

IN RE: PETITIONS FOR SPECIAL HEARING	* BEFORE THE
AND VARIANCE – W/S Bellona Avenue,	
405' NW of the c/l Joppa Road	* ZONING COMMISSIONER
(8012 Bellona Avenue)	
8 th Election District	* OF BALTIMORE COUNTY
3 rd Election District	
<i>Council</i>	* Case No. 00-072-SPHA
Riderwood Associates, Owners;	
Riderwood Village L.P., LLP, Lessees	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Riderwood Associates, by Paul G. Wist, and the Contract Lessees, Riderwood Village Limited Partnership, by Clark F. Mackenzie for Mackenzie Properties, Inc., General Partner. The Petitioners request a special hearing to approve business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and a variance from Section 1B01.1.B.1.e(5) to permit a parking lot buffer and setback of 0 feet each, in lieu of the required 50 feet and 75 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite hearing held in support of the requests were Matthew B. Mueller, Property Manager of the subject site for Mackenzie Properties, Inc.; James E. Matis, Professional Engineer who prepared the site plan for this property; and, G. Scott Barhight, Esquire, attorney for the Petitioners. Appearing as interested persons were Peggy Squitieri, on behalf of the Ruxton-Riderwood-Lake Roland Area Improvement Association, and Jack Henry and Nancy Horst, nearby residents.

Testimony and evidence presented revealed that the subject property consists of a gross area of 0.73 acres, more or less, predominantly zoned B.L., with a small portion zoned D.R.2 and D.R.3.5. The property is a rectangular-shaped located in the Riderwood community of Baltimore

ORDER RECEIVED FOR FILING

Date 11/1/99
By [Signature]

County, with lengthy frontage along Bellona Avenue, and is approximately 35 feet deep at its narrowest depth along the eastern property line. The property is improved with a one-story strip shopping center, which includes a cleaning establishment, a stationery store, an animal hospital, and a branch office of the U.S. Postal Service. One of the units is presently vacant and it was indicated at the hearing that a Beauty Salon is proposed to fill this 1700 sq.ft. vacancy.

The issue in the instant request relates to on-site parking. There are actually two parking areas, a west lot and an east lot, which are separated by the strip center building. Access from one lot to the other is not available other than through Bellona Avenue. The western lot is apparently the least used lot and provides parking for up to 22 vehicles. The east lot is more frequently used and contains 14 parking spaces. This factor was borne out of my site visit to the property. At the time of my visit at approximately 5:00 PM on a weekday, the lot was moderately crowded and the stationery store was closed. Presently the parking areas are paved with a macadam surface; however, adjacent to the east lot is an area of crusher run which the Petitioners propose to utilize to provide additional parking. As shown on the site plan, 8 additional spaces will be provided if the Petitioners are allowed to utilize this crusher run area. It was indicated that these spaces were needed to accommodate the tenants of the shopping center, and particularly the proposed beauty salon. However, this portion of the property is zoned D.R.2; thus, the requested special hearing relief is necessary in order to proceed as proposed.

An examination of the surrounding area is also of note. Generally, the area is residential. This is one of the few commercially zoned parcels in the vicinity; however, it should be noted that immediately across the street from this site is a parcel owned by Manor Care Health Services, Inc. Apparently, an elderly housing facility is proposed for that site and clearing of the property was evident during my field inspection. Moreover, the Maryland Light Rail runs along the rear property line of the subject property. The right-of-way for the Light Rail separates this parcel from the residential community to the rear. In fact, the Mass Transit Administration also owns not only the Light Rail right-of-way along the rear property line, but also a small parcel abutting the eastern side of the subject site.

CORRECTION RECEIVED FOR FILING
Date 11/1/99
By [Signature]

Testimony was offered by the Petitioners about the need for the additional parking, the existing and proposed improvements, and the historic use of the property. The interested persons who appeared at the hearing voiced a series of concerns. Many of these concerns related to the commercial impact of the use of the property; specifically, the lighting and noise generated by the site. There was also a concern about increased traffic, and the use of a residential zone to support parking. They also expressed concerns about a change in character of the area. In this regard, the prior history of the property is of note. Apparently, in 1996, during the Comprehensive Rezoning Process, the then property owners requested a change in zoning for a portion of the property from the D.R.2 and D.R.3.5 classifications to B.L. The neighbors objected, however, and requested that the Petitioners pursue relief through a Petition for Special Hearing to allow business parking in a residential zone. Apparently, the neighbors felt that an area of B.L. zoning would set an improper precedent for the adjacent neighborhood. The then owners deferred to the neighbors' wishes and the request for rezoning was not pursued. The present owners have adopted the approach suggested by the neighborhood at that time to seek relief under the pending Petitions for Special Hearing and Variance as opposed to the rezoning of any of the property.

Taking into account all of the testimony and evidence offered, I am persuaded to grant the Petitions for Special Hearing and Variance. The proposal does not represent an expansion in the actual use of the property. The area of leasible space will remain the same. In my view, providing additional spaces is both warranted and appropriate. Even the nearby residents who appeared at the hearing conceded that the existing parking is often at or near capacity. Additionally, the area of the proposed expansion is immediately adjacent to the Light Rail line and, under the proposal, will promote better traffic flow and circulation on the property. In my view, the relief requested will not result in any detrimental impact on any surrounding properties. Thus, the Petition for Special Hearing should be granted.

Turning next to the Petition for Variance, this is a classic case where variance relief is warranted. The property is surely unique by virtue of its size and configuration. Strict adherence to the zoning requirements is not possible in that the property is too narrow to provide the

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Date

By

necessary setbacks and buffers. Moreover, I find that there will be no detrimental impact to the surrounding locale. However, in granting the relief, I will impose certain restrictions and limitations. First, I will require that the Petitioners submit a landscape plan for review and approval by the Office of Planning. Said plan shall establish the necessary buffering for the parking lot. I will not require the Petitioners to reduce the number of parking spaces in the D.R. zone, nor require the Petitioners to restrict employee parking to any one area. Mr. Mueller indicated that he had taken steps to direct employees to use spaces far away from the strip center building, thereby reserving those spaces closest to the building for customers. Obviously, it will serve everyone's best interests to adopt a parking arrangement for employees that is beneficial to the viability of the center and its tenants. However, I do not find it necessary to impose strict requirements as to employee parking.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the Petitions for Special Hearing and Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of November, 1999 that the Petition for Special Hearing to approve business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

