

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
N/S Greenspring Valley Road, 23' NW		
centerline of Turnlee Avenue	*	DEPUTY ZONING COMMISSIONER
3 rd Election District		
3 rd Councilmanic District	*	OF BALTIMORE COUNTY
(8 Greenspring Valley Road)		
	*	CASE NO. 00-154-X
Gordon K. Harden, Jr. & Mark E. Green		
Petitioners	*	
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Gordon K. Harden, Jr. and Mark E. Green. The Petitioners are requesting a special exception to construct a Class 'B' Office Building in accordance with Section 204.3B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.). The property which is the subject of this request is located at 8 Greenspring Valley Road and is zoned RO. The subject property comprises 1.47 acres and is currently improved with an old two-story residential dwelling.

Appearing at the hearing on behalf of the request were Mark Green and Gordon Harden, the current owners of the property. Mr. Dwight Little appeared as the engineer who prepared the site plan and Jeffrey Long, a representative of the Office of Planning, appeared in support of the Petitioners' request. There were no protestants in attendance.

The property which is the subject of this request has been in Mr. Harden's family for many years. The Petitioner is now desirous of tearing down the old family home which is in a state of disrepair at this time. In place thereof he intends to construct a small two-story medical office building as shown on Petitioners' Exhibit No. 1. Mr. Harden has worked closely with the Office of Planning as to their review of the design of these office buildings, as well as the overall development of the property. He has also worked with the Valleys Planning Council and made them aware of his plans to develop this site. The Planning Office recommends approval of his

ORDER RECEIVED FOR FILING

Date 11/18/99

By J.R. Green

special exception request conditioned upon a landscaping plan being submitted for their review. After considering the testimony and evidence offered at the hearing, I find that the Petitioners' special exception request should be granted.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in an RO zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

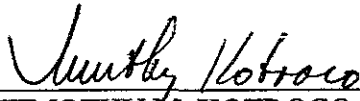
The Petitioners have provided landscaping strips around the perimeter of the site. The landscaping strip along Harden Avenue comprises 20 ft. in width in some areas and 10 ft. in width in others. This landscaping strip is more than adequate to properly buffer the proposed development from surrounding properties and meets the applicable provisions of the Baltimore County Zoning Regulations. However, the Petitioners shall be required to submit a landscape plan

for review and approval by Mr. Avery Harden, Landscape Architect for Baltimore County, as to the type and location of the plantings to be installed.

Pursuant to the advertising, posting of the property, and public hearing held, and for the reasons given above, the relief requested in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 18th day of November, 1999, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request to construct a Class 'B' Office Building in accordance with Section 204.3B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall be required to submit a landscape plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval prior to the issuance of building permits. In addition, a copy of the landscape plan shall be provided to the Office of Planning.
3. When applying for a building permit, the site plan/landscape 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



Baltimore County
Zoning Commissioner

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

November 18, 1999

Mr. Gordon K. Harden, Jr.
Mr. Mark E. Green
12407 Wilson Road
Reisterstown, Maryland 21136

RE: Petition for Special Exception
Case No. 00-154-X
Property: 8 Greenspring Valley Road

Dear Messrs. Harden & Green:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception 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, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Dwight Little
c/o W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, Maryland 21286

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 8 Greenspring Valley Road

which is presently zoned RO

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A class 'B' Office Building in accordance with Section 204.3B.2. of the Baltimore County Zoning Regulations

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

I, or we, agree to pay expenses of above Special Exception, 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:

To Be Determined

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

(h) 410-833-7848
Gordon K. Harden, Jr. (w) 410-363-1633
Name - Type or Print

Signature

Mark E. Green
Name - Type or Print

Signature (h) 410-526-4535

12407 Wilson Road (w) 410-889-4300

Address Telephone No.

Reisterstown MD 21136

City State Zip Code

Representative to be Contacted:

George McCubbin
c/o W. Duvall & Associates, Inc.
Name

530 E. Joppa Road 410-583-9571

Address Telephone No.

Towson, MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2-3 hr.

UNAVAILABLE FOR HEARING

Reviewed By WJK Date 10/15/91

Case No. 00-154-X

REV 09/15/98

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

January 25, 1999

ZONING DESCRIPTION FOR #8 GREENSPRING VALLEY ROAD

Beginning at a point on the north side of Greenspring Valley Road which is 30 feet wide at the distance of 23 feet northwesterly of the centerline intersection of the nearest improved intersecting street, Turnlee Avenue, which is 30 feet wide; thence

- 1) South 86 degrees 40 minutes 00 seconds West 170.00 feet; thence
- 2) North 03 degrees 50 minutes 00 seconds West 46.25 feet; thence
- 3) North 54 degrees 06 minutes 00 seconds West 123.18 feet; thence
- 4) North 03 degrees 26 minutes 00 seconds West 99.83 feet; thence
- 5) North 86 degrees 34 minutes 00 seconds East 265.40 feet; thence
- 6) South 03 degrees 29 minutes 00 seconds East 224.45 feet to the place of beginning.

Containing 1.113 acres of land, more or less, as recorded in the Land Records of Baltimore County in Liber E.H.K., Jr. 5656 folio 278. Also known as #8 Greenspring Valley Road and located in the 3rd Election District, 3rd Councilmanic District.

154

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-154-X
8 Greenspring Valley Road
N/S Greenspring Valley Road,
23' NW of
c1 Turn Ice Avenue
3rd Election District
3rd Councilmanic District
Legal Owner(s):
Mark E. Green and
Gordon K. Harden, Jr.
Special Exception: For a
Class "B" office building.
Hearing: Wednesday, No-
vember 17, 1999 at 11:00
a.m. in Room 407, County
Courts Bldg., 401 Bosley
Avenue.

LAWRENCE E. 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

10/265 Oct. 28 C349596

TOWSON, MD., 10/28, 19 99

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 10/28, 19 99.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073221

DATE 10/15/99 ACCOUNT 001 - 6150

Item: 154
By MJK AMOUNT \$ 300.00

RECEIVED FROM: 8 Greening Valley Jt Center - 8 Greening Valley Rd

FOR: 050- Ret. for Special Election - \$300.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/15/1999	10/15/1999	10:49:05
REG 4504	CASHIER JKAR JLK	BRWEP 5
Dept 5	528 ZONING VERIFICATION	
Receipt #	098093	UFLN
CR No.	073221	

Receipt Tot 300.00
300.00 OK .00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-154-X
PETITIONER/DEVELOPER:
(Mark E. Green)
DATE OF Hearing
(Nov. 17, 1999)

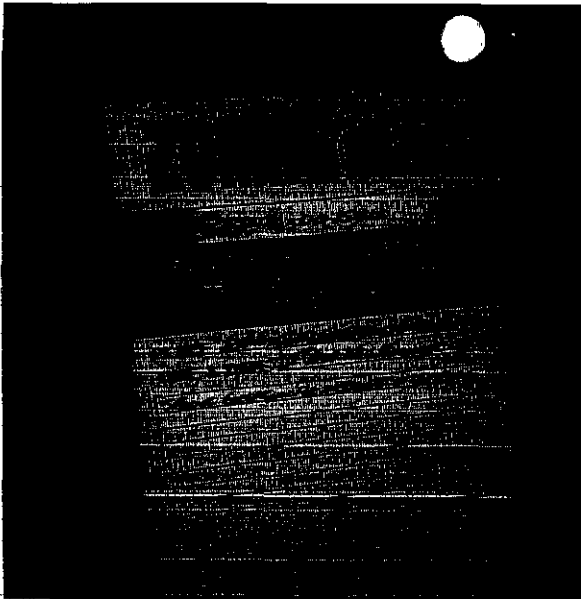
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
8 Greenspring Valley Road Baltimore, Maryland 21117__

The sign(s) were posted on _____ 11-2-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

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

RE: PETITION FOR SPECIAL EXCEPTION
8 Greenspring Valley Road, N/S Greenspring 23' NW of
Valley Rd, c/I Turn Ice Ave
3rd Election District, 3rd Councilmanic

Legal Owner: Gordon K. Harden, Jr. and Mark E. Green
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-154-X

* * * * *

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 28th day of October, 1999 a copy of the foregoing Entry of Appearance was mailed to George McCubbin, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, MD 21286, 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

October 25, 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: 00-154-X

8 Greenspring Valley Road

N/S Greenspring Valley Road, 23' NW of c/l Turn Ice Avenue

3rd Election District - 3rd Councilmanic District

Legal Owner(s): Mark E. Green and Gordon K. Harden, Jr.

SPECIAL EXCEPTION: For a Class "B" office building.

HEARING: WEDNESDAY, NOVEMBER 17, 1999 AT 11:00 A.M. IN ROOM 407 COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE.

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

Arnold Jablon
Director

cc: Mark Green and Gordon Harden, Jr.
George McCubbin

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 2, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT 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
October 28, 1999 Issue - Jeffersonian

Please forward billing to:

Mr. Mark Green
3200 Elm Avenue
Baltimore, MD 21211
410-889-4300

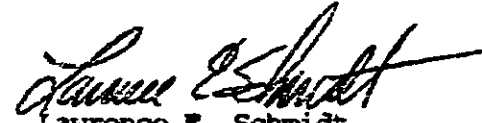
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BUILDING, 401 BOSLEY AVENUE.



Lawrence E. Schmidt

LAWRENCE E. 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 FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

#154

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: 154
Petitioner: MARK GREEN / GORDON HARDEN JR
Address or Location: 8 GREENSPRING VALLEY RD
OWINGS MILLS MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK GREEN
Address: 3200 ELM AVE
BALTIMORE MD 21211
Telephone Number: 410 - 889 - 4300



Baltimore County
Department of Permits and
Development Management

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

November 12, 1999

Mr. George McCubbin
W. Duvall & Associates, Inc.
530 E. Joppa Road
Towson, MD 21286

Dear Mr. McCubbin:

RE: 00-154-X , 8 Greensping Valley Road

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 4, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
for November 1, 1999
Item Nos. 130, 131, 132, 133, 134,
135, 136, 137, 138, 140, 141, 142,
144, 145, 146, 148, 149, 150, 152,
153, and 154

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

RWB:HJO:jrb

cc: File

Jim
11/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 1999

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

SUBJECT: 8 Greenspring Valley Road

INFORMATION:

Item Number: 154

Petitioner: Gordon K. Harden / Mark E. Green

Zoning: RO

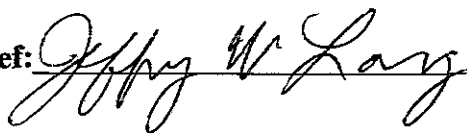
Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

It is the understanding of this office that the applicant has worked closely with the Valleys Planning Council in the development of the plat accompanying the Petition for Special Exception. In addition, the applicant met with several County agencies, including this office, in the early planning stages of the proposed Class B Office Building.

Based upon the information provided and analysis conducted, the Office of Planning recommends that the petitioner's request be granted subject to the following condition: A landscape plan and building elevations should be submitted to Office of Planning for review and approval prior to the issuance of any building permits.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

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

Date: October 25, 1999

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

RE: Baltimore County
Item No. 154 (MJK)
8 Greenspring Valley Road
MD 130
Mile Post 0.04

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval.

However we will require the owner to obtain an access permit and as a minimum the following will be conditioned to the permit:

- Highway widening dedication.
- Final grading to accommodate the road widening section.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

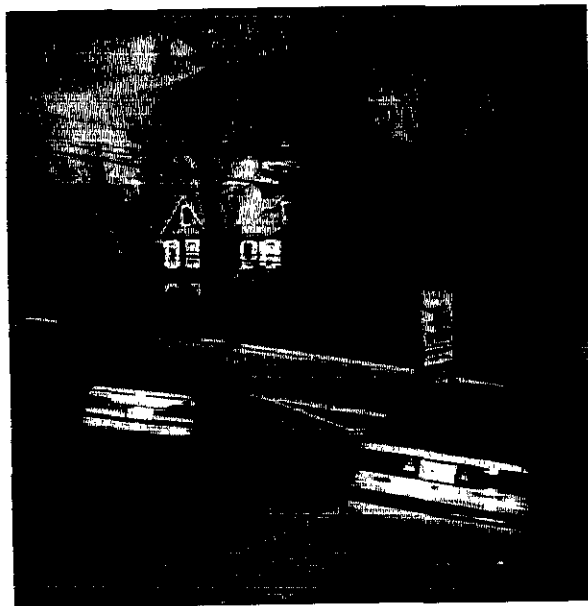
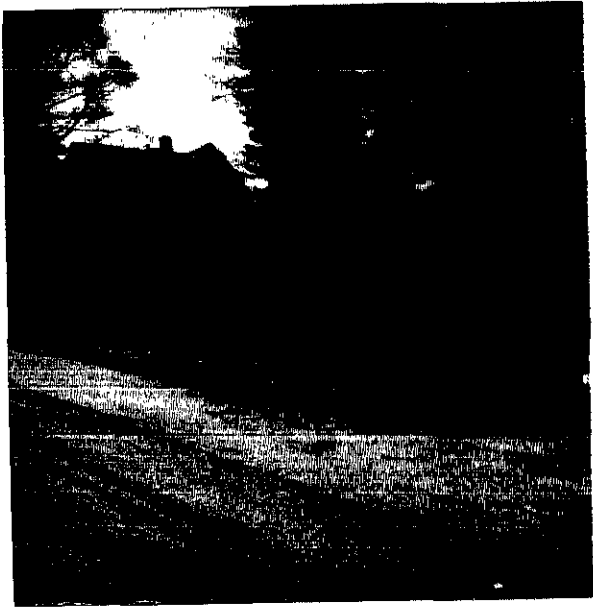
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

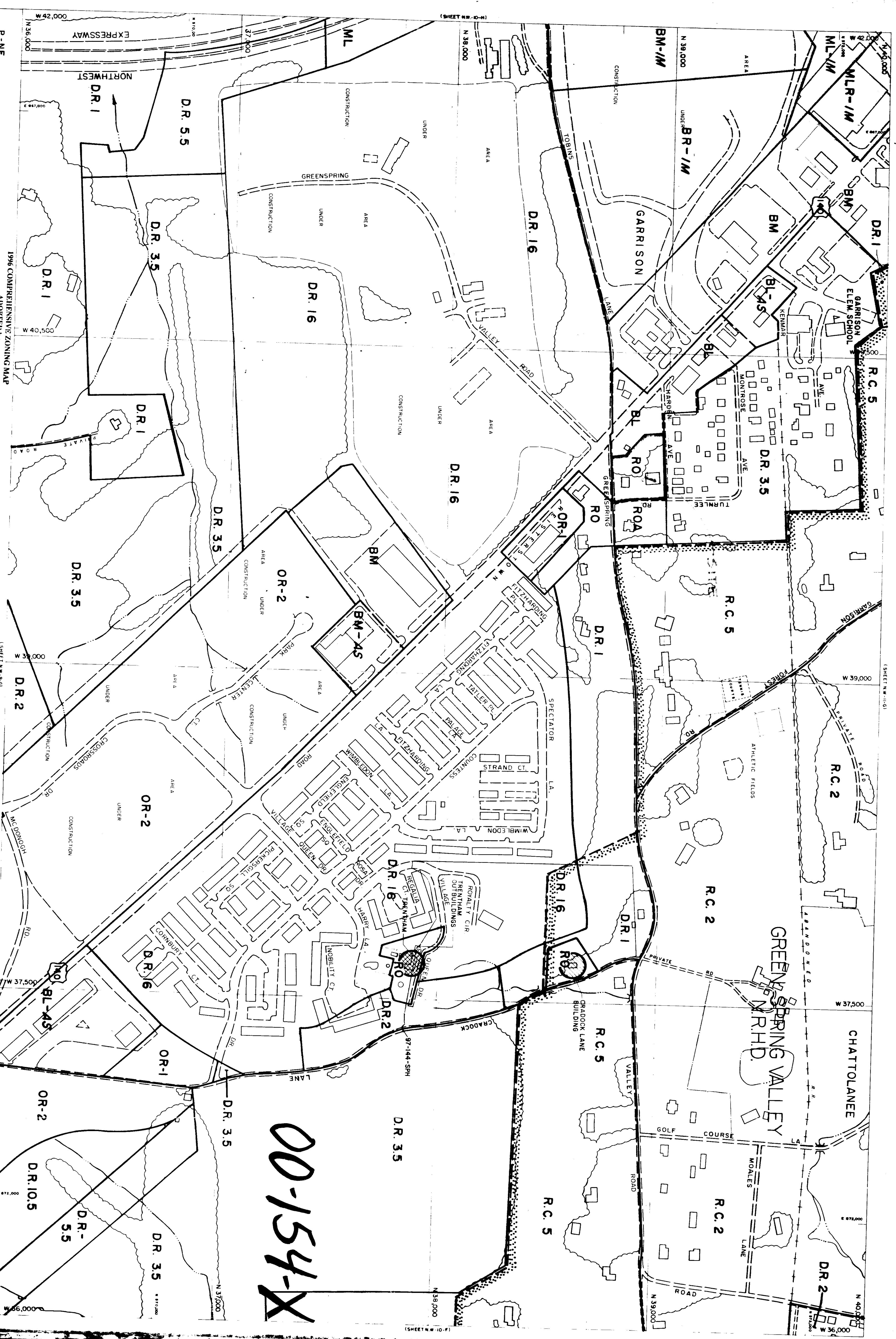
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Zoning Commissioner
Office of Planning
Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Anthony
Case # 00-154-X





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

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

Kevin Kananev
Chairman, County Council

SCALE 1" = 200'	LOCATION GARRISON	SHEET N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	CHATTOLANEE	10-6

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHANAN, INC. BALTIMORE, MD 21210

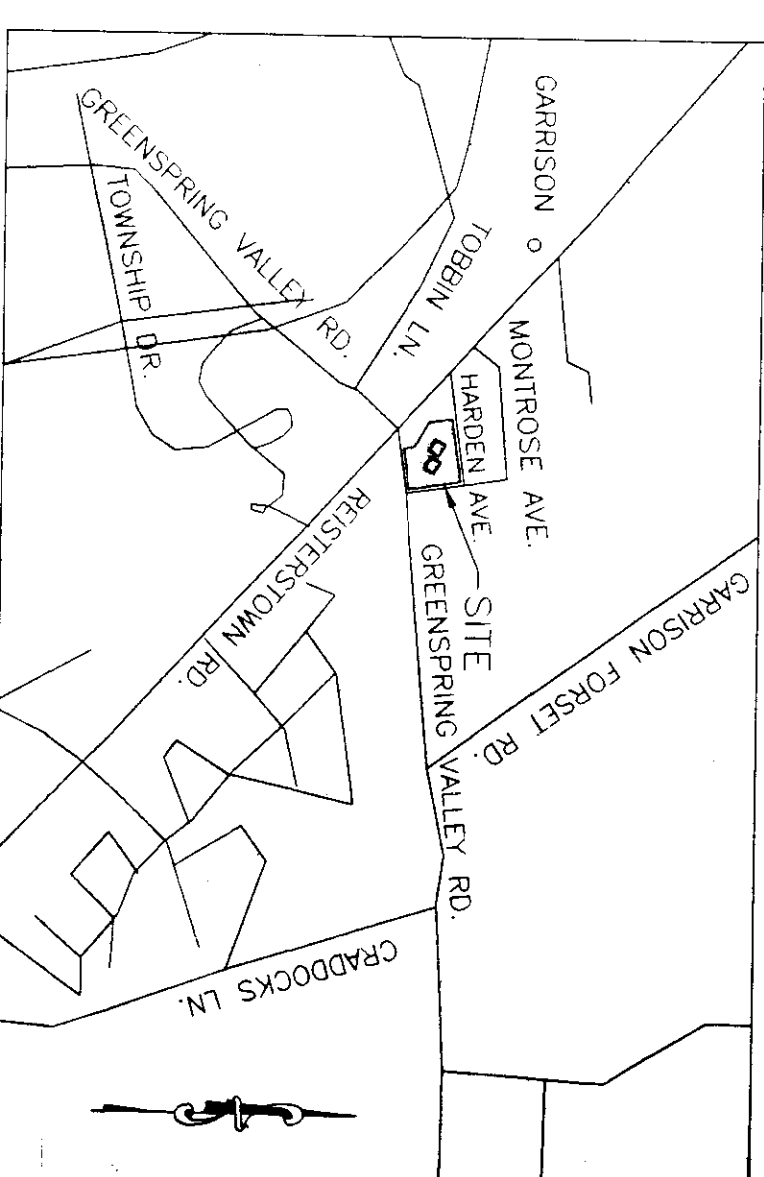
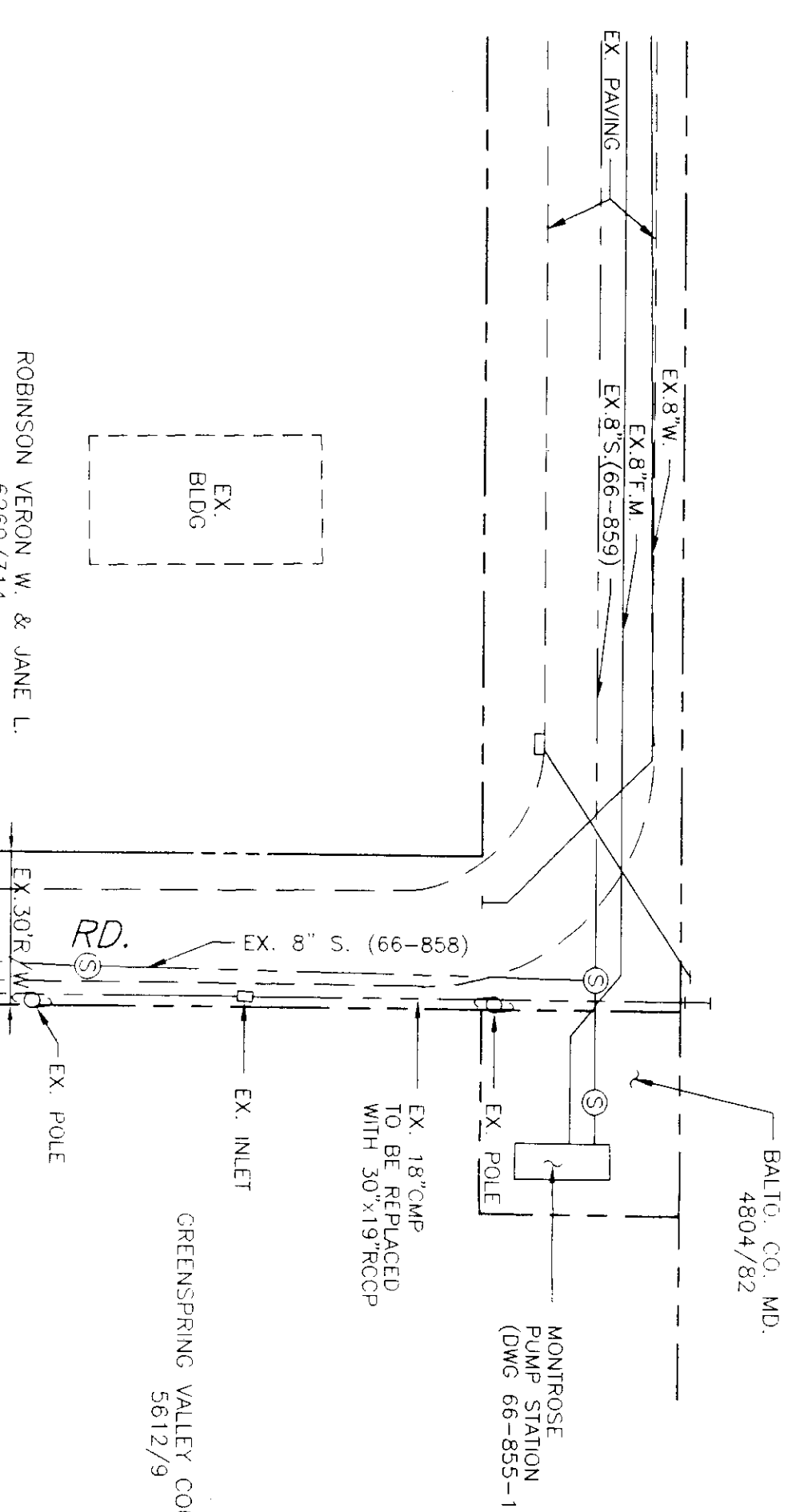
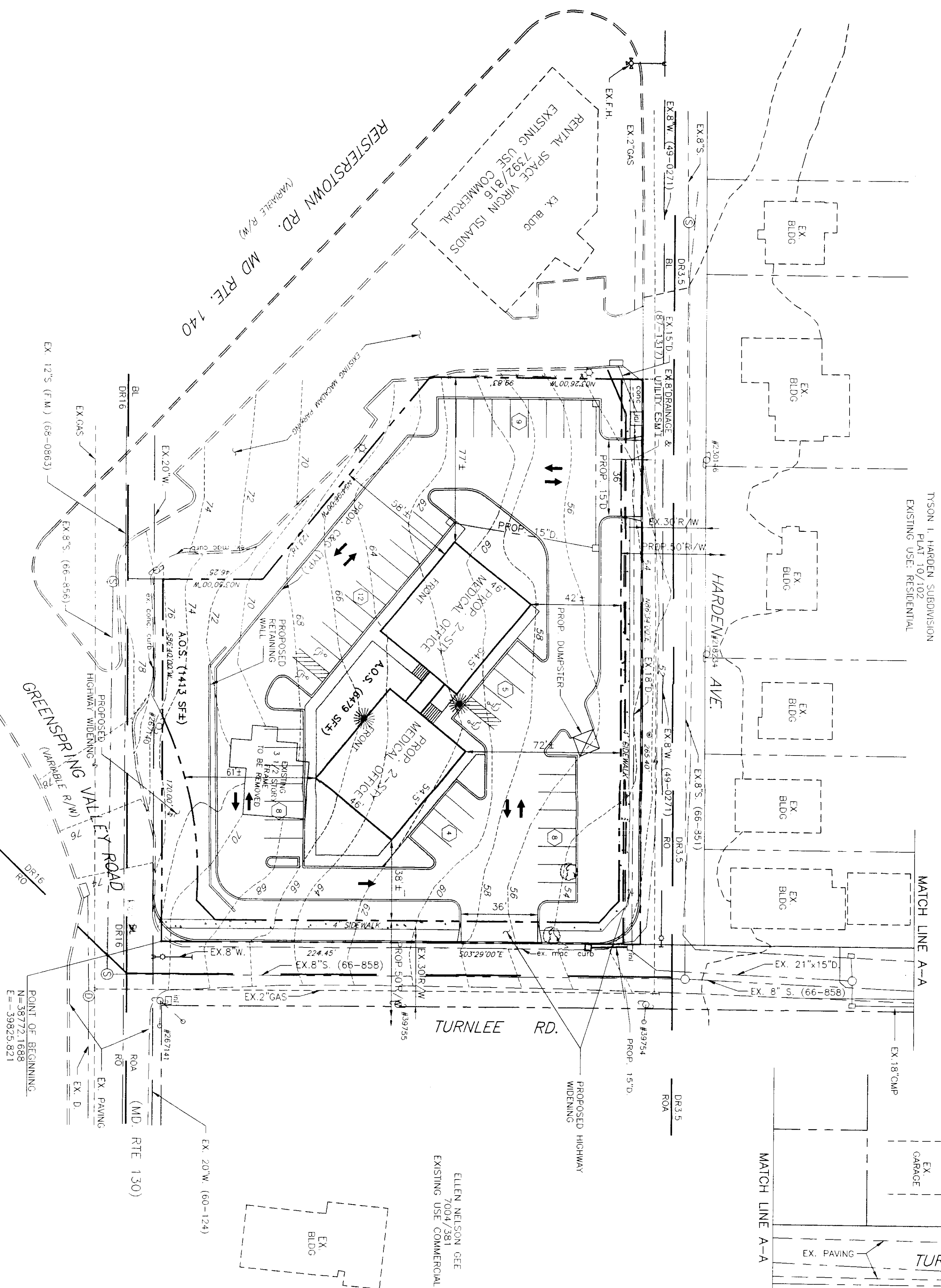
00-154-X

#154

NET AREA (TRACT BOUNDARY)	ALLOWANCE
GROSS AREA (INCLUDES ZONING FOR ROAD FRONTAGE)	
EXISTING AND PROPOSED ZONING	
EXISTING USE	
PROPOSED USE OF SITE	
FRONT SETBACK REQUIRED	
SIDE SETBACK REQUIRED	
REAR SETBACK REQUIRED	
MAXIMUM BLDG. HEIGHT ALLOWANCE	
FLOOR AREA RATIO ALLOWED	
*0.20 WITH 100% MEDICAL OFFICE	
FLOOR/AREA RATIO PROPOSED	
(10,028 S.F./64,033 S.F.)	
AMENITY OPEN SPACE PROVIDED (0.07x51,400 S.F.)	
AMENITY OPEN SPACE PROVIDED	
<u>PARKING REQUIREMENTS:</u>	
PARKING REQUIRED (MEDICAL OFFICE)	
(4.5 SP/1000 S.F. x 10,028 S.F.)	
PARKING PROVIDED (4 H.C. SPACES)	
TYPE OF PARKING SPACE	
PARKING SPACES TO BE PERMANENTLY STRIPED	

1.18AC±
1.47AC±
RO
RESIDENTIAL
COMMERCIAL
(CLASS B OFFICE BLDG.)
25'
20'
30'
35'
0.33*
0.16
= 3598 S.F.±
= 7892 S.F.±

NOTE: THE BUILDING AND PARKING SHOWN HEREON, AS WELL AS THE BUILDING SHAPE AND SCHEMATIC, MODIFICATIONS TO THE BUILDING SHAPE AND PARKING CONFIGURATION MAY (OR MAY NOT) OCCUR IN THE FUTURE DESIGN EFFORTS. ALL ZONING REQUIREMENTS WILL BE MET IN CONJUNCTION WITH ANY FUTURE MODIFICATIONS.



1. TOPOGRAPHY SHOWN ON SITE IS BASED ON FIELD SURVEY BY W. DUVAL & ASSOCIATES, INC.
2. PROPERTY SHOWN HEREON IS BASED UPON BOUNDARY SURVEY PREPARED BY W. DUVAL & ASSOCIATES, INC.
3. THERE ARE NO KNOWN PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.
4. EXISTING ZONING HISTORY: NONE
5. THE ZONING INDICATED ON THE PLAN IS PREPARED FROM 1936 BALTIMORE COUNTY OFFICIAL ZONING MAP NO. NW 10-6, (200 SCALE)
6. ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS
7. THERE ARE NO STREAMS ON THE SITE OR WITHIN 50' OF THE SITE. EXISTING AND PROPOSED DRAINAGE FACILITIES ARE SHOWN ON THE PLAN.
8. A WAIVER OF SWM QUANTITY REQUIREMENTS WAS SUBMITTED AND APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT ON SEPTEMBER 1, 1999. SWM REGULATORY COMMENTS WILL BE MET AND PROVIDED FOR ON-SITE.
9. AS A CONDITION OF THE SWM WAIVER, THE DEVELOPER IS TO REPLACE THE EXISTING STORM DRAIN UPTAKE ROAD.

PLAN TO ACCOMPANY PETITION

FOR SPECIAL EXCEPTION

GARRISON STATION

8 GREENSPRING VALLEY ROAD

ELECTION DISTRICT 3
COUNCILMANIC DIST 3
SCALE: 1"=30'
DATE: OCT.7.1999
BALTO. COUNTY, MD

BALTO. COUNTY, MD
DATE: OCT.7,1999