IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE and SPECIAL VARIANCE – SE/Corner E. Joppa Road & LaSalle Road **(1300 E. Joppa Road)** 9th Election District 5h Council District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-513-SPHXASA
Joppa LaSalle Properties, LLC Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception, Variance and Special Variance filed by the owners of the subject property, Joppa LaSalle Properties, LLC, by Alan S. Werther, Vice President of 1300 East Joppa Associates, L.P., through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing, pursuant to Section 210.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit modifications of the bulk regulations and performance standards contained in Section 210.4 and 210.5 thereof as follows: 1) For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the required 2.0, pursuant to Section 210.4.A; 2) For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the required 20%, pursuant to Section 210.4.B; and 3) For Lots 1, 2 and 3, to permit a driveway or drive aisle used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 67 feet of a residential zone line in lieu of the required 75 feet, pursuant to Section 210.5.D. In addition to the special hearing, the Petitioners request a special exception to permit a bank on Lot 2, pursuant to Section 210.3.B.6, and two standard restaurants on Lot 1, pursuant to Section 210.3.B.7 and variance relief from the B.C.Z.R. as follows: 1) A special variance from Section 4A02.4.G of the B.C.Z.R. to permit the development of Lots 1, 2 and 3 within the Loch Raven Boulevard/Joppa Road traffic shed; 2) from Sections 102.2, 210.4.E.1 and 307.1 to permit a separation between two principal structures of 10 feet in lieu of the required 40 feet; 3) from

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Date 8/25/03
By

Section 409.4 to permit parking spaces to be located in a vehicular travelway; 4) from Section 450.4.5.j to permit two 45.6 sq.ft. signs and one 5 sq.ft. wall-mounted enterprise sign for proposed Restaurant 1 in lieu of the one 2 sq.ft. sign permitted; 5) from Section 450.4.5.j to permit two 22 sq.ft. wall-mounted enterprise signs in lieu of the one 2 sq.ft. sign permitted for proposed Restaurant 2; 6) from Section 450.4.5.j to permit two 25 sq.ft. wall-mounted enterprise signs in lieu of the one 2 sq.ft. sign permitted for Lot 2; 7) from Section 450.4.5.j to permit a 40 sq.ft. wall-mounted enterprise sign in lieu of the one permitted 2 sq.ft. sign for Lot 3; and, from Section 450.4.7.d to permit a freestanding, joint identification sign with a maximum height of 12'8" in lieu of the maximum 12' height permitted. 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 1A.

Appearing at the requisite public hearing in support of the requests were Alan Werther, Vice President of 1300 East Joppa Associates, L.P., on behalf of Joppa/LaSalle Properties, LLC; and, Robert A. Hoffman, Esquire and Patricia Malone, Esquire, attorneys for the Petitioners. Also appearing were David Martin and Karen Watsic with G. W. Stephens, Jr. and Associates, Inc., the consultants who prepared the site plan; Mickey Cornelius on behalf of The Traffic Group; Richard Kaspar, on behalf of Bob Evans Restaurant Corporation; and Jack Cannella, of Heritage Properties, Inc. Also appearing were Robert Aumiller and Peggy Tucker. Appearing as interested citizens were Donna Spicer, a representative of the Loch Raven Community Council and Loch Raven Business Association; and, Leslea Knauff with the Loch Raven Village Association.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southeast corner of East Joppa Road and LaSalle Road across from Towson Marketplace in Towson. The property contains a gross area of 6.52 acres, more or less, zoned S.E. and is unimproved but for macadam paving. The site has traditionally been used for employee parking by the Raytheon Corporation, which is located across Joppa Road. However, the Petitioners propose to relocate that parking area elsewhere on the Raytheon Corporation

property into three lots and developing each with a commercial use. Proposed Lot 1 will consist of 2.39 acres and be developed with two restaurants; one a Bob Evans Restaurant containing 5,668 sq.ft. in area, and a smaller restaurant building of 2,520 sq.ft., the proprietor of which is yet to be determined. Proposed Lot 2 will consist of 1.27 acres and be developed with a bank building, 4,988 sq.ft. in area. Proposed Lot 3 will consist of 2.86 acres and be developed with an office building, 25,200 sq.ft. in area. Although different uses are proposed for each lot, all parking will be connected so as to allow access from one lot to the other. Given the uses proposed on the subject property, the total number of parking spaces required is 252; however, 321 will be provided. Thus, there will be ample parking available.

Special hearing and special exception relief is requested as set forth above, due to the S.E. zoning of the property. Pursuant to Council Bill No. 21-03, freestanding banks and restaurants are now permitted by special exception in the S.E. zones. In addition, the Zoning Commissioner has been given the power to modify certain bulk regulations and performance standards.

There is no opposition to the proposed redevelopment of the property. In fact, testimony indicated that the community representatives had worked with the developer extensively and considered the proposal a positive redevelopment within the neighborhood. However, during the course of the proceedings in this matter, there was significant discussion as to the proposed design and layout of the project, specifically with regard to the location and orientation of the proposed restaurant buildings, parking layout, and entrances to the site. Moreover, the Office of Planning made several recommendations in its Zoning Plans Advisory Committee (ZAC) comments, dated July 10, 2003, to enhance the project and support the compatibility objectives of Section 26-282 of the Code. Following the hearing, the Petitioners submitted a revised plan, marked as Petitioner's Exhibit 1B, incorporating those changes and recommendations that were agreed to at the hearing and slightly amended their requests. Specifically, Item 3 of the special hearing request has been amended to allow drive aisles for commercial vehicles to be located as close as 55 feet from a residential zone line in lieu of the

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required 75 feet. Additional relief is requested to allow for proposed Lot 1 an 11-foot landscape buffer along LaSalle Road in lieu of the required 20 feet, pursuant to Section 210.4.H of the B.C.Z.R.

In addition to the special hearing and special exception relief, variance relief is also requested. As noted above, the Petitioners requested a special variance to permit the proposed development in the Loch Raven traffic shed. In this regard, Petitioner's Exhibit 7 indicates that the intersection of Joppa Road and Loch Raven Boulevard is a failing or "F" level intersection. Development in the area around this intersection is prohibited unless the Zoning Commissioner finds that the impact of the proposed development would be less than that assumed by the district standard that would otherwise prohibit the development, and that the granting of the Petition will not adversely affect a person with a reserve capacity use certificate. In this regard, the testimony and evidence presented was persuasive for a finding that this standard has been met. It is clear that the B.C.Z.R. permits the proposed uses in the S.E. zone by special exception, and that there will be no detriment to the health, safety and general welfare of the surrounding locale.

Variance relief is also requested to permit a separation between two principal structures of 10 feet in lieu of the required 40 feet. This variance is necessary due to the location of the two restaurant buildings on proposed Lot 1. Testimony indicated that the two buildings were located closer to one another to promote better traffic circulation throughout the parking lot. In my view, this request is appropriate given the fact that the two restaurants will share parking. Moreover, the Bob Evans' restaurant building requires more parking spaces than the smaller restaurant building. Thus, more parking will be provided adjacent to that restaurant. In this regard, the third variance request relates to parking within a vehicular travelway. This request is necessary due to the fact that the overall parking area was designed to be connected to allow access between the three separately used lots. Thus, many of the parking spaces are located immediately adjacent to a travelway.

The remaining variance requests relate to proposed signage on the site. In this regard, the zoning of the property limits the size of any wall-mounted enterprise sign to 2 sq.ft. Thus,

variance relief is necessary in order that each business entity on the site may use its corporate sign package. It is clear that when Council Bill No. 21-03 was enacted to allow freestanding banks and restaurants in the S.E. zones, they did not anticipate the impact this would have on Section 450 of the sign regulations. Moreover, the subject property is unique in that it is a single lot that is being subdivided into three separate parcels with different uses proposed on each. In my view, the relief requested is appropriate and should be granted. In addition, the variance requested to allow a freestanding joint identification sign height of 12.8 feet will be granted. This sign will be located immediately adjacent to the intersection of Joppa Road and LaSalle Road. The height of this sign is necessary to provide sufficient notice and identification to the public of all of the uses on the site, particularly the bank and office buildings, which are setback a significant distance from Joppa Road.

Lastly, relief is requested to allow an 11-foot landscape buffer in lieu of the required 20 feet for Lot 1. This request relates only to the side yard portion of Lot 1 facing LaSalle Road and is necessitated by the fact that the restaurant buildings and parking were shifted further back on the lot in response to community concerns. I am likewise persuaded to grant this request.

Reference is made to the lengthy series of recommendations made by the Office of Planning in their ZAC comments. Some of their recommendations were not incorporated into the revised plan because they were contrary to the requests made by the community. One issue relates to a proposed right turn only into the site from Joppa Road. The Office of Planning recommended eliminating this feature; however, the Developer, the Department of Public Works, and the community representatives wanted this to remain. It was indicated that because of the difficult orientation of the intersection of Joppa Road and Mylander Lane, the right-turn only from Joppa Road would ease traffic congestion entering the site. Thus, I will allow it to remain. In addition, the Petitioners submitted elevation drawings of the proposed buildings and samples of the construction materials to be used thereon. These drawings and material samples are consistent with the Office of Planning's recommendations in terms of design and shall be incorporated as a

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condition to any relief granted herein. Moreover, the Petitioners shall submit a landscape plan for review and approval by the County's Landscape Architect prior to the issuance of any permits.

After due consideration of the testimony and evidence presented, and in view of the agreement reached by and between the community representatives and the Petitioners, I am persuaded to grant the special hearing, special exception and variance requests as amended. It is clear that the Petitioners have worked hard to develop a project that will be an improvement to the area and will not cause detrimental impacts to the adjacent residential communities. In my view, the proposed redevelopment of the site is appropriate and meets the spirit and intent of the zoning regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 2003 that the Petition for Special Hearing (as amended) seeking relief, pursuant to Section 210.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit modifications of the bulk regulations and performance standards contained in Section 210.4 and 210.5 thereof, as follows: 1) For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the required 2.0, pursuant to Section 210.4.A; 2) For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the required 20%, pursuant to Section 210.4.B; and 3) For Lots 1, 2 and 3, to permit a driveway or drive aisle used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 55 feet of a residential zone line in lieu of the required 75 feet, pursuant to Section 210.5.D; and, to allow an 11-foot landscape buffer along LaSalle Road in lieu of the required 20 feet, pursuant to Section 210.4.H of the B.C.Z.R., for proposed Lot 1, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a bank on Lot 2, pursuant to Section 210.3.B.6, and two standard restaurants on Lot 1, pursuant to Section 210.3.B.7, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Variance seeking relief from Section 4A02.4.G of the B.C.Z.R. to permit the development of Lots 1, 2 and 3 within the Loch Raven Boulevard/Joppa Road traffic shed, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows; 2) from Sections 102.2, 210.4.E.1 and 307.1 to permit a separation between two principal structures of 10 feet in lieu of the required 40 feet; 3) from Section 409.4 to permit parking spaces to be located in a vehicular travelway; 4) from Section 450.4.5.j to permit two 45.6 sq.ft. signs and one 5 sq.ft. wall-mounted enterprise sign for proposed Restaurant 1 in lieu of the one 2 sq.ft. sign permitted; 5) from Section 450.4.5.j to permit two 22 sq.ft. wall-mounted enterprise signs in lieu of the one 2 sq.ft. sign permitted for proposed Restaurant 2; 6) from Section 450.4.5.j to permit two 25 sq.ft. wall-mounted enterprise signs in lieu of the one 2 sq.ft. sign permitted for Lot 2; 7) from Section 450.4.5.j to permit a 40 sq.ft. wall-mounted enterprise sign in lieu of the one permitted 2 sq.ft. sign for Lot 3; and, from Section 450.4.7.d to permit a freestanding, joint identification sign with a maximum height of 12'8" in lieu of the maximum 12' height permitted, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their permits 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 proposed buildings shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning and the material samples submitted at the hearing.

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Date 5/23/03
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3) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the County's Landscape Architect.

4) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County
Zoning Commissioner

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

August 25, 2003

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

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION,
SPECIAL VARIANCE & VARIANCE
SE/Corner E. Joppa Road & LaSalle Road
(1300 E. Joppa Road)
9th Election District – 5th Council District
Joppa LaSalle Properties, LLC - Petitioners
Case No. 03-513-SPHXASA

Dear Mr. Hoffman:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Alan S. Werther, Esquire, 1001 East Hector Street, Suite 100, Conshohocken, Pa. 19418
Mr. David Martin & Ms. Karen Watsic, G. W. Stephens, Jr. & Assoc.
1020 Cromwell Bridge Road, Towson, Md. 21286
Mr. Richard Kaspar, Bob Evans Restaurant Corp., 3776 South High St., Columbus, Ohio 43207
Mr. Mickey Cornelius, The Traffic Group, 9900 Franklin Sq.Dr.#H, Baltimore, Md. 21236
Mr. Robert Aumiller, 2328 W. Joppa Road, Suite 200, Lutherville, Md. 21093
Mr. Jack Cannella, Heritage Properties, 515 Fairmount Avenue, Towson, Md. 21286
Ms. Peggy Tucker, 971 Corporate Boulevard, Linthicum, Md. 21090
Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234
Ms. Leslea Knauff, 1516 Doxbury Road, Towson, Md. 21286
Ms. Loni Ingraham, Towson Times, 409 Washington Avenue, Towson, Md. 21204
People's Counsel; Case File

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REVISED
6-11-03

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1300 East Joppa Road
which is presently zoned SE

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Robert A. Hoffman /PAA
Signature

Venable, Baetier and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410) 494-6200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

UNDER RECEIVED FOR FILING
Date 8/25/03
By

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRP Date 4-30-03

Case No. 03-513-SPHXASA

REV 9/15/98

Petition for Special Hearing

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

(1) for Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;

(2) for Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;

(3) for Lots 1, 2, and 3, to permit a driveway or drive aisle used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required by B.C.Z.R. Section 210.5.D.

Legal Owner:

JOPPA LASALLE PROPERTIES, LLC, a
Maryland limited liability company,

By: 1300 EAST JOPPA ASSOCIATES, L.P.,
a Pennsylvania limited partnership, its sole
member,

By: 1300 EAST JOPPA, INC., its general partner,

By: _____
Name: Alan S. Werther
Title: Vice President

c/o Alan S. Werther, Esquire
1001 East Hector Street, Suite 100
Conshohocken, Pennsylvania 19418
(484) 684-1250

ORDER RECEIVED FOR FILING
Date 9/25/13
By

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 1300 East Joppa Road

which is presently zoned SE

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto ar made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use th herein described property for

SEE ATTACHED.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by th 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

Legal Owner(s):

SEE ATTACHED
Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Robert A. Hoffman/PM
Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 6/23/03
By

Case No. 03-513-SPH XA SA

REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 4-30-03

Petition for Special Exception

(1) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;

(2) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

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By

Legal Owner:

JOPPA LASALLE PROPERTIES, LLC, a
Maryland limited liability company,

By: 1300 EAST JOPPA ASSOCIATES, L.P.,
a Pennsylvania limited partnership, its sole
member,

By: 1300 EAST JOPPA, INC., its general partner,

By: _____
Name: Alan S. Werther
Title: Vice President

c/o Alan S. Werther, Esquire
1001 East Hector Street, Suite 100
Conshohocken, Pennsylvania 19418
(484) 684-1250

ORDER RECEIVED FOR FILING
Date 8/28/03
By

SPECIAL

Petition for Variance

REVISED 6-11-03

to the Zoning Commissioner of Baltimore County

for the property located at 1300 East Joppa Road

which is presently zoned SE

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

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Robert A. Hoffman /BM
Signature

Venable, Baetjer and Howard, LLP
Company

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Case No. 03-513-SPHXA SA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 4/30/03

REV 9/15/98

Petition for Variance

Petition for Special Variance, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed;

Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation.

Petition for Variance, pursuant to B.C.Z.R. Section 409.4, to allow parking spaces to be located in a vehicular travelway.

Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 1, to permit two 45½ foot square foot and one 5 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1.

Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 1, to permit two 22 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 2.

Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 2, to permit two 25 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign.

Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 3, to permit a 40 square foot wall-mounted enterprise sign in lieu of the permitted 2 square foot sign.

Petition for Variance, pursuant to B.C.Z.R. Section 450.4.7.d, to permit a free-standing joint identification sign with a maximum height of 12 feet 8 inches in lieu of the permitted maximum height of 12 feet.

Legal Owner:

JOPPA LASALLE PROPERTIES, LLC, a
Maryland limited liability company,

By: 1300 EAST JOPPA ASSOCIATES, L.P.,
a Pennsylvania limited partnership, its sole
member,

By: 1300 EAST JOPPA, INC., its general partner,

By: _____
Name: Alan S. Werther
Title: Vice President

c/o Alan S. Werther, Esquire
1001 East Hector Street, Suite 100
Conshohocken, Pennsylvania 19418
(484) 684-1250

REVISED
6-11-03

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

1300 JOPPA ROAD
SOUTH PARCEL LOT 1, 2.395 ACRES
DESCRIPTION LOT 1 TO ACCOMPANY ZONING PETITION

BEGINNING for the description of a 2.395 acre parcel at the intersection of the southerly side of Joppa Road (95 ft wide) and the westerly side of a 20-foot alley shown on a plat entitled "Section Five, LOCH RAVEN MANOR", recorded among the Land Records of Baltimore County, Maryland in Plat Book W.J.R. 26, folio 11, said point of beginning being distant South 35 degrees 19 minutes 50 seconds West, 67.56 feet measured from the intersection of the Baseline of Joppa Road (variable width) and the centerline of Mylander Lane (variable width), running thence leaving said point of beginning, binding on the westerly side of a 20-foot alley,

1. South 13 degrees 42 minutes 34 seconds West, 329.29 feet, running thence leaving said alley, the three following courses,

2. North 76 degrees 17 minutes 26 seconds West 130.43 feet,

3. North 13 degrees 42 minutes 34 seconds East 54.23 feet,

4. North 76 degrees 17 minutes 26 seconds West 274.47 feet to intersect the easterly side of La Salle Road, (70 feet wide), running thence binding on the easterly side of La Salle Road, the two following courses,

5. northeasterly by a non radial curve to the left, having a radius of 1,025.00 feet for a distance 30.17 feet, said curve being subtended by a chord bearing North 14 degrees 33 minutes 49 seconds East, 30.17 feet and

6. by a tangent line North 13 degrees 43 minutes 13 seconds East, 169.81 feet to the beginning of the cutoff leading to said Joppa Road, running thence binding on said cutoff,

7. North 56 degrees 13 minutes 40 seconds East, 22.14 feet to the end of said cutoff and to the southerly side of said Joppa Road, running thence binding on the southerly side of said Joppa Road (95 ft wide),

8. southeasterly by a curve to the left, having a radius of 3,248.66 feet for a distance of 394.12 feet, said curve being subtended by a chord bearing South 84 degrees 52 minutes 16 seconds East, 393.88 feet, to the point of beginning.

Containing or 2.395 Acres (104,309 square feet), more or less.

#513

The above bearings are based on Maryland Coordinate System, NAD83/91.

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

STATE OF MARYLAND
KAREN M. WATSIC
23096
PROFESSIONAL ENGINEER

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

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

1300 JOPPA ROAD
SOUTH PARCEL- LOT 2, 1.270 ACRES
DESCRIPTION OF LOT 2 TO ACCOMPANY ZONING PETITION

BEGINNING for the description of a 1.27 acre parcel at a point being distant South 31 degrees 56 minutes 18 seconds West, 411.94 feet measured from the intersection of the Baseline of Joppa Road (variable width) and the centerline of Mylander Lane (variable width), running thence leaving said point of beginning, the following courses

1. South 13 degrees 42 minutes 34 seconds West 51.00 feet,

2. South 76 degrees 17 minutes 26 seconds East 18.00 feet,

3. South 13 degrees, 42 minutes, 34 seconds West, 72.78 feet, and

2. North 76 degrees 17 minutes 26 seconds West, 342.42 feet to intersect the easterly side of La Salle Road (70 feet Wide), running thence binding on the easterly side of said La Salle Road,

3. northeasterly by a non- radial curve to the left, having a radius of 1,025.00 feet for a distance of
179.47 feet, said curve being subtended by a chord bearing North 20 degrees 25 minutes 22 seconds East, 179.24 feet, running thence leaving said La Salle Road, the three following courses,

4. by a non-radial line South 76 degrees 17 minutes 26 seconds East, 274.47 feet,

5. South 13 degrees 42 minutes 34 seconds West 54.23 feet and

6. South 76 degrees 17 minutes 26 seconds East, 29.00 feet to the point of beginning.

Containing 1.270 Acres (55,155 SF), more or less.

The above bearings are based on Maryland Coordinate System, NAD83/91.

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

STATE OF MARYLAND
KAREN M. WATSON
23096
PROFESSIONAL ENGINEER

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

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

1300 JOPPA ROAD
SOUTH PARCEL-LOT 3, 2.856 ACRES
DESCRIPTION OF LOT 3 TO ACCOMPANY ZONING PETITION

BEGINNING for the description of a 2.856 acre parcel at a point on the westerly side of a 20-foot alley and being distant South 17 degrees 25 minutes 21 seconds West 392.88 feet measured from the intersection of the Baseline of Joppa Road (variable width) and the centerline of Mylander Lane (variable width), running thence leaving said point of beginning, binding on the westerly side of a 20-foot alley,

1. South 13 degrees 42 minutes 34 seconds West 368.61 feet, running thence leaving said alley,

2. North 76 degrees 18 minutes 20 seconds West 508.66 feet to intersect the easterly side of La Salle Road, (70 feet wide), running thence binding on the easterly side of La Salle Road, the two following courses,

3. North 36 degrees 59 minutes 13 seconds East 52.55 feet and

4. northeasterly by a tangent curve to the left, having a radius of 1,025.00 feet for a distance of 206.59 feet, said curve being subtended by a chord bearing North 31 degrees 12 minutes 47 seconds East 206.24 feet, running thence leaving said La Salle Road, the four following courses,

5. by a non-radial line South 76 degrees 17 minutes 26 seconds East 342.42 feet,

6. North 13 degrees 42 minutes 34 seconds East 72.78 feet and

7. North 76 degrees 17 minutes 26 seconds West 18 feet,

8. North 13 degrees 42 minutes 34 seconds East 51 feet,

9. South 17 degrees 17 minutes 26 seconds East 101.43 feet, to the point of beginning.

Containing or 2.856 Acres (124,413 square feet), more or less.

