

IN RE: PETITION FOR VARIANCE  
SW along c/l of Wellco Road, 602 ft.  
From Greenspring Drive  
1954 Greenspring Drive  
8<sup>th</sup> Election District  
3rd Councilmanic District  
Legal Owners: Edward A. DeWaters, Jr., et ux  
Lessee: Timonium Development  
Jt. Venture, Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-245-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Variance for the property located at 1954 Greenspring Drive in Timonium. The Petition was filed by Edward A. DeWaters, Jr., and Winifred A. DeWaters, his wife, property owners, and Timonium Development Joint Venture, Lessee. Variance relief is requested from the requirements of Sections 255.1 and 238.1 of the Baltimore County Zoning Regulations (BCZR), to allow a front yard setback of 5 ft. in lieu of the required 25 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were Robert Bavar and David Bavar on behalf of Timonium Development Joint Venture, J. Robert Green, from Daft, McCune, Walker, Inc., the preparers of the plan, and Robert A. Hoffman, Esquire, the attorney for the Petitioners. Also appearing were Ray White and David Joy on behalf of the Holiday Inn Corporation, Lessees of a portion of the property. There were no Protestants present.

The property at issue is roughly rectangular in shape, approximately 7.011 acres in area, zoned M.L.-I.M. The property is located adjacent to the Baltimore Harrisburg Expressway (I-83) with vehicular access from Wellco Road and Greenspring Drive in Timonium. Presently, the property is unimproved. The tract is actually part of a larger parcel that has been developed as the Timonium Business Park. As shown in photographs displayed at the hearing, much of the overall parcel has been developed. Specifically, parcel

ORDER RECEIVED FOR FILING  
Date 9/26/99  
By [Signature]

C of the Timonium Business Park has been developed with a Holiday Inn Hotel and parcel A with an existing office building. The Petitioners propose to develop the subject parcel B with an 8 story office building and 1 story parking garage. The office building will be substantially similar in design and appearance to an existing glass/metal building which presently exists as part of the Timonium Business Park property.

Variance relief is required for the 1 story garage building. It was indicated that the Petitioner proposes to provide parking at a rate of 4 spaces for every 1,000 sq. ft. of office space. This parking ratio exceeds the County requirement of 3.3 spaces for every 1,000 sq. ft. of office space. In order to provide this parking, the Petitioner will construct a one story parking garage, as more particularly shown on the plan.

The variance will actually be for the eastern side of the property. The variance is from an internal lot line which separates the subject parcel (parcel B) from parcel A to the east.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR for variance relief. That is, I believe that the property is unique by virtue of its unusual configuration. Moreover, I find that the Petitioner would suffer practical difficulty if relief were denied and that the variance can be granted without any detriment to surrounding properties. Development of the parcel, as proposed, is consistent with existing uses in the vicinity.

In approving the Petition, I shall incorporate the Zoning Plans Advisory Committee (ZAC) comment offered by the Office of Planning. That comment suggests that the development be consistent, insofar as building materials, landscaping and signage, with the guidelines set forth in the Hunt Valley/Timonium Plan. The Petitioner indicated that such a restriction was acceptable.


Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.


THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING  
DATE 1/26/99  
BY M. Spork

this <sup>26<sup>th</sup></sup> day of January 1999, that the Petition for a Zoning Variance from Sections 255.1 and 238.1 of the Baltimore County Zoning Regulations (BCZR), to allow a front yard setback of 5 ft. in lieu of the required 25 ft. be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The development of the property shall be consistent with the landscaping, construction, signage and design requirements of the Hunt Valley/Timonium Master Plan.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
Jan 26/99  




Baltimore County  
Zoning Commissioner  
Office of Planning

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

January 26, 1999

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

RE: Petition for Variance  
Case No. 99-245-A  
Legal Owners: Edward A. DeWaters, Jr., et ux  
Lessee: Timonium Development Jt. Venture, Petitioners

Dear Mr. Hoffman:

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

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.  
Copy  
Messrs. Ray White and David Joy  
2004 Greenspring Drive  
Timonium, Maryland 21093

Mr. and Mrs. Edward A. DeWaters, Jr.  
7012 Heathcoate Drive  
Kingsville, Maryland 21084





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1954 Greenspring 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)

255.1 and 238.1 to allow a front yard setback of 5 feet in lieu of the required 25 feet

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

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.

