

IN RE: PETITION FOR VARIANCE
SWC Rolling and Johnnycake Roads
1st Election District
1st Councilmanic District
(7001 Johnnycake Road)

Whalen Properties
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-067-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed for property located at 7001 Johnnycake Road. The Petitioner, Whalen Properties, by and through Stephen W. Whalen, Jr., is requesting a variance from Section 206.3A.3b(1)(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a bank access travel lane to be located 155 ft. from a residence in lieu of the required 200 ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit No. 1.

Appearing at the hearing on behalf of the variance request were Stephen W. Whalen, Jr., on behalf of the property owner and Bill Monk, zoning and planning consultant. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 2.11 acres, more or less, zoned OR-2. The subject property is proposed to be developed with commercial office buildings as shown on the site plan, as submitted at the hearing. The Petitioner also submitted elevation drawings of the office buildings which are to be constructed on the property. Those elevation drawings have been reviewed and approved by the Office of Planning. The Petitioner proposed to relocate one of its current tenants from a nearby site onto this

Date 9/29/99
By [Signature]

property once the property is developed. The tenant in question is Crestar Bank, which is desirous of having a drive-thru facility at its new location. The Zoning Regulations require that the travel lane for a drive-thru bank be located at least 200 ft. from the nearest residential dwelling. Due to the configuration of the property itself, as well as the fact that Rolling Road is a restricted access road, the developer was unable to locate the bank drive-thru lane at a distance in excess of 200 ft. from adjacent residential dwellings. However, as a result of discussions with the residents of those nearby dwellings, the Petitioner was able to gain the support of those individuals that will be affected by this development. Furthermore, the drive-thru lane of the bank will be shielded from those residences by virtue of the south wing of Building No. 1, which will protect those residences from any affects of that drive-thru facility.

After considering the testimony and evidence offered at the hearing, I find that the Petitioner's Request for Variance should be granted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established

ORDER RECEIVED FOR FILING
Date 9/29/99
BY [Signature]

that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the 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.

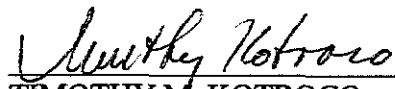
In addition to proving the need for variance in this case, the developer also, pursuant to Section 26-282A.2 of the Baltimore County Code had to prove that the proposed development of the property met the compatibility requirements as contained within the Code. The developer submitted a compatibility report dated August 23, 1999 to the Office of Planning for their review. Included within that compatibility study were building elevations and a schematic landscape plan showing the overall compatibility of this project with the surrounding community. The Planning Office reviewed the applicant's compatibility package and has recommended to this Deputy Zoning Commissioner/Hearing Officer that the development meets the compatibility objectives contained within the Baltimore County Code. Therefore, I shall find that the applicant has in fact met his burden to prove that this project is compatible with the surrounding community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 29th day of September, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 206.3A.3b(1)(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a bank access travel lane to be located 155 ft. from a residence in lieu of the required 200 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

ORDER RECEIVED FOR FILING
Date 9/29/99
BY R. Spivey

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at his time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The developer shall be required to submit a lighting plan to Mr. Avery Harden for his review and approval. Said lighting plan shall conform to the *Illumination Engineering Society* (IES) standards as applicable to the site to be developed. In addition, the developer shall submit to Mr. Harden a Final Landscape Plan for his review and approval.
- 3) The developer shall be required to construct buildings on the property in accordance with the elevation drawings submitted into evidence as Exhibits 3A-3D.
- 3) When applying for a building permit, the site 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

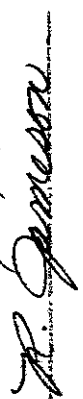
TMK:raj

ORDER RECEIVED FOR FILING

Date

9/29/99

By





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

September 29, 1999

Mr. Stephen W. Whalen, Jr.
Whalen Properties
405 Frederick Road, Suite 163
Catonsville, Maryland 21228

Re: Petition for Variance
Case No. 00-067-A
Property: 7001 Johnnycake Road

Dear Mr. Whalen:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Bill Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-6
Towson, Maryland 21204

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7001 Johnnycake Road

which is presently zoned OR-2

This Petition shall be filed with the Department of Permits and 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) 206.3A.3b(1)(c) to permit a bank access travel lane to be located 155' from a residence in lieu of the required 200' minimum.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The access lane and teller stations will be shielded from the residence by landscaping and a proposed 2-story office building which meets all setback and applicable bulk regulations.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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.

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

Whalen Properties

Name - Type or Print _____

Signature _____

Stephen W. Whalen, Jr.

Name - Type or Print _____

Signature _____

405 Frederick Rd., Ste. 163 (410) 747-2900

Address _____ Telephone No. _____

Catonsville, MD 21228

City _____ State _____ Zip Code _____

Representative to be Contacted:

William Monk, Inc.

Name _____

222 Bosley Ave., Ste. B-6 (410) 494-8931

Address _____ Telephone No. _____

Towson, MD 21204

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By UCR Date 8-13-99

**DROP-OFF
NO REVIEW**

COPY RECEIVED FOR FILING

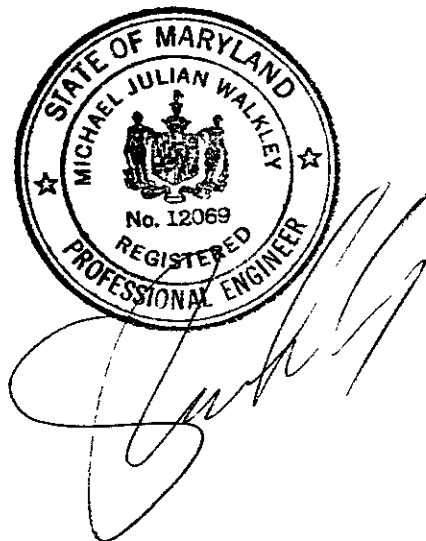
Case No. 00-067-A

REV 9/15/98

**ZONING DESCRIPTION
CROSSROADS WEST OFFICE COMPLEX
ROLLING ROAD @ JOHNNYCAKE ROAD
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side of Rolling Road (80 feet wide) at its intersection with the south side of Johnnycake Road (90 feet wide) and running thence the following courses and distances; (1) South 29 degrees 32 minutes 27 seconds East, 58.77 feet, thence along the west side of Rolling Road (2) South 20 degrees 57 minutes 55 seconds west, 186.09 feet, thence leaving said right-of-way and running (3) South 89 degrees 13 minutes 38 seconds West, 163.83 feet, thence (4) South 89 degrees 51 minutes 19 seconds West, 90.01 feet, thence (5) North 00 degrees 48 minutes 47 seconds West, 274.16 feet to the South side of the aforementioned Johnnycake Road (90 feet wide) and running thence (6) South 84 degrees 35 minutes 22 seconds East, 183.50 feet, thence (7) South 75 degrees 06 minutes 35 seconds East, 116.56 feet to the point of beginning.

Containing 1.72 acres of land, more or less.



00-067-A

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

No. **069298**

DATE 8/13/99 ACCOUNT 001-6150

AMOUNT \$ 250.00

RECEIVED FROM: William Monk Inc

FOR: 00-069-A
7001 Johnnycake Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROGRESS ACTUAL TIME
8/17/1999 8/16/1999 16:12:29
REG 8602 CASHIER L901 LKS DRAWER
Dept 5 528 ZONING VERIFICATION
Receipt # 109240
CR NO. 069298
Receipt Tot 250.00
250.00 DK
Baltimore County, Maryland .00 LA

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

**RE: CASE #00-067-A
PETITIONER/DEVELOPER:
(Whalen Properties)
DATE OF Hearing
(Sept. 24, 1999)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
7001 Johnnycake Road Baltimore, Maryland 21228_____**

9-9-99 _____

(Month, Day, Year)

Sincerely,



[Signature of Sign Poster & Date]

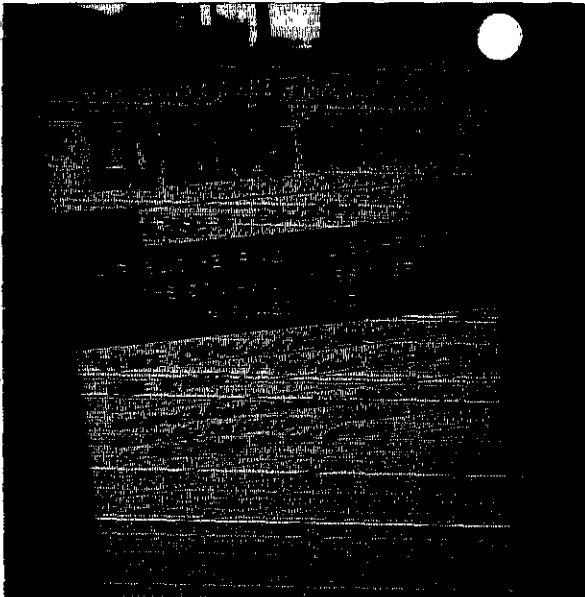
_____**Thomas P. Ogle, Sr.**_____

_____**325 Nicholson Road**_____

_____**Baltimore, Maryland 21221**_____

_____**{410}687-8405**_____

[Telephone Number]



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **079098**

DATE 2/2/00 ACCOUNT 001.6150

AMOUNT \$ 40.00 (5CM)

RECEIVED FROM: Govt Thompson

FOR: # 00-473 SAI

Woodruff West

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE: 2/02/2000
TIME: 15:30:22
MIS APPS: CASHIER WITE M.S. PERMITS
DBPL: 5 529 ZIMING VERIFICATION
RECEIPT #: 140326
CR: 191, 079098

Rec'd Tot. 40.00
CR 40.00
BALANCE COUNTY, MARYLAND

CASHIER'S VALIDATION

9/24
Jem
9/24

RE: PETITION FOR VARIANCE
7001 Johnnycake Road, SWC Rolling
and Johnnycake Rds
1st Election District, 1st Councilmanic

Legal Owner: Whalen Properties
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-67-A

* * * * *

SEP 22

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to William Monk, 222 Bosley Avenue, Suite B-6, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

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: #00-067-A
7301 Johnnyeake Road
SWC Rolling and Johnnyeake Roads
1st Election District
1st Councilmanic District
Legal Owner(s): Whalen Properties

Variances: to permit a bank access travel lane to be located 155 feet from a residence in lieu of the required 200-foot minimum
Hearing: Friday, September 24, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

LAWRENCE SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the Fair and/or Hearing, Contact the Zoning Review Office at (410) 887-3381.

9/13 Sept. 9

0338185

20251118

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/9, 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 9/9, 1999.

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 1, 1999

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: 00-067-A
7001 Johnnycake road
SWC Rolling and Johnnycake Roads
1st Election District – 1st Councilmanic District
Legal Owner: Whalen Properties

Variance to permit a bank access travel lane to be located 155 feet from a residence in lieu of the required 200-foot minimum.

HEARING: Friday, September 24, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

503
Arnold Jablon
Director

c: Whalen Properties, 405 Frederick Road, Suite 163, Catonsville 21228
William Monk, Inc., 222 Bosley Avenue, Suite B-6, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SEPTEMBER 9, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, September 9, 1999 Issue – Jeffersonian

Please forward billing to:

Stephen W. Whalen, Jr. 410-747-2900
Whalen Properties
405 Frederick Road
Suite 163
Catonsville, MD 21228

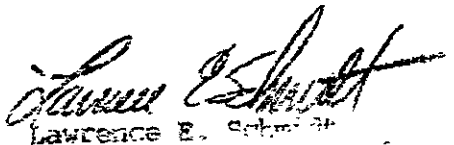
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7001 Johnnycake road
SWC Rolling and Johnnycake Roads
1st Election District – 1st Councilmanic District
Legal Owner: Whalen Properties

Variance to permit a bank access travel lane to be located 155 feet from a residence in lieu of the required 200-foot minimum.

HEARING: Friday, September 24, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

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.



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 9.9.99

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

RE: Baltimore County
Item No. 067

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,

lr Kenneth A. McDonald Jr.
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

INTEROFFICE CORRESPONDENCE

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

Date: September 2, 1999

FROM: *pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for August 30, 1999
Item Nos. 049, 051, 052, 053, 054,
055, 056, 058, 059, 061, 062, 063,
064, 065, 067, 068

and

Case Number 99-297-SPH
18414 Vernon Road)

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

August 30, 1999

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

RE: Property Owner:
MYANMAR BUDDHIST MEDITATION SOCIETY -046
ISAIAH BAPTIST CHURCH OF MONKTON - 055
CHARLES H. MAGSAMEN, JR. & WILLIAM D. MAGSAMEN - 062
THE TRUSTEES OF ST. PAUL'S LUTHERAN CHURCH OF KGSV. - 066
WHALEN PROPERTIES - 067

Location: DISTRIBUTION MEETING OF August 23, 1999

Item No.: 046, 055, 062, 066, & 067 Zoning Agenda:

Gentlemen:

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

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: Lieutenant Herb Taylor, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



*Jim
9/24/99*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 7, 1999

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

SUBJECT: 7011 Johnnycake Road

INFORMATION:

Item Number: 067
Petitioner: Whalen Properties
Property Size: 2.11 gross acres
Zoning: OR 2
Requested Action:
Hearing Date: September 24, 1999

The proposed development of 19,450 square feet office building, medical office and bank is located at the southwest corner of Rolling Road and Johnnycake Road in an OR 2, Office Building – Residential zone. The variance requested is from Section 206.3A.3b(1)(c) to permit a bank access travel lane to be located 155 feet from a residence in lieu of the required 200 feet. It should be noted that a landscaped area and Building 1 creates a buffer between the adjacent residences and the access lane.

COMPATIBILITY

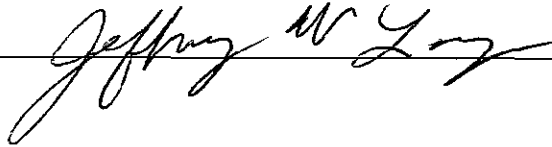
Section 26-282 (a)(2) of The Baltimore County Development Regulations requires the Director Of Planning to make compatibility recommendations to the Hearing Officer for development in the OR 2 zone. The applicant has provided a compatibility report dated August 23, 1999 (see attached) which demonstrates how this project is designed to achieve the compatibility objectives of the CMDP. This included elevations and a schematic landscape plan which demonstrate that the project design is compatible with the community. The building's architectural design emulates that of the Rolling Crossroads Professional Office Park located to the west of the site. The Office of Planning has reviewed these submissions and recommends to the Hearing Officer that this Development meets the Compatibility Objectives of the CMDP and Baltimore County Development Regulations.