The above bearings are based on Maryland Coordinate System, NAD83/91.

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

STATE OF MARYLAND
KAREN M. W
23006
PROFESSIONAL ENGINEER

410-825-8120 • FAX 410-583-0288
gwstowson@erols.com

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

1300 JOPPA ROAD
SOUTH PARCEL 6.517 ACRES
DESCRIPTION OF ENTIRE PARCEL TO ACCOMPANY ZONING PETITION

BEGINNING for the description of a 6.517 acre parcel at the intersection of the southerly side of Joppa Road (95 ft wide) and the westerly side of a 20-foot alley shown on a plat entitled "Section Five, LOCH RAVEN MANOR", recorded among the Land Records of Baltimore County, Maryland in Plat Book W.J.R. 26, folio 11, said point of beginning being distant South 35 degrees 19 minutes 50 seconds West, 67.56 feet measured from the intersection of the Baseline of Joppa Road (variable width) and the centerline of Mylander Lane (variable width), running thence leaving said point of beginning, binding on the westerly side of a 20-foot alley,

1. South 13 degrees 42 minutes 34 seconds West 697.90 feet, running thence leaving said alley,

2. North 76 degrees 18 minutes 20 seconds West 508.66 feet to intersect the easterly side of La Salle Road, (70 feet wide), running thence binding on the easterly side of La Salle Road, the three following courses,

3. North 36 degrees 59 minutes 13 seconds East 52.55 feet,

4. northeasterly by a tangent curve to the left, having a radius of 1,025.00 feet for a distance of 416.23-feet, said curve being subtended by a chord bearing North 25 degrees 21 minutes 13 seconds East 413.38 feet and

5. by a tangent line North 13 degrees 43 minutes 13 seconds East, 169.81 feet to the beginning of the cutoff leading to said Joppa Road, running thence binding on said cutoff,

6. North 56 degrees 13 minutes 40 seconds East 22.14 feet to the end of said cutoff and to the southerly side of said Joppa Road, running thence binding on the southerly side of said Joppa Road (95 ft wide),

7. southeasterly by a curve to the left, having a radius of 3,248.66 feet for a distance of 394.12 feet, said curve being subtended by a chord bearing South 84 degrees 52 minutes 16 seconds East 393.88 feet, to the point of beginning.

Containing or 6.517 Acres (283,877 square feet), more or less.

The above bearings are based on Maryland Coordinate System, NAD83/91.

NOTE: The above description is for zoning purposes only and is not to be used for any conveyances or agreements.

513

STATE OF MARYLAND
KAREN M. WATSON
23096
PROFESSIONAL ENGINEER

410-825-8120 • FAX 410-583-0288
gwstowson@crols.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25510

DATE 6-11-03 ACCOUNT 001-006-6150

AMOUNT $ 200.00

RECEIVED FROM: Venable Baetjer & Howard LLP
1800 Tower Place Dr.

FOR: REVISION to Pet # 03-510-SPHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
6/11/2003 6/11/2003 10:27:46
REG W005 WALKIN WHEL WAH
RECEIPT # 112574 6/11/2003
Dept 5 523 ZONING VERIFICATION
DR NO. 025510
Recpt Tot 200.00
200.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23647

DATE 4-30-03 ACCOUNT 001-006-6150

AMOUNT $ 200.00

RECEIVED FROM: Jenna Lasalle
1300 East Joppa Rd.

FOR: JPHYA

ITEM # 513
Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
Baltimore County, Maryland

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 #03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
9th Election District - 5th Councilmanic District
Legal Owner(s) Joppa LaSalle Properties, LLC Alan S. Werther, Vice President

Special Exception: to permit a bank on Lot 2. **Special Exception:** for 2 standard restaurants on Lot 1. **Special Hearing:** to permit modifications of the bulk regulations and performance standards:

1. for Lot 2. to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required;
2. for lot 2, to permit a minimum area devoted to open space of 11% of the net lot the 20% required;
3. for Lots 1, 2, and 3, to permit a driveway or drive aisle used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required.

Petition for Special Variance: to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed; **Petition for Variance:** to permit a 10-foot separation between two principal structures in lieu of the required 40-foot separation; Petition for Variance to allow parking spaces to be located in a vehicular travel way, Petition for Variance for Lot 1, to permit two 45½ foot square foot and 1-five square foot wall mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1; Petition for Variance to permit two 22 square foot wall-mounted enterprise signs in lieu of the permitted two one square foot sign for Restaurant2; Petition for Variance for Lot 2 to permit two 25 square foot wall-mounted signs in lieu of the permitted one 2 square foot sign; Petition for Variance for Lot 3 to permit a 40 square foot wall-mounted enterprise sign in lieu of the permitted 2 square foot sign; and Petition for Variance to permit a free-standing joint identification sign with a maximum height of 12 feet 8 inches in lieu of the permitted maximum height of 12 feet.

Hearing: Tuesday, July 8, 2003 at 2:00 p.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.

6/343 June 19 C611347

CERTIFICATE OF PUBLICATION

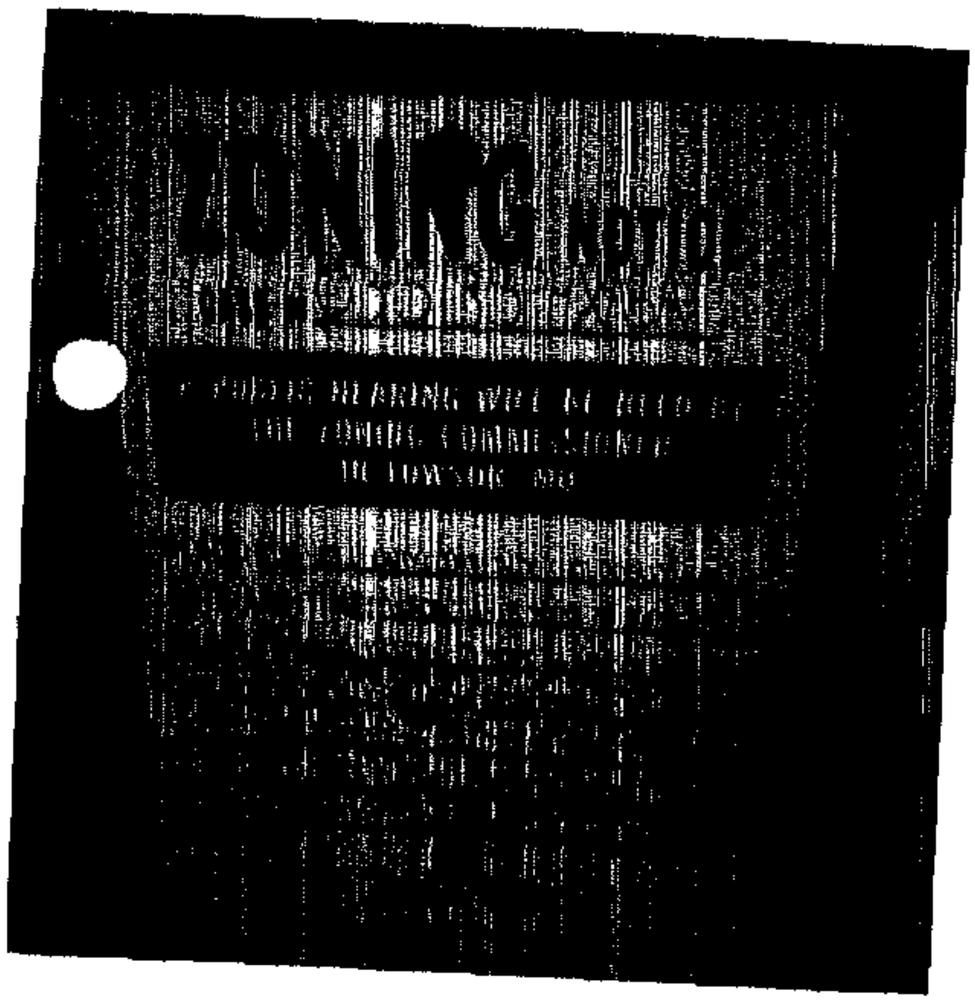
6/19/, 2003

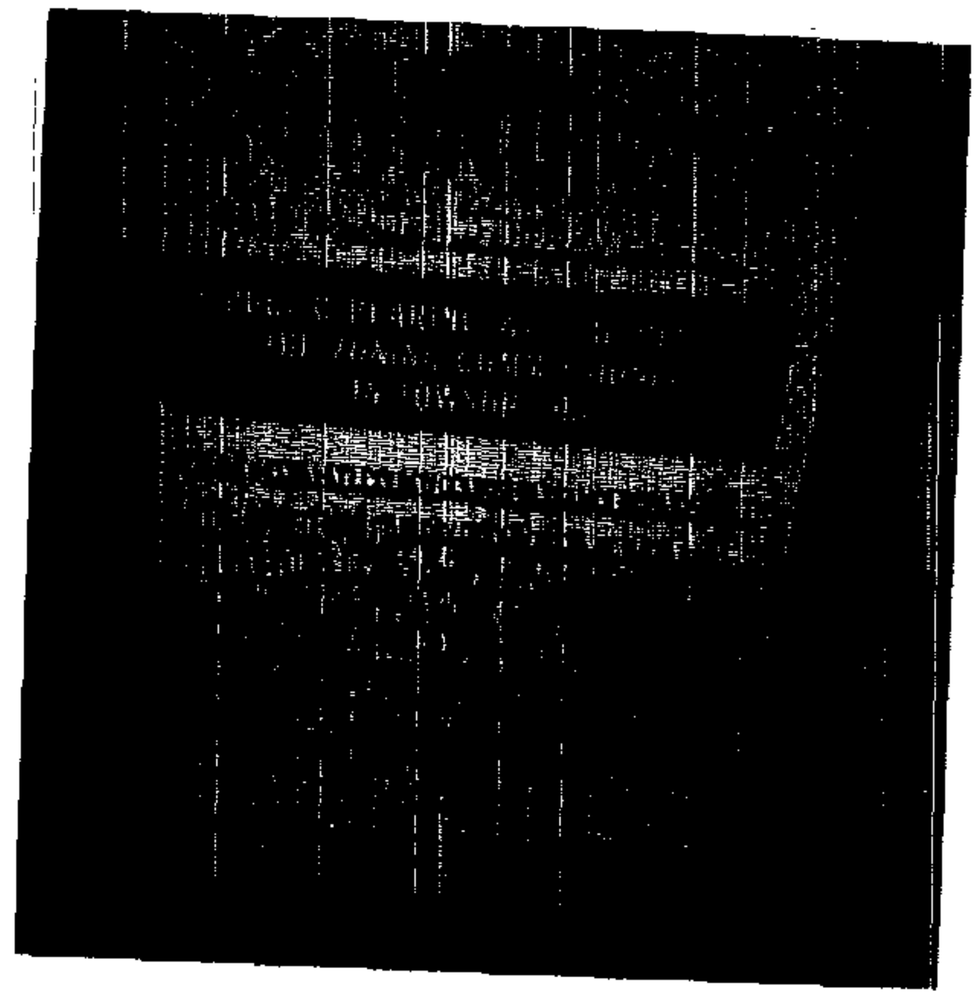
THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/19/, 2003.

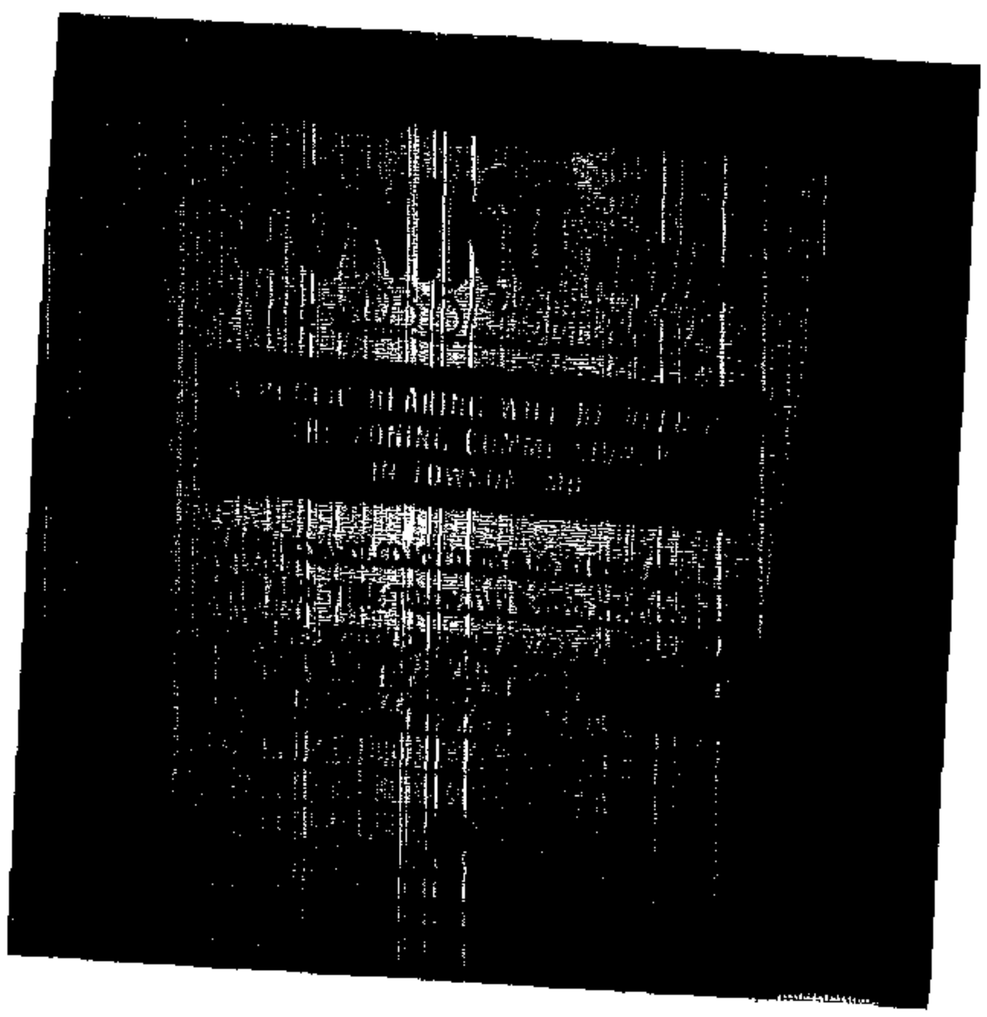
- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING







CERTIFICATE OF POSTING

RE: Case No.: 03-513-SPHXASA

Petitioner/Developer: LA SALLE PROP.

ALAN S. WERTHER

Date of Hearing/Closing: 7/8/03

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

ATTN: Becky Hart {(410) 887-3394}

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:

1300 EAST JOPPA RD

The sign(s) were posted on 6/21/03
(Month, Day, Year)

Sincerely,

THIS WAS A LONG SIGN, IT TOOK (3) SIGNS.

(Signature of Sign Poster) 6/21/03 (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

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

May 29, 2003

CORRECTED 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: 03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
9th Election District – 5th Councilmanic District
Legal Owner: Joppa LaSalle Properties, LLC, Alan S. Werther, Vice President

Special Exception to permit a bank on Lot 2. Special Exception for 2 standard restaurants on Lot 1. Special Hearing to permit modifications of the bulk regulations and performance standards:

1. for Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required ;
2. for lot 2, to permit a minimum area devoted to open space of 11% of the net lot in lieu of the 20% required;
3. for Lots 1,2, and 3, to permit a driveway or drive aisle used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required .

Petition for Special Variance to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed; Petition for Variance, to permit a 10-foot separation between two principal structures in lieu of the required 40-foot separation; Petition for Variance to allow parking spaces to be located in a vehicular travel way; Petition for Variance for Lot 1, to permit two 45 ½ foot square foot and 1-five square foot wall mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1; Petition for Variance to permit two 22 square foot wall-mounted enterprise signs in lieu of the permitted one two square foot sign for Restaurant 2; Petition for Variance for Lot 2 to permit two 25 square foot wall-mounted signs in lieu of the permitted one 2 square foot sign; Petition for Variance for Lot 3 to permit a 40 square foot wall-mounted enterprise sign in lieu of the permitted 2 square foot sign; and Petition for Variance to permit a free-standing joint identification sign with a maximum height of 12 feet 8 inches in lieu of the permitted maximum height of 12 feet.

Hearings: Tuesday, July 8, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Timothy Kotroko
Director

KT:rlh

C: Robert A. Hoffman, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson 21204
Joppa LaSalle Properties, LLC, c/o Alan S. Werther, 1001 East Hector St., Ste. 100, Conshohocken PA 19418

Printed with Soybean Ink
on Recycled Paper

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 23, 2003.**
(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, June 19, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontell 410-494-6244
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

CORRECTED 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: 03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
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Legal Owner: Joppa LaSalle Properties, LLC, Alan S. Werther, Vice President

Special Exception to permit a bank on Lot 2. Special Exception for 2 standard restaurants on Lot 1. Special Hearing to permit modifications of the bulk regulations and performance standards:

1. for Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required ;
2 for lot 2, to permit a minimum area devoted to open space of 11% of the net lot the 20% required;
3. for Lots 1,2, and 3, to permit a driveway or drive aisle used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required .

Petition for Special Variance to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed; Petition for Variance, to permit a 10-foot separation between two principal structures in lieu of the required 40-foot separation; Petition for Variance to allow parking spaces to be located in a vehicular travel way; Petition for Variance for Lot 1, to permit two 45 ½ foot square foot and 1-five square foot wall mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1; Petition for Variance to permit two 22 square foot wall-mounted enterprise signs in lieu of the permitted two one square foot sign for Restaurant 2; Petition for Variance for Lot 2 to permit two 25 square foot wall-mounted signs in lieu of the permitted one 2 square foot sign; Petition for Variance for Lot 3 to permit a 40 square foot wall-mounted enterprise sign in lieu of the permitted 2 square foot sign; and Petition for Variance to permit a free-standing joint identification sign with a maximum height of 12 feet 8 inches in lieu of the permitted maximum height of 12 feet.

Hearings: Tuesday, July 8, 2003 at 2:00 p.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 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.

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

May 29, 2003

CORRECTED 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: 03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
9th Election District – 5th Councilmanic District
Legal Owner: Joppa LaSalle Properties, LLC, Alan S. Werther, Vice President

Special Exception to permit a bank on Lot 2. Special Exception for 2 standard restaurants on Lot 1. Special Variance to permit the proposed development of Lots 1, 2, and 2 within the Loch Raven Boulevard/Joppa Road traffic shed. Variance to permit a 10-foot separation between two principal structures in lieu of the required 40 foot separation. Special Hearing to permit modifications of standards to permit a minimum net lot area of 1.41 acres in lieu of the 2 acres required. To permit a minimum area of an 11-foot landscape buffer along LaSalle Road in lieu of the 20-foot buffer along LaSalle Road in lieu of the 20-foot buffer required by BCZR. For Lots 1, 2, and 3 to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 50 feet of a residential zone line in lieu of the 75 feet required by the BCZR.

Hearings: Monday, July 7, 2003 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:kim

C: Robert A. Hoffman, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson 21204
Joppa LaSalle Properties, LLC, c/o Alan S. Werther, 1001 East Hector St., Ste. 100, Conshohocken PA 19418

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 21, 2003.**
(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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 19, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontell 410-494-6244
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

CORRECTED 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: 03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
9th *Election District* – 5th *Councilmanic District*
Legal Owner: Joppa LaSalle Properties, LLC, Alan S. Werther, Vice President

Special Exception to permit a bank on Lot 2. Special Exception for 2 standard restaurants on Lot 1. Special Variance to permit the proposed development of Lots 1, 2, and 2 within the Loch Raven Boulevard/Joppa Road traffic shed. Variance to permit a 10-foot separation between two principal structures in lieu of the required 40 foot separation. Special Hearing to permit modifications of standards to permit a minimum net lot area of 1.41 acres in lieu of the 2 acres required. To permit a minimum area of an 11-foot landscape buffer along LaSalle Road in lieu of the 20-foot buffer along LaSalle Road in lieu of the 20-foot buffer required by BCZR. For Lots 1, 2, and 3 to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 50 feet of a residential zone line in lieu of the 75 feet required by the BCZR.

Hearings: Monday, July 7, 2003 at 2:00 p.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.

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

May 29, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-513-SPHXASA, 1300 E. Joppa Road

The above matter, previously scheduled for Friday, June 27, 2003, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Arnold Jablon
Director

AJ:klm

C: Joppa LaSalle Properties, LLC, Alan S. Werther, 1001 E. Hector St., Ste. 100, Conshohocken, PA 19418

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on Recycled Paper

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

May 13, 2003

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: 03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
9th Election District – 5th Councilmanic District
Legal Owner: Joppa LaSalle Properties, LLC, Alan S. Werther, Vice President

Special Exception to permit a bank on Lot 2. Special Exception for 2 standard restaurants on Lot 1. Special Variance to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed. Variance to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation. Special Hearing to permit modifications of standards to permit a minimum net lot area of 1.41 acres in lieu of the 2 acres require. To permit a minimum area an 11-foot landscape buffer along LaSalle Road in lieu of the 20-foot buffer along LaSalle Road in lieu of the 20-foot buffer required by BCZR. For Lots 1, 2, 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 50 feet of a residential zone line in lieu of the 75 feet required by BCZR.

Hearings: Friday, June 27, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C. Robert A. Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Joppa LaSalle Properties, LLC, C/O Alan S. Werther, 1001 East Hector Street, Suite 100, Conshohocken, PA 19418

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 12, 2003.**
(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.

