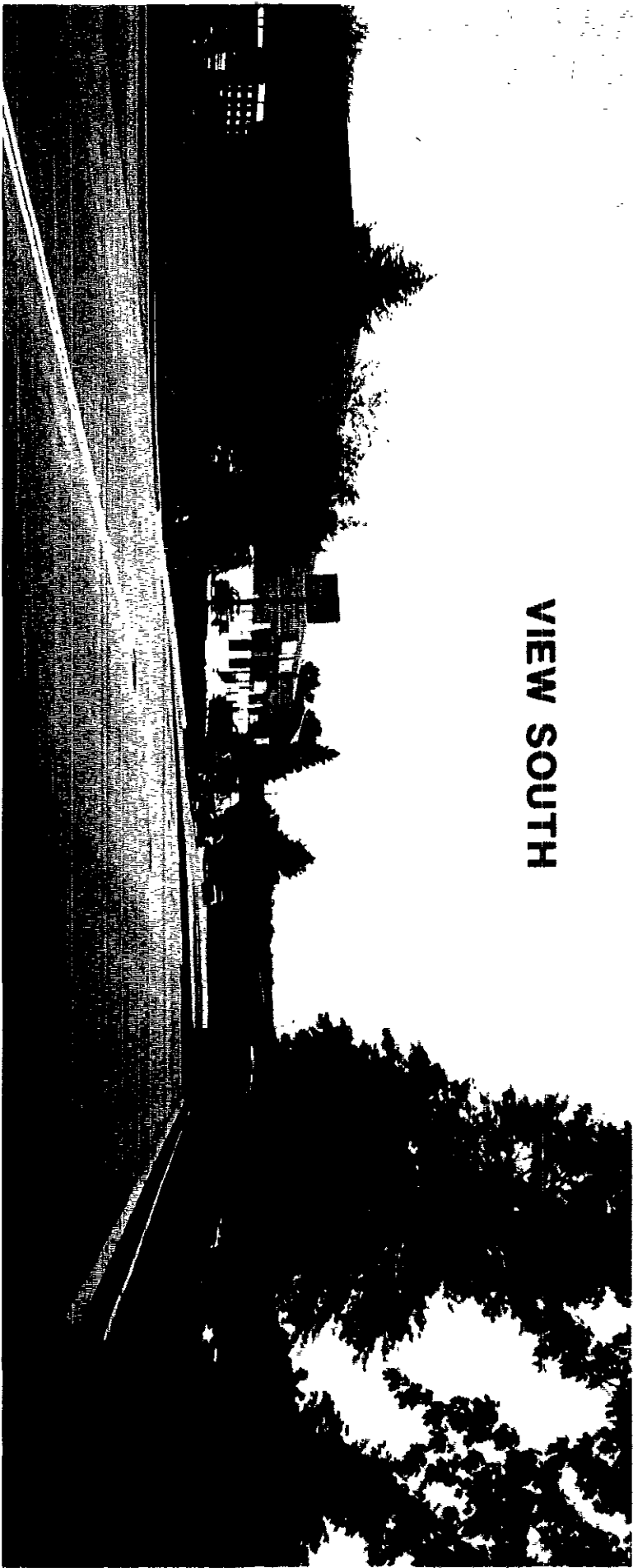
REVISED

PLATE R-32



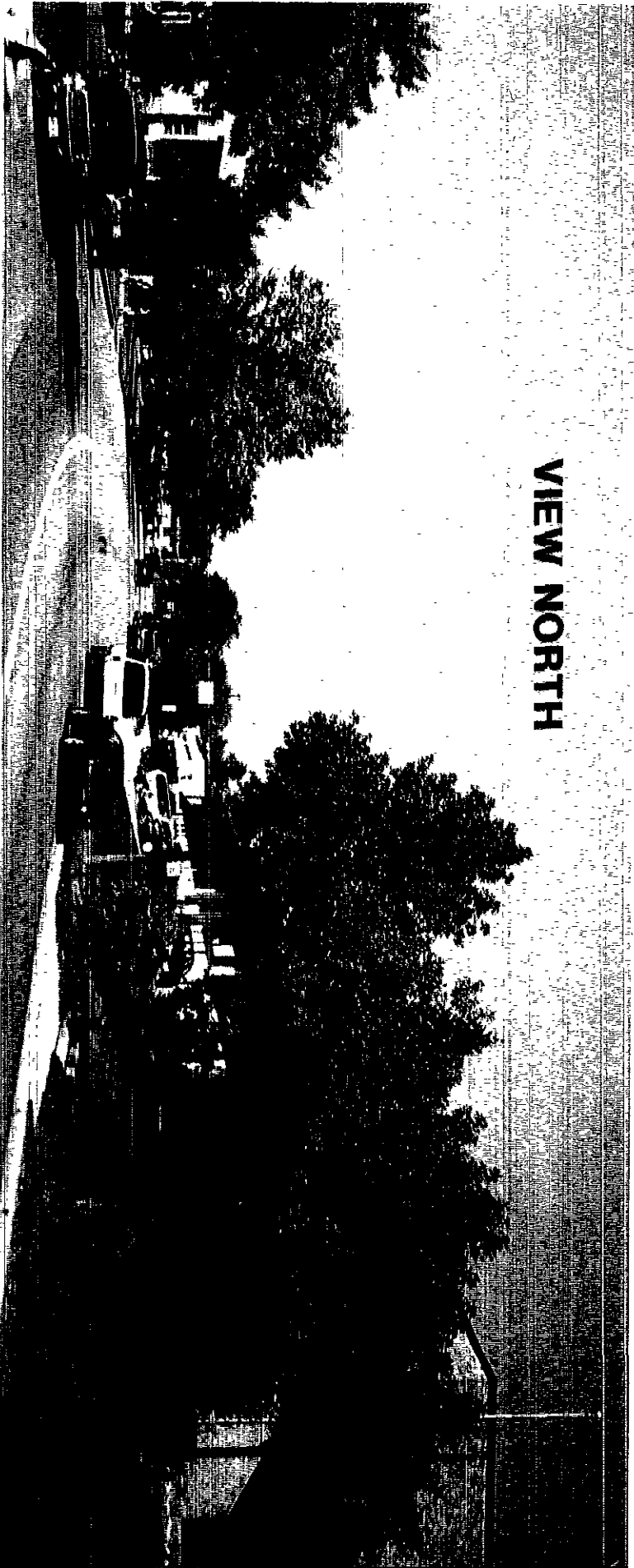
PLAN

SCALE: 1"=20'



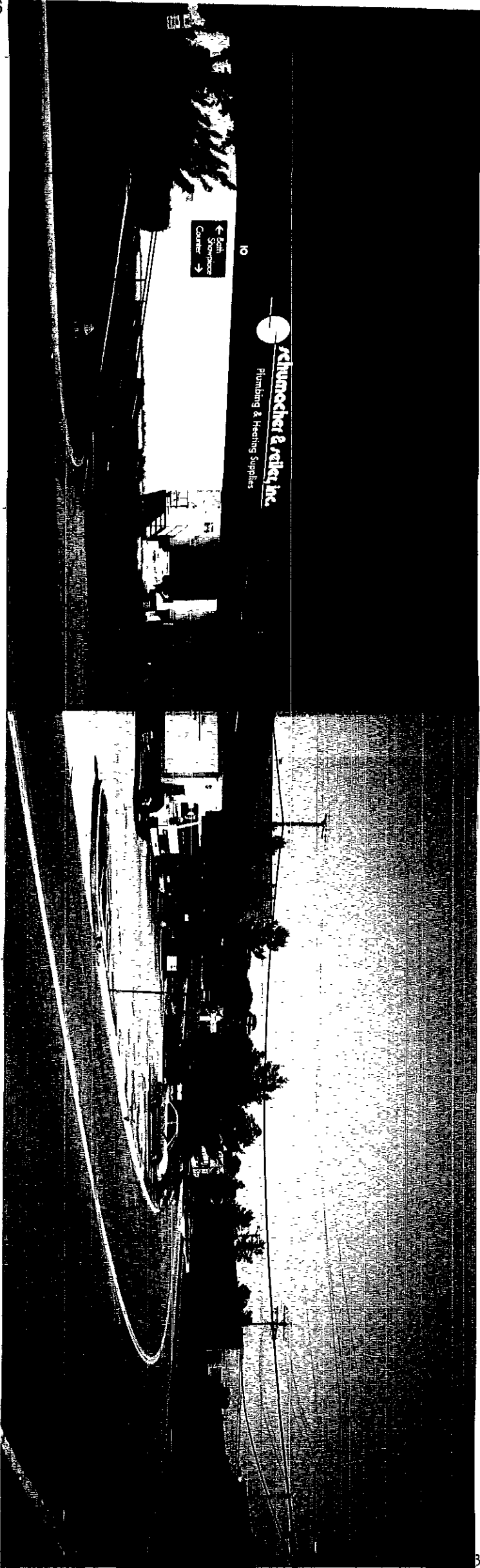
VIEW SOUTH

**AYLESBURY
ROAD**



VIEW NORTH

EXISTING CONDITIONS ALONG AYLESBURY ROAD -
VIEW LOOKING SOUTHEAST



**FOX TAIL ROAD -
VIEW LOOKING EAST TOWARDS YORK ROAD:
SUBJECT PROPERTY TO RIGHT OF VIEW**



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EASTERN COMPANY

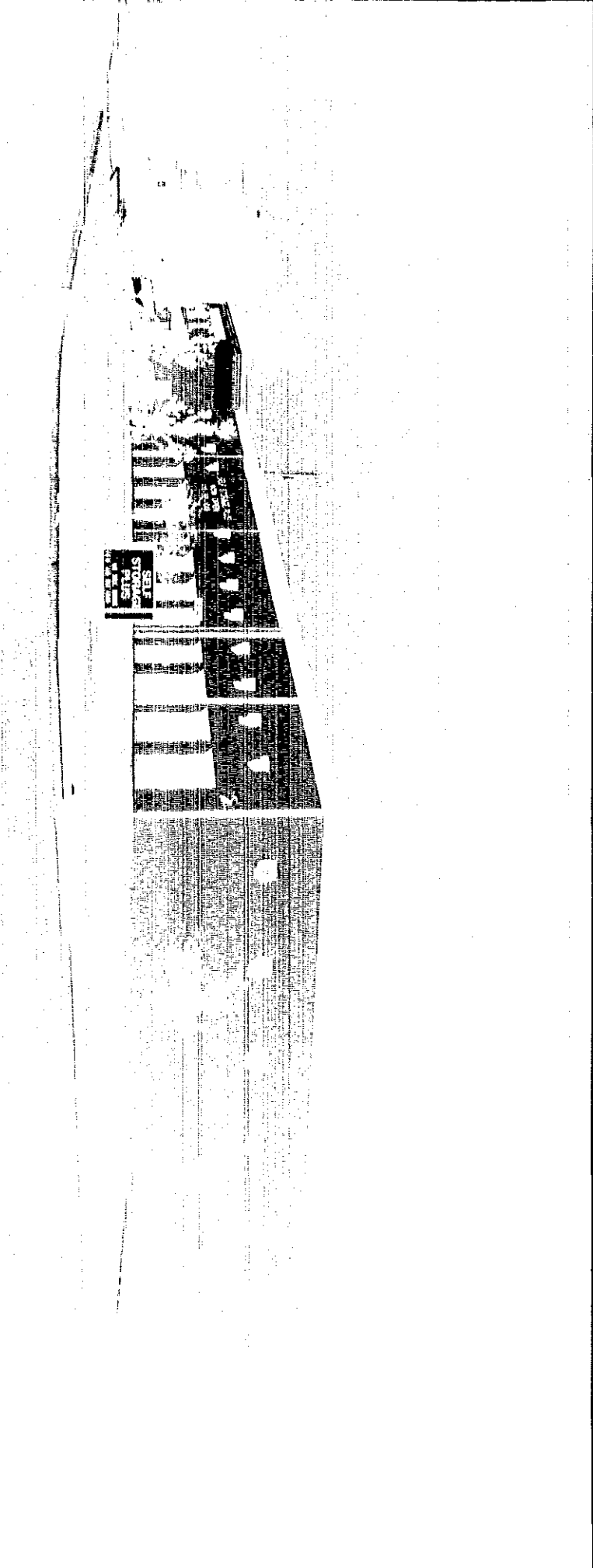
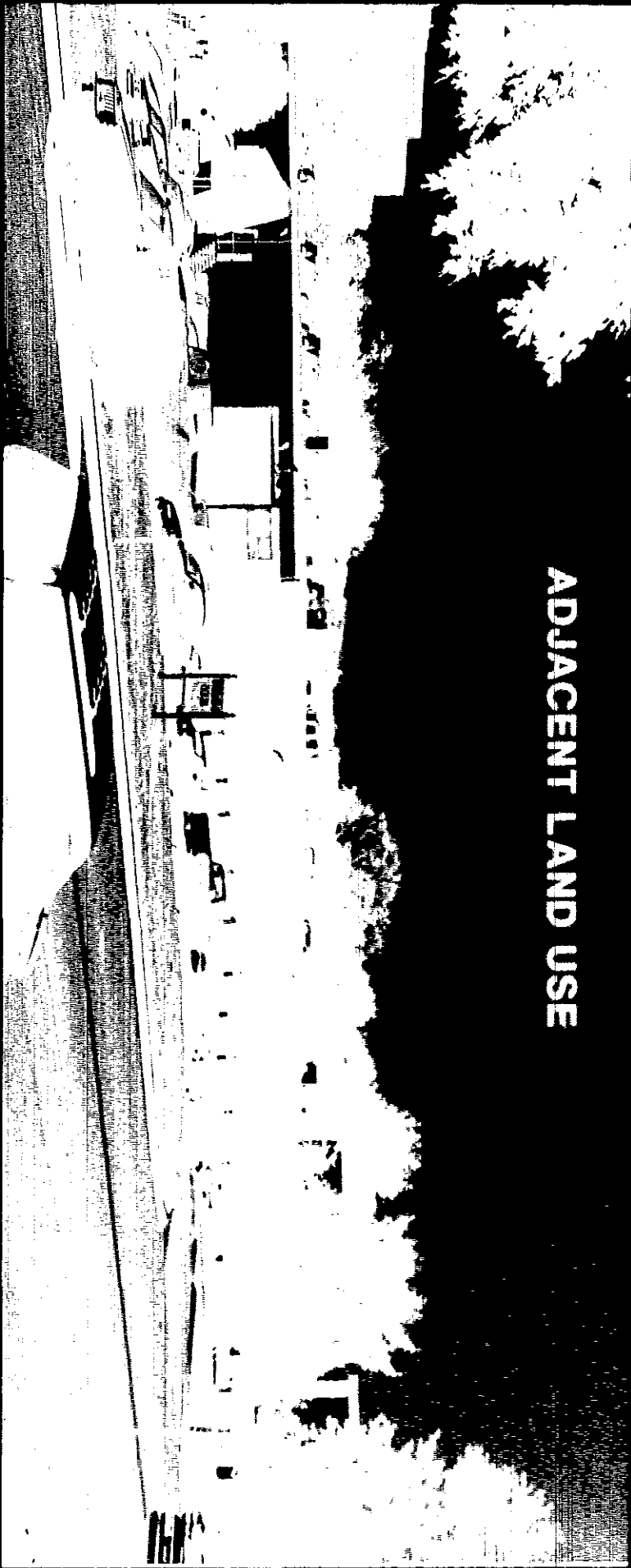
10-14 W. AYLESBURY ROAD