SUMMARY OF RECOMMENDATIONS

The Office of Planning recommends approval of the variance subject to the following:
Architecture should be in accordance with the elevation drawings submitted to the Office of Planning; and

A plan showing the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the *Illumination Engineering Society* (IES) standards should be submitted for review and approval by Avery Harden in conjunction with the Final Landscape Plan.

Section Chief: _____

A handwritten signature in black ink, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK:DI:lsn

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: August 23, 1999

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

SUBJECT: Case Number 00-067-A
7001 Johnnycake Road
1st Election District

There is a question as to if a variance for the rear setback for building 2 is sufficient. A 24-foot high building should require a 24-foot setback to property line; however, due to the residential zone line proximity, the applicant believed that the residential line setback superceded the property line setback and filed accordingly. This can be read either way under Section 206.4.C.1. I still think the property line issue has effect here.

JLL:scj

MEMO

TO: Mr. Tim Kotroko, Deputy Zoning Commissioner

FROM: John Lewis, Planner II,
Zoning Review



SUBJECT: Zoning Case #00-067-A

This memo continues our conversation of Friday the 17th of March, 2000, concerning the application of setbacks under Section 206.4.C.1 Baltimore County Zoning Regulations (B.C.Z.R.) as they apply on this site. Due to the wording of this section it appears that more than one interpretation of the setback to the residential/RO zone line versus the setback to property line can be made. Staff originally believed that the residential/RO setback superceded the property line setback due to the "except that", condition and the petitioner proceeded under that supposition. A further review of the section after the fact indicates that this determination may have been incorrect and therefore was not directly resolved through the hearing process.

Please consider this request to amend your order to allow the 12 feet property line setback for building #2 as shown on the plan.

JL:kw

WHALEN PROPERTIES

Commercial Real Estate Development, Brokerage and Management

Stephen W. Whalen, Jr. William P. Jones Pauline M. Clark
Stephen W. Whalen, Sr. Ann Brady Whalen James W. Mohler

2 East Rolling Crossroads

Suite #251

Catonsville, Maryland 21228

410-747-2900

Fax 410-747-2902

410-897-2924

3-16-00

To: CARL RICHARDS, BALTO COUNTY ZONING

From: STEVE WHALEN

Re: Zoning Setback Issue Case #00-067-A Crossroads West, 1st Election District
Attached Letter from Joe Merrey dated Mar 7, 2000

Carl, pls advise what gives with the attached "interpretation"?

You and I met in your office and specifically reviewed the site plan and the Section 206.4.C.1 language, and agreed that the overhanging setback was 2 x bldg height from the zone line, not the property line.

You so instructed John Lewis, the reviewer on this case initially.

Bill Monk + I then met with John Lewis and I know Bill Monk and I had the definitive understanding that this interpretation was agreeable.

I've got a signed lease with Crestar Bank that requires me to start construction very shortly. I don't feel it's either equitable or in line with our specific conversation and understanding to change the interpretation at the 11th hour.

Please give me a call 410-747-2900. Thanks.

cc: Fred Thompson 410-532-0104
Bill Monk 444-9903

Steve Whalen

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: John Lewis
Department of Permits &
Development Management

DATE: March 23, 2000

FROM: Timothy M. Kotroco
Deputy Zoning Commissioner


SUBJECT: Crossroads West Office Complex
Whalen Properties
7001 Johnmycake Road @ Rolling Road
Case No. 00-067-A

I have had an opportunity to review my file and notes regarding Case No. 00-067-A. Based on your office's interpretation of the aforementioned section, you initially advised the petitioner that it was not necessary to request a variance given the ambiguous language of this section itself. Relying on the position of your office, the petitioner proceeded with their case and did not request a variance following your direction. Within a day or so of the hearing, the petitioner was informed by your office that your interpretation had changed, and that a variance was needed. However, it was too late, at that time, to re-post and re-advertise the property.

This matter was brought to my attention at the public hearing by Mr. Monk. I decided at that time that the petitioner did not have to request that particular variance, given the lateness of your request and my own interpretation of that section itself. Therefore, given these circumstances, it is not necessary at this time for the petitioner to request this variance, nor is it necessary for me to modify my previous decision.

Given the lack of opposition at the hearing, had this variance been requested, it would have been granted by me, along with the other requested relief. Therefore, I believe it is appropriate to issue the building permit for this project and to consider this matter closed.

Should you wish to discuss this matter further, please feel free to give me a call.



Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj



222 Bosley Avenue, Suite B-6
Towson, MD 21204
(410) 494-8931; (410) 494-9903 (Fax)
e-mail address: w.monk@mindspring.com

FAX TRANSMITTAL

Date: 3/20/00

To: TIM KOTROCO Fax: 410-827-3469

To: Fax:

To: Fax:

To: Fax:

From: Bill Monk

Re:

Job #: Pages: 3

Urgent For Review Please Comment As Requested

Comments:

TIM

YOU WILL SEE WHERE THE CONFUSION
- COMES IN WHEN YOU READ THE
2ND PARTION OF 206.4 C-1

BECAUSE THE RESIDENTIAL ZONE
LINE DOES NOT COINCIDE WITH OUR
PROPERTY LINE BUT RATHER IT
IS WELL ON TO THE ADJACENT
CHURCH/INSTITUTIONAL PROPERTY'S
PARKING LOT. ITS CLOSEST POINT
TO OUR PROPERTY IS 90' !!!



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

Jim 9/24

August 26, 1999
 Revised: 9/2/99

file 9/2/99

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

Dear Mr. Monk:

RE: Drop-Off Petition Review, Whalen Properties, Case Number: 00-67-A

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.

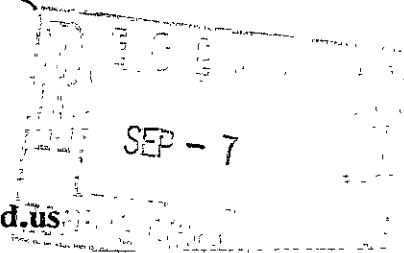
Section 206.4.C.1 is not absolutely clear in how it addresses property line setbacks when Residential zone proximity requires a different setback. The 12 ft. setback from the rear of building 2 to the property line may not be sufficient and could require a variance to allow a 12 ft. in lieu of a 24' setback. This was discussed prior to filing and I had believed this would be the subject of a variance. The zoning commissioner is being advised by note of this concern. As an amended comment: Staff is not opposed to the relief requested and believes that the variance as requested will resolve any setback issues.

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

Sincerely,

John L. Lewis

John L. Lewis
 Planner II
 Zoning Review



JLL:ggs

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

c: Zoning Commissioner



Printed with Soybean Ink
 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

sent 9/24

August 26, 1999

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

AUG 30

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Sincerely,

John L. Lewis
Planner II
Zoning Review

JLL:ggs

Enclosure (receipt)

c: Zoning Commissioner
Come visit the County's Website at www.co.ba.md.us





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

March 7, 2000

Mr. Frederick Thompson
Gower Thompson, Inc
429 East Lake Avenue
Baltimore, Maryland 21212

Dear Mr. Thompson

RE: Zoning Verification, Case #00-067-A, Crossroads West, 1st Election District

I have been asked to respond to your letter of February 29, 2000, regarding the above referenced matter. As you have indicated in your letter that you have received several interpretations of Section 206.4.C.1. B.C.Z.R., I discussed the issue with Mr. Carl Richards, Zoning Supervisor. Upon reviewing the plan, Mr. Richards advised that Section 206.4.C.1 requires a minimum setback from any lot line of 20 feet. Consequently, a variance is indicated.

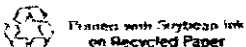
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

JCM:kew

Census 2000 For You, For Baltimore County Census 2000



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


SUBJECT: LIMITED EXEMPTION PLAN COMMENTS

FROM: PDM - ZONING REVIEW

DATE: 1/24/00

PROJECT NAME:	Crossroads West Office Complex	PLAN DATE: 12/14/99
PROJECT NUMBER:	00-003-Z	PDM NUMBER: I-478
LOCATION:	7001 Johnnycake Road & Rolling Road	DISTRICT: 1c1
PROPOSAL:	2 Office Buildings with 19,450 square feet	ZONING: OR-2

1. The rear setback for building #2 will require a variance as per Section 206.4.C.1.
2. Show location of MTA bus stop and indicate distance to pedestrian entrance of the building as per Section 409.6.B.1.


BRUNO RUDAITIS
Planner II
Zoning Review

BR:scj



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

March 7, 2000

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Gower Thompson, Inc.
429 East Lake Avenue
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I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. 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 "Joseph C. Merrey".

Joseph C. Merrey
Planner II
Zoning Review

JCM:kew





2/29/00
wcd
f

TJ:JCM
3/3/00
wcd

GOWER THOMPSON INC.
CIVIL ENGINEERING • SITE PLANNING

mid
3.3

TO TIME
3.3

February 29, 2000

Mr. Arnold Jablon
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Ave.
Room 123
Towson MD 21204

Re: Sprit and Intent
Case No. 00-067-A
Crossroads West

Dear Mr. Jablon,

The subject Case approved a variance to permit bank access travel lane to be located 155 feet from a residence in lieu of the required 200 feet. We recently submitted the Development plan for review and received a comment (copy attached) from Bruno Rudaitis that the rear yard setback for Building 2 requires a rear yard variance. The Development Plan is the same as the approved Zoning Plan of the subject Case except that the rear yard setback of Building 2 is incorrectly shown as 8 feet rather than 12 feet as shown on the Zoning Plan.

Although we were not involved in the zoning case, we understand from the Owner and William Monk that the plan was reviewed by John Lewis, who examined the rear yard of Building 2 and determined that it was not an issue; otherwise a rear yard variance would have been included in the zoning request.

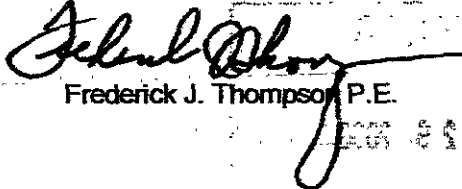
The purpose of this letter is to request your concurrence that the Development Plan is in accordance with the Spirit and Intent of Case No. 00-067-A regarding the rear yard issue. We respectfully request, as part of this review, that the 12-foot setback be permitted to be 10 feet; if this is a problem we will proceed with the 12-foot setback.

Enclosed, for your reference, is a copy of the Development Plan showing these items. A \$40 review fee is also enclosed. Please call if there are any questions or if additional material is needed. We appreciate your cooperation and look forward to a favorable response in the near future.

Sincerely,

Gower Thompson Inc.

20 H. Lee's


Frederick J. Thompson, P.E.
MAR 21 2000

RECEIVED

00-473

FEB 29 2000

DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

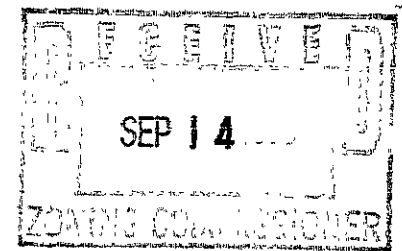
Jmk 9/24

A. RYDEN
1536 King William Drive
Catonsville, MD 21228-1001

September 13, 1999

CERTIFIED MAIL: Z 541 526 031

County of Baltimore
Timothy Kotroco
Deputy Zoning Commissioner
Room 405
401 Bosley Avenue
Towson, Maryland 21204



SUBJECT: Zoning Notice:
Case 00-067-A (Deed 6966/54, Reference Map 94, Grid 12, Parcel 134)

Dear Mr. Kotroco:

Subject notice has been posted at the southwest corner of Rolling and Johnny Cake Roads and reads in pertinent part:

"Variance to permit a bank access travel lane to be located 155 feet from a residence in lieu of the required 200 feet."

It is our considered judgement that the development and the requested variance will have a significant negative financial and life-style impact on our family. It is, therefore, with the greatest respect, that we request time to speak against the proposed variance at the scheduled 10:00 am hearing on September 24, 1999 in room 106 County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

For the record, we believe the developer has a legal right to develop his property in accordance with the applicable codes, regulations and laws. In the instant case, however, we would find it unconscionable if our family were required to subsidize this extra-ordinary variance to those codes, regulations and laws with our family's quality of life and diminished home value.

Also, for the record, we know the developer personally. He is a responsible businessman and we are confident that he would build a quality project. I have no reason to question his integrity and support his right to prosper through the efficacious development of commercial property — just not with extra-ordinary variances to the rules that would be at our family's expense.

An outline of the argument we will present at the September 24, 1999 hearing is attached.

Our number during the day is 410/965-8005.

Sincerely,


Alan Ryden


Yong Ryden

Attachment:
as stated

Copy:
Whalen Properties
ATTN: Steve Whalen
Suite 1
2 West Rolling Crossroads
Baltimore, MD 21228

**STATEMENT TO BE MADE AT THE SEPTEMBER 24, 1999 ZONING HEARING
CASE 00-067-A**

BACKGROUND

Our family owns and occupies the single family home at 1536 King William Drive, Catonsville, Maryland. We purchased our home on June 26, 1978.

Our home joins and is immediately south of the petitioned property that fronts on Johnny Cake Road.

King William Drive is the northernmost road in the Woodbridge Valley residential development.

At the time we purchased our home, the petitioned property, approximately 1.7 acres, was part of Woodbridge Valley and, like the remainder of Woodbridge Valley, was zoned Residential 3.5.

Whalen Properties purchased the 1.7 acres on August 2, 1985 [presumably] with the intent to have the property rezoned and developed as commercial property, not unlike other properties they have developed in the area.

Over the years, the residents and community associations in the area have both objected to and been resigned to the commercial development of the 1.7 acres.

Whalen Properties unsuccessfully petitioned to have the property rezoned on September 15, 1988.

At an unknown date after September 15, 1988, the property was administratively rezoned to commercial ORZ without the customary "posting", notices or hearings. (We are not familiar with the administrative proceeding that made this rezoning possible and defer to the record and those more learned in these matters to provide the details.)

The petitioned property is now, we believe, zoned ORZ.

OBJECTION

The proposed development consists of two commercial buildings, each approximately 168 feet long arrayed in a "V" shape with parking, sidewalks and the questioned bank drive-through separating the buildings.

The apex of the "V" points south, directly toward and approximately 46 feet from our back yard and approximately 100 feet from our bedroom windows.

The surface area between the proposed buildings would be about 95% pavement and asphalt. The proposed building facades would be brick.

Interstate 70 is perpendicular to and approximately 270 feet north of the "V".

Traffic noise on Interstate 70 is an existing environmental annoyance already affecting the pleasurable use of our home.

The granting of the requested variance and the construction of these two commercial buildings will form a 168 foot long "V" shaped asphalt, cement and brick funnel amplifying the existing interstate noise and focusing that noise directly into our living area. (Originally, Whalen Properties had proposed commercial buildings that would have been parallel to the interstate and parallel to our common property line – a proposal we could have found more palatable.)

There is only one entrance to the bank drive-through, the common parking areas and all other parts of the proposed development. All automobiles entering any part of the development during the hours of darkness will have their headlights aimed directly at our windows, creating an intense light pollution problem.

Of particular concern is the unknown future uses of the proposed bank and bank drive-through if the variance is granted. The bank is on a heavily traveled corner and has the same basic configuration as that of a fast food restaurant/fast food drive-through. The possibility that the bank could at some future date become economically unviable and subsequently converted to some type of drive-through fast food facility would significantly exasperate an already difficult situation to the residential neighbors.

Of course, we also share all the other expected concerns that any home owner would have with a commercial property adjacent to their home – general light pollution, noise, rodents, esthetics, storm water drainage, traffic, extended business hours, fencing, property values and especially the inevitable subsequent petitions for additional building and usage variances that the developer or tenants will no doubt seek as the property becomes occupied.

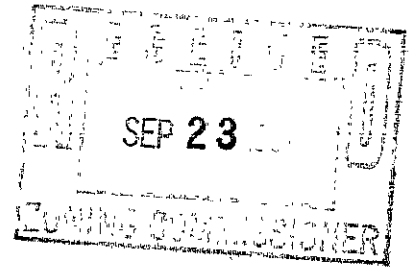
Finally, we do not speak for our neighbors or other Woodbridge Valley residents. We would however, be negligent if we did not memorialize the fact that the proposed variance would allow the first ever commercial development west of Rolling Road in an area that is otherwise populated with approximately 900 single family homes.

We pray for the Commissioner's thoughtful rejection of the proposed variance.

A. RYDEN
1536 King William Drive
Catonsville, MD 21228-1001

September 21, 1999

FACSIMILE 410/887-3468
(Original sent by surface mail)
County of Baltimore
Timothy Kotroco
Deputy Zoning Commissioner
Room 405
401 Bosley Avenue
Towson, Maryland 21204



SUBJECT: Zoning Notice:
Case 00-067-A (Deed 6966/54, Reference Map 94, Grid 12, Parcel 134)

Dear Mr. Kotroco:

Please refer to our September 13, 1999 letter – subject as above.

Since releasing our original letter to you, we have met with the developers of this property. The developers have now memorialized their commitment to minimize the negative impact on our life style and property value with a comprehensive restrictive covenant agreement.

We are now satisfied with the proposed development and have every reason to believe the developers will honor both the letter and the spirit of the covenant.

Therefor, we most respectfully withdraw our previous opposition to this development.

We can be reached during the day on 410/965-8005.

Sincerely,

Allan Ryden

Yong Ryden

copy:
Whalen Properties
ATTN: Steve Whalen
Suite 1
2 West Rolling Crossroads
Baltimore, MD 21228

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 <u>8/10/99</u> 8/11/99	Our Job No. <u>99-022</u>
Attention <u>SPRUE JENWINGS</u>	
Re: <u>7001 JOHNNYCAKE ROAD</u>	
<u>E ROLLING ROAD</u>	
<u>BALTIMORE COUNTY, MD</u>	

TO: PDM
1ST FLOOR
111 W. CHESAPEAKE AVE
TOWSON, MD 21284

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

- | | | | |
|---------------------------------|---|---|--|
| <input type="checkbox"/> Prints | <input type="checkbox"/> Disk | <input type="checkbox"/> Specifications | <input type="checkbox"/> Shop drawings |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order | <input type="checkbox"/> Other |

QTY.	DESCRIPTION	ACTION
1	DROP-OFF LETTER	
1	APPLICATION FEE (CHECK)	
1	ZONING MAP	
3	ZONING DESCRIPTION	
3	PETITION FOR VARIANCE	
12	SITE PLAN	

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|---|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> As requested | <input type="checkbox"/> Prints returned after loan to us |
| <input type="checkbox"/> For your use | <input type="checkbox"/> For review and comment | <input type="checkbox"/> Per _____ |
| <input type="checkbox"/> For bids due _____ | <input checked="" type="checkbox"/> Other <u>DROP-OFF</u> | |

REMARKS:

COPY TO: _____

SIGNED: John Plunwin

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

00-067-A

RECEIVED

JUL 26 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

July 26, 1999

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

Subject: Zoning application drop-off
7001 Johnnycake Road @ Rolling Road
WMI Project No.: 99-022

Gentlemen:

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

Cordially,

A handwritten signature in black ink, appearing to read 'W. Monk', with a large, stylized flourish at the end.

William Monk

00-067-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PAU MONK

222 BOSLEY AVE

SJMS B-6

TOWSON, MD 21204

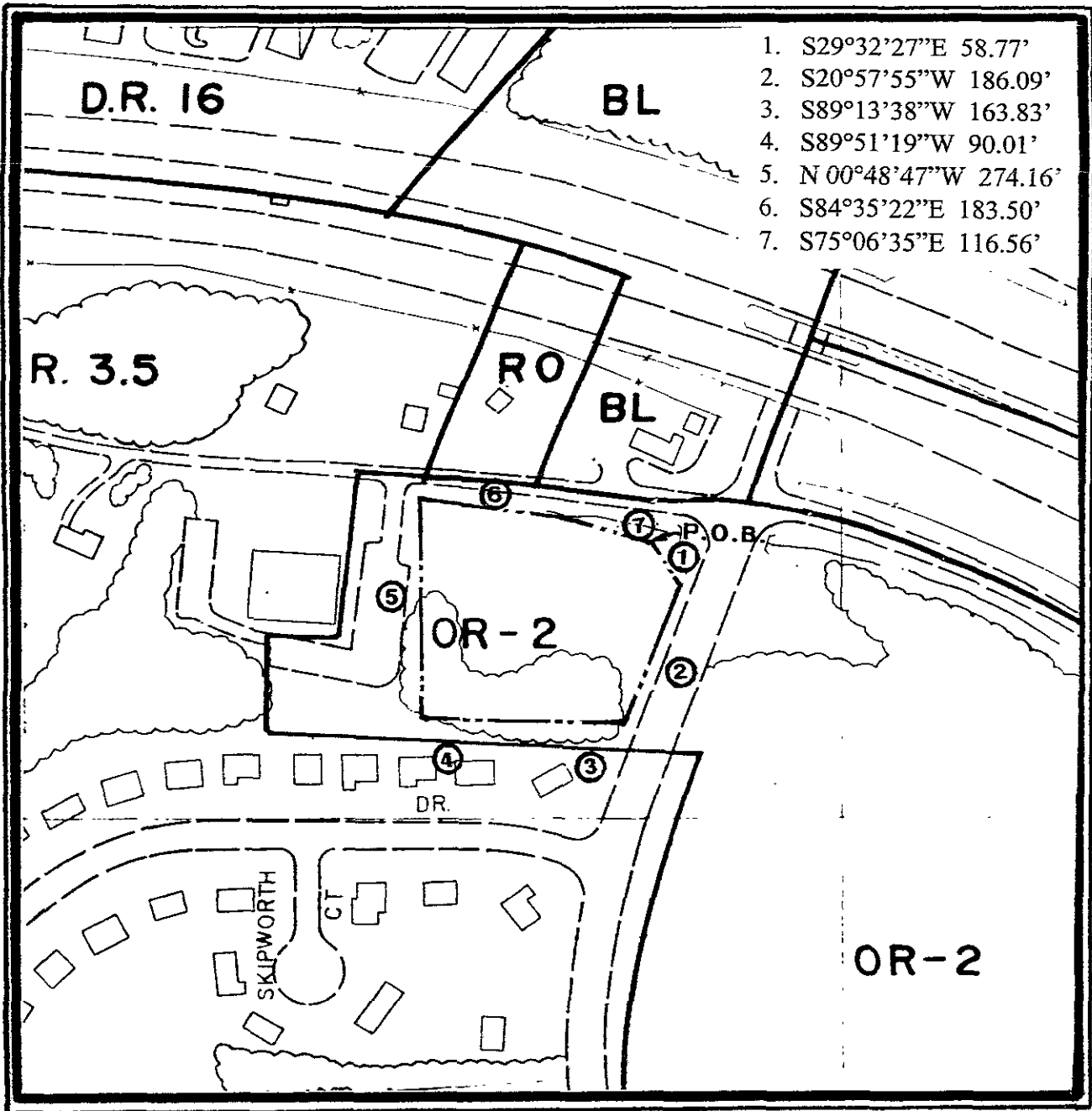
STEVE WHALEN, JR

WHALEN PROPERTIES

405 FREDERICK RD, # 163

CATONSVILLE, MD 21228





1. S29°32'27"E 58.77'
2. S20°57'55"W 186.09'
3. S89°13'38"W 163.83'
4. S89°51'19"W 90.01'
5. N 00°48'47"W 274.16'
6. S84°35'22"E 183.50'
7. S75°06'35"E 116.56'

ZONING MAP

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

**CROSSROADS WEST
 OFFICE COMPLEX**

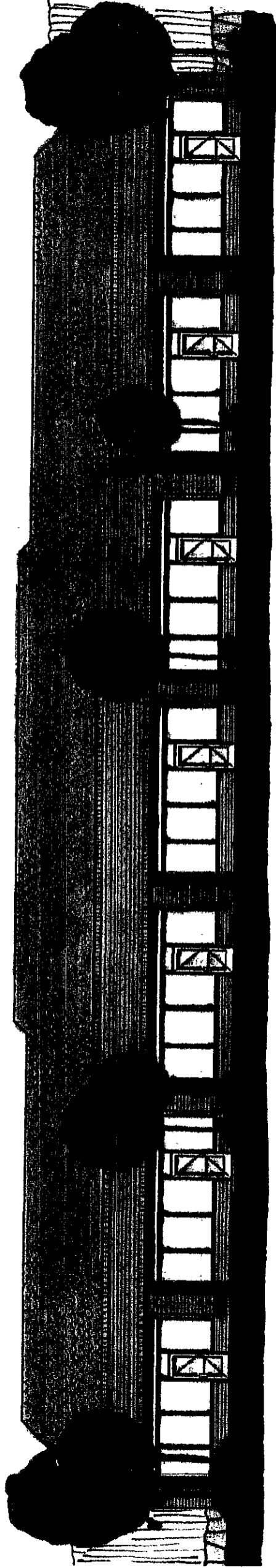
7001 JOHNNYCAKE ROAD @ ROLLING ROAD
 BALTIMORE COUNTY, MARYLAND

MAP #
 N.W. 1-G

SCALE
 1" = 200' ±

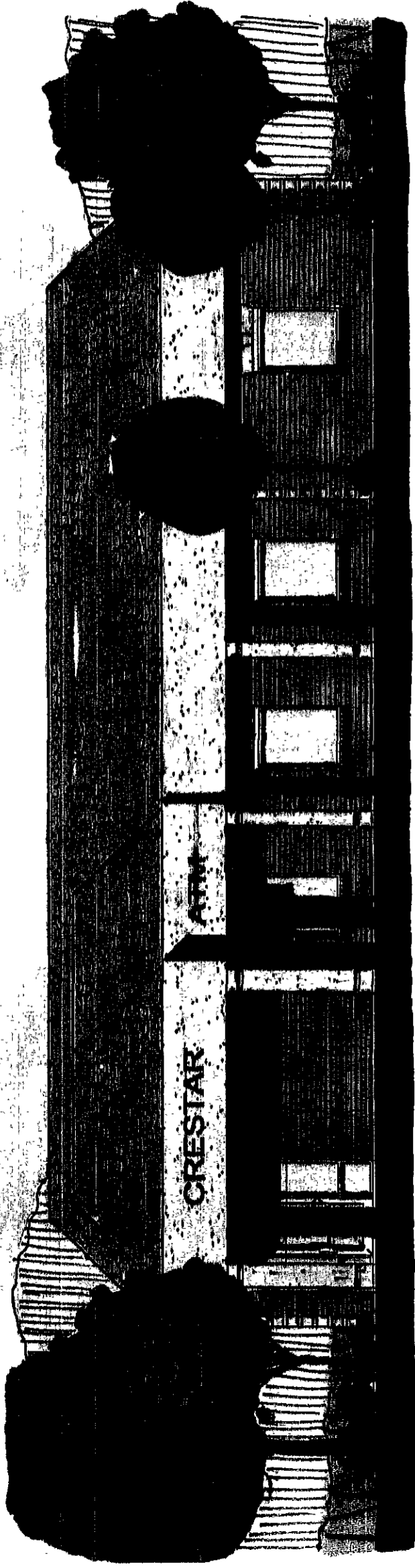
FILE #
 99-022

00-067-A



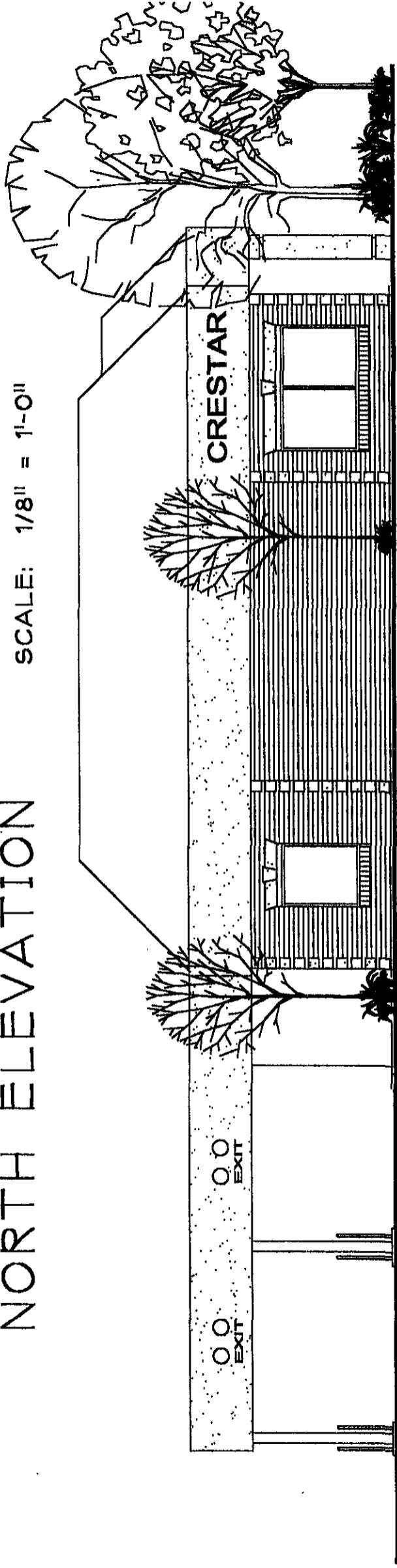
BUILDING #3: OFFICE BUILDING
EAST ELEVATION
NOT TO SCALE

PCX 3x3 A



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

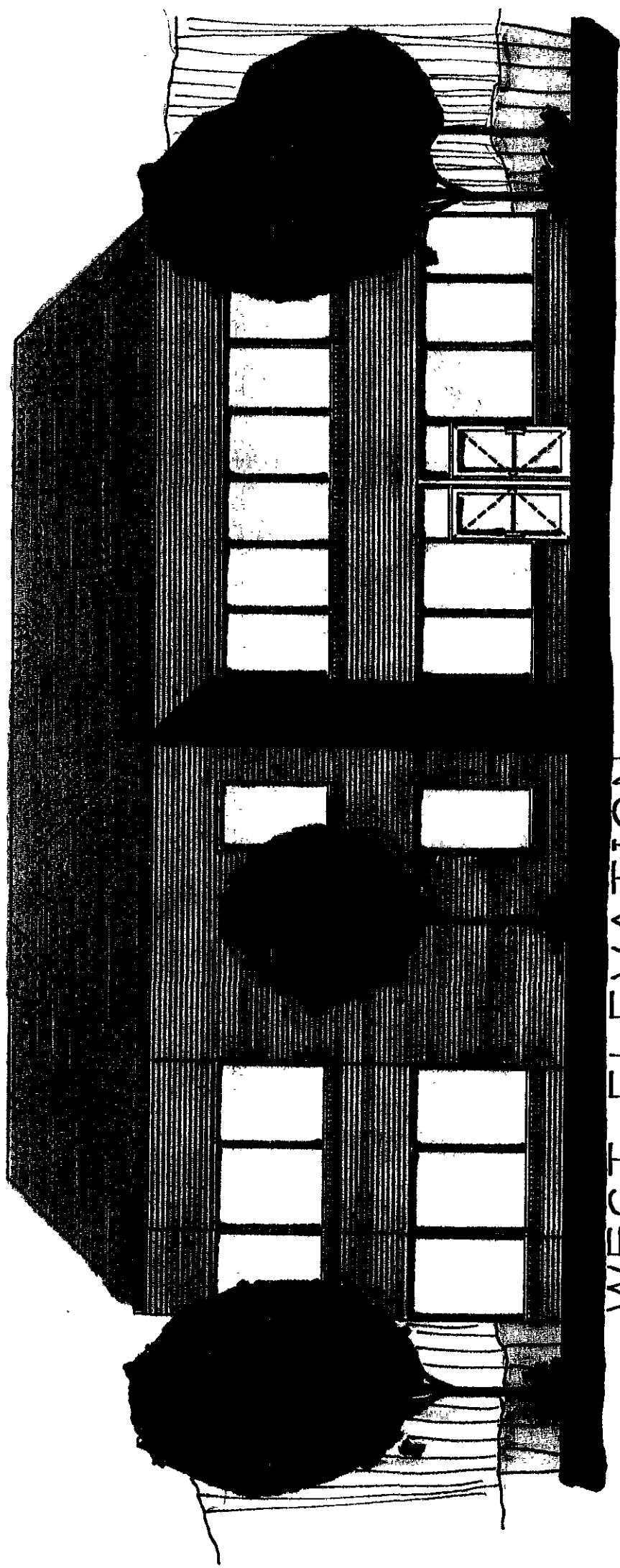


EAST ELEVATION

SCALE: 1/8" = 1'-0"

CRESTAR BANK

Ref Ex 3B

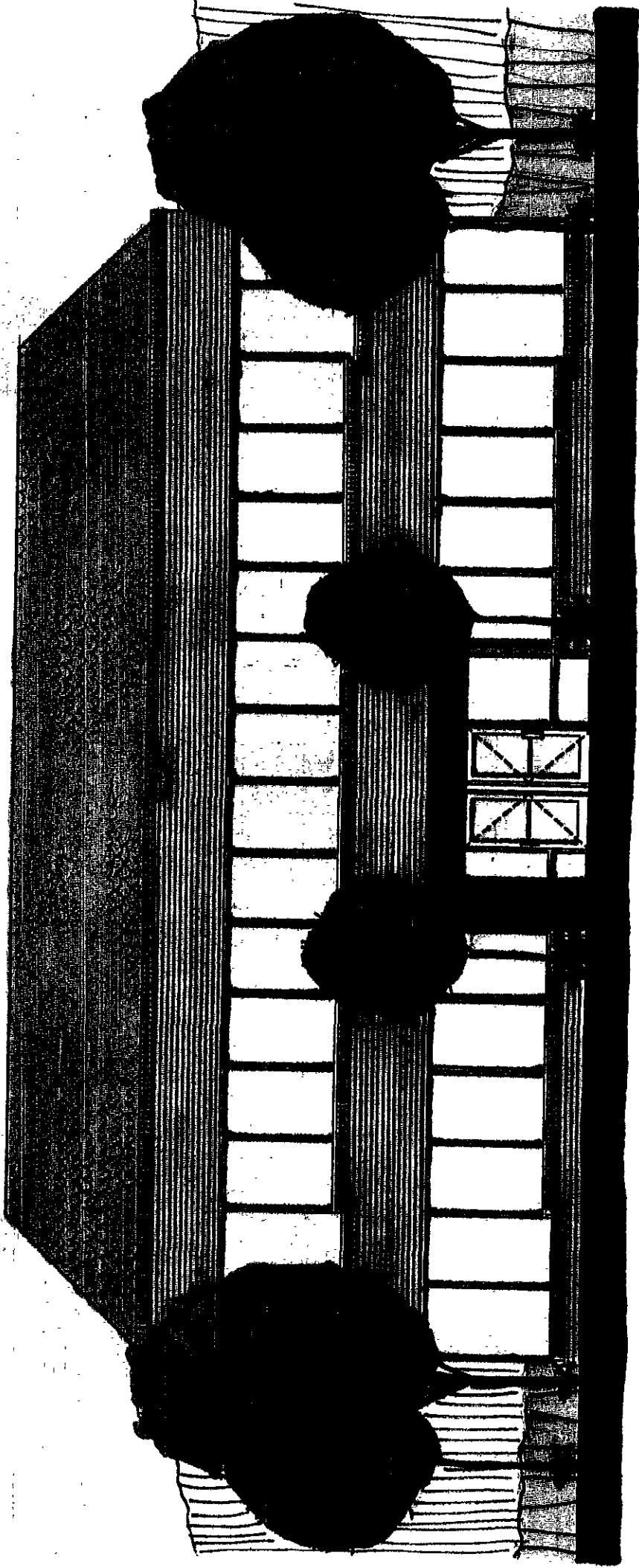


WEST ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING #1: SOUTH WING OFFICE

Handwritten: 25
P. 25



EAST ELEVATION

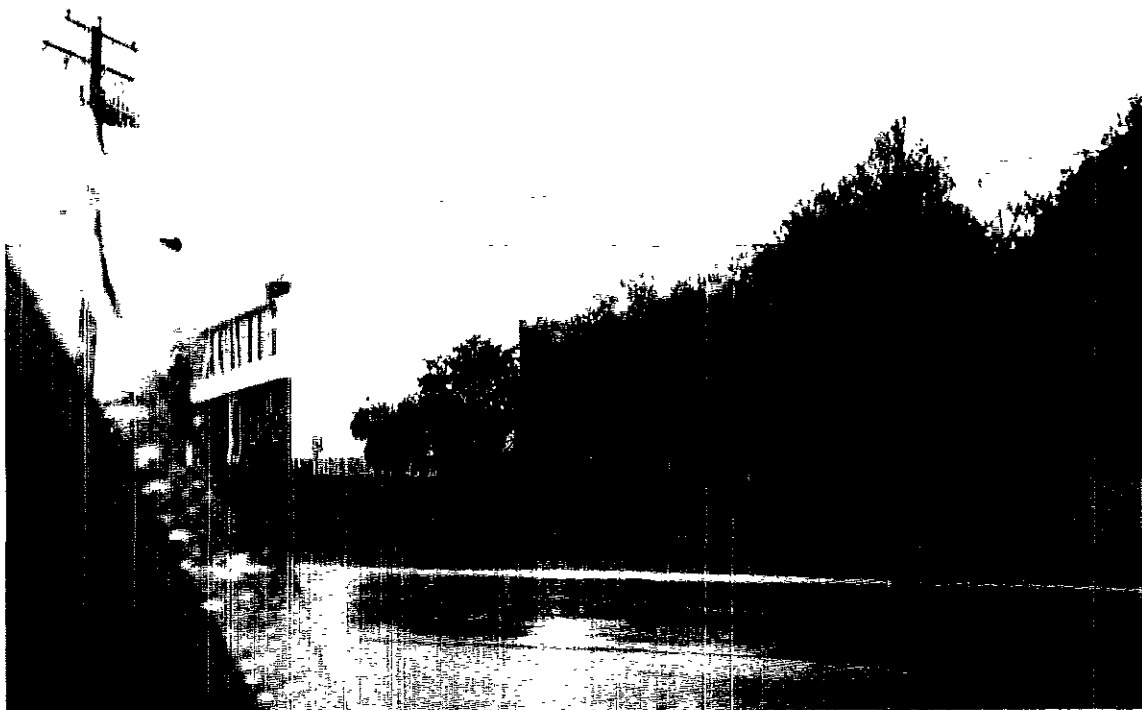
SCALE: 1/8" = 1'-0"

BUILDING #1: SOUTH WING OFFICE

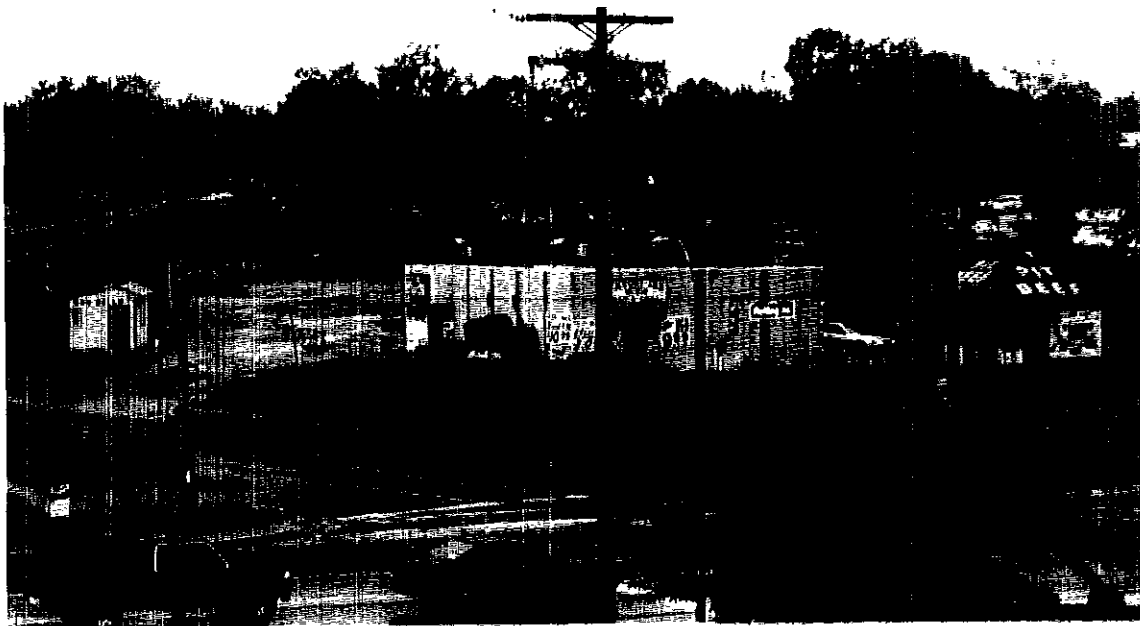
3D



SURROUNDING LAND USE



Ret 02-73



**SURROUNDING LAND USE
SOUTH SIDE DOGWOOD ROAD**

Page 4B

WILLIAM MONK, INC.