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TO: PATUXENT PUBLISHING COMPANY
Thursday, June 12, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontel 410-494-6244
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

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: 03-513-SPHXASA
1300 East Joppa Road
S/east corner of Joppa Road and LaSalle Road
9th Election District – 5th Councilmanic District
Legal Owner: Joppa LaSalle Properties, LLC, Alan S. Werther, Vice President

Special Exception to permit a bank on Lot 2. Special Exception for 2 standard restaurants on Lot 1. Special Variance to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed. Variance to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation. Special Hearing to permit modifications of standards to permit a minimum net lot area of 1.41 acres in lieu of the 2 acres require. To permit a minimum area a 11-foot landscape buffer along LaSalle Road in lieu of the 20-foot buffer along LaSalle Road in lieu of the 20-foot buffer required by BCZR. For Lots 1, 2, 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 pounds or more to be located within 50 feet of a residential zone line in lieu of the 75 feet required by BCZR.

Hearings: Friday, June 27, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 03-513-SPHXA

Petitioner: Joppa LaSalle Properties, LLC

Address or Location: 1300 East Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6244

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

July 3, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 03-513-SPHXASA, 1300 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 April 30, 2003.

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:klm

Enclosures

c: People's Counsel
Joppa LaSalle Properties, LLC, Alan Werther, 1001 E. Hector St., Ste. 100, Conshohocken, PA 19418

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on Recycled Paper

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 12, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 12, 2003

Item No.: 513

Dear Ms. Hart:

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 Baltimore County Fire Prevention Code, (2000 edition of NFPA 1 & 101), prior to occupancy or beginning of operation.

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

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
Driven to Excel
State Highway Administration

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5·9·03

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

RE: Baltimore County
Item No. 513 JRF

Dear. Ms. Hart:

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

fs 7/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

RECEIVED
JUL - 3 2003
ZONING COMMISSIONER

To: Timothy M. Kotroco, Director
Department of Permits and
Development Management

From: Arnold F. "Pat" Keller, III, Director
Office of Planning

Via: Mark Cunningham

Subject: 1300 East Joppa Road

INFORMATION

Item Number: 03-513 SPHXASA

Petitioner: Joppa LaSalle Properties, LLC.

Zoning: SE

Requested Action: Special Hearing/Special Exception/Variance

PETITION FOR SPECIAL HEARING

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

1. For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;
2. For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;
3. For Lots 1, 2, and 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 lbs. or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required by B.C.Z.R. Section 210.5.D.

PETITION FOR SPECIAL EXCEPTION

1. Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;
2. Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

PETITION FOR VARIANCE

1. Petition for Special Variance, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/Joppa Road traffic shed.
2. Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principle structures in lieu of the required 40 foot separation.
3. Petition for Variance, pursuant to B.C.Z.R. Section 409.4, to allow parking spaces to be located in a vehicular travelway.
4. Petition for Variance, pursuant to B.C.Z.R. Section 450.45.j, for Lot 1, to permit two 45.5 square foot and one 5 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1.
5. Petition for Variance, pursuant to B.C.Z.R., Section 450.45.j, for Lot 1, to permit two 22 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 2.
6. Petition for Variance, pursuant to B.C.Z.R. Section 450.45.j for Lot 2, to permit two 25 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign.
7. Petition for Variance, pursuant to B.C.Z.R. Section 450.45.j. for Lot 3, to permit a 40 square foot wall mounted enterprise sign in lieu of the permitted one 2 square foot sign.
8. Petition for Variance, pursuant to B.C.Z.R. Section 450.4.7.d to permit a freestanding joint identification sign with a maximum height of 12.67-ft in lieu of the permitted maximum height of 12-ft.

Summary of Recommendations:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Connect the two proposed restaurants with a screen wall or ornamental metal fencing.
2. Submit final architectural elevations of all buildings for review and approval by the Office of Planning prior to the issuance of any building permits. Materials shall

generally be dark-toned brick to reflect elements of the adjacent residential architecture.

3. Reduce the width of the drive lane on the north and west side of lot 1 to twenty-two feet. Provide a special paving treatment such as scored colored concrete or interlocking pavers for this drive lane.
4. The dumpster enclosure shall be masonry materials and shall complement the architectural design of the buildings.
5. Hold the existing edge of paving and grade around the existing beech tree. Place a note on the plan that this tree is to be retained. The Final Landscape Plan shall note methods of tree protection during construction.
6. Submit a final landscape plan and lighting plan to Avery Harden for review and approval.
7. A new means of ingress along Joppa Road **shall not** be provided. This ingress is dangerous for pedestrians, and will eliminate buffers and landscaping. There are currently two (2) signalized intersections serving the site at Joppa Road/LaSalle Road, and Joppa Road and Mylander Lane.
8. Provide pedestrian circulation (sidewalks and crosswalks) between all of the buildings on the site, and from the adjoining roads to the entrance of the buildings.
9. Use a decorative paving treatment for the round-about in front of Building 3 as shown on the illustrative driveway submitted to this office.

The applicant has submitted a compatibility report dated June 16, 2003, preliminary architectural and sign elevations and a schematic landscape plan in response to the requirements of Section 26-282 of the Baltimore County Code. The Office of Planning finds that this project meets the compatibility objectives conditioned upon the recommendations above.

Prepared by: Martha A Cunningham

Division Chief: Lynn Lanham

AFK:JL:MAC:kma

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 16, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
Revised June 11, 2003
Item No. 513

The Bureau of Development Plans Review has reviewed the subject-zoning item.

This plan has addressed all of our comments, and we recommend approval.

RWB:RJF:jrb

cc: File

ZAC-6-11-2003-REV-ITEM 513-06162003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 23, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2003
Item No. 513

The Bureau of Development Plans Review has reviewed the subject-zoning item.

Comments will be provided prior to the hearing.

RWB:CEN:jrb

cc: File

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE 1300 E Joppa Rd; SE corner Joppa & LaSalle 9th Election & 5th Councilmanic Districts Legal Owner(s): Alan S Wether, VP Joppa LaSalle Properties, LLC Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-513-SPHXASA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 21st day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, Baetjer & Howard, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

similar plan prepared by the Office of Planning or a consultant to the county, but does not include a subdivision plan or other developer's plan.

f. On-site expansions of existing hospitals; any development of a "continuing care facility" as defined in § 7 of Article 70B of the Annotated Code of Maryland.

g. Any development in an area for which an official detailed plan has been prepared that contains a recommendation that the area be exempted from basic services restrictions. For purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or similar plan prepared by the Office of Planning or a consultant to the county and approved, subsequent to July 1, 1982, by the Planning Board and the County Council, but does not include a subdivision plan or other developer's plan.

F. **[Bill No. 35-2001[3]]** South Perry Hall – White Marsh Area. No grading permit or other building permit shall be issued for development pursuant to a development plan approved after February 1, 2001, for any development project that will be accessed from Bucks School House Road or White Marsh Road, until all of the following road projects have been contracted for construction:

1. Replace the box culvert under White Marsh Road that crosses the tributary of White Marsh Run located between Perry Ridge Court and Selwin Court.

2. Widen the paved section of White Marsh Road between Bucks School House Road and Selwin Court to 20 feet.

3. Widen the paved section of Bucks School House Road between Ridge Road and Perry Hall Boulevard to 20 feet.

4. Realign horizontal curves along Bucks School House Road so that the minimum radius of the center line for any horizontal curve is not less than 380 feet.

G. Petitions for special variance from provisions of this subsection.

1. The Zoning Commissioner may, after a public hearing, grant a petition for a special variance from a provision of this subsection, only to an extent that will not violate that provision's purpose, pursuant to a finding:

a. That the demand or impact of the development proposed will be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or that the standard is not relevant to the development proposal; and

---

[3] **Editor's Note: This bill provided for the renumbering of former Subsection F as Subsection G. It also stated that the *provisions of this subsection shall* expire and be of no further effect when all of the road projects listed have been contracted for construction, or May 25, 2004, whichever shall first occur.**

b. That the granting of the petition will not adversely affect a person whose application was filed prior to the petitioner's application in accordance with Section 4A02.3.G.2.b. Reserve Capacity Use Cert

2. The Office of Planning shall give a report on the petition to the Zoning Commissioner prior to his consideration of the petition.

3. The Zoning Commissioner may grant or deny the petition, or grant it subject to any conditions or limitations consistent with the criteria set forth in Paragraph 1 above.

4. An appeal may be filed with the County Board of Appeals within 30 days of the decision of the Zoning Commissioner.

Passed

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2003, Legislative Day No. 5

Bill No. 21-03

Mr. Vincent J. Gardina, Councilman

By the County Council, March 3, 2003

A BILL
ENTITLED

AN ACT concerning

S-E (Service-Employment) Zones

FOR the purpose of permitting free-standing banks and standard restaurants by special exception in the S-E zone subject to certain conditions; providing a process for obtaining modifications of the bulk regulations and the performance standards in the S-E zone; and generally relating to uses in the S-E zone.

BY adding

Sections 210.3.B.6 and 210.3.B.7
Baltimore County Zoning Regulations, as amended

BY adding

Section 210.6 and 210.7
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that sections 210.3.B.6 and 210.2.B.7 be and they are hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

Section 210 - S-E (Service-Employment) Zone

210.3 Permitted uses.

B. Principal use permitted by special exception.

6. BANK.

7. STANDARD RESTAURANT.

SECTION 2. AND BE IT FURTHER ENACTED, that Section 210.6 and 210.7 be and they are hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

SECTION 210.6 MODIFICATIONS TO THE BULK REGULATIONS AND PERFORMANCE STANDARDS.

NOTWITHSTANDING THE PROVISIONS OF SECTION 307, FOR BANKS AND STANDARD RESTAURANTS APPROVED PURSUANT TO SECTION 210.3.B., THE ZONING COMMISSIONER MAY APPROVE MODIFICATIONS TO ANY OF THE BULK REGULATIONS OR PERFORMANCE STANDARDS CONTAINED IN SECTIONS 210.4 OR 210.5 IF THE ZONING COMMISSIONER DETERMINES THAT THE QUALITY OF THE SITE DESIGN JUSTIFIES SUCH MODIFICATIONS AND THAT THE PROPOSED MODIFICATIONS WILL NOT HAVE A DETRIMENTAL IMPACT ON THE SURROUNDING PROPERTIES AND THE GENERAL NEIGHBORHOOD. FOR ALL OTHER PERMITTED USES, THE ZONING COMMISSIONER MAY APPROVE

1 MODIFICATIONS TO THE BULK REGULATIONS AND PERFORMANCE STANDARDS
2 PURSUANT TO SECTION 307.
3 SECTION 210.7 LIMITATION ON SPECIAL EXCEPTION
4 A SPECIAL EXCEPTION FOR A BANK OR A STANDARD RESTAURANT MAY
5 BE APPROVED UNDER SECTION 210.3.B ONLY IF (1) THE PROPERTY ON WHICH THE
6 BANK OR RESTAURANT IS TO BE LOCATED IS PART OF A CONTIGUOUS AREA OF
7 SIX ACRES OR MORE OF S-E ZONING AND (2) ANY PART OF THAT AREA OF
8 CONTIGUOUS S-E ZONING IS WITHIN 500 FEET OR LESS OF A PROPERTY WITH A
9 CCC DISTRICT OVERLAY.

10 SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days
11 after its enactment.

b02103 bil

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Patricia A. Malone
Of Counsel

(410) 494-6206

pamalone@venable.com

File

October 21, 2003

HAND-DELIVERED

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION, SPECIAL HEARING, AND SPECIAL VARIANCE
1300 E. Joppa Road -- Joppa LaSalle Properties, LLC
Case No. 03-513-SPHXASA

Dear Commissioner Schmidt:

I am writing with regard to the above-referenced approval. During the hearing before you, the developer, Joppa LaSalle Properties, LLC indicated that it fully intended to preserve an existing beech tree located on the property along Joppa Road. The site plan showed the tree being preserved. The site plan also included a note to the effect that:

12. Developer shall hold the edge of paving and grade, as shown, around the existing beech tree on Lot 1 along Joppa Road.

At the hearing, David Martin, Landscape Architect with G.W. Stephens, warned, though, that, during his visits to the site, he had seen some evidence that the tree was not healthy. On behalf of the developer, he suggested that the tree be examined by a certified arborist prior to development.

Before any work was done at the site, G.W. Stephens retained a certified arborist, who examined the tree. Robert L. Nelson, certified arborist with Carroll Tree Services, Inc., visited the site and performed an examination of the beech tree. Mr. Nelson's written findings are attached to this letter. In summary, Mr. Nelson found that "two-

VENABLE LLP

thirds of its root system and trunk [were] dead" and that this "high risk tree" "should be removed." At G.W. Stephens' request, Avery Harden, Baltimore County's Landscape Architect, also examined the tree and confirmed Mr. Nelson's findings. A copy of his confirmation of these findings is also attached.

As a result of these findings, the developer proposes to remove the tree. The developer is ready to submit the development plan for signature and proposes to revise Note 12 to read:

> 12. The existing beech tree on Lot 1 along Joppa Road has been inspected by Robert Nelson, certified arborist, and Avery Harden, Baltimore County Landscape Architect. Both Mr. Nelson and Mr. Harden agree that the tree is dying and should be removed.

If you agree that the replacement of this note is appropriate and may be accomplished, please sign below to indicate your approval. We would, then, ask that a copy of this letter be placed in the zoning file.

Very truly yours,

Patricia A. Malone

REVIEWED AND APPROVED:

Lawrence E. Schmidt, Zoning
Commissioner for Baltimore County

Tree to be replaced (?), if necessary +/or desireable as determined by Avery Harden

10/21/03

add this or similar to note

PAM/bl
Enclosures
101/PAM01/171306 v1

60th ANNIVERSARY
GWS
1940-2000

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

GEORGE WILLIAM STEPHENS, JR.
(1888-1983)

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VICE PRESIDENTS
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JAMES A. MARKLE, PE
WALTER H. NOYES, PROP. LS
PAUL W. TAYLOR, PE

SENIOR ASSOCIATES
JOHN M. CONWELL, JR., PE
WALTER F. EISNER, PROP. LS
JAMES H. HUNT, PROP. LS
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ELIZABETH VENTMILLER
KAREN M. WATSIC, PE

ASSOCIATES
FRANK J. BAICER, JR.
STEPHEN G. CROWE
CLARENCE W. CULLUM, JR.
ROBERT J. FUNK
WILLIAM L. HENNING, III, PROP. LS
THOMAS W. HEWITT
BERNT C. PETERSEN, LA
GEOFFREY P. TOBIAS
MARK B. TRESS, SR

TOWSON:
1020 CROMWELL BRIDGE RD.
TOWSON, MD 21286-3396
(410) 825-8120
FAX (410) 583-0288

BEL AIR:
203 EAST BROADWAY
BEL AIR, MD 21014
(410) 879-1500
(410) 838-3800
FAX (410) 893-0425

visit our web site at
www.gwstephens.com

October 16, 2003

Mr. Avery Harden
Baltimore County
Developer's Plans Review
111 W. Chesapeake Avenue
Towson MD 21204

Dear Avery,

Per your message yesterday, it is my understanding that you met with Rob Nelson and examined the existing Beech tree at the 1300 Joppa Road Site and that you agree that the tree is a hazard and needs to be removed. The letter from Mr. Nelson is attached for your reference.

Please sign this letter and return it to me to indicate your concurrence with Mr. Nelson's findings. Thank you for your time and attention to this matter.

Sincerely,
G. W. Stephens Jr. and Associates

Karen Watsic

Karen Watsic P.E.
Senior Project Manager

Mr. Avery Harden 10-17-03
Date

Carroll Tree Service, Inc.

Karen M. Watsic, P.E.
George Washington Stephens, Jr
and Associates, Inc

Site: 1300 Joppa Road
Baltimore, Maryland 21286
Re: 36" American Beech
GWS PN 9885-5

Dear Ms. Karen Watsic,

At your request I performed a visual inspection from the ground on a 36" American Beech (mostly dead) located at the parking lot at 1300 Joppa Road.

This tree is hazardous with two-thirds of its root system and trunk dead.
This is a high risk tree that should be removed for the safety of those using this parking lot.

If I can be of any further assistance, please call me at you convenience.

Sincerely,

Robert L. Nelson
Certified Arborist

RECEIVED
OCT 0 3 2003
GEORGE WILLIAM STEPHENS JR
& ASSOCIATES INC.

74 GWYNNS MILL COURT OWINGS MILLS, MARYLAND 21117 410-998-1100 FAX 410-998-1104

DCK/BH

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

OFFICES IN

MARYLAND
WASHINGTON, D C
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
410-494-6244

adontell@venable.com

May 29, 2003

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits
and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Petitioner: Joppa LaSalle Properties, LLC
Location: 1300 East Joppa Road
Case No.: 03-513-SPHXSA

Dear Mr. Jablon:

On behalf of our client, Joppa LaSalle Properties, LLC., we are respectfully requesting that the hearing for the above-referenced matter be postponed. The hearing has been scheduled for Friday, June 27, 2003, at 9:00 a.m., and Robert Hoffman is scheduled to be in an HOH/Zoning Hearing for a different matter at that time. Becky Hart of the Zoning Review Office indicated to me that Monday, July 7, 2003, at 2:00 p.m. is an available hearing date. By way of this letter, I am, therefore, requesting that your Department reschedule the hearing to July 7, 2003, so that Mr. Hoffman can be present.

I appreciate your consideration of this request.

Very truly yours,

Amy L. Dontell

Amy L. Dontell
Paralegal

ALD
cc: Mr. Alan S. Wether

#161805v1

RECEIVED
MAY 29 2003
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

CASE NAME 1300 E. Joppa Rd
CASE NUMBER 03-513-SPHXA
DATE 7/8/03

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Donna Spicer	8719 Eddington Rd.	Balto. MD. 21234	FAX 410-668-0569
LONI INGRAHAM	TOWSON TIMES, 409 WASHINGTON	AVE LL. TOWSON 21204	lingraham@patuxent.com
Lesea Knauff	1516 Doxbury Rd	Towson MD 21286	Lesleak@aol.com

PLEASE PRINT CLEARLY

CASE NAME 1300 E. Joppa Rd
CASE NUMBER 03-519-SPHXA
DATE 7/8/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Rob Hoffman	210 Allegheny Ave	Towson 21204	rahoffman@rendale.com
Patricia Malone	" "	" "	pamalone@rendale.com
Peggy Tucker	971 Corporate Blvd	Linthicum, MD 21090	
DAVID MARTIN	1020 CROMWELL BRIDGE RD.	TOWSON, MD 21286	dmartin@gwstephens.com
KAREN WATSIC	" "	" "	kwatsic@gwstephens.com
ALAN NERTHER	1001 E. HECTOR ST, SUITE 100	CONSHOHOCKEN PA 19428	ANERTHER@PREFERRED[illegible]
RICHARD KASPAR	3776 SOUTH HIGH ST.	COLUMBUS, OHIO 43207	RICHARD_KASPAR@BOBEVANS.COM. ESTATES.C
ROBERT AUMILLER	2328 W. JOPPA RD SUITE 200	LUTHERVILLE MD 21093	—
MICKEY CORNELIUS	9900 FRANKLIN SQUARE DR. STE. H	BALTIMORE MD 21236	mcornelius@traffilgroup.com
JACK CANNELLA	515 FAIRMOUNT AVE	~~[illegible]~~ TOWSON 21286	HERITAGE PROP INC

Passed

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2003, Legislative Day No. 5

Bill No. 21-03

Mr. Vincent J. Gardina, Councilman

By the County Council, March 3, 2003

A BILL
ENTITLED

AN ACT concerning

S-E (Service-Employment) Zones

FOR the purpose of permitting free-standing banks and standard restaurants by special exception in the S-E zone subject to certain conditions; providing a process for obtaining modifications of the bulk regulations and the performance standards in the S-E zone; and generally relating to uses in the S-E zone.

BY adding

Sections 210.3.B.6 and 210.3.B.7
Baltimore County Zoning Regulations, as amended

BY adding

Section 210.6 and 210.7
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

Pet No 2

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that sections 210.3.B.6 and 210.2.B.7 be and they are hereby added to
3 the Baltimore County Zoning Regulations, as amended, to read as follows:
4 Section 210 - S-E (Service-Employment) Zone
5 210.3 Permitted uses.
6 B. Principal use permitted by special exception.
7 6. BANK.
8 7. STANDARD RESTAURANT.

9 SECTION 2. AND BE IT FURTHER ENACTED, that Section 210.6 and 210.7 be and
10 they are hereby added to the Baltimore County Zoning Regulations, as amended, to read as
11 follows:

12 SECTION 210.6 MODIFICATIONS TO THE BULK REGULATIONS AND
13 PERFORMANCE STANDARDS.

14 NOTWITHSTANDING THE PROVISIONS OF SECTION 307, FOR BANKS AND
15 STANDARD RESTAURANTS APPROVED PURSUANT TO SECTION 210.3.B., THE
16 ZONING COMMISSIONER MAY APPROVE MODIFICATIONS TO ANY OF THE BULK
17 REGULATIONS OR PERFORMANCE STANDARDS CONTAINED IN SECTIONS 210.4 OR
18 210.5 IF THE ZONING COMMISSIONER DETERMINES THAT THE QUALITY OF THE
19 SITE DESIGN JUSTIFIES SUCH MODIFICATIONS AND THAT THE PROPOSED
20 MODIFICATIONS WILL NOT HAVE A DETRIMENTAL IMPACT ON THE
21 SURROUNDING PROPERTIES AND THE GENERAL NEIGHBORHOOD. FOR ALL
22 OTHER PERMITTED USES, THE ZONING COMMISSIONER MAY APPROVE

1 MODIFICATIONS TO THE BULK REGULATIONS AND PERFORMANCE STANDARDS
2 PURSUANT TO SECTION 307.
3 SECTION 210.7 LIMITATION ON SPECIAL EXCEPTION
4 A SPECIAL EXCEPTION FOR A BANK OR A STANDARD RESTAURANT MAY
5 BE APPROVED UNDER SECTION 210.3.B ONLY IF (1) THE PROPERTY ON WHICH THE
6 BANK OR RESTAURANT IS TO BE LOCATED IS PART OF A CONTIGUOUS AREA OF
7 SIX ACRES OR MORE OF S-E ZONING AND (2) ANY PART OF THAT AREA OF
8 CONTIGUOUS S-E ZONING IS WITHIN 500 FEET OR LESS OF A PROPERTY WITH A
9 CCC DISTRICT OVERLAY.