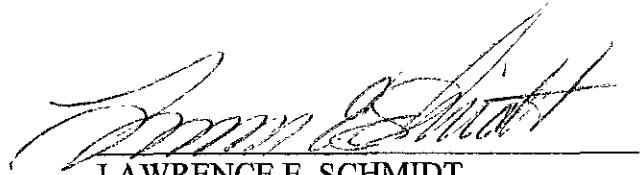
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.1.B.1.e(5) to permit a parking lot buffer and setback of 0 feet each in lieu of the required 50 feet and 75 feet, respectively, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following terms and restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

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NOV 11 1999
CLERK OF COURT

- 2) The Petitioners shall submit a landscape plan to the Office of Planning for review and approval, prior to the issuance of any permits. Said plan shall establish the necessary buffering for the parking lot.
- 3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioners shall not be required to reduce the number of parking spaces in the D.R. zone, nor be required to restrict employee parking to any one area.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 11/1/19
By [Signature]



Baltimore County
Zoning Commissioner

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

November 1, 1999

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
W/S Bellona Avenue, 405' NW of the c/l Joppa Road
(8012 Bellona Avenue)
8th Election District – 3rd Councilmanic District
Riderwood Associates, Owners/Riderwood Village L.P., Contr. Lessee - Petitioners
Case No. 00-072-SPHA

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Paul G. Wist, Riderwood Assoc., 2 North Charles Street, Baltimore, Md. 21201
Mr. Clark F. Mackenzie, Mackenzie Properties, Inc.,
2328 West Joppa Road, Suite 200, Lutherville, Md. 21093
Mr. James E. Matis, Matis-Warfield, Inc., 6600 York Rd, Suite 209, Baltimore, Md. 21212
Ms. Peggy Squitieri, Ruxton-Riderwood-Lake Roland Area Improvement Assoc.,
P.O. Box 204, Riderwood, Md. 21139
Mr. Jack Henry, 8110 Bellona Avenue, Baltimore, Md. 21209
Ms. Nancy Horst, 7819 Ellenham Avenue, Towson, Md. 21204
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8012 Bellona Avenue
which is presently zoned DR-2/DR3.5/BL

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

business *in a residential zone*
~~Parking for passenger vehicles for business use~~
pursuant to Section 409.8B

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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.

By: Clark F. MacKenzie for
Mackenzie Properties, Inc, Gen. Partner

Contract Purchaser/Lessee:

Riderwood Village Limited Partnership, LLLP

Name - Type or Print
Clark F. MacKenzie
Signature
2328 West Joppa Road Suite 200 410-821-8585
Address Telephone No.
Lutherville, Maryland 21093
City State Zip Code

Attorney For Petitioner:

To Be Determined
Name - Type or Print
Signature

Company
Address Telephone No.
City State Zip Code

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):

By: *PAUL G WIST*
For Riderwood Associates
Name - Type or Print
Paul G Wist
Signature
Paul G. Wist
Name - Type or Print
Signature
2 North Charles Street
Address Telephone No.
Baltimore, Maryland 21201
City State Zip Code

Representative to be Contacted:

James E. Matis, P.E. Matis Warfield, Inc.
Name
6600 York Road Suite 209 (P) 410-377-7596
Address Telephone No.
Baltimore, Maryland 21212
City State Zip Code
(E) 410-377-4400
EXT 113

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2

UNAVAILABLE FOR HEARING

Reviewed By CK Date 8/17/99

Case No. 00-72-SPHA

Date 8/15/98
By [Signature]

ORDER RECEIVED FOR FILING
11/1/99



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8012 Bellona Avenue

which is presently zoned DR-2 / D.R.-3.5 / BL

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)

LB01.1B.1.e.(5) to permit a parking lot with a 0 (zero) foot buffer in lieu of the required 50 foot buffer and a 0 (zero) foot setback in lieu of the required 75 feet.

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

To be presented at hearing

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.

By: Clark F. MacKenzie for

MacKenzie Properties, Inc. Gen. Partner

Contract Purchaser/Lessee:

Riderwood Village Limited Partnership

Name - Type or Print

Clark F. MacKenzie

Signature

2328 West Joppa Road Suite 200 410-821-8585

Address

Lutherville, Maryland

Telephone No.

21093

City

State

Zip Code

Attorney For Petitioner:

To be determined

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 00-72-SPHA

Date REV 9/15/98

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):

By: Paul Wist

For: Riderwood Associates

Name - Type or Print

Paul G. Wist

Signature

Paul G. Wist

Name - Type or Print

2 North Charles Street

Signature

Baltimore, Maryland

21201

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

James E. Matis, P.E. Matis Warfield, Inc.

Name

6600 York Road Suite 209 410-377-7596

Address

Baltimore, Maryland 21212

Telephone No.

City

State

Zip Code

OFFICE USE ONLY (e) 377-4400 EXT 113

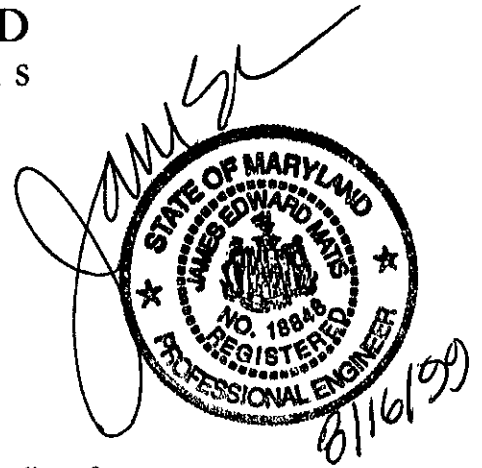
ESTIMATED LENGTH OF HEARING 1 HR. 113

UNAVAILABLE FOR HEARING

Reviewed By BR Date 8/17/99

MATIS WARFIELD
CONSULTING ENGINEERS

**DESCRIPTION OF 0.7861 ACRES OF LAND, MORE OR LESS
TO ACCOMPANY ZONING PETITION
8012 BELLONA AVENUE
8th Election District
Baltimore County, Maryland**



BEGINNING for the same at a point being on the westernmost right of way line of Bellona Avenue, as laid out and now existing with variable width; said point distant North 04 degrees West 405 feet more or less from the intersection of the centerlines of Bellona Avenue and Joppa Road thence leaving said westernmost right of way line of Bellona Avenue and running and referring all of the following bearings and distances to the "The Maryland State Plane Coordinate System", as defined by the 1983 North American Datum,