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ENGINEERS • PLANNERS

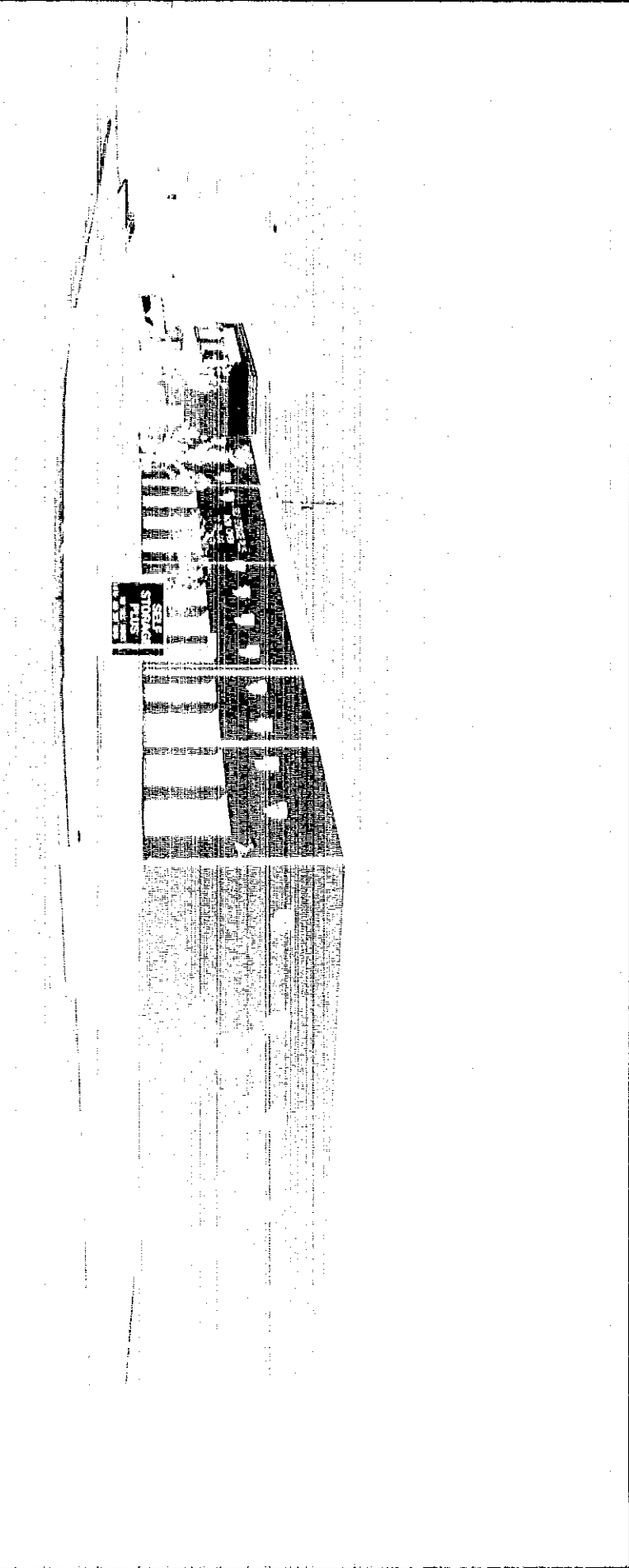
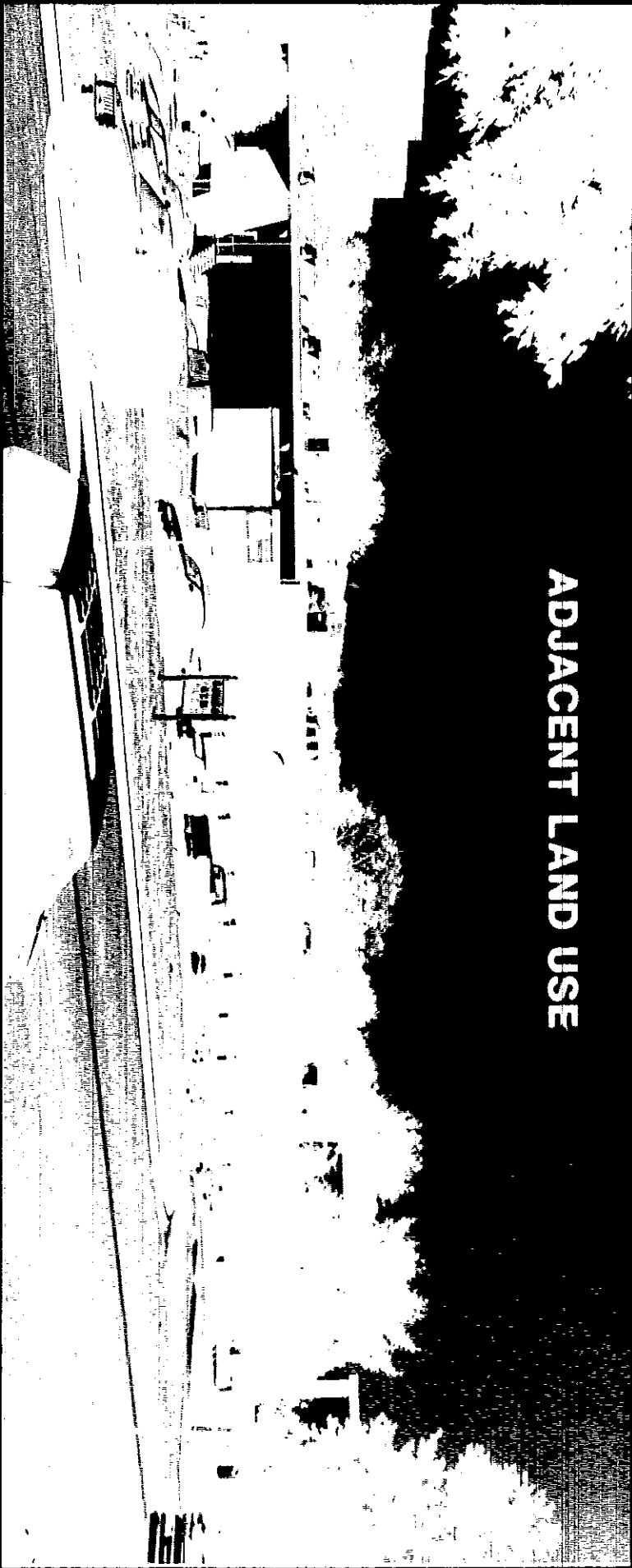
ADJACENT LAND USE



WILLIAM MONK, INC.

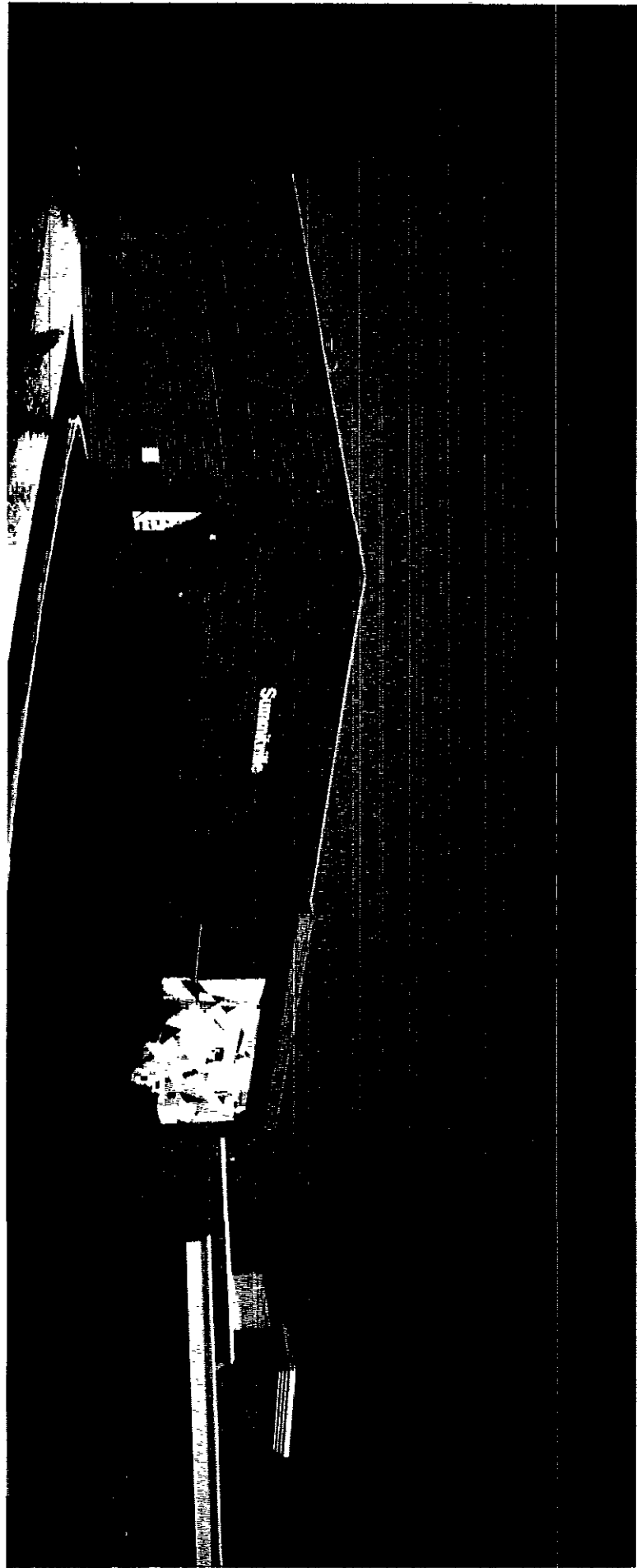
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ADJACENT LAND USE



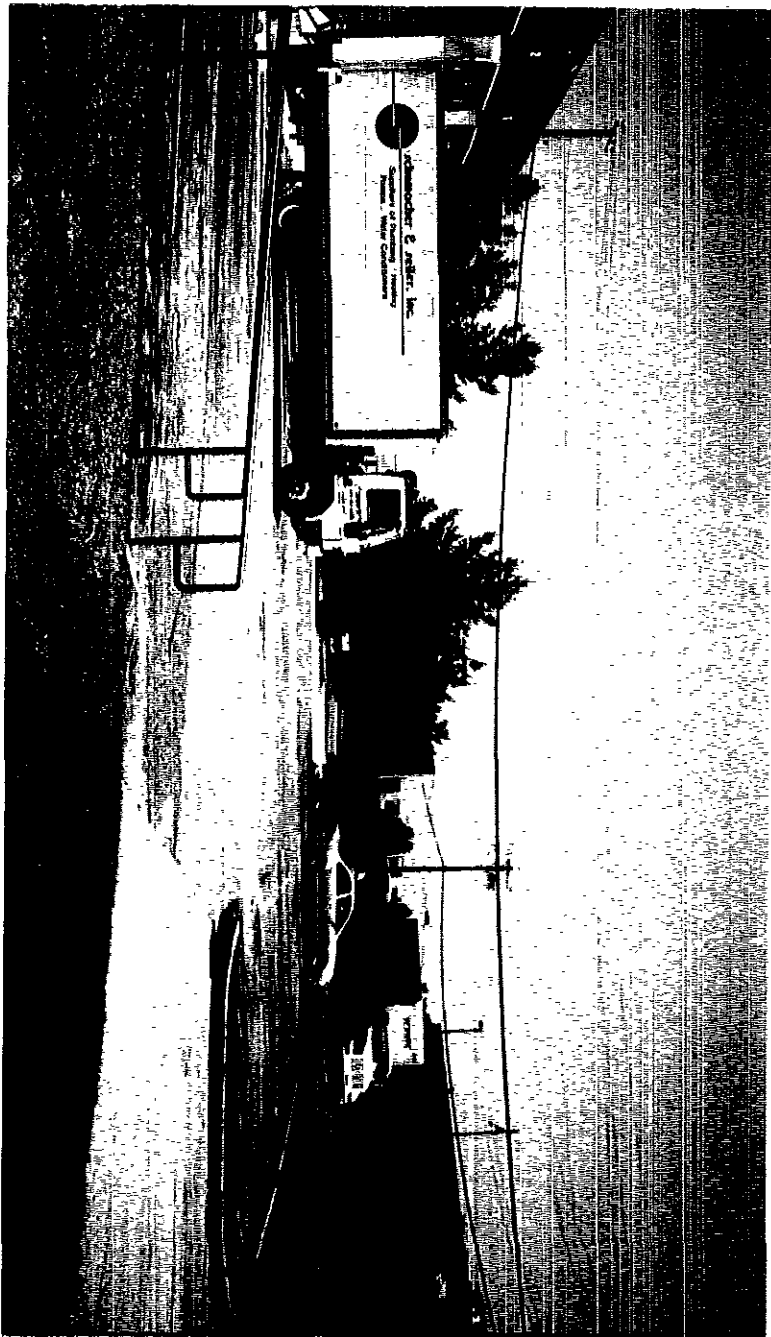
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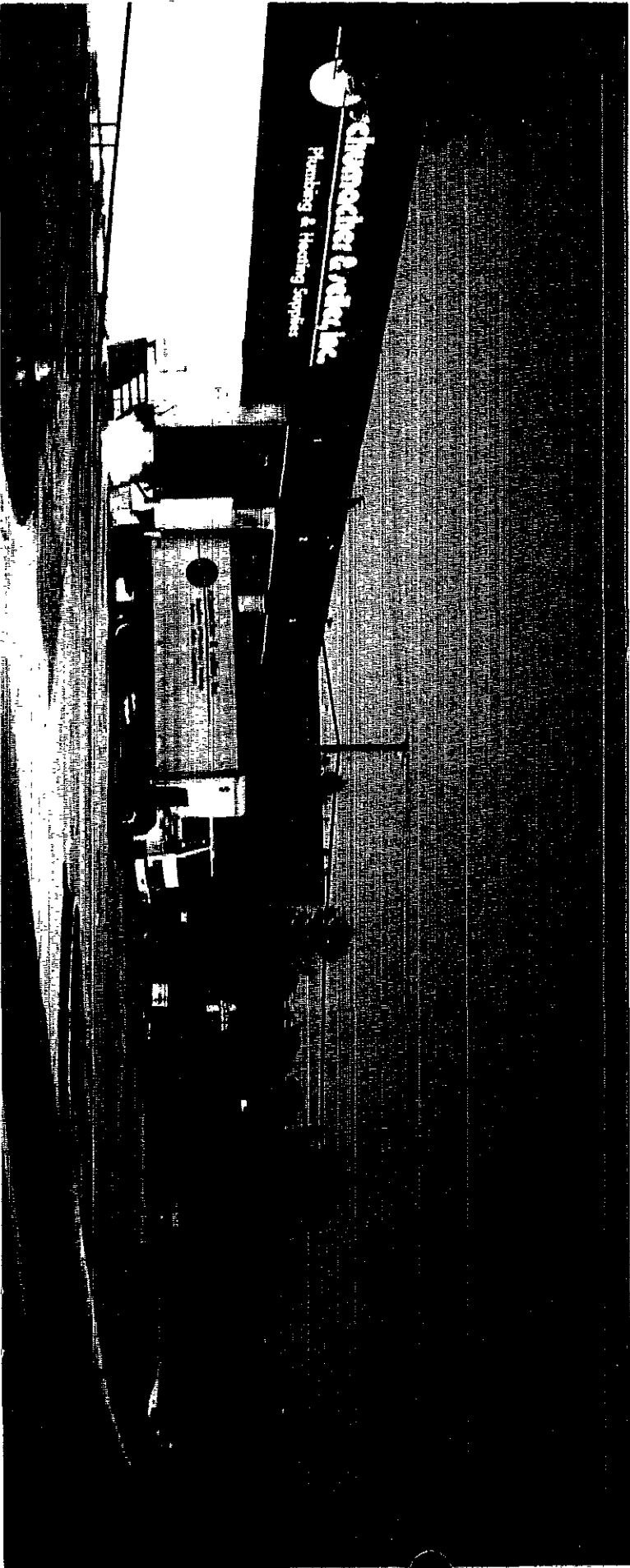
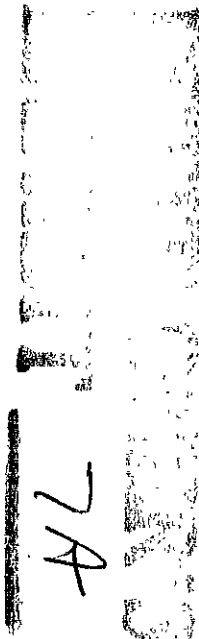


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EXISTING PARKING AND TRUCK
MANEUVERING AREA WITHIN
PUBLIC RIGHT-OF-WAY



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**AREA TO BE LANDSCAPED WITHIN
PUBLIC RIGHT-OF-WAY ADJACENT
TO AYLESBURY ROAD**



78

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**AYLESBURY ROAD
CASE# 92-435-A
VARIANCE TO PERMIT 0' SETBACK FROM
AYLESBURY ROAD IN LIEU OF 10'. APPROVED.
"U" STORE IT FACILITY**

8

EXISTING LANDSCAPING ALONG

FOX TAIL ROAD

19

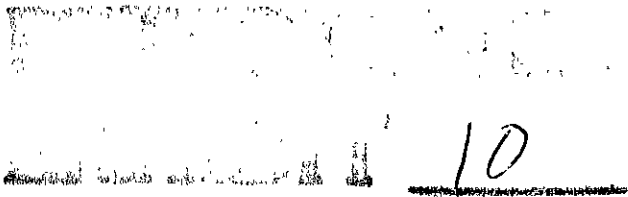


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EXISTING SIGNS



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Courthouse Commons, B-6
222 Bosley Avenue
Towson, MD 21204-4302

On-site and area photographs:

10-14 W. Aylesbury Road

Case# 99-156-A

Date: 11/20/98

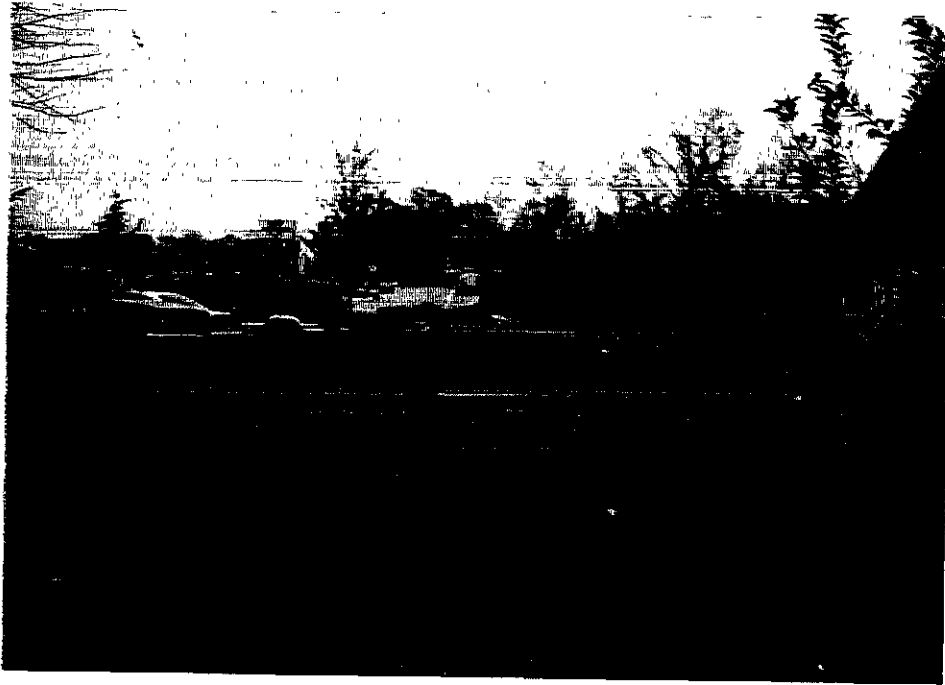
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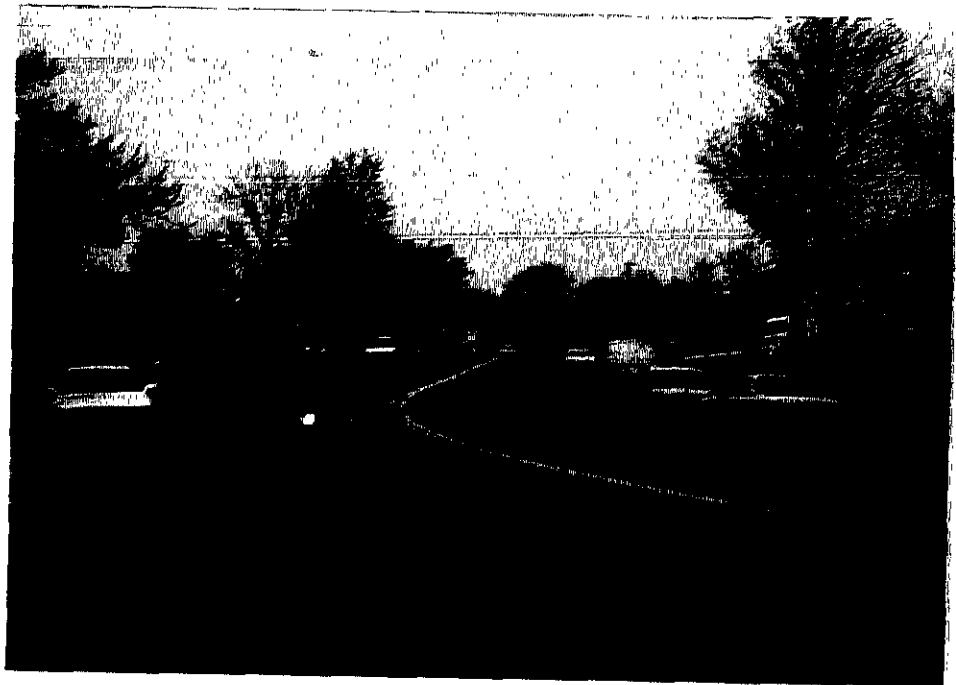
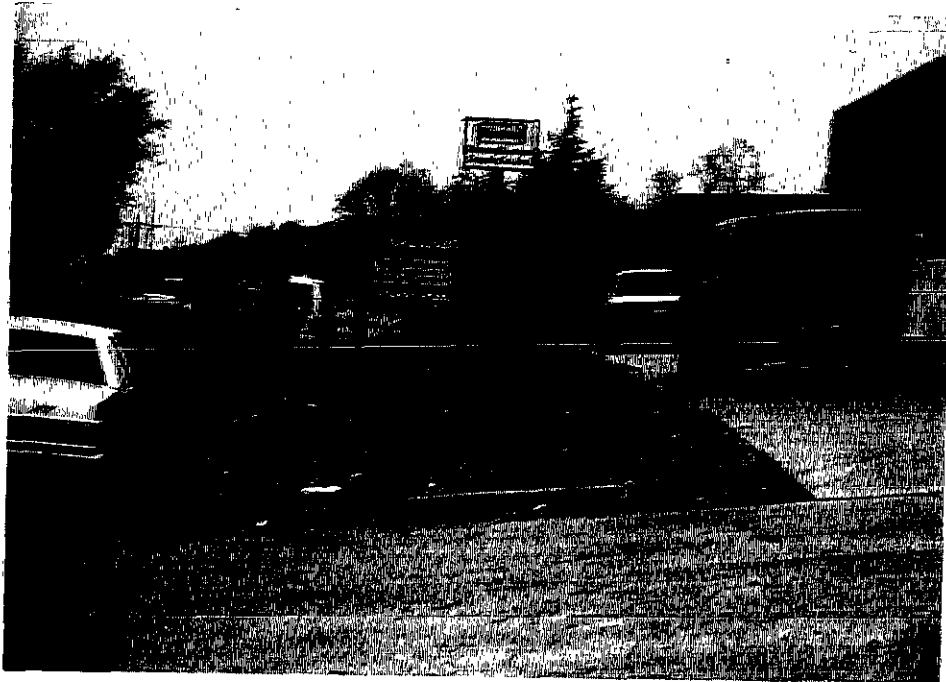
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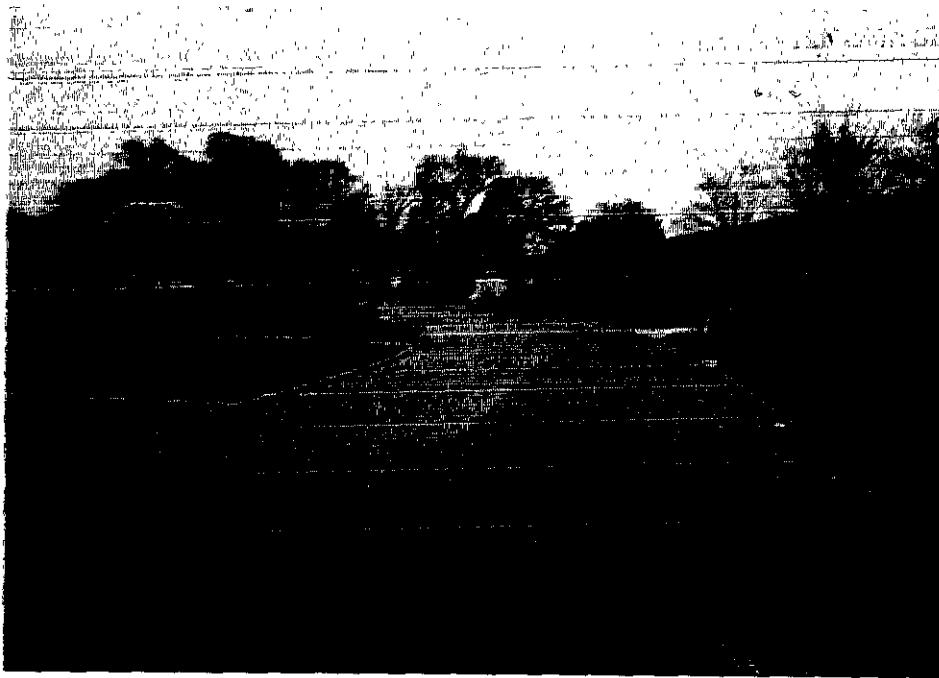
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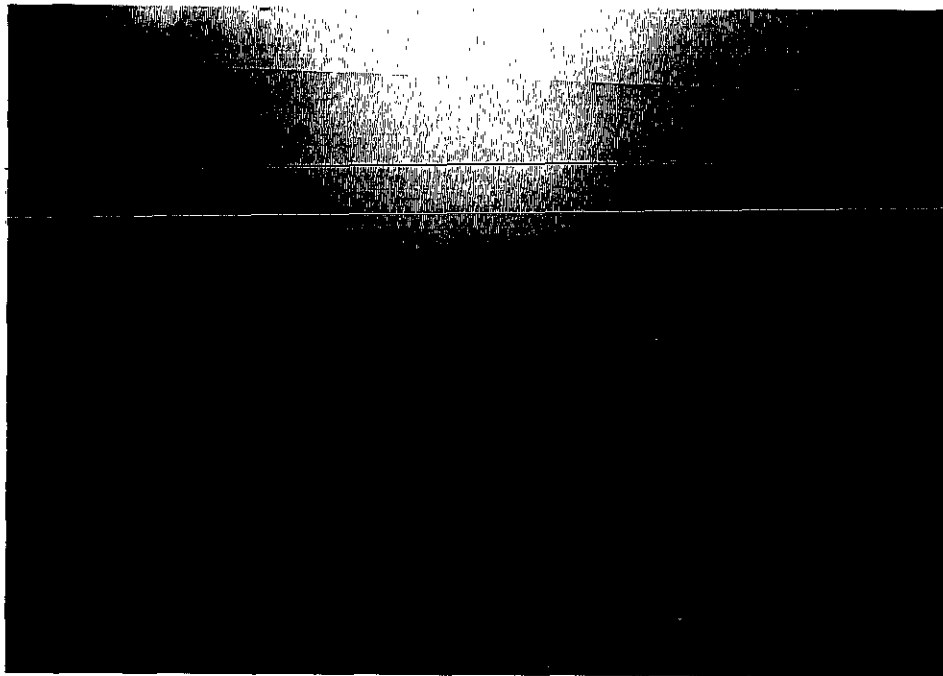
WILLIAM MONK, INC.
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On-site and area photographs:
10-14 W. Aylesbury Road
Case# 99-156-A
Date: 11/20/98
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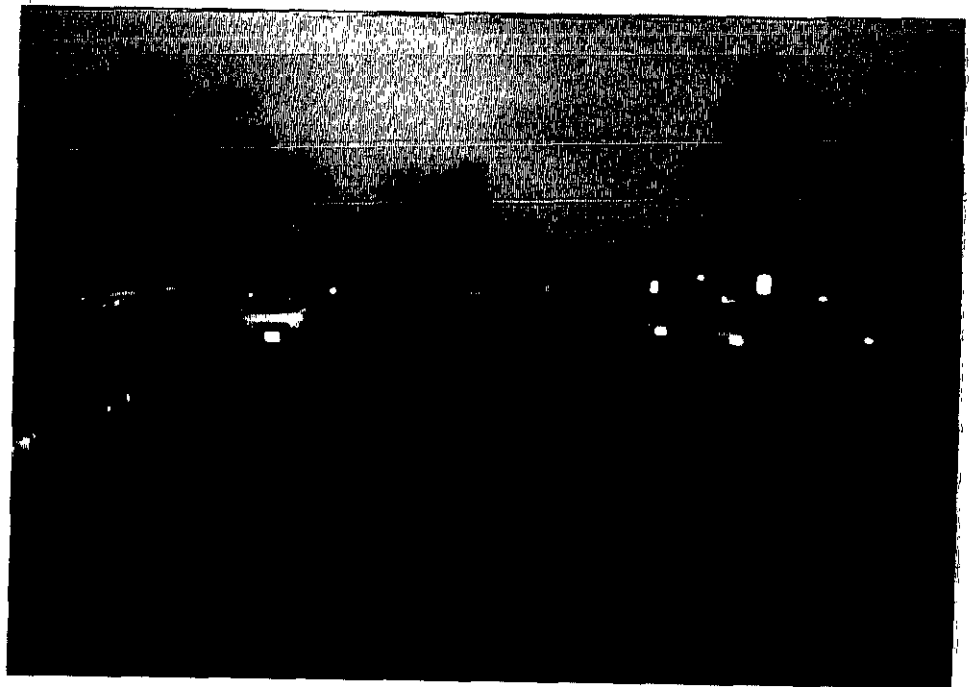
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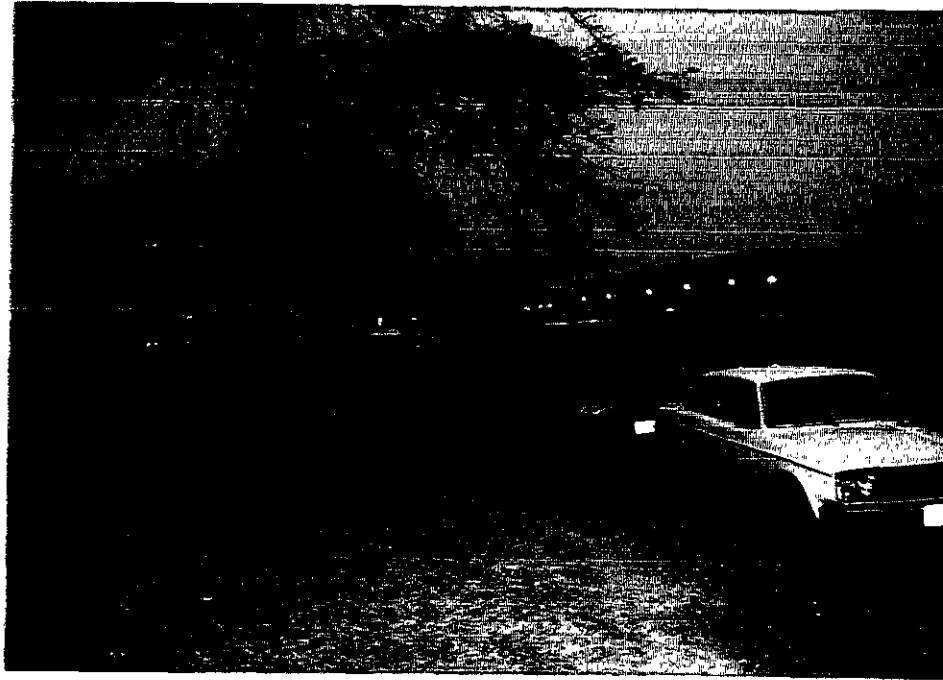
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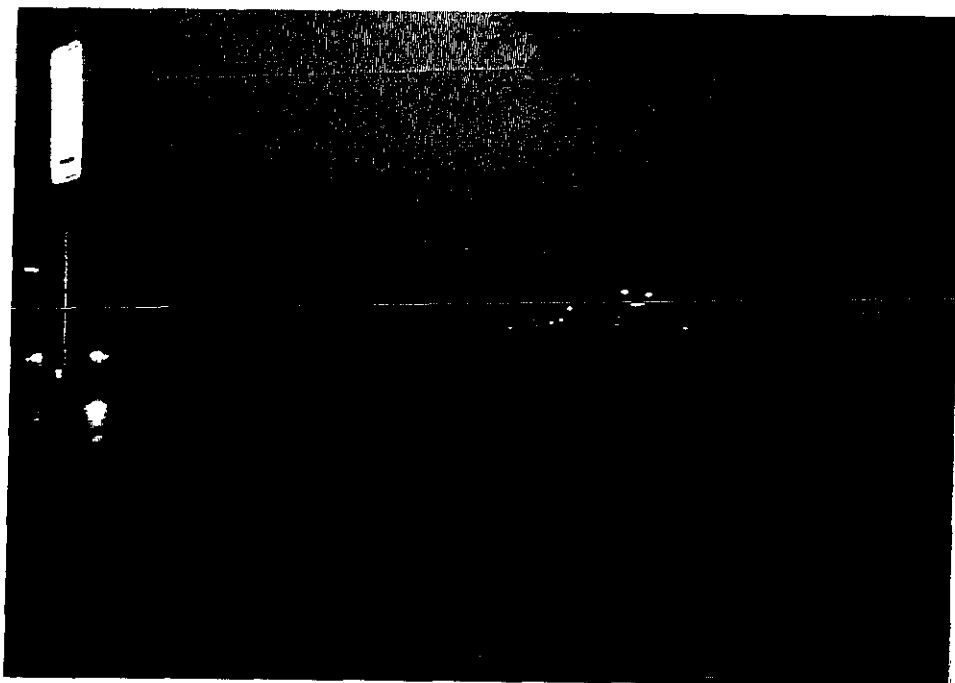












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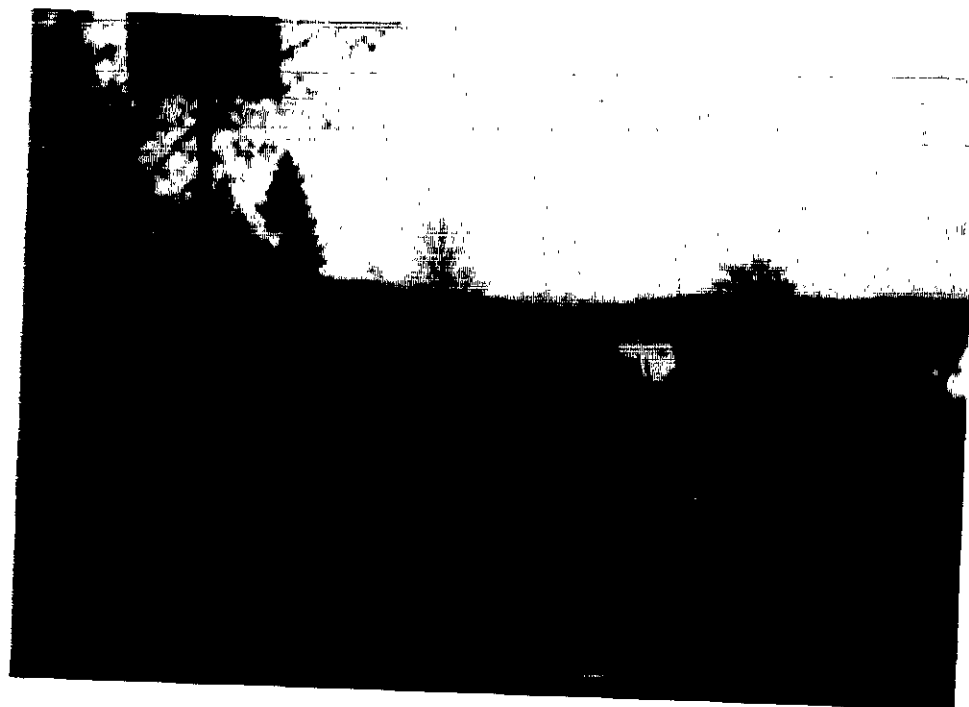
COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4302