10 SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days
11 after its enactment.

b02103.bil

60th ANNIVERSARY
GWS
1940-2000

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

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June 16, 2003

Mr. Arnold F. (Pat) Keller, Director
Baltimore County
Office of Planning and Zoning
401 Bosley Avenue
Towson, Maryland 21204

Re: 1300 Joppa Road

Dear Mr. Keller:

The proposed development that is the subject of this review is located on the south side of Joppa Road, at the intersection of LaSalle Road and Joppa Road in Towson Maryland. The property encompasses approximately 6.52 acres and is zoned SE. The property is currently utilized as a parking lot for the Raytheon Building on the north side of Joppa Road.

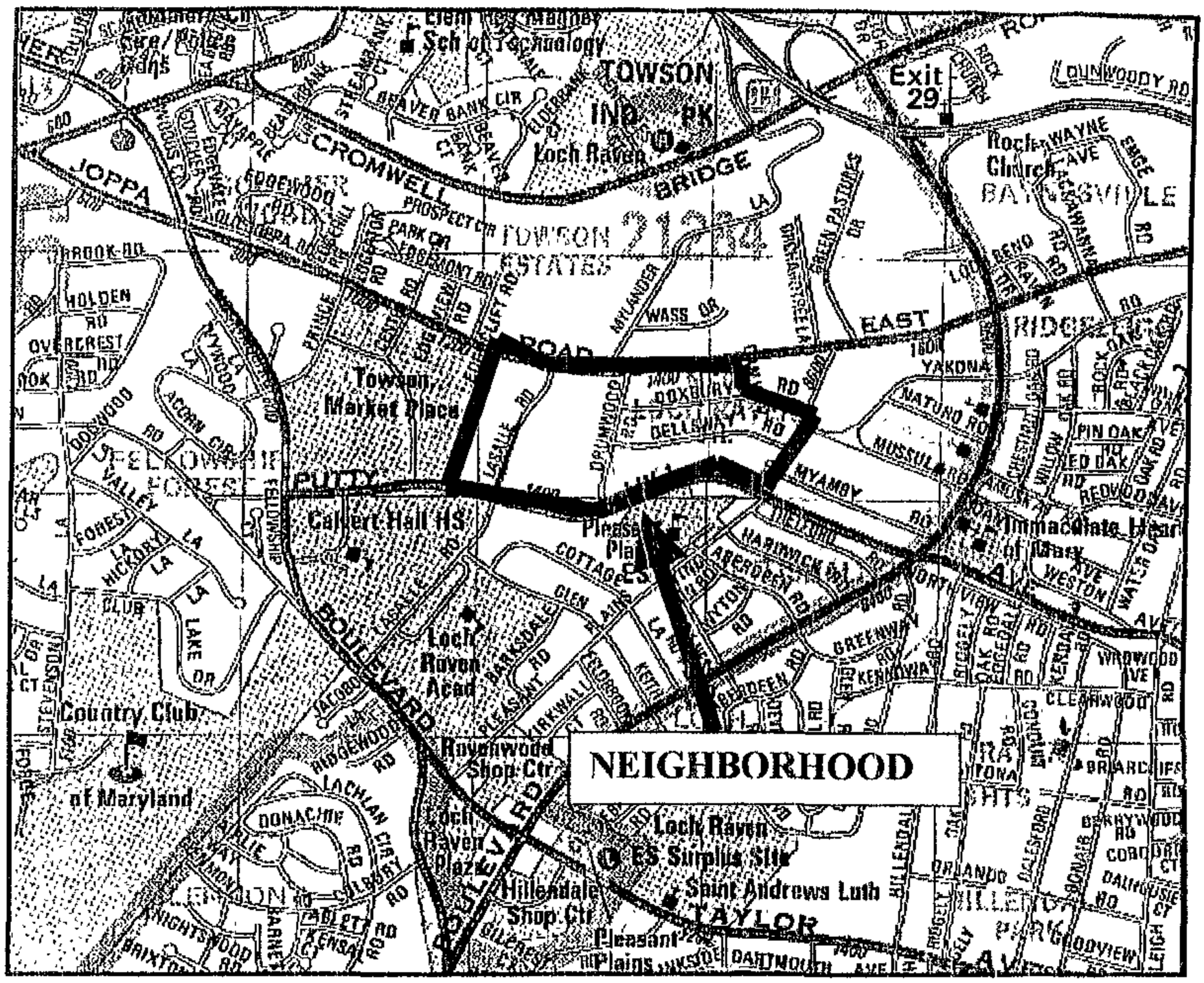
The developer, Joppa LaSalle Properties, has worked with the surrounding community leaders to develop this plan and has gained support for this proposal from these community representatives.

The neighborhood referred to in this study is considered to be bounded by:

- Towson Marketplace to the west (where there is a large scale shopping center and significant topography changes)
- Joppa Road to the north
- Pleasant Plains Road to the East (to the edge of the residential community immediately adjacent to the site)
- Putty Hill Ave to the South.

Ped No 3

This definition of the neighborhood encompasses both surrounding commercial and residential properties and was reviewed with and agreed upon by Lynn Lanham of the Baltimore County Planning Department on June 6, 2003.



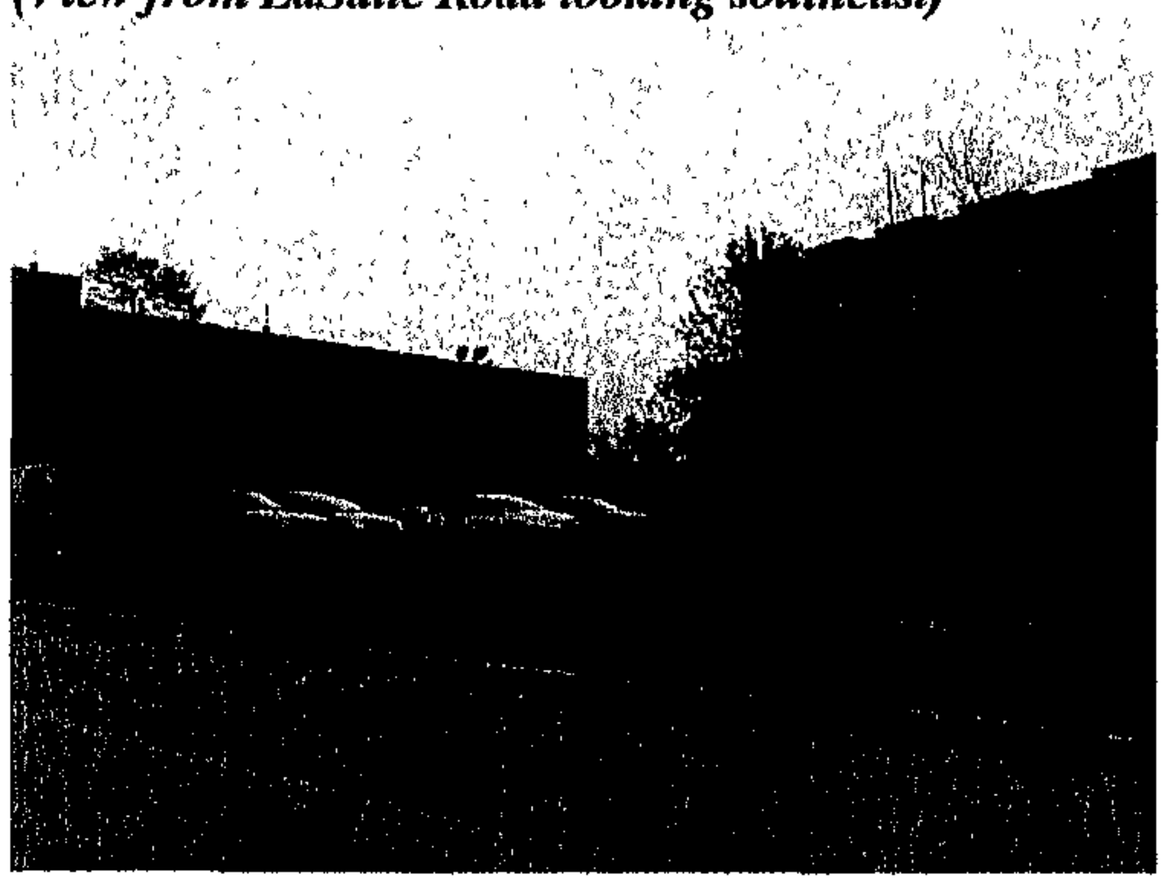
Based on our professional opinion and the criteria and guidelines outlined in Section 26-282 (b) of the Baltimore County Development Regulations, the project is being designed to be compatible with the surrounding community as described herein.

DESIGN FACET 1 "The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner as those in the neighborhood."

The plan shows that the vehicular ingress and egress to the site off of Joppa Road and LaSalle Roads will remain as they exist today, except that the southern most existing entrance along LaSalle Road will be closed. The proposed restaurants, bank, and office building are single story buildings similar in vertical scale and footprint size to the existing Applebee's restaurant across LaSalle Road, and similar to the office buildings on the adjacent lots to the south The primary front and side building elevations are oriented to LaSalle Road and Joppa Road in a similar manner as the office development to the south, the MIE development to the west, Radio Park and Raytheon to the north. The buildings

are oriented to that they compliment the existing rowhomes by having the short side of the buildings facing the existing rowhomes.

TWO AND THREE STORY OFFICE BUILDINGS TO THE SOUTH
(View from LaSalle Road looking southeast)



DESIGN FACET 2: "The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood"

The proposed buildings are set back approximately 100-ft from the approximate centerline of LaSalle Road. As you can see in our attached plan, there is an existing office which is setback approximately 70-ft from the centerline of LaSalle Road. The proposed buildings are set back approximately a minimum of 140-ft from the approximate centerline of Joppa Road, while the existing Raytheon building to the north is setback approximately 110-ft from the centerline of Joppa Road.

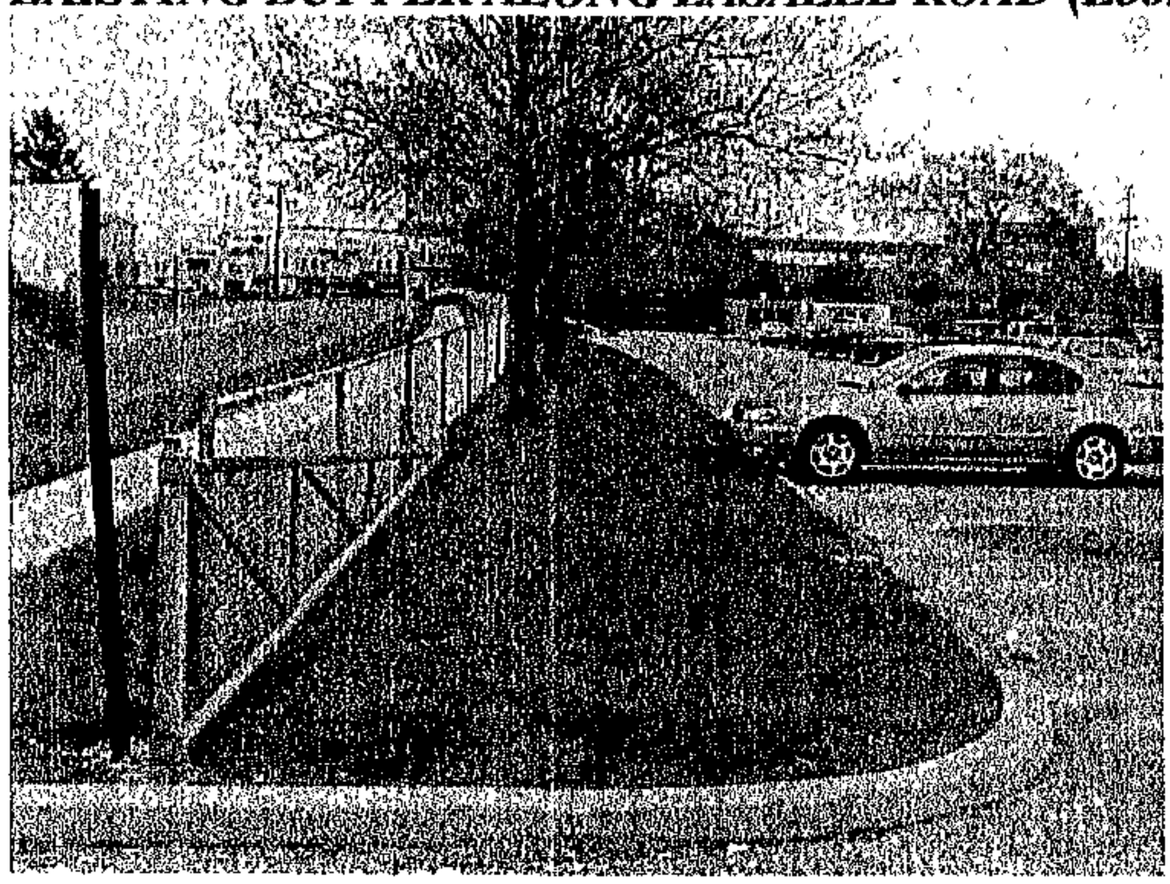
Likewise, the office is approximately 140-ft from the residential zone boundary while the Bank and the Restaurants are approximately 200 and 240-ft respectively from the residential zone boundary. The site design provides for significant separation between the proposed structures and the existing residential community. Given this separation and the fact that each of the proposed structures are low-profile single story structures, the placement of the buildings has no impact on the residential neighborhood and has been approved by community leaders.

The existing buffers on the site are either being maintained or increased. At the southern most end of the site we are increasing the buffer over the existing condition (from 10-ft to 20-ft), along the western side of the site at LaSalle Road and along the northern side at

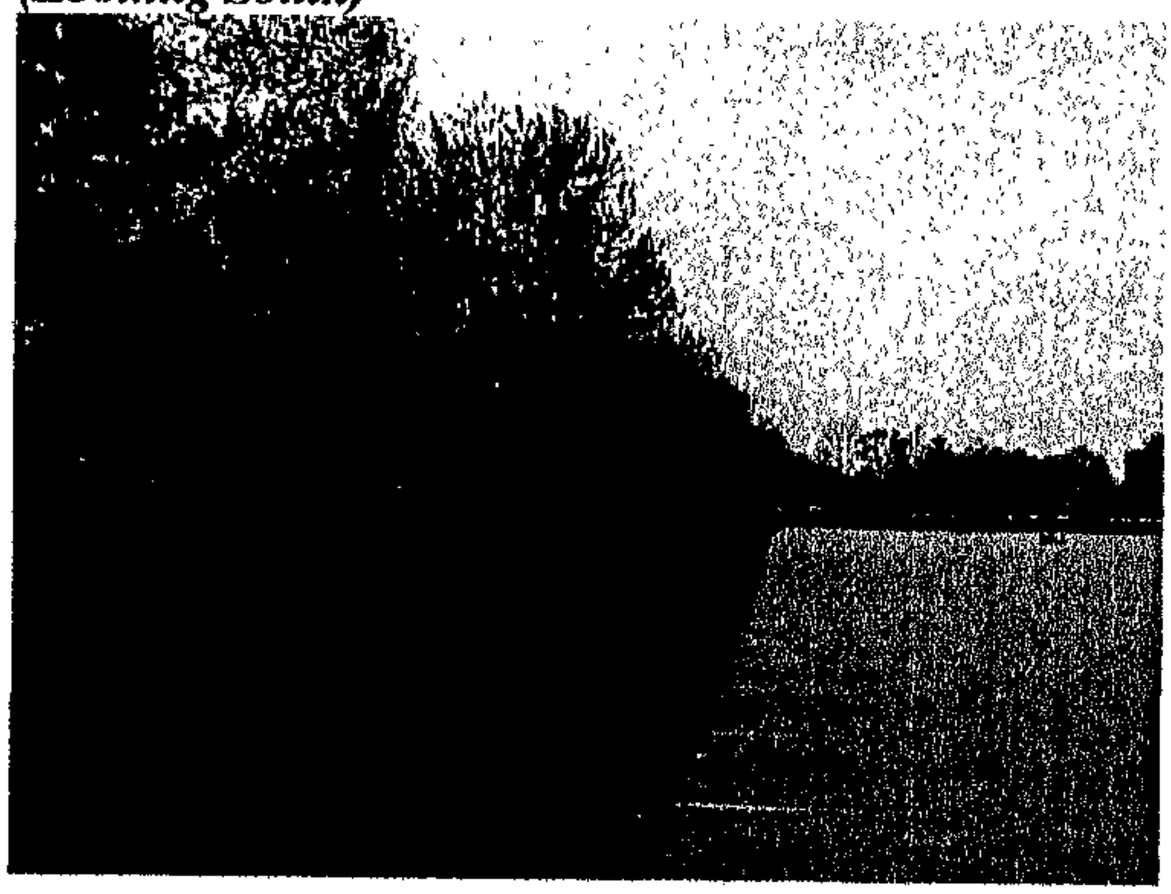
Joppa Road we are maintaining a minimum 20-ft buffer. It is important to note that along Joppa Road, the plan preserves the existing Beech tree in a grassed island area. We have maintained the existing buffer adjacent to the residential neighborhood. The requirement is to have a 20-ft landscape buffer, our plan is maintaining a 40-ft buffer. This area is already heavily vegetated as shown in the attached photograph, however, we will enhance the planting in this area where appropriate to supplement the screening and compliment the the neighborhood.

EXISTING BUFFER ALONG JOPPA ROAD (Looking West)

EXISTING BUFFER ALONG LASALLE ROAD (Looking North)



EXISTING BUFFER / BERM ALONG RESIDENTIAL BOUNDARY TO REMAIN (Looking South)



EXISTING BUFFER ALONG SOUTH PROPERTY LINE (Looking West) BEING INCREASED FROM 10-FT TO 20-FT

DESIGN FACET 3: " The proposed streets are connected with the existing neighborhood road network and the proposed sidewalks are located to support the functional patterns of the neighborhood."

There are existing sidewalks along Joppa Road and LaSalle Road. The plan incorporates pedestrian connections from these existing sidewalks in both LaSalle and Joppa Roads into the site. The plan also incorporates internal pedestrian connections between lots.

DESIGN FACET 4: "The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and compliment existing open space systems."

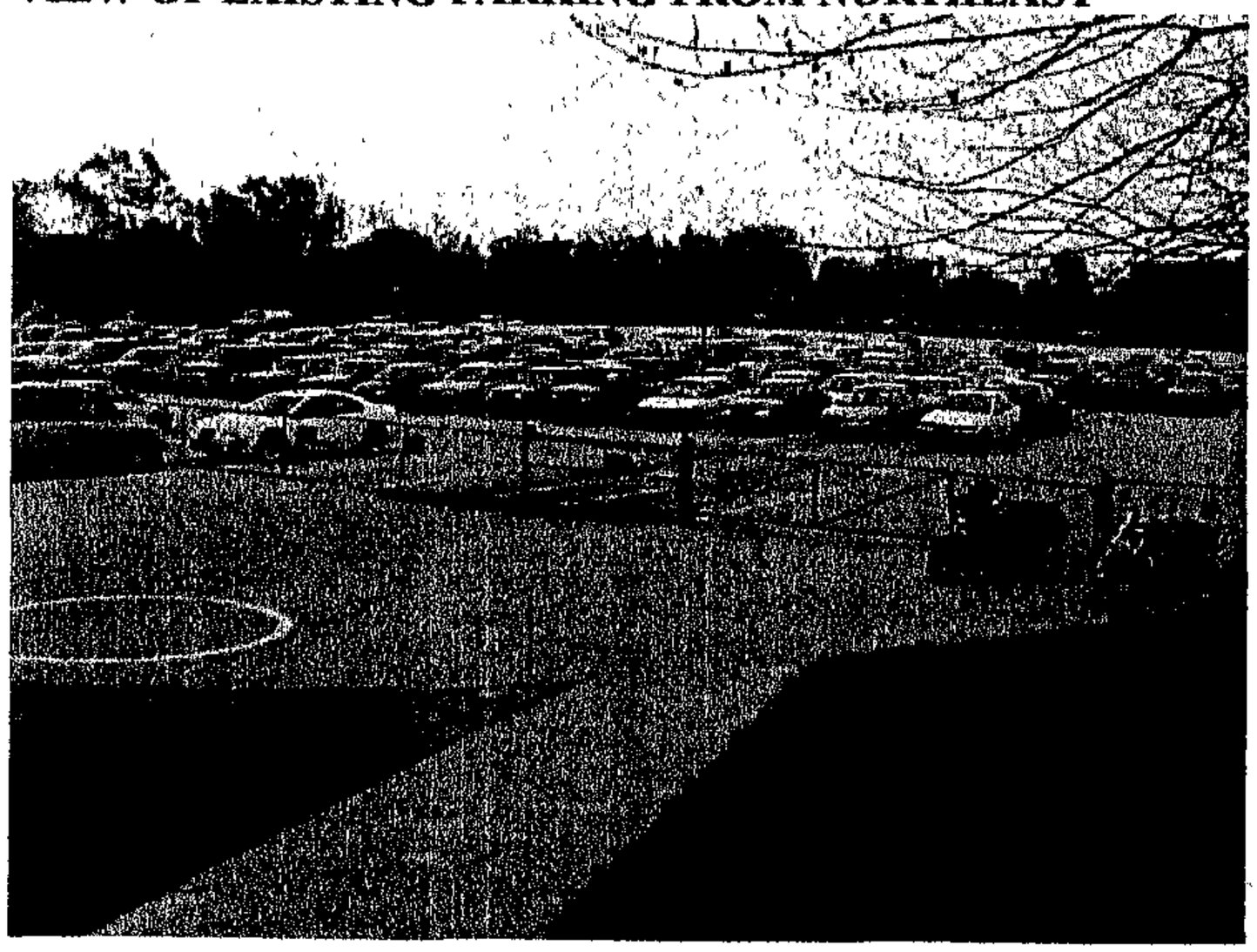
The open space on the southwest corner of Joppa and LaSalle is mirrored at the southeast corner of Joppa and LaSalle. The wide curvilinear green area at the corner of Joppa and LaSalle provides a welcoming, unencumbered curb appeal from Joppa Road and allows generous space for landscaping.