Ground Lessee:

Timonium Development Joint Venture

(Type or Print Name)

By: Scott Dorsey  
 Signature Scott Dorsey Agent  
 2066 Lord Baltimore Drive

Address  
 Baltimore, Maryland 21207

City State Zipcode

Attorney for Petitioner:

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

[Signature]  
 Signature

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

Towson MD 21204  
 City State Zipcode

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

Legal Owner(s):

Edward A. DeWaters, Jr.  
 (Type or Print Name)  
Edward A. DeWaters Jr.  
 Signature

Winifred A. DeWaters  
 (Type or Print Name)  
Winifred A. DeWaters  
 Signature

7012 Heathcote Dr. 410 592 9048  
 Address Phone No.

Kingsville, MD 21084  
 City State Zipcode

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

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

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
 unavailable for Hearing the following dates \_\_\_\_\_  
 Next Two Months  
 ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: JPF DATE 12/14/08

**Description**

**To Accompany Petition for Zoning Variance**

**7.011 Acre Parcel**

**Parcel B**

**Southeast Side of Baltimore-Harrisburg Expressway (I-83)**

**Northwest Side of Wellco Road (Private)**

**West of Greenspring Drive**



**Daft McCune Walker, Inc.**

*200 East Pennsylvania Avenue*

*Towson, Maryland 21286*

*<http://www.dmw.com>*

*410 296 3333*

*Fax 410 296 4705*

*A Team of Land Planners,*

*Landscape Architects,*

*Engineers, Surveyors &*

*Environmental Professionals*

Beginning for the same at a point 30 feet north of the centerline of Wellco Road (private) said point being designated as point "BN5" as shown on the plat entitled "Amended Plat of Parcel B, Timonium Business Park", which plat is recorded among the Land Records of Baltimore County in Plat Book 57, Folio 29, said point of beginning also being situate at the end of the two following courses and distances measured from the point formed by the intersection of the centerline of Wellco Road (private) and the centerline of Greenspring Drive, (1) Southwesterly along the centerline of Wellco Road 602 feet, more or less, and thence (2) North 00 degrees 04 minutes 58 seconds West 30.00 feet, more or less, to the point of beginning, thence leaving the point of beginning and running for the eight following courses and distances, viz: (1) South 00 degrees 04 minutes 58 seconds East 652.65 feet, thence (2) North 82 degrees 32 minutes 20 seconds West 451.83 feet, thence (3) North 82 degrees 43 minutes 08 seconds West 83.95 feet to the southeast side of the Baltimore-Harrisburg Expressway (I-83) and binding on the southeast side of said highway (4) Northeasterly by a line curving to the left having a radius of 4683.66 feet and an arc length of 793.53 feet (the arc of said curve being subtended

99-245-A

by a chord bearing North 07 degrees 20 minutes 10 seconds East 792.58 feet and having a beginning tangent bearing of North 12 degrees 11 minutes 23 seconds East and a departing tangent bearing of North 02 degrees 28 minutes 57 seconds East, thence leaving said highway (5) South 06 degrees 54 minutes 38 seconds East 99.74 feet, thence (6) South 80 degrees 31 minutes 40 seconds East 31.77 feet, thence (7) South 08 degrees 11 minutes 10 seconds East 96.83 feet, and thence (8) South 89 degrees 47 minutes 20 seconds East 371.54 feet to the point of beginning; containing 7.011 acres of land, more or less.

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

December 8, 1998

Project No. 78066.G (Project No. 78066G)



# CERTIFICATE OF PUBLICATION

## 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: #99-245-A  
1954 Greenspring Drive  
SW along centerline Welco Road, 602' from Greenspring Drive  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Winifred DeWaters & Edward DeWaters, Jr.  
Ground Lessee: Timonium Development Joint Venture

Variance: to allow a front yard setback of 5 feet in lieu of the required 25 feet.

Hearing: Thursday, January 21, 1999 at 9:00 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) 887-3381.

