

IN RE: PETITION FOR VARIANCE
E/S Rolling Road, 810' S of the c/l
Windsor Mill Road
(2749 Rolling Road)
2nd Election District
2nd Councilmanic District

Rolling Road Minis, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-346-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Rolling Road Minis, LLC, by Anthony Julio, General Manager, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Sections 255.2 and 243.2 to permit that portion of a proposed building within 100 feet of a D.R. zone boundary to be located 40 feet from a side yard property line in lieu of the required 50 feet; 2) from Sections 255.1, 102.2, 238.1 and 238.2 to permit building separations of 22 feet between Buildings J-I, I-H, H-G, G-F, E-D, and D-C, and 30.5 feet between buildings F-E and C-B, in lieu of the required 55 feet; and, 3) from Section 238.2 to permit a variable rear yard setback of 12.5 feet to 17.5 feet in lieu of the required 30 feet for Building B. The subject property and relief requested are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held for this case were Rick Chadsey, Professional Engineer who prepared the site plan for this property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5.618 acres, more or less, zoned M.L.-I.M. and is presently unimproved. The property is located on the east side of Rolling Road, between Windsor Boulevard and Tudsbury Road in Woodlawn, and is the last remnant of the Rutherford Business Center, a major industrial park

ORDER RECEIVED FOR FILING
Date 5/9/08
By [Signature]

which has been built out. The property immediately adjacent to the subject parcel is proposed for development with large warehouse buildings. Baltimore County owns another adjacent parcel on which a water tower exists, and an apartment complex is located across the street from the subject site. The Petitioners propose to develop the subject property with an 89,700 sq.ft. mini-warehouse storage facility. The proposed development will be similar to other mini-warehouse projects located throughout Baltimore County. Essentially, a series of long, narrow buildings will be constructed and sections thereof individually leased to members of the general public for the storage of personal/business items.

In order to develop the property as proposed, however, a series of variances as outlined above are requested. These variances generally relate to setback requirements from the side and rear property lines as well as distances between individual buildings. Mr. Chadsey indicated at the hearing that the variances were necessitated by the property's unusual configuration. He also indicated that in accordance with current standards in the mini-warehouse storage business, the buildings are constructed parallel to one another to allow easy access and a more orderly flow of vehicular traffic through the facility. He opined that the proposed development was appropriate for this site and that variance relief was justified.

There were no Protestants present and no opposition to the proposal. Initially, the Fire Department submitted a Zoning Advisory Committee (ZAC) comment, dated March 1, 2000, indicating that a hydrant should be installed at the northeast corner of the property. However, as a result of further study, the Fire Department subsequently amended its comment and deleted the requirement as evidenced by their revised comment dated April 6, 2000. Apparently, there are other hydrants in the area that are accessible and will provide sufficient water supply when needed.

Another ZAC comment was submitted by the Office of Planning, dated March 8, 2000. That comment suggested that the Petitioner be required to prepare a landscape plan and install an ornamental fence along the frontage on Rolling Road. In this regard, the Petitioner submitted a four-page exhibit (Petitioner's Exhibits 4A-4D) outlining a wrought iron-type fence which it believes appropriate. I agree and will incorporate that exhibit as a condition precedent to the relief

granted. The Petitioners also submitted at the hearing a landscape plan which had been approved by Avery Harden, the County's Landscape Architect, on January 7, 2000 (Petitioner's Exhibit 3). Thus, it appears that the concerns raised by the Office of Planning have been addressed.

Based upon the testimony and evidence presented, I find that the Petition for Variance should be granted. In my judgment, the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. as construed by the case law and there will be no detrimental impact upon the surrounding locale.

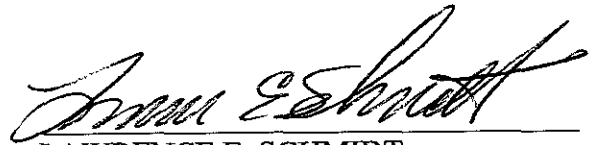
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of May, 2000 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) From Sections 255.2 and 243.2 to permit that portion of a proposed building within 100 feet of a D.R. zone boundary to be located 40 feet from a side yard property line in lieu of the required 50 feet; 2) from Sections 255.1, 102.2, 238.1 and 238.2 to permit building separations of 22 feet between Buildings J-I, I-H, H-G, G-F, E-D, and D-C, and 30.5 feet between buildings F-E and C-B, in lieu of the required 55 feet; and, 3) from Section 238.2 to permit a variable rear yard setback of 12.5 feet to 17.5 feet in lieu of the required 30 feet for Building B, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following 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.
- 2) The Petitioners shall install a wrought-iron fence in accordance with that depicted in Petitioner's Exhibits 4A-4B along the frontage on Rolling Road.
- 3) Landscaping shall be installed in accordance with the approved landscape plan submitted into evidence as Petitioner's Exhibit 3.

ORDER RECEIVED FOR FILING
DATE 5/10/00
BY [Signature]

- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

May 8, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Rolling Road, 810' S of the c/l of Windsor Mill Road
(2749 Rolling Road)
2nd Election District - 2nd Councilmanic District
Rolling Road Minis, LLC - Petitioners
Case No. 00-346-A

Dear Mr. Alderman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Anthony Julio, Rolling Road Minis, LLC
9640 Deereco Road, Timonium, Md. 21093

Mr. Rick Chadsey, G. W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286

OP; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2749 Rolling Road

which is presently zoned ML - IM

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)

See Attached.

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

See Attached.

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:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

Kevin & Gann, P.A.

Company

305 W. Chesapeake Avenue, #113 410-321-0600

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Anthony Julio, General Manager,

Name - Type or Print

Rolling Road Minis, LLC

Signature

Anthony Julio, General Manager,

Name - Type or Print

Rolling Road Minis, LLC

Signature

9640 Deereco Road

410-666-1000

Address

Telephone No.

Timonium

Maryland

21093

City

State

Zip Code

Representative to be Contacted:

Anthony Julio

Name

9640 Deereco Road

410-666-1000

Address

Telephone No.

Timonium

Maryland

21093

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

SM

Date

02-18-00

ORDER RECEIVED FOR FILING

Date

By

Case No. 00-346-A

REV 9/15/98

PETITION FOR VARIANCE

CASE NO: _____

Address: 2749 Rolling Road

Legal Owners: Rolling Road Minis LLC

Present Zoning: ML-IM

REQUESTED RELIEF:

A. A variance from: BCZR §§ 255.2 & 243.2 to permit that portion of a proposed building within 100 feet of a DR zone boundary, to be located 40 feet from a side yard property line in lieu of the required 50 feet, as shown more particularly on the Plat to Accompany this Petition.

B. Variances from BCZR §§ 255.1, 102.2, 238.1 and 238.2 for the following buildings: *Between Building Setbacks* *Rela*

<i>8</i> Building Relationship ¹ 's	Required Separation	Requested Separation
J - I	55 feet	22 feet
I - H	55 feet	22 feet
H - G	55 feet	22 feet
G - F	55 feet	22 feet
F - E	55 feet	30.5 feet
E - D	55 feet	22 feet
D - C	55 feet	22 feet
C - B	55 feet	30.5 feet

as shown more particularly on the Plat to Accompany this Petition.

C. For Building B, a variance from BCZR § 238.2 to permit a variable rear yard setback of 12.5 to 17.5 feet in lieu of the 30 feet required, as shown more particularly on the Plat to Accompany this Petition

JUSTIFICATION:

- A. Irregular shape of the property;
- B. The topography of the property;
- C. The change in bulk requirements after the filing of the concept plan; and
- D. For such further reasons as will be presented at the time of the hearing held on this petition.

¹ All building relationships are based on relationship of building to building within the site only.

00-346-A
J.M.

ORDER RECEIVED FOR FILING
Date *5/2/00*
By *[Signature]*

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany Variance Petition
R.B.C. South Lot B-5

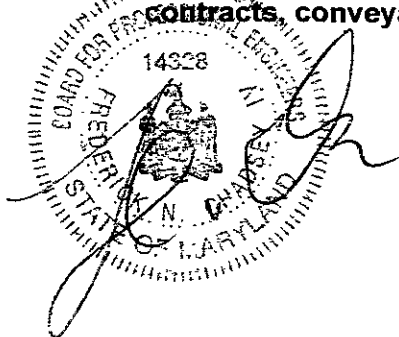
DATE: December 14, 1999
Page -1-

Beginning at a point on the easterly right-of-way of Rolling Road said point being North 13 degrees 58 minutes West 810 feet more or less, from a point formed by the intersection of the centerlines of Windsor Boulevard and Rolling Road running thence leaving said point of beginning, along the following 9 courses.

1. Leaving said right-of-way along Lands of Baltimore County recorded in the Land Records of Baltimore County under RW 78-202-1, North 73 degrees 32 minutes 59 seconds East 185.16 feet,
2. Continuing along said lands of Baltimore County, North 16 degrees 27 minutes 06 seconds West 103.21 feet, to a point on Lot B2 of the Resubdivision of a Portion of R.B.C. South recorded in the Land Records of Baltimore County S.M. 71/8,
3. Continuing along the southerly property line of Lot B2 of the Resubdivision of a Portion of R.B.C. South, North 77 degrees 40 minutes 48 seconds East 559.32 feet, to a point on the westerly property of Lot 1 Amended Plat of R.B.C. South recorded in the Land Records of Baltimore County S.M. 59/79,
4. Continuing along the westerly property line of said Lot 1 Amended Plat of R.B.C. South, South 04 degrees 09 minutes 45 seconds West 455.88 feet, to a point on the southerly property line of Lot 1 Amended Plat of R.B.C. South recorded in the Land Records of Baltimore County S.M. 59/79,
5. Leaving the southerly property line of said Lot 1 Amended Plat of R.B.C. South, South 04 degrees 09 minutes 45 seconds West 9.44 feet,
6. South 76 degrees 52 minutes 42 seconds West 529.11 feet, to a point on the easterly property line of Lot B-9 Resubdivision of a Lot B-3 and B-4 R.B.C. South recorded in the Land Records of Baltimore County S.M. 72/22,
7. Continuing along the easterly property line of said Lot B-9 R.B.C. South, North 13 degrees 07 minutes 18 seconds West 163.00 feet,
8. South 77 degrees 56 minutes 13 seconds West 204.52 feet, to a point on the easterly right-of-way of Rolling Road,
9. Continuing along the easterly right-of-way of Rolling Road, North 16 degrees 37 minutes 55 seconds West 171.89 feet, to the point of beginning.

All property is shown as Lot B-5 Resubdivision of a Lot B-3 and B-4 R.B.C. South recorded in the Land Records of Baltimore County S.M. 72/22, containing 5.618 Acres of land more or less as shown on the.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



00-346-A
- 5507

NOTICE OF ZONING HEARING

The Zoning Commission 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: #00-346-A

2749 Rolling Road

E/S Rolling Road, 810' S of Windsor Boulevard

2nd Election District - 2nd Councilmanic District

Legal Owner(s): Rolling Road Mills, LLC

Variance: to permit a proposed building 48 feet from a side yard property line in lieu of the required 50 feet; to permit between building setbacks for 8 building relationships; and to permit a rear yard setback of 12.5 feet in lieu of the 30 feet required.

Hearing: Thursday, March 30, 2000 at 11:00 a.m. in Room 407, County Courts Building, 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 concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

JT/3/648/March 14

C376305

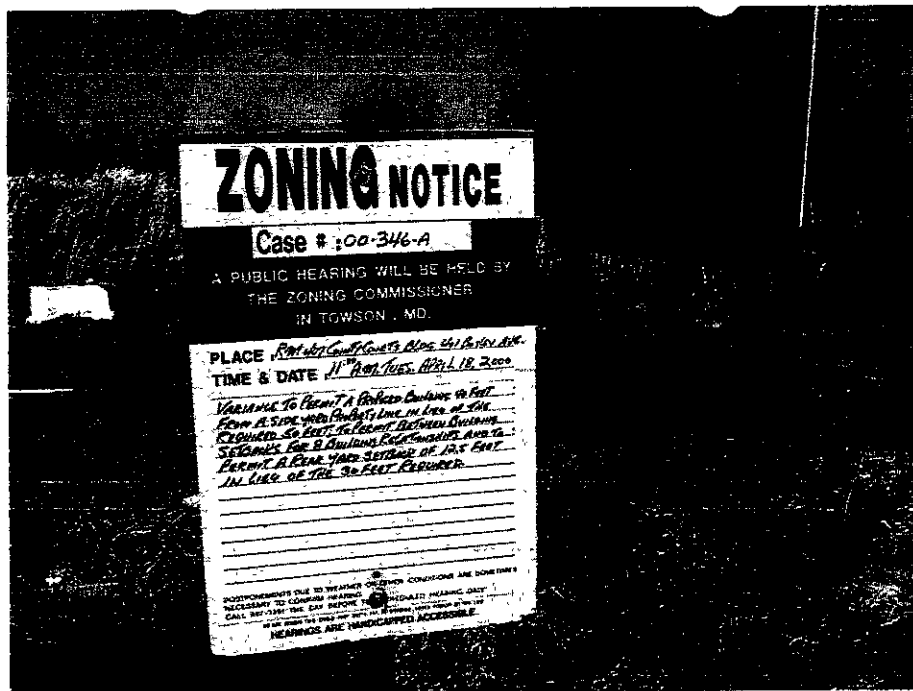
CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/14/, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING



Posted at 2749 Rolling Road

NO
CERTIFICATE
OF
POSTING!

CERTIFICATE OF POSTING

**RE: CASE # 00-346-A
PETITIONER/DEVELOPER
(Rolling Road Minis. LLC)
DATE OF Hearing
(4-18-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

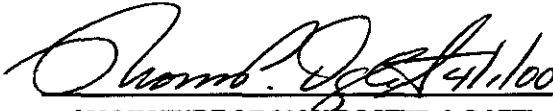
LADIES AND GENTLEMEN:

**THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

2749 Rolling Road Baltimore, Maryland 21244_____

THE SIGN(S) WERE POSTED ON _____ 4-1-00 _____
(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 VARIANCE
2749 Rolling Road, E/S Rolling Rd,
810' S of c/l Windsor Blvd
2nd Election District, 2nd Councilmanic

Legal Owner: Rolling Road Minis, LLC
Petitioner(s)

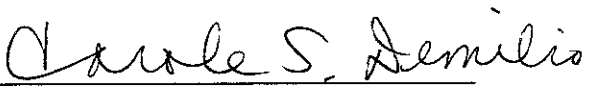
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-346-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates 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 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).


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

March 2, 2000

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: 00-346-A
2749 Rolling Road
E/S Rolling Road, 810' S of Windsor Boulevard
2nd Election District – 2nd Councilmanic District
Legal Owner: Rolling Road Minis, LLC

Variance to permit a proposed building 40 feet from a side yard property line in lieu of the required 50 feet; to permit between building setbacks for 8 building relationships; and to permit a rear yard setback of 12.5 feet in lieu of the 30 feet required.

HEARING: Thursday, March 30, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

C: Howard Alderman, Jr., Esquire, 305 W Chesapeake Ave., #113, Towson 21204
Rolling Road Minis, LLC, 9640 Deereco Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 15, 2000.**
(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
Tuesday, March 14, 2000 Issue – Jeffersonian

Please forward billing to:

Mr. Anthony Julio
9640 Deereco Road
Timonium, MD 21093

410-666-1000

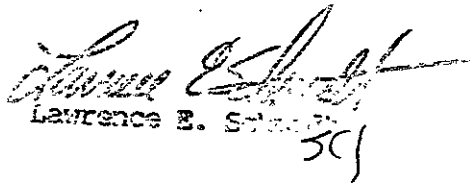
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CASE NUMBER: 00-346-A
2749 Rolling Road
E/S Rolling Road, 810' S of Windsor Boulevard
2nd Election District – 2nd Councilmanic District
Legal Owner: Rolling Road Minis, LLC

Variance to permit a proposed building 40 feet from a side yard property line in lieu of the required 50 feet; to permit between building setbacks for 8 building relationships; and to permit a rear yard setback of 12.5 feet in lieu of the 30 feet required.

HEARING: Thursday, March 30, 2000 at 11:00 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/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 00-346 -A

Petitioner: Rolling Road Minis, LLC

Address or Location: 2751 Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Anthony Julio

Address: 9640 Deereco Road

Timonium, Maryland 21093

Telephone Number: 410-666-1000

Revised 2/20/98 - SCJ

00 - 346 - A

5007



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 24, 2000

Attorney Howard L. Alderman
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson MD 21204

Dear Attorney Alderman:

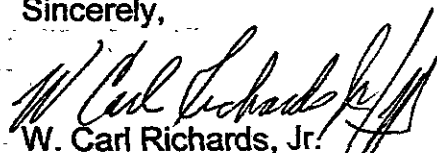
RE: Case Number 00-346-A , 2749 Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 18, 2000.

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.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

3/30

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for March 5, 2000
Item Nos. 333, 334, 335, 336, 337, 338,
339, 340, 342, 346 and 347

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

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

March 1, 2000

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

RECEIVED MAR 03 2000

RE: ITEM #346

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works. *ONE ADDITIONAL HYDRANT IN NORTH-EAST CORNER OF STORAGE LOT.
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





Baltimore County
Fire Department

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

April 6, 2000

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

ATTENTION: Gwen Stephens

Location: DISTRIBUTION MEETING OF **REVISION**

Item No.: 346

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.

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *plus*

DATE: March 8, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 28, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
333	Owings Park Apartments
334	8757 Mylander Lane
335	Liberty Road/Offut Road
338	11406 Reisterstown Road
339	12423 Eastern Avenue
340	6,8,14,16 Al-Hannah Circle
346	2749 Rolling Road
347	1055 West Joppa Road
320	14-28 Melrose Avenue

3/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 8, 2000

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

MAR - 9

SUBJECT: 2749 Rolling Road

INFORMATION:

Item Number: 00-346A
Petitioner: Anthony Julio
Property Size: 5.618 acres
Zoning: ML-IM
Requested Action:
Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The site is located in a Master Plan designated Service Employment Center and is situated opposite proposed residential uses. In an effort to mitigate the impact of the requested variances on adjacent residentially zoned land, the petitioner should:

1. Install an ornamental wrought iron fence with masonry piers along frontage of Rolling Road (See attachment).
2. Consult Avery Harden, The County's Landscape Architect, at (410) 887-3751 for suggestion on the type and scale of plant materials to be used.

In conjunction with the above recommendations, the Office of Planning recommends the requested variances be granted. Provided the above mentioned co-conditions are addressed

Section Chief: 

C; Avery Harden, Landscape Architect.
AFK:



Baltimore County
Zoning Commissioner

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

May 31, 2000

Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
305 West Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Rolling Road, 810' S of the c/l Windsor Boulevard
(2749 Rolling Road)
2nd Election District – 2nd Councilmanic District
Rolling Road Minis, LLC - Petitioners
Cases No. 00-346-A

Dear Mr. Alderman:

This letter is to acknowledge receipt of your letter, dated May 18, 2000, in which you requested clarification of Restriction 2 of my Order in the above-captioned matter. You are indeed correct in your recollection of the testimony and evidence presented at the hearing. Mr. Chadsey testified that a fence of "wrought iron" could not be constructed in that this material is no longer available. Mr. Chadsey did provide documents (Petitioner's Exhibits 4A & 4B) depicting a state-of-the-art fencing that resembles wrought iron. This substitution is appropriate and acceptable as being in compliance with my Order issued on May 9, 2000. By copy of this memo, your letter shall be incorporated into the case file and made a part of the record.

Thank you for bringing this matter to my attention and should you have any further questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Anthony Julio, General Manager, Rolling Road Minis, LLC
9640 Deereco Road, Timonium, Md. 21093
Mr. Rick Chadsey, G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Suite 100, Towson, Md. 21204
People's Counsel; Case File



BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.

halderma@bcpl.net

May 18, 2000

MAY 22

Mr. Lawrence E. Schmidt, Esquire
Zoning Commission for Baltimore County
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: *Rolling Road Minis, LLC.*
Case No. 00-346-A
Request for Clarification - Condition No. 2

Dear Mr. Schmidt:

I have reviewed your decision dated May 9th, in the above - referenced case, granting the relief sought by way of variance. I must, however, write to clarify the Condition No. 2 as stated in your Order on page 3.

You will recall that the Petitioners, through Frederick N. Chadsey P.E., presented evidence that the owner had no problem in complying with the suggestion of the Baltimore County Office of Planning relative to fencing around the subject property. However, Mr. Chadsey noted that the fence suggested by the Office of Planning, being made of "wrought iron" was impossible to achieve, as that material is no longer available. Instead, Mr. Chadsey provided to you as Petitioner's Exhibits No. 4A-4B, a current, state-of-the-art fencing material that resembles wrought iron but is made from materials that are readily available.

While I believe that you intended to reference the material referenced by Mr. Chadsey in wording the condition as you did, I felt it necessary to clarify, for the file, that the fencing materials will not be made of actual, wrought iron.

I would appreciate it if you would include this letter in the file so that, absent a contrary intent by you, we may refer to it in the future in the event that questions arise. Thank you for your consideration of this request and I look forward to speaking with you shortly.

Very truly yours,



Howard L. Alderman, Jr.

HLA, Jr./sr
c: Rolling Road Minis, LLC
Rick Chadsey, PE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Howard L Alderman Jr

Ellen

Rick CHADSEY

ADDRESS

Levin & Goun PA
305 W Chesapeake Ave

Suite 113 Towson MD 21204

1020 Cromwell Bridge Rd
TOWSON, MD 21286



Printed with Soybean Ink
on Recycled Paper

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-5700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderna@bcpl.net

March 31, 2000

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Mr. Tom Ogle	410-687-4381
c: Mr. Anthony Julio	410-628-2700
Rick Chadsey, PE	410-583-0288
Deputy Commissioner Kotroco	410-887-3468

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 3

CLIENT/MATTER: 2749 Rolling Road

COMMENTS: **Tom et al:** Tom, the Deputy Commissioner has graciously re-scheduled the hearing on the referenced property (it was postponed due to previous non-posting which in no way involved you). The hearing is now scheduled for April 18, 2000 at 11:00 AM. I have modified the original hearing notice to account for the date and time and am providing a copy of that notice (and the vicinity map) to request that you post the property within the period required by the BCZR. Please call me if there will be any problem with proper posting of this property. Thanks.

[x] ORIGINAL WILL NOT BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

FACILITIES & FLEET SERVICES

Baltimore Gas and Electric Company
7152 Windsor Boulevard
Baltimore, Maryland 21244



September 3, 1999

Mr. Anthony Julio
Principal
Property Acquisitions LLC
9640 Deercro Road
Timonium, Maryland 21093

RE: Side yard variance request, Lots B-3 & B-4 Rolling Road

Dear Anthony,

Hill Management / Property Acquisitions LLC (the Buyer) is currently under contract for the purchase of the above referenced lots located at 2751 and 2701 Rolling Road. The Buyer has requested a variance through Baltimore County to reduce the side yard setback of the subject lot(s) to ten (10) feet.

Baltimore Gas and Electric, the adjoining landowner will not object to this request for variance, provided it does not result in an increase of any set backs on BGE's adjacent property, or otherwise restrict or encumber BGE's development of their existing site.

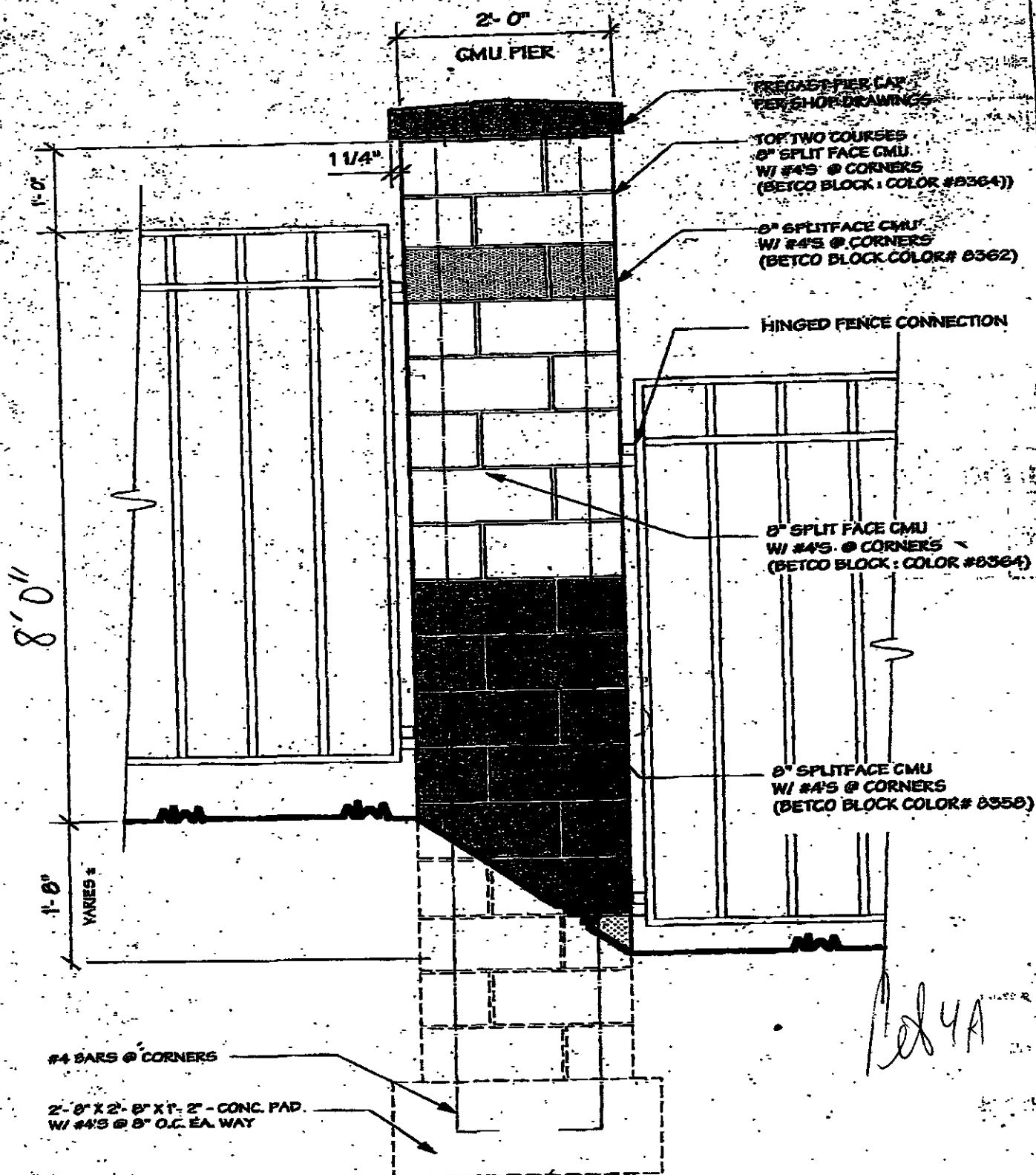
Sincerely,

A handwritten signature in black ink, appearing to read 'P. Kirk Carlson', is written over a horizontal line.

P. Kirk Carlson
Senior Property Development Analyst
Real Estate & Facilities Planning

Pet No 5

cc: Rick Chadson - FYI - 9/23/99

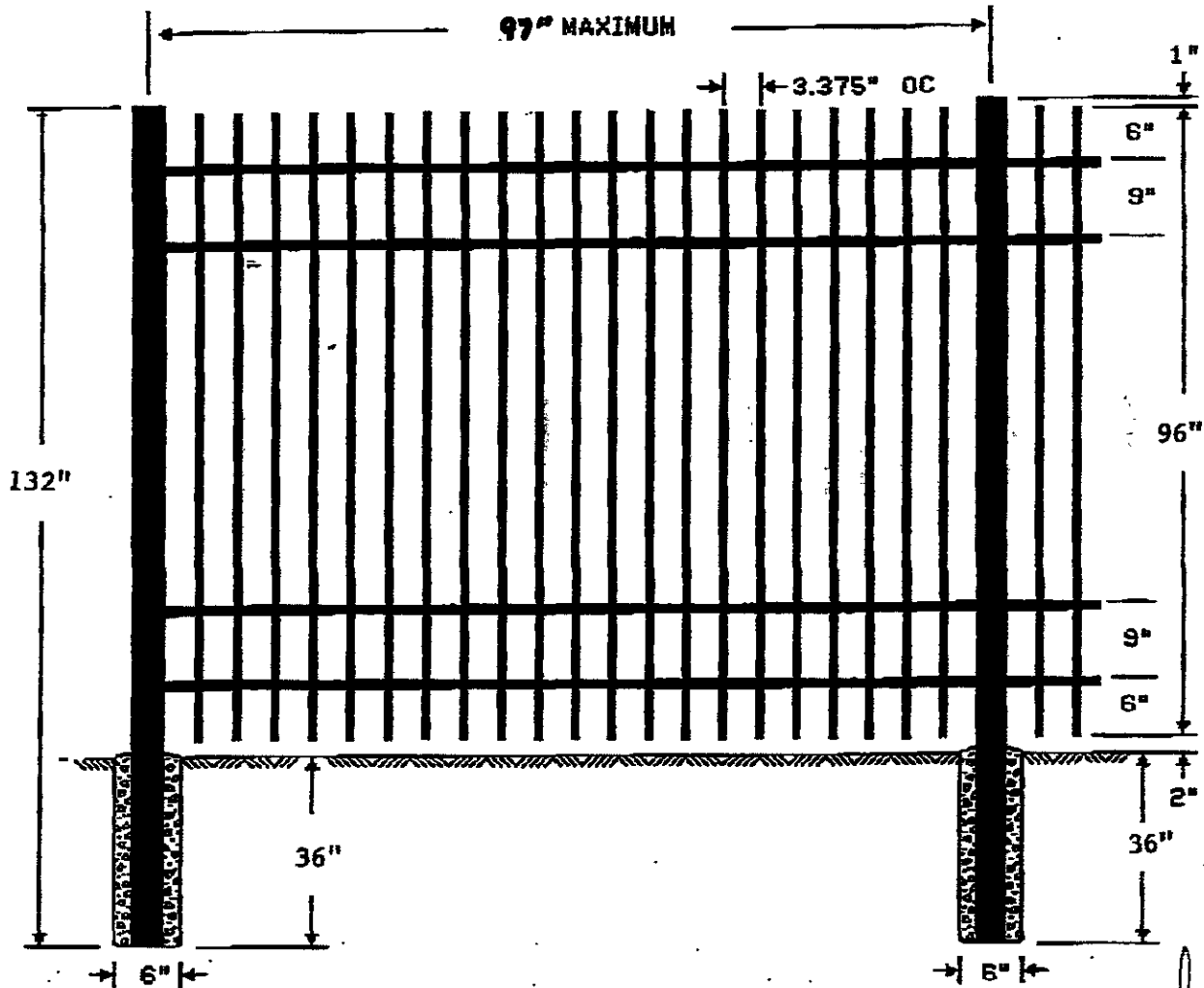


SST.401

CMU FEN RECEIVED TIME FEB. 25. 10:33AM

SPECRAIL COMMERCIAL GRADE SC-1, BENNINGTON - 4 RAIL

3/4" PICKETS, 4.125" OC SPACING, 2.5" POSTS SHOWN
PER DETAIL SHEET ATTACHED



LONG FENCE CO, INC:



SPECRAIL

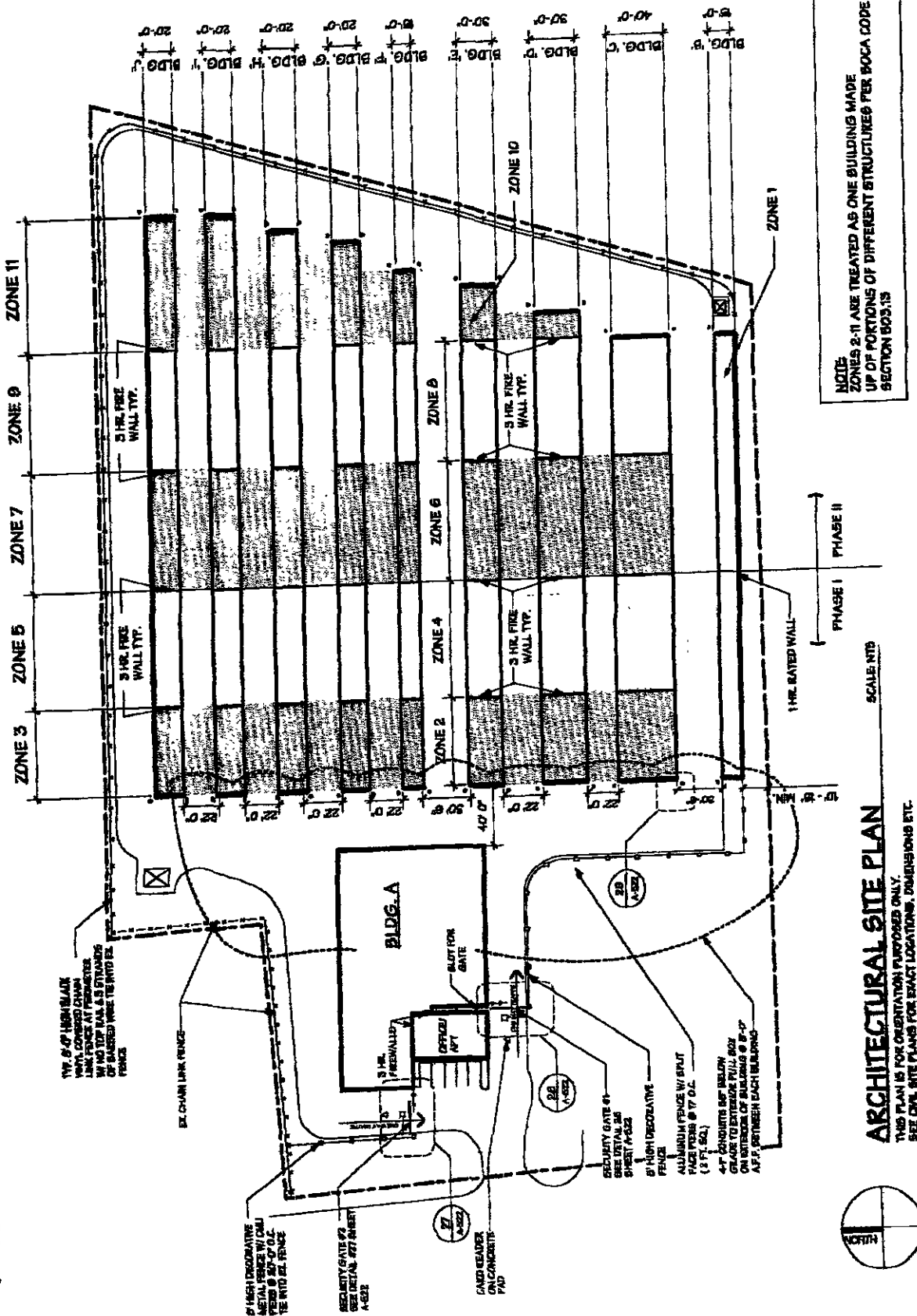
3/4" PLAIN PICKET (4.125" O.C.) 4 RAIL
(6' HIGH) 2.5" POSTS SHOWN

SPECRAIL
0000 STREET ADDRESS
HAMDEN, CT 00000
(000) 000-0000

DRAWING: JUN 08-08-1999	SCALE: NONE	PAGE:
REVISED: JUN 02-06-2000	FILE: SC1724	1 OF 1

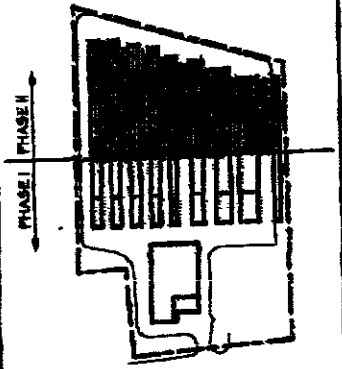
RECEIVED TIME FEB. 25. 10:33AM

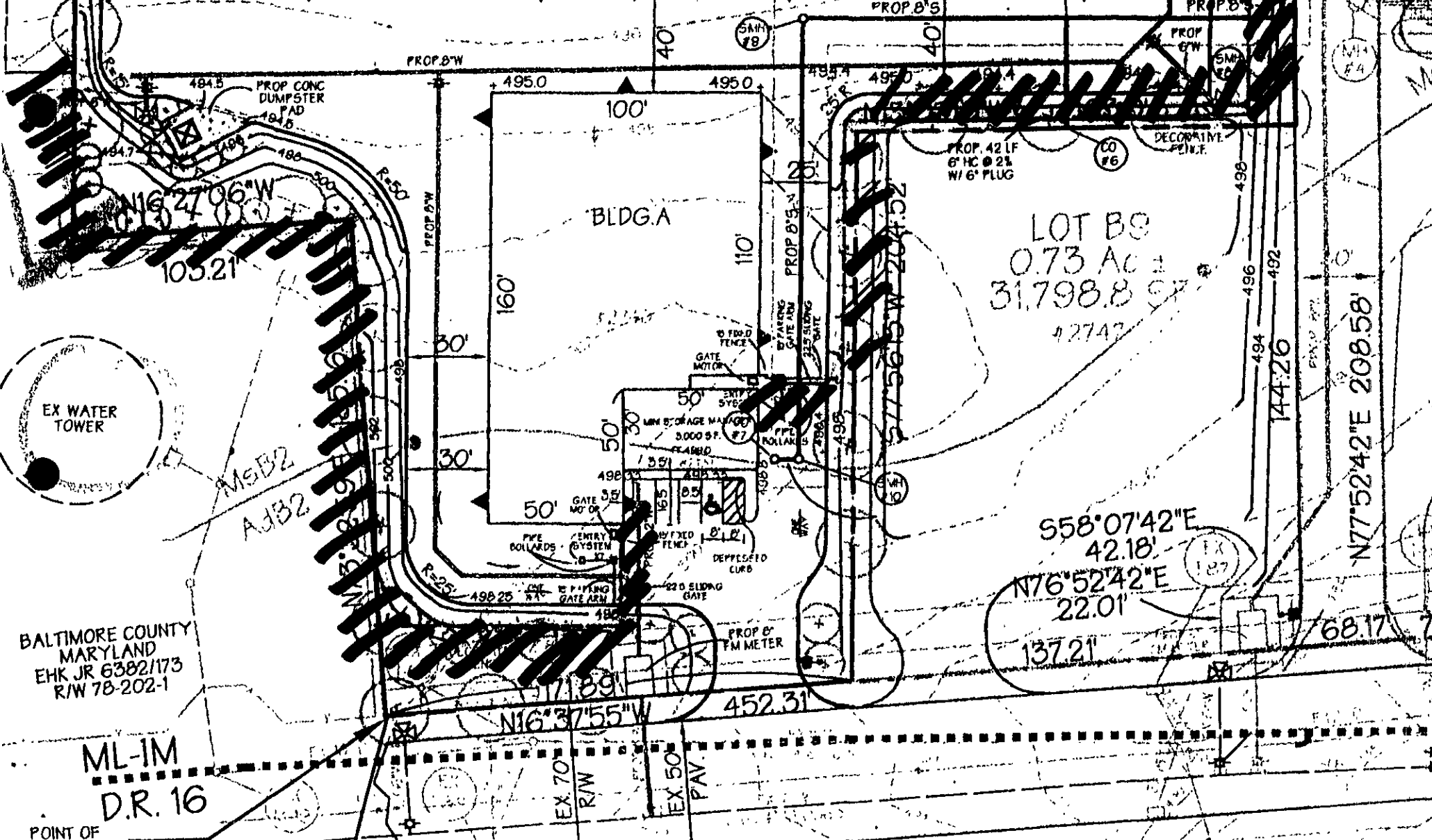
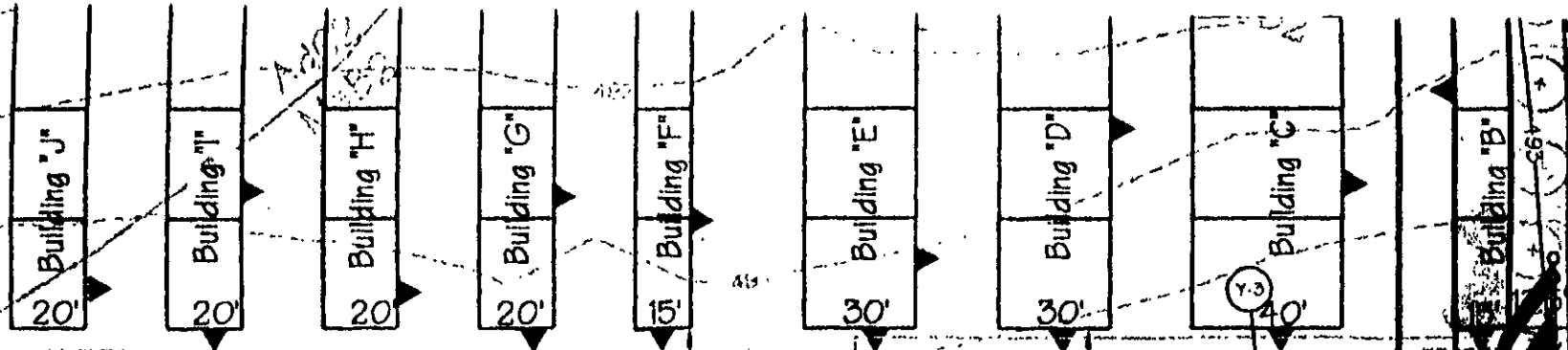




ROLLING ROAD MINI STORAGE

2749 ROLLING ROAD
BALTIMORE COUNTY, MARYLAND

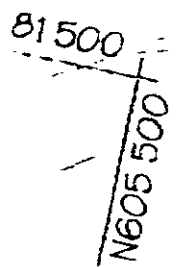




BALTIMORE COUNTY
MARYLAND
EHK JR 6382/173
R/W 78-202-1

ML-IM
D.R. 16

POINT OF

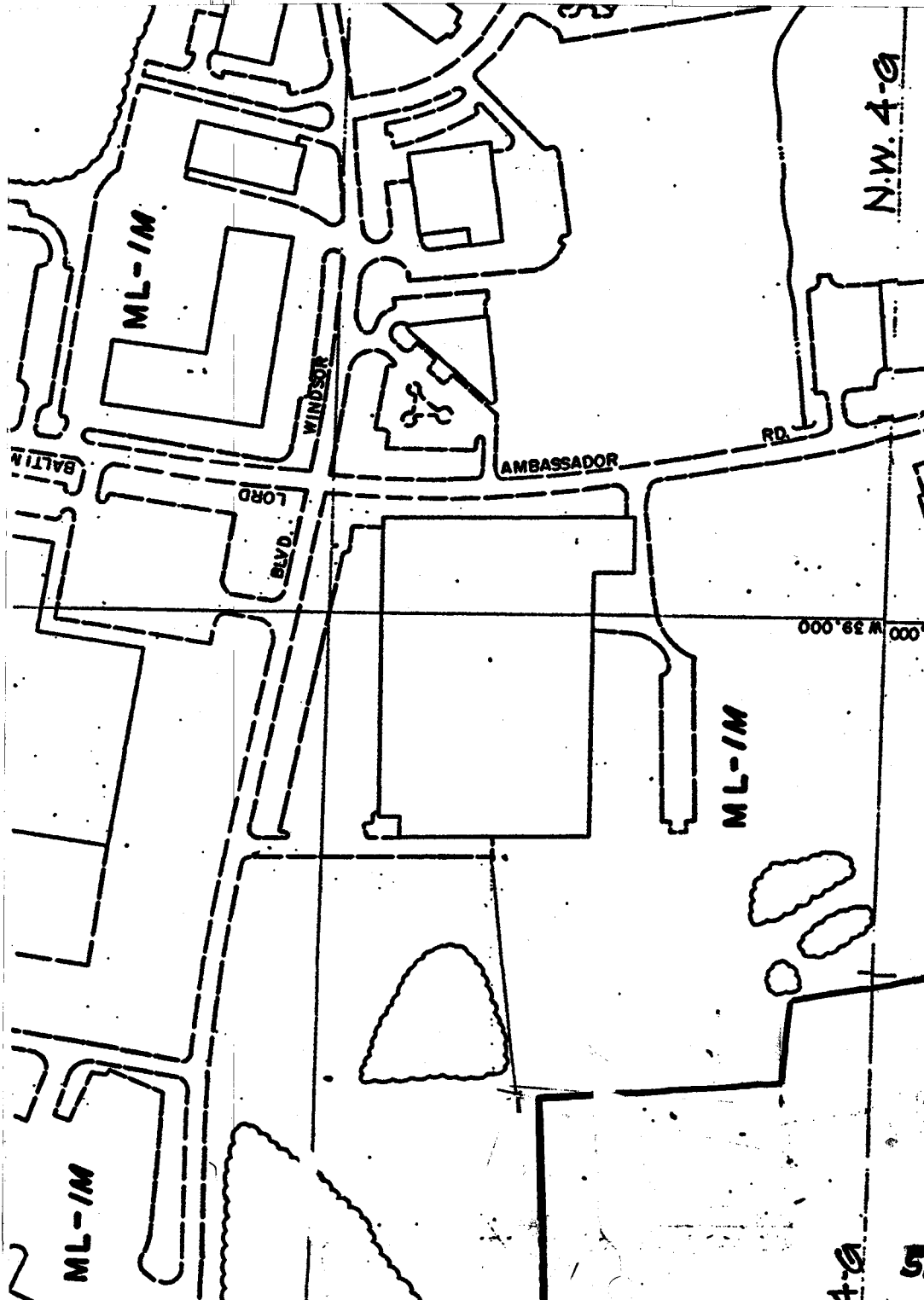


SCALE: 1"=1,000'

305.65
N 01° 11' W
355.53

RR SPIKE ROLLING AND WINDSOR ROAD}

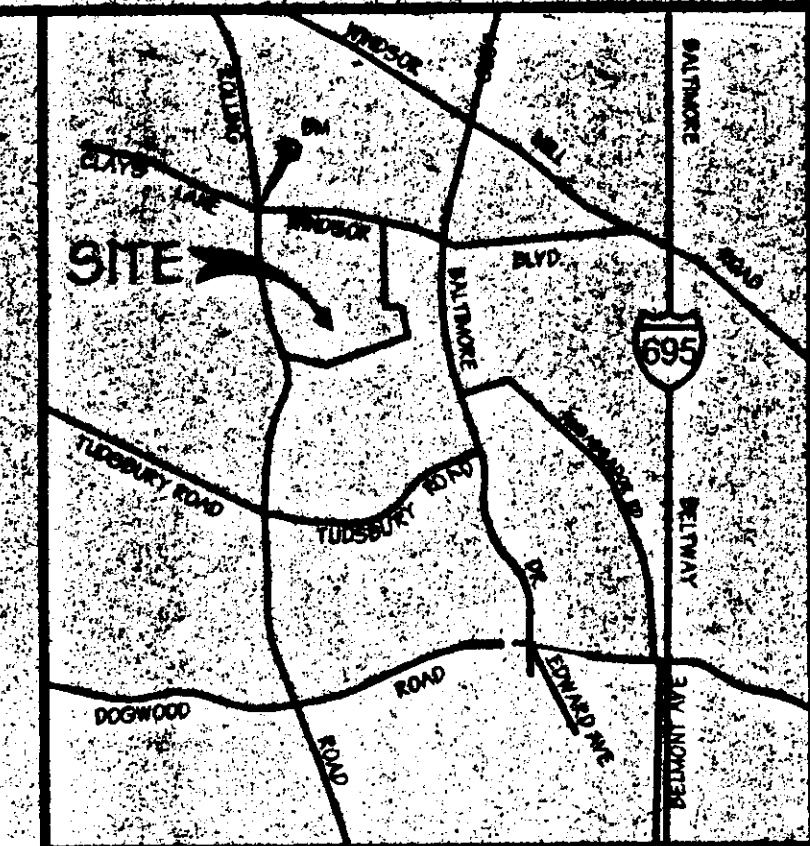
Variances from BCZR 2551, 102.2, 238.1 and 238.2 for the following buildings:



N.W. 4-9

4-9

5



VICINITY MAP

SCALE: 1"=2000'

BENCHMARK
TBM 12 BALTO GUYLEY DEES 14
DE SPICE ROLLING YARD WINDSOR ROAD

OWNER
BALTIMORE GAS & ELECTRIC COMPANY

DEVELOPER
HILL MANAGEMENT SERVICES, INC.
9640 DEERCO ROAD
TIMONIUM, MD 21093
TEL 410-666-1000

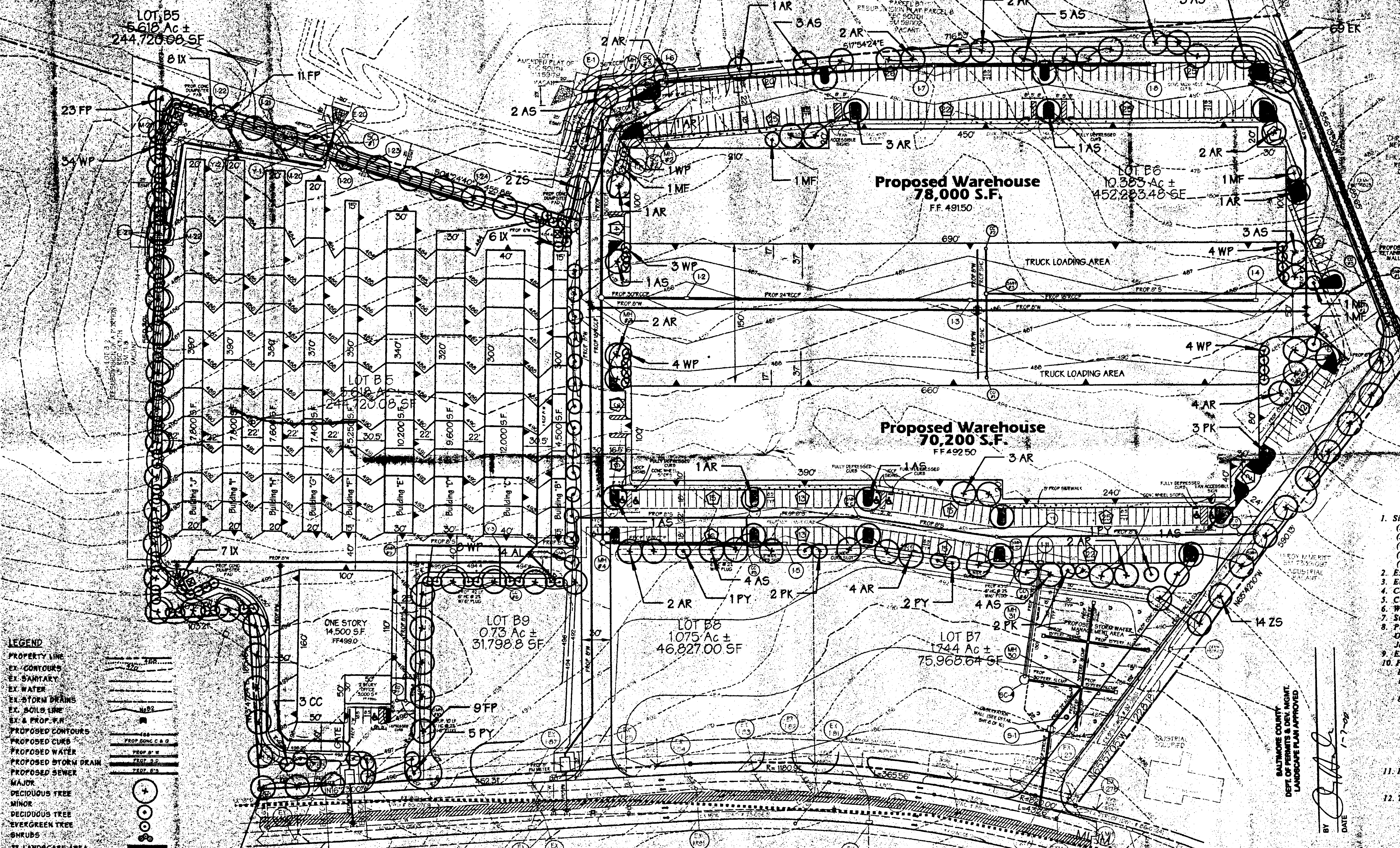
SITE DATA

1. Site Area -
(A) Lot B-5 3.618 Ac ±
(B) Lot B-6 10.383 Ac ±
(C) Lot B-7 1.744 Ac ±
(D) Lot B-8 1.075 Ac ±
(E) Lot B-9 0.73 Ac ±
2. Existing Zoning - ML-1M
3. Election District - 2
4. Councilmanic District - 2
5. Census Tract - 4024.01
6. Watershed - 29
7. Subwatershed - 73
8. Proposed Use -
Official Warehouse - 148,200 S.F.
Joint Parcels - 154,729 S.F.
9. Existing Use - Vacant
10. Parking Required -
15 % office - 27,330 S.F. @ 3.3 P.S. / 1000 S.F.
73.36 PS-74 P.S.
85 % Warehouse - 125,970 S.F. @ 1 P.S. / 1400 S.F.
89.98 P.S.-90
- Total P.S. required 164 P.S.
Provided 314 P.S. (incl. 12 HDCP.)
All regular parking spaces are 8' x 18' (min.)
All Handicap Spaces are 13' x 18' (min.)
Van Accessible Handicap Spaces are 16' x 18' (min.)
11. Floor Area Ratio:
Allowed - 2.0
Proposed - S.F. / S.F. =
12. Tax Account No. - 23-00-004227 & 23-00-004228

DRG # 07069A
PDM FILE # 11-154

FINAL LANDSCAPE PLAN
FOR
R.B.C. SOUTH
LOTS B5 & B6

BALTIMORE CO. MD
ELECTION DISTRICT 202
SCALE: 1"=50'
DATE: DECEMBER 21, 1999
SHEET 12 OF 17

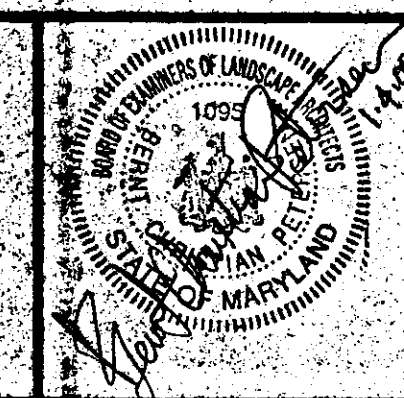


- LEGEND
- PROPERTY LINE
 - EX. CONTOURS
 - EX. SANITARY
 - EX. WATER
 - EX. STORM DRAINS
 - EX. SOILS LINE
 - EX. & PROP. F.H.
 - PROPOSED CONTOURS
 - PROPOSED CURB
 - PROPOSED WATER
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - MAJOR
 - DECIDUOUS TREE
 - MINOR
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUBS
 - PL. LANDSCAPE AREA
 - PROPOSED WALK MOUNTED LIGHT

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	SPACING	REMARKS
AS	50	Acer saccharum Green Mountain	Green Mountain Sugar Maple	2-2 1/2" cal.	8-10	20' o.c. as shown	full crown
AR	25	Acer rubrum October Glory	October Glory Red Maple	2-2 1/2" cal.	8-10	20' o.c. as shown	full crown
FP	42	Fraxinus pennsylvanica Patenzoni	Patenzoni Green Ash	2-2 1/2" cal.	8-10	as shown	full crown
TS	17	Zelkova serrata Green Forest	Green Forest Zelkova	2-2 1/2" cal.	8-10	as shown	full crown
PA	5	Platanus occidentalis	Western London Plane	2-2 1/2" cal.	8-10	as shown	full crown
PK	2	Prunus serotina	Black Cherry	1-1 1/2" cal.	8-10	15' o.c. as shown	multi-stem
PY	1	Prunus yedoensis	Yamato Cherry	1-1 1/2" cal.	8-10	15' o.c. as shown	multi-stem
AL	14	Amelanchier canadensis	Canada Shadblow	2-2 1/2" cal.	8-10	15' o.c. as shown	multi-stem
CC	5	Cornus canadensis	Canada Spicebush	1-1 1/2" cal.	8-10	15' o.c. as shown	multi-stem
ME	2	Malus baccata	Baccata Malus	1-1 1/2" cal.	8-10	15' o.c. as shown	multi-stem
ST	21	Styrax	Styrax	2-2 1/2" cal.	8-10	15' o.c. as shown	multi-stem
HY	30	Hydrangea	Hydrangea	2-2 1/2" cal.	8-10	15' o.c. as shown	multi-stem
SHRUBS	20	Shrubs	Shrubs	2-2 1/2" cal.	8-10	15' o.c. as shown	multi-stem

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS, LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOMSON, MARYLAND 21084
TEL (410) 825-8120
FAX (410) 883-0288



OWNER'S SIGNATURE AND CERTIFICATION FORM

I, the undersigned, hereby certify that the information furnished to me by the applicant is true and correct, and that the proposed project complies with all applicable laws, ordinances, and regulations of the Baltimore County Department of Permits and Development.

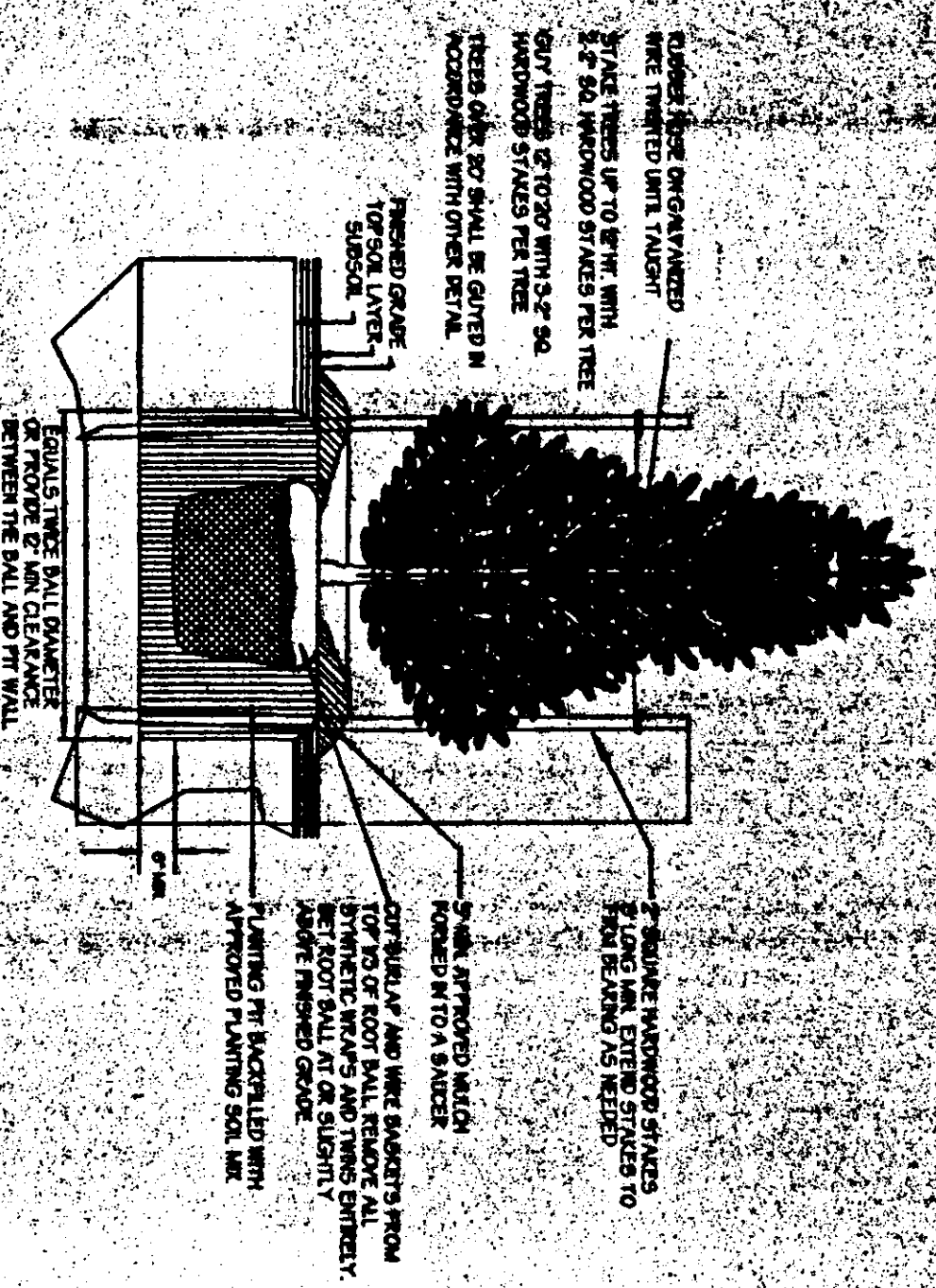
SIGNATURE: *[Signature]* DATE: 1/4/00

ADDRESS: 9640 DEERCO ROAD, TIMONIUM, MD 21093

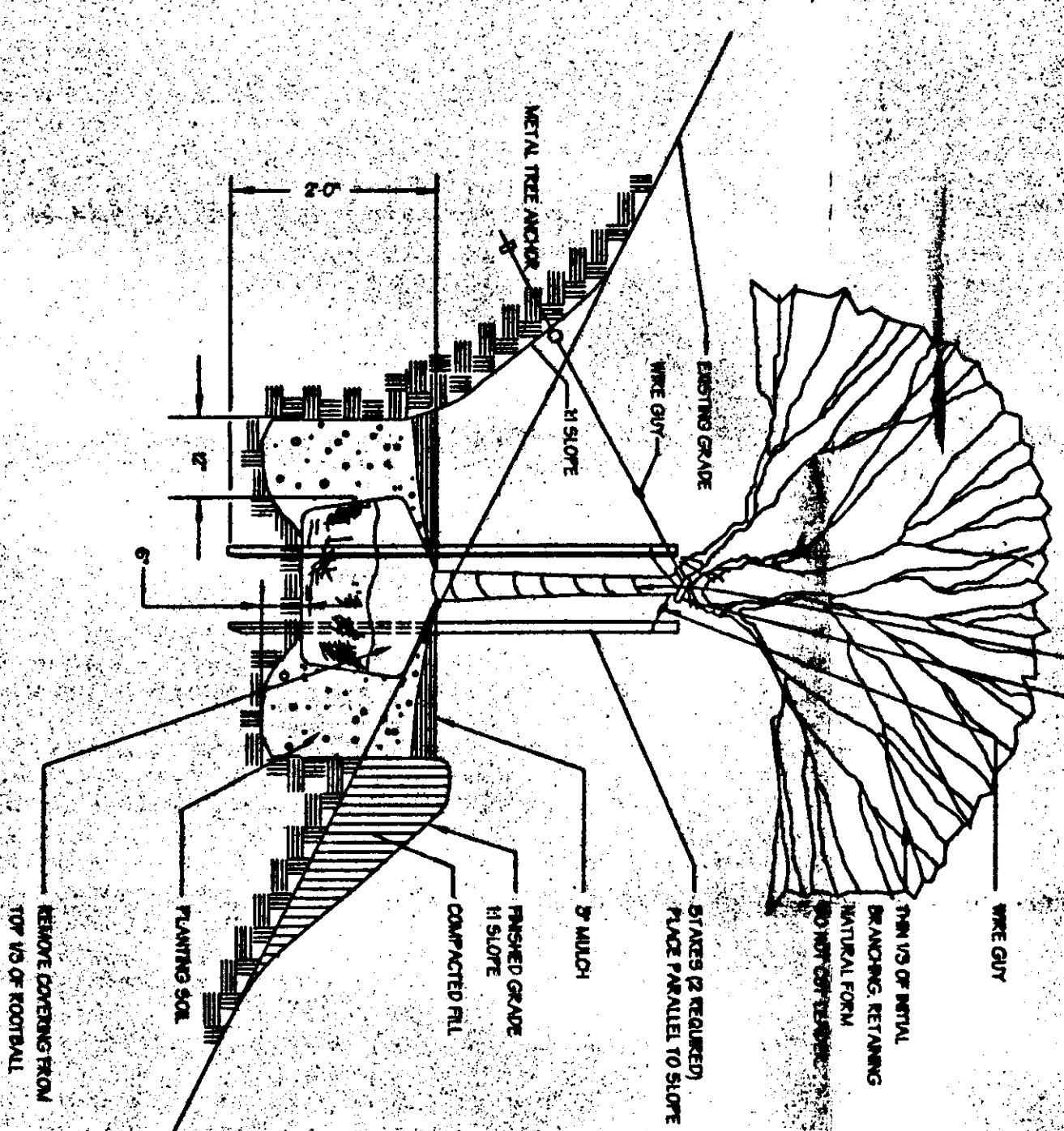
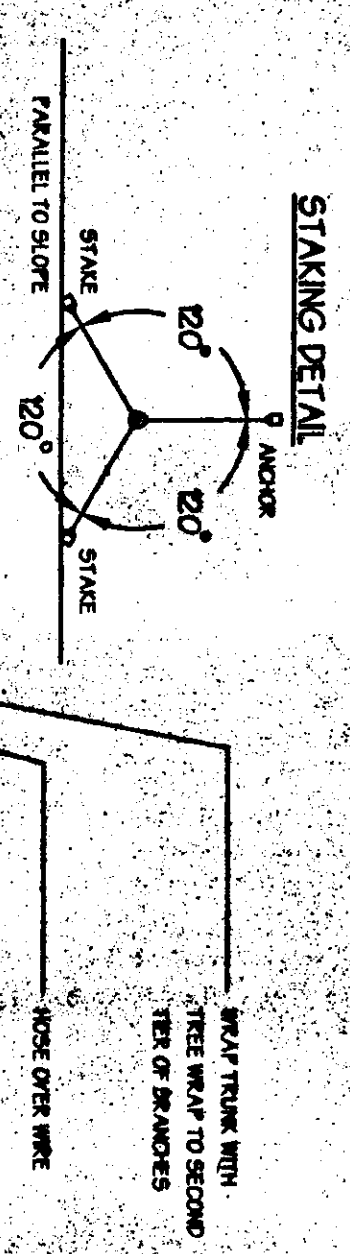
**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CONSULTING ENGINEERS-LAND PLANNERS-LAND SURVEYORS

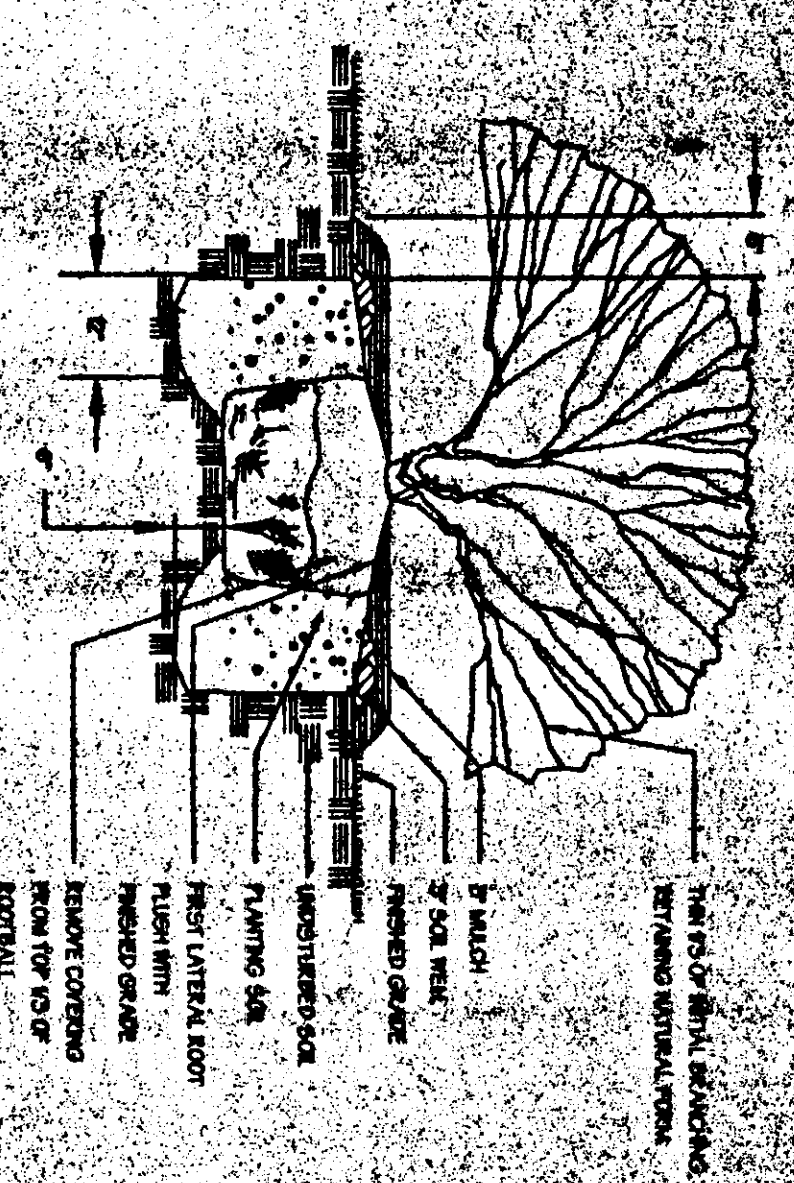
1020 CHOCOMAWE BRIDGE ROAD
TOWNSON, MARYLAND 21050
TEL. (410) 226-6120
FAX (410) 283-0286



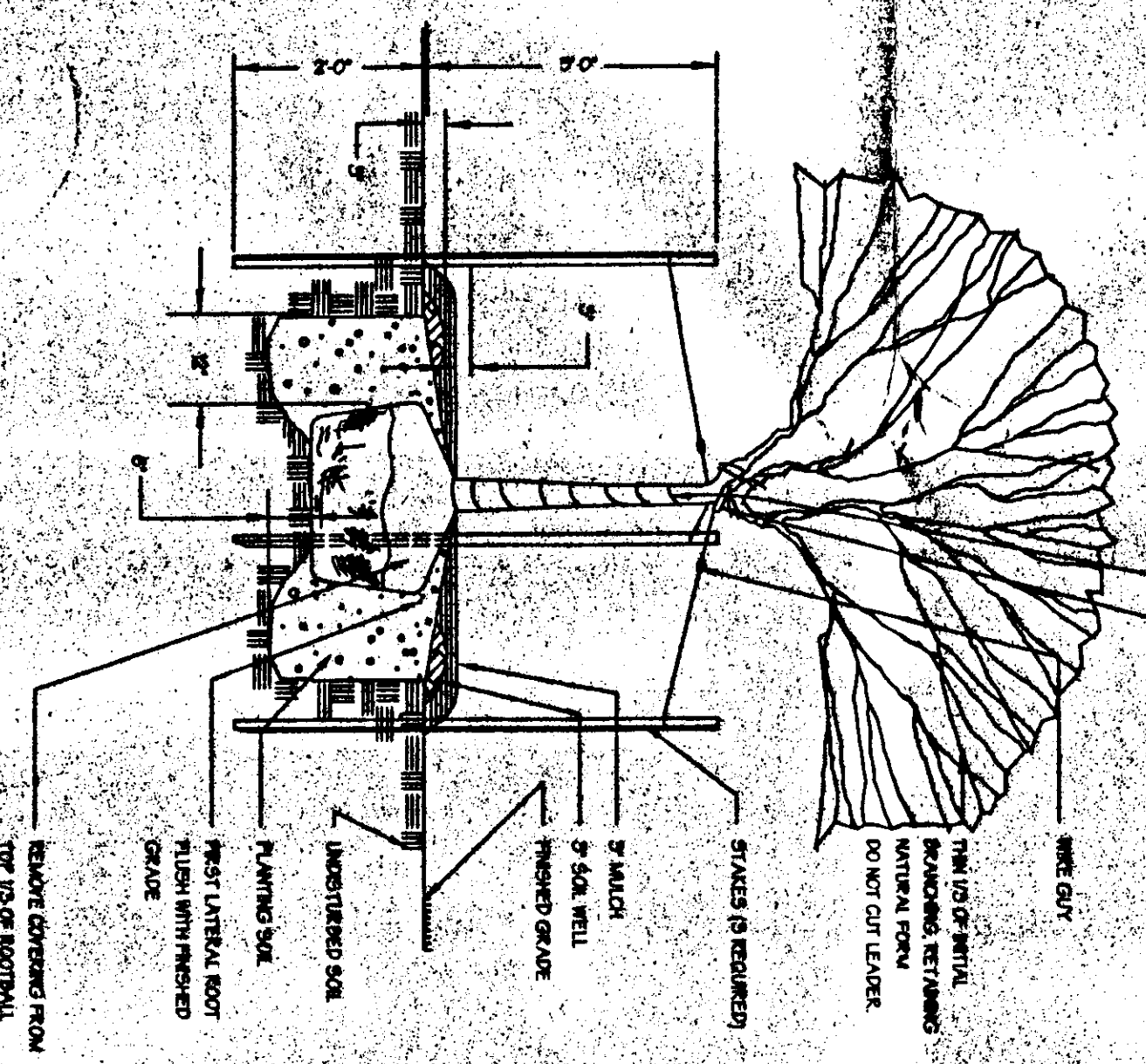
Evergreen Planting Detail



Tree Planting Detail
ON SLOPE AREAS
NOT TO SCALE



Shrub Planting Detail
NOT TO SCALE



Tree Planting Detail
NOT TO SCALE

[illegible]

LANDSCAPING CALCULATIONS

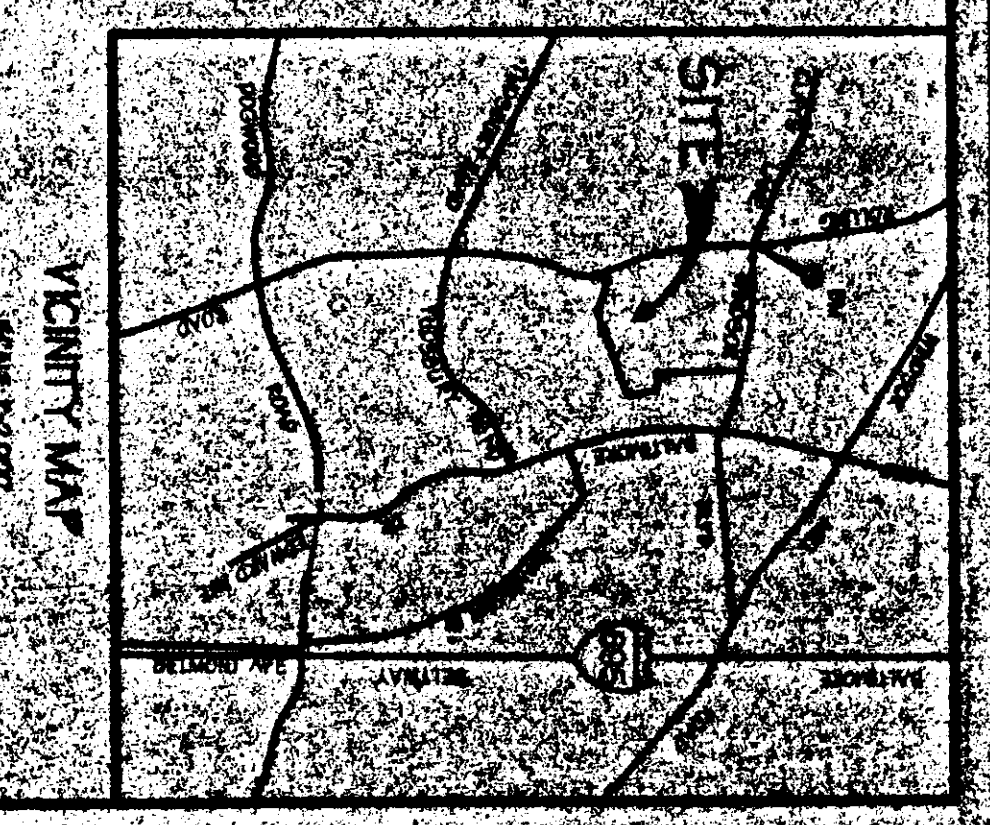
[illegible]

LANDSCAPE CALCULATIONS

[illegible]

THE INFORMATION CONTAINED HEREIN IS NOT A RECOMMENDATION TO BUY OR SELL ANY SECURITY OR TO ENGAGE IN ANY INVESTMENT STRATEGY. IT IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION IS NOT INTENDED TO BE USED IN CONNECTION WITH ANY INVESTMENT DECISION. THE INFORMATION IS NOT A GUARANTEE OF FUTURE PERFORMANCE. THE INFORMATION IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE. THE INFORMATION IS NOT A GUARANTEE OF FUTURE PERFORMANCE. THE INFORMATION IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE.

THE UNITED STATES GOVERNMENT has been studying the possibility of using the atomic bomb against Japan in the event of a Japanese attack on the United States. The study is being conducted by the War Relocation Authority, which is the agency responsible for the relocation of Japanese-Americans. The study is being conducted by a committee of experts, which includes the following members: the Secretary of War, the Secretary of the Navy, the Secretary of the Army, the Secretary of the War Relocation Authority, and the Secretary of the War Relocation Authority. The committee is studying the possibility of using the atomic bomb against Japan in the event of a Japanese attack on the United States. The study is being conducted by a committee of experts, which includes the following members: the Secretary of War, the Secretary of the Navy, the Secretary of the Army, the Secretary of the War Relocation Authority, and the Secretary of the War Relocation Authority.



BENCH MARK
Tribal poll to vote by 2025 for
for bike helmets and tobacco taxes

[illegible]

OWNER
BALTIMORE GAS & ELECTRIC
COMPANY

DEVELOPER
HILL MANAGEMENT SERVICES, INC.
9640 DEERCO ROAD
TIMonium, MD 21095
TEL 410-666-1000

LANDSCAPE NOTES & DETAILS

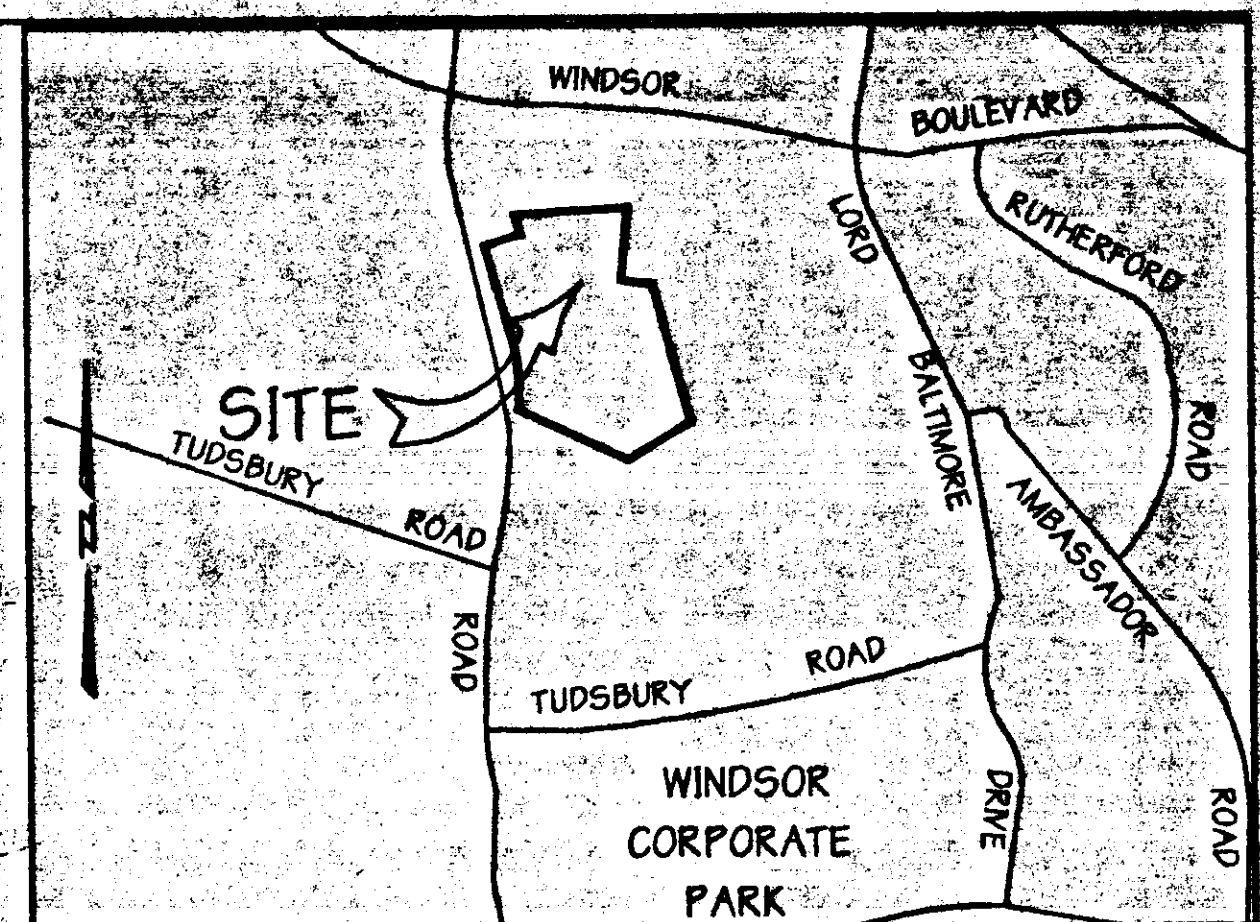
R.B.C. SOUTH

BALTIMORE CO MD
ELECTION DISTRICT 2C2
SCALE 1"=50'
DATE: DECEMBER 21, 1999
SHEET 5 OF 7

- LEGEND**
- PROPERTY LINE
 - EX. CONTOURS
 - EX. SANITARY
 - EX. WATER
 - EX. STORM DRAINS
 - EX. SOILS LINE
 - EX. & PROP. F.H.
 - PROPOSED CONTOURS
 - PROPOSED CURB
 - PROPOSED WATER
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - PROPOSED LIGHTS

GENERAL NOTES

1. SIGNAGE: UNDER SEPARATE PERMIT. HOWEVER, ALL FUTURE SIGNAGE TO COMPLY WITH SECTION 410 D.C.Z.R. AND ALL ZONING SIGN POLICES.
2. THIS PROPERTY IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN.



VARIANCES REQUESTED

A variance from BCZR 255.2 & 243.2 to permit that portion of a proposed building 100 feet of a DR zone boundary, to be located 40 feet from a side yard property line in lieu of the required 50 feet, as shown more particularly on the Plat to Accompany this Petition.

Variances from BCZR 255.1, 102.2, 238.1 and 238.2 for the following buildings:

Building Relationship	Required Separation	Requested Separation
J-I	55 FEET	22 FEET
I-H	55 FEET	22 FEET
H-G	55 FEET	22 FEET
G-F	55 FEET	22 FEET
F-E	55 FEET	30.5 FEET
E-D	55 FEET	22 FEET
D-C	55 FEET	22 FEET
C-B	55 FEET	30.5 FEET

as shown more particularly on the Plat to Accompany this Petition.

For Building B, a variance from BCZR 238.2 to permit a variable rear yard setback of 12.5 to 17.5 feet in lieu of the 30 feet required, as shown more particularly on the Plat to Accompany this Petition.

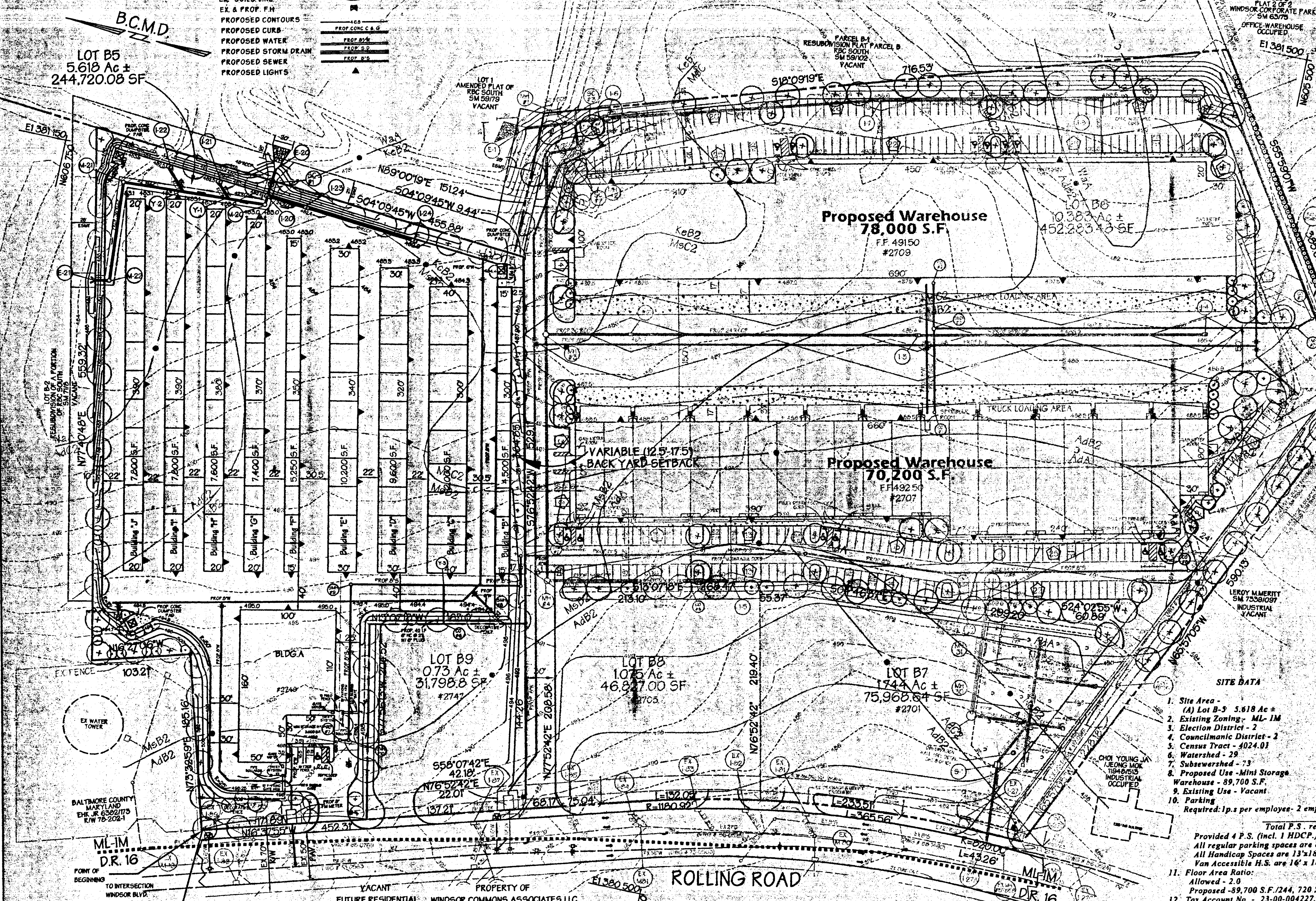
JUSTIFICATION

- Irregular shape of the property;
- The topography of the property;
- The change in bulk requirements after the filing of the concept plan; and
- For such further reasons as will be presented at the time of the hearing held on this petition.

* All building relationships are based on relationship of building to building within the site only.

THE DRC WAS APPROVED ON JULY 23, DRC No. 07069 A

- SITE DATA**
1. Site Area - (A) Lot B-5 5.618 Ac ±
 2. Existing Zoning - ML-1M
 3. Election District - 2
 4. Councilmanic District - 2
 5. Census Tract - 4024.01
 6. Watershed - 29
 7. Subwatershed - 73
 8. Proposed Use - Mini Storage Warehouse - 89,700 S.F.
 9. Existing Use - Vacant
 10. Parking Required: 1 p.s. per employee - 2 employees
- Total P.S. required 2 P.S.
Provided 4 P.S. (incl. 1 HDGP.)
All regular parking spaces are 5'3" x 18" (min.)
All Handicap Spaces are 13' x 18" (min.)
Van Accessible H.S. are 16' x 18" (min.)
11. Floor Area Ratio: Allowed - 2.0
Proposed - 89,700 S.F./244,720 S.F. = 0.37
 12. Tax Account No. - 23-00-004227, 23-00-004228



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CONSULTING ENGINEERS-LAND PLANNERS-LAND SURVEYORS 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204 TEL (410) 825-8120 FAX (410) 583-0208	OWNER BALTIMORE GAS AND ELECTRIC FOUNDATION INC. P.O. BOX 1475 BALTIMORE MD 21203	DEVELOPER HILL MANAGEMENT SERVICES, INC. 9640 DEERCO ROAD TIMONUM, MD 21093 TEL 410-666-1000	DESIGN: H.C. DRAWN: H.C. CHECKED: T.H.	PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE (LOT B5) R.B.C. SOUTH 274 ROLLING ROAD BALTIMORE CO. MD SCALE: 1"=50' ELECTION DISTRICT 2C2 DATE: FEBRUARY 4, 2000 SHEET 1 OF 1
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