The existing open space between the existing parking lot and the residential community will be preserved and enhanced to compliment the neighborhood and increase the screening. Other than this berm, there is no organized or visually discernable open space in the existing residential neighborhood.

The open space along the perimeter between this development and the existing office development to the south is being increased from 10-ft to 20-ft.

Open space of sufficient size and use of employees has been created in a central space between Lots 2 and 3 within the wide landscaped island. The planned amenity seating area will be half-moon shaped surfaces with benches for seating, which are located directly off of a sidewalk. This area will be well appointed with landscaping. Generous green area is also planned around the office building (ie min. 20-ft wide on the sides of the building) and in front of the bank (10-ft to 20-ft wide). These green areas are of sufficient size so that they can be utilized by employees during. The curvilinear green areas adjacent to the restaurants provide generous area for amenity areas that will be landscaped and can be appointed with benches for customers. This plan drastically reduces the "sea of pavement" effect that exists today.

VIEW OF EXISTING PARKING FROM NORTHEAST



DESIGN FACET 5: "Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design."

The plan integrates and preserves the existing Beech tree in a grassed island area along Joppa Road on the north side of Lot 1. Otherwise, there are no locally significant features present on this site.

EXISTING BEECH TREE TO BE PRESERVED

DESIGN FACET 6: "The proposed landscape design compliments the neighborhood's landscape patterns and reinforces its functional qualities."

This proposal will incorporate the requirements of the latest landscape manual into the site design and emphasize the use of plantings to enhance and frame the building elevations. Parking areas will have landscaped tree islands to add shade and provide a backdrop to the building when they mature. Outdoor equipment will be screened with evergreen plantings. Dumpster enclosures will match the building for materials and color. The existing landscape buffer between the existing parking lot and the residential community will be preserved and enhanced to compliment the neighborhood and increase the screening. This 40-ft buffer is significant in that it provides a generous screen for the residential community and inviting backdrop to the proposed development. Since the existing parking lot has no landscaping or internal islands, this plan will significantly improve the aesthetic quality of the neighborhood's landscape patterns. The plan also integrates and preserves the existing Beech tree in a grassed island area along Joppa Road on the north side of Lot 1.

DESIGN FACET 7: "The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood."

The exterior signage will conform to Section 450 of the BCZR, unless approved by variance. Site lighting will also conform to BCZR in that cutoff fixtures will be utilized to avoid spillover into adjacent streets and residential areas. A joint identification monument sign is planned for the corner of Joppa Road and LaSalle Road. This sign is to consist of a brick background panel with raised channel letters that are backlit. The sign is complimented by decorative fencing and brick columns. The decorative fencing and brick column feature is going to be repeated at two locations including, the southwest corner of the site and the northeast corner of the site, to compliment the corners of the property and to tie the property together.

DESIGN FACET 8: "The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood."

Each of the proposed buildings are one-story. These one-story buildings compatible with the existing commercial buildings and residential homes in the neighborhood.

The square footage of the restaurant(s) are proportional to others in the area (ie Applebee's). The square footage of the office is proportional, if not less, than others in the area on the adjacent lots to the south (existing 2-3 story offices), across LaSalle Road to the west (MIE), and across Joppa Road to the north (ie Radio Park and Raytheon).

The Bob Evans will be constructed of brick, which compliments the surrounding neighborhood and is compatible with the surrounding office buildings and Applebee's restaurant. The canopy features on the Bob Evans pick up the standing seam metal roof on the bank. A rendering of the proposed Bob Evans Restaurant building elevations are attached for reference. The façade of the second restaurant will incorporate brick detailing to match the Bob Evans.

The facade of the proposed office building will be staggered and/or have bump outs or notches, possibly accented by a standing seam metal accent feature in these areas, to break up the north and south elevations. In addition, the office will incorporate brick detailing in the facade to pick up the brick being utilized by the restaurant. A rendering of office building elevation view is included to illustrate the general character of the office building. The actual building elevations may vary from what is shown.

A rendering of the proposed bank building elevations are attached for reference. Similar to the proposed office building and the existing offices to the north (ie Radio Park), the bank will be constructed of neutral color materials. The decorative masonry knee wall on the bank façade also reflects common elements in the proposed buildings and the existing neighborhood. The bank has a standing seam metal roof, this detail can be incorporated in the canopy features of the Bob Evans and the accent features on the office.

SUMMARY

Based on the above, it is our professional opinion that this development proposal is sensitive and respectful of the immediately adjoining properties and will enhance the

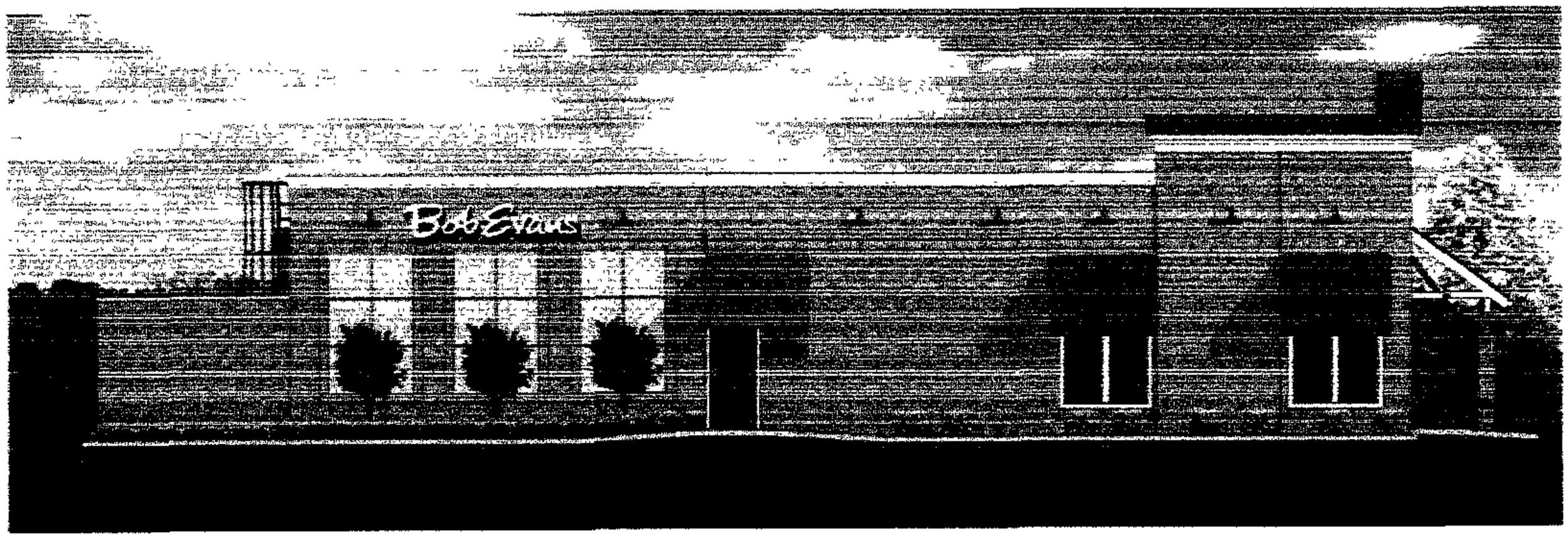
visual quality of this area much more than the existing parking lot. Furthermore, the uses proposed are highly compatible with residential uses. More importantly, the proposed development is supported by the surrounding community leaders. Given the improved aesthetics, the compatibility of the uses and architecture, and community support, the proposed development meets or exceeds the standards for compatibility required in the SE district.

Sincerely,
G. W. Stephens and Associates, Inc.

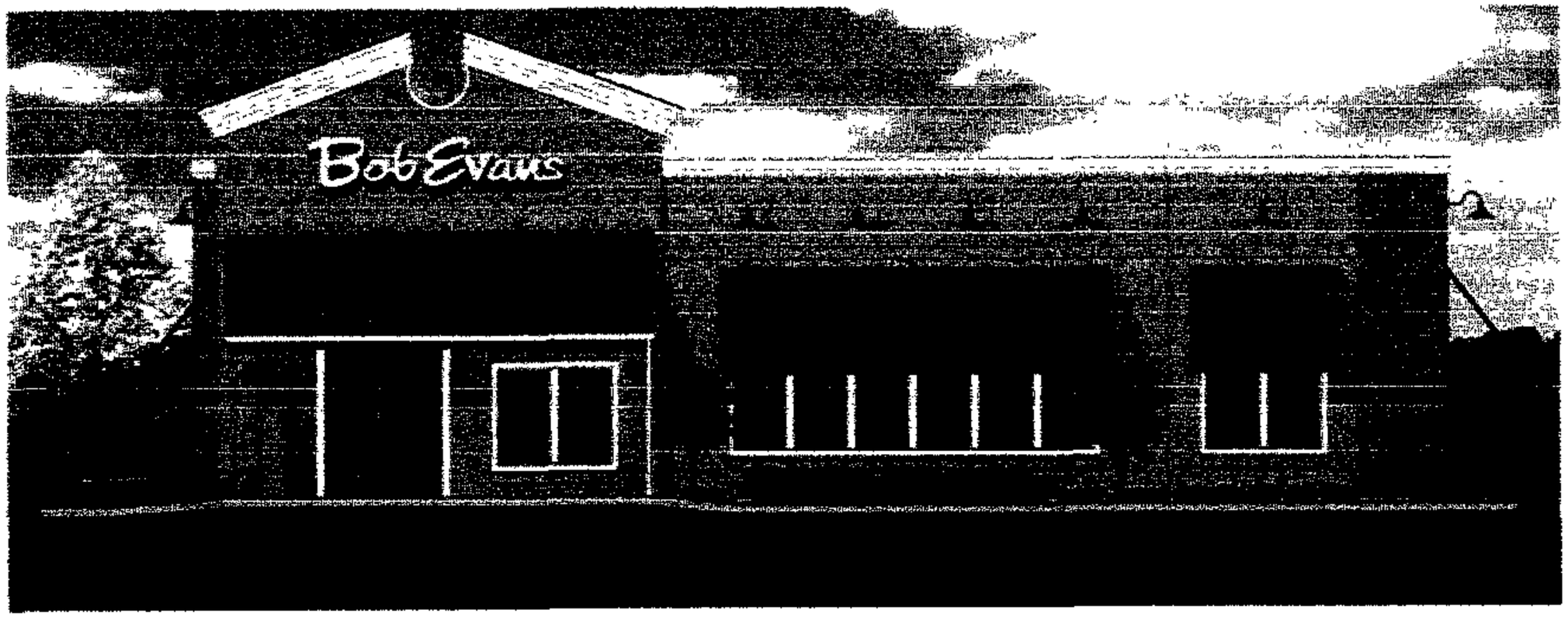
Karen M Watsic, P.E.
Project Manager

David Martin, RLA
Director, Land Planning

CC: Patsy Malone, Venable
Alan Werther, PREI
Bob Aumiller, SECU
Richard Kaspar, Bob Evans



