

IN RE: PETITION FOR VARIANCE
NW/Corner East Joppa Road and
LaSalle Road
(1220 E. Joppa Road)
9th Election District
4th Councilmanic District

Fund IV/Radio Park, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-403-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, Fund IV/Radio Park, LLC by David Rhodes, President of Heritage Properties, Inc., Manager, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request relief from Section 450.4.I.7(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single, freestanding, joint identification sign of 200 sq.ft. with a maximum height of 15 feet, in lieu of the permitted two freestanding joint identification signs of 75 sq.ft. each and allowed height of 12 feet. 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 1.

Appearing at the requisite public hearing held in support of the request were Jack Cannella on behalf of Fund IV/Radio Park, LLC, property owners, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Appearing as a Protestant in the matter was Brian McGraw who appeared on behalf of the Towson Estates Community Association. Appearing as interested citizens were Donna Spicer and Mike Sarkin, representatives of the Loch Raven Community Council.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel containing a gross area of 22.087 acres, more or less, split zoned M.L.-I.M and B.R. The property is located on the northwest corner of East Joppa Road and Lasalle Road, just east of

ORDER RECEIVED FOR FILING
Date 5/22/00
By [Signature]

Towson Marketplace and was formerly the site of the Bendix Corporation, which later became the corporate headquarters for Merry Go Round. The Petitioners recently acquired the property and propose a major redevelopment of the subject site. As shown on the site plan, the Petitioners propose the construction/renovation of three buildings to house a variety of tenants for use as an office park. The Petition relates to a proposed sign that will identify the tenants who will be located in the park. At issue is the size and height of the proposed sign. On behalf of the Petitioners, Mr. Hoffman testified that the proposed sign is necessary to adequately identify the tenants of the proposed office park. Testimony indicated that due to the configuration of the property, Buildings B and C are located behind Building A. Thus, the tenants located in Buildings B and C are not easily seen from Joppa Road. Thus, only the tenants in Buildings B and C will be identified on the proposed sign. It should be noted that the regulations allow for two freestanding joint identification signs; however, the Petitioners propose to erect only one sign, albeit larger and slightly taller than that allowed. Moreover, the proposed sign will be located on East Joppa Road in the center of the property, not at either of the entrances to the site. Thus, the sign will not be located adjacent to residential properties to the east, or commercial properties to the west.

As noted above, Ms. Spicer and Mr. Sarkin appeared as interested persons and indicated that they understood the need for the sign. Mr. McGraw, however, is opposed to the sign. He believes that the proposed sign is too big and is out of character for the area.

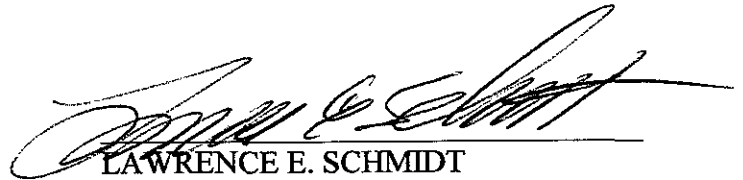
With all due respect to Mr. McGraw, I disagree. I believe that the proposed sign is appropriate, given the size and configuration of the property, and the fact that the buildings to the rear of the site are not visible from Joppa Road. Moreover, the sign will be located in the center of the property which will buffer its view from the Towson Estates residential community to the east. I further find that the property at issue is unique, by virtue of its unusual shape and depth, and that the proposed sign is warranted. However, the Petitioners agreed to limit the number of tenants identified on the sign to ten (10) and to extinguish the sign after 10:00 PM on any given evening. Thus, as a condition to the relief granted, I shall impose these two limitations as restrictions.

ORDER RECEIVED FOR FILING
Date 5/22/00
By [Signature]

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 22ND day of May, 2000 that the Petition for Variance seeking relief from Section 450.4.I.7(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single, freestanding, joint identification sign of 200 sq.ft. with a maximum height of 15 feet, in lieu of the allowed two freestanding joint identification signs of 75 sq.ft. each with a height of 12 feet, 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) There shall be no more than ten (10) tenants identified on the sign and the sign shall not be illuminated after 10:00 PM on any given evening.
- 3) When applying for any permits, the site 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 5/22/00
BY [Signature]



Baltimore County
Zoning Commissioner

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

May 22, 2000

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

RE: PETITION FOR VARIANCE
NW/Corner East Joppa Road and Lasalle Road
(1220 E. Joppa Road)
9th Election District – 4th Councilmanic District
Fund IV/Radio Park, LLC - Petitioners
Case No. 00-403-A

Dear Mr. Hoffman:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. David Rhodes and Jack Cannella, Heritage Properties, Inc.
515 Fairmount Avenue, Towson, Md. 21286
Mr. Brian McGraw, 8 Edgeclift Road, Towson, Md. 21286
Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234
Mr. Mike Sarkin, 1308 Putty Hill Avenue, Towson, Md. 21286
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1220 East Joppa Road
which is presently zoned ML-IM / BR

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)

TO BE DETERMINED 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.

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:

Robert A. Hoffman
Name - Type or Print _____
Signature _____
Venable, Baetjer & Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Fund IV/Radio Park, LLC
Name - Type or Print _____
By: David Rhodes
Signature David Rhodes, President
Heritage Properties, Inc., Managing
Name - Type or Print Agent for Fund IV Radio Park
Signature _____
515 Fairmount Avenue 410-769-6100
Address Telephone No.
Towson, Maryland 21286
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name _____
210 Allegheny Avenue 410-494-6200
Address Telephone No. *day & evening*
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By BR Date 3/28/00

Case No. 00-403-A

REC 915198

ORDER RECEIVED FOR FILING

Date _____
By _____

PETITION FOR VARIANCE

1220 E. JOPPA ROAD

1. Variance from B.C.Z.R. Section 450.4.I.7(d) to permit a single free standing joint identification sign of 200 square feet in lieu of the permitted two free standing joint identification signs of 75 square feet each.
2. Variance from B.C.Z.R. Section 450.4.I.7(d) to permit a free standing joint identification sign having a maximum height of 15 feet in lieu of the required height of 12 feet.

TOIDOCSE/erl01/#97235 v1

ORDER RECEIVED FOR FILING
Date 2/22/11
By [Signature]

403

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 for Radio Park

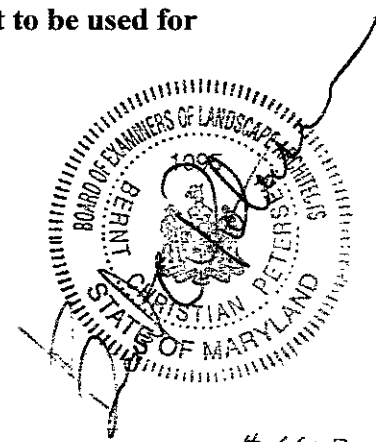
March 16, 2000
Page -1-

Beginning at a point on the northerly right-of-way of Joppa Road, said point being north 55° 58' 55.47" east 60 feet more or less, from a point formed by the intersection of the centerlines of Joppa Road and Lasalle Road running thence leaving said point of beginning and binding on the northerly right-of-way of Joppa Road the following courses:

1. Along a curve to the right having a radius of 3153.66 feet and arc distance of 14.34 feet, said curve being subtended by a chord North 80°59'45" West 14.34 feet,
2. South 9° 7' 53" West 3.00 feet,
3. On a curve to the right having a radius of 3156.66 feet and arc distance of 197.74 feet, said curve being subtended by a chord North 79°04'15.1" West 197.71 feet,
4. North 12° 43' 25" East 3.00 feet,
5. Along a curve to the right having a radius of 3153.66 feet and arc distance of 169.73 feet, said curve being subtended by a chord North 75°44'5.1" West 169.71 feet,
6. Along a curve to the right having a radius of 3970.39 feet and an arc length of 260.16 feet, said curve being subtended by a chord North 72°18'52.4" West 260.118 feet, thence leaving said northerly right-of-way of Joppa Road,
7. North 13° 54' 52" East 792.96 feet,
8. North 14° 15' 41.2" East 59.41 feet,
9. North 88° 46' 44" East 453.94 feet,
10. North 66° 1' 29" East 1448.96 feet,
11. South 30° 27' 57" West 837.41 feet,
12. North 65° 49' West 20.15 feet,
13. North 27° 23' 29" West 124.74 feet,
14. South 74° 24' 15" West 638.56 feet,
15. North 15° 35' 45.31" West 19.07 feet,
16. South 74° 8' 1" West 135.38 feet,
17. South 13° 49' 34" West 124.23 feet,
18. South 50° 59' 49" East 93.56 feet,
19. South 14° 10' 21" West 632.90 feet. to the point of beginning.