12/30/98 Dec. 31 C281562

TOWSON, MD., 1/4/, 1999

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 12/31/, 1998.

THE JEFFERSONIAN,

*A. Henricksen*

LEGAL AD. - TOWSON



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

No. **062405**

DATE 12-14/98 ACCOUNT R-001-015-000

AMOUNT \$ 250.00

RECEIVED FROM: Merritt Management Corp.  
1954 Greenspring Dr. Item # 245  
FOR: 020 variance Taken by: JRF

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**99.245-A**

**PAID RECEIPT**

PROCESS      ACTUAL      TIME  
12/14/1998    12/14/1998    10:17:27

PER    MGR'S    CASHIER    PMS    PFM    DRAWER  
IS    MISCELLANEOUS    CASH    RECEIPT

Receipt #      069122      OFFICER  
CR NO.    062405

250.00 CHECK: EN  
Baltimore County, Maryland

**CASHIER'S VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 99-245-A

Petitioner/Developer DEWATERS, ETAL  
% R. HOFFMAN

Date of Hearing/Closing 1/21/99  
THURS. @  
9 AM

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 1954 GREENSPRING DR.  
ONSITE POSTING,

The sign(s) were posted on 1/4/99  
(Month, Day, Year)

Sincerely,

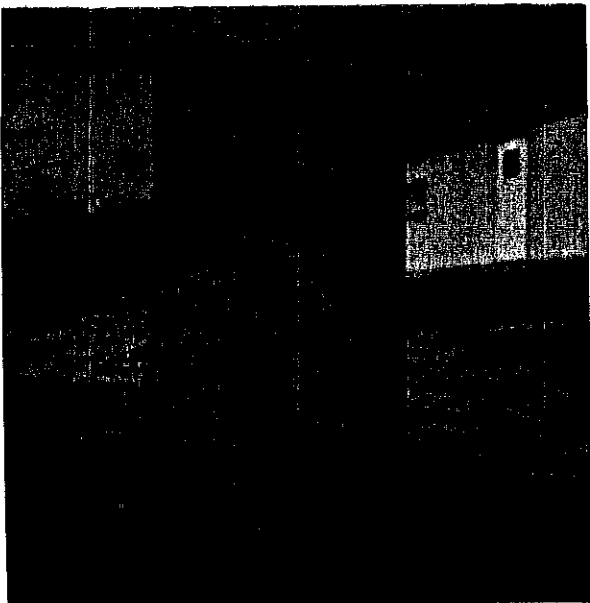
Patrick M O'Keefe 1/15/99  
(Signature of Sign Poster and Date)

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)



99-245-A  
DEWATERS, ETAL  
1954 GREENSPRING DR.  
1/4 1/21/99 9 AM

245  
copy  
for  
2c

RE: PETITION FOR VARIANCE  
1954 Greenspring Drive, S/W along c/l of Wellco Rd,  
602' from Greenspring Dr, 8th Election District,  
3rd Councilmanic

Legal Owners: Edward A. & Winifred A. DeWaters, Jr.  
Contract Purchaser: Timonium Development Jt. Venture

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-245-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 31<sup>st</sup> day of December, 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



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

December 22, 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: 99-245-A  
1954 Greenspring Drive  
SW along centerline Wellco Road, 602' from Greenspring Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Winifred DeWaters & Edward DeWaters, Jr.  
Ground Lessee: Timonium Development Joint Venture

Variance to allow a front yard setback of 5 feet in lieu of the required 25 feet.

HEARING: Thursday, January 21, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SCJ" written below it.

Arnold Jablon  
Director

c: Robert A. Hoffman, Esquire  
Winifred & Edward DeWaters, Jr.  
Timonium Development Joint Venture

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 6, 1999.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



TO: PATUXENT PUBLISHING COMPANY  
December 31, 1998 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant                      410-494-6201  
Venable  
210 Allegheny Avenue  
Towson, MD 21204

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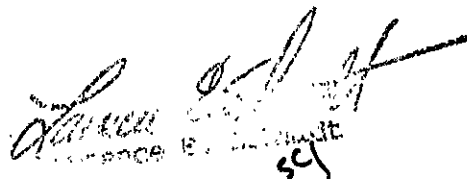
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Variance to allow a front yard setback of 5 feet in lieu of the required 25 feet.