LEFT SIDE ELEVATION



FRONT ELEVATION

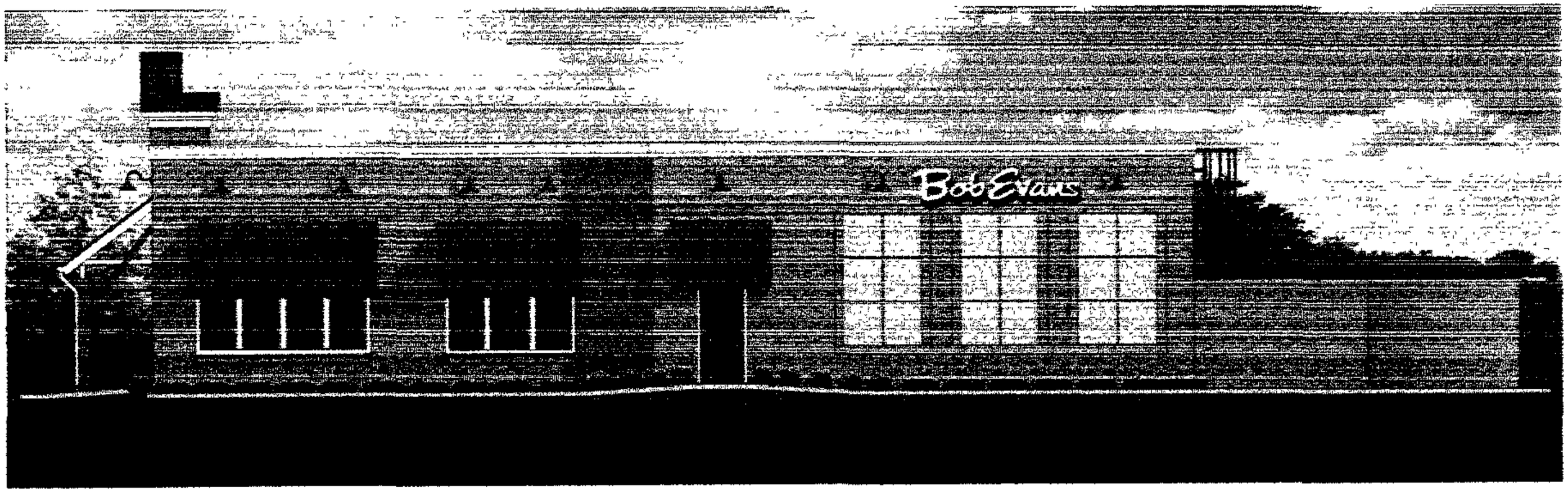
Bob Evans RESTAURANT

Bob Evans
155 VEBR Prototype Store

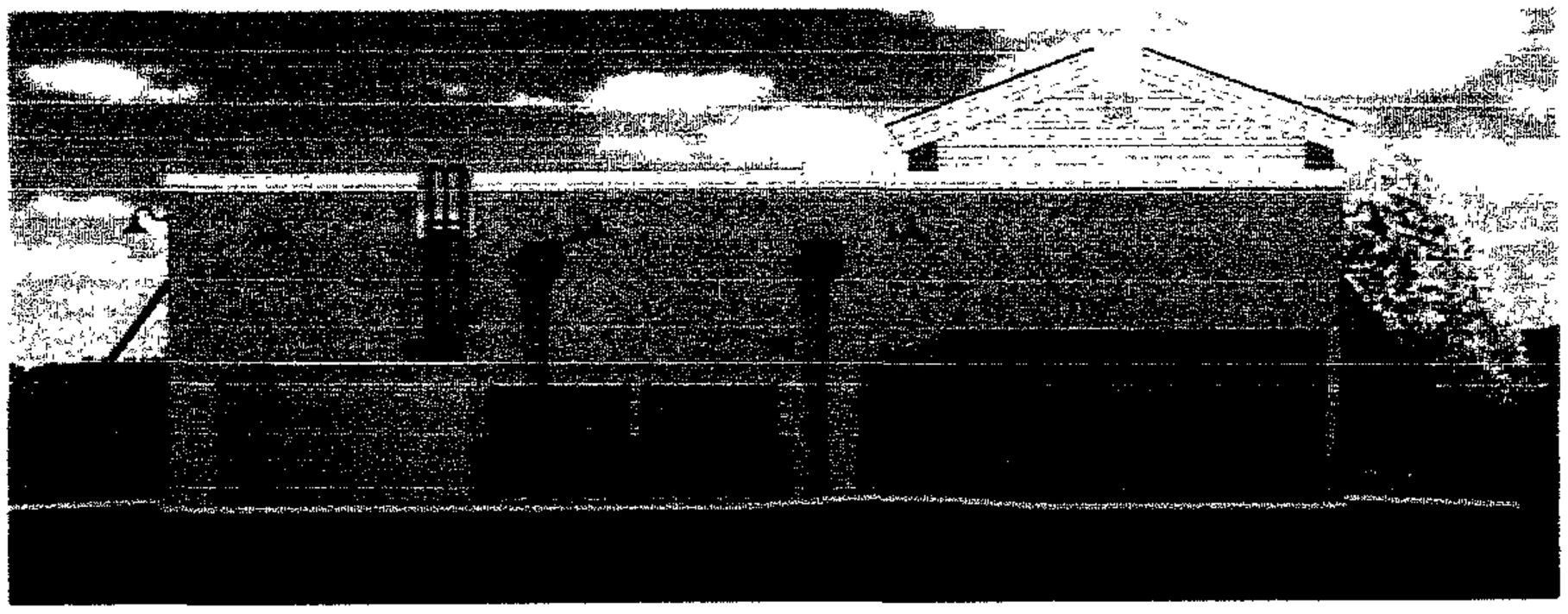
12503.312

11 March 2003

ms consultants, inc.
engineers, architects, planners



RIGHT SIDE ELEVATION



REAR ELEVATION

Bob Evans RESTAURANT

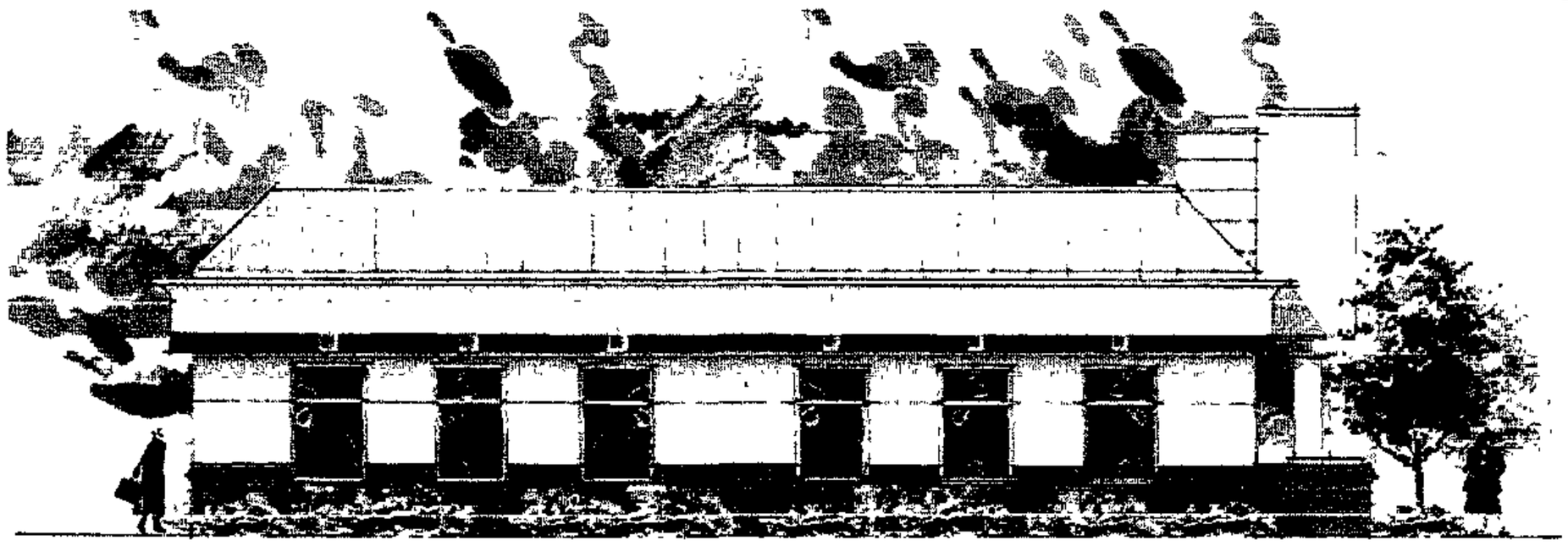
Bob Evans
155 VEBR Prototype Store

12503.312

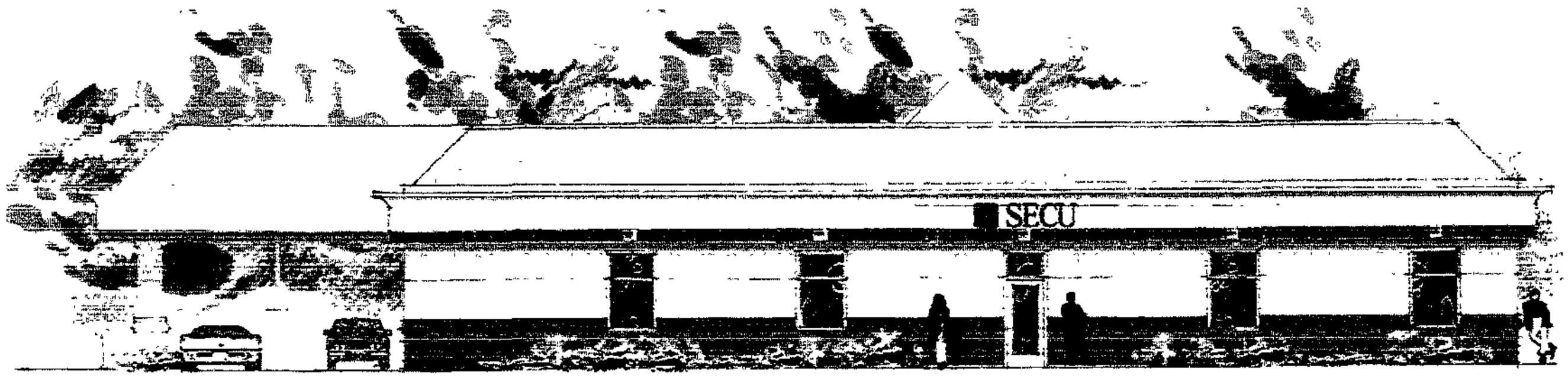
11 March 2003

ms consultants, inc
engineers, architects, planners

Front Elevation



Side Elevation



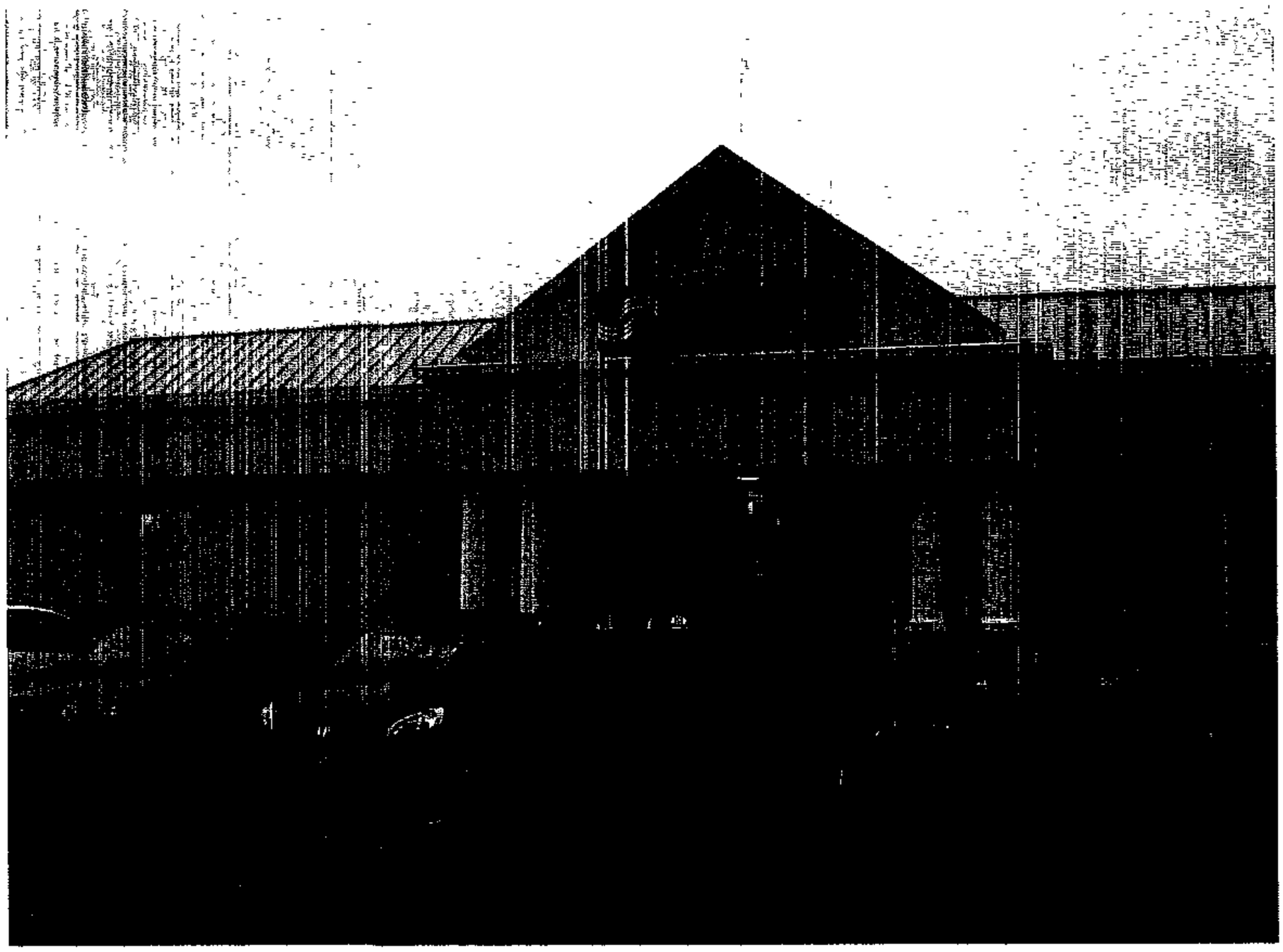
Rear Elevation

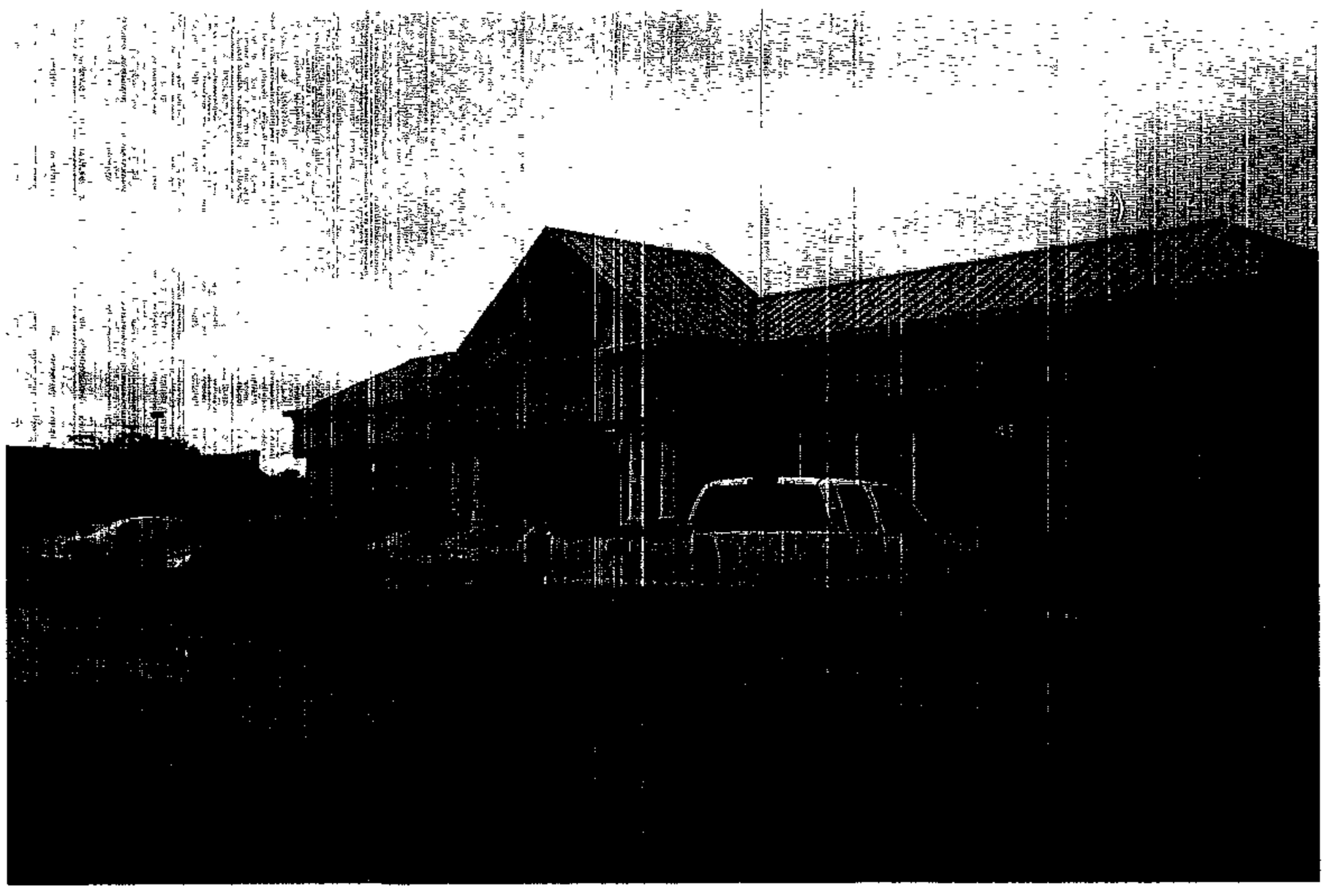
SECU Prototype

ARCHITECTS PA

7 / 07 / 03

Pet
5A





Pet
5B

Joppa Road Building

Preferred Real Estate Investments, Inc.
www.preferredrealestate.com

Pet No 6

THIS MAP HAS BEEN ENACTED UNDER BILL NUMBER 19-03 AND IS PART OF THE BALTIMORE COUNTY ZONING REGULATIONS, 1955, AS AMENDED BY THE BILL ADOPTED April 7, 2003. EFFECTIVE May 24, 2003.
Kevin Kamenetz
COUNTY COUNCIL OF BALTIMORE COUNTY

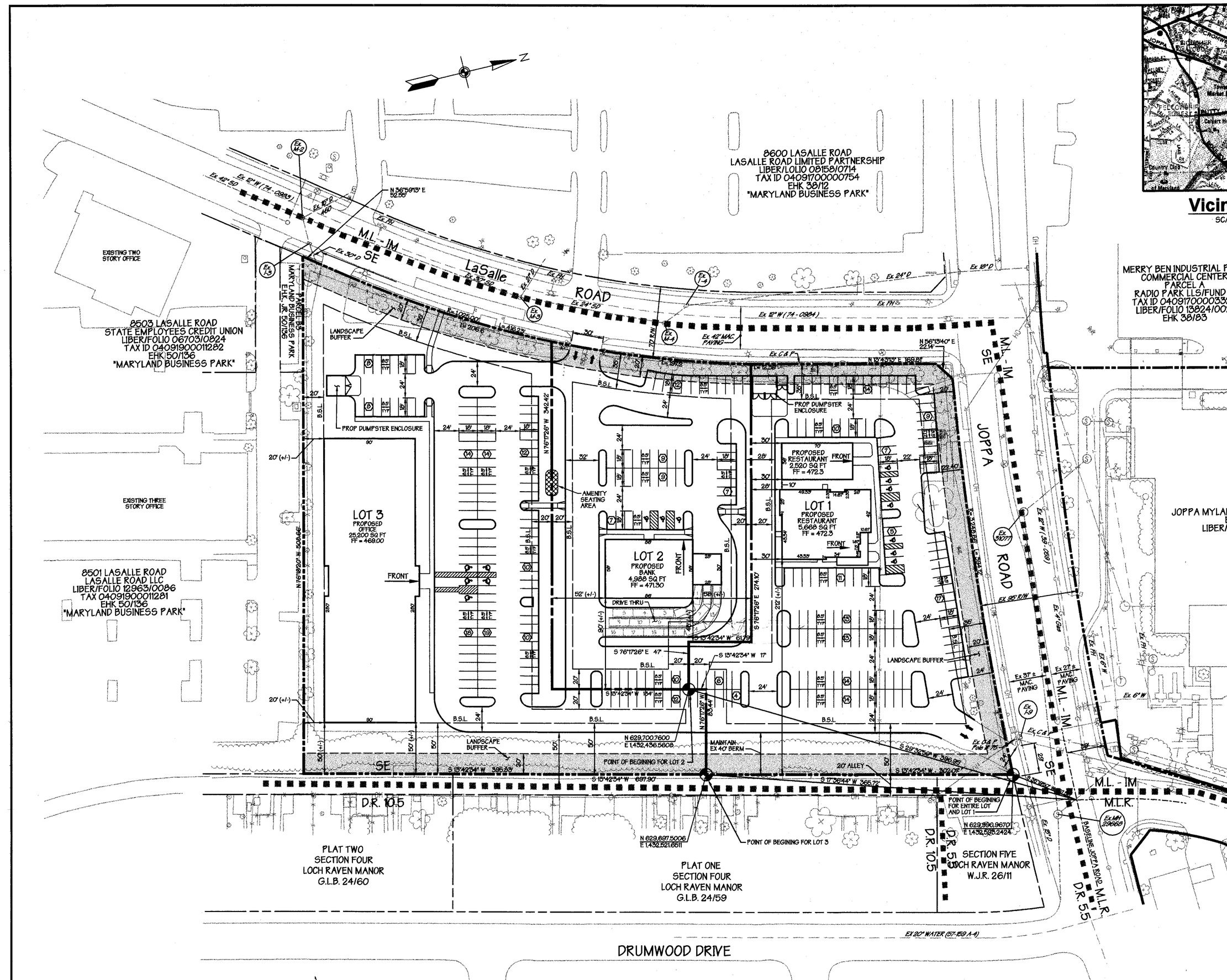
Coordinate System
Maryland State Plane NAD 27
Balto Co Small Scale Data
Data Captured at 1" = 2,000'

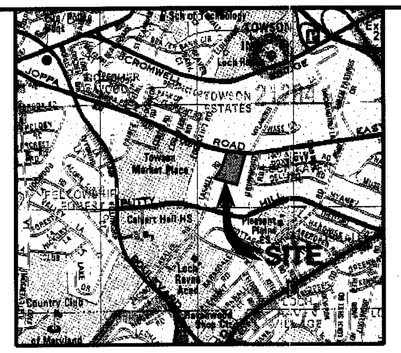
Baltimore County, MD
Department of Public Works
GIS Services

N
W E
S

1000 0 1000 Feet

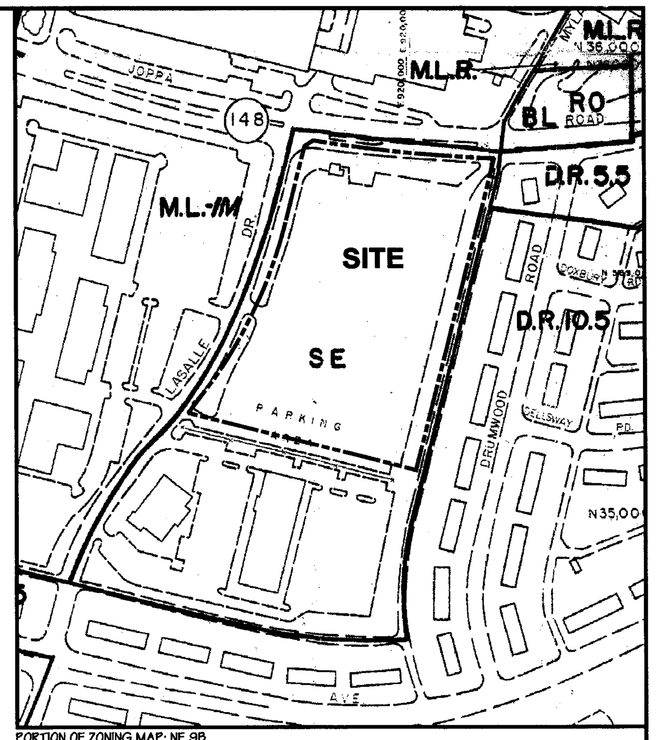
Prepared By:
Suzanne Hale, EAIII
DPW Director's Office
June 26, 2003





Vicinity Map

SCALE: 1" = 2000'



PORTION OF ZONING MAP: NE 9B

Zoning Map

SCALE: 1" = 200'

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED WITHIN THE CRITICAL AREA.
2. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
3. THE SITE IS CURRENTLY WITHIN THE TRAFFIC SHED OF THE "F" LEVEL OF SERVICE INTERSECTION OF LOCH RAVEN BLVD AND JOPPA ROAD
4. IT IS INTENDED THAT FOREST CONSERVATION REQUIREMENTS WILL BE MET OFF SITE TO SATISFY SUBDIVISION REQUIREMENTS.
5. ALL SIGNS WILL COMPLY WITH BCZR, UNLESS OTHERWISE APPROVED BY VARIANCE.
6. REQUIRED SETBACKS IN S-E
   a. MINIMUM SETBACK FROM ANY LOT LINE OTHER THEN A STREET RIGHT-OF-WAY LINE OR AN ABUTTING PROPERTY LINE WHICH IS PREDOMINANTLY RESIDENTIALLY ZONED: 20 FEET.
   b. MINIMUM SETBACK FROM ANY STREET LINE: 35 FEET OR THE AVERAGE OF THE SETBACKS OF ADJACENT STRUCTURES, WHICHEVER IS MORE.
   c. MINIMUM SETBACK IF AN ABUTTING PROPERTY LINE IS PREDOMINANTLY RESIDENTIALLY ZONED, OTHER THEN A BOUNDARY LINE THAT LIES WITHIN A STREET, 50 FEET
7. ALL INTERIOR TRAFFIC CIRCULATION IS TWO-WAY.
8. ALL PARKING SPACES ARE 8.5'(W)x18'(L) AND ALL DRIVE ISLES ARE A MINIMUN OF 22' WIDE.
9. BUILDINGS SHALL MEET CURRENT BUILDING CODE REFERENCED IN BALTIMORE COUNTY.

SITE DATA FOR PROPOSED LOTS

1. LOT 1:
   a. LOT SIZE: 2.22 AC (96,682 SF)
   b. PARKING REQUIRED: 5,668 SF + 2,520 SF= 8,188 SF RESTAURANT @ 16/1000 = 131
   c. PARKING PROVIDED: 137 (INCL. 6 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 8,138 SF / 96,682 = 0.084
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.22 AC x 20% = 0.44 AC PROVIDED = 0.49 AC (22%)
2. LOT 2:
   a. LOT SIZE: 1.41 AC (61,427 SF)
   b. PARKING REQUIRED: 4,988 SF BANK @ 4/1000 = 20
   c. PARKING PROVIDED: 54 (INCL. 3 HANDICAPPED)
   d. STACKING REQUIRED: 9
   e. STACKING PROVIDED: 18
   f. FAR ALLOWED: 0.50
   g. FAR PROPOSED: 4,988 SF / 61,427 = 0.081
   h. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   i. OPEN SPACE: REQUIRED = 1.41 AC x 20% = 0.28 AC PROVIDED = 0.18 AC (12.76%)
3. LOT 3:
   a. LOT SIZE: 2.89 AC (125,766 SF)
   b. PARKING REQUIRED: 25,200 SF GENERAL OFFICE @ 4/1000 = 101 SPACES
   c. PARKING PROVIDED: 125 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 25,200 SF / 125,766 = 0.20
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.89 AC x 20% = 0.58 AC PROVIDED = 0.83 AC (28.7%)
4. TOTAL OPEN SPACE: REQUIRED = 6.52 AC x 20% = 1.30 AC PROVIDED = 1.50 AC (23%)
5. TOTAL PARKING: REQUIRED = 252 PROVIDED = 316

Petition for Special Hearing

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

(1) For Lot 2, to permit a minimum net lot area of 1.41 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;

(2) For Lot 2, to permit a minimum area devoted to open space of 12% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;

(3) For Lots 1 and 2, to permit a 11 foot landscape buffer along LaSalle Road in lieu of the 20 foot buffer required by B.C.Z.R. Section 210.4.H; and

(4) For Lots 1, 2, and 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 lbs or more to be located within 50 feet of a residential zone line in lieu of the 75 feet required by B.C.Z.R. Section 210.5.D.

Petition for Special Exception

(1) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;

(2) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

Petition for Variance

Petition for Special Variance, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/ Joppa Road traffic shed;

Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation.