Containing 22.0868 Acres of land more or less.

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



00-403-A

403

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

No. **080428**

DATE 3/31/00 ACCOUNT 1001 6150

AMOUNT \$ 250.00

RECEIVED FROM: Variable Budget Allocation 41P

FOR: 2000 - 403 - 403

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-403-A

PAID RECEIPT

PAYMENT ACTUAL TIME
 3/30/2000 3/29/2000 14:16:30
 PEG US01 CASHIER JEFF SW DRAGER
 DEPT 5 528 ZONING VERIFICATION UNIT
 RECEIPT # 142067 UELM
 CR NO. 080428
 RECEIPT TOTAL 250.00
 250.00 OK
 Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE Case No 00-403-A

Petitioner/Developer: HERITAGE, ETAL
ROBT. HOFFMAN, ESQ

Date of Hearing/Closing: 5/8/2000

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 1220 E. JOPPA RD.

The sign(s) were posted on 4/23/00
(Month, Day, Year)

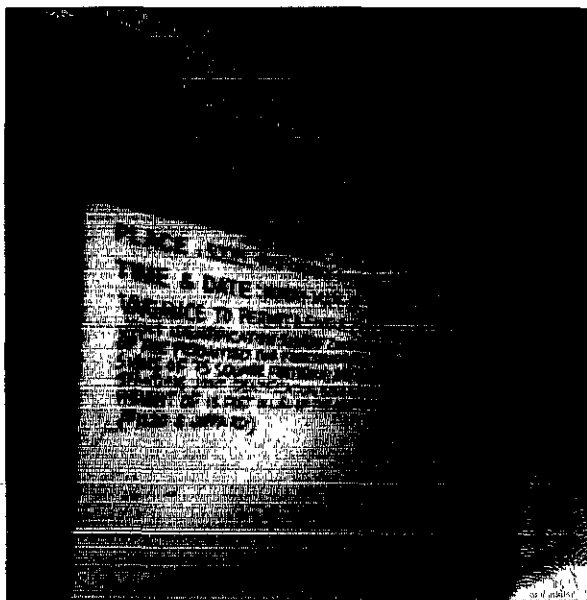
Sincerely,
Patrick M. O'Keefe 4/26/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



ZON. COMM -
HAS
ORIG. also

00-403-A
#1220 E. JOPPA RD
HERITAGE, ETAL
P- 4/23/00 VBH H- 5/8/00 (VA)

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: #03-403-A
1220 East Joppa Road
NWC East Joppa and Lasalle Roads
9th Election District - 4th Councilmanic District
Legal Owner(s): Fund V/Radio Park, LLC

Variance: to permit a single free standing joint identification sign of 200 square feet in lieu of the permitted two free standing joint identification signs of 75 square feet each; and to permit a free standing joint identification sign having a maximum height of 15 feet in lieu of the allowed height of 12 feet.

Hearing: **Monday, May 8, 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) 887-4388.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391. 4/21/00 April 20 G385220

CERTIFICATE OF PUBLICATION

TOWSON, MD, _____ 4/20/ _____, 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 _____ successive weeks, the first publication appearing on 4/20/ _____, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
1220 E. Joppa Road,
N/W cor E. Joppa and LaSalle Rds
9th Election District, 4th Councilmanic

Legal Owner: Fund IV / Radio Park, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-403-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 17th day of April, 2000 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, 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

April 11, 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: 00-403-A
1220 East Joppa Road
NWC East Joppa and LaSalle Roads
9th Election District – 4th Councilmanic District
Legal Owner: Fund IV/Radio Park, LLC

Variance to permit a single free standing joint identification sign of 200 square feet in lieu of the permitted two free standing joint identification signs of 75 square feet each; and to permit a free standing joint identification sign having a maximum height of 15 feet in lieu of the allowed height of 12 feet.

HEARING: Monday, May 8, 2000 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink that reads "Arnold Jablon" with a stylized flourish at the end.

Arnold Jablon
Director

C: Robert Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204
Fund IV/Radio Park, LLC, 515 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 23, 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
Thursday, April 20, 2000 Issue – Jeffersonian

Please forward billing to:
Barbara W. Ormord
Venable
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

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: 00-403-A
1220 East Joppa Road
NWC East Joppa and LaSalle Roads
9th Election District – 4th Councilmanic District
Legal Owner: Fund IV/Radio Park, LLC

Variance to permit a single free standing joint identification sign of 200 square feet in lieu of the permitted two free standing joint identification signs of 75 square feet each; and to permit a free standing joint identification sign having a maximum height of 15 feet in lieu of the allowed height of 12 feet.

HEARING: Monday, May 8, 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: 00-403-A
Petitioner: Fund IV/Radio Park, LLC
Address or Location: ~~1300 E.~~ 1220 E. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara W. Ormrod
Address: Venable
210 Allegheny Avenue, Fowson, Md 21204
Telephone Number: 410-494-6201



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

MAY 5, 2000

Attorney Robert A. Hoffman
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson MD 21204

Dear Attorney Hoffman:

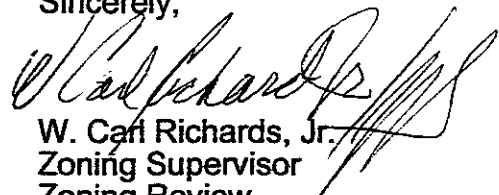
RE: Case Number 00-403-A , 1220 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 29, 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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: May 16, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for April 17, 2000
Item Nos. 398, 399, 400, 401, 402,
403, 405, 406, 408, 409, 410

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

April 18, 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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF **APRIL 10, 2000**

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM #'S.

398, 399, 401, 402, 403, 405, 406, 408, 409, 410,

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
DATE: May 12, 2000
SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 10, 2000

RBS/AC

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
399	4823 Vicky Road
401	16 Woodholme Avenue
402	9 Van Yerrell Court
403	1220 East Joppa Road
404	4 Fourth Street
405	1908 Leland Avenue
406	2120 Turkey Point Road
407	5413-5417 East Drive
408	320 Bonnie Meadow Circle
409	8605 David Avenue
410	Lots 163-165 Walnut Street

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 8, 2000

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

SUBJECT: 1220 E. Joppa Road.

INFORMATION:

Item Number: 403

Petitioner: Fubd IV/Radio Park, LLC.

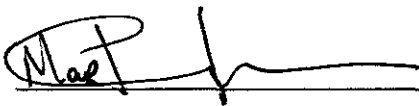
Zoning: ML - IM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the proposed sign variances and has no objection, provided that the following information is submitted to this office for review and approval prior to the issuance of the permit:

1. Provide material samples for the sign panel, including colors, and letter type/size;
2. Provide a color sample for the- neon banding directly above the sign panel; and,
3. Provide a detailed elevation of the accent light indicated on the lower side pier next to the sign panel.

Prepared by:  _____

Section Chief:  _____

AFK: MAC:



Maryland Department of Transportation
State Highway Administration

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

Date: 4.10.00

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

RE: Baltimore County
Item No. 403 BR

Dear Ms. Jackson:

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,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

1- 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

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Brian McGraw
~~Donna Spicer~~

8 Edgely Road
Towson, MD 21286

DONNA SPICER
MIKE SARKIN

8719 Eddington Rd. 21234
1308 Perry Hill Ave 21286



WORKING TOGETHER

Loch Raven
Business
Association
P O Box 42083
Loch Raven, MD 21284-2083

Loch Raven
Community
Council
P O Box 42115
Loch Raven, MD 21284-2115

TO ENHANCE BUSINESS AND COMMUNITY

Donna Spicer, Executive Director

Phone 410-665-4322

FAX 410-668-0569

May 15, 2000

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re: Case 00403A, Radio Park

Dear Mr. Schmidt:

Thank you for allowing additional time for comments on this matter. The additional five days made it possible to consult with the membership. Regular monthly organization meetings did not fall within the posting period.