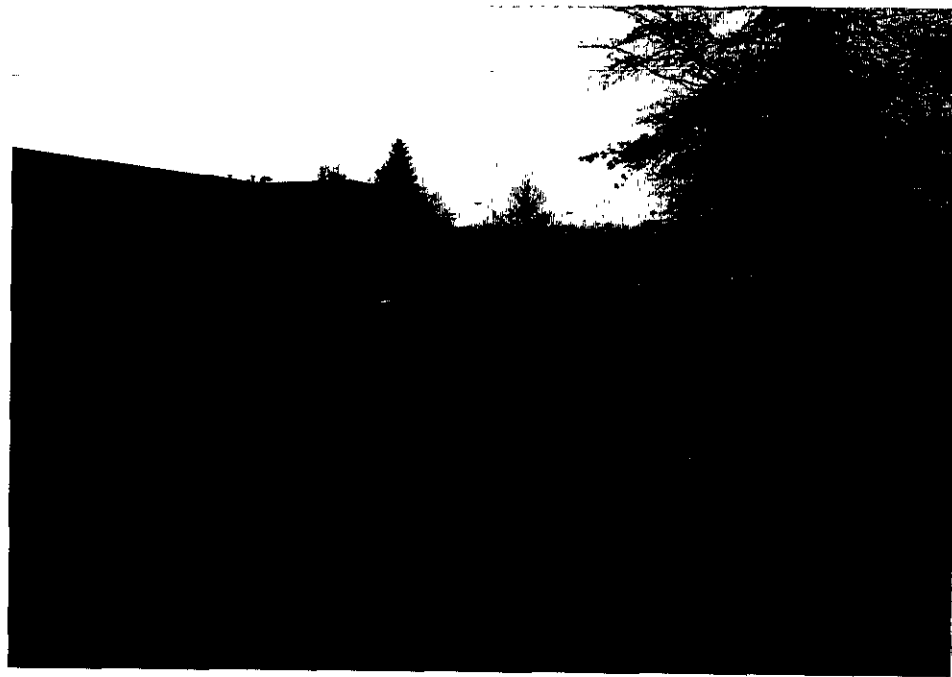
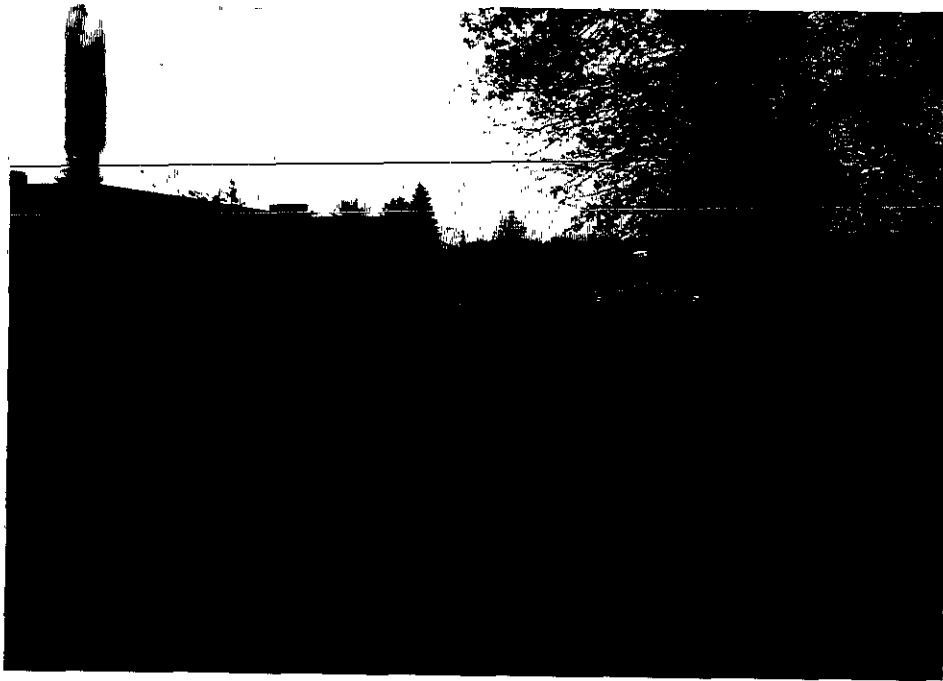
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Towson, MD 21204-4302

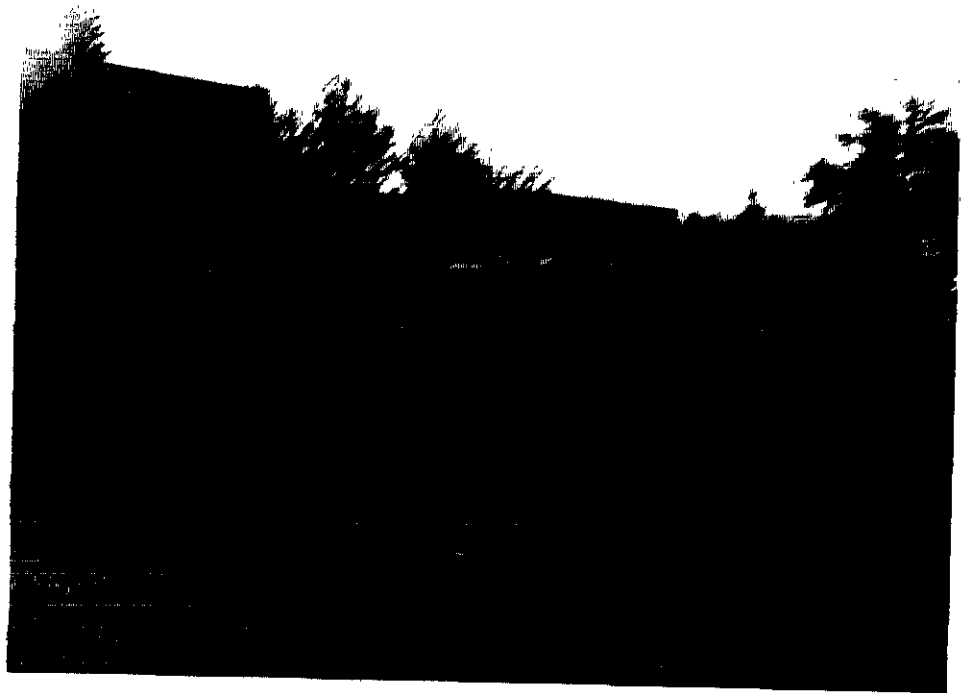
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10-14 W. Aylesbury Road
Case# 99-156-A
Date: 11/20/98
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11/20/99

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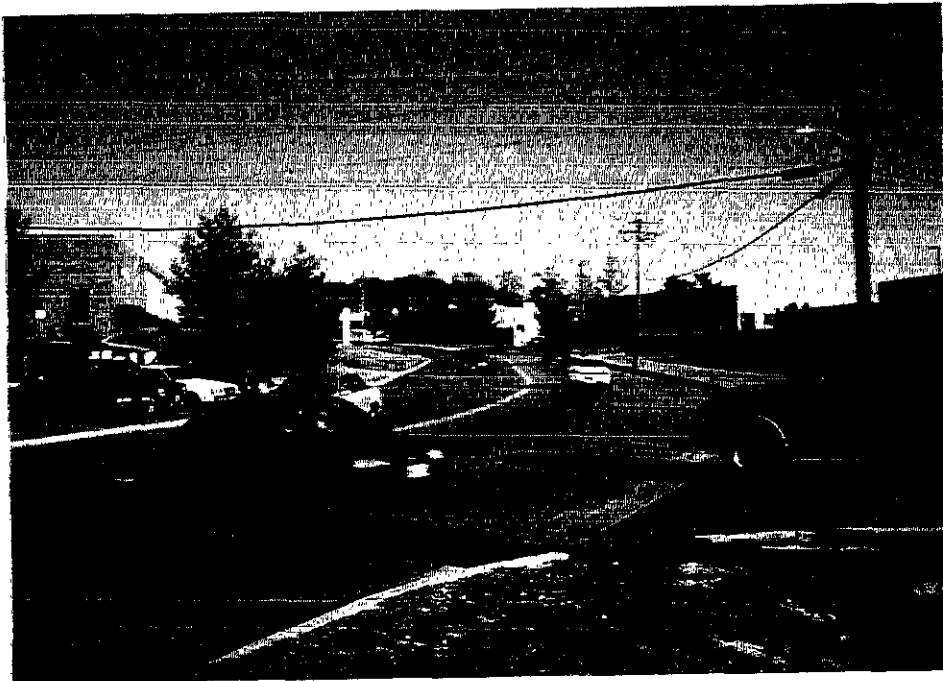
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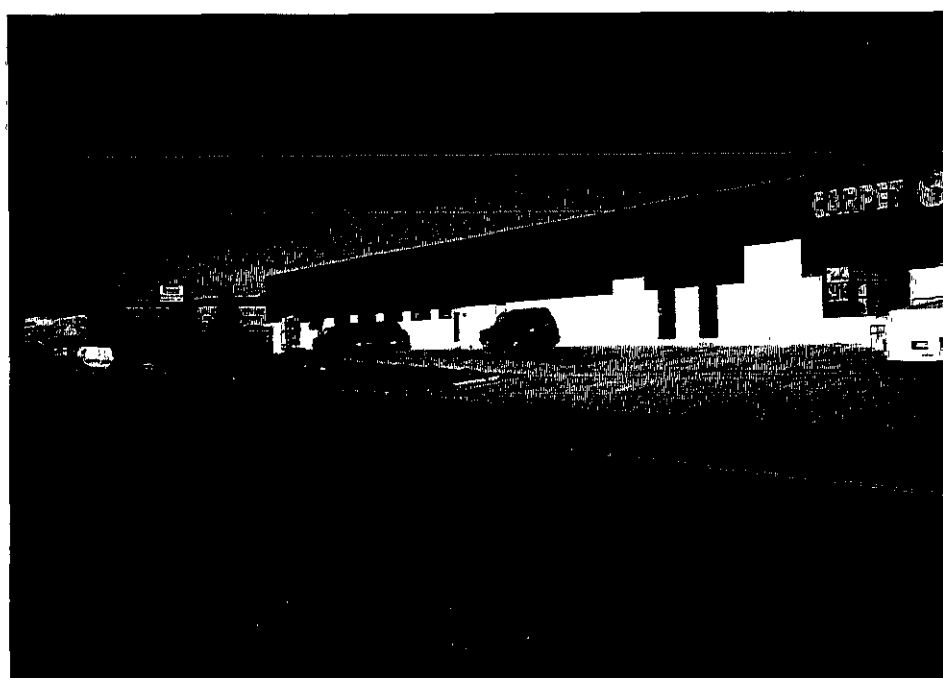
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On-site and area photographs:
10-14 W. Aylesbury Road
Case# 99-156-A
Date: 11/18/98
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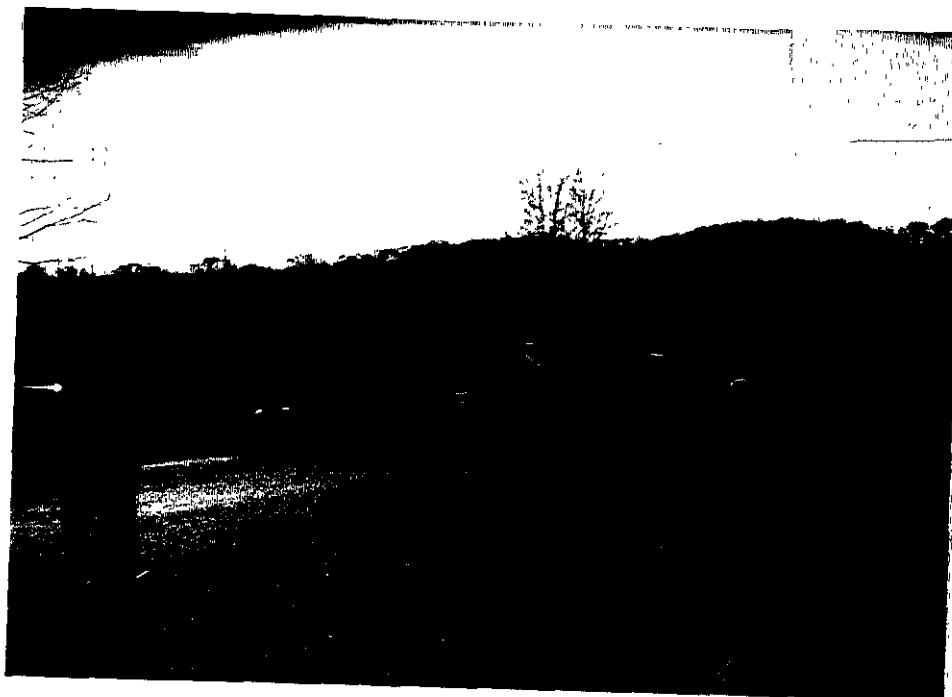
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Case# 99-156-A
Date: 11/18/98
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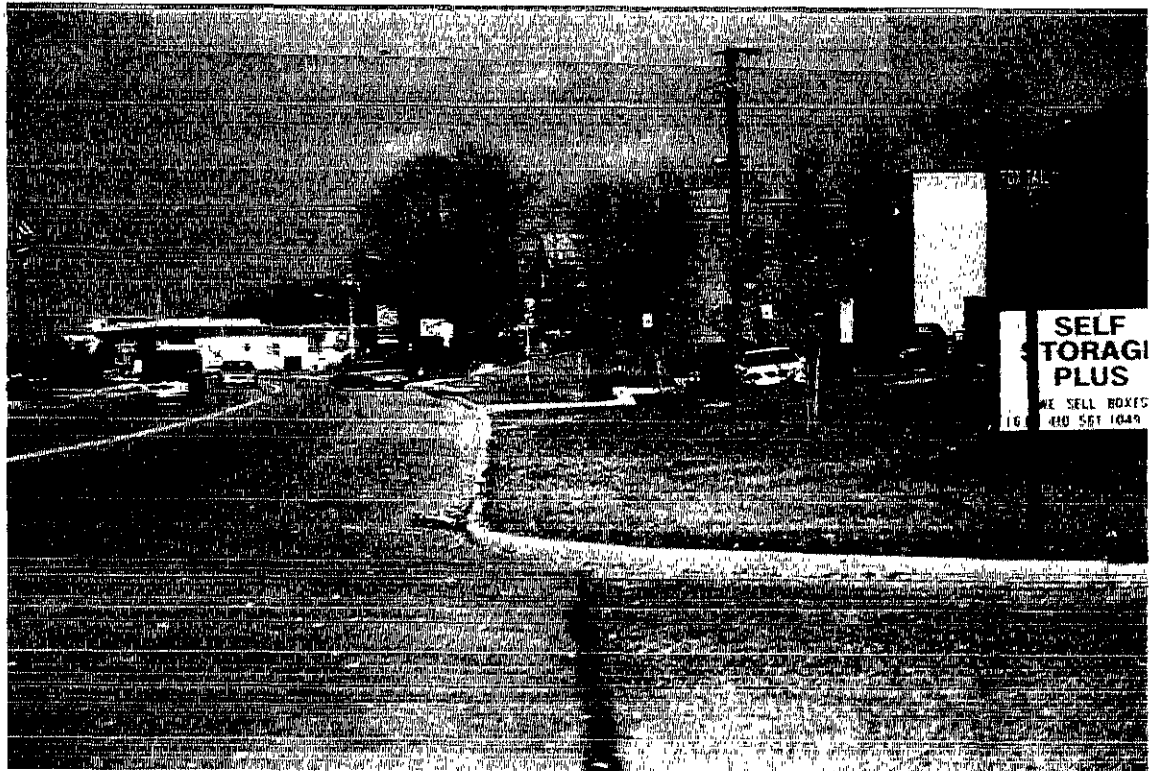
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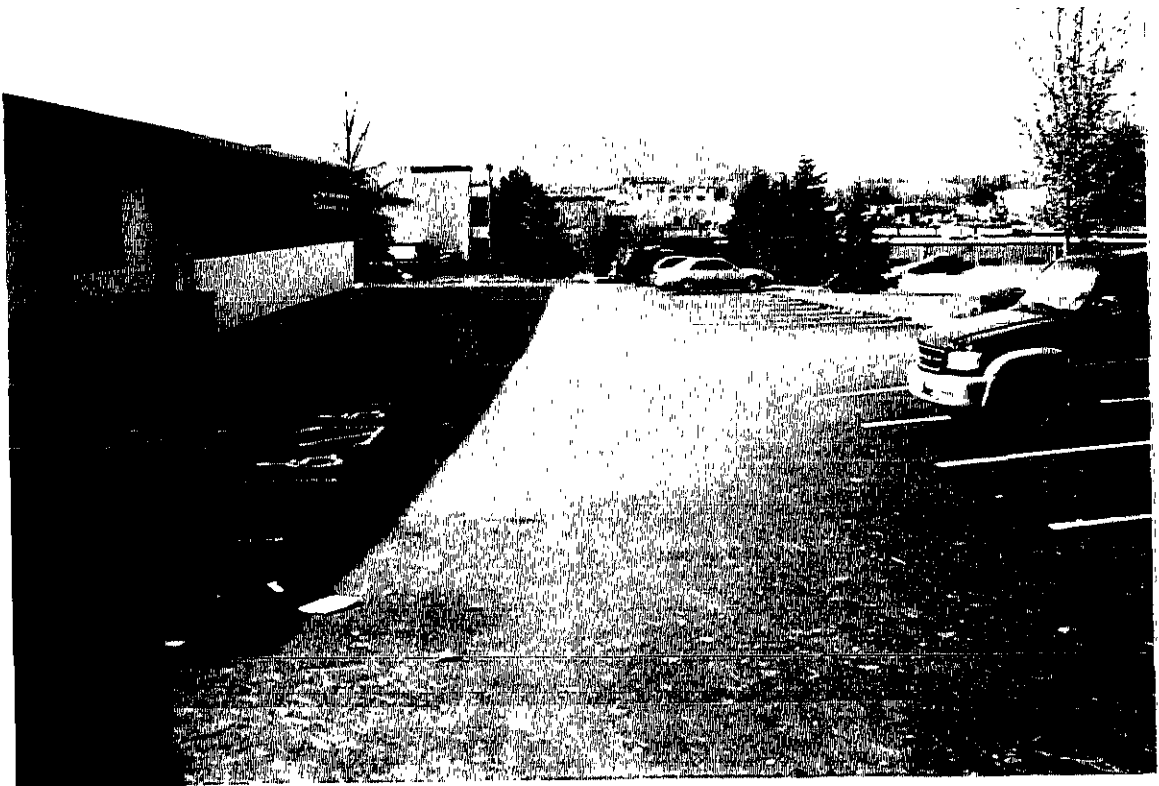
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On-site and area photographs:
10-14 W. Aylesbury Road
Case# 99-156-A
Date: 11/17/98
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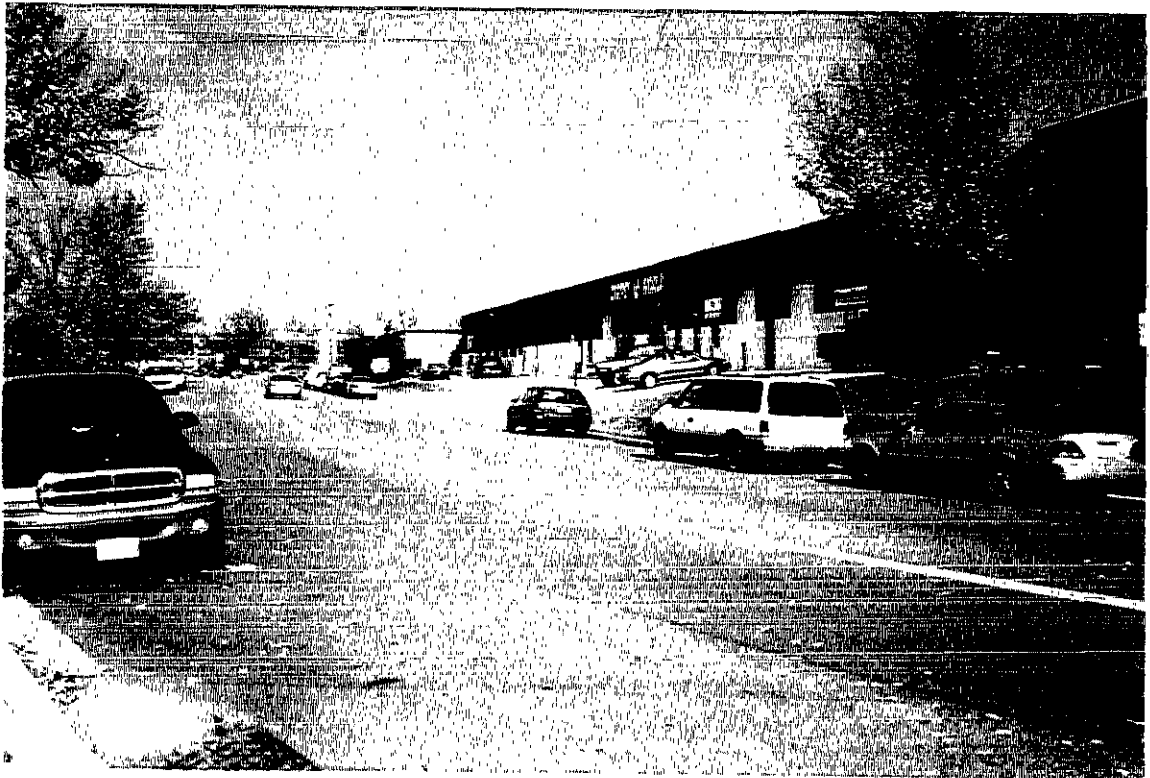
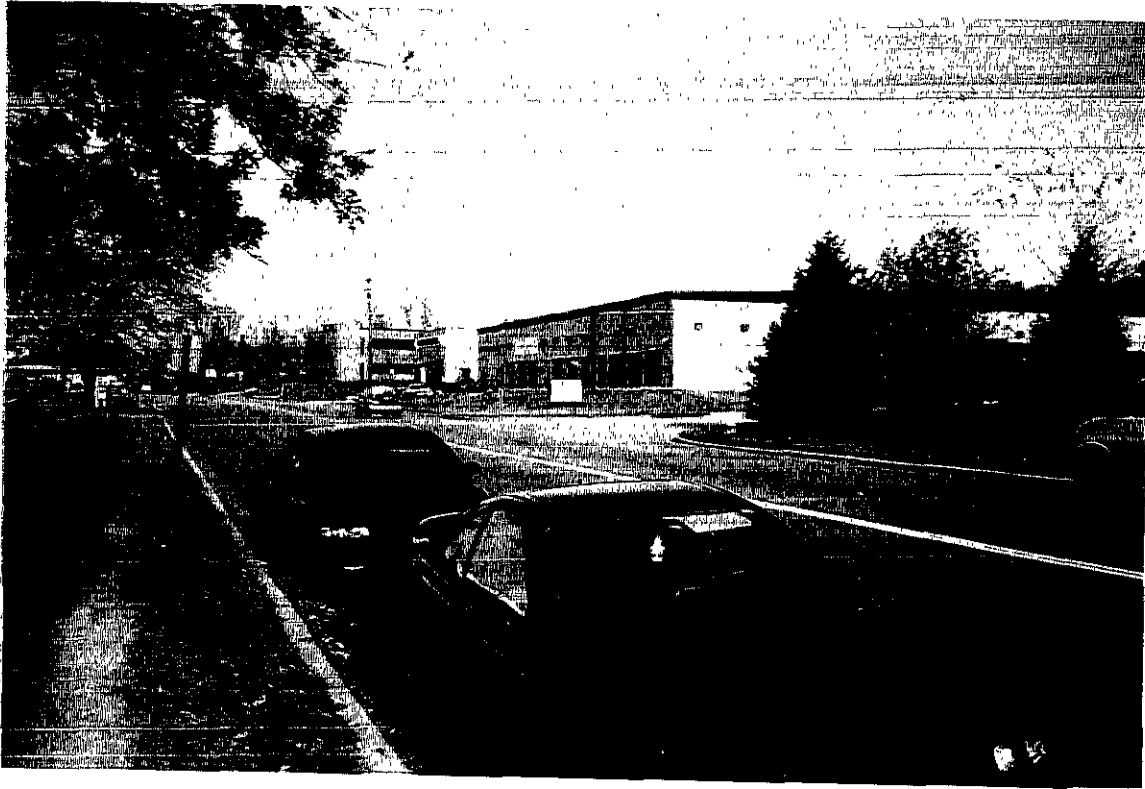