SITE DATA

1. PROPERTY ADDRESS: 1300 JOPPA ROAD
2. OWNER/DEVELOPER:
   JOPPA LASALLE PROPERTIES LLC
   1200 RIVER ROAD, SUITE 1303
   CONSHOHOCKEN, PA 19428
3. SITE AREA: 6.52 AC (284,011 SQ FT)
4. ZONING: SE
5. CURRENT USE: PARKING LOT
6. ELECTION DISTRICT: 9
7. COUNCILMANIC DISTRICT: 5
8. ZONING MAP: 9B

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND
KAREN W. WARNER
23008
PROFESSIONAL ENGINEER

PLAT TO ACCOMPANY ZONING PETITION

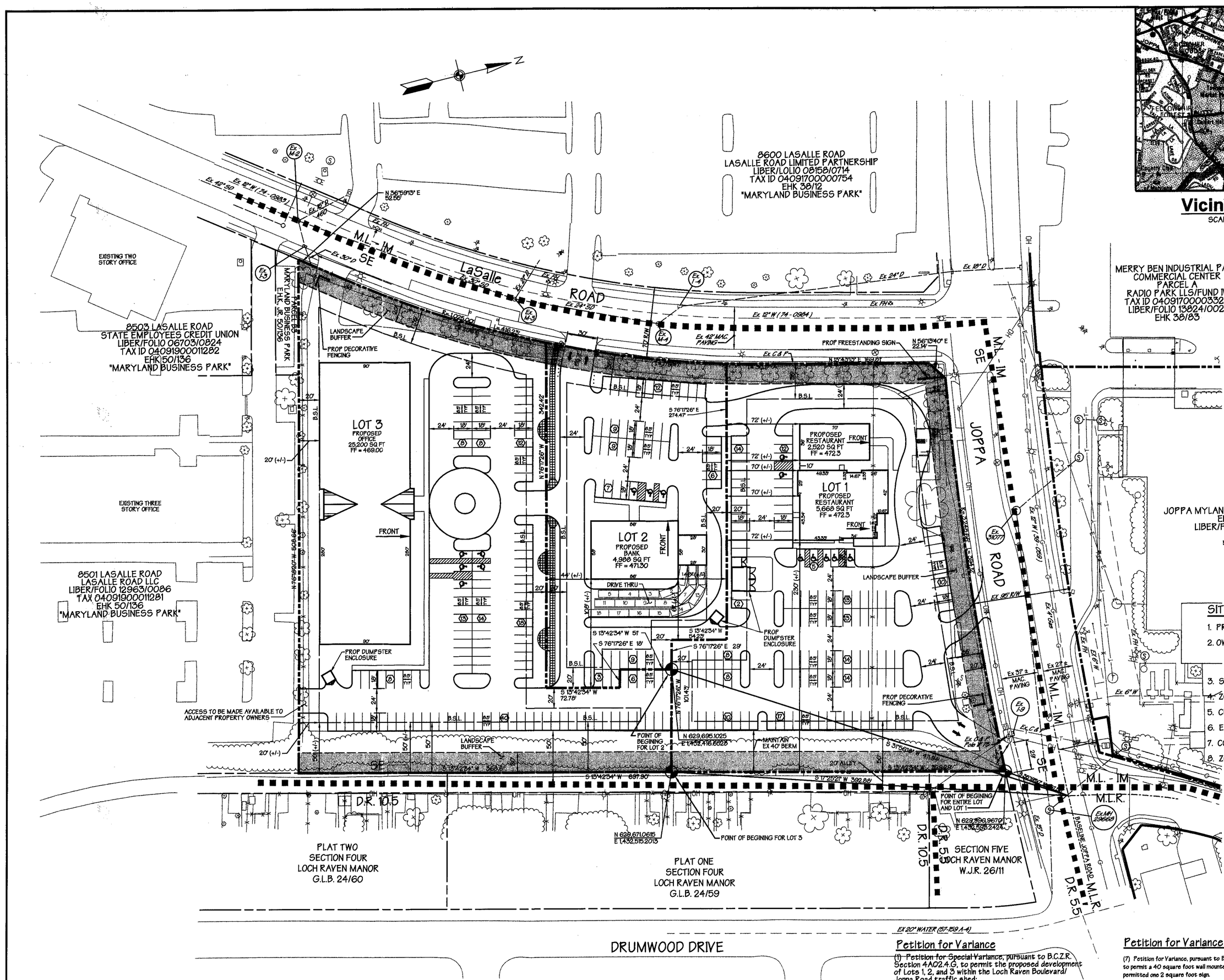
FOR

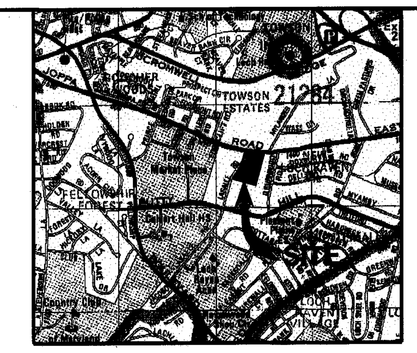
1300 E. JOPPA ROAD

DATE: 04/29/03

SCALE: 1" = 50'

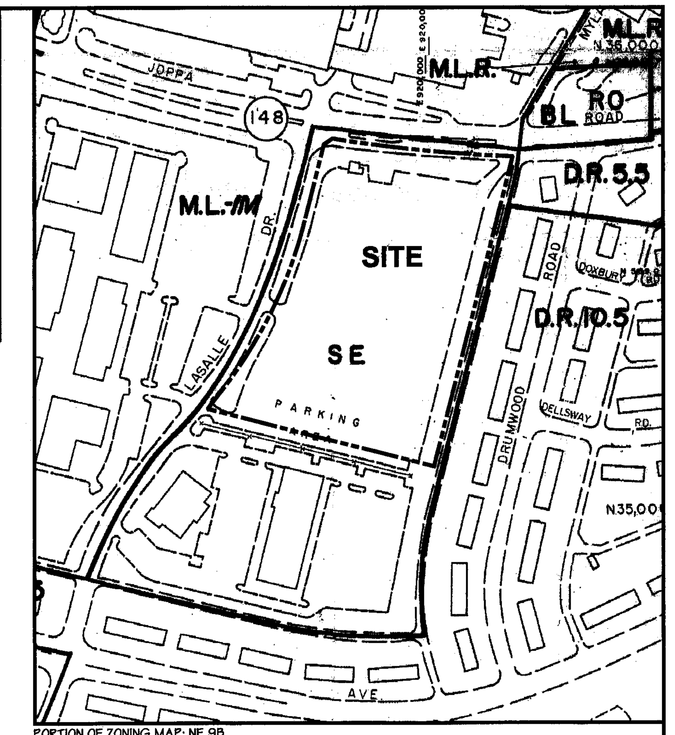
Old





Vicinity Map

SCALE: 1" = 2000'



PORTION OF ZONING MAP: NE 9B

Zoning Map

SCALE: 1" = 200'

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED WITHIN THE CRITICAL AREA.
2. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
3. THE SITE IS CURRENTLY WITHIN THE TRAFFIC SHED OF THE "F" LEVEL OF SERVICE INTERSECTION OF LOCH RAVEN BLVD AND JOPPA ROAD
4. IT IS INTENDED THAT FOREST CONSERVATION REQUIREMENTS WILL BE MET OFF SITE TO SATISFY SUBDIVISION REQUIREMENTS.
5. ALL SIGNS WILL COMPLY WITH BCZR, UNLESS OTHERWISE APPROVED BY VARIANCE.
6. REQUIRED SETBACKS IN S-E
   a. MINIMUM SETBACK FROM ANY LOT LINE OTHER THEN A STREET RIGHT-OF-WAY LINE OR AN ABUTTING PROPERTY LINE WHICH IS PREDOMINANTLY RESIDENTIALLY ZONED: 20 FEET.
   b. MINIMUM SETBACK FROM ANY STREET LINE: 35 FEET OR THE AVERAGE OF THE SETBACKS OF ADJACENT STRUCTURES, WHICHEVER IS MORE.
   c. MINIMUM SETBACK IF AN ABUTTING PROPERTY LINE IS PREDOMINANTLY RESIDENTIALLY ZONED, OTHER THEN A BOUNDARY LINE THAT LIES WITHIN A STREET, 50 FEET
7. ALL INTERIOR TRAFFIC CIRCULATION IS TWO-WAY.
8. ALL PARKING SPACES ARE 8.5'(W)x18'(L) AND ALL DRIVE ISLES ARE A MINIMUN OF 22' WIDE.
9. BUILDINGS SHALL MEET CURRENT BUILDING CODE REFERENCED IN BALTIMORE COUNTY.
10. REAR ELEVATION OF OFFICE BUILDING ON LOT 3 TO MATCH FRONT ELEVATION.

SITE DATA

1. PROPERTY ADDRESS: 1300 JOPPA ROAD
2. OWNER/DEVELOPER:
   JOPPA LASALLE PROPERTIES LLC
   1200 RIVER ROAD, SUITE 1303
   CONSHOHOCKEN, PA 19428
3. SITE AREA: 6.52 AC (284,011 SQ FT)
4. ZONING: SE
5. CURRENT USE: PARKING LOT
6. ELECTION DISTRICT: 9
7. COUNCILMANIC DISTRICT: 5
8. ZONING MAP: 9B

SITE DATA FOR PROPOSED LOTS

1. LOT 1:
   a. LOT SIZE: 2.39 AC (104,309 SF)
   b. PARKING REQUIRED: 5,668 SF + 2,520 SF= 8,188 SF RESTAURANT @ 16/1000 = 131
   c. PARKING PROVIDED: 140 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 8,139 SF / 104,309 = 0.078
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.39 AC x 20% = 0.48 AC
      PROVIDED = 0.62 AC (26%)
2. LOT 2:
   a. LOT SIZE: 1.27 AC (55,155 SF)
   b. PARKING REQUIRED: 4,988 SF BANK @ 4/1000 =20
   c. PARKING PROVIDED: 55 (INCL. 3 HANDICAPPED)
   d. STACKING REQUIRED: 9
   e. STACKING PROVIDED: 18
   f. FAR ALLOWED: 0.50
   g. FAR PROPOSED: 4,988 SF / 55,155 = 0.090
   h. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   I. OPEN SPACE: REQUIRED = 1.27 AC x 20% = 0.25 AC
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3. LOT 3:
   a. LOT SIZE: 2.86 AC (124,413 SF)
   b. PARKING REQUIRED: 25,200 SF GENERAL OFFICE @ 4/1000 = 101 SPACES
   c. PARKING PROVIDED: 127 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 25,200 SF / 124,413 = 0.203
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.86 AC x 20% = 0.57 AC
      PROVIDED = 0.80 AC (28%)
4. TOTAL OPEN SPACE: REQUIRED = 6.52 AC x 20% = 1.30 AC
   PROVIDED = 1.56 AC (24%)
5. TOTAL PARKING: REQUIRED = 252
   PROVIDED = 322

REVISED 6-11-03 #513

Petition for Special Hearing

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

(1) For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;

(2) For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;

(3) For Lots 1, 2, and 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 lbs or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required by B.C.Z.R. Section 210.5.D.

Petition for Special Exception

(1) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;

(2) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

Petition for Variance

(1) Petition for Special Variance, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/ Joppa Road traffic shed;

(2) Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation.

(3) Petition for Variance, pursuant to B.C.Z.R. Section 409.4, to allow parking spaces to be located in a vehicular travelway.

(4) Petition for Variance, pursuant to B.C. Z.R. Section 450.4.5.j, for Lot 1, to permit two 45.5 square foot and one 5 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1.

(5) Petition for Variance, pursuant to B.C.Z.R., Section 450.4.5.j, for Lot 1, to permit two 22 square foot wall-mounted enterprise signs in lieu of the the permitted one 2 square foot sign for Restaurant 2.

(6) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j for Lot 2, to permit two 25 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign.

Petition for Variance (cont'd)

(7) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 3, to permit a 40 square foot wall mounted enterprise sign in lieu of the permitted one 2 square foot sign.

(8) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.7.d to permit a freestanding Joint Identification sign with a maximum height of 12.67-ft in lieu of the permitted maximum height of 12-ft.

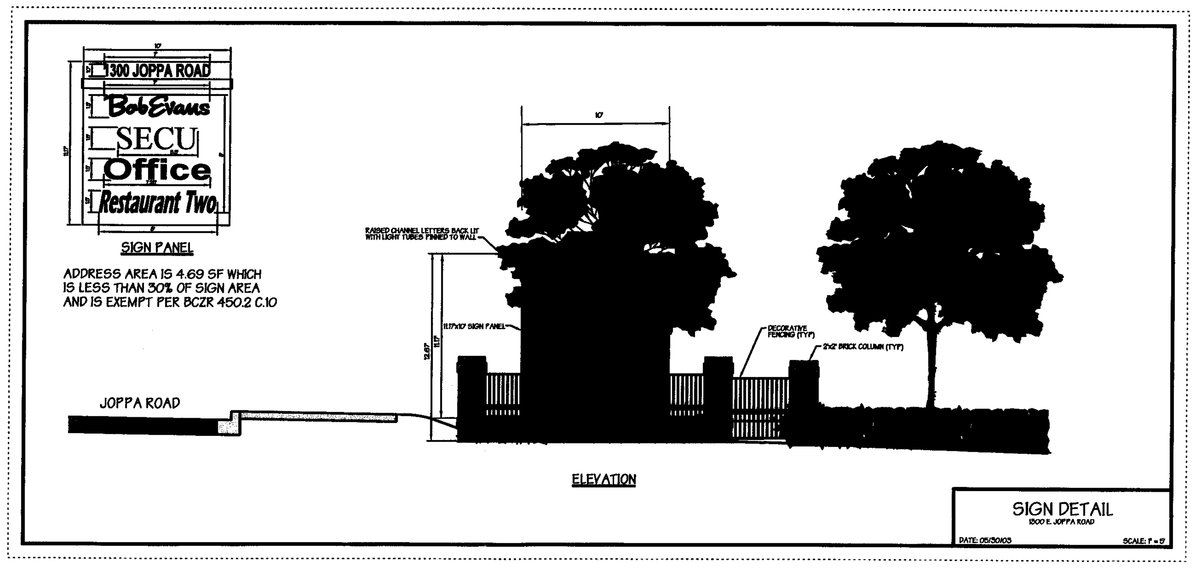
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND
PROFESSIONAL ENGINEER

PLAT TO ACCOMPANY ZONING PETITION FOR 1300 E. JOPPA ROAD

DATE: 06/10/03

SCALE: 1" = 50'

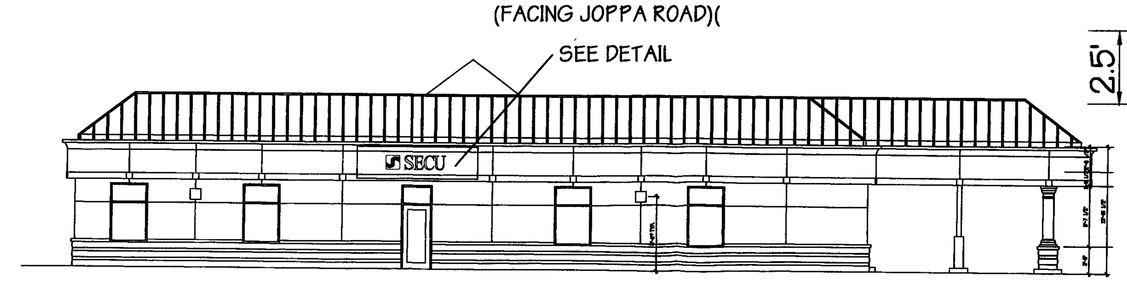


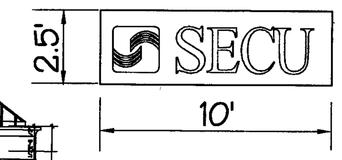
JOINT ID SIGNAGE

OVERALL TOTAL SF = 64 SF

FRONT WALL MOUNTED BUILDING SIGN
(FACING LASALLE ROAD)

DRIVE - THRU WALL MOUNTING BUILDING SIGN
(FACING JOPPA ROAD)(

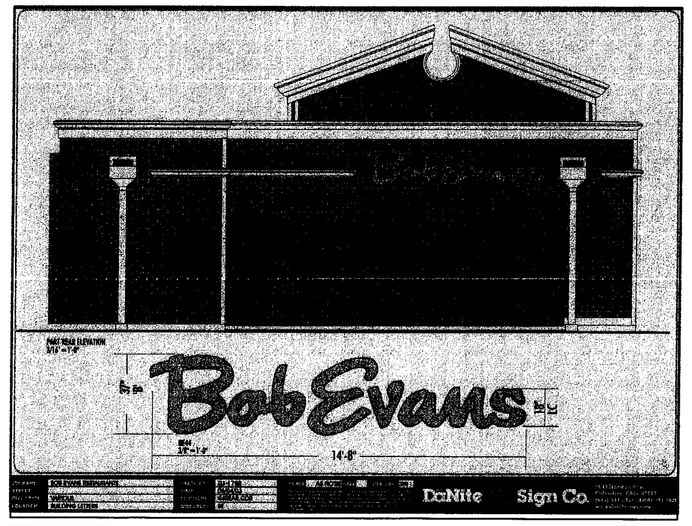




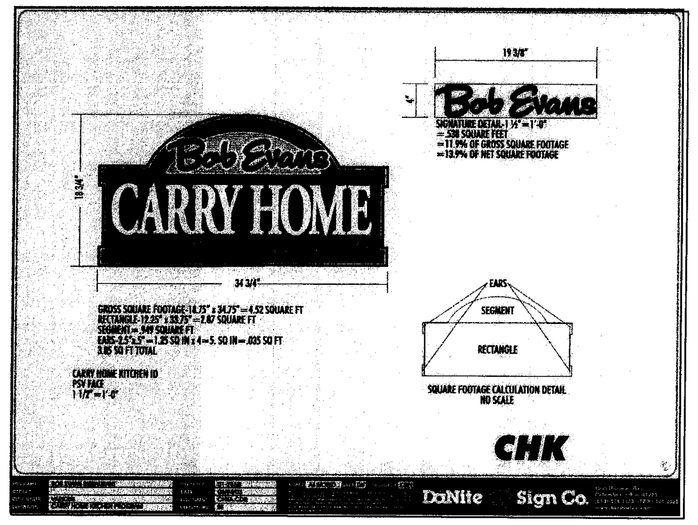
25 S.F. SIGN

SECU WALL MOUNTED ENTERPRISE BUILDING SIGNAGE (LOT 2)

REAR WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.

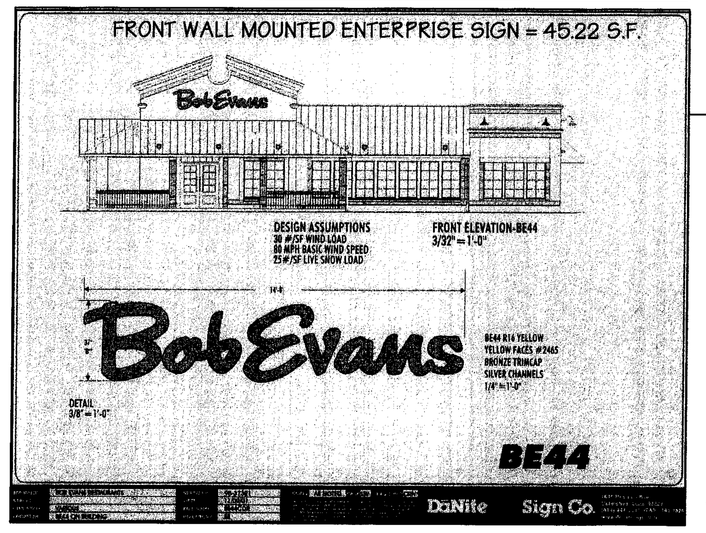


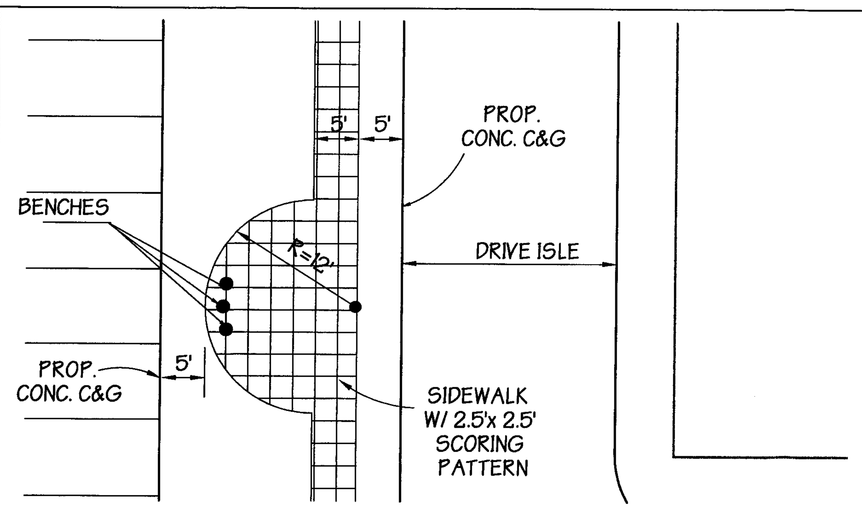
WALL MOUNTED ENTERPRISE SIGN = 4.52 S.F.



BOB EVANS WALL MOUNTED BUILDING SIGNAGE (LOT 1)

FRONT WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.



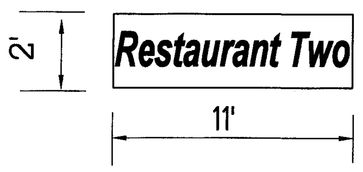


ENLARGEMENT OF AMENITY SEATING AREA

SCALE: 1"=10'

40 S.F. SIGN

OFFICE BUILDING WALL MOUNTED ENTERPRISE SIGNAGE, PROPOSED ON FRONT OR SIDE BUILDING WALL (LOT 3)



22 S.F. SIGN

NOTE:
ENTITIES INDICATED ON SIGNAGE ARE SUBJECT TO CHANGE AND ARE PRESENTED FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATED THE INTENDED AREA OF THE SIGNAGE.