ENGINEERS • PLANNERS

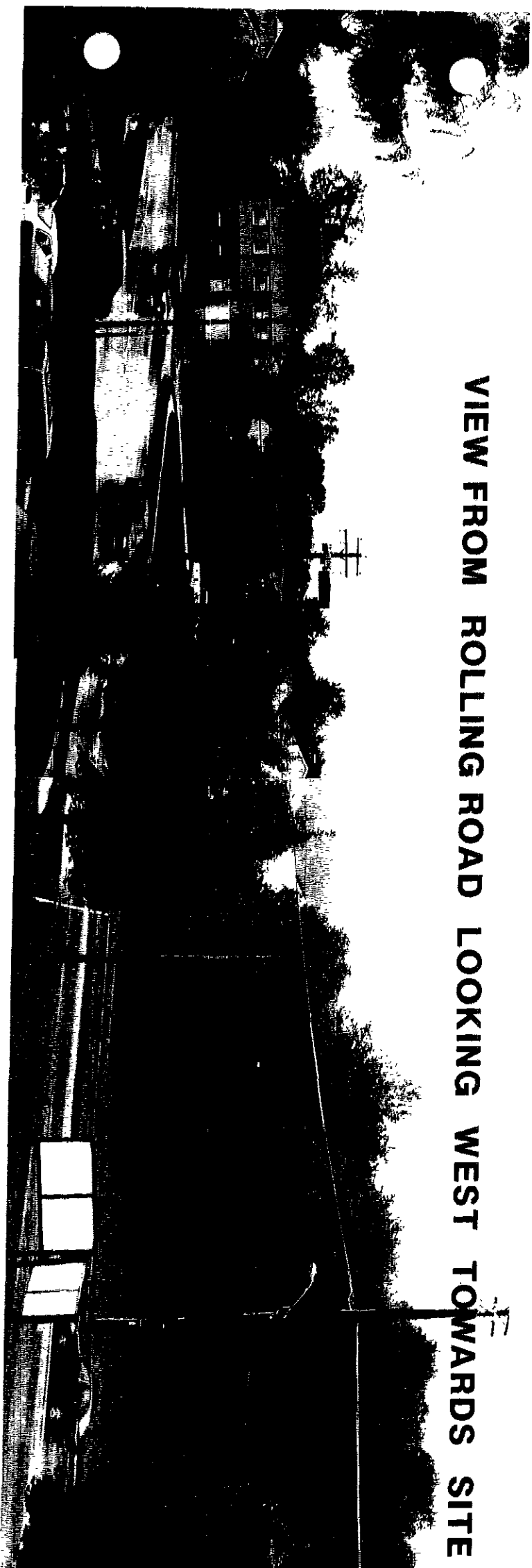
**ROLLING CROSSROADS OFFICE PARK
EAST SIDE ROLLING ROAD**



SURROUNDING LAND USE

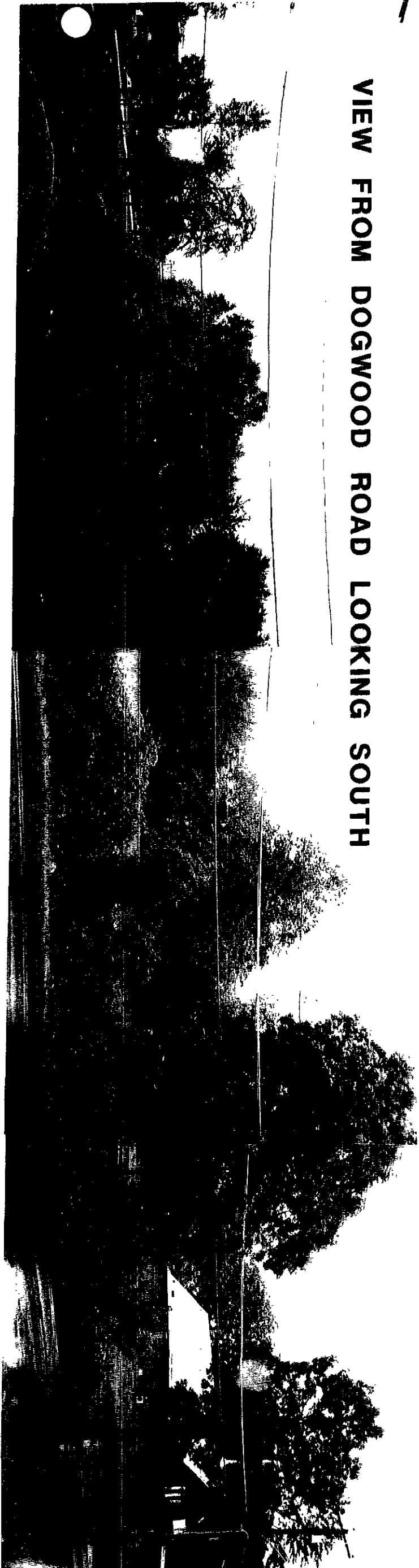


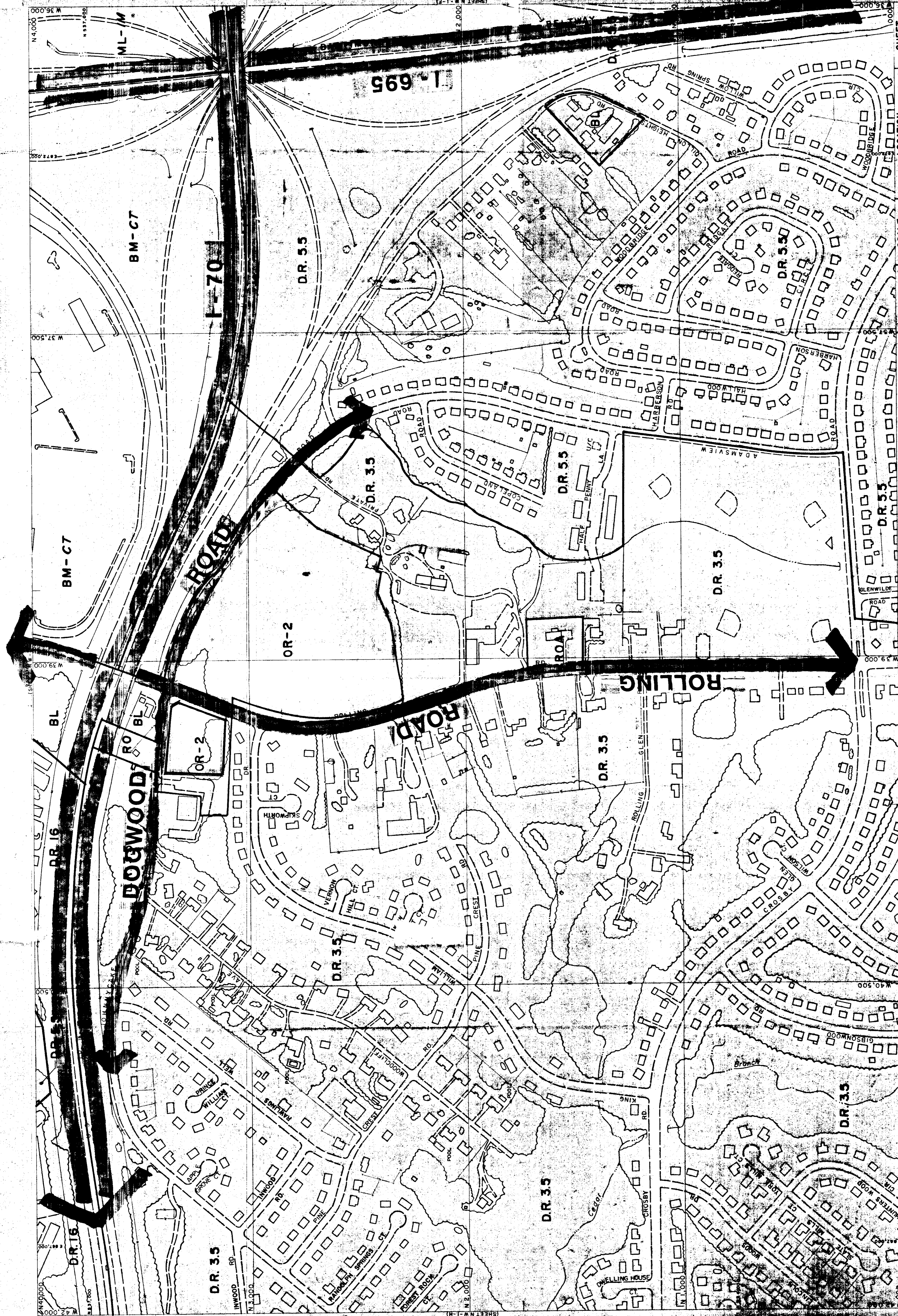
VIEW FROM ROLLING ROAD LOOKING WEST TOWARDS SITE





VIEW FROM DOGWOOD ROAD LOOKING SOUTH





SHEET N.W. 1-G

HARRISTOWN

DATE OF PHOTOGRAPHY
JANUARY 1986

SCALE 1" = 200'

LOCATION

1-695

1-70

DR. 3.5

DR. 5.5

DR. 16

OR-2

DOGWOOD ROAD

ROLLING ROAD

1986 COMPREHENSIVE ZONING MAP

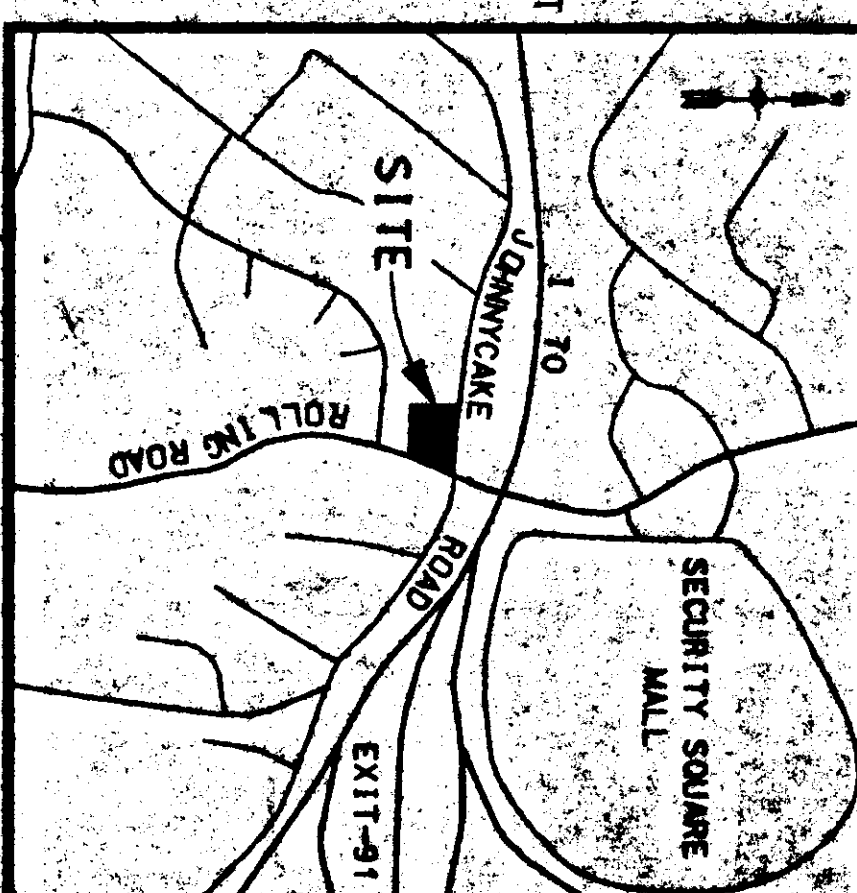
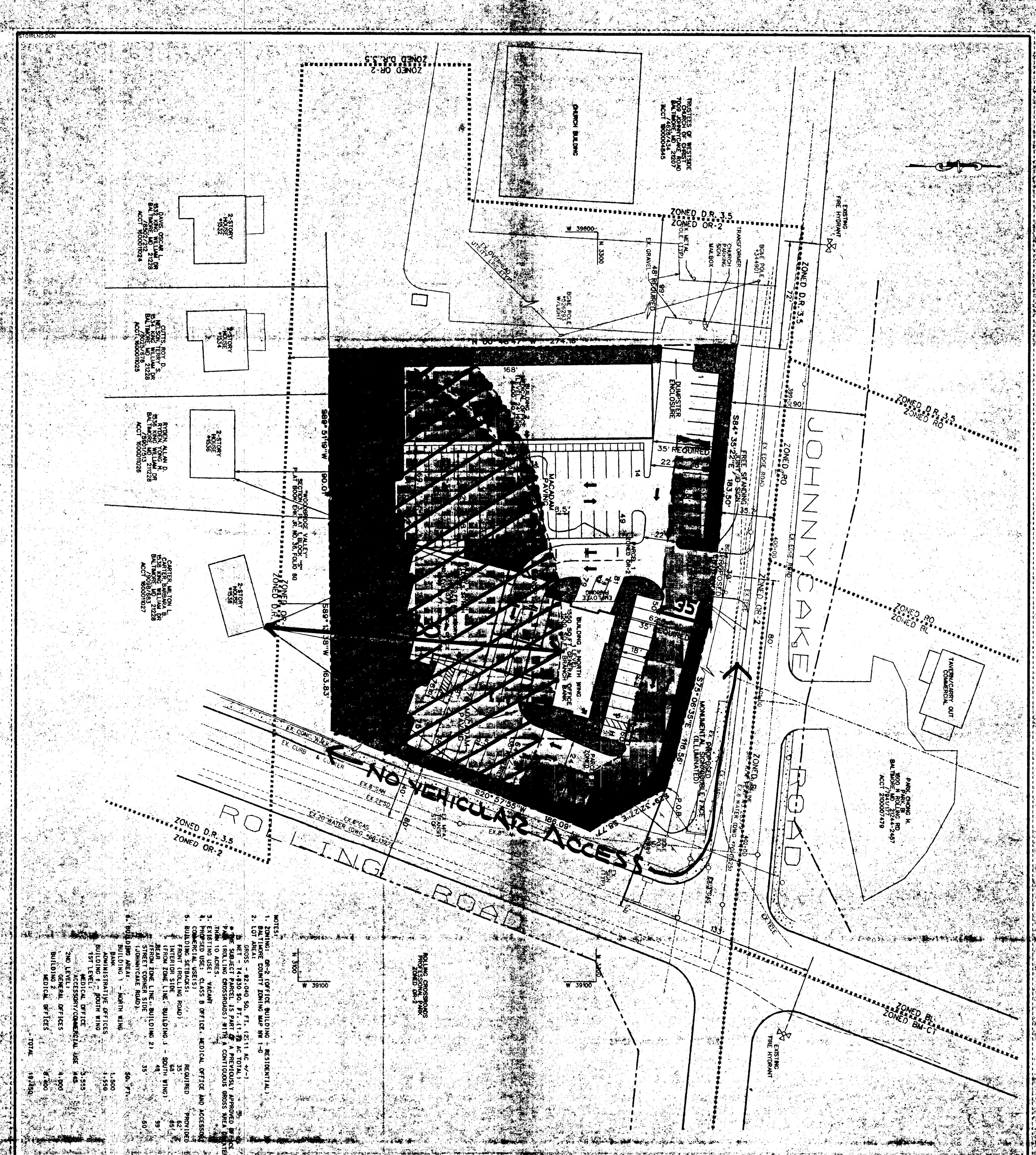
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 6, 1986
Bills Nos. 129-86, 130-86, 131-86, 132-86, 133-86, 134-86, 135-86

Kevin Kamenev
Chairman, County Council

L-SE
H-NE

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

Let Ex



BENCHMARK:
 NO. 1 X-CUT ON FLANGE BOULDER OF FIRE
 HYDRANT 45' NE OF JOHNNYCAKE RD.
 AND ROLLING ROAD INTERSECTION.
 ELEV. 445.66
 X-9380 Q.M. V.I.N. SPIKE IN PAVEMENT
 430' WEST OF JOHNNYCAKE RD. AND
 ROLLING ROAD INTERSECTION.
 ELEV. 445.66

VICINITY MAP
 SCALE: 1/4" = 1000'

ITEM	SO. FT.	REMARKS
1. BUILDING: NORTH WING	4,500	3,371,000-6 (14.93)
2. BUILDING: SOUTH WING	1,550	3,371,000-6 (5.11)
3. MEDICAL OFFICE	3,555	4,671,000-16 (115.99)
4. ACCESSORY/COMMERCIAL USE	445	5,711,000-5 (2.23)
5. MEDICAL OFFICES	4,000	3,371,000-14 (13.21)
6. TOTAL	8,400	4,571,000-39 (137.51)
7. TRANSIT ADJUSTING		32
8. TOTAL PARKING REQUIRED		78
9. PARKING PROVIDED (REGULAR)		81
10. PERIOD HEADWAY PEAK OR 20 MINUTES ON BETTER		78

1. BUILDING: NORTH WING
2. BUILDING: SOUTH WING
3. MEDICAL OFFICE
4. ACCESSORY/COMMERCIAL USE
5. MEDICAL OFFICES
6. TOTAL
7. TRANSIT ADJUSTING
8. TOTAL PARKING REQUIRED
9. PARKING PROVIDED (REGULAR)
10. PERIOD HEADWAY PEAK OR 20 MINUTES ON BETTER
11. SPECIAL HEARING: TO PERMIT BUILDING SETBACKS TO BE MEASURED FROM THE ADVANCING SIDEWALK LINE TO THE PROPERTY LINE FROM SECTION 206-24-C (R) IN THE VARIANCE SECTION 206-24-20(1)(1) - TO PERMIT THE MINIMUM REQUIRED 24' FOR BUILDING 2
12. ELECTION DISTRICT: N/A
13. CONDOMINIUM DISTRICT: N/A
14. CENSUS TRACT: 4015-05
15. WATERSHED: OATONSVILLE 4TH ZONE
16. SUBSERVED: 76
17. USED REFERRED: PARCEL 2 - 588,756
18. PROPERTY ADDRESS: PARCEL 1 - 1800004415
19. E.C. AREA: 33
20. E.C. AREA: 33
21. MAINLINE: 0.21 (BUILDING RELAY/TOR AREA) 719-450-92-(040)
22. RELAY/TOR: 0.21 (BUILDING RELAY/TOR AREA) 719-450-92-(040)
23. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CRITICAL AREAS ON THE SITE.
24. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS AREAS ON THE SITE.
25. AMENITY OPEN SPACE: 2235
26. BUILDING LIGHTING: TO BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
27. STIONS: ALL SIGNS TO BE IN CONFORMANCE WITH SECTION 450 B(2)-(7).
28. PREVIOUS COMMERCIAL PERMIT, NONE.
29. ZONING REVISIONS: 1. CASE #0007, DENIED 7/7/91. 2. CASE #63324, DENIED 6/12/92.
30. OWNER/APPLICANT: WILLIAM MONK INC.
31. NO 100 YEAR FLOOD PLAIN ON SITE.

NOTES:

1. ZONING: DR-2 (OFFICE BUILDING - RESIDENTIAL).
2. LOT AREAS - 82,840 SQ. FT. (157,146 S.F.).
3. SUBJECT PARCEL IS PART OF A PREVIOUSLY APPROVED PROJECT OF 15 ACRES, SITUATED IN A CONTIGUOUS CROSS AREA CENTER OF ROLLING ROAD.
4. EXISTING USE: VACANT OFFICE, MEDICAL OFFICE AND ACCESSORY USE.
5. BUILDING SETBACKS: REQUIRED. PROVIDED FROM ROLLING ROAD (FRONT) AND INTERIOR SIDE (FROM ZONE LINE). BUILDING 21 (SOUTH WING) 65' BLDG. 2 (NORTH WING) 65' BLDG. 1 (NORTH WING) 65' BLDG. 1 (SOUTH WING) 65' BLDG. 2 (SOUTH WING) 65'
6. BUILDING AREA: 80,771 SQ. FT.
7. STRENGTHENING SIDEWALKS: 50'
8. STREETS CORNER SIDE: 50'
9. STREET CORNER SIDE: 50'
10. BUILDING AREA: 80,771 SQ. FT.
11. BUILDING AREA: 80,771 SQ. FT.
12. BUILDING AREA: 80,771 SQ. FT.
13. BUILDING AREA: 80,771 SQ. FT.
14. BUILDING AREA: 80,771 SQ. FT.
15. BUILDING AREA: 80,771 SQ. FT.
16. BUILDING AREA: 80,771 SQ. FT.
17. BUILDING AREA: 80,771 SQ. FT.
18. BUILDING AREA: 80,771 SQ. FT.
19. BUILDING AREA: 80,771 SQ. FT.
20. BUILDING AREA: 80,771 SQ. FT.

William Monk Inc.
ENGINEERS - PLANNERS
 4400 Rolling Road, Baltimore, MD 21228
 Phone: (410) 528-2900 Fax: (410) 528-2900

**PLAN TO ACCOMPANY
 VARIANCE AND SPECIAL HEARING
 APPLICATION**

**CROSSROADS WEST
 OFFICE COMPLEX**

**7001 JOHNNYCAKE ROAD @
 ROLLING ROAD**

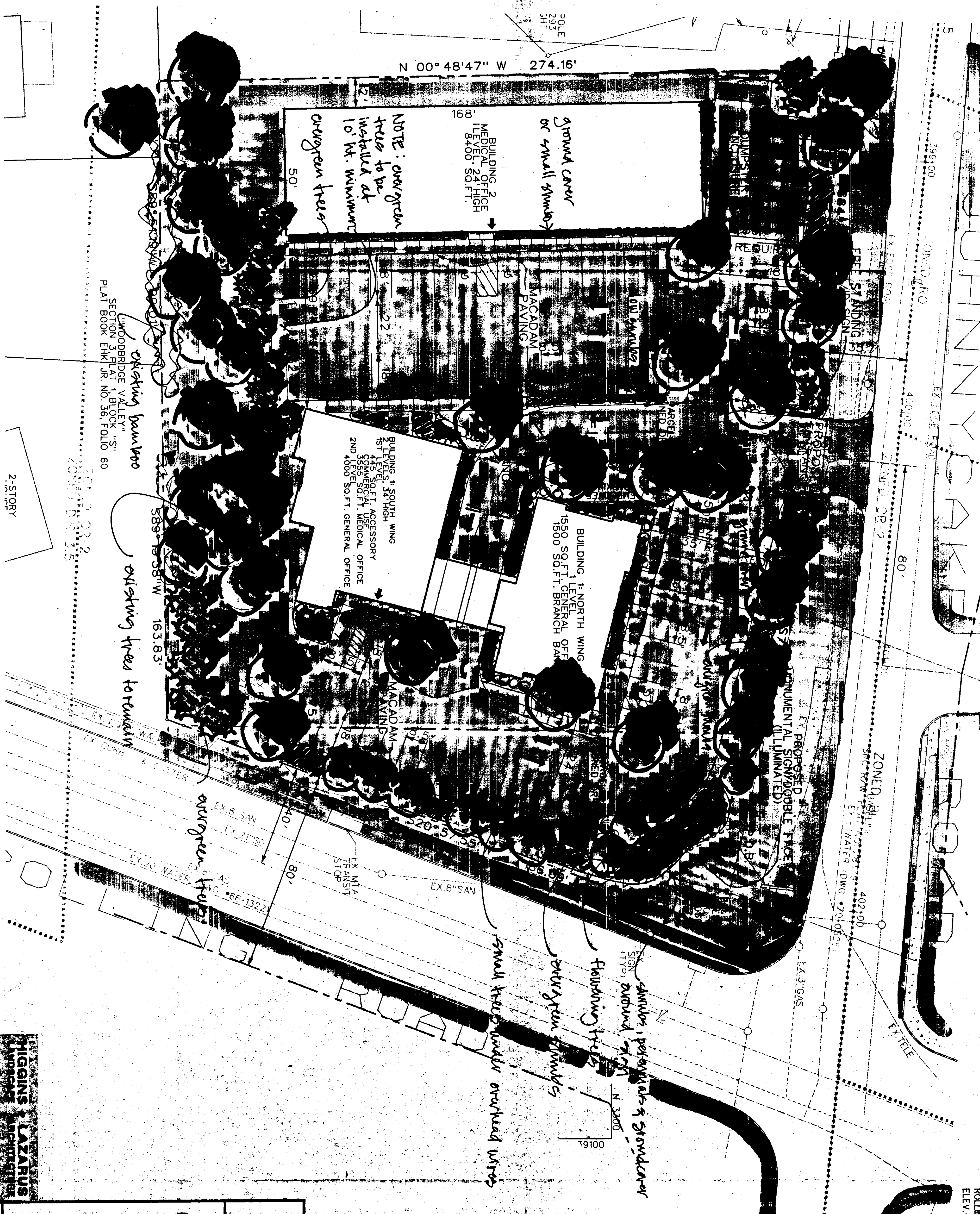
BATIMORE COUNTY, MARYLAND

REVISIONS:

DATE	BY	REASON	SCALE
8/1/90	JLP	1-30	1" = 30'
8/7/90	JLP	90-022	1" = 30'
7/19/90	JLP	90-022	1" = 30'



N 00° 48' 47" W 274.16'



NOTE: overgreen trees to be installed at 10 ft. minimum overgreen trees

EXISTING TREES TO REMAIN

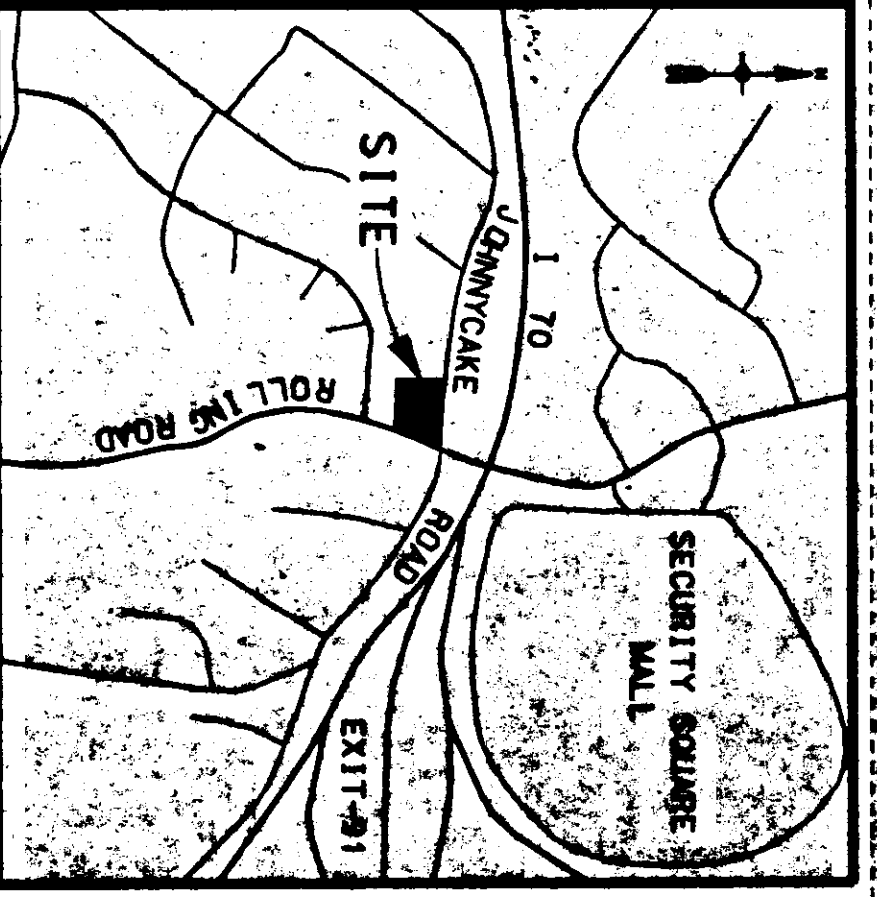
SMALL TREES PLANTED

EXISTING TREES TO REMAIN

SMALL TREES PLANTED

BENCHMARK:
NO. 1 X-CUT ON FLANGE BOLT OF FIRE
HYDRANT 45' NE OF JOHNNYCAKE RD.
AND ROLLING ROAD INTERSECTION
ELEV. +436.69

X-8360 GALVANIZED SPIKE IN PAVEMENT
430' WEST OF JOHNNYCAKE RD. AND
ROLLING ROAD INTERSECTION
ELEV. +445.661



NOTES:

1. ZONING: OR-2 (OFFICE BUILDING - RESIDENTIAL)
2. LOT AREA: COUNTY ZONING MAP NO. 1-0
NET - 74,830 SQ. FT. (2.11 AC +/-)
GROSS - 92,040 SQ. FT. (11.72 AC TOTAL)
3. THE SUBJECT PARCEL IS PART OF A PREVIOUSLY APPROVED OFFICE PARK INCLUDING CROSSROADS WITH A CONTIGUOUS GROSS ACRE. LOCATIONS EXISTING USE: CLASS 8 OFFICE/MEDICAL OFFICE AND ACCESSORY COMMERCIAL USE(S)
4. UTILITIES: PUBLIC WATER - PUBLIC
ELECTION DISTRICT: 1
SEWER: 4015.06
GAS: 4015.06
FED REFERENCE: PARCEL 7 - 6968/54
TAX MAP 94, 0910, 0952/056
MUNICIPALITY: BALTIMORE, MD (PARCEL 11), PARCEL 101 (PARCEL 21) REQUIRED 7, 825' (24,893/13, 400)
5. OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ALL ADJACENT MAJOR PROPERTIES
6. OWNER/ARCHITECT: MILLER PROPERTIES SUITE 100 ROLLING CROSS ROADS CLODSVILLE, MD 21228-6446