- 1) North 83 degrees 33 minutes 38 seconds West 128.20 feet to a point on the easternmost boundary of the CLRL Right of Way; thence running on said easternmost boundary of the CLRL Right of Way the following eight bearings and distances, viz:
- 2) North 13 degrees 08 minutes 36 seconds East 36.79 feet to a point;
- 3) North 14 degrees 24 minutes 06 seconds East 52.96 feet to a point;
- 4) North 14 degrees 50 minutes 39 seconds East 52.12 feet to a point;
- 5) North 73 degrees 52 minutes 49 seconds West 0.40 feet to a point;
- 6) North 16 degrees 07 minutes 11 seconds East 85.07 feet to a point;
- 7) North 16 degrees 46 minutes 47 seconds East 14.23 feet to a point;
- 8) North 17 degrees 50 minutes 20 seconds East 199.30 feet to a point and
- 9) North 18 degrees 04 minutes 53 seconds East 63.43 feet to a point, thence
- 10) South 71 degrees 55 minutes 07 seconds East 50.45 feet to a point in or near the centerline of Bellona Avenue; thence running in or near the centerline of Bellona Avenue the following two courses and distances, viz:
- 11) South 15 degrees 19 minutes 38 seconds West 65.35 feet to a point and
- 12) South 10 degrees 16 minutes 38 seconds West 46.00 feet to a point; thence leaving said centerline and running with the said westernmost right of way line of Bellona Avenue the
- 13) North 79 degrees 43 minutes 22 seconds West 25.00 feet to a point;
- 14) South 10 degrees 16 minutes 39 seconds West 54.16 feet to a point;
- 15) South 09 degrees 33 minutes 39 seconds West 100.70 feet to a point;
- 16) South 81 degrees 28 minutes 38 seconds East 1.82 feet to a point;
- 17) Southerly by a line curving to the left having a radius of 825.00 feet for an arc distance of 68.05 feet (the chord of said arc bearing South 01 degrees 11 minutes 09 seconds East 68.03 feet to a point and
- 18) South 03 degrees 32 minutes 25 seconds East 157.30 feet to the place of beginning.

CONTAINING 34,243 square feet or 0.7861 acres of land, more or less.

This description is intended for zoning purposes only and is not for use in conveyance of land.

MATIS WARFIELD, INC.
6600 York Road • Suite 209 • Baltimore, Maryland 21212
Tel: 410-377-7596 • Fax: 410-377-7657

00-072-SPHA

#72

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANC
MISCELLANEOUS RECEIPT

No. 069844

DATE

8/17/99

ACCOUNT

ROU-6150

AMOUNT

\$ 500.00

RECEIVED FROM:

Mat's Warfield, Inc.

FOR:

code 020

coming variance

code 040

coming special hearing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

#110m 72

PAID RECEIPT

PROCES

ACTUAL

TIME

8/18/1999 8/17/1999 15:30:00

REG 0005 CASHIER NOTE NEG ORDER

Dept 5 520 ZONING VERTICALLY

Receipt # 117856

CR NO. 069844

Receipt Tot

500.00

500.00 OK

Baltimore County, Maryland

00-072
5 PHA

CASHIER'S VALIDATION

00-052-2644

CERTIFICATE OF POSTING

RE: CASE # 00-072-SPHA
PETITIONER/DEVELOPER:
(Mackenzie Propt. Inc.)
DATE OF Hearing
(Oct. 18, 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
12932 Eastern Ave. Baltimore, Maryland 21220_____

The sign(s) were posted on_____ 10-1-99 _____
[Month, Day, Year]

Sincerely,

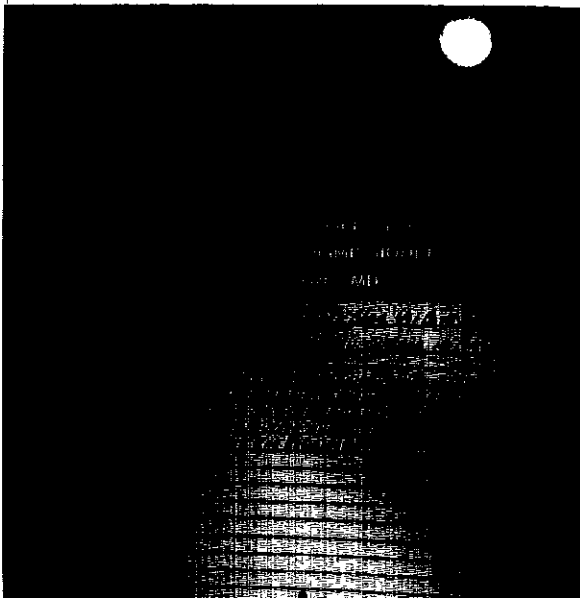

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



CERTIFICATE OF PUBLICATION

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 04-072-S7HA

30112 Belkora Avenue

W/S Belkora Avenue, 405' N of centerline Joppa Road

8th Election District - 3rd Councilmanic District

Legal Owner: Ridewood Associates

Contract Purchaser: Mackenzie Properties, Inc. General

Partner & Ridewood Village Limited Partnership, LLP

Special Hearing: to approve business parking in a residential

zone. Variance: to permit a parking lot with a zero foot buffer in

lieu of the required 50-foot buffer and a zero foot setback in lieu of

the required 75 feet.

Hearing: Monday, October 18, 1999 at 10:00 a.m. in Room

407, County Courts Building, 401 Bostley Avenue.

LAWRENCE E. SCHMIDT,

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special ac-

commodations Please Contact the Zoning Commissioner's Office

at (410) 887-4386.

(2) For information concerning the Fee and/or Hearing, Contact

the Zoning Review Office at (410) 887-3391.

9/26/99

6342709

TOWSON, MD., 9/30/1999

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 9/30/1999.

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

8012 Bellona Avenue, W/S Bellona Ave,
405' N of c/I Joppa Rd
8th Election District, 3rd Councilmanic

Legal Owner: Riderwood Associates
Contract Purchaser/Lessee: Mackenzie Properties, Inc.
and Riderwood Village L.P.

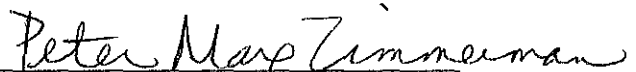
Petitioner(s)

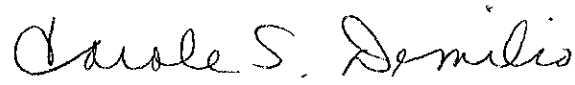
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 00-72-SPHA

* * * * *

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
People's Counsel for Baltimore County


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 16th day of September, 1999 a copy of the foregoing Entry of Appearance was mailed to James E. Matis, Matis Warfield, Inc., 6600 York Road, Suite 209, Baltimore, MD 21212, representative for Petitioners.


PETER MAX ZIMMERMAN



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 21, 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: 00-072-SPHA

8012 Bellona Avenue

W/S Bellona Avenue, 405' N of centerline Joppa Road

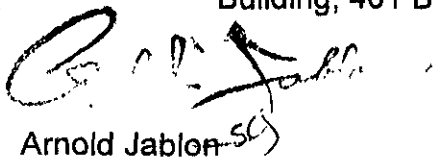
8th Election District – 3rd Councilmanic District

Legal Owner: Riderwood Associates

Contract Purchaser: Mackenzie Properties, Inc., General Partner & Riderwood Village Limited Partnership, LLLP

Special Hearing to approve business parking in a residential zone. Variance to permit a parking lot with a zero foot buffer in lieu of the required 50-foot buffer and a zero foot setback in lieu of the required 75 feet.

HEARING: Monday, October 18, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

c: Riderwood Associates, 2 North Charles Street, Baltimore 21201
Mackenzie Properties, Inc., General Partner & Riderwood Village Limited Partnership, LLLP, 2328 West Joppa Road, Suite 200, Lutherville 21093
Matis Warfield, Inc., 6600 York Road, Suite 209, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 3, 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 30, 1999 Issue – Jeffersonian

Please forward billing to:

Riderwood Village Limited Partnership, LLP
c/o Clark F. Mackenz
2328 West Joppa Road
Suite 200
Lutherville, MD 21093

410-821-8585

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: 00-072-SPHA

8012 Bellona Avenue

W/S Bellona Avenue, 405' N of centerline Joppa Road

8th Election District – 3rd Councilmanic District

Legal Owner: Riderwood Associates

Contract Purchaser: Mackenzie Properties, Inc., General Partner & Riderwood Village Limited Partnership, LLLP

Special Hearing to approve business parking in a residential zone. Variance to permit a parking lot with a zero foot buffer in lieu of the required 50-foot buffer and a zero foot setback in lieu of the required 75 feet.

HEARING: Monday, October 18, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of 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.

For Newspaper Advertising:

Item Number or Case Number: 00-72-SPHA

Petitioner: RIDERWOOD VILLAGE LIMITED PARTNERSHIP, LLP

Address or Location: 8012 Bellona Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: RIDERWOOD VILLAGE LIMITED PARTNERSHIP, LLP c/o CLARK F. MACKENZIE

Address: 2328 WEST JOPPA ROAD SUITE 200

WITHERVILLE, MARYLAND 21093

Telephone Number: 410-821-8585

Revised 2/20/98 - SCJ

#72



Baltimore County
Department of Permits and
Development Management

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

October 15, 1999

Mr. Clark MacKenzie
Riverwood Village Limited Partnership
2328 West Joppa Road, Ste 200
Lutherville MD 21093

Dear Mr. MacKenzie:

RE: 00-072-SPHA , 8012 Bellona Avenue

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

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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 23, 1999

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

SUBJECT: St Charles at Old Court

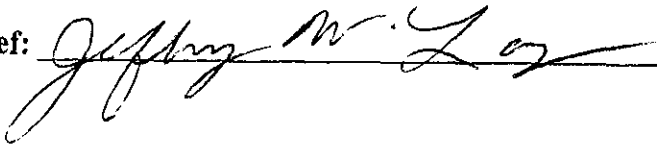
INFORMATION:

Item Number: 072
Petitioner: St Charles at Olde Court Partnership
Property Size: 37.5 Acres
Zoning: DR 16
Requested Action: Variance to construct garages in the front and side yards
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The proposed detached garages should be architecturally compatible with the existing buildings located within the complex.

Section Chief:



AFK:



**Baltimore County
Fire Department**

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

September 27, 1999

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 13, 1999

Item No.: See Below

Dear Ms. Stephens:

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

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

069, 070, 071, (072), 073, 074, 075, *077, *079, 080, 081, 082,
083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094,
095, 096, 097, and 098

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

*Break in sequence.

cc: File

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



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: September 20, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for September 20, 1999
 Item No. 072

The Bureau of Development Plans Review has reviewed the subject zoning item. Bellona Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

The developer will be responsible for road improvements along his frontage with Bellona Avenue.

The existing 34-foot access off Bellona Avenue should be eliminated.

RWB:HJO:jrb

cc: File

ZAC09209.072

As
10/18

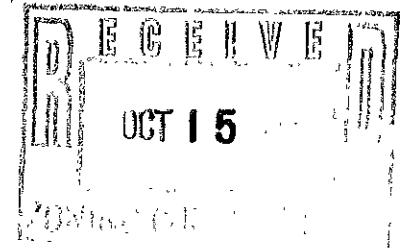
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 12, 1999

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



SUBJECT: 8012 Bellona Avenue

INFORMATION:

Item Number: 00-072
Petitioner: Mackenzie Properties, Inc. c/o Clark MacKenzie
Property Size: .78 acres
Zoning: B.L., D.R. 2, D.R. 3.5
Requested Action: Variance and Special Hearing
Hearing Date: 10/18/99

REQUEST:

The request being made in this case is from Section 409.8B of the BCZR to allow business parking in a residential zone and Section 1B01.1B.1.e(5) to permit a parking lot with a zero foot buffer in lieu of the required 50 foot buffer and zero foot setback in lieu of the required 75 foot setback. The subject property is a one-story masonry building which houses a variety of neighborhood retail uses, in addition to a one thousand square foot satellite postal office. Improvements in the form of a new fascia, signage band, and building facade treatment have recently been completed to the exterior of the complex. Currently, thirty six parking spaces exist on the site. Eleven of those spaces are located on the south side of the site which is zoned B.L., and the remaining fourteen spaces are located on the north side of the site which is also zoned B.L. The site is bordered by the M.T.A. light rail line to the west, single family residential dwellings to the south, single family dwellings and the new Manor Care assisted living facility to the east, and a small piece of MTA owned land (less than two acres) to the north. It is directly north of the busy intersection of Joppa Road and Bellona Avenue in the Riderwood community. The developer proposes to install eight additional parking spaces on the north side of the lot. These spaces will be diagonal, head in spaces that will be accessed by a new 24 foot wide curb cut on the north end of the site off of Bellona Avenue. According to the developer, although

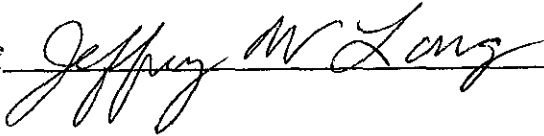
they will not be limited to employee parking, the primary use of the new spaces will be to accommodate employees of businesses located within the complex.

SUMMARY OF RECOMMENDATIONS:

Creating additional spaces within the residential zoning district constitutes further encroachment into the residential community and could potentially burden the adjacent residences with additional traffic, noise, and undesirable lighting. In light of this, the Office of Planning offers the following recommendations, should this request be approved:

1. Reduce the number of new parking spaces in the D.R. 2 zone in an attempt to provide area for a more substantial buffer on the north edge of the site, lessening the encroachment into the residential community.
2. Submit a landscape plan to the Office of Planning for review and approval which indicates the planting plan for the buffer area.
3. Consider the alternative of requiring employees to park on the south lot, thus freeing up the more convenient spaces on the north lot, especially those spaces utilized by post office customers, which tend to have high turnover rates.

Section Chief

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



**Maryland Department of Transportation
State Highway Administration**

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

Date: 5.13.99

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

RE: Baltimore County
Item No. 072 BR

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,

1st 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Matthew B. Mueller
JAMES E. MATIS

8123 Bakesdale Rd. Towner
6600 York Road Suite 209
Balt. MT 21212

Scott Farkle



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Peggy Squitieri
Ruxton-Riderwood-Lake
Roland Area Improvement Assoc

P.O. Box 204
Riderwood MD 21139

Jack Henry
RESIDENT

8110 BELLOWA AVE
21204

Nancy Horst

7819 Ellenham Ave. 21204



THE RUXTON-RIDERWOOD-LAKE ROLAND AREA IMPROVEMENT ASSOCIATION, INC.
P.O. BOX 204 RIDERWOOD, MARYLAND 21139
TEL & FAX (410) 337-0792

REGARDING: ISSUE # 04-043
OWNER: RIDERWOOD ASSOCIATES
LOCATION: BELLONA AVENUE (ADJACENT TO 8012 BELLONA AVENUE)

Mr. Chairman and Members of the Planning Board:

Good Evening, My name is Laurie Long and I am the Executive Director of the Ruxton-Riderwood-Lake Roland Area Improvement Association. I am here this evening on behalf of the association to address Issue # 04-043, located on Bellona Avenue (adjacent to 8012 Bellona Avenue) and owned by Riderwood Associates.

We support the Planning Staff's recommendation on this issue to retain the existing DR 2 zoning.

Our representatives have met with the principals of Riderwood Associates who indicated their desire for the zoning change was to obtain additional parking for their adjacent shopping center. Riderwood Associates said this parking area would be for employees of their center. Although we understand their position, we are concerned about future uses permitted by a zoning change to BL.

We feel the owner's goals can be met by a "use permit for parking in a residential zone". If this permit is obtained, the association believes it would create a win-win situation, allowing additional parking for the shopping center and at the same time address the association and neighbors concerns regarding future uses beyond parking.

We have been in contact with several residents directly across from the center and the most adjacent neighbor to the site and they support the position I am expressing this evening.

We ask you to maintain the present zoning status of DR 2 on this property.

Thank you for your careful consideration on this issue.

e

The Ruxton-Riderwood-Lake Roland Area
Improvement Association, Inc.

Post Office Box 204
Riderwood, Maryland 21199
Telephone/FAX: 410-377-4700

October 6, 1999

Prob. No. 1

Ms. Laurie Hay
4th District Planner
Baltimore County Office of Planning
401 Bosley Avenue
Baltimore, MD 21204

Dear Laurie:

RE: 8012 Bellona Avenue
Case No. 00-072-SPHA

The owners of the subject property have requested a special hearing to approve business parking in a residential zone and a variance to permit a parking lot with a zero foot buffer in lieu of the required fifty foot buffer and a zero foot setback in lieu of the required seventy five feet.

In response to concerns expressed by residents, we held a meeting on September 27, 1999, with representatives from MacKenzie Properties, Inc., our board, and nearby residents. During this meeting, Scott Barthight, attorney, Matt Mueller, project manager, and Jim Matis, engineer, gave an overview of the project and addressed questions and concerns.

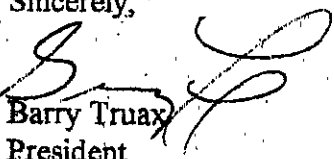
After careful consideration, our residents, and therefore our association, oppose these requests for the following reasons:

1. According to Baltimore County standards, the existing parking is adequate for this building.
2. At some point, the owner plans to request access from Bellona Avenue to the proposed parking area. This concerns us since Manor Care will soon begin construction on an assisted living facility across the street. Access to Manor Care's site will be south of their current driveway, virtually across the street from this proposed lot. There is a curve in Bellona Avenue just north of these sites which we feel will adversely affect the sight distance and, therefore, safety.

Ms. Laurie Hay
Page Two
October 6, 1999

3. We are concerned about the lighting and noise that accompany the further encroachment of business uses in our residential neighborhoods.
4. We look to the Baltimore County Zoning Regulations to offer protection to our neighborhoods. We, therefore, oppose yet another variance to these regulations.

Sincerely,


Barry Truax
President

cc: Scott Barhight, Esquire
Whiteford, Taylor & Preston LLP
Matthew Mueller, Project Manager
MacKenzie Properties, Inc.

Faxed to: Mike Sicher
Jack Henry
Fred Rasmussen

September 20, 1999

RIDERWOOD VILLAGE - EMPLOYEE PARKING COUNT

<u>Location</u>	<u>Number of Employees</u>	<u>Cars All Days</u>	<u>Special Notes</u>
Post Office	5	4	5 holidays
Animal Hospital	10	4	5 crossover
Cleaners	6	2	--
Downs	3	1	--
Beauty Salon	<u>5-8</u>	<u>5</u>	Thur, Fri, Sat & Holidays 8
TOTALS	29-31	14 16 JSS	+ extras

Red
No 1

FROM : D

PHONE NO. : 4103777657

Oct. 15 1999 01:03PM P1

MATIS WARFIELD
CONSULTING ENGINEERS

October 15, 1999

**Mr. Rahee Famill, P.E.
Development Plans Review
Baltimore County Department of
Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204**

**RE: 8012 Bellona Avenue
Zoning Case 00-72SPHA
8TH Election District**

Dear Rahee,

Thank you for meeting with me in the field this morning. It is my understanding based on your field observations and your review of the proposed "Arden Courts" entrance, that the location of the proposed entrance to the proposed northern parking area, as shown on the Zoning Plat is located with sufficient line of sight distance to allow for safe operation.

I further understand, notwithstanding your previous Zoning Advisory Committee comments contrary to the same, based on your traffic observations today, that the existing entrance to the existing northern parking lot may remain in operation to further facilitate patron vehicular circulation.

Please call me if you have any questions regarding the aforesaid.

Sincerely yours,
MATIS WARFIELD, INC.