HEARING: Thursday, January 21, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt  
scj

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 245

Petitioner: Edward and Winifred DeWaters

Address or Location: 1954 Greenspring Drive

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Barbara W. Ormrod, Legal Assistant

Address: Venable

210 Allegheny Avenue, Towson, Md 21204

Telephone Number: 410-494-6201

Revised 2/20/98 - SCJ

99.245.A

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.: 99-245-A

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

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE - To allow a front yard  
setback of 5 feet in lieu of the required 25 feet.

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

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

**HANDICAPPED ACCESSIBLE**



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

January 14, 1999

Robert A. Hoffman, Esq.  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 245  
Case No.: 99-245-A  
Location: 1954 Greenspring 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 December 14, 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

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





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

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 1/4/98

FROM: R. Bruce Seeley, Project Manager *RB/JS*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: *0 Dec 21, 97*

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

Item #'s: *236*  
*237*  
*238*  
*239*  
*241*  
*242*  
*243*  
*244*  
*245*

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:   December 29, 1998

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

SUBJECT:     Zoning Advisory Committee Meeting  
              for December 21, 1998  
              Item No. 245

              The Bureau of Developer's Plans Review has reviewed the subject zoning item. No permanent structures will be permitted over public utilities.

RWB:HJO:jrb

cc:   File

ZONE1221.245

# BALTIMORE COUNTY, MARYLAND

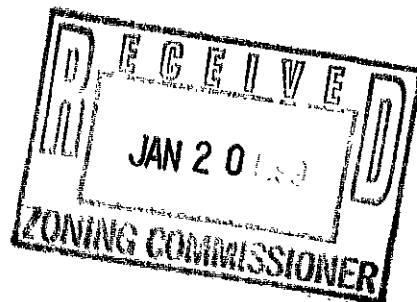
## INTER-OFFICE CORRESPONDENCE

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

**DATE:** January 19, 1999

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

**SUBJECT:** 1954 Greenspring Drive



### INFORMATION:

**Item Number:** 245  
**Petitioner:** Timonium Development Joint Venture  
**Property Size:** 7.011 acres  
**Zoning:** ML-IM  
**Requested Action:** Variance  
**Hearing Date:** January 21, 1999

### SUMMARY OF RECOMMENDATIONS:

The applicant in this case is seeking a variance from Sections 255.1 and 238.1 to allow a front yard setback of five feet in lieu of the required 25 feet. This request is associated with the proposed construction of a 201,000 square foot office building on the site known as Parcel B in the Timonium Business Park. In addition to the office building, eight hundred and ninety eight parking spaces will be provided primarily in a proposed one story parking garage located on the same parcel.

This office has no objection to this request provided all other components of the development, including building materials, landscaping, and signage comply with the guidelines set forth in the Hunt Valley/Timonium Master Plan, adopted by County Council, November 1998. Building elevations and a landscape plan shall be submitted to the Office of Planning for review and approval prior to the issuance of permits.

**Section Chief:** \_\_\_\_\_

*Jeffrey W. Long*

AFK:



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 12.21.91

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

RE: Baltimore County  
Item No. 245

JRF

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,

*Michael M. Lenhart*  
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**

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

RAY White  
DAVID JOY

2004 Green Spring Dr.  
" " "



99-245-A

Ground lease -  
long term lease 1981

2<sup>nd</sup> office bldg proposed

Termination 2 Bldg -

MLIM ~~2.0~~ 2.011 acres

1 story parking deck -

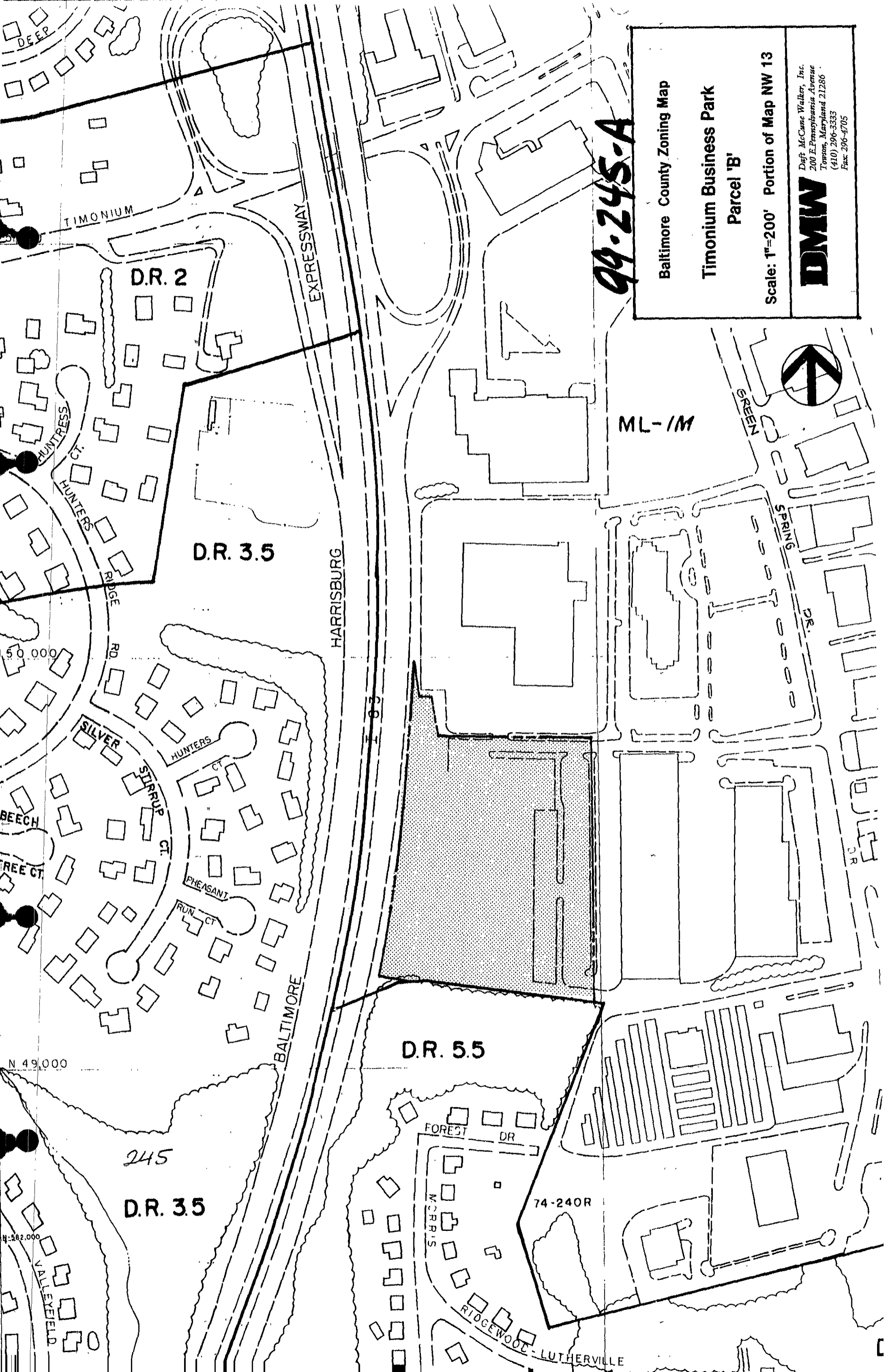
4 spaces every 1000 sq. feet

property owner controls both  
sides of lot.

3.3 required BC 211  
4.0 provided here

PAC Summary -

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99-245-A

Baltimore County Zoning Map

Timonium Business Park  
Parcel 'B'

Scale: 1"=200' Portion of Map NW 13

**DMW**

Deft. McCune Walker, Inc.  
200 E. Pennsylvania Avenue  
Timonium, Maryland 21286  
(410) 296-3333  
Fax: 296-4705



ML-1M

D.R. 3.5

D.R. 5.5

D.R. 3.5

HARRISBURG

BALTIMORE

TIMONIUM

EXPRESSWAY

D.R. 2

HUNTERS CT

SILVER

SIRUP CT

BEECH

FREE CT

PHEASANT

RUN CT

FOREST DR

MORRIS

RIDGEWOOD

74-240R

LUTHERVILLE

GREEN

SPRING

DR.