A tremendous amount of education, time, effort and perseverance has been put in to planning for the future viability and success of the Loch Raven Community. Relationships have been built between the 17 community associations under the LRCC umbrella. Partnerships have been created with all facets of our community (residents, businesses, property owners, schools, churches, other non-profits and service organizations). Members of our organizations serve on advisories to Baltimore County on matters such as zoning, legislation, code, departmental manuals and action plans.

LRBA is the lead organization in partnership with LRCC in working with the Baltimore County Office of Planning to develop Design Standards for this area. Phase I of our planned streetscaping project is about to become a reality. After five years of effort, the approximately \$6 million Loch Raven Corridor Enhancement Project is scheduled to start construction in July 2000.

Unfortunately our best chance to accomplish our goal of improvement seems to be during the redevelopment process. Much thought and consideration is given to the desires for and requirements of proposed projects. Our greatest strength has been the ability to stick firmly to our goals yet remain flexible to the needs of existing as well as future development. Communication is strongly pursued to allow knowledgeable decisions to be made.

Consideration has to be given to the fact that Radio Park is located at one of the gateways to our community (a Community Conservation Area) and is also at the leading edge of the Joppa Road area of our Commercial Revitalization District.

● Page 2

May 15, 2000

Concerning the variances requested:

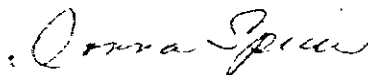
- 1) Should Allow - one (1) identification sign in center/front of the building facing Joppa Road in lieu of the two (2) allowed at separate entrances (less visual clutter and is more directionally effective).
- 2) Should Allow - total per-face area of the identification sign to be 200 sq. ft. in lieu of the 150 sq. ft. allowed. (Most of the tenants in this project will not be visible from Joppa Road. This signage is a marketing necessity.)
- 3) Should NOT Allow - height of the identification sign to exceed the 12 ft. allowed. (Although studies for esthetics and marketing have proven that vertical signage features are preferred to horizontal ones, the ratio of the height of the sign to the height of the building is disproportionate. Unless need is proven with more specific information as to the number of tenants and the size of the lettering proposed, we cannot support this request.)

Recommendations:

- 1) All illumination of exterior signage be extinguished no later than 10 P.M.
- 2) No other lighting, decorative or auxiliary, is to be part of the identification sign other than as described at the hearing 5/8/00. (Plans show auxiliary light - described at hearing to be a decorative planter or similar in function.)

We welcome and support Heritage Properties' investment in Loch Raven and look forward to a long term, prosperous neighbor. We believe that Radio Park will be an asset to both our existing businesses as well as our residential areas.

Sincerely,



Donna Spicer,
Executive Director

FACSIMILE COVER PAGE

To: Larry Schmidt

From: MIKE SARKIN

Sent: 5/15/00 AT 2:22 46 PM

Pages: 3 (INCLUDING COVER)

Subject: RADIO PARK

PLEASE FORWARD TO COMMISSIONER SCHMIDT AS SOON AS POSSIBLE.

THANKS.

DONNA SPICER



The Place to Call Home

FAX COVER PAGE

To: Larry Schmidt

For Information Call: (410) 828-8952

From : Mike Sarkin

At: MS/IT

Pages: 2

Fax Number : (253) 681-1613

Robin:

Please forward to Commissioner Schmidt as soon as possible.

Thanks,

Mike Sarkin



"The Place to Call Home"

ASSOCIATES OF LOCH RAVEN VILLAGE, INC.
Commercial Redevelopment Committee 1308 Putty Hill Ave. Loch Raven, MD 21286-8043

May 15, 2000

Lawrence E. Schmidt
Zoning Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Re: Case 00403A, Radio Park

Dear Mr. Schmidt

The Associates of Loch Raven Village, Inc. (ALRV) is taking this opportunity to express its recommendations in the matter of the requested sign variances for the Radio Park development.

Variances Requested & Recommendations:

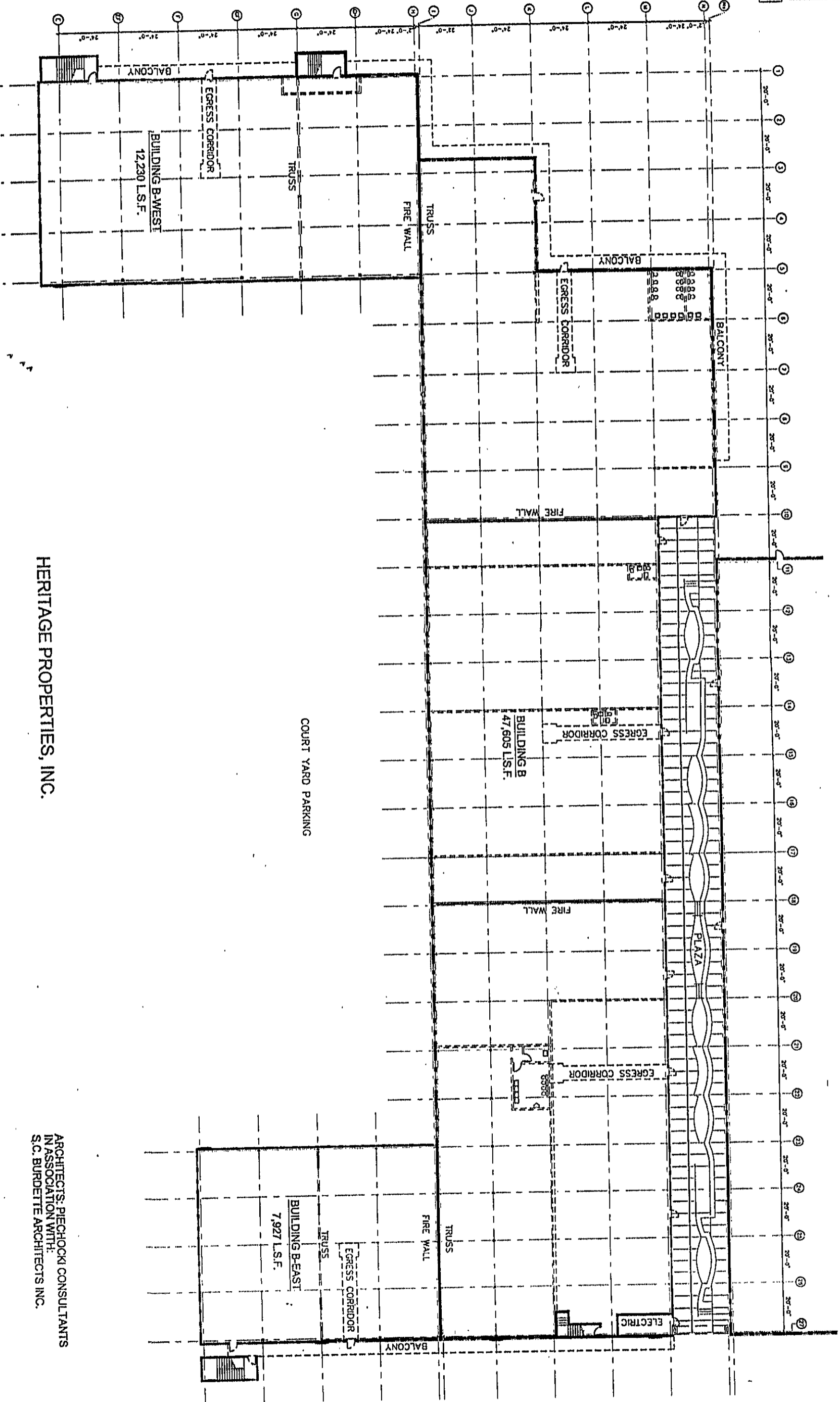
- The ALRV believes that the requested variance to allow one identification sign located near the center of the building facing Joppa Road in lieu of the two signs allowed by the zoning regulations should be granted. The reduction in the total number of signs allowed on the property will help to reduce the visual "signage clutter" along Joppa Road and the new location for the sign will better screen the residences in the Towson Estates community from the sign.
- In addition, we believe that the requested variance to allow a total per-face signage area of 200 sq. ft. instead of the aggregate 150 sq. ft. allowed by the zoning regulations for two signs should also be granted.
- Finally, the ALRV believes that the variance requested to allow the sign to exceed the maximum height of 12 ft. specified in the zoning regulations should be denied. We don't feel that any compelling justification for exceeding the height limits established in the zoning regulations was given at the hearing. The proposed height actually exceeds 50% of the height of the two-story building which will be behind it.
- We ask that if any of the requested variances are granted that the order also restrict the hours of illumination for all exterior signage on the site, i.e. that they be extinguished no later than 10 P.M.