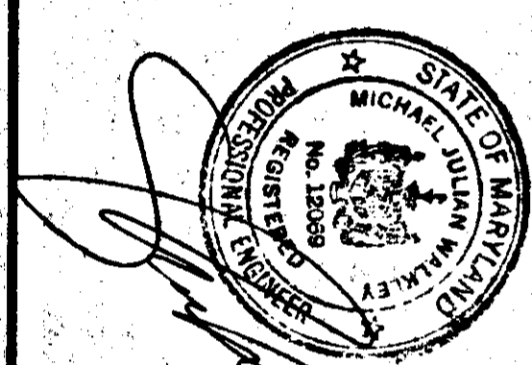
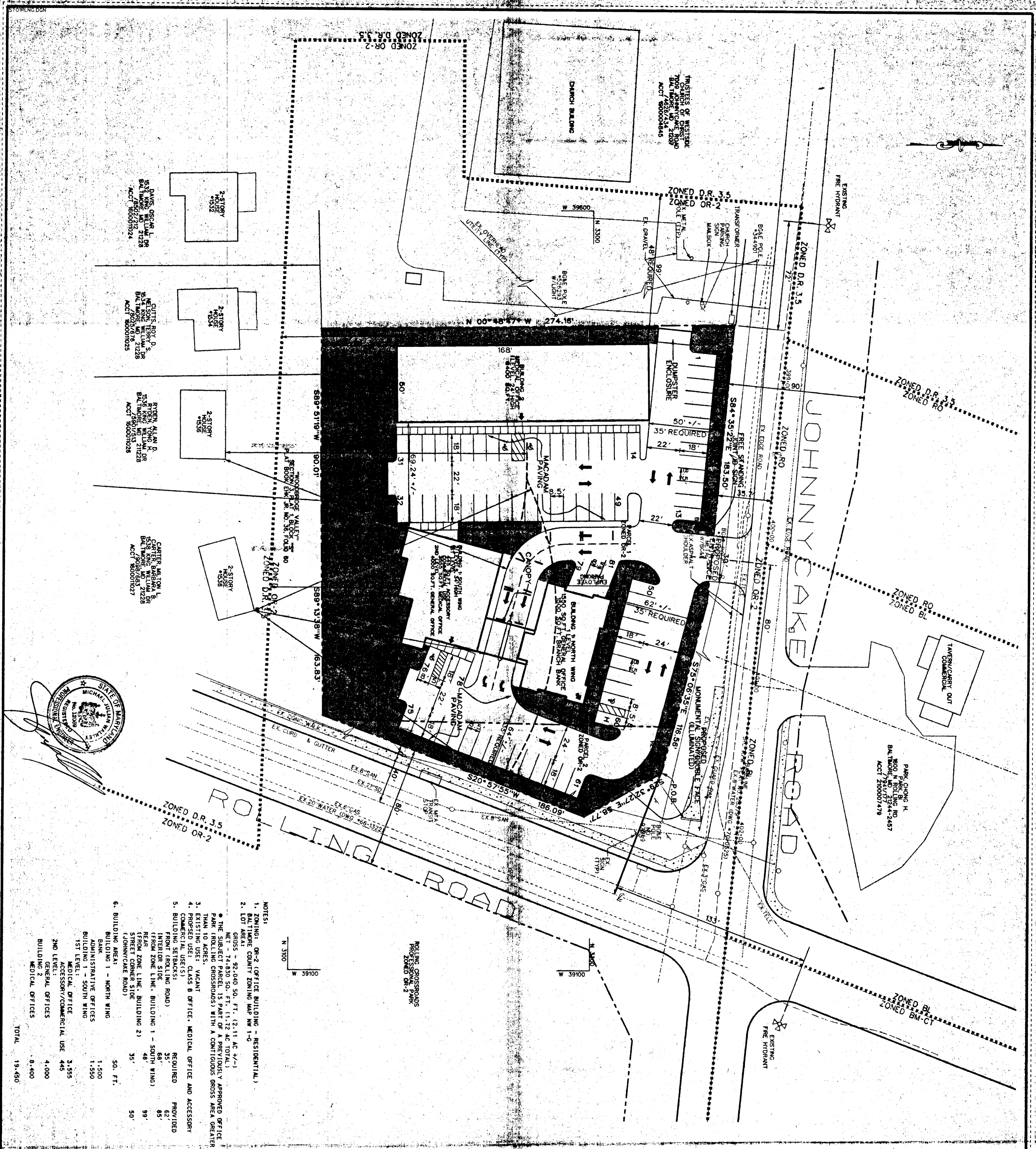
William Monk, Inc.
ENGINEERS - PLANNERS

CONCEPTUAL LANDSCAPE PLAN

CROSSROADS WEST
OFFICE COMPLEX
7001 JOHNNYCAKE ROAD
BALTIMORE COUNTY, MARYLAND

HIGGINS & LAZARUS
LANDSCAPE ARCHITECTS
1100 KENNEDY BLVD. SUITE 1100
BALTIMORE, MD 21202
410-527-0873

EXTENSION	DATE	BY	REVISION
1	8/10/99	WJM	1
2	8/10/99	WJM	2
3	8/10/99	WJM	3



NOTES:

- ZONING: OR-2 (OFFICE BUILDING - RESIDENTIAL).
- LOT AREA: GROSS 74,322.00 SQ. FT. (2.11 AC +/-) * THE SUBJECT PARCEL IS PART OF A PREVIOUSLY APPROVED OFFICE PARK (ROLLING CROSSROADS) WITH A CONTIGUOUS GROSS AREA GREATER THAN 10 ACRES.
- EXISTING USE: VACANT
- PROPOSED USE: CLASS B OFFICE, MEDICAL OFFICE AND ACCESSORY BUSINESS USES (S)
- BUILDING AREA:

REQUIRED	PROVIDED
35'	85'
35'	85'
48'	99'
35'	50'
- BUILDING AREA:

BUILDING 1 - NORTH WING	50. FT.
BANK	1,500
ADMINISTRATIVE OFFICES	1,550
BUILDING 1 - SOUTH WING	
REAR ZONE LINE - BUILDING 2	35'
STREET CORNER SIDE (JOHNNYCAKE ROAD)	50'

ROLLING CROSSROADS PROFESSIONAL PARK ZONED OR-2

BUILDING 2	GENERAL OFFICES	4,000
BUILDING 2	MEDICAL OFFICES	8,400
TOTAL		19,450

7001 JOHNNYCAKE ROAD
ROLLING ROAD

BALTIMORE COUNTY, MARYLAND

REVISIONS
 8/4/99 JLP
 8/10/99 JLP

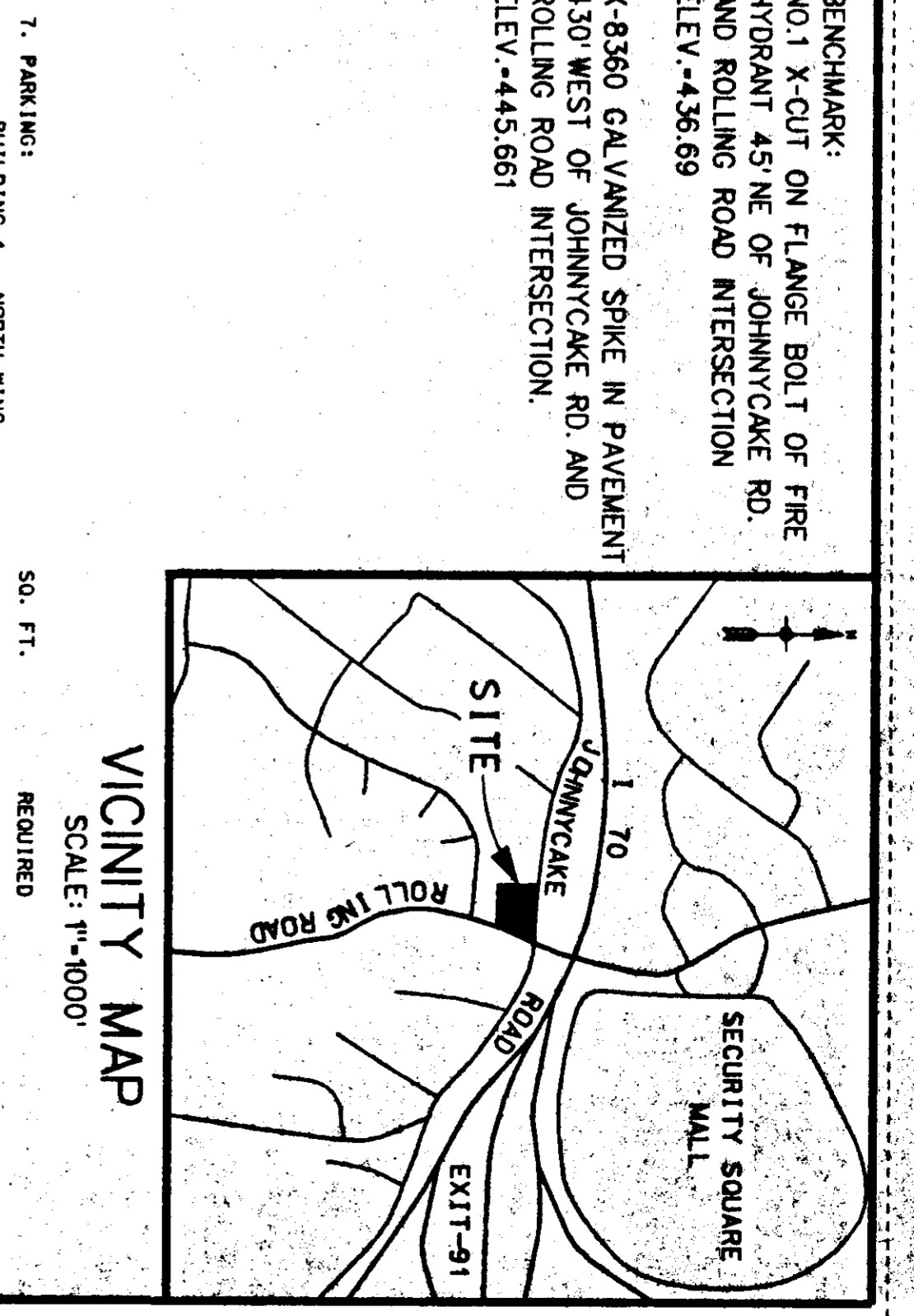
00-067-A

William Monk Inc.
 ENGINEERS - PLANNERS

Geotechnical Consultant
 1000 North American Blvd.
 P.O. Box 410-4833, Pkx 410-484-9000

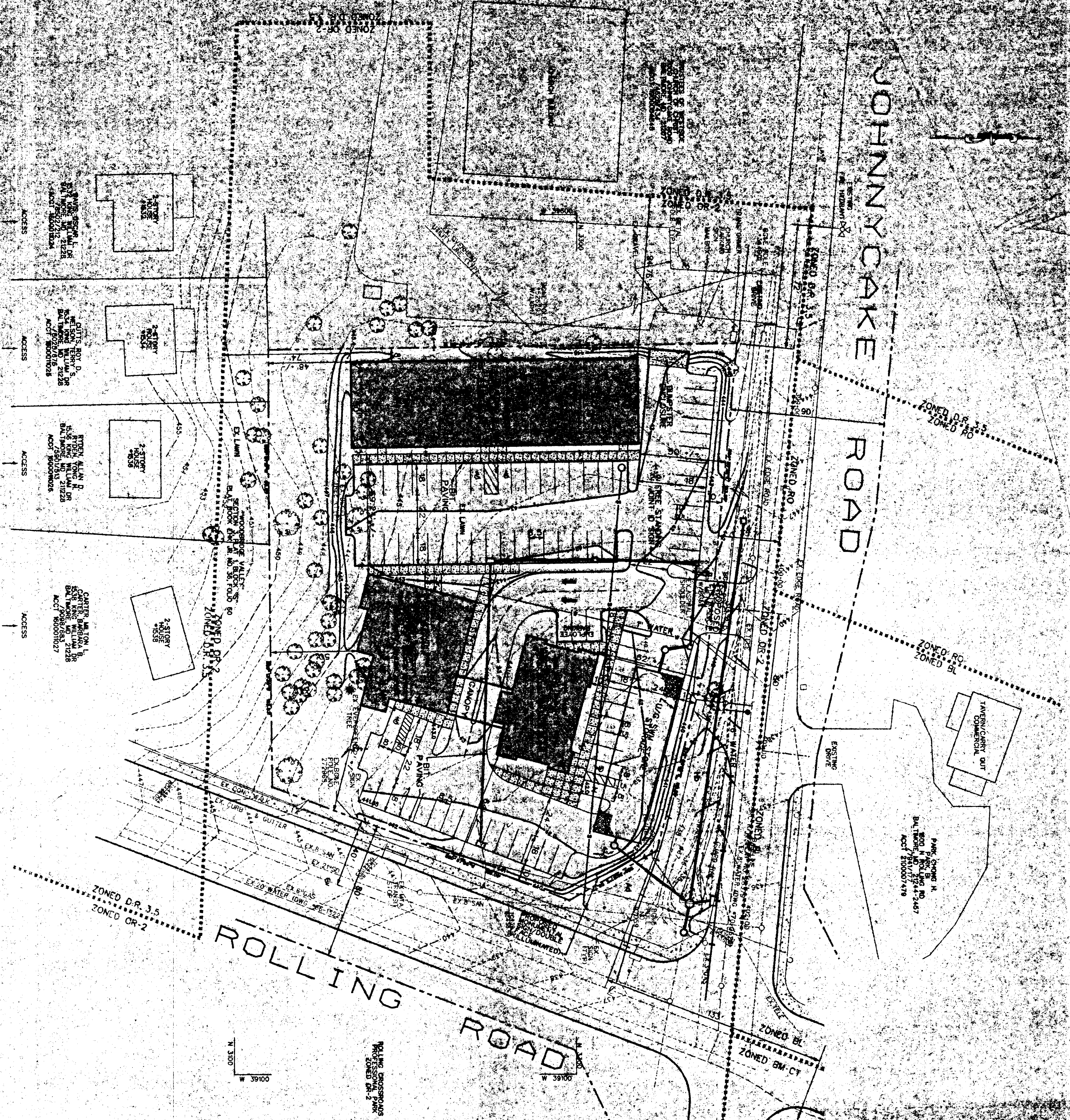
- PARKING:

BUILDING 1 - NORTH WING	50. FT.	REQUIRED
BANK	3,371,000-5 (14.95)	
ADMINISTRATIVE OFFICES	1,550	3,371,000-6 (15.11)
BUILDING 1 - SOUTH WING		
1ST LEVEL:		
ACCESSORY/COMMERCIAL USE	3,555	4,571,000-15 (115.99)
GENERAL OFFICES	4,000	5,71,000-9 (24.23)
BUILDING 2	8,400	3,371,000-4 (13.2)
MEDICAL OFFICES	8,400	4,571,000-8 (17.5)
TOTAL	19,450	
- UTILITIES:
 - SEWER - PUBLIC
 - WATER - PUBLIC
 - SPECIAL HEAVENING: NONE
 - VARIANCE: SECTION 206.3A.3b(1)(i) - TO PERMIT A BANK ACCESS TRAVEL LANE TO BE LOCATED 155' FROM A RESIDENCE IN LIEU OF THE REQUIRED 200' MINIMUM.
- SPECIAL EXCEPTION: W/A
- ELECTION DISTRICT: 1
- WATERSHED: CATONSVILLE 4TH ZONE
- WATERSHED: CATONSVILLE 4TH ZONE
- SUBSEWERED: 75
- DEED REFERENCE: PARCEL 1 - 8989/54 PARCEL 2 - 2800004845 PARCEL 3 - 2800004845 PARCEL 4 - 2800004845 PARCEL 5 - 2800004845 PARCEL 6 - 2800004845 PARCEL 7 - 2800004845 PARCEL 8 - 2800004845 PARCEL 9 - 2800004845 PARCEL 10 - 2800004845 PARCEL 11 - 2800004845 PARCEL 12 - 2800004845 PARCEL 13 - 2800004845 PARCEL 14 - 2800004845 PARCEL 15 - 2800004845 PARCEL 16 - 2800004845 PARCEL 17 - 2800004845 PARCEL 18 - 2800004845 PARCEL 19 - 2800004845 PARCEL 20 - 2800004845 PARCEL 21 - 2800004845 PARCEL 22 - 2800004845 PARCEL 23 - 2800004845 PARCEL 24 - 2800004845 PARCEL 25 - 2800004845 PARCEL 26 - 2800004845 PARCEL 27 - 2800004845 PARCEL 28 - 2800004845 PARCEL 29 - 2800004845 PARCEL 30 - 2800004845 PARCEL 31 - 2800004845 PARCEL 32 - 2800004845 PARCEL 33 - 2800004845 PARCEL 34 - 2800004845 PARCEL 35 - 2800004845 PARCEL 36 - 2800004845 PARCEL 37 - 2800004845 PARCEL 38 - 2800004845 PARCEL 39 - 2800004845 PARCEL 40 - 2800004845 PARCEL 41 - 2800004845 PARCEL 42 - 2800004845 PARCEL 43 - 2800004845 PARCEL 44 - 2800004845 PARCEL 45 - 2800004845 PARCEL 46 - 2800004845 PARCEL 47 - 2800004845 PARCEL 48 - 2800004845 PARCEL 49 - 2800004845 PARCEL 50 - 2800004845 PARCEL 51 - 2800004845 PARCEL 52 - 2800004845 PARCEL 53 - 2800004845 PARCEL 54 - 2800004845 PARCEL 55 - 2800004845 PARCEL 56 - 2800004845 PARCEL 57 - 2800004845 PARCEL 58 - 2800004845 PARCEL 59 - 2800004845 PARCEL 60 - 2800004845 PARCEL 61 - 2800004845 PARCEL 62 - 2800004845 PARCEL 63 - 2800004845 PARCEL 64 - 2800004845 PARCEL 65 - 2800004845 PARCEL 66 - 2800004845 PARCEL 67 - 2800004845 PARCEL 68 - 2800004845 PARCEL 69 - 2800004845 PARCEL 70 - 2800004845 PARCEL 71 - 2800004845 PARCEL 72 - 2800004845 PARCEL 73 - 2800004845 PARCEL 74 - 2800004845 PARCEL 75 - 2800004845 PARCEL 76 - 2800004845 PARCEL 77 - 2800004845 PARCEL 78 - 2800004845 PARCEL 79 - 2800004845 PARCEL 80 - 2800004845 PARCEL 81 - 2800004845 PARCEL 82 - 2800004845 PARCEL 83 - 2800004845 PARCEL 84 - 2800004845 PARCEL 85 - 2800004845 PARCEL 86 - 2800004845 PARCEL 87 - 2800004845 PARCEL 88 - 2800004845 PARCEL 89 - 2800004845 PARCEL 90 - 2800004845 PARCEL 91 - 2800004845 PARCEL 92 - 2800004845 PARCEL 93 - 2800004845 PARCEL 94 - 2800004845 PARCEL 95 - 2800004845 PARCEL 96 - 2800004845 PARCEL 97 - 2800004845 PARCEL 98 - 2800004845 PARCEL 99 - 2800004845 PARCEL 100 - 2800004845
- OWNER/APPLICANT: WALEN PROPERTIES
- 2 W. ROLLING CROSS ROADS CATONSVILLE, MD 21228-4646
- NO 100 YEAR FLOOD PLAIN ON SITE.

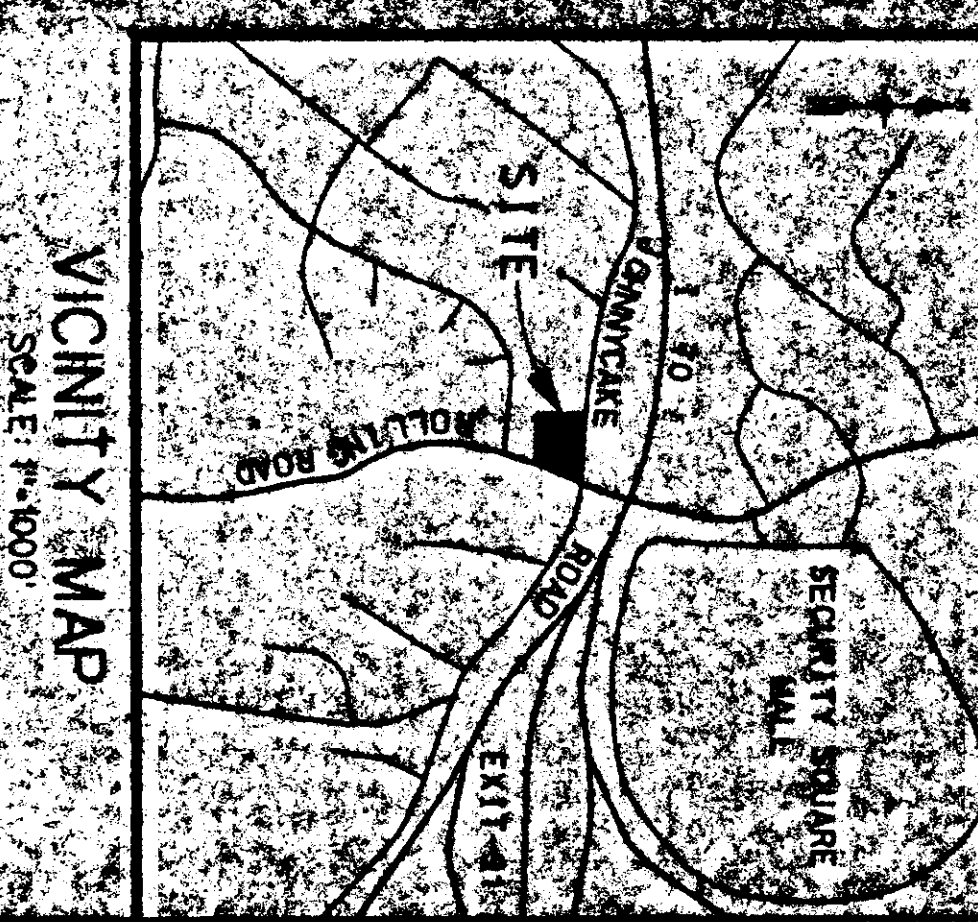


BENCHMARK:
 NO.1 X-CUT ON FLANGE BOLT OF FIRE HYDRANT 45' NE OF JOHNNYCAKE RD. AND ROLLING ROAD INTERSECTION
 ELEV. -4.36.69

X-8560 GALVANIZED SPIKE IN PAVEMENT 430' WEST OF JOHNNYCAKE RD. AND ROLLING ROAD INTERSECTION.
 ELEV. -4.45.661



PLAN
SCALE 1"=30'



- NOTES:**
- ELECTION DISTRICT 1 CONGRESSIONAL DISTRICT 4
 - GENSUS TRACT: 4018.05
 - WATERSHED: CATOWSVILLE 4TH ZONE
 - SUBWERSHED: 16
 - OWNER/APPLICANT: WHALEN PROPERTIES
 - ROLLING CROSS ROADS
 - W. ROLLING CROSS ROADS
 - CLINTONVILLE, MD 21228-4646
 - ZONING: DR-2 OFFICE BUILDING - RESIDENTIAL
 - BALTIMORE COUNTY ZONING MAP NW 1-4
 - LOT AREA: 82,040 SQ. FT. (1.87 AC TOTAL)
 - GROSS: 82,040 SQ. FT. (1.87 AC TOTAL)
 - NET: 74,930 SQ. FT. (1.72 AC TOTAL)
 - THE SUBJECT PARCEL IS PART OF A PREVIOUSLY APPROVED OFFICE PARK (ROLLING CROSSROADS) WITH A CONTIGUOUS ACCESS AREA GREATER THAN 10 FEET.
 - EXISTING USE: VACANT
 - PROPOSED USE: OFFICE, MEDICAL OFFICE AND ACCESSORY COMMERCIAL USE(S)
 - DEED REFERENCE: PARCEL 1 - 1985/256 PARCEL 2 - 1980/006815 PARCEL 3 - 2000/006815 PARCEL 4 - 1980/006815 PARCEL 5 - 1980/006815 PARCEL 6 - 1980/006815 PARCEL 7 - 1980/006815 PARCEL 8 - 1980/006815 PARCEL 9 - 1980/006815 PARCEL 10 - 1980/006815 PARCEL 11 - 1980/006815 PARCEL 12 - 1980/006815 PARCEL 13 - 1980/006815 PARCEL 14 - 1980/006815 PARCEL 15 - 1980/006815 PARCEL 16 - 1980/006815 PARCEL 17 - 1980/006815 PARCEL 18 - 1980/006815 PARCEL 19 - 1980/006815 PARCEL 20 - 1980/006815 PARCEL 21 - 1980/006815 PARCEL 22 - 1980/006815 PARCEL 23 - 1980/006815 PARCEL 24 - 1980/006815 PARCEL 25 - 1980/006815 PARCEL 26 - 1980/006815 PARCEL 27 - 1980/006815 PARCEL 28 - 1980/006815 PARCEL 29 - 1980/006815 PARCEL 30 - 1980/006815 PARCEL 31 - 1980/006815 PARCEL 32 - 1980/006815 PARCEL 33 - 1980/006815 PARCEL 34 - 1980/006815 PARCEL 35 - 1980/006815 PARCEL 36 - 1980/006815 PARCEL 37 - 1980/006815 PARCEL 38 - 1980/006815 PARCEL 39 - 1980/006815 PARCEL 40 - 1980/006815 PARCEL 41 - 1980/006815 PARCEL 42 - 1980/006815 PARCEL 43 - 1980/006815 PARCEL 44 - 1980/006815 PARCEL 45 - 1980/006815 PARCEL 46 - 1980/006815 PARCEL 47 - 1980/006815 PARCEL 48 - 1980/006815 PARCEL 49 - 1980/006815 PARCEL 50 - 1980/006815 PARCEL 51 - 1980/006815 PARCEL 52 - 1980/006815 PARCEL 53 - 1980/006815 PARCEL 54 - 1980/006815 PARCEL 55 - 1980/006815 PARCEL 56 - 1980/006815 PARCEL 57 - 1980/006815 PARCEL 58 - 1980/006815 PARCEL 59 - 1980/006815 PARCEL 60 - 1980/006815 PARCEL 61 - 1980/006815 PARCEL 62 - 1980/006815 PARCEL 63 - 1980/006815 PARCEL 64 - 1980/006815 PARCEL 65 - 1980/006815 PARCEL 66 - 1980/006815 PARCEL 67 - 1980/006815 PARCEL 68 - 1980/006815 PARCEL 69 - 1980/006815 PARCEL 70 - 1980/006815 PARCEL 71 - 1980/006815 PARCEL 72 - 1980/006815 PARCEL 73 - 1980/006815 PARCEL 74 - 1980/006815 PARCEL 75 - 1980/006815 PARCEL 76 - 1980/006815 PARCEL 77 - 1980/006815 PARCEL 78 - 1980/006815 PARCEL 79 - 1980/006815 PARCEL 80 - 1980/006815 PARCEL 81 - 1980/006815 PARCEL 82 - 1980/006815 PARCEL 83 - 1980/006815 PARCEL 84 - 1980/006815 PARCEL 85 - 1980/006815 PARCEL 86 - 1980/006815 PARCEL 87 - 1980/006815 PARCEL 88 - 1980/006815 PARCEL 89 - 1980/006815 PARCEL 90 - 1980/006815 PARCEL 91 - 1980/006815 PARCEL 92 - 1980/006815 PARCEL 93 - 1980/006815 PARCEL 94 - 1980/006815 PARCEL 95 - 1980/006815 PARCEL 96 - 1980/006815 PARCEL 97 - 1980/006815 PARCEL 98 - 1980/006815 PARCEL 99 - 1980/006815 PARCEL 100 - 1980/006815

NO.	DESCRIPTION	AMOUNT	REMARKS
18	SITE SOILS ARE ADEQ. AND ACC. ADJ. BLDG. \$111,000		
19	PROPOSED ADJ. BLDG. \$111,000		
20	PARKING: BUILDING 1 - NORTH WING	50 FT.	REQUIRED
	ADMINISTRATIVE OFFICES	1,500	3.3/1,000-2 (1.18)
	BUILDING 1 - SOUTH WING	1,850	3.3/1,000-2 (1.17)
	1ST LEVEL:		
	MEDICAL OFFICE	2,150	4.5/1,000-2 (1.15)
	ACCESSORY/COMMERCIAL USE	440	5/1,000-2 (1.22)
	2ND LEVEL OFFICES	1,000	3.5/1,000-4 (1.37)
	BUILDING 2		
	MEDICAL OFFICES	15,450	4.5/1,000-2 (1.15)
	TOTAL		
	5% TRANSIT ADJUSTMENT*		78
	TOTAL PARKING REQUIRED		78
	PARKING PROVIDED (REGULAR)		43
	TOTAL SPACES		35

- UTILITIES: SEWER - PUBLIC WATER - PUBLIC
- FLOOR AREA RATIO: PROPOSED - 0.31 (BUILDING AREA/LOT AREA) (19-450-92.000)
- AMENITY OPEN SPACE: REQUIRED - 25% PROPOSED - 125% (OPEN SPACE/BUILDING AREA) (124-398/19-480)
- OUTDOOR LIGHTING TO BE DIRECTED AWAY FROM ALL ADJACENT PROPERTIES.
- ALL SIGNS TO BE IN COMPLIANCE WITH SECTION 150 B.C.R.

<p>CROSSROADS WEST OFFICE COMPLEX 7001 JOHNNYCAKE ROAD & ROLLING ROAD BALTIMORE COUNTY MARYLAND</p>			<p>GOWER THOMPSON INC. CIVIL ENGINEERING - SITE PLANNING</p>	<p>NO. DATE COMMENTS</p>	
<p>PROJECT NO.:</p>	<p>DATE: 10/1/00</p>			<p>NO. DATE COMMENTS</p>	<p>NO. DATE COMMENTS</p>
<p>DEVELOPMENT PLAN</p>		<p>SCALE: 1"=30'</p>			