CR

DEEP

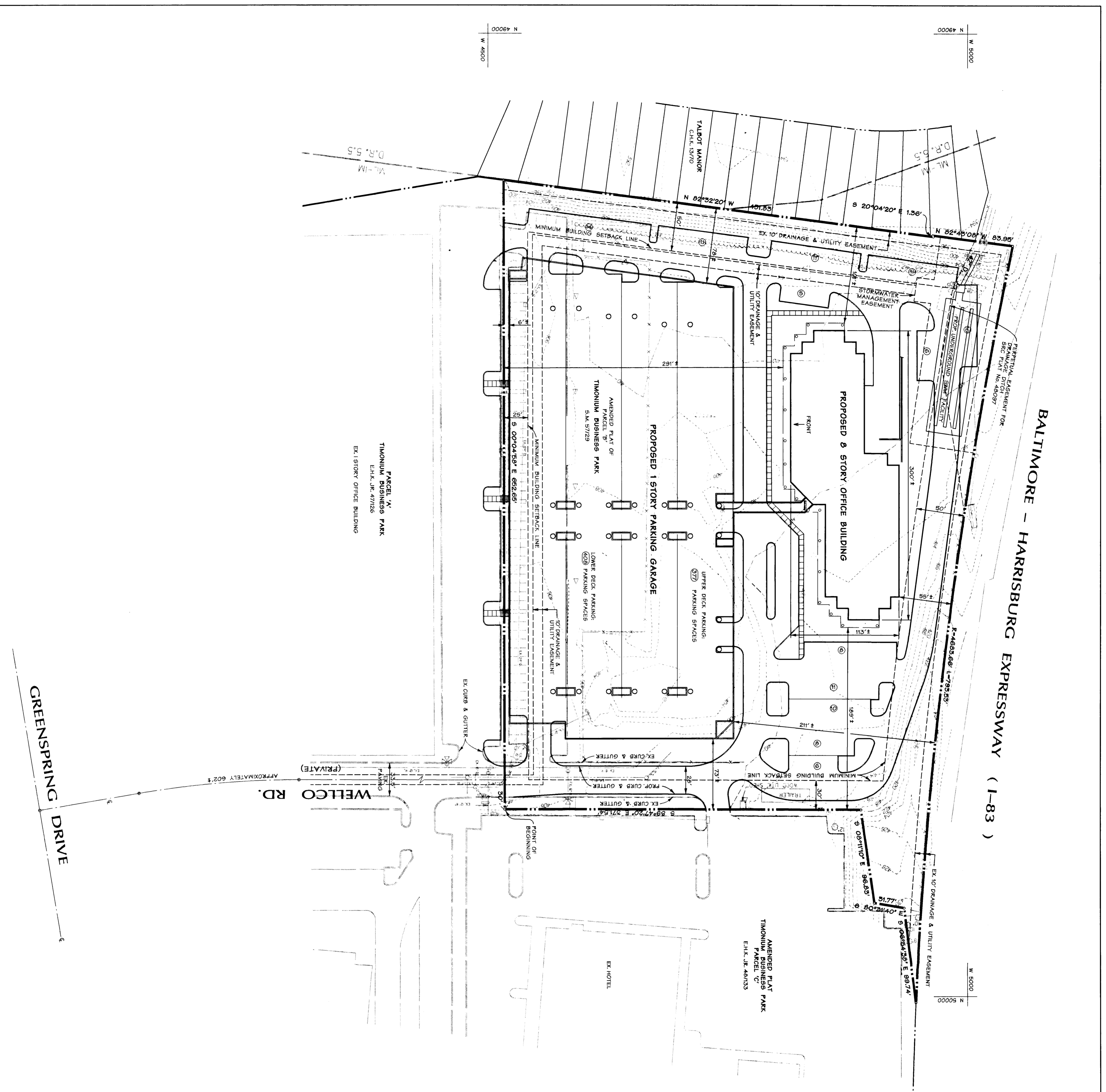
50,000

N 49,000

245

N: 582,000

VALLEYFIELD



BALTIMORE - HARRISBURG EXPRESSWAY (I-83)