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On-site and area photographs:

10-14 W. Aylesbury Road

Case# 99-156-A

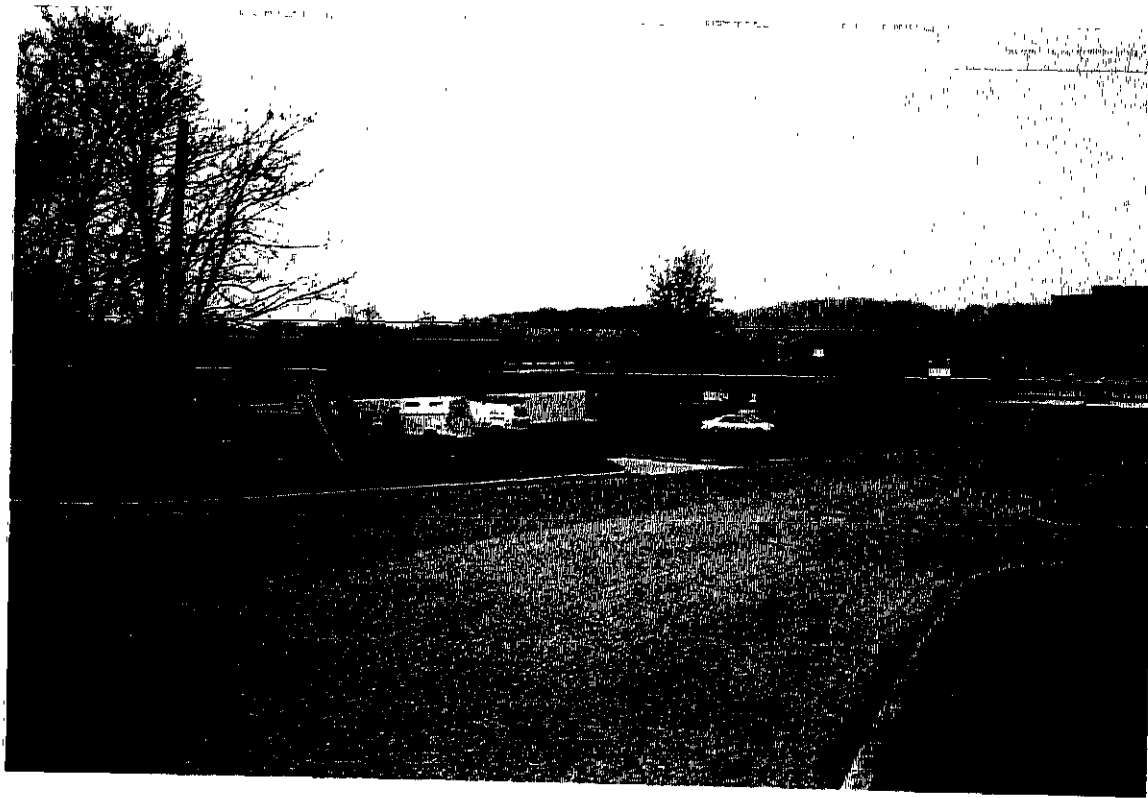
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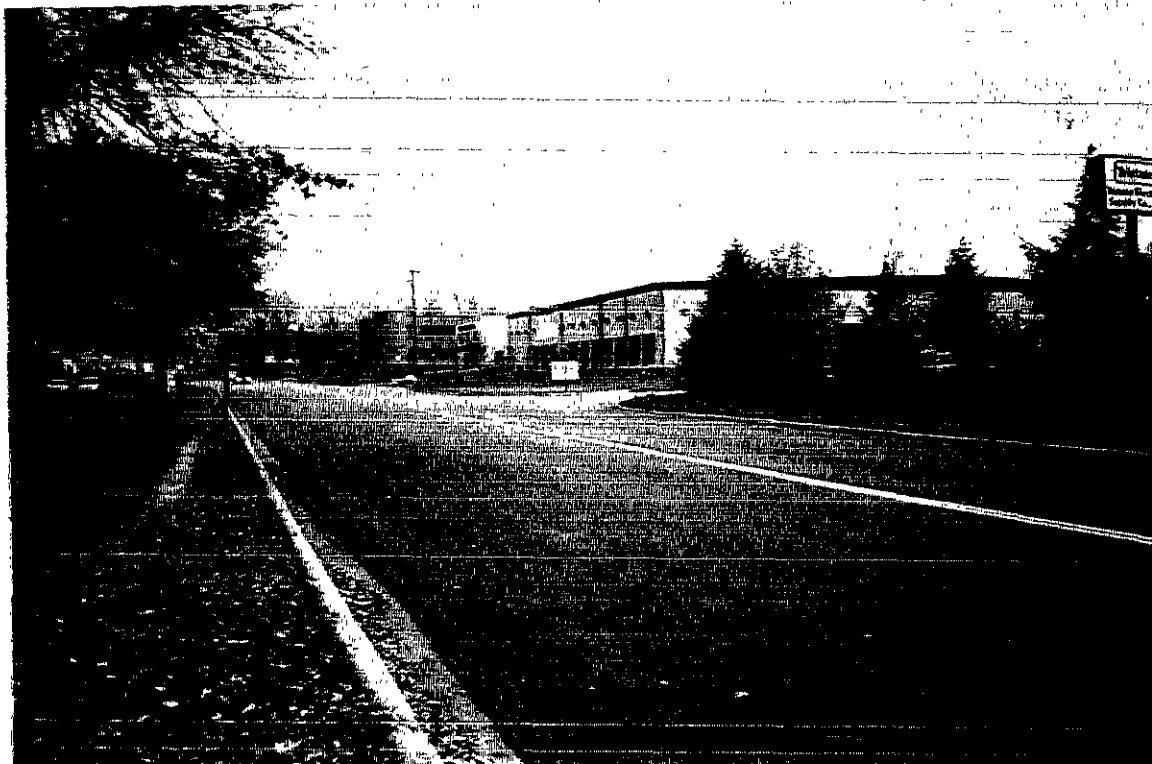
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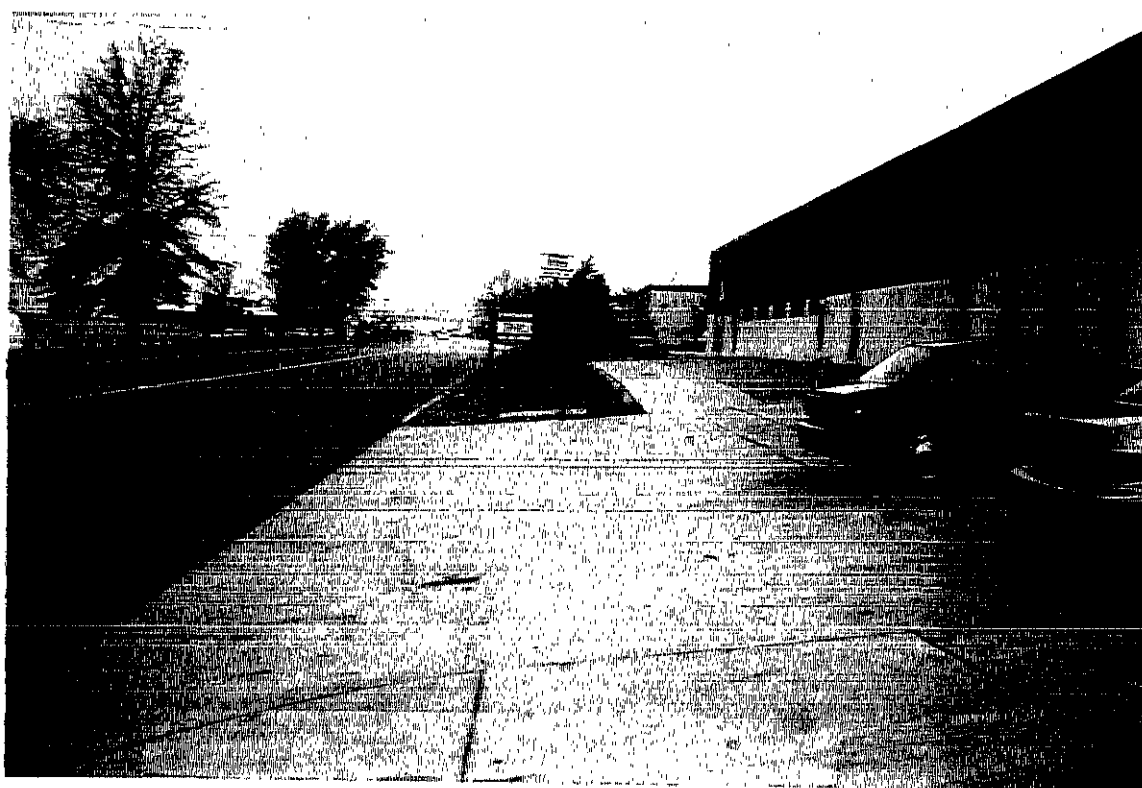
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On-site and area photographs:
10-14 W. Aylesbury Road
Case# 99-156-A
Date: 11/24/98
Time: 04:15 PM