The association recognizes that the Radio Park development will be an asset to the business community and a welcome addition to the Loch Raven area

Sincerely,

Mike Sarkin, Chairman

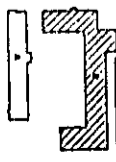
ALRV CRC

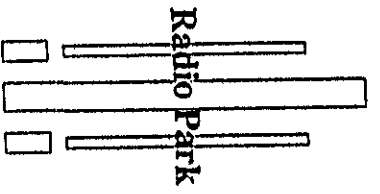


HERITAGE PROPERTIES, INC.

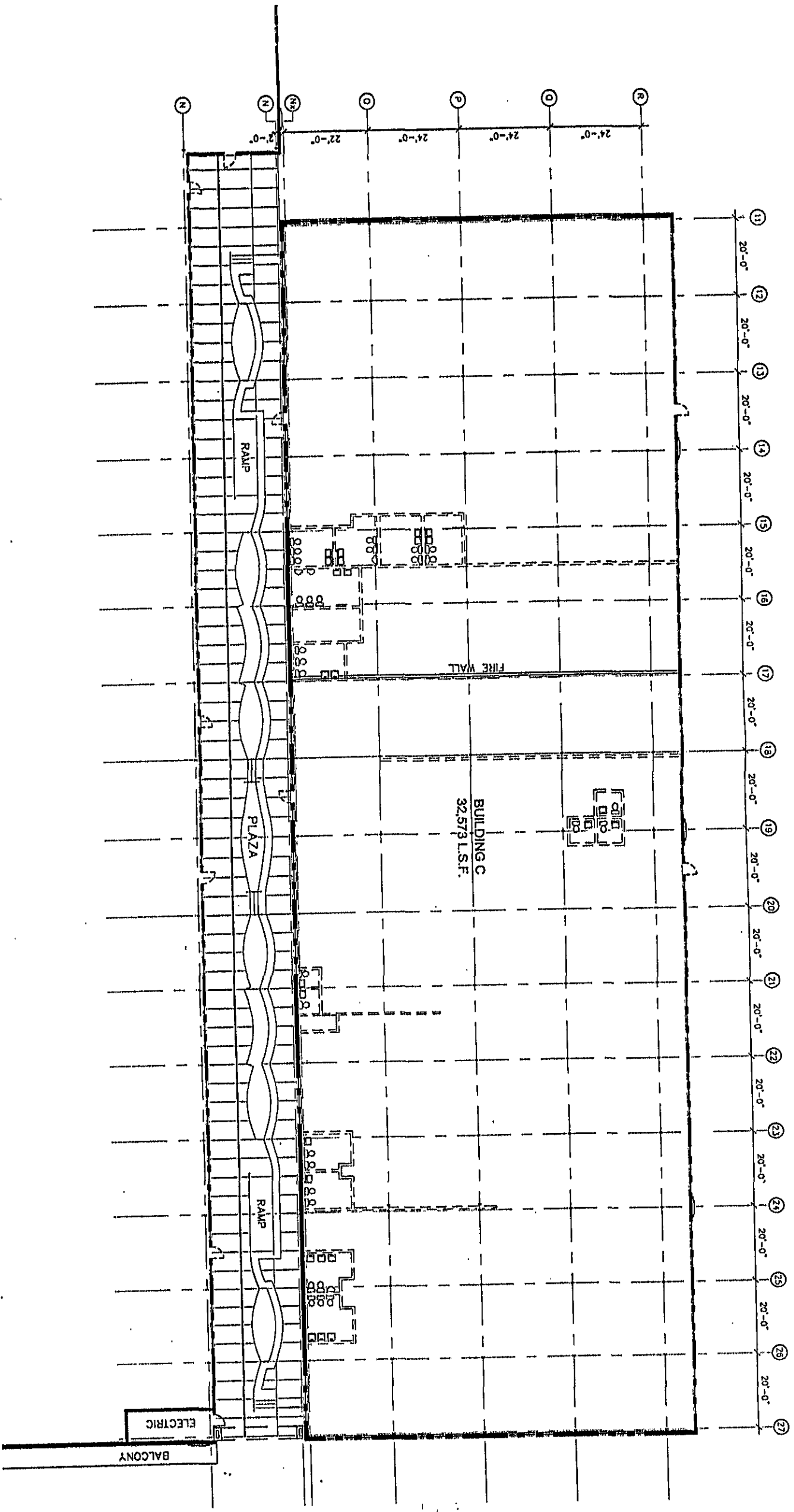
ARCHITECTS: PIECHOCKI CONSULTANTS
 IN ASSOCIATION WITH:
 S.C. BURDETTE ARCHITECTS INC.

Key Plan
 SCALE: 1" = 40'
 SECOND LEVEL





Radio Park



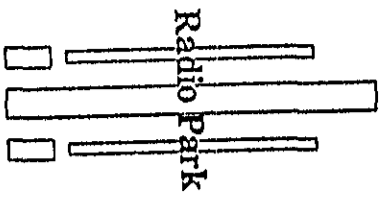
TERRACE PARKING

HERITAGE PROPERTIES, INC.

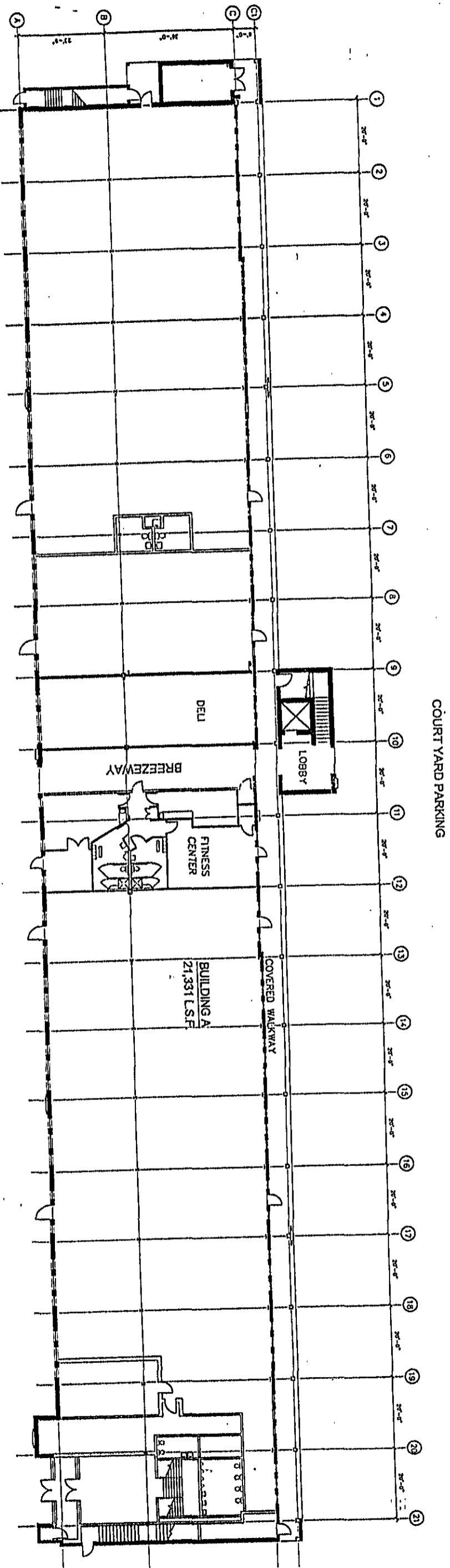
ARCHITECTS: PIECHOCKI CONSULTANTS
IN ASSOCIATION WITH:
S.C. BURDETTE ARCHITECTS INC.