GREENSPRING DRIVE

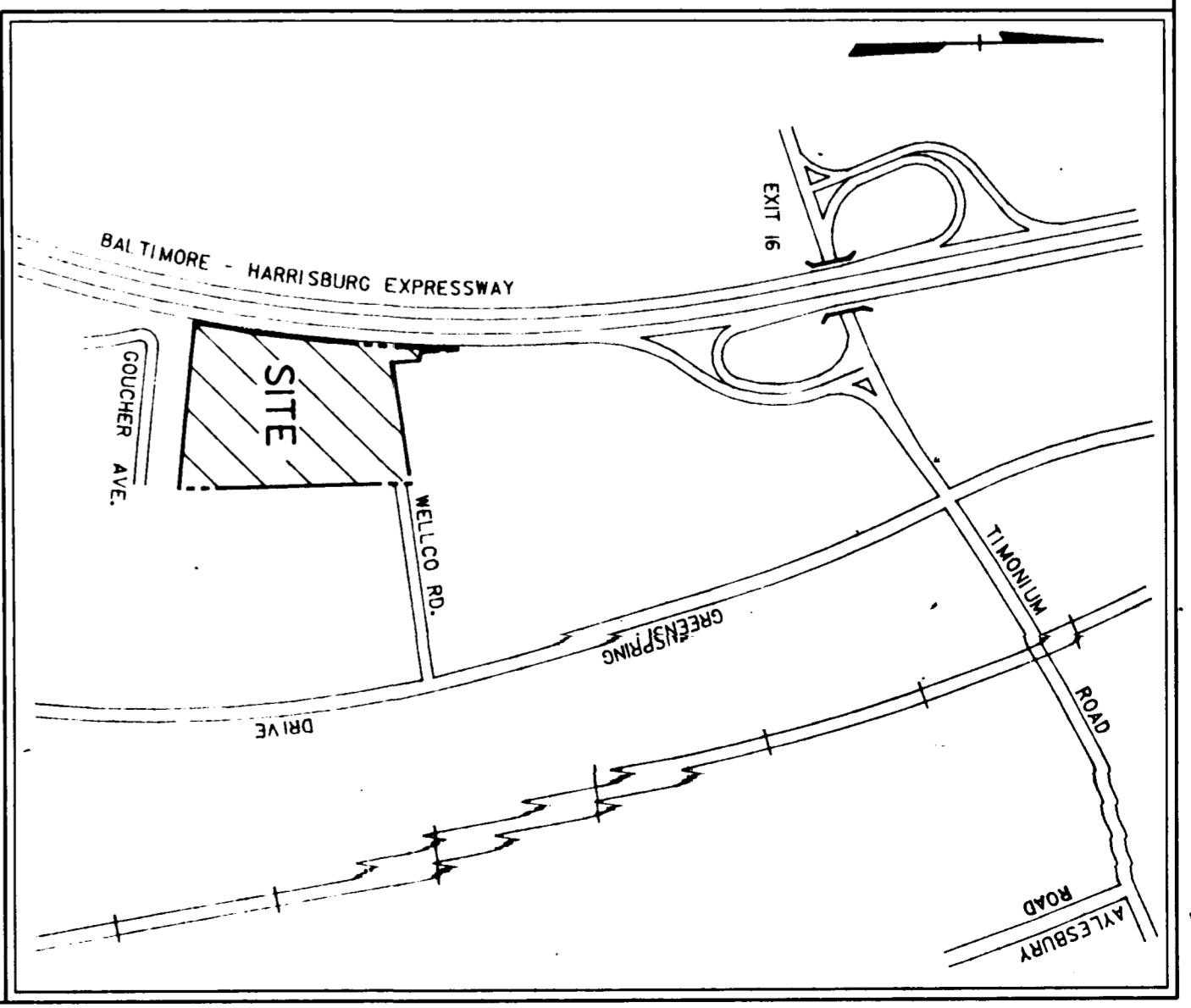
WELCO RD.