James E. Matis, P.E.
JEM:jm
copy : G. Scott Barhight, Esq.
Matthew Mueller
Zoning Commissioner's File for Case 00-72SPHA

Per No 6

**PART OF
NW 11B
OFFICIAL
ZONING
MAP
200 SCALE**

D.R. 3.5

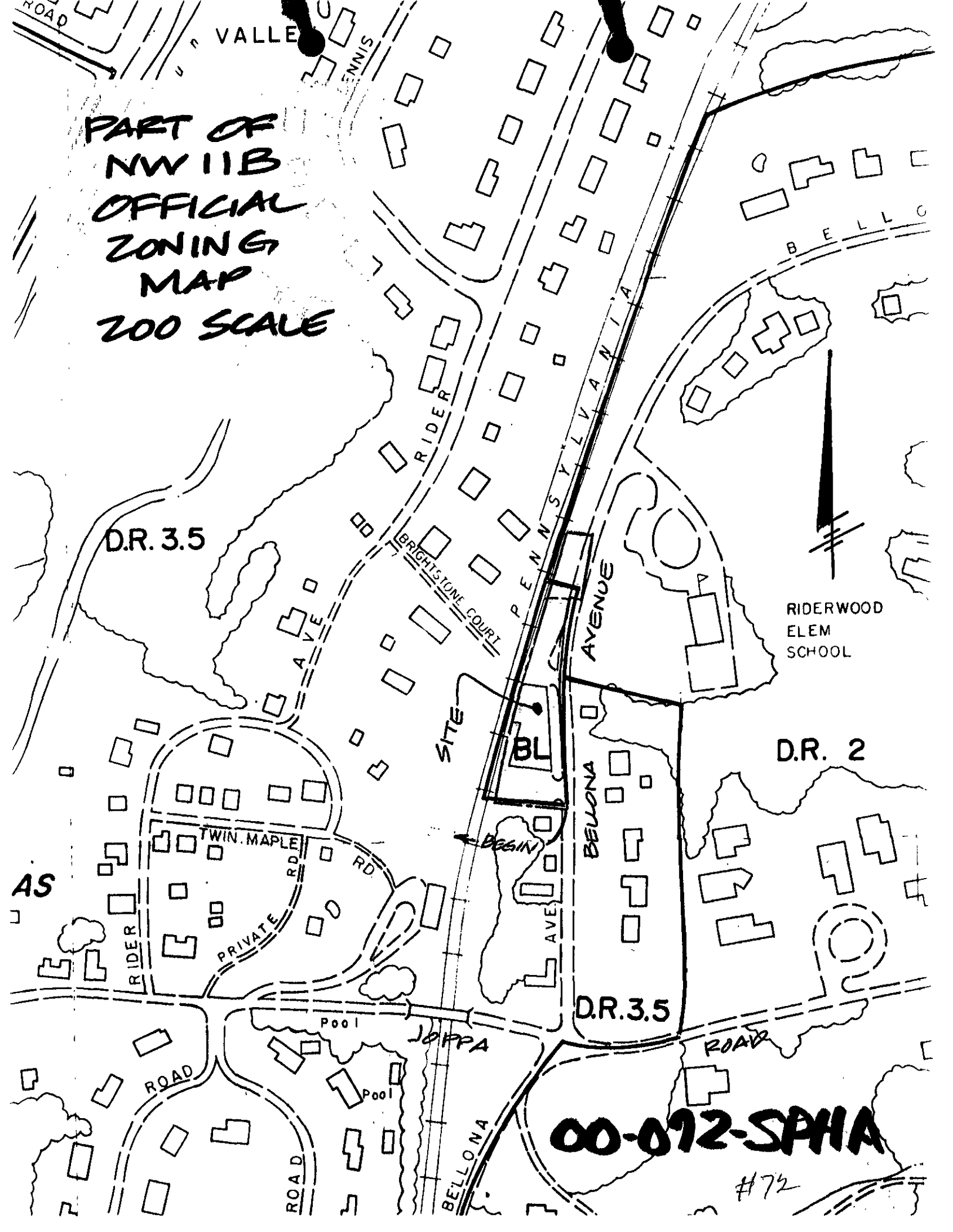
RIDERWOOD
ELEM
SCHOOL

D.R. 2

D.R. 3.5

00-072-SPHA

#72



Box 3A



Feb 55



11/18/50

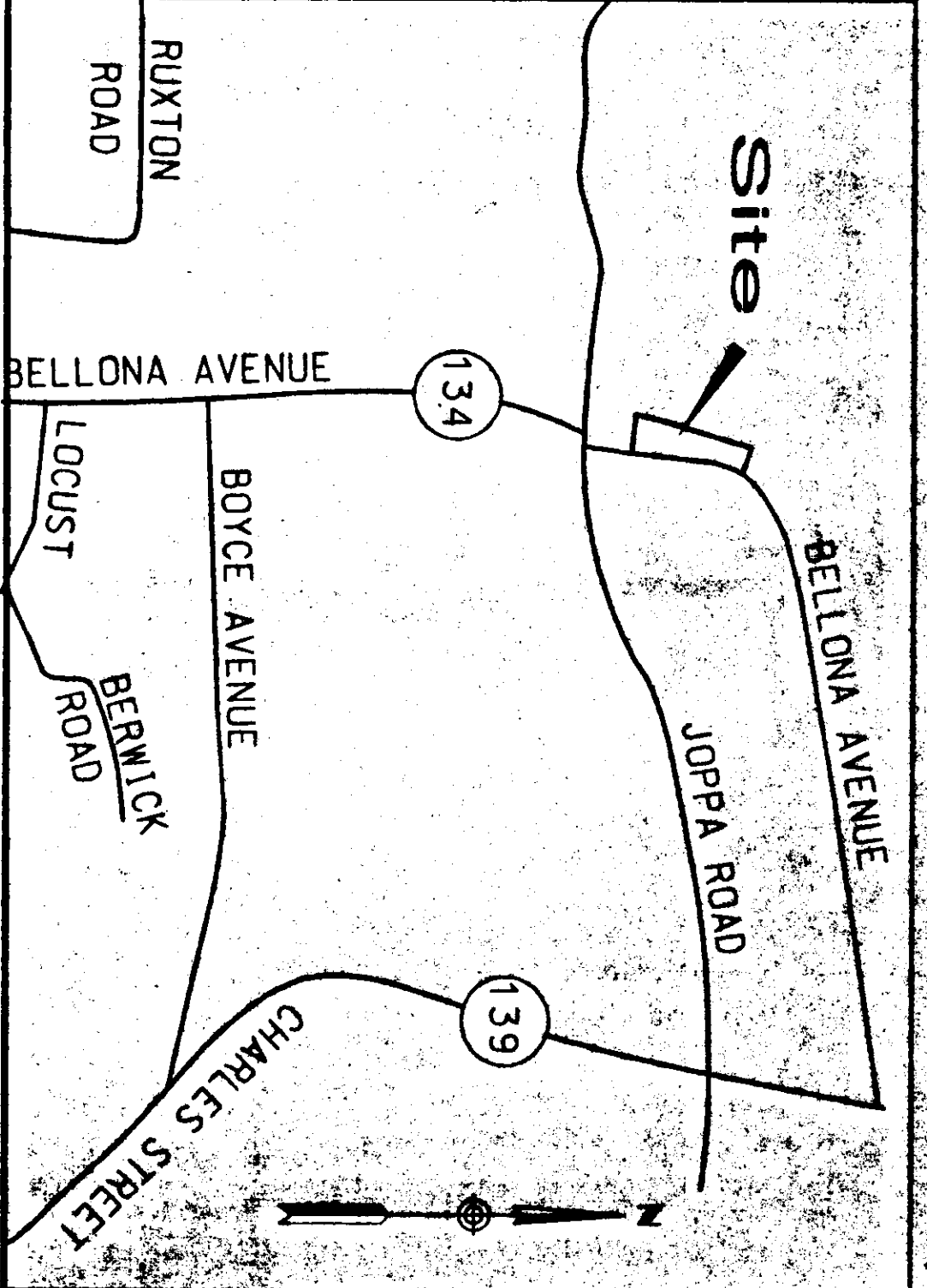


Ref. 100-100-100



1"=30'

- 1) Only passenger vehicles and post office vehicles excluding buses may use the facility.
- 2) No loading, service or any use other than parking is permitted.
- 3) Lighting, if any, shall be low intensity and shall be placed as not reflect rays into adjoining residential areas.
- 4) Parking will be restricted to the hours of 8:00 am to 10:30 pm 7 days a week.
- 5) Only tenants, employees or patrons of the 8012 Balboa Avenue building may utilize these spaces.



PARKING TABULATION					
TENANT	SQUARE FOOTAGE	USE	Spaces Required / 1,000 sq'	Spaces Required	
Wesport Stores (First floor)	1,700	F&I Retail or Other Usage	9	8.50	-
Storage Space (basement)	700		3	6.50	-
Rumson Methodist Hospital (first floor)	2,800	Medical	4.5	12.80	-
Park Office (first floor)	1,385	Service	3.3	4.57	-
Post Office (basement)	1,000	Storage	0	0.00	-
Doris, Inc.	800	Warehouse	1	0.00	-
Charles Cleaners	820	Services	2.3	6.33	-
TOTAL SPACES REQUIRED:				36	
TOTAL SPACES PROVIDED:				36	
TOTAL ADDITIONAL SPACES PROPOSED:				0	
TOTAL INCLUDES 3 HANDICAP SPACES @ 24' x 48' SIDE BY SIDE				8	

SITE DATA

CROSS AREA OF SITE INCLUDES portion of Belton Avenue - 0.7861 acres/-
EXISTING ZONING - R-10, 0.66 acres Bl., 0.11 acres of PR 2 & 0.1 acre of OR 30
EXISTING USE - AS SHOWN
ADDITIONAL PARKING - 10 SPACES
DEED REFERENCE - E8327493
DEVELOPMENT APPROVAL - PARKING LOT NOT SUBJECT TO DEVELOPMENT
TAX ACCOUNT NUMBER - 008060441 AND 008060480
COUNCILMANIC DISTRICT 3RD
FLOOR AREA MANUATED - 310

NOTE PROPOSED - 0.7429 ACRES BL AND BASEMENT / 0.66 ACRES OF R-10
TO BE REMOVED AT THIS TIME; HOWEVER, ANY FUTURE SHADE
PARKING OPEN SPACE - NONE REQUIRED
BUILDING HEIGHT - EXISTING BUILDING 25' +/-
PUBLIC WATER - SANITARY SEWER FACILITIES EXIST
GROUND PUMP - NONE REQUIRED, LESS THAN 5,000 SF DISTURBANCE
STORMWATER MANAGEMENT - NONE REQUIRED, LESS THAN 5,000 SF DISTURBANCE
RECORDING SHALL BE ELECTED AS TO NOT REJECT IT BY ANY ADJOINING
PROPERTY
NEAREST UNIMPAVED GROUND FRONT YIELD -
COUNCILMANIC SITE IS IN ZONE C-

NOTES:
THE PROPERTY OUTLINE SHOWN HEREON IS TAKEN FROM A BOUNDARY SURVEY BY OTHERS.
NO CLAIM IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
A SECOND HEADING IS REQUESTED PERTAINING TO SECTION 500 D 7 TO PERMIT PASSENGER VEHICLE PARKING FOR A BUSINESS USE IN A RESIDENTIAL ZONE PER SECTION 408.98
A VARIANCE LOT WITH A (1) ZERO FOOT BUFFER AND (2) ZERO FOOT SETBACK IS REQUESTED TO SECTION 501B.1(a.5) TO PERMIT A PARKING LOT WITH A (1) ZERO FOOT BUFFER AND (2) ZERO FOOT SETBACK.

LEGAL OWNER

PETITIONER/CONTRACT PURCHASER

AUGUST 16, 1998

PLAT TO ACCOMPANY ZONING
PETITION FOR SPECIAL HEARING

6000 York Road, Suite 209
Baltimore, Maryland 21212
Fax: 410-377-7657



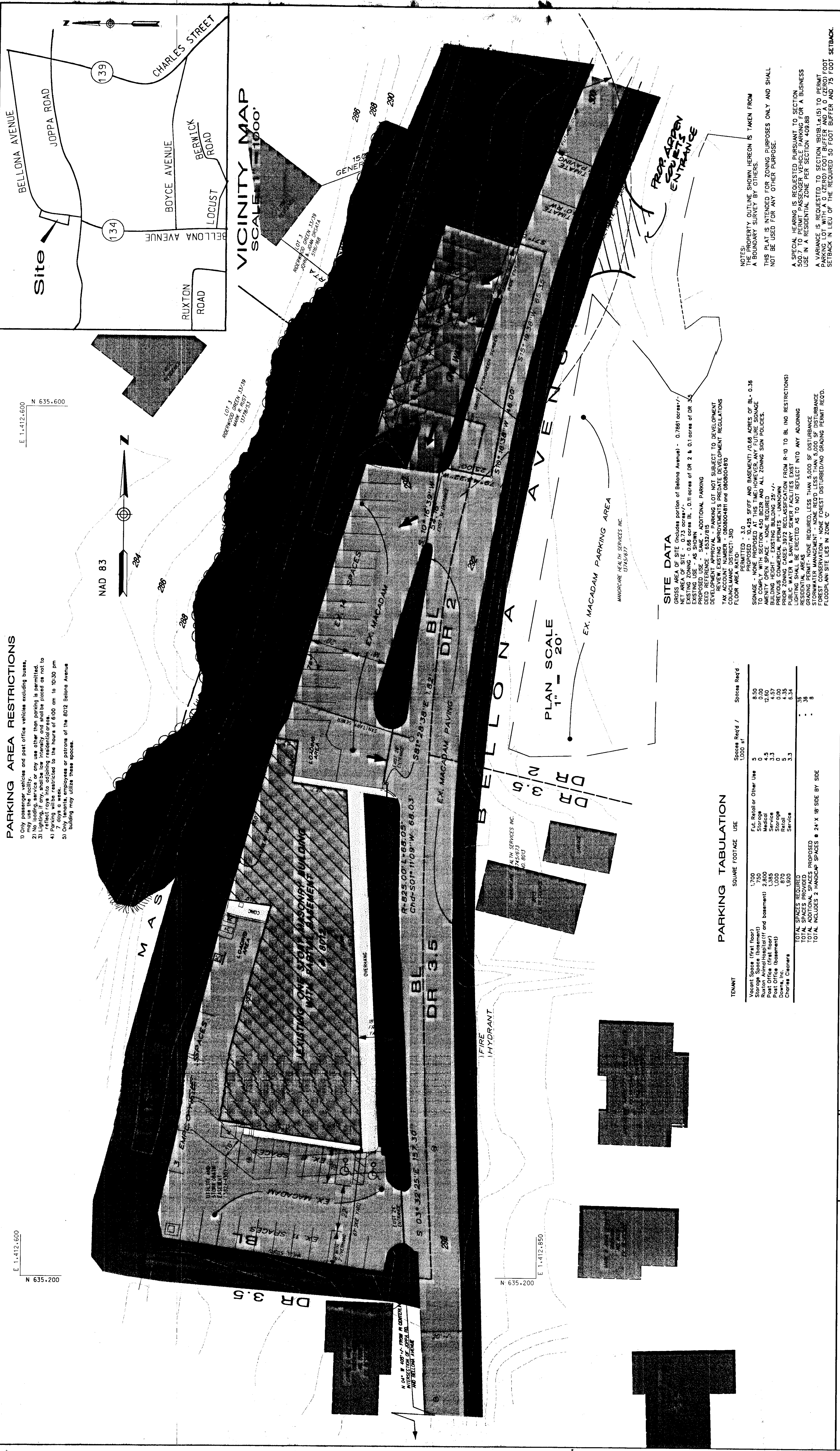
**Fidlerwood Associates
2 North Charles Street
Suite 210
Baltimore, Maryland 21201-3760**

Riderwood Village LLLP
c/o Mackenzie Companies
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093

AND VARIANCES
NO. 8012 BELLONA AVENUE

00-012-SPHIA

Petition Exhibit #2



PARKING AREA RESTRICTIONS

- 1) Only passenger vehicles and post office vehicles including buses, may use the facility.
- 2) No loading, service or any use other than parking is permitted.
- 3) Loading, service or any use other than parking is permitted, but shall be restricted to the hours of 6:00 am to 10:30 pm.
- 4) Parking will be restricted to the hours of 6:00 am to 10:30 pm.
- 5) Only employees or patrons of the 8012 Bellona Avenue building may utilize these spaces.

SITE DATA

NET AREA OF SITE - 0.73 acres of BL, 0.11 acres of DR 2 & 0.11 acres of DR 3.5
EXISTING ZONING - 0.68 acres BL, 0.11 acres of DR 2 & 0.11 acres of DR 3.5
PROPOSED ZONING - 0.73 acres BL, 0.11 acres of DR 2 & 0.11 acres of DR 3.5
PROPOSED USE - SAME AS EXISTING
DEED REFERENCE - 6532/815
NOT SUBJECT TO DEVELOPMENT
REVIEW EXISTING MAPS AND RECORDS OF THE DEPARTMENT OF TRANSPORTATION
TAX ACCOUNT NUMBER - 0808004811 and 0808004810
FLOOR AREA RATIO - 3.0
SIGNAGE - NON-ILLUMINATED 10'x25' SIGNAGE PERMITTED - 3.0
TO COMPLY WITH SECTION 450 BCR2 AND ALL ZONING SIGN POLICIES
ADJACENT OPEN SPACE - NONE REQUIRED
PREVIOUS COMMERCIAL PERMITS - UNKNOWN
PRIOR ZONING CASES 3972 RECLASSIFICATION FROM R-10 TO BL (NO RESTRICTIONS)
LIGHTING SHALL BE REQUIRED AS TO NOT REFLECT INTO ANY ADJACENT
RESIDENTIAL AREAS
STORMWATER MANAGEMENT - NONE REQUIRED LESS THAN 5,000 SF DISTURBANCE
FOREST CONSERVATION - NONE REQUIRED LESS THAN 5,000 SF DISTURBANCE
FLOODPLAIN SITE LIES IN ZONE 'C'

PARKING TABULATION

TENANT	SQUARE FOOTAGE	USE	Spaces Req'd / 1,000 sq ft	Spaces Req'd
Vacant Space (first floor)	1,700	Full Retailer Other Use	5	8.50
Storage Space (basement)	2,750	Storage	0	0.00
Post Office (first floor)	1,395	Service	4.5	12.60
Post Office (basement)	1,000	Storage	0	0.00
Charles Cleaners	1,920	Service	3.3	4.35
TOTAL SPACES REQUIRED				36
TOTAL AVAILABLE SPACES PROPOSED				36
TOTAL INCLUDES 2 HANDICAPPED SPACES				8

MATTHEW WARFIELD, INC.
CONSULTING ENGINEERS
8000 York Road, Suite 209
Baltimore, Maryland 21212
Phone: 410-377-7666 Fax: 410-377-7667
matthewwarfield.com

LEGAL OWNER
Ridenwood Associates
2 North Charles Street
Suite 210
Baltimore, Maryland 21201-3760

PETITIONER/CONTRACT PURCHASER
Ridenwood Village LLP
c/o Ridenwood Associates
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093
410-821-8565

AUGUST 16, 1999

**PLAT TO ACCOMPANY ZONING
PETITION FOR SPECIAL HEARING
AND VARIANCES**
NO. 8012 BELLONA AVENUE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 8
SCALE 1" = 20'
SHEET 1 OF 1