Key Plan
SCALE: 1" = 30'





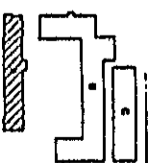
Radio Park



COURT YARD PARKING

JOPPA ROAD

HERITAGE PROPERTIES, INC.



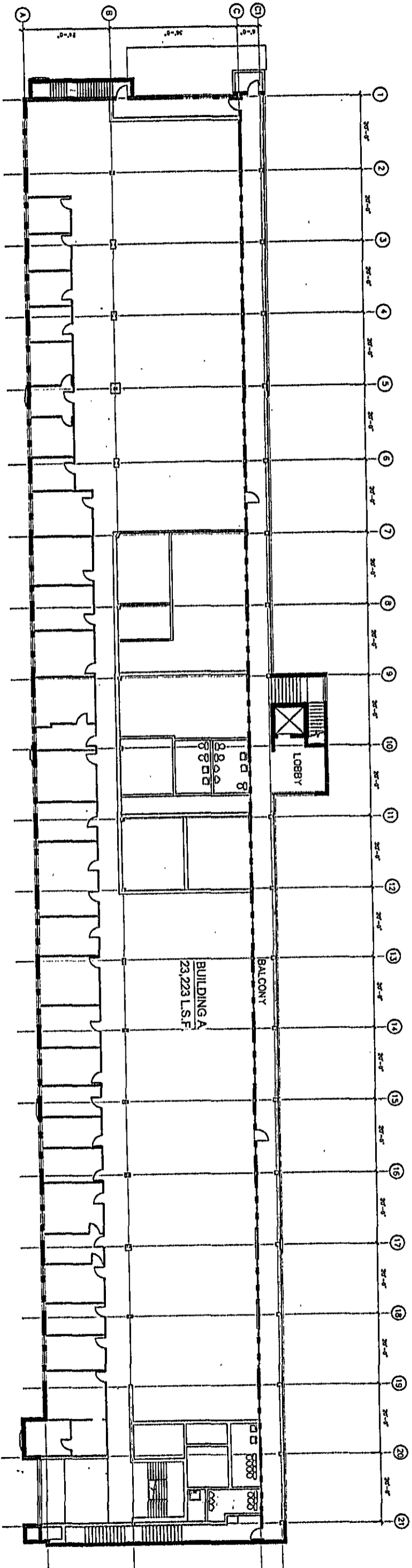
KEY PLAN

SCALE: 1" = 30'
FIRST LEVEL

ARCHITECTS: PIECHOCKI CONSULTANTS
IN ASSOCIATION WITH:
S.C. BURDETTE ARCHITECTS, INC.



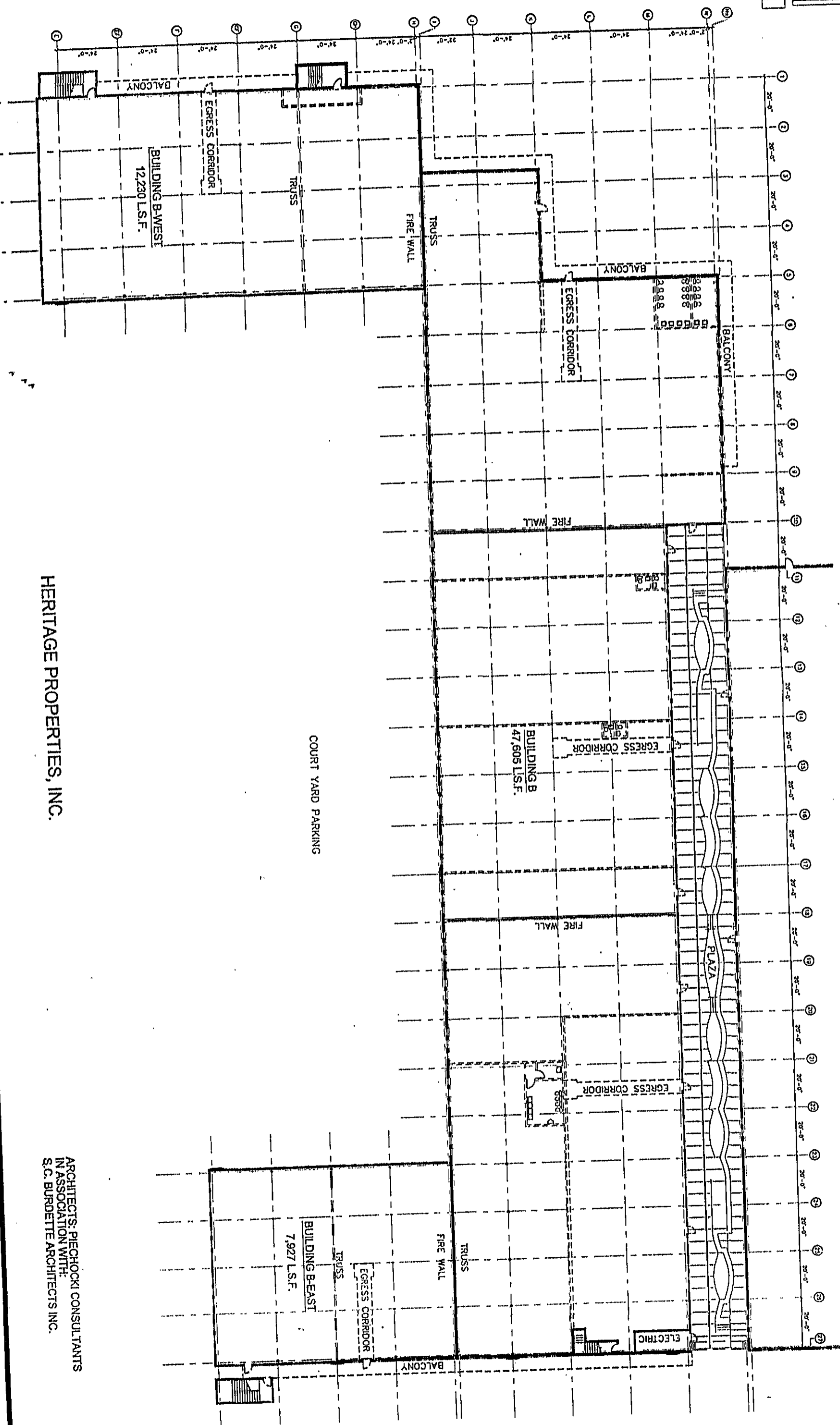
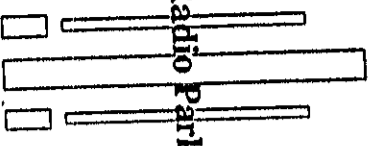
Key Plan
SCALE: 1" = 30'
SECOND LEVEL



HERITAGE PROPERTIES, INC.

ARCHITECTS: PIECHOCKI CONSULTANTS
IN ASSOCIATION WITH:
S.C. BURDETTE ARCHITECTS, INC.

Radio Park

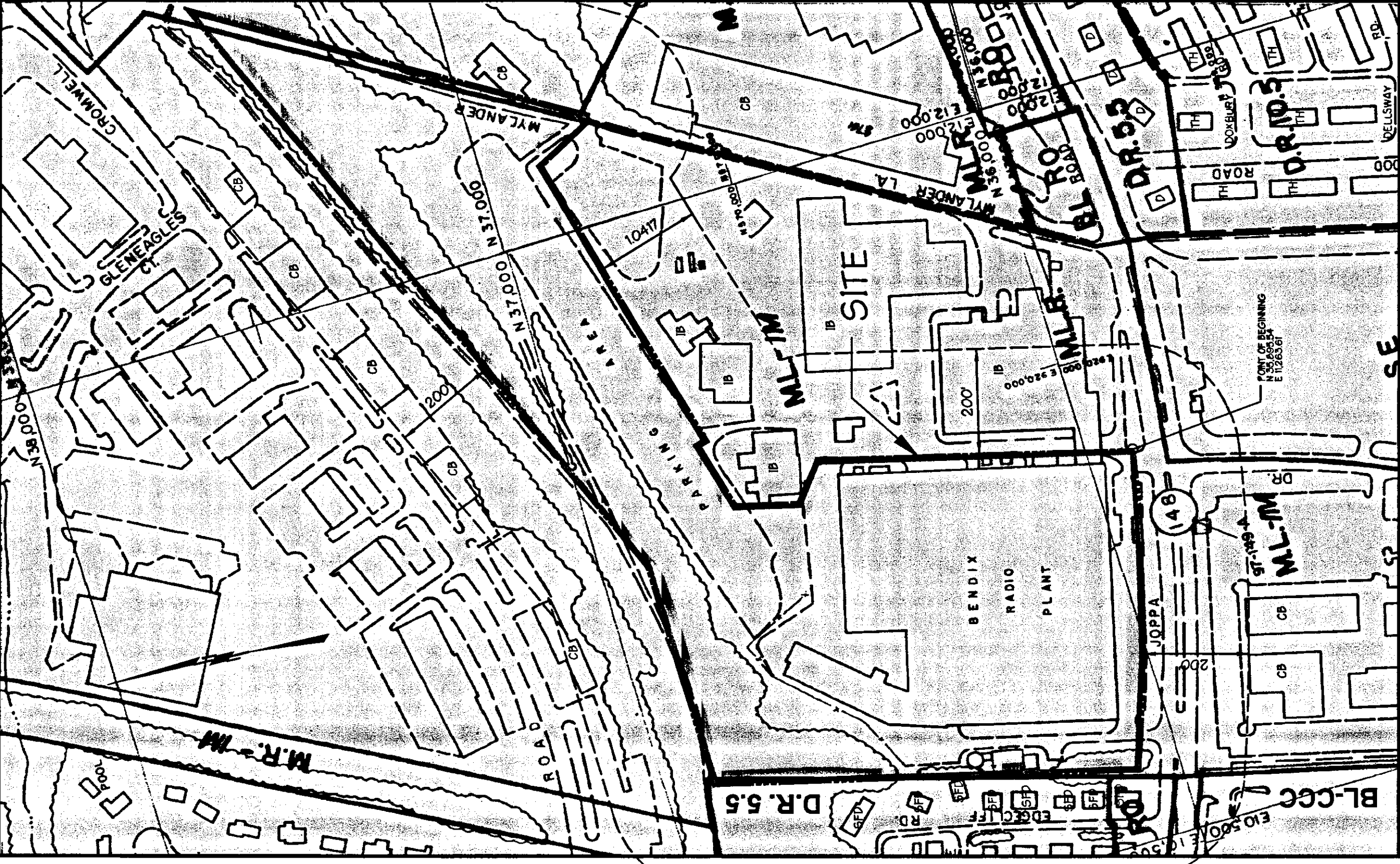


HERITAGE PROPERTIES, INC.

ARCHITECTS: PIECHOCKI CONSULTANTS
IN ASSOCIATION WITH:
S.C. BURDETTE ARCHITECTS INC.

Key Plan
SCALE: 1" = 40'
SECOND LEVEL



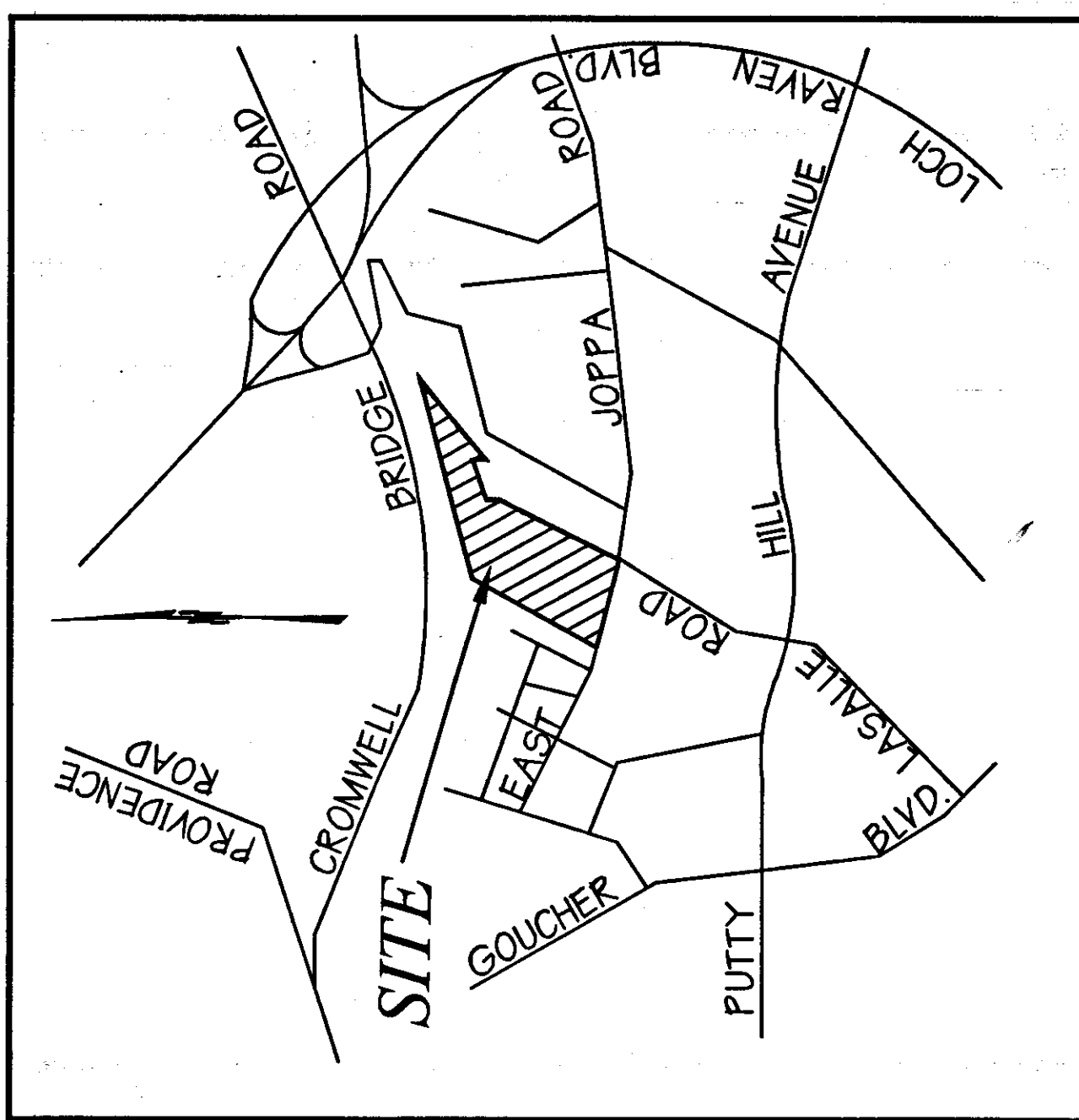
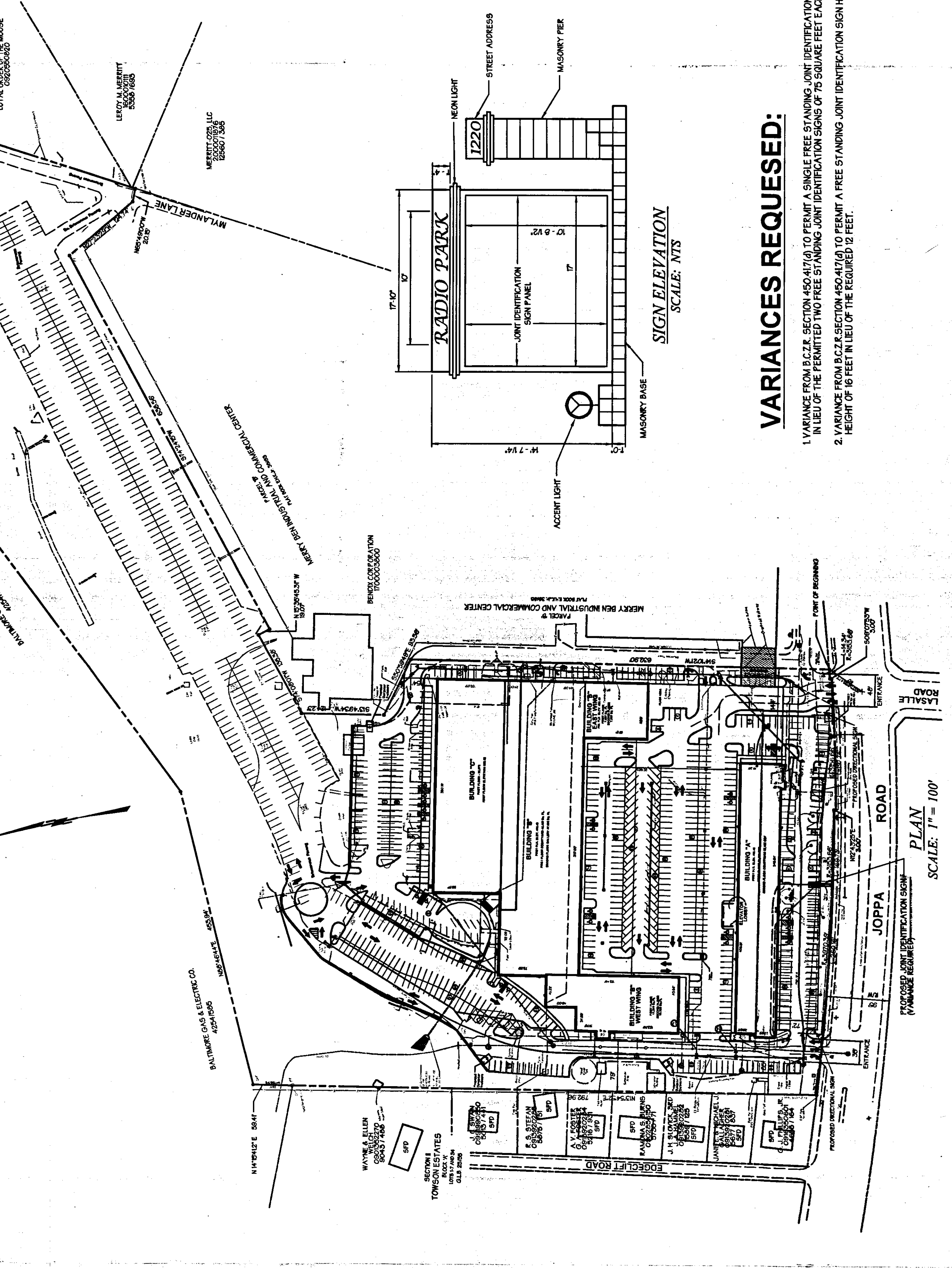


PARTS OF B.C. ZONING MAPS NE B9, B10, C9, C10
SCALE: 1" = 200'

Legend

- EXISTING SANITARY
- PROP. SANITARY
- EXISTING CURB & GUTTER
- PROP. CURB & GUTTER
- EXISTING GAS LINE
- PROP. GAS LINE
- EXISTING WATER LINE
- PROP. WATER
- EXISTING STORM DRAIN
- PROP. STORM DRAIN
- EXISTING FENCE LINE
- PROP. FENCE

- General Notes**
1. APPLICANT: HERITAGE PROPERTIES, 515 FAIRMOUNT AVENUE, TOWSON, MARYLAND 21284
 2. THERE ARE NO KNOWN GEOLOGICAL FORMATIONS, CRITICAL AREAS, ARCHAEOLOGICAL SITES OR ENDANGERED SPECIES HABITATS KNOWN TO EXIST ON THIS SITE.
 3. THERE ARE NO HISTORICAL BUILDINGS, PROPERTIES, OR SITES KNOWN TO EXIST WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT.
 4. THERE ARE NO STREETS, SEEPS, PONDS, WETLANDS OR 100-YEAR FLOODPLAINS KNOWN TO EXIST ON THIS SITE.
 5. THERE ARE NO WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS KNOWN TO EXIST ON THIS SITE.
 6. THE PROPOSED DEVELOPMENT CONFORMS TO THE BALTIMORE COUNTY MASTER PLAN.
 7. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 415, B.C.Z. EXCEPT FOR THE JOINT IDENTIFICATION SIGN.
 8. LIGHTING NOTE: ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS. SEE LIGHTING PLAN. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY LIGHTING REGULATIONS.
 9. HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS CS-01.07.



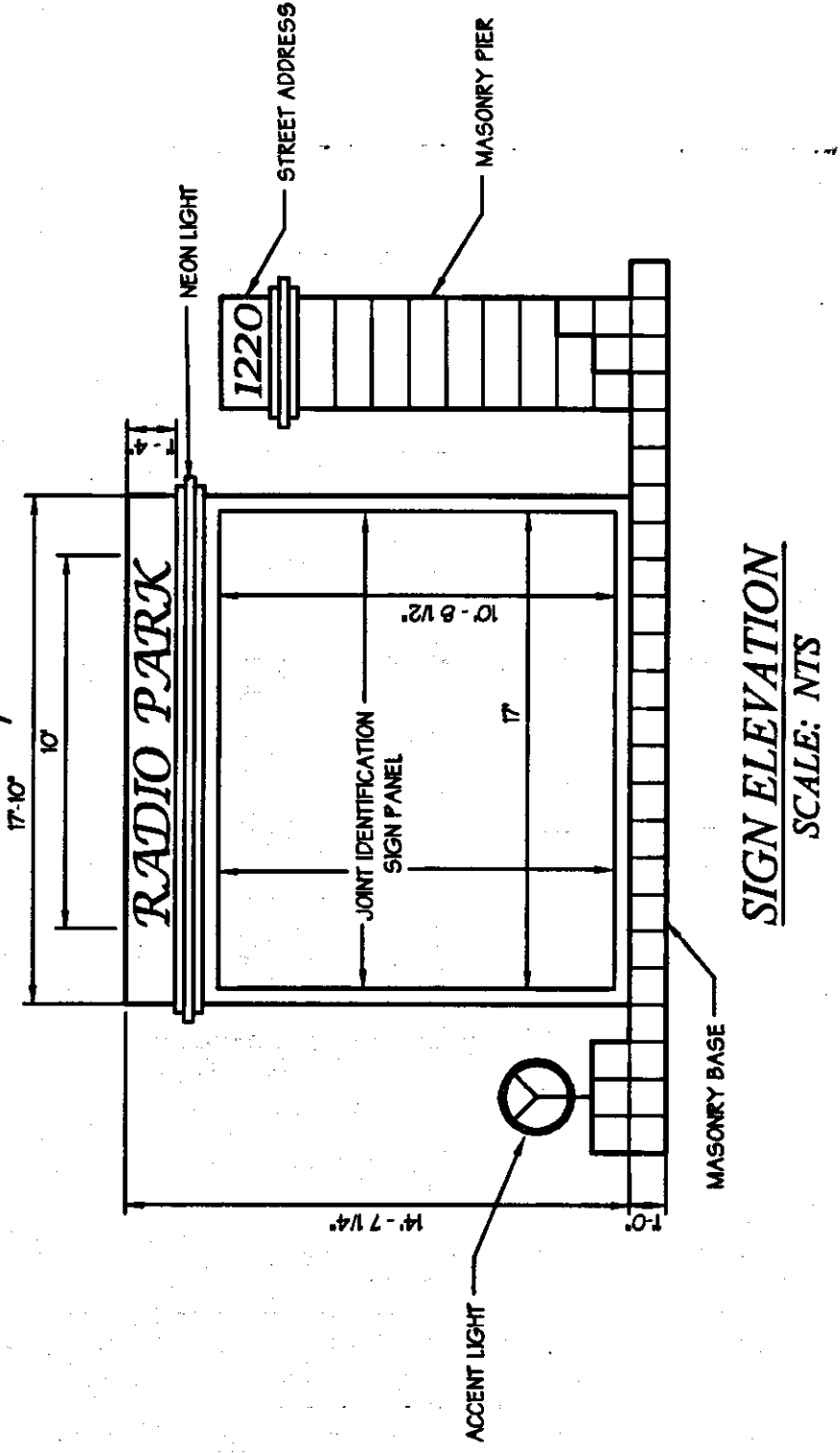
VICINITY MAP
SCALE: 1" = 1000'

Site Data

1. SITE AREA 1,962,097 SQ. FT. OR 22.087 AC.
2. EXIST. USE OFFICE AND WAREHOUSE
3. PROP. USE OFFICE
4. DEED RECORD NO. 17630003320
5. DEED RECORD NO. 17630003320
6. COUNCILMANS DISTRICT 4
7. COUNCILMANS DISTRICT 4
8. CENSUS TRACT NO. 4912.01
9. SUBDIVISION NO. 29
10. SUPERSEDED NO. 29
11. BUILDING HEIGHT
MAXIMUM ALLOWED - 40' HEIGHT WITHIN 100' OF A RESIDENTIAL ZONE
MAXIMUM HEIGHT PROPOSED - 32'
12. FLOOR AREA RATIO
ALLOWED: 2.0 F.A.R. 990,836.6 SQ. FT. X 2 = 1,981,673.2 S.F.
PROPOSED: 2,163,822 S.F. = 0.22 F.A.R.
13. OFFICES & STORAGE BUILDING 7
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
14. OFFICES & STORAGE BUILDING 8
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
15. OFFICES & STORAGE BUILDING 9
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
16. OFFICES & STORAGE BUILDING 10
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
17. OFFICES & STORAGE BUILDING 11
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
18. OFFICES & STORAGE BUILDING 12
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
19. OFFICES & STORAGE BUILDING 13
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
20. OFFICES & STORAGE BUILDING 14
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
21. OFFICES & STORAGE BUILDING 15
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
22. OFFICES & STORAGE BUILDING 16
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
23. OFFICES & STORAGE BUILDING 17
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
24. OFFICES & STORAGE BUILDING 18
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
25. OFFICES & STORAGE BUILDING 19
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
26. OFFICES & STORAGE BUILDING 20
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
27. OFFICES & STORAGE BUILDING 21
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
28. OFFICES & STORAGE BUILDING 22
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
29. OFFICES & STORAGE BUILDING 23
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
30. OFFICES & STORAGE BUILDING 24
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
31. OFFICES & STORAGE BUILDING 25
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
32. OFFICES & STORAGE BUILDING 26
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
33. OFFICES & STORAGE BUILDING 27
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
34. OFFICES & STORAGE BUILDING 28
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
35. OFFICES & STORAGE BUILDING 29
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
36. OFFICES & STORAGE BUILDING 30
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
37. OFFICES & STORAGE BUILDING 31
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SECOND FLOOR 25,520 SQ. FT.
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
39. OFFICES & STORAGE BUILDING 33
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
40. OFFICES & STORAGE BUILDING 34
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
41. OFFICES & STORAGE BUILDING 35
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
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43. OFFICES & STORAGE BUILDING 37
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
44. OFFICES & STORAGE BUILDING 38
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
45. OFFICES & STORAGE BUILDING 39
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
46. OFFICES & STORAGE BUILDING 40
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
47. OFFICES & STORAGE BUILDING 41
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
48. OFFICES & STORAGE BUILDING 42
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
49. OFFICES & STORAGE BUILDING 43
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
50. OFFICES & STORAGE BUILDING 44
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
51. OFFICES & STORAGE BUILDING 45
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
52. OFFICES & STORAGE BUILDING 46
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
53. OFFICES & STORAGE BUILDING 47
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
54. OFFICES & STORAGE BUILDING 48
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
55. OFFICES & STORAGE BUILDING 49
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
56. OFFICES & STORAGE BUILDING 50
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
57. OFFICES & STORAGE BUILDING 51
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
58. OFFICES & STORAGE BUILDING 52
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
59. OFFICES & STORAGE BUILDING 53
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
60. OFFICES & STORAGE BUILDING 54
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
61. OFFICES & STORAGE BUILDING 55
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
62. OFFICES & STORAGE BUILDING 56
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
63. OFFICES & STORAGE BUILDING 57
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
64. OFFICES & STORAGE BUILDING 58
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TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
65. OFFICES & STORAGE BUILDING 59
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
66. OFFICES & STORAGE BUILDING 60
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
67. OFFICES & STORAGE BUILDING 61
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SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
68. OFFICES & STORAGE BUILDING 62
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
69. OFFICES & STORAGE BUILDING 63
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
70. OFFICES & STORAGE BUILDING 64
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
71. OFFICES & STORAGE BUILDING 65
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
72. OFFICES & STORAGE BUILDING 66
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
73. OFFICES & STORAGE BUILDING 67
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
74. OFFICES & STORAGE BUILDING 68
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
75. OFFICES & STORAGE BUILDING 69
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
76. OFFICES & STORAGE BUILDING 70
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
77. OFFICES & STORAGE BUILDING 71
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
78. OFFICES & STORAGE BUILDING 72
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
79. OFFICES & STORAGE BUILDING 73
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
80. OFFICES & STORAGE BUILDING 74
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
81. OFFICES & STORAGE BUILDING 75
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
82. OFFICES & STORAGE BUILDING 76
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
83. OFFICES & STORAGE BUILDING 77
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
84. OFFICES & STORAGE BUILDING 78
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
85. OFFICES & STORAGE BUILDING 79
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
86. OFFICES & STORAGE BUILDING 80
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
87. OFFICES & STORAGE BUILDING 81
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
88. OFFICES & STORAGE BUILDING 82
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
89. OFFICES & STORAGE BUILDING 83
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
90. OFFICES & STORAGE BUILDING 84
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
91. OFFICES & STORAGE BUILDING 85
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
92. OFFICES & STORAGE BUILDING 86
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
93. OFFICES & STORAGE BUILDING 87
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
94. OFFICES & STORAGE BUILDING 88
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
95. OFFICES & STORAGE BUILDING 89
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
96. OFFICES & STORAGE BUILDING 90
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
97. OFFICES & STORAGE BUILDING 91
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
98. OFFICES & STORAGE BUILDING 92
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
99. OFFICES & STORAGE BUILDING 93
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
100. OFFICES & STORAGE BUILDING 94
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
101. OFFICES & STORAGE BUILDING 95
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
102. OFFICES & STORAGE BUILDING 96
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
103. OFFICES & STORAGE BUILDING 97
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
104. OFFICES & STORAGE BUILDING 98
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
105. OFFICES & STORAGE BUILDING 99
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD
106. OFFICES & STORAGE BUILDING 100
FIRST FLOOR 62,335 SQ. FT.
SECOND FLOOR 25,520 SQ. FT.
TOTAL PER 1000 SQ. FT. = 167 SPACES REQD

VARIANCES REQUESTED:

1. VARIANCE FROM B.C.Z. SECTION 450.01(A) TO PERMIT A SINGLE FREE STANDING JOINT IDENTIFICATION SIGN OF 200 SF IN LIEU OF THE PERMITTED TWO FREE STANDING JOINT IDENTIFICATION SIGNS OF 75 SQUARE FEET EACH.
2. VARIANCE FROM B.C.Z. SECTION 450.01(A) TO PERMIT A FREE STANDING JOINT IDENTIFICATION SIGN HAVING A MAXIMUM HEIGHT OF 16 FEET IN LIEU OF THE REQUIRED 12 FEET.



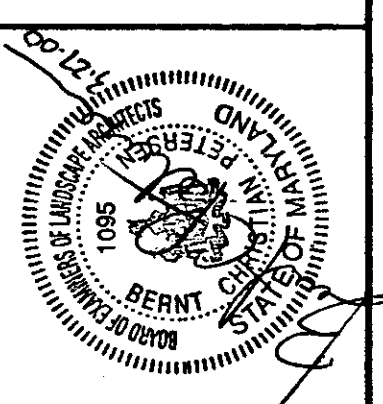
00-403-A

PLAT TO ACCOMPANY PETITIONS FOR ZONING VARIANCES

RADIO PARK
1220 JOPPA ROAD
TOWSON, MARYLAND 21286

Election District #9
Councilmatic District #4
Scale: 1" = 100'

OWNER/DEVELOPER
HERITAGE PROPERTIES
515 FAIRMOUNT AVENUE
TOWSON, MARYLAND
410-769-6100



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1029 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-9120