**LEGEND**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING METAL FENCE
- PROPOSED METAL FENCE
- ZONING LINE
- EXISTING UTILITIES
- EXISTING CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING
- EXISTING BUILDING

**GENERAL NOTES**

1. APPLICANT: TIMONIUM DEVELOPMENT JOINT VENTURE  
2066 LORD BALTIMORE DRIVE  
BALTIMORE, MARYLAND 21207
2. OWNER: EDWARD & WINIFRED DAWMERS  
7012 HEATHCOTE DRIVE 20284  
SINGSBILLE, MARYLAND  
DEED REFERENCE: S.M. 7597/641
3. CURRENT ZONING AND ACREAGE:  
NET & GROSS AREA: 7.01 ACRES, M-1M  
ZONING MAP NW-13
4. BUILDING DATA:  
8 STORY OFFICE BUILDING  
GROSS FLOOR AREA: 201,000 S.F.  
ALLOWED = 20  
FLOOR AREA RATIO:  
PROPOSED = 201,000 S.F. / 10,050,399.16 S.F. = 0.66
5. PARKING:  
REQUIRED = 220,000 S.F. @ 3.3 / 1,000 S.F. = 663.3 SPACES  
\*INCLUDES 19 HANDICAP SPACES  
STANDARD SPACES = 65 & WIDE  
STANDARD SPACES ARE 8' WIDE
6. PERMITS: GRADING PERMIT NUMBER B 300933
7. DRC REFINEMENT APPROVED ON MAY 20, 1997.  
DPM NUMBER VII-105, DRC NUMBER 11256F.
8. THE PROPERTY IS NOT THE SUBJECT OF ANY PRIOR ZONING HEARINGS.
9. ZONING VARIANCE REQUESTED.  
FRONT SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 25 FEET.



LOCATION MAP  
SCALE: 1" = 500'

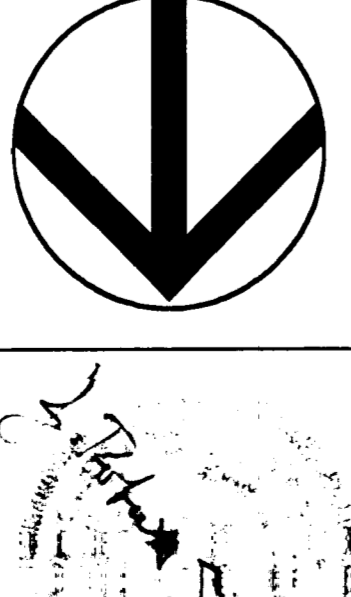
DATA SOURCES:  
AMENDED RECORD PLAN DATED OCTOBER 29, 1986, 11:52PM,  
DATED NOVEMBER 25, 1986.  
DESIGN DRAWINGS

**DMW**  
Duhon-Cummins-Walsh, Inc.  
200 East Pennsylvania Avenue  
Baltimore, Maryland 21202  
Tel: 781-561-5555  
Fax: 296-4702

A Team of: Leonard Pomeroy,  
Landscape Architect &  
Architectural Designer  
Baltimore, Maryland  
Tel: 296-4702

PLANS TO ACCOMPANY PETITION  
FOR ZONING VARIANCE

**TIMONIUM II**  
1994 GREENSPRING DRIVE  
PARCEL 'B'  
TIMONIUM BUSINESS PARK  
ELECTION DISTRICT & COUNTY COUNCIL DISTRICT 3  
BALTIMORE COUNTY, MARYLAND



DATE BY REVISIONS

ISSUE DATES

BASE	MBS
DESIGNED	MBS
CHECKED BY:	EWI
DATE CHECKED:	11/1/96
DRAWING:	11 of 1

PROJECT NO.: 79066G

Ed M  
245

99245-A





Baltimore County  
Fire Department

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

JANUARY 4, 1999

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

RE: Property Owner: EDWARD A. DEWATERS, JR. & WINIFRED A.  
DEWATERS

Location: DISTRIBUTION MEETING OF DECEMBER 21, 1999

Item No.: 245                      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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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