SECOND RESTAURANT

WALL MOUNTED ENTERPRISE SIGNAGE (LOT 1)

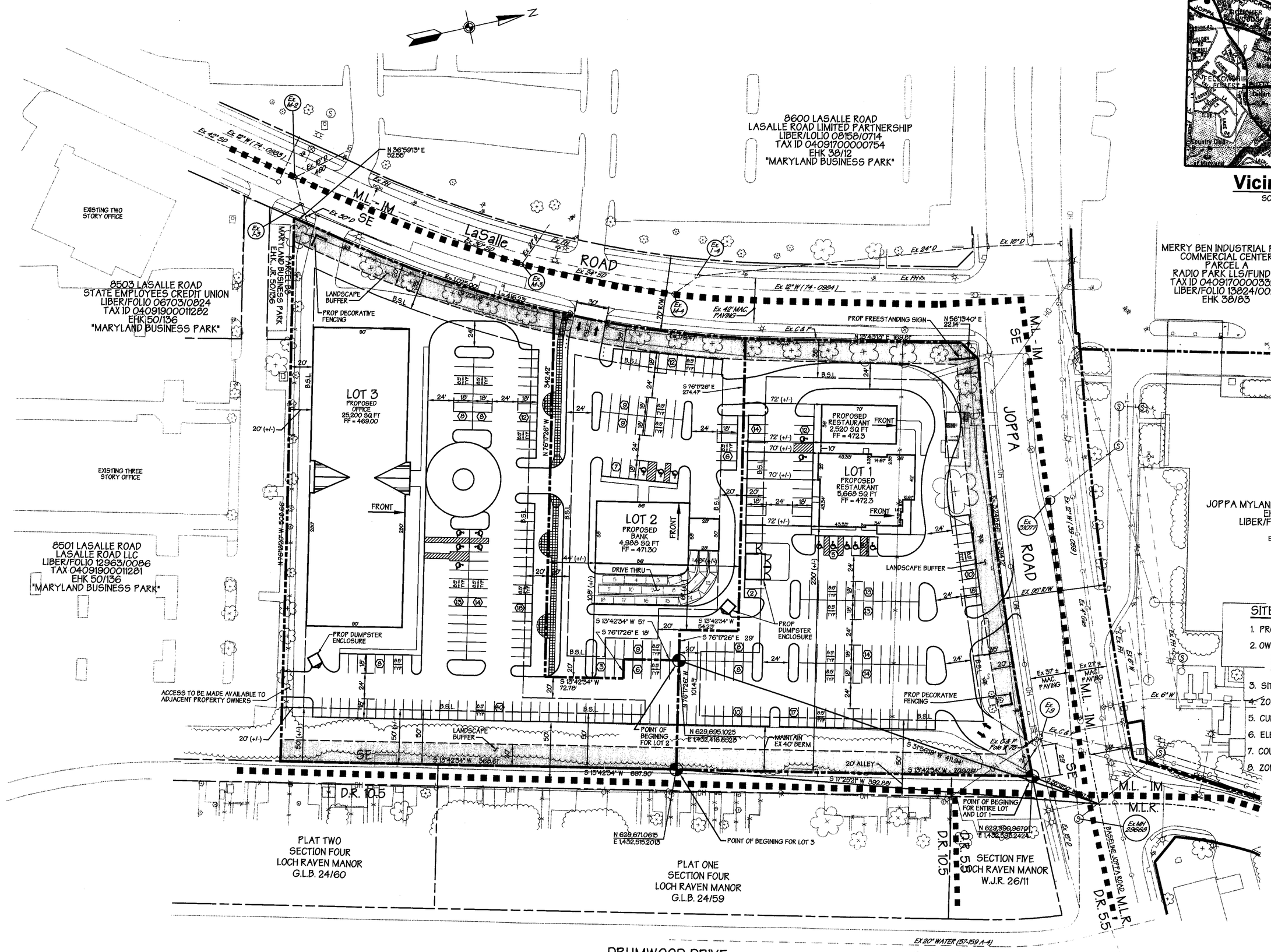
PROPOSED ON TWO BUILDING WALLS (ONE FACING JOPPA ROAD, ONE FACING LASALLE ROAD)

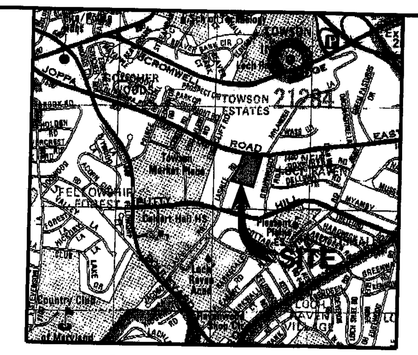
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND
JOSEPH W. HAYNES
23095
PROFESSIONAL ENGINEER
DATE: 06/02/03

SIGNAGE PLAN
FOR
1300 EAST JOPPA ROAD

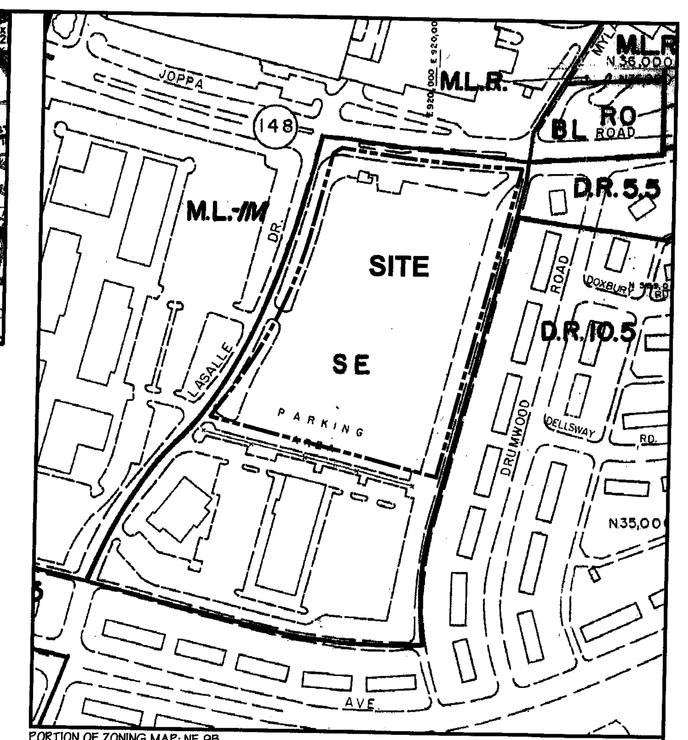
NOT TO SCALE





Vicinity Map

SCALE: 1" = 2000'



PORTION OF ZONING MAP: NE 9B

Zoning Map

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GENERAL NOTES

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2. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
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6. ELECTION DISTRICT: 9
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#513

REVISED 6-11-03

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Petition for Variance (cont'd)

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CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

PLAT TO ACCOMPANY ZONING PETITION FOR 1300 E. JOPPA ROAD

DATE: 06/10/03

SCALE: 1" = 50'

S9395\cadd\micro\9395zoningplat.s01
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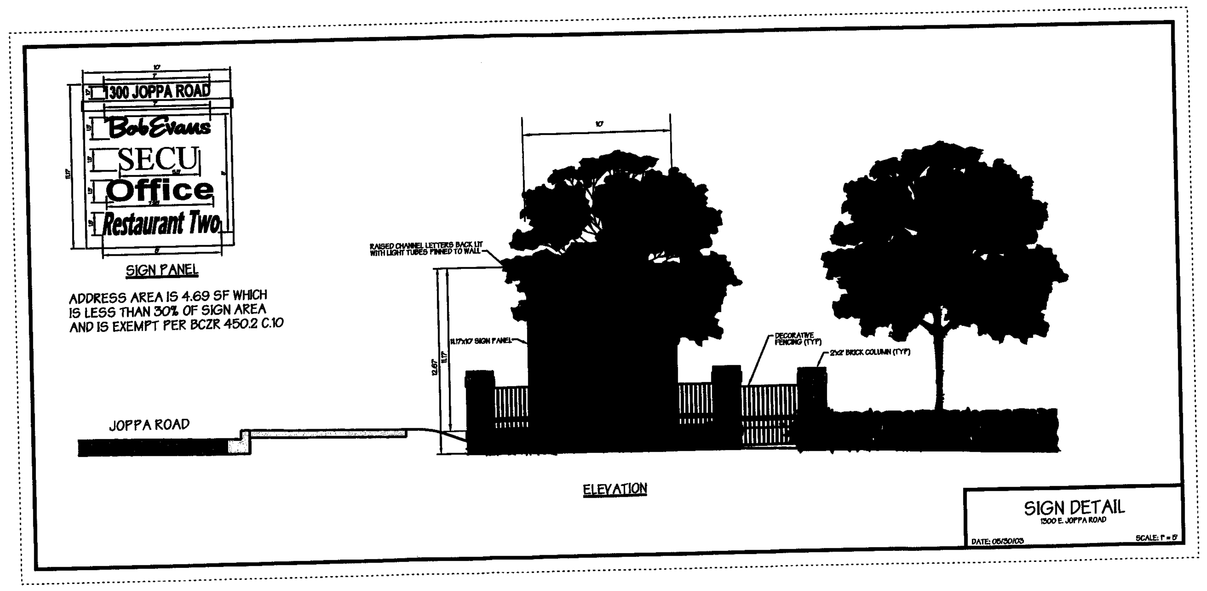
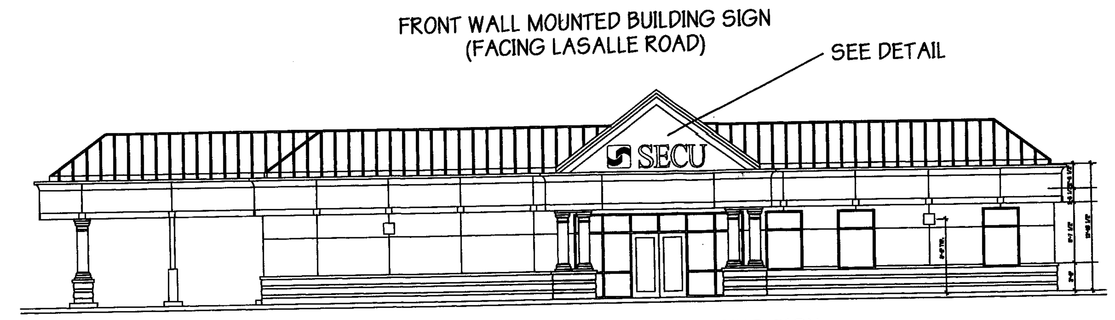
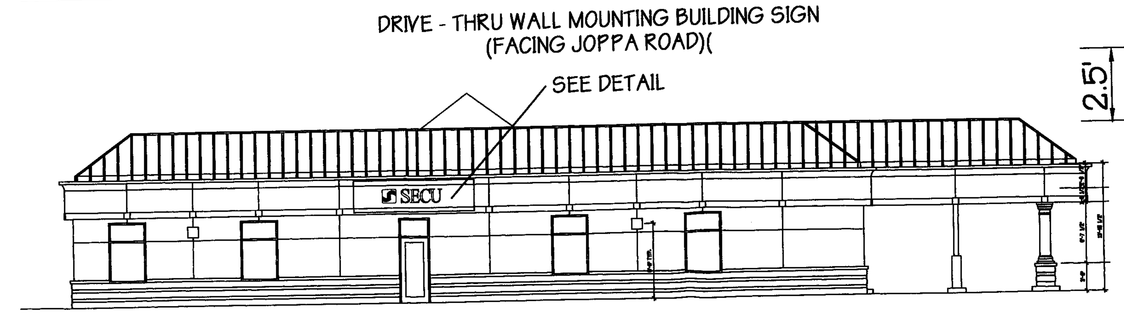
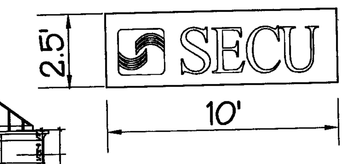


JOINT ID SIGNAGE

OVERALL TOTAL SF = 64 SF



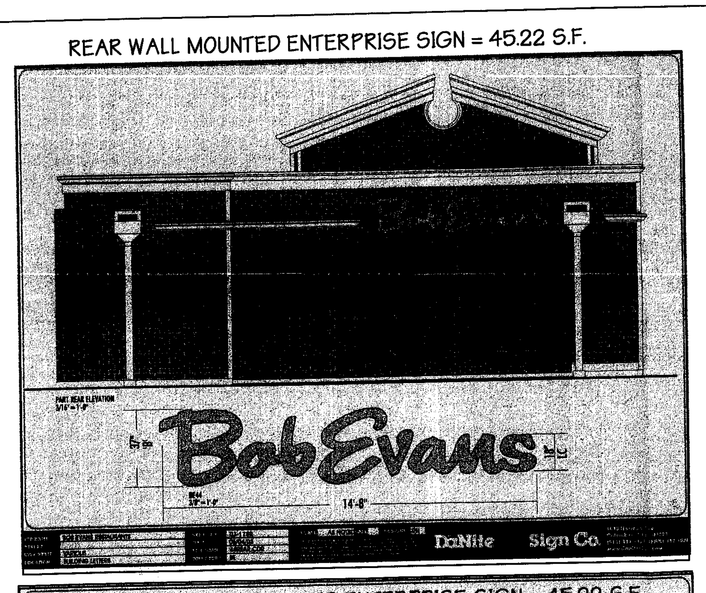




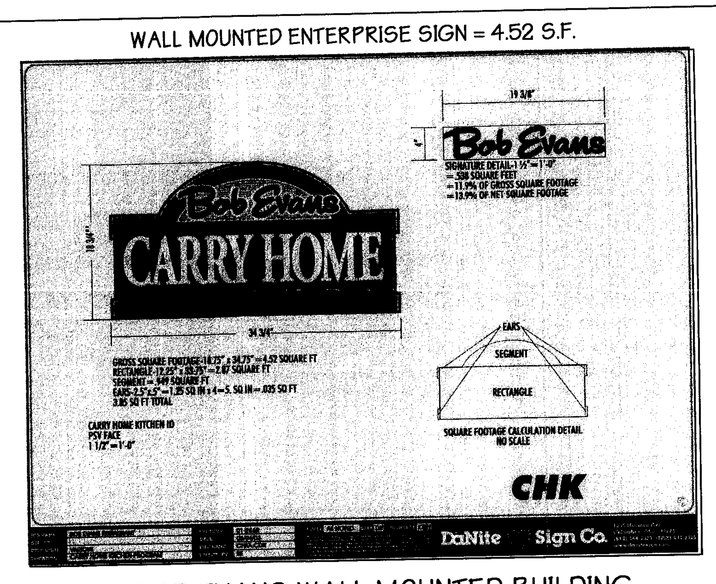
25 S.F. SIGN

SECU WALL MOUNTED ENTERPRISE BUILDING SIGNAGE (LOT 2)

REAR WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.

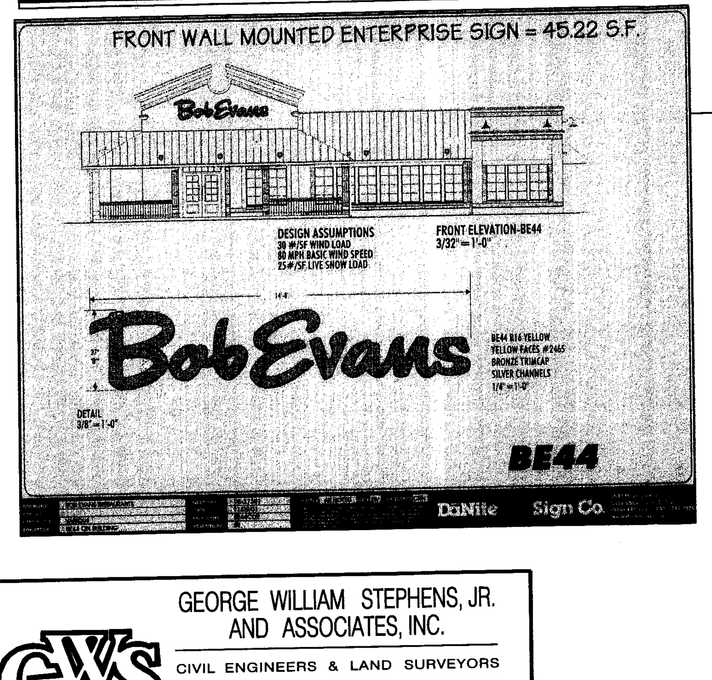


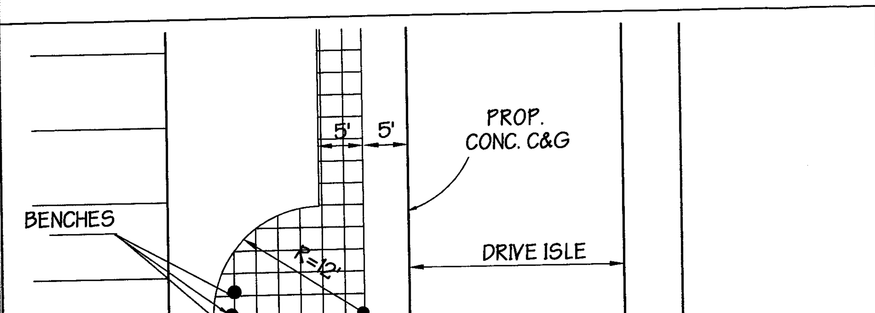
WALL MOUNTED ENTERPRISE SIGN = 4.52 S.F.



BOB EVANS WALL MOUNTED BUILDING SIGNAGE (LOT 1)

FRONT WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.



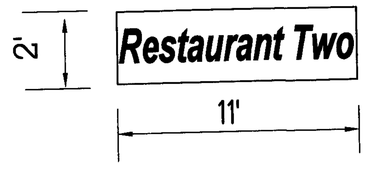


ENLARGEMENT OF AMENITY SEATING AREA

SCALE: 1"=10'

40 S.F. SIGN

OFFICE BUILDING WALL MOUNTED ENTERPRISE SIGNAGE, PROPOSED ON FRONT OR SIDE BUILDING WALL (LOT 3)



22 S.F. SIGN

SECOND RESTAURANT WALL MOUNTED ENTERPRISE SIGNAGE (LOT 1)

PROPOSED ON TWO BUILDING WALLS (ONE FACING JOPPA ROAD, ONE FACING LASALLE ROAD)

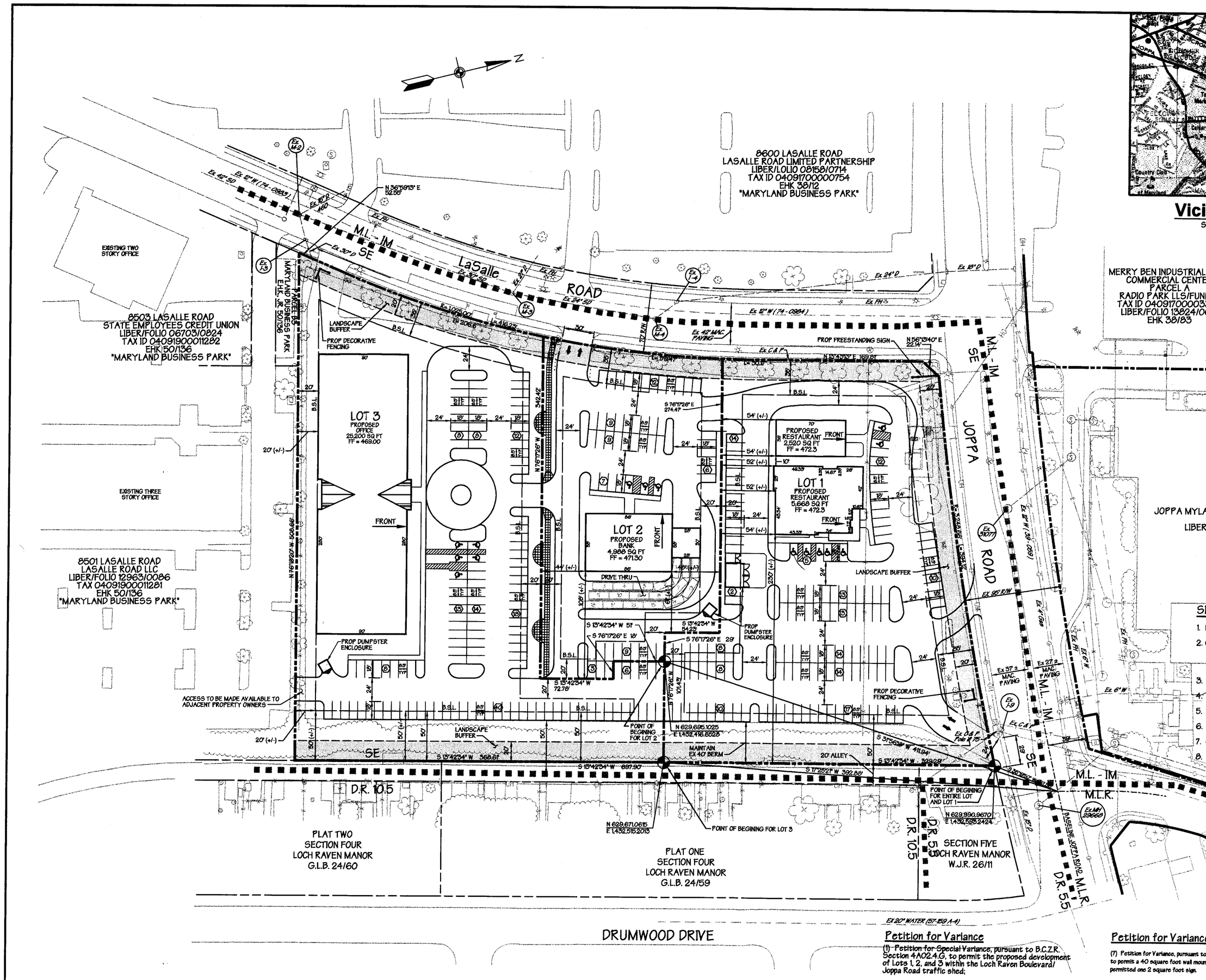
NOTE:
ENTITIES INDICATED ON SIGNAGE ARE SUBJECT TO CHANGE AND ARE PRESENTED FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATED THE INTENDED AREA OF THE SIGNAGE.

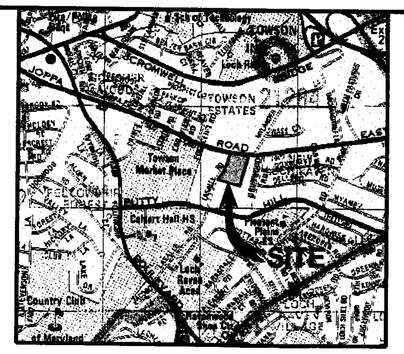
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND PROFESSIONAL ENGINEER
DATE: 06/02/03

SIGNAGE PLAN
FOR
1300 EAST JOPPA ROAD

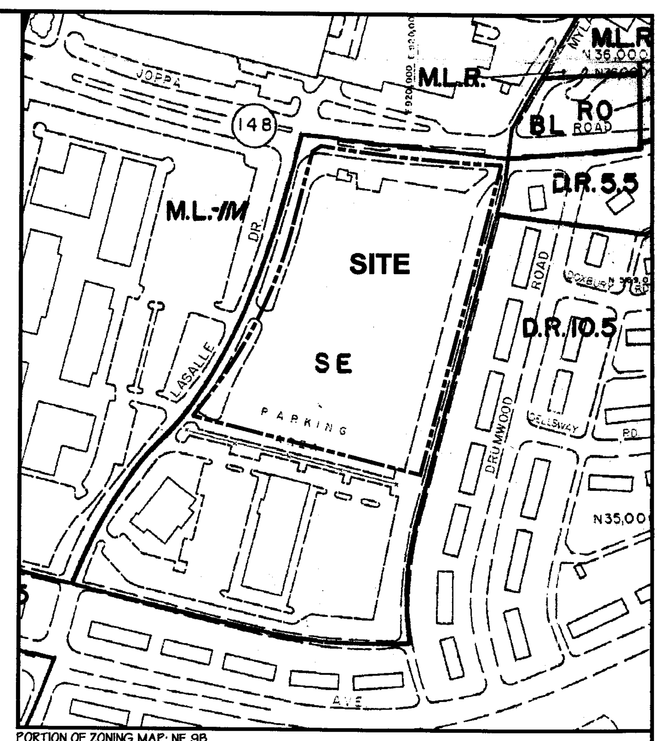
NOT TO SCALE





Vicinity Map

SCALE: 1" = 2000'



PORTION OF ZONING MAP: NE 9B

Zoning Map

SCALE: 1" = 200'

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED WITHIN THE CRITICAL AREA.
2. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
3. THE SITE IