

IN RE: PETITION FOR VARIANCE

E/S Rolling Road, 970' S of
Windsor Boulevard
2nd Election District
2nd Councilmanic District
(2707-09 Rolling Road)

Rolling Road, LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-297-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Rolling Road, LLC. The variance request involves property located at 2707 and 2709 Rolling Road in the Woodlawn area of Baltimore County. The variance requests are from: (1) Section 450.4.7.(d)v of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two freestanding joint identification signs containing 103.375 sq. ft. each in lieu of the 78.75 sq. ft. per face allowed; and (2) two variances from Sections 450.4.7.(d)vii and 450.5.B.4.c of the B.C.Z.R., to allow the signs to have a height of 17.5 ft. in lieu of the required 12 ft.

Appearing at the hearing on behalf of the variance request were David Martin and Bernt Petersen, both with G. W. Stephens, the engineering firm who prepared the site plan of the property and Howard Alderman, attorney at law, representing the Petitioner. William B. Russell appeared on behalf of the property owner. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 10.383 acres, more or less, zoned ML-IM. The subject property is proposed to be developed with two warehouse buildings as shown on the site plan submitted. The warehouse units proposed to be constructed are serviced by two narrow driveways which take access from Rolling Road. The property sits back off of Rolling Road quite a distance and in

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Date 3/16/01

By R. J. [Signature]

order to properly identify the warehouse buildings, the Petitioner has proposed two signs as shown on the site plan submitted into evidence as Petitioner's Exhibit No. 1. In order to proceed with the construction of these signs, the variance requests are necessary.

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

To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

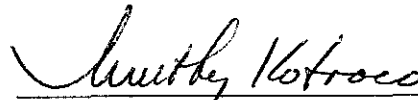
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

ORIGINAL FILED FOR FILING
3/16/01
R. J. Jernigan

THEREFORE, IT IS ORDERED this 16th day of March, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variances from: (1) Section 450.4.7.(d)v of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit two freestanding joint identification signs containing 103.375 sq. ft. each in lieu of the 78.75 sq. ft. per face allowed; and (2) two variances from Sections 450.4.7.(d)vii and 450.5.B.4.c of the B.C.Z.R., to allow the signs to have a height of 17.5 ft. in lieu of the required 12 ft., be and are hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for their permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDERED AND FILED
3/16/01
P. J. Emerson



Baltimore County
Zoning Commissioner

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

March 16, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
Towson, Maryland 21204

Re: Petitions for Variance
Case No. 01-297-A
Property: 2707-09 Rolling Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: David Martin
Bernt Petersen
G. W. Stephens & Associates, Inc.
1020 Cromwell Bridge Road
Towson, MD 21286

William B Russell
c/o Rolling Road, LLC
9640 Deereco Road
Timonium, MD 21093

Census 2000

For You, For Baltimore County

Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2707-09 Rolling Road

which is presently zoned ML-1M

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

City

Signature

Levin & Gann, P.A.

Nottingham Centre, 8th Floor

Company

502 Washington Ave., 410-321-0600

Address

Telephone No.

Towson, Maryland

21204

City

State

Zip Code

Legal Owner(s):

Rolling Road, LLC

Name - Type or Print

By:

Signature

Anthony Julio, Authorized Member

Name - Type or Print

Signature

9640 Deereco Road

Address

410-561-1300

Telephone No.

Timonium, Maryland

State

21093

Zip Code

Representative to be Contacted:

Rolling Road, LLC

Name

9640 Deereco Road

Address

410-561-1300

Telephone No.

Timonium, Maryland

State

21093

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

SGA

Date

01-24-01

REV 9/15/98

Case No.

01-297-A

COPIES OF PETITION FOR HEARING
3/16/01
By [Signature]

PETITION FOR VARIANCE

CASE NO: _____

Address: 2707-09 Rolling Road

Legal Owner: Rolling Road LLC

Present Zoning: ML-IM

REQUESTED RELIEF

- A. A variance from: BCZR § 450.4.7.(d)v to permit two freestanding, joint identification signs containing 103.375 square feet each face in lieu of the 78.75 square feet per face allowed; and
- B. Variances from BCZR §§ 450.4.7.(d)vii and 450.5.B.4.c to permit two freestanding, joint identification signs with heights of 17.5 feet in lieu of the 12 feet allowed, all as shown more particularly on the Plat to Accompany this Petition.

JUSTIFICATION:

- Irregular shape of the property;
- The topography of the property;
- The setback of the property from the public roadway; and
- For such further reasons as will be presented at the time of the hearing held on this petition.

01-297-A

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
Petition for Variances for R. B. C. South

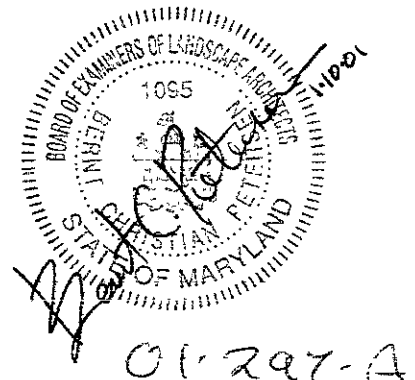
DATE: January 13, 2001
Page -1-

Beginning at a point on the easterly right-of-way of Rolling Road, said point being North 9 degrees 18 minutes 39 seconds East 834.81 feet more or less, from a point formed by the intersection of the centerlines of Rolling Road and Tudsbury Road thence leaving said point of beginning, along the following 11 courses:

1. Running thence along said easterly right-of-way of Rolling Road on a curve to the left having a radius of 820 feet and arc distance of 10.75 feet, said curve being subtended by a chord North 02 degrees 30 minutes 27 seconds East 10.75 feet, thence
2. leaving said easterly right-of-way of Rolling Road South 65 degrees 57 minutes 05 seconds East 228.18 feet, thence
3. North 24 degrees 2 minutes 55 seconds East 60.89 feet, thence
4. North 4 degrees 46 minutes 37 seconds West 299.20 feet, thence
5. North 13 degrees 7 minutes 18 seconds West 268.47 feet, thence
6. South 76 degrees 52 minutes 42 seconds West 208.58 feet, thence
7. South 55 degrees 46 minutes 55 seconds West 17.28 feet to a point on the easterly right-of-way of Rolling Road, running thence along said right-of-way
8. North 16 degrees 37 minutes 55 seconds West 68.17 feet, thence
9. leaving said easterly right-of-way of Rolling Road North 76 degrees 52 minutes 42 seconds East 22.01 feet, thence
10. South 58 degrees 7 minutes 18 seconds East 42.18 feet, thence
11. North 76 degrees 52 minutes 42 seconds East 529.11 feet, thence
12. North 4 degrees 9 minutes 45 seconds East 9.44 feet, thence
13. North 89 degrees 0 minutes 19 seconds East 151.24 feet, thence
14. South 18 degrees 9 minutes 19 seconds East 716.53 feet, thence
15. South 55 degrees 59 minutes 1 second West 385.65 feet, thence
16. North 65 degrees 57 minutes 5 minutes West 590.13 feet to the point of beginning.

Containing 10.383 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.



BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

01-297-A 30691
No.

DATE 01-24-01 ACCOUNT R0016150

AMOUNT \$ 750.00

RECEIVED FROM: A & E Construction L.L.C.

FOR: Commission Difference 750.00
TOTAL 750.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JSF

PAID RECEIPT
PAYMENT ACTUAL DUE
1/24/2001 1/24/2001 1/24/2001
ISSUED BY: CASHIER NAME: JMS
Dept: E-200 ZONING DEPARTMENT
Receipt # 119717
CP ID: 000891
Receipt for
PER. OR. EX
Baltimore County, Maryland

01-297-A

CASHIER'S VALIDATION

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: #01-297-A

2707-09 Rolling Road

E/S Rolling Road, 970' S of Windsor Boulevard

2nd Election District - 2nd Councilmanic District

Legal Owner(s): Rolling Road, LLC

Variance: to permit two free-standing, joint identification signs of 103.375 square feet each face in lieu of the 78.75 square feet per face allowed and to permit two free-standing, joint identification signs with heights of 17.5 feet in lieu of the 12 feet allowed.

Hearing: Wednesday, March 14, 2001 at 9:00 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.

JT72/754 Feb. 27

C453106

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/1/, 2001

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 2/27/, 2001.

S. Wilkinson
THE JEFFERSONIAN,

LOCAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 01-297-A

Petitioner Developer HILL MANAGEMENT, ETAL

Date of Hearing/Closing 3/14/01

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

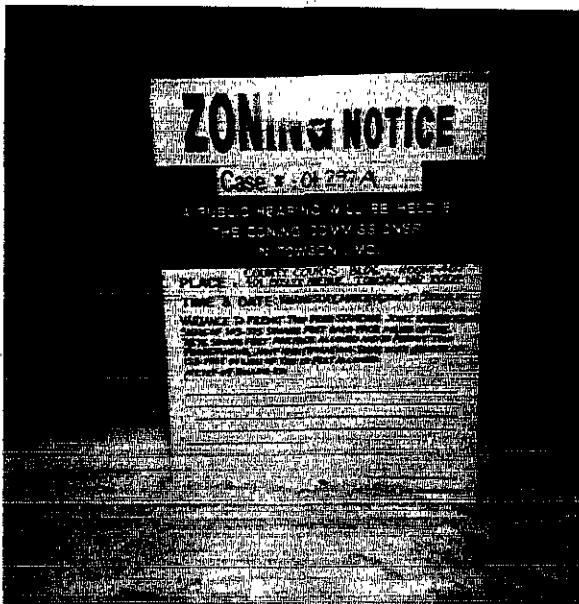
Attention: Ms. Gwendolyn Stephens

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 # 2707-09 - ROLLING RD.

SIGN POSTED ON: 2/24/01

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 2/24/01
(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)

RE: PETITION FOR VARIANCE
2707-09 Rolling Road, E/S Rolling Rd,
970' S of Windsor Blvd
2nd Election District, 2nd Councilmanic

Legal Owner: Rolling Road LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-297-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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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 20th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, 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

February 7, 2001

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: 01-297-A
2707-09 Rolling Road
E/S Rolling Road, 970' S of Windsor Boulevard
2nd Election District – 2nd Councilmanic District
Legal Owner: Rolling Road, LLC

Variance to permit two free-standing, joint identification signs of 103.375 square feet each face in lieu of the 78.75 square feet per face allowed and to permit two free-standing, joint identification signs with heights of 17.5 feet in lieu of the 12 feet allowed.

HEARING: Wednesday, March 14, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".
G D Z

Arnold Jablon
Director

C: Howard L Alderman Jr, Levin & Gann, 502 Washington Ave, 8th Floor, Towson 21204
Anthony Julio, Authorized Member, Rolling Road, 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 TUESDAY, FEBRUARY 27, 2001.**
(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, February 27, 2001 Issue – Jeffersonian

Please forward billing to:
Anthony Julio
Rolling Road LLC
9640 Deereco Road
Timonium MD 21093

410561-1300

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: 01-297-A
2707-09 Rolling Road
E/S Rolling Road, 970' S of Windsor Boulevard
2nd Election District – 2nd Councilmanic District
Legal Owner: Rolling Road, LLC

Variance to permit two free-standing, joint identification signs of 103.375 square feet each face in lieu of the 78.75 square feet per face allowed and to permit two free-standing, joint identification signs with heights of 17.5 feet in lieu of the 12 feet allowed.

HEARING: Wednesday, March 14, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
(61) Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 01-297-A

Petitioner: Rolling Road LLC

Address or Location: 2707-09 Rolling Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rolling Road LLC

Address: 9640 Deereco Road
Timonium, Maryland 21093

Telephone Number: (410) 561-1300



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 9, 2001

Howard L Alderman Jr
Levin & Gann
502 Washington Avenue 8th Floor
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-297-A,

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 24, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Anthony Julio Authorized Member, Rolling Road LLC, 9640 Deereco Road,
Timonium 21093
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2001
Item Nos. 288, 289, 290, 291, 293, 295,
297, 298, 299, 300, 301, 302, 303, 304,
and 308

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

February 8, 2001

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 February 5, 2001

Item No.: See Below

Dear Ms. Stephens:

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

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

290, 291, 292, 293, 294, 295, 297, 298, 299, 300,
302, 303, 304, and 308

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 5, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
288	10260 York Road
289	10240 York Road
290	2522 Venetian Road
291	5126 Edmondson Avenue
293	998 Rohe Farm Lane
295	Gwynnbrook Property
296	1909 Halethorpe Avenue
297	2707-2709 Rolling Road
298	326 Stone Castle Avenue
299	2127 York Road
300	2127 York Road
301	3916 Old North Point Road
302	7605 Curving Lane
303	703 Main Street
308	104 McCormick Avenue

Jim
3/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 08, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-297 & 01-327

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Z...

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

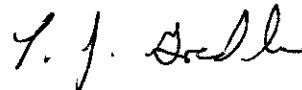
RE: Baltimore County
Item No. 297 SRA

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,


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

My telephone number is _____

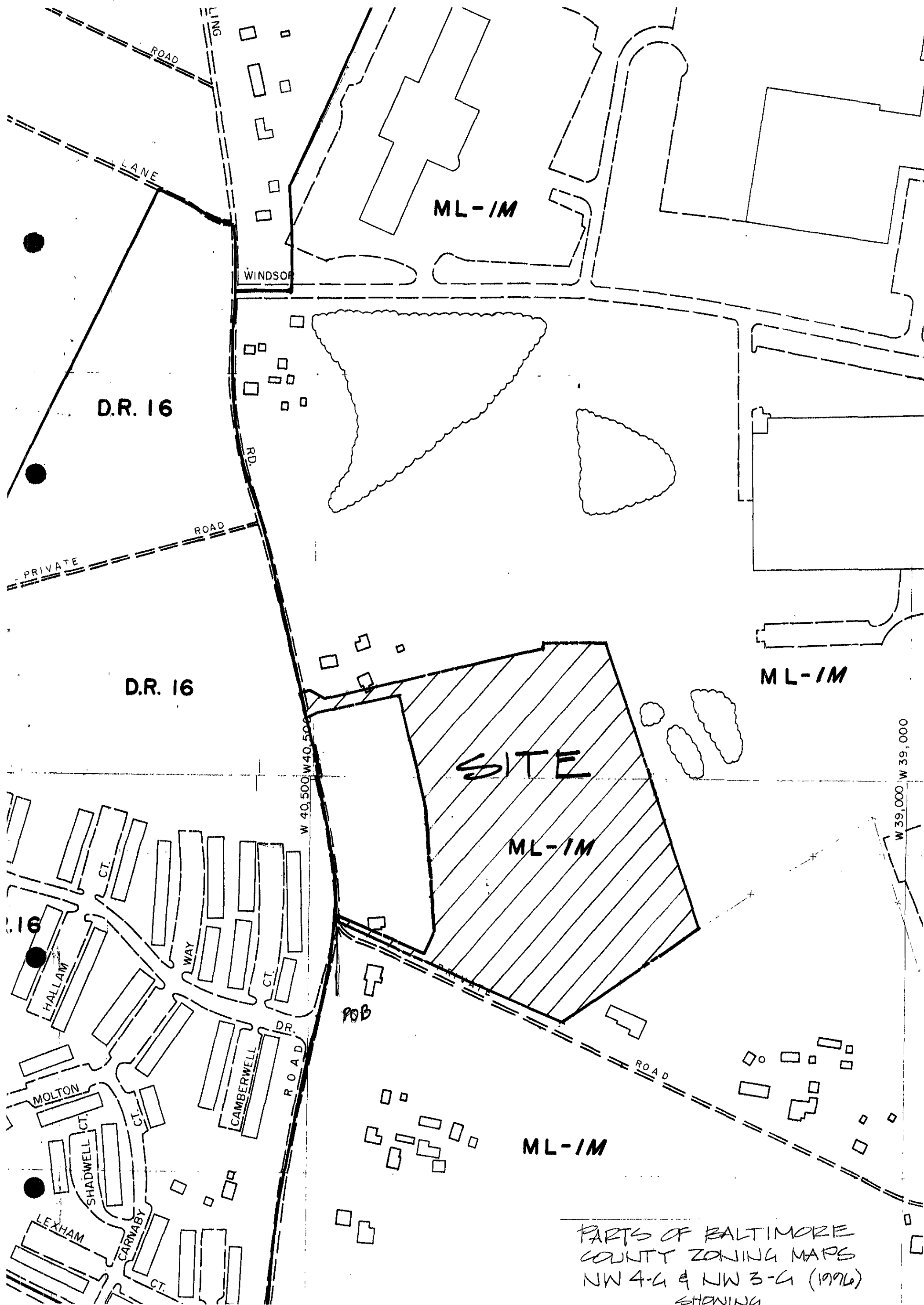
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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

CASE NAME 01-297-1A
 CASE NUMBER Rolling Road LLC
 DATE 14 March 01

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Howard L. Alderman, Jr.	LEVIN & GANN, PA, Nottingham Centre 8th Floor, 502 Washington Avenue	TOMSON, MD 21204	halderman@levinGann.com
DAVID MARTIN	1020 CROMWELL BRIDGE RD	" " 21284	
Robert C. Russell	1020 CROMWELL BRIDGE RD	" " 21284	
William B. Russell	9640 Deereco RD.	TIMONICH, MD 21093	DRussell@HILLHGT.COM



PARTS OF BALTIMORE
COUNTY ZONING MAPS
NW 4-G & NW 3-G (1996)
SHOWING

RRC SOUTH
LOT # 6B

SCALE: 1" = 1200'
DATE: JANUARY 10, 2001
01-297-A

- LEGEND**
- PROPERTY LINE
 - EX. CONTOURS
 - EX. SANITARY
 - EX. WATER
 - EX. STORM DRAINS
 - EX. SOILS LINE
 - EX. & PROP. F.H.
 - PROPOSED CONTOURS
 - PROPOSED CURE
 - PROPOSED WATER
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER
 - LIMIT OF DISTURANCE
 - LIGHT POLE W/XY
 - 30' LIGHT POLE W/XY
 - HAULDE HEAD

B.C.M.D.

LOT B5
5.618 AC ±
244,720.08 SF

Proposed Warehouse
78,000 S.F.
FF 49150

Proposed Warehouse
70,200 S.F.
FF 49250

LOT B8
10.75 AC ±
46,827.00 SF
#2105

LOT B9
0.73 AC ±
31,798.8 SF
#2747

LOT B7
17.44 AC ±
75,963.64 SF
#2721

ROLLING ROAD
COMMERCE CENTER

2707-2709

TENANT TENANT
TENANT TENANT
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31,975 S.F.
715 S.F.
103,375 S.F. TOTAL

Rolling Road

PROPOSED FREESTANDING
JOINT IDENTIFICATION SIGN

PROPOSED FREESTANDING
JOINT IDENTIFICATION SIGN

PROPOSED JOINT IDENTIFICATION SIGN
NO SCALE

DRG. # 07069A THE DRG. WAS APPROVED ON JULY 23.
PDM. FILE # 11-154 DRG. NO. 07069A

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS-LAND PLANNERS-LAND SURVEYS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21204
TEL. (410) 825-8720
FAX (410) 583-0288

GWS



OWNER
ROLLING ROAD, LLC
9640 DEERCO ROAD
TIMONUM, MARYLAND
21083

VARIANCES REQUESTED

- VARIANCE FROM B.C.Z.R. SECTION 450.4.7 (d) TO PERMIT TWO FREESTANDING JOINT IDENTIFICATION SIGNS WITH FACES OF 103,375 SQUARE FEET EACH IN LIEU OF THE 75 SQUARE FEET ALLOWED
- VARIANCE FROM B.C.Z.R. SECTION 450.4.7 (d) AND SECTION 450.5 B.4.c TO PERMIT TWO FREESTANDING JOINT IDENTIFICATION SIGNS WITH HEIGHTS OF 17 FEET 6 INCHES IN LIEU OF THE 12 FEET ALLOWED.

PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCES

R.B.C. SOUTH

BALTIMORE CO. MD.
ELECTION DISTRICT 2.C2.
DATE: JANUARY 10, 2001
SCALE: 1" = 50'

FILENAME

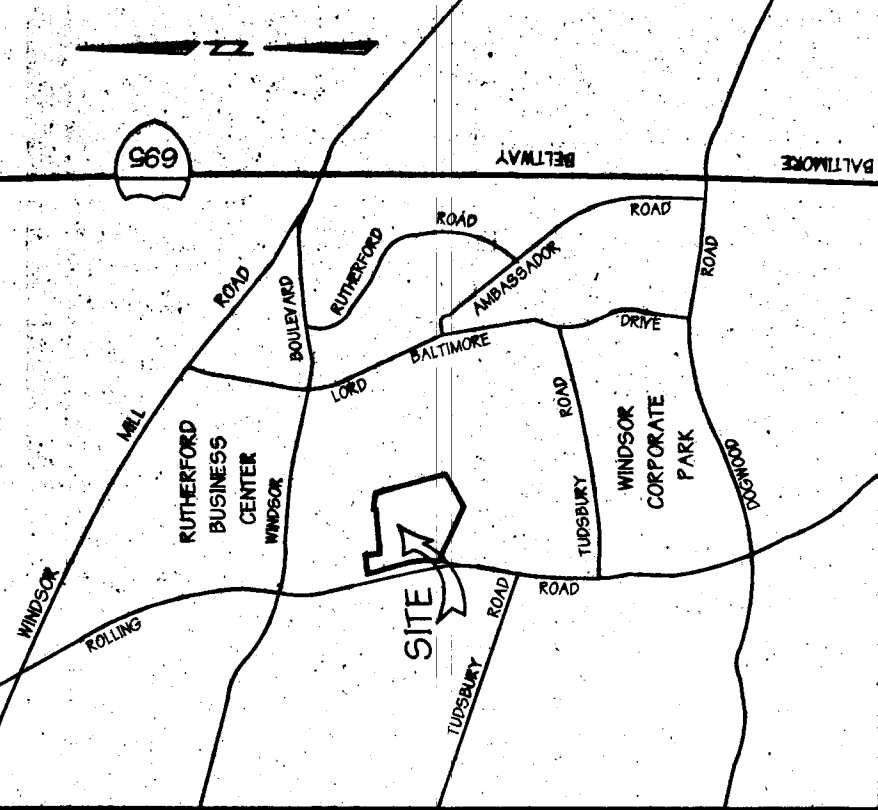
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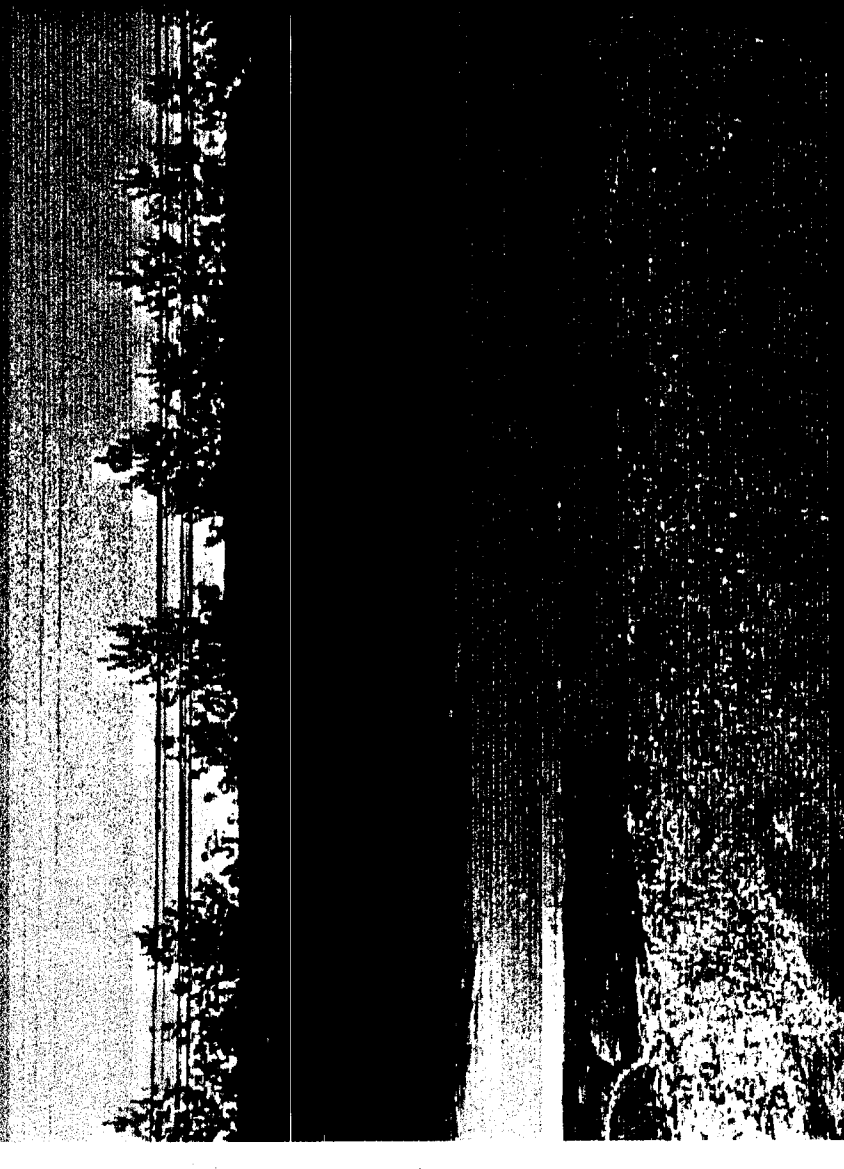
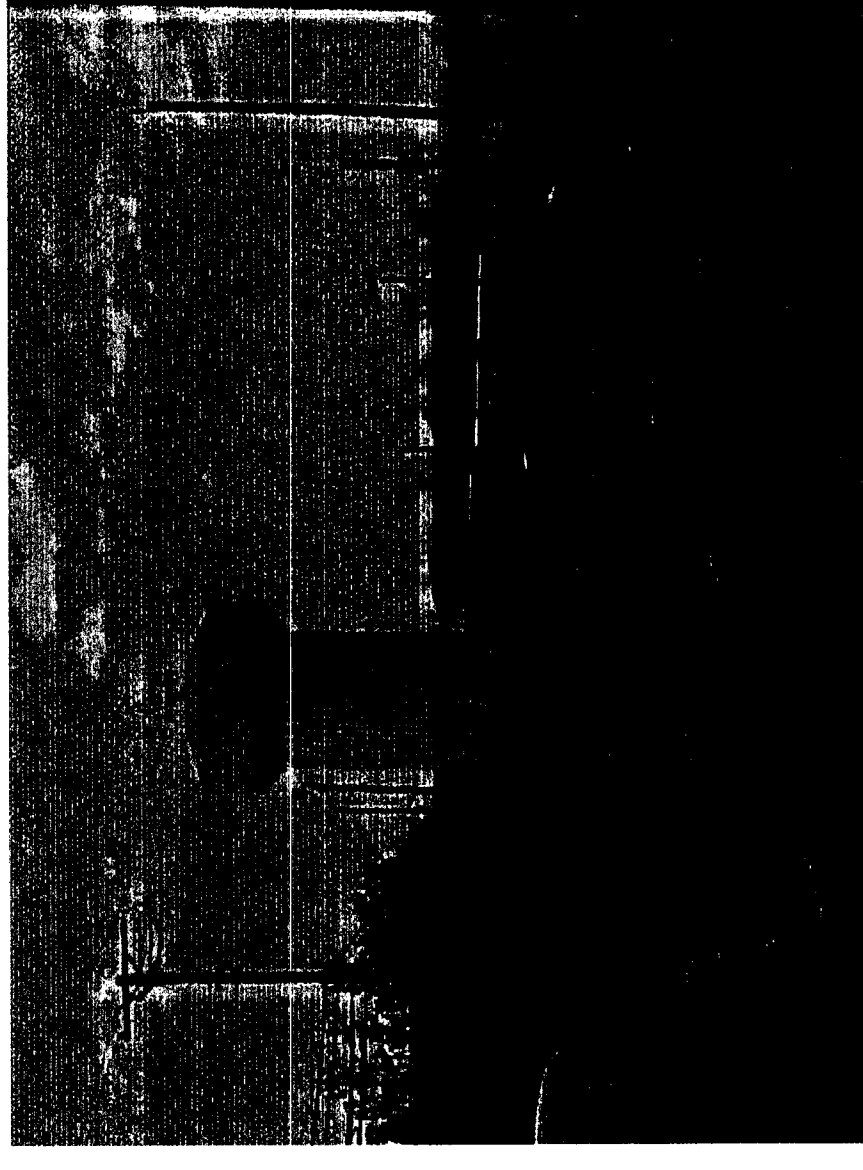
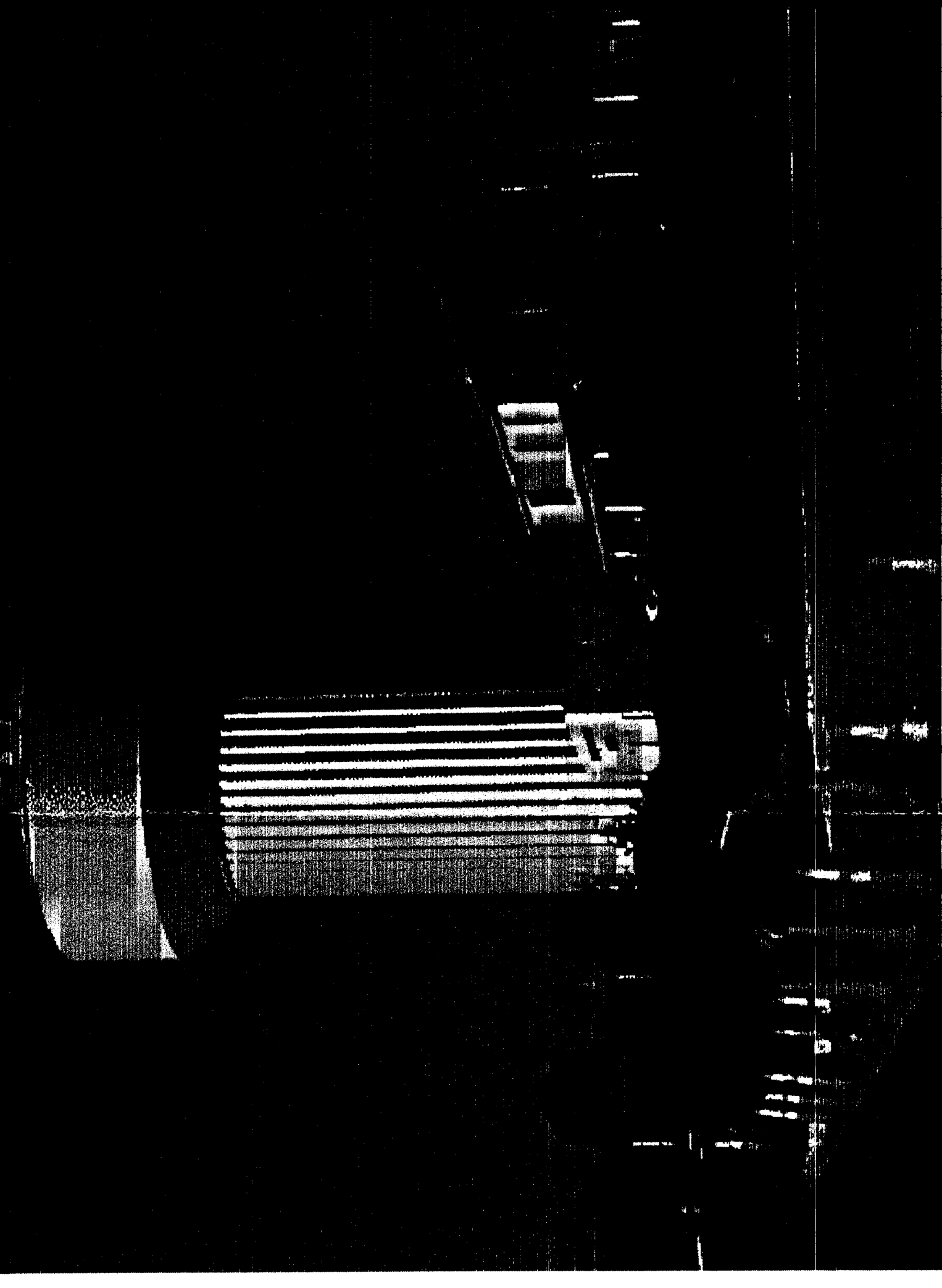
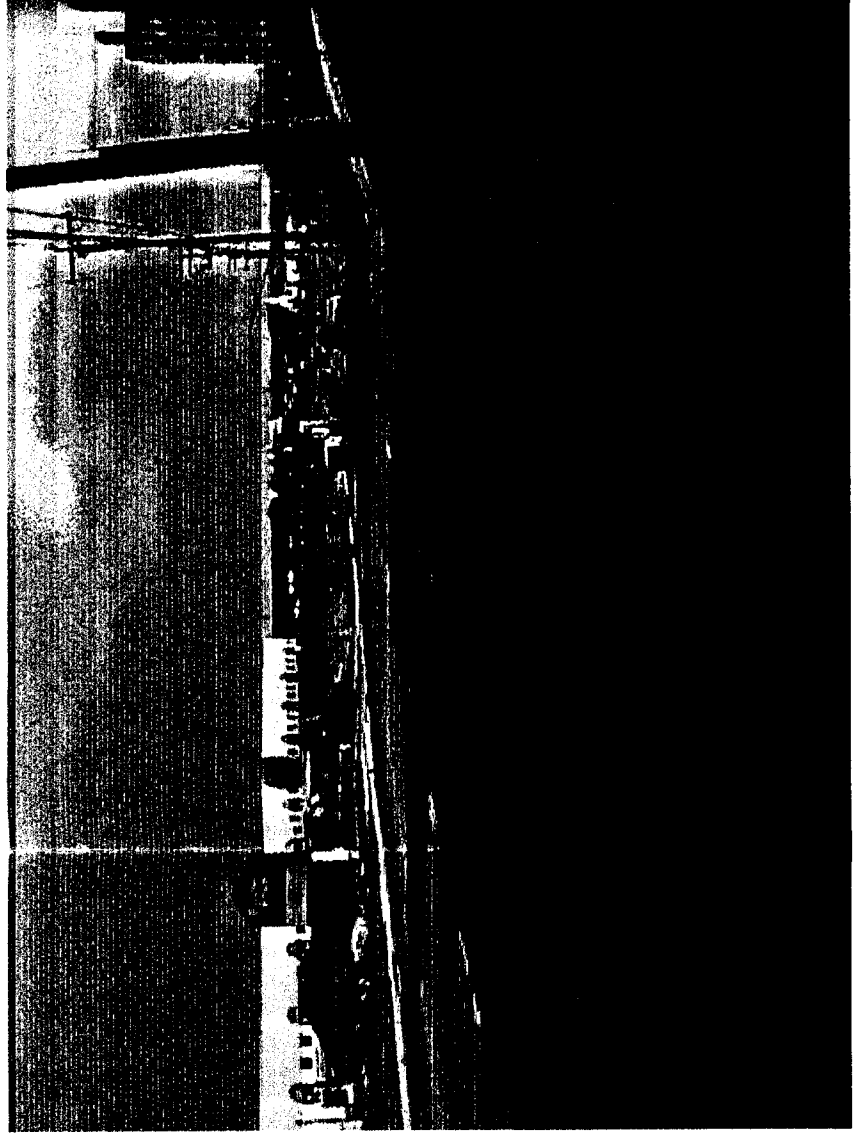
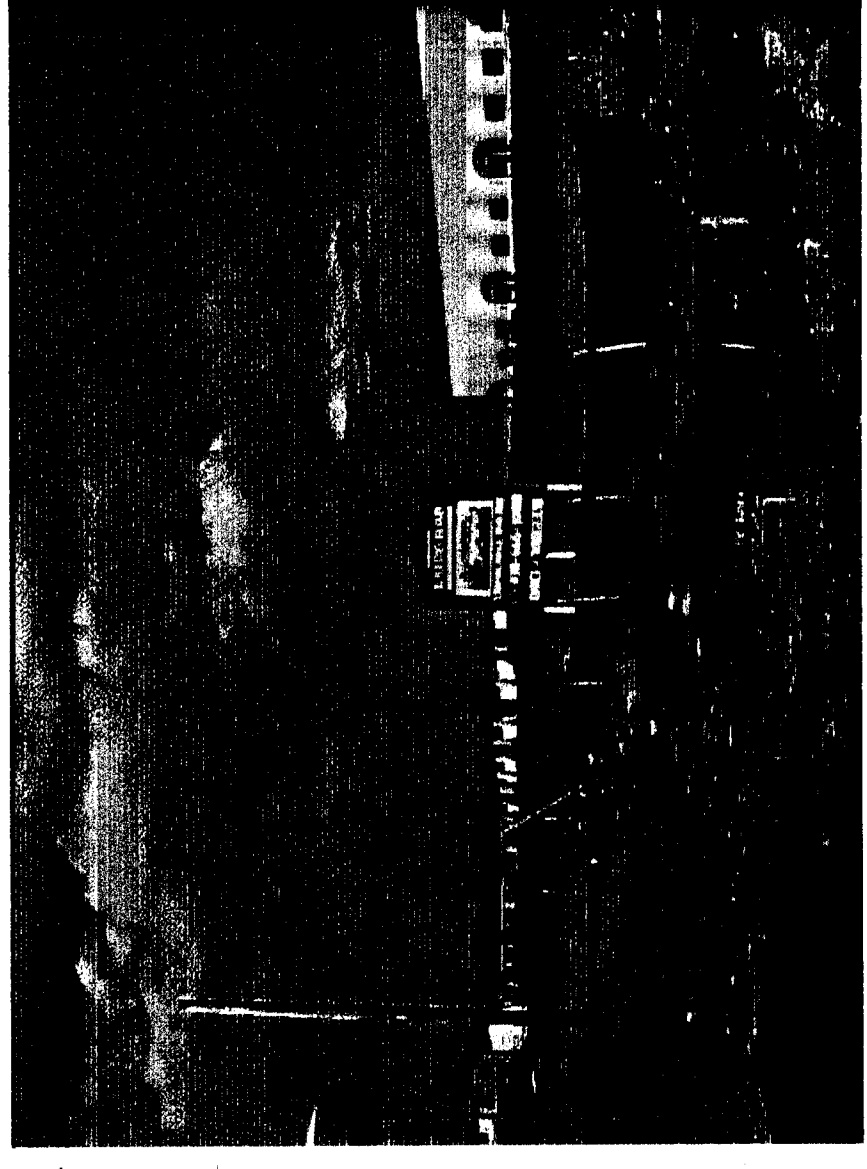
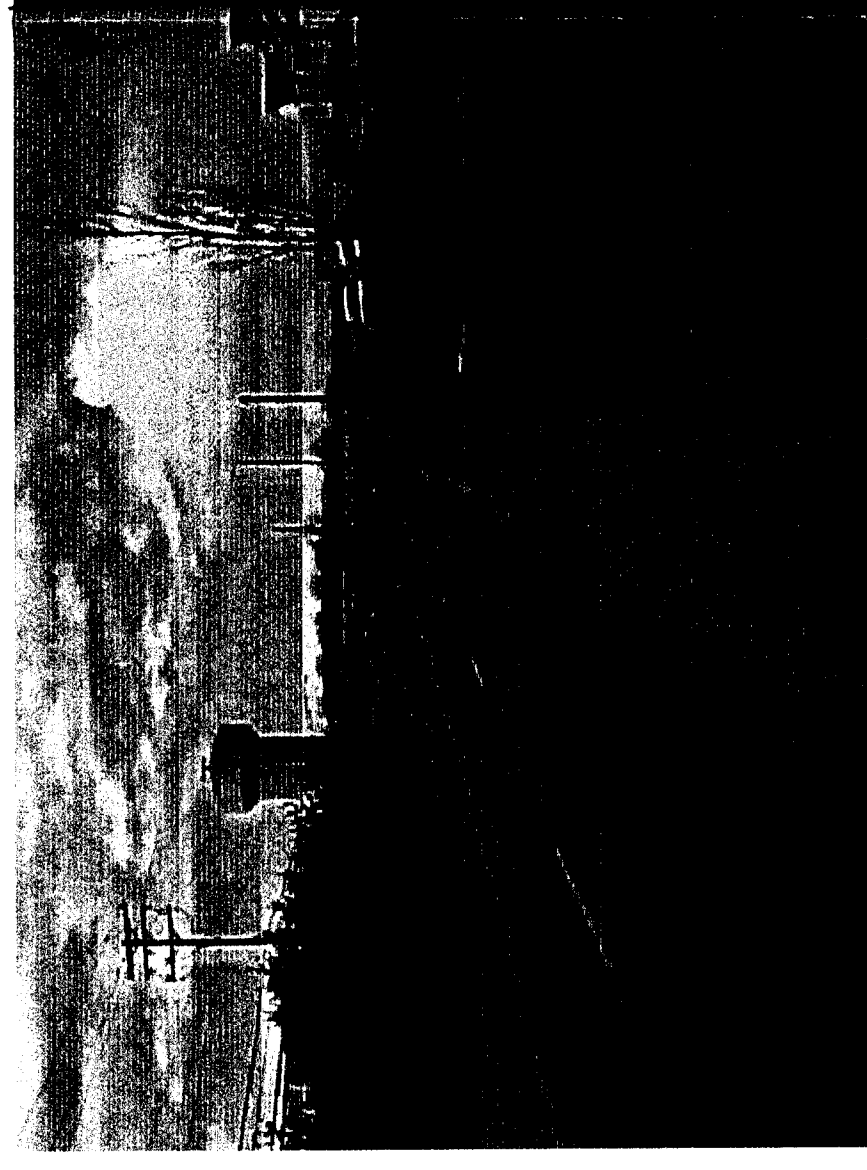
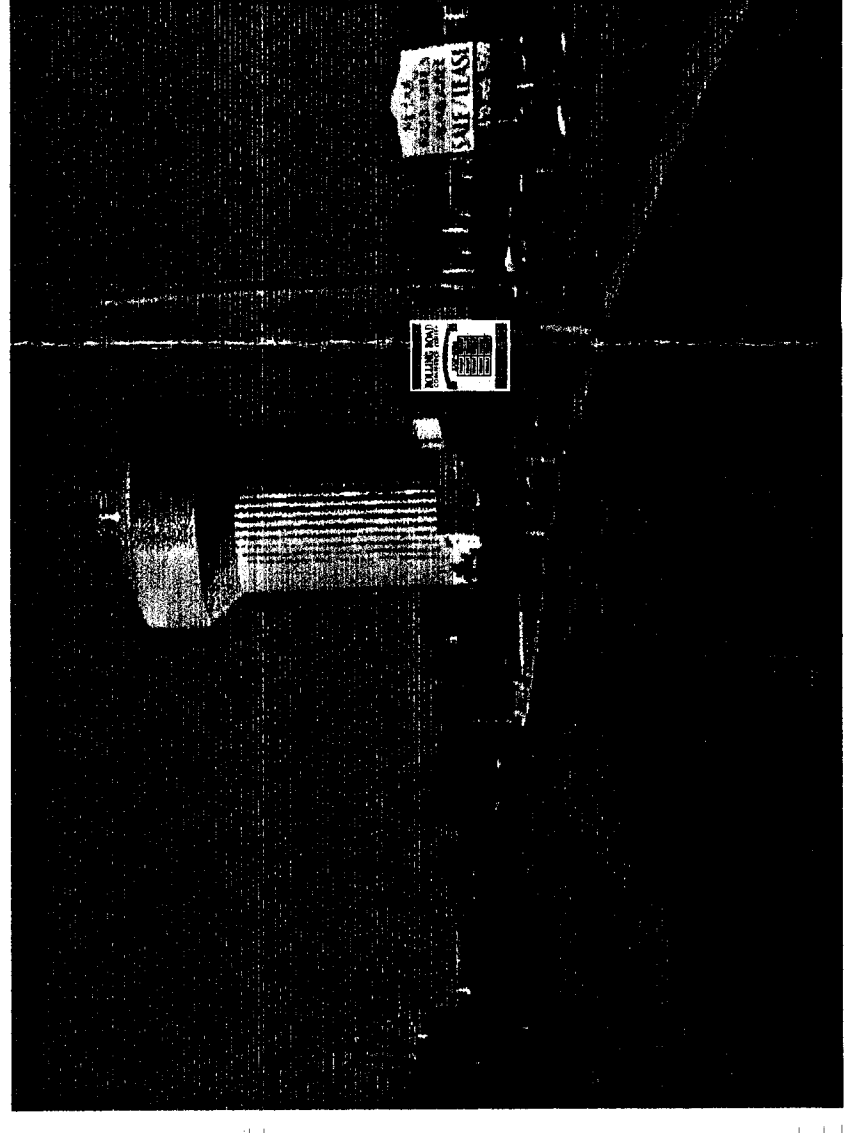
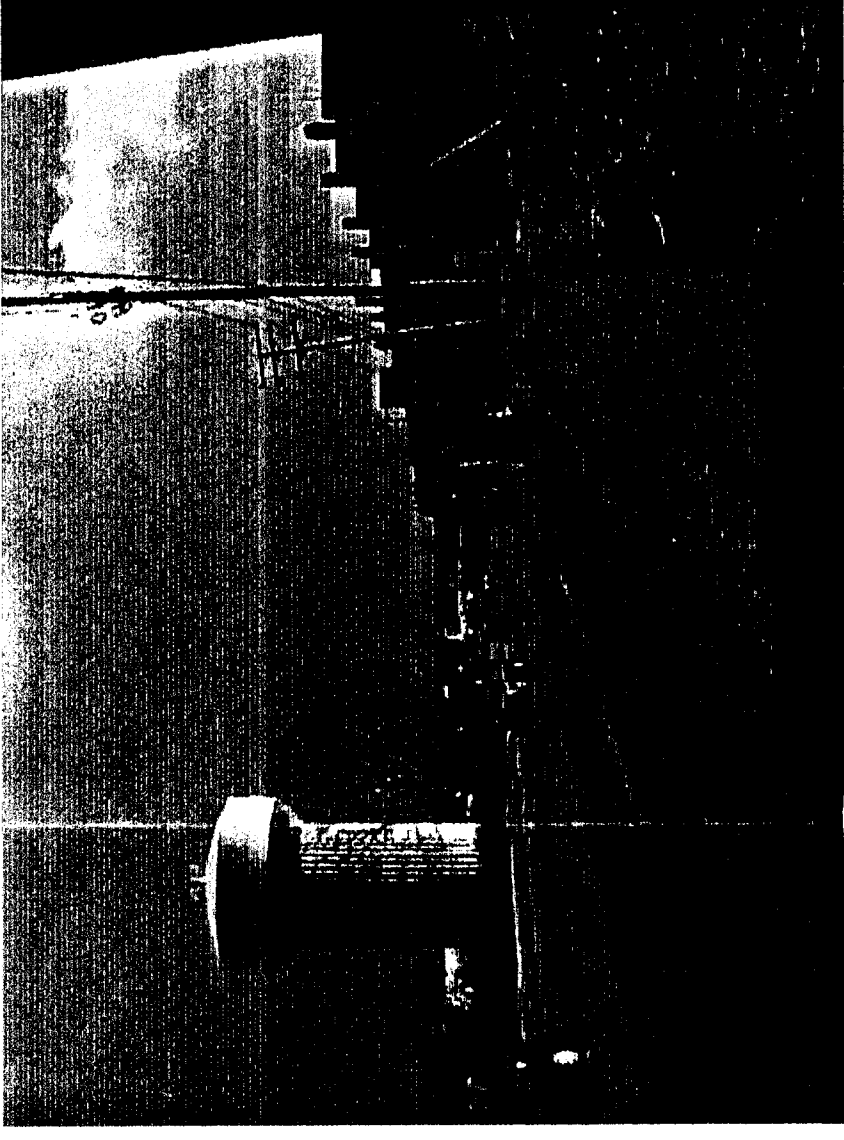
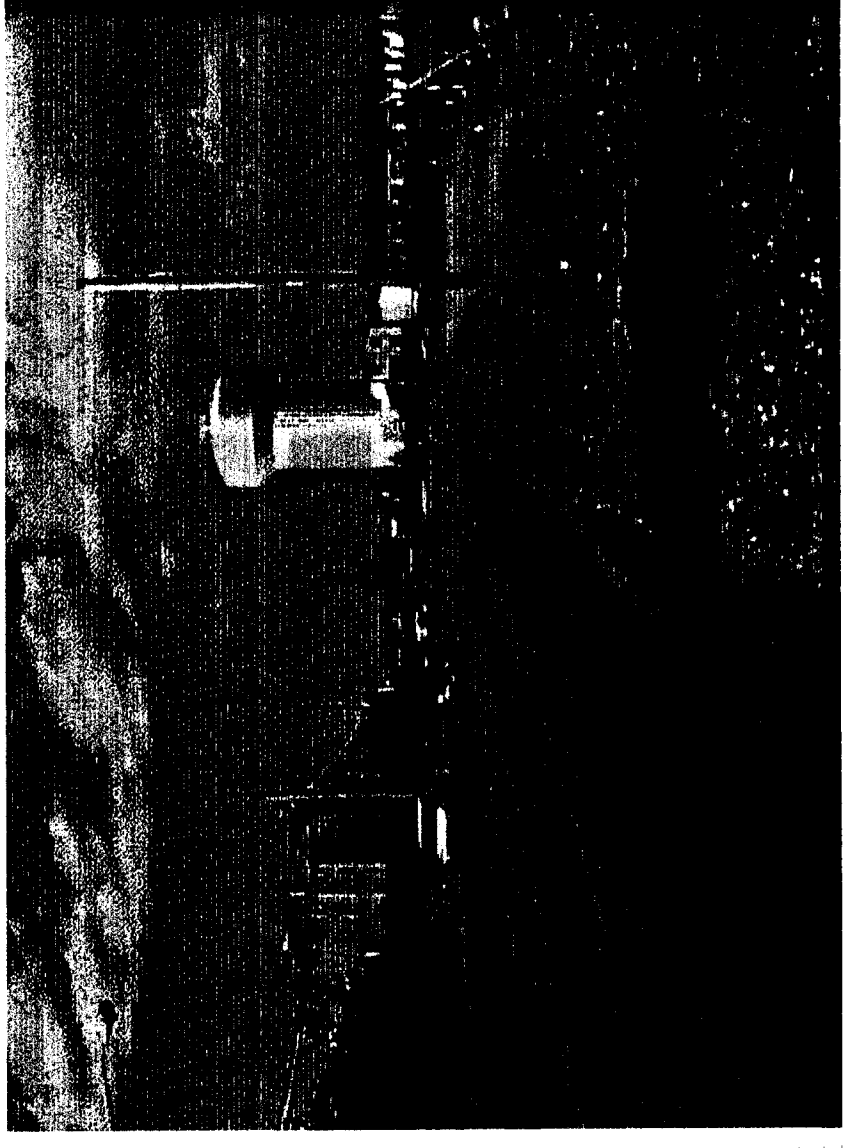
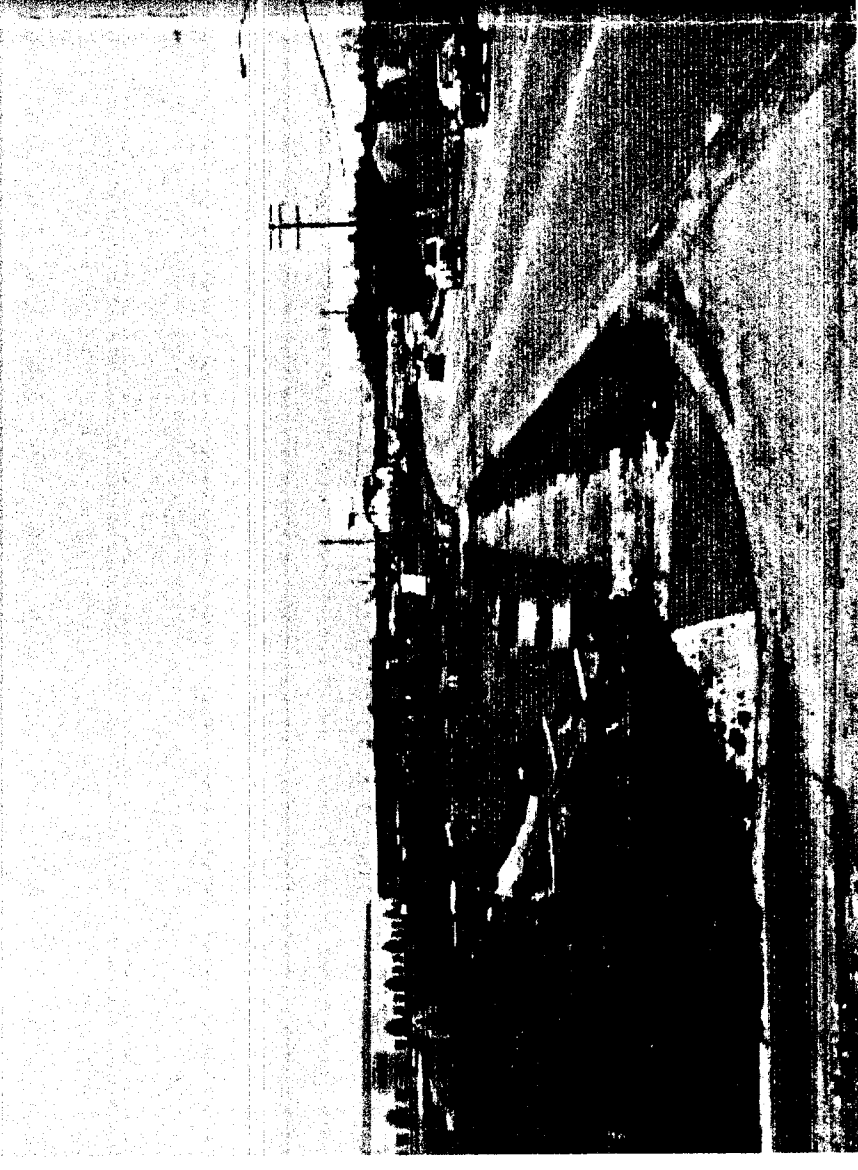
VICINITY MAP
SCALE 1"=2000'

SITE DATA

- Site Area - Lot B-6 10.383 AC ±
- Existing Zoning - ML-1M
- Election District - 2
- Councilmanic District - 2
- Census Tract - 4024.01
- Watershed - 29
- Subwatershed - 73
- Tax Account No. - 23-00-004227 23-00-004228
- Lot B-6
- Proposed Use - Office/Warehouse - 148,200 S.F.
- Joint Parcels - 154,594 S.F.
- Parking
- Required:
 - 15% office - 22,230 S.F. @ 3.3 P.S./1000 S.F. = 73.36 P.S./74 P.S.
 - 85% Warehouse - 125,970 S.F. @ 1 P.S./1400 S.F. = 89.98 P.S./90 P.S.
- Total P.S. required 164 P.S.
 - Provided 316 P.S. (incl. 12 HDCP)
 - All regular parking spaces are 8'5" x 18' (min)
 - All Handicap Spaces are 13' x 18' (min)
 - Van Accessible Handicap Spaces are 16' x 18' (min)
- Floor Area Ratio:
 - Allowed - 2.0
 - Proposed - S.F./S.F. = 0.33

BENCH MARK
TERRACE BALTIMORE 22514
RE: SPIKE ROLLING AND WINDSOR ROAD





2432

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

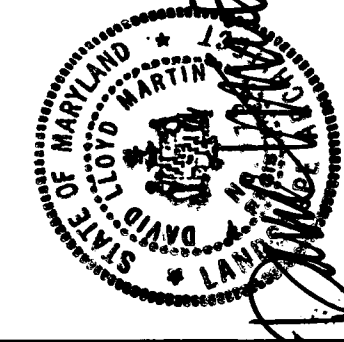
FOR
R.B.C. SOUTH

BALTIMORE CO. MD.
ELECTION DISTRICT 2.C2
DATE: JANUARY 10, 2001
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CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120



FILENAME:

P.N.