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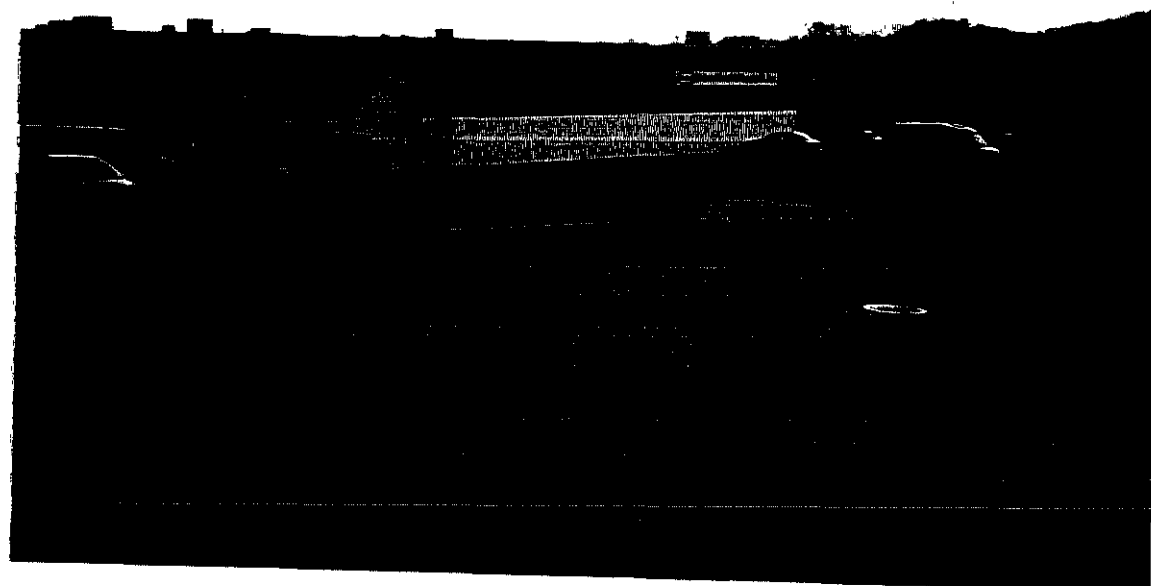
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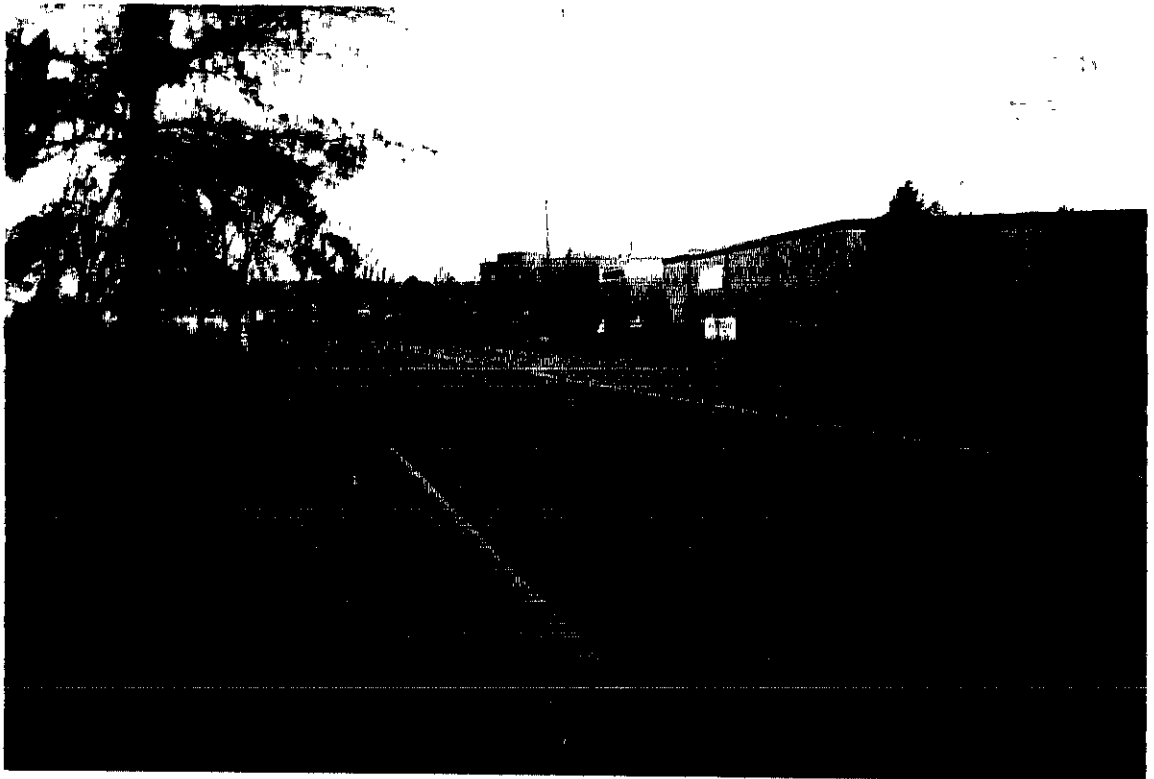
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Case# 99-156-A
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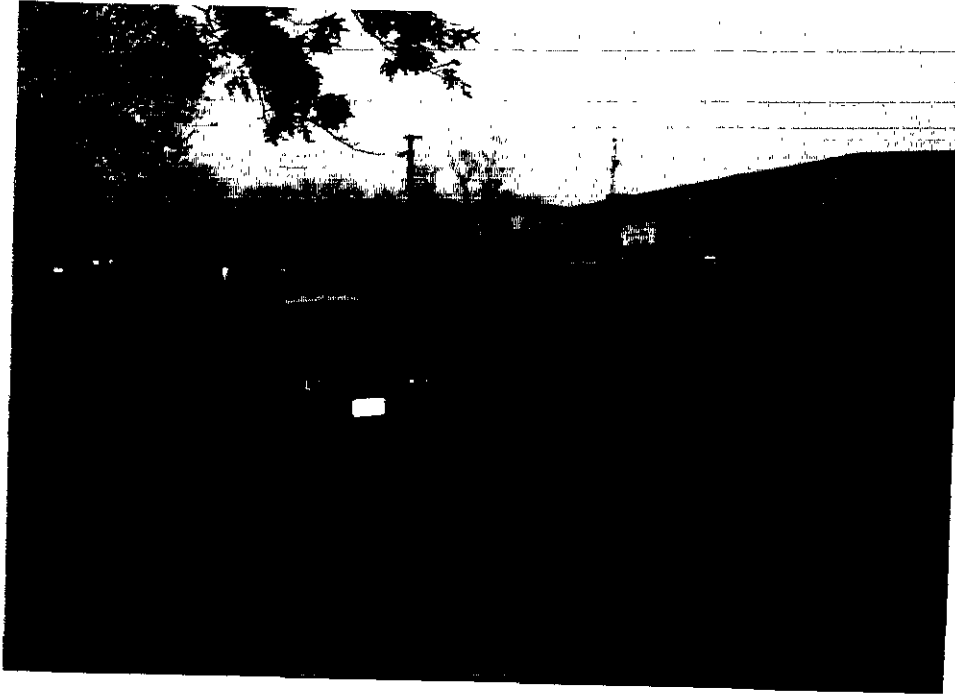
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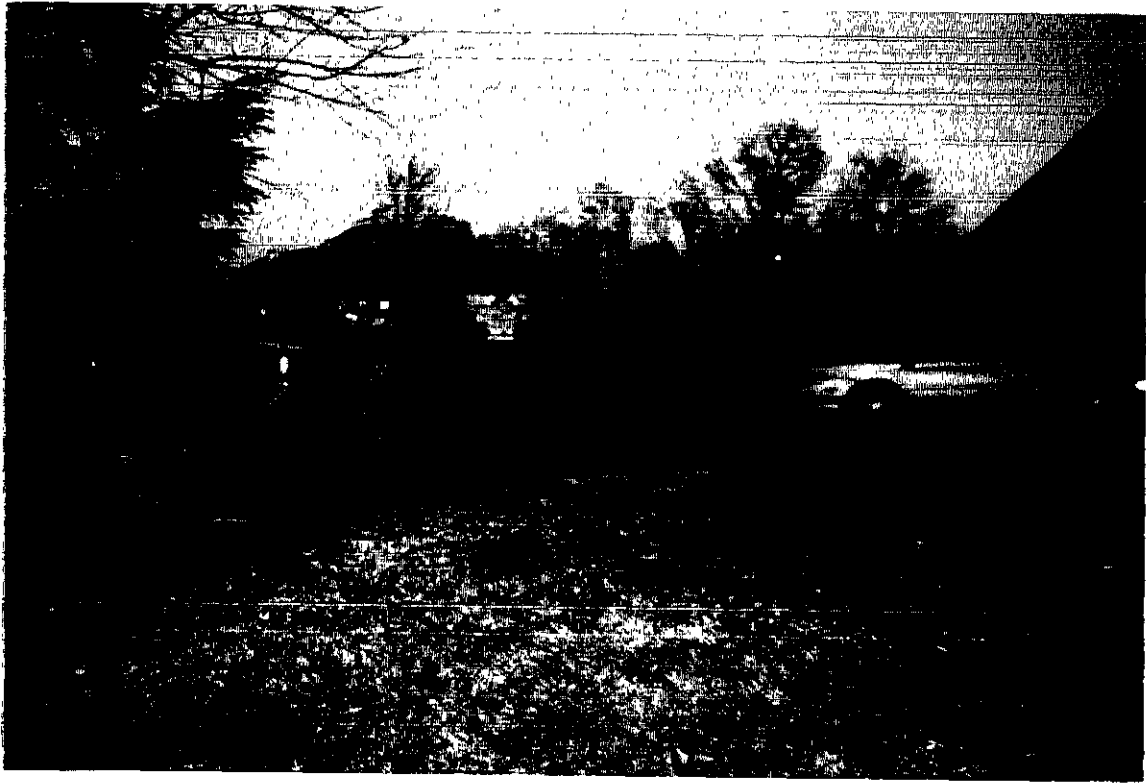
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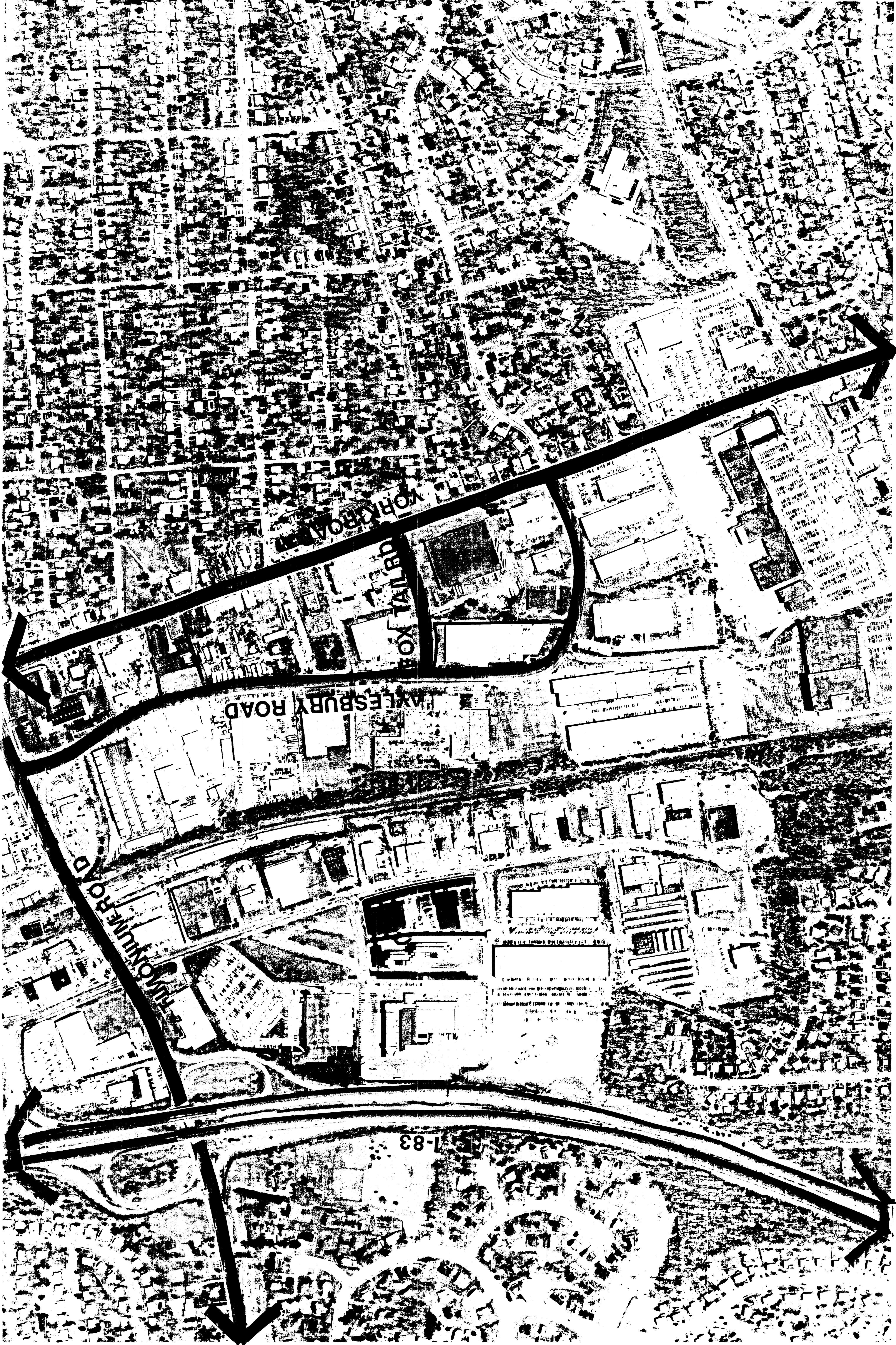






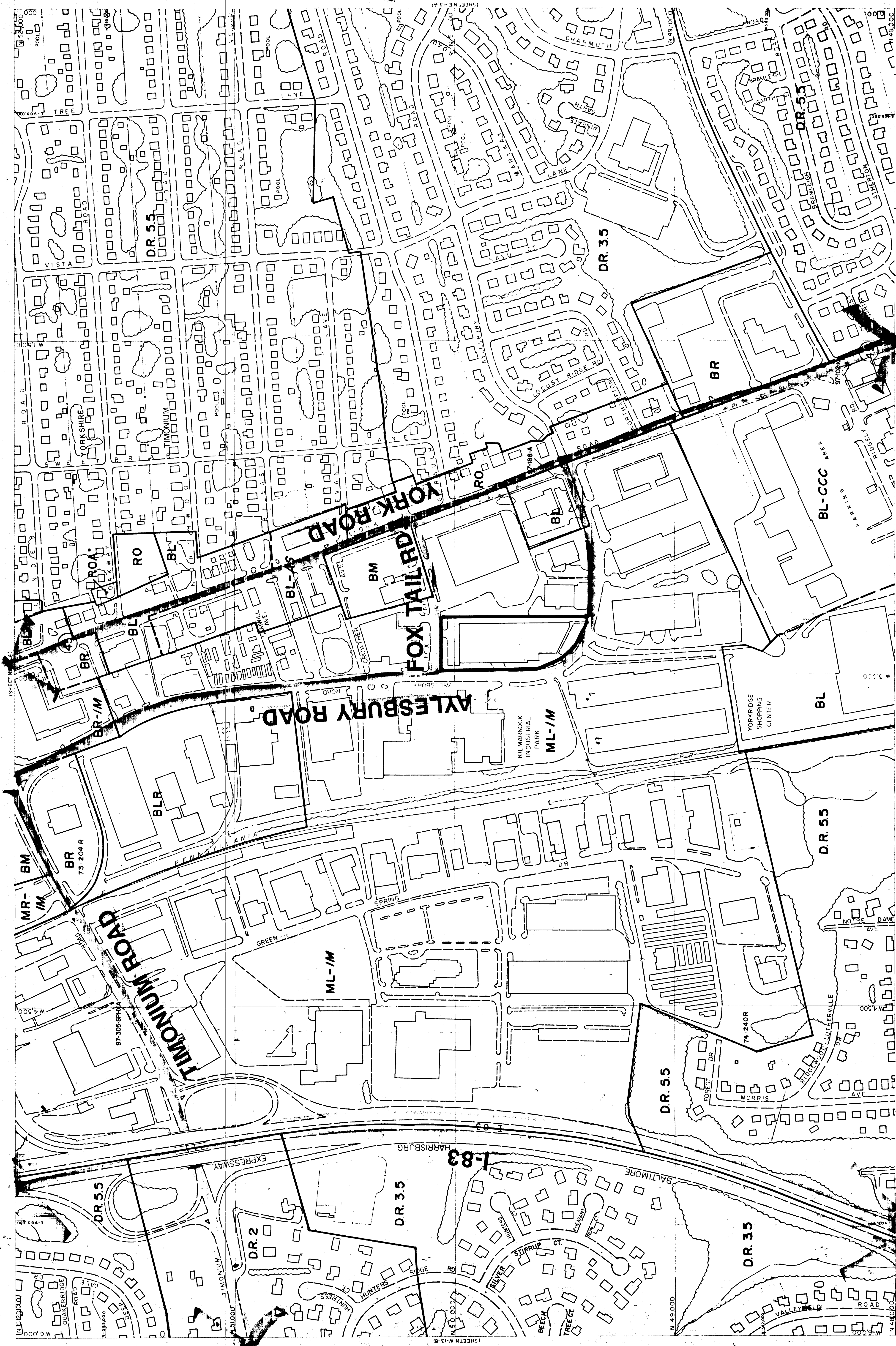






BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 200' ±		TIMONIUM		N.W. 13-A
DATE OF PHOTOGRAPHY JANUARY 1966		Exhibit 2		



SHEET		N. W.		13-A	
LOCATION		TIMONIUM		EXHIBIT 1	
SCALE		1" = 200'		DATE OF PHOTOGRAPHY	
				JANUARY 1986	

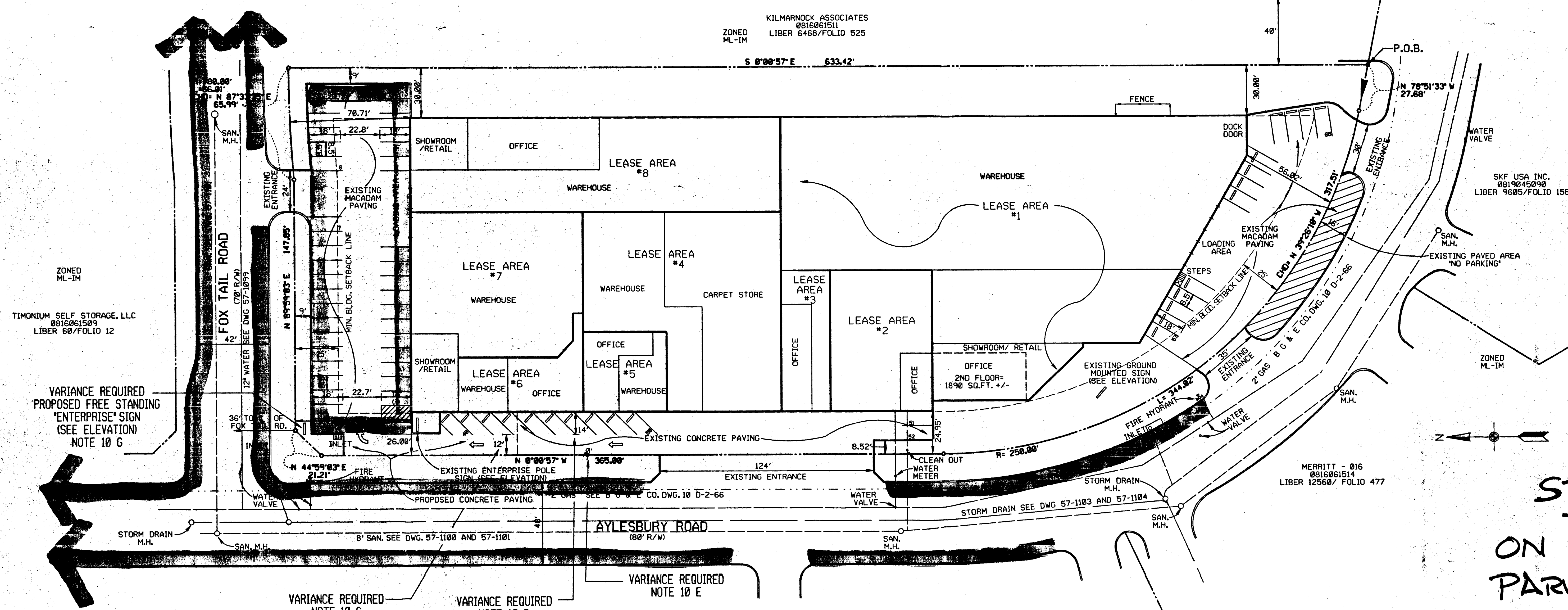
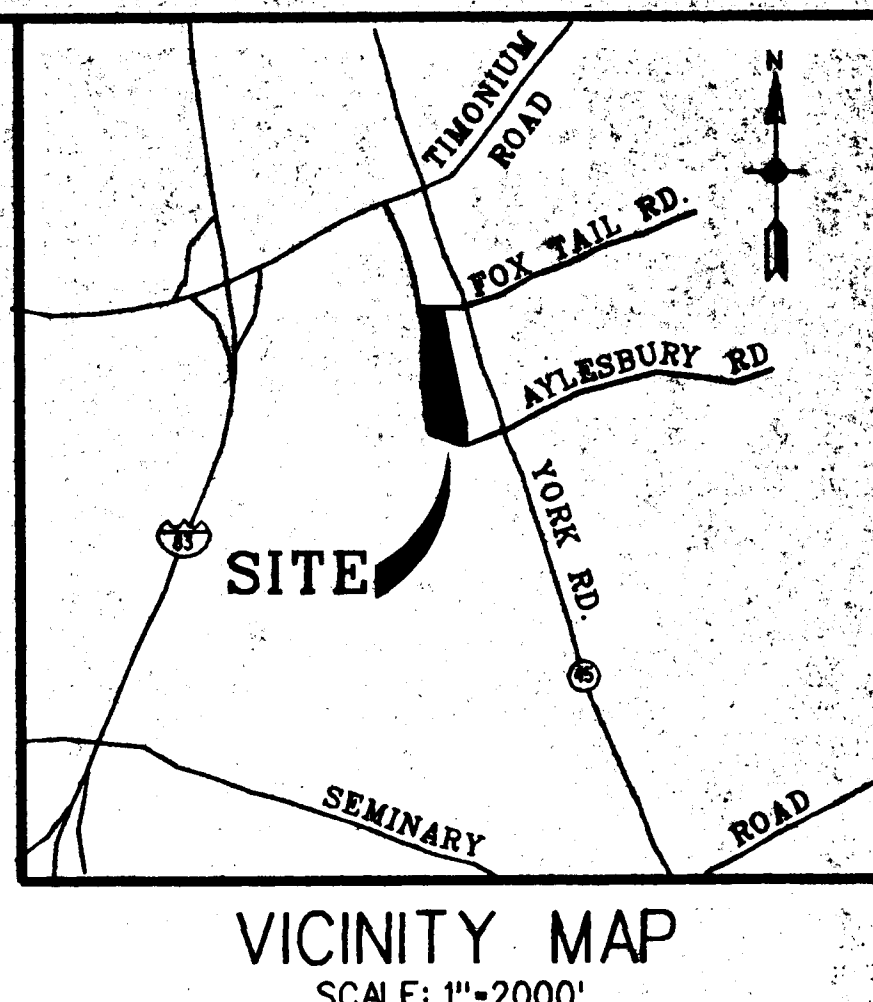
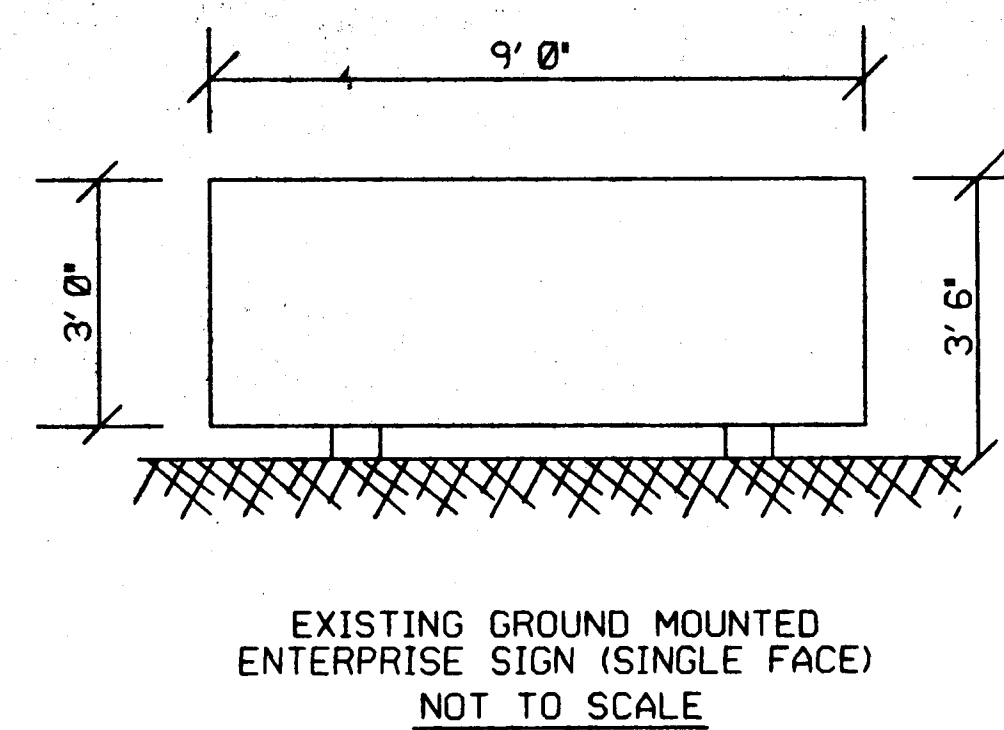
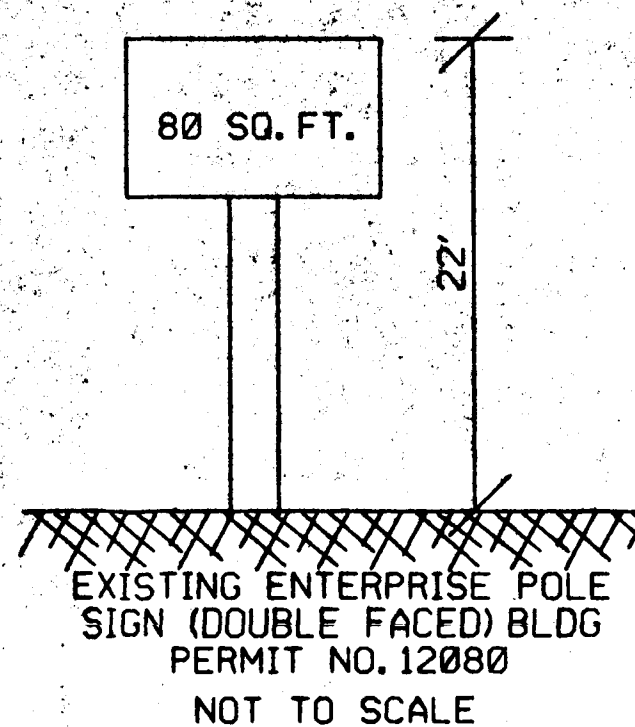
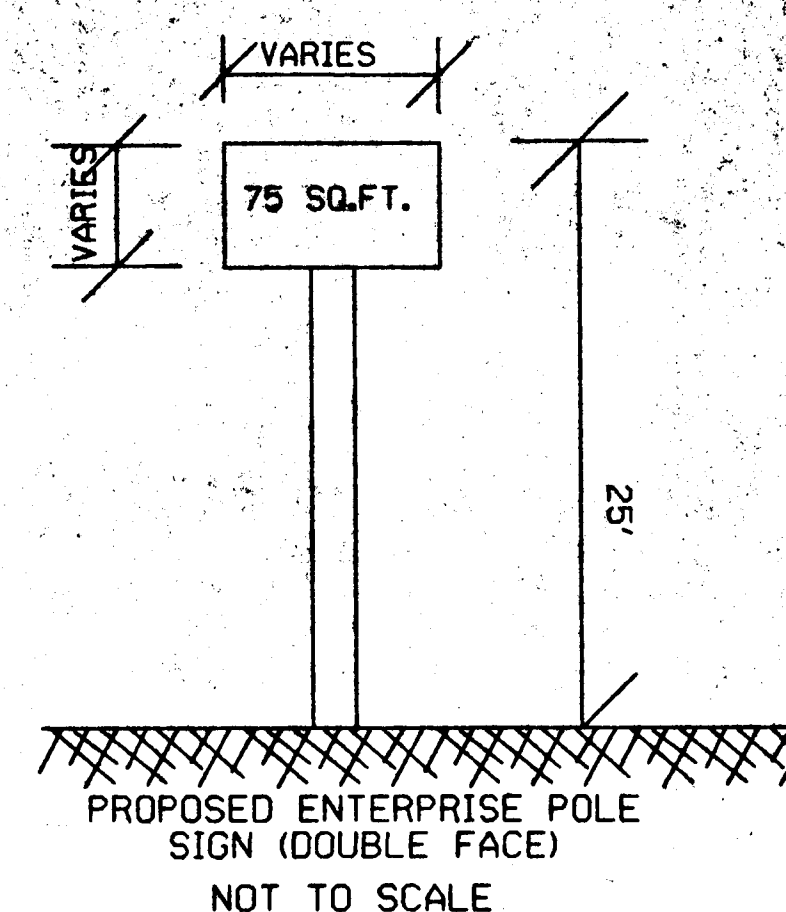
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
Chairman, County Council

P-SW
P-NW

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



STUDY AREA
ON SITE + OFF SITE
PARKING CONDITIONS

- NOTES:
1. ZONING: ML-1M
 2. LOT AREA: NET - 138,734 SQ. FT. + 3,001 AC+
GROSS - 161,255 SQ. FT. + 3,702 AC+
 3. EXISTING USE: WAREHOUSE/ OFFICE/ SHOWROOM- RETAIL
 4. PROPOSED USE: NO CHANGE
 5. BUILDING SETBACKS: REQUIRED PROVIDED
FRONT - 25' N/A 25'+
INTERIOR SIDE - N/A N/A
REAR - 50' 30' **
 - NO EXTERIOR BUILDING EXPANSION IS PROPOSED.
REQUIREMENT WAS 50'.
VARIANCE GRANTED BY PREVIOUS ZONING DECISION (74-34-A).
 6. BUILDING AREA: 78,526 SQ. FT. +/-
 7. PARKING: REQUIRED - 85 (SEE PARKING TABLE)
PROVIDED - 85 *
* VARIANCE REQUIRED (SEE NOTE 10D)
 8. UTILITIES: SEWER - PUBLIC
WATER - PUBLIC
 9. SPECIAL HEARING: NONE
 10. VARIANCES:
A. SECTION 409.12 B - TO PERMIT A MODIFIED PLAN FOR PARKING AND LOADING BASED UPON HARDSHIP AND PRACTICAL DIFFICULTY IN MEETING THE REQUIREMENTS AS SET FORTH IN SECTION 409 AND TO AMEND THE APPROVED PLAN AND ORDER IN ZONING CASE NO. 74-34-A.
B. SECTION 409.3 - TO PERMIT STANDARD ANGLED PARKING SPACES (30%) TO BE 14' DEEP IN LIEU OF THE REQUIRED 18' WHERE NOTED ON THE PLAN.
C. SECTION 409.4C - TO PERMIT 30 DEGREE ANGLE PARKING SPACE ONE WAY TRAVEL AISLE WIDTH TO BE 12' WIDE IN LIEU OF THE MINIMUM 14' WHERE NOTED ON THE PLAN.
D. SECTION 409.6 A 3 - TO PERMIT 65 PARKING SPACES FOR THE COMBINED USES ON THE SITE IN LIEU OF THE REQUIRED 85 SPACES.
E. SECTION 409.8 A 4 - TO PERMIT PARKING SPACES TO BE LOCATED 8' FROM THE RIGHT-OF-WAY LINE IN LIEU OF THE MINIMUM REQUIREMENT OF 10' WHERE NOTED ON THE PLAN.
F. SECTION 409.8A - TO PERMIT DESIGN SCREENING AND LANDSCAPING NOT IN COMPLIANCE WITH THE LANDSCAPE MANUAL ON AREAS NOTED ON THE PLAN.
G. SECTION 450.4 - TO PERMIT A FREE-STANDING ENTERPRISE SIGN WHERE NOTED ON THE PLAN.
11. SPECIAL EXCEPTION: N/A

14. CENSUS TRACT: 4068
15. WATERSHED: 24
16. SUBSEWERED: 57
17. DEED REFERENCE: 9001/178
18. PROPERTY ACCOUNT NO.: 8-0803025630
19. TAX MAP 60, GRID 12, PARCEL: 628
20. FLOOR AREA RATIO:
MINIMUM PERMITTED - 2.0
PROPOSED - 2.4
21. HEIGHT OF BUILDING: 24'
22. NO. OF FLOORS - 1
23. MASS TRANSIT ADJUSTMENT: PER SECTION 409.6 B 1 TO PERMIT REDUCTION OF 5% OF THE OFF STREET PARKING SPACES REQUIRED WHERE IN THE PEDESTRIAN ENTRANCE TO THE BUILDING IS LOCATED WITHIN 1,000' WALKING DISTANCE OF A TRANSIT STOP.
24. TO THE BEST OF OUR KNOWLEDGE NO CRITICAL AREAS EXIST ON SITE.
25. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS MATERIALS EXIST ON SITE.
26. AMENITY OPEN SPACE: N/A
27. OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
28. SIGNS: TWO EXISTING FREESTANDING SIGNS TO REMAIN. (SEE ELEVATIONS ON PLAN). SIGN VARIANCE REQUESTED FOR ONE FREESTANDING ENTERPRISE SIGN. SEE NOTE 10 G.
29. PREVIOUS COMMERCIAL PERMIT: NONE
30. ZONING HEARINGS: 74-34-A - VARIANCE TO PERMIT 30' REAR YARD IN LIEU OF THE REQUIRED 50' APPROVED AUGUST 6, 1973.

PARKING REQUIREMENTS:
In Case # 74-34-A the Zoning Commissioner approved (without restrictions):

Office - 1,890 square feet @ 1/300 square feet = 7
Warehouse - @ 1 space/3 employees = 16
Total required = 23 spaces
Total provided = 33 spaces

* Paving was approved 8' from the right-of-way line on Aylesbury Road and 8' from the right-of-way line along Fox Tail Road.

New parking regulations apply to all space converted from warehouse to office and/or accessory retail.

The number of parking spaces required for warehouse employees is based upon the requirement of 1 space/3 employees.

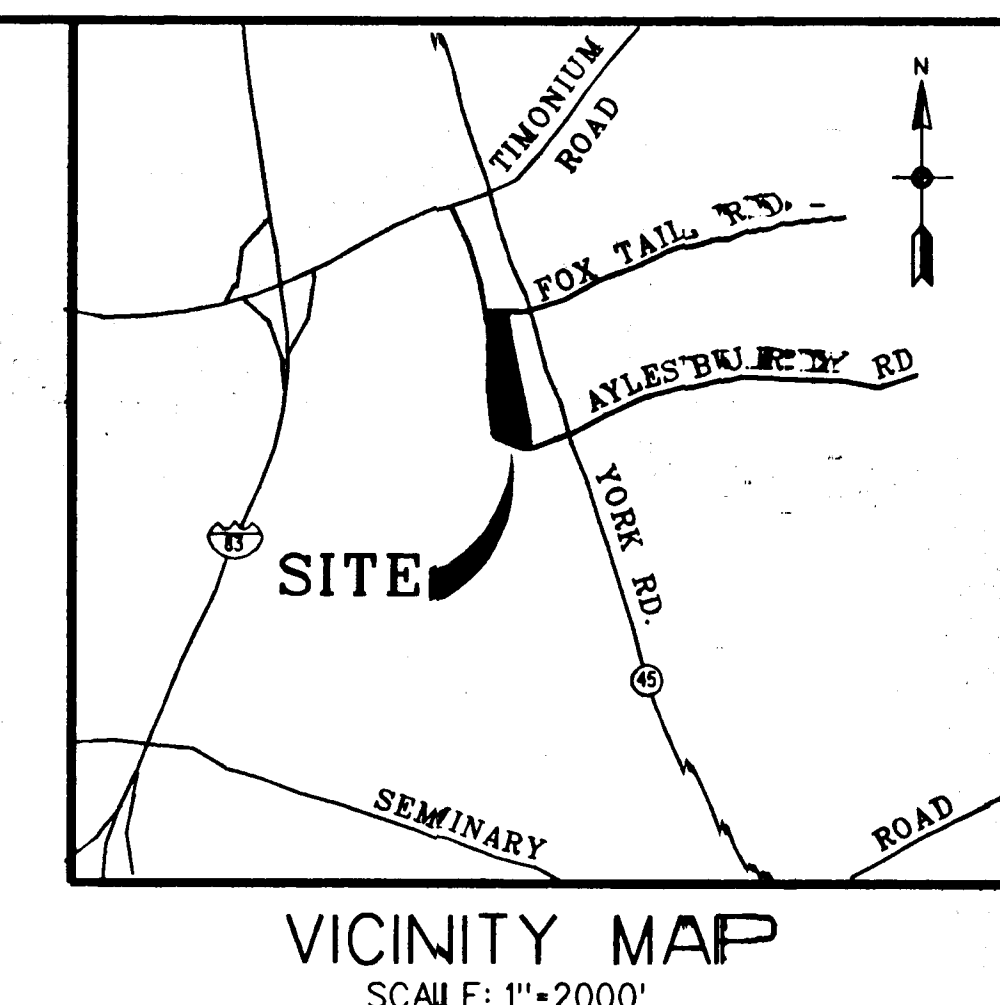
LEASE AREA	USE	PARKING CRITERIA	PARKING REQUIRED	BUILDING AREA
1	Warehouse	1/3 employees	2	2,185
	Showroom/Retail	1/1,000 sq. ft.	13	2,418
	Office	1/3,100 sq. ft.	12	3,361
	Office (previously approved)	1/3,100 sq. ft.	5	1,590
2	Warehouse	1/3 employees	1	3,949
	Office	1/3,100 sq. ft.	3	900
3	Warehouse	1/3 employees	1	1,620
	Office	1/3,100 sq. ft.	3	900
4	Carpet Store	Actual area @ 2.5/100	13	5,072
	Warehouse	1/3 employees	1	6,206
5	Warehouse	1/3 employees	1	1,282
	Office	1/3,100 sq. ft.	5	1,586
6	Warehouse/Storage	1/3 employees	2	1,164
	Office	1/3,100 sq. ft.	4	1,200
7	Warehouse	1/3 employees	1	2,835
	Showroom/Retail	1/1,000 sq. ft.	6	1,200
8	Warehouse/Manufacturing	1/3 employees	4	1,654
	Showroom/Retail Warehouse	1/1,000 sq. ft.	1	1,346
	Office	1/3,100 sq. ft.	1	2,700
		PARKING REQUIRED	30	



PETITIONER'S EXHIBIT 5A

William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
822 Bayley Avenue, Suite 2-4
Towson, Maryland 21204
Phone: 410-424-9081 Fax: 410-424-9003

PLAN TO ACCOMPANY VARIANCE APPLICATION
10-14 W. AYLESBURY ROAD
BALTIMORE COUNTY, MARYLAND



THEREFORE, IT IS ORDERED by the Deputy Zoning Commission for Baltimore County this 8th day of December, 1998 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.12.B to permit a modified plan for parking and loading, and to amend the previously approved plan and Order in prior Case No. 74-34-A, accordingly; from Section 409.3 to permit standard angled parking spaces (30%) to be 14' deep in lieu of the required 18'; from Section 409.4 to permit the travel aisle for 30% angled parking spaces to be 12' wide in lieu of the minimum required 14'; from Section 409.6.A.3 to permit 648 parking spaces for these combined uses on the site in lieu of the required 85 spaces; from Section 409.8.4 to permit parking spaces to be located 0 feet from the right-of-way line in lieu of the minimum required 100 feet; from Section 409.8.A to permit design, screening and landscaping not in compliance with the landscape manual; from Section 450.4 to permit one additional freestanding entrance sign in combination with the two existing entrance signs in lieu of the maximum two signs allowed, based upon one sign per frontage (site fronts on two public roads); and, from Section 450.5.B.4(a) to permit entrance Signs A and B to be located within 65' of one another in lieu of the minimum required separation of 100 feet, in accordance with Petitioner's Exhibit B, and be is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners shall apply for their permits 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.
- 2) The Petitioners shall install sidewalk along the frontage of their property on Foxtail Road commencing from the adjacent property owned by Obrecht and terminating at the entranceway to the Petitioners' property.
- 3) The Petitioners shall submit a landscape plan for review and approval by the Office of Planning.
- 4) When applying for a building permit, the site plan and landscaping plans filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotro
TIMOTHY M. KOTRO
Deputy Zoning Commissioner
for Baltimore County

11. SPECIAL EXCEPTION: N/A
12. ELECTION DISTRICT: 8TH
13. COUNCILMANIC DISTRICT: 4TH
14. CENSUS TRACT: 4068
15. WATERSHED: 24
16. SUBSEWERSHED: 57
17. DEED REFERENCE: 9001/178
18. PROPERTY ACCOUNT NO.: 8-0083025630
19. TAX MAP 60, GRID 12, PARCEL 628
20. FLOOR AREA RATIO:

MINIMUM PERMITTED - 2.0
PROPOSED - .24
21. HEIGHT OF BUILDING: 24'
22. NO. OF FLOORS - 1
23. MASS TRANSIT ADJUSTMENT: PER SECTION 409.6 B.1 TO PERMIT
REDUCTION OF 5% OF THE OFF STREET PARKING SPACES REQUIRED
WHERE IN THE PEDESTRIAN ENTRANCE TO THE BUILDING IS LOCATED
WITHIN 1,000' WALKING DISTANCE OF A TRANSIT STOP.
24. TO THE BEST OF OUR KNOWLEDGE NO CRITICAL AREAS EXIST ON SITE.
25. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS MATERIALS EXIST ON
SITE.
26. AMENITY OPEN SPACE: N/A
27. OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT
PROPERTIES.
28. SIGNS: TWO EXISTING FREESTANDING SIGNS TO REMAIN, (SEE
ELEVATIONS ON PLAN); SIGN VARIANCE REQUESTED FOR ONE
FREESTANDING ENTERPRISE SIGN. SEE NOTE 10 G.
29. PREVIOUS COMMERCIAL PERMIT: NONE
30. ZONING HEARINGS: 74-34-A - VARIANCE TO PERMIT 30' REAR YARD IN
LIEU OF THE REQUIRED 50' APPROVED AUGUST 6, 1973.
31. ZONING MAP NO.: NW 13-1
32. PROPERTY OWNER: FOXTAIL L.P.
120 COCKEYSVILLE ROAD

PARKING REQUIREMENTS:

In Case # 74-34-A the Zoning Commissioner approved (without restrictions):

Office - 1,890 square feet	0 1/300 square feet = 7
Warehouse - 0 1 space/3 employees	= 16
	Total required = 23 spaces
	Total provided = 33 spaces

* Paving was approved 8' from the right-of-way line on Aydesbury Road and 8' from the right-of-way line along Fox Tail Road.

New parking regulations apply to all space converted from warehouse to office and/or accessory use.

The number of parking spaces required for warehouse employees is based upon the requirement of 1 space/3 employees.

LEASE AREA	USE	PARKING CRITERIA	PARKING REQUIRED	BUILDING AREA
1	Warehouse	1/3 employees	2	23,185
	Showroom/Retail	5/1,000 sq. ft.	13	2,418
	Office	3,3/1,000 sq. ft.	12	3,361
	Office (previously approved)	3/1,000 sq. ft.	5	1,850
2	Warehouse	1/3 employees	1	3,949
	Office	3,3/1,000 sq. ft.	3	800
3	Warehouse	1/3 employees	1	1,620
	Office	3,3/1,000 sq. ft.	3	900
4	Carpet Store	@ 2.5/100	13	5,072
	Warehouse	1/3 employees	1	6,206
5	Warehouse	1/3 employees	1	1,282
	Office	3,3/1,000 sq. ft.	5	1,386
6	Warehouse/Storage	1/3 employees	2	1,164
	Office	3,3/1,000	4	1,208
7	Warehouse	1/3 employees	1	7,905
	Showroom/Retail	5/1,000	6	1,150
8	Warehouse/Manufacturing	1/3 employees	6	8,246
	Showroom/Retail Warehouse	3/1,000 sq. ft.	1	1,054
	Office	3,3/1,000 sq. ft.	9	2,700
		PARKING REQUIRED	89	
		-3% transit adjustment	4	
		ADJUSTED TOTAL	85	

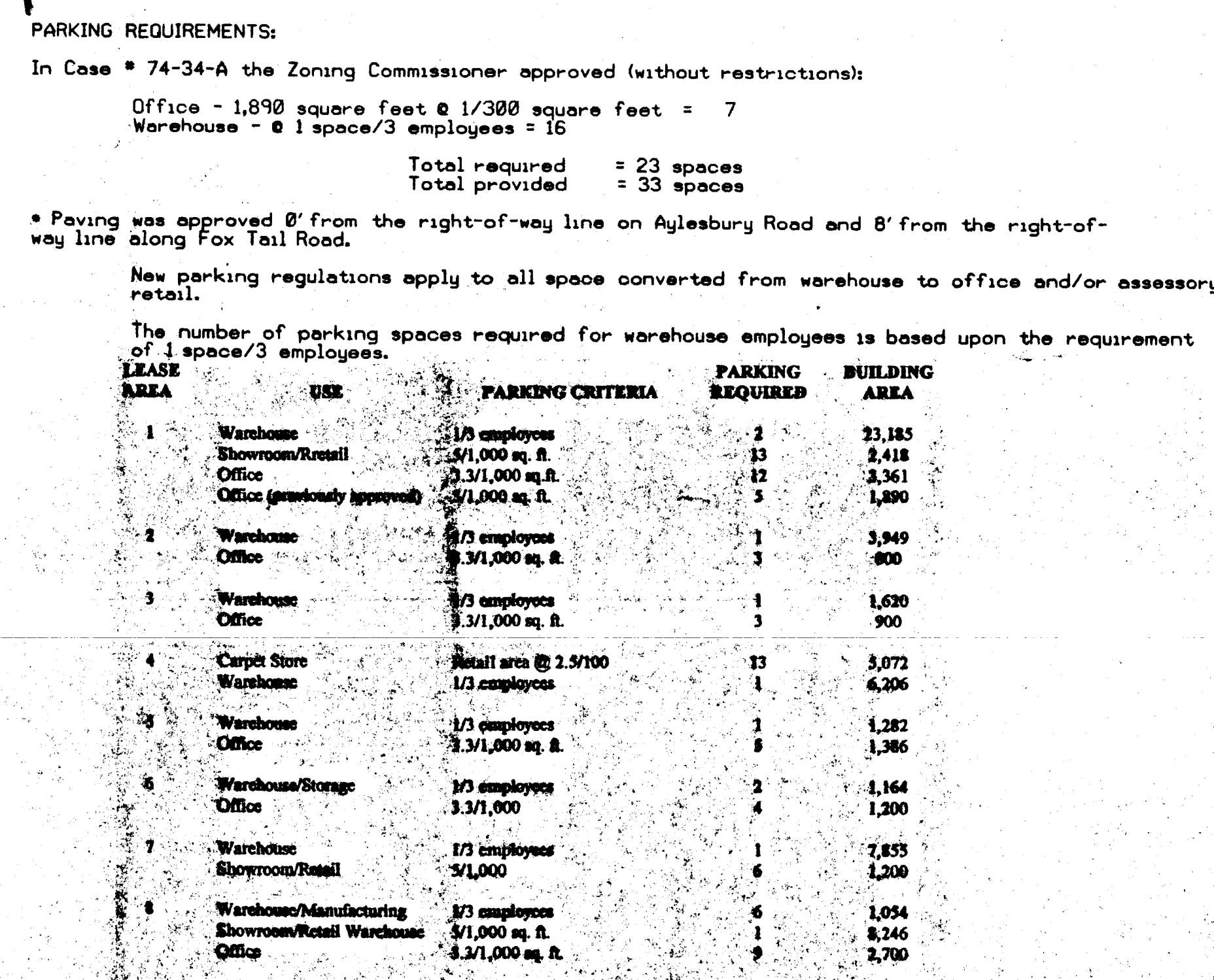
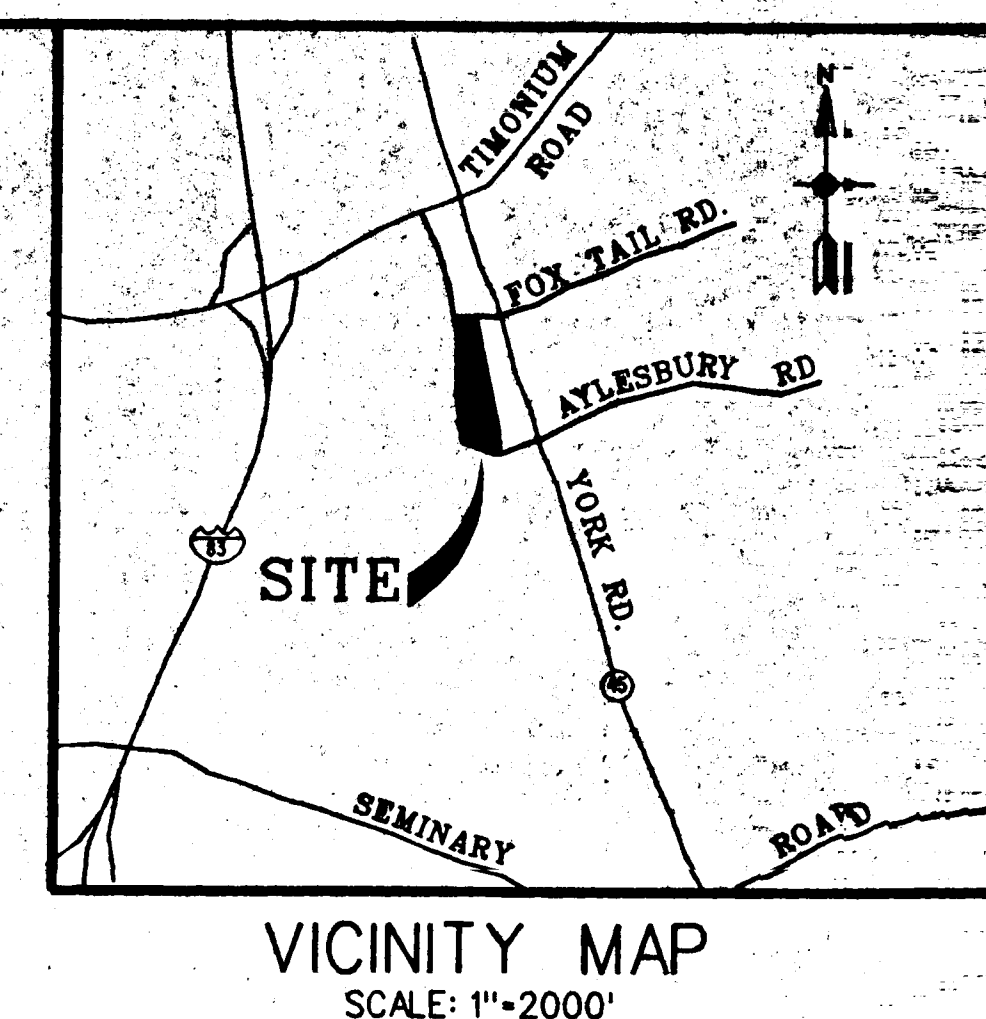


William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
222 Bosley Avenue, Suite D-6
Towson, Maryland 21204
Phone: 410-494-9291 Fax: 410-494-9903

**PLAN TO
ACCOMPANY
VARIANCE
APPLICATION**

**10-14 W. AYLESBURY ROAD
BALTIMORE COUNTY,
MARYLAND**

REVISIONS 10/8/98 2/3/99	DRAWN BY: SAD	DESIGNED BY: WPM	SCALE: 3" = 30'
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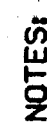
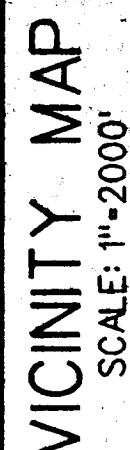


AREA TO BE IMPACTED BY ADDITIONAL PAVING

PETITIONER'S
EXHIBIT 6

William Monk, Inc.
ENGINEERS - PLANNERS

PLAN TO
ACCOMPANY
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APPLICATION
10-14 W. AYLESBURY ROAD
BALTIMORE COUNTY.



1. ZONING: M-1M
2. LOT AREA: NET - 138,724 SQ. FT. +/- 3,088 AC.*
GROSS - 161,295 SQ. FT. +/- 3,742 AC.*
3. EXISTING USE: WAREHOUSE/ OFFICE/ SHOWROOM- RETAIL
4. PROPOSED USE: NO CHANGE
5. BUILDING SETBACKS: PROVIDED

REQUIRED

FRONT - 25' +
REAR - 25' +
SIDE - 30' +
CORNER - 50' +
6. NO EXTERIOR BUILDING EXPANSION IS PROPOSED.
** VARIANCE GRANTED BY SUPERVISOR'S
REQUIREMENT WAS 30'
7. BUILDING AREA: 78,526 SQ. FT. +/-
PARKING:

REQUIRED - 85 (SEE PARKING TABLE)

- * VARIANCE REQUIRED (SEE NOTE 18D)
6. UTILITIES. SEWER - PUBLIC WATER - PUBLIC
9. SPECIAL HEARING NONE
10. VARIANCES:
- A. SECTION 489.12 B - TO PERMIT A MODIFIED PLAN FOR PARKING AND A 10' WIDE TRAVEL ALLEY WIDTH TO BE 12' WIDE IN LIEU OF THE MEETING THE REQUIREMENTS AS SET FORTH IN SECTION 489 AND TO AMEND THE APPROVED PLAN AND ORDER IN ZONING CASE NO. 34-37-4.
- B. SECTION 489.3 - TO PERMIT STANDARD ANGLED PARKING SPACES 10' WIDE IN LIEU OF THE REQUIREMENTS AS SET FORTH ON THE PLAN.
- C. SECTION 489.4 C - TO PERMIT 30 DEGREE ANGLE PARKING SPACE MINIMUM 14' WIDE IN LIEU OF THE PLAN.
- D. PARAGRAPHS 8 ON THE SITE TO PERMIT 65 PARKING SPACES FOR THE 10' WIDE TRAVEL ALLEY IN LIEU OF THE REQUIREMENTS AS SET FORTH ON THE PLAN.
- E. SECTION 489.4 A - TO PERMIT 65 PARKING SPACES FOR THE 10' WIDE TRAVEL ALLEY IN LIEU OF THE REQUIREMENTS AS SET FORTH ON THE PLAN.
- F. SECTION 489.8 A - TO PERMIT DESIGN SCREENING AND LANDSCAPING NOT IN COMPLIANCE WITH THE LANDSCAPE MANUAL ON AREAS NOTED ON THE PLAN.
- G. SECTION 489.4 - TO PERMIT A FREE-STANDING ENTERPRISE SIGN WHERE NOTED ON THE PLAN.
11. SPECIAL EXCEPTION N/A
12. ELECTION DISTRICT: 8TH
13. COUNCILMANIC DISTRICT: 4TH

PARKING REQUIREMENTS:

In Case # 74-34-A the Zoning Commissioner approved (without restrictions):

et a 1/300 square feet = 7

employees = 16

Total required	= 23 spaces
Total provided	= 33 spaces

• Paving was approved 0' from the right-of-way line on Aylesbury Road and 8' from the right-of-

New parking regulations apply to all space converted from warehouse to office and/or residential use along Fox Fall Road.

AREA	USE	PARKING CRITERIA	PARKING REQUIREMENTS	BUILDING AREA
1	Warehouse Storage/Retail	1/5 employees 50,000 sq. ft.	1	23,115
2	Warehouse Office (primarily apparel)	3.3/1,000 sq. ft. 50,000 sq. ft.	13	2,415
3	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	12	3,364
4	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	5	1,799
5	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	3	3,649
6	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	3	808
7	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	1	1,679
8	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	5	900
9	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	13	5,673
10	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	1	5,306
11	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	3	1,282
12	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	3	1,385
13	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	1	1,194
14	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	4	1,300
15	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	1	1,255
16	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	6	2,208
17	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	1	1,084
18	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	4	2,146
19	Warehouse Office	1/1 employees 3,3/1,000 sq. ft.	1	2,706

PARKING REQUIRED

5% travel adjustment

ARTIST'S STATEMENT

PARKING REQUIRED

PARKING PROVIDED

10

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BALTIMORE COUNTY,
MARYLAND

EXHIBIT 4	EXHIBITION	LIVE ALL IN HAND	
	DRAIN ST SAD DATE 9/25/98	DESIGNED BY WPM	SCALE 1" = 30' SHEET NO. 1 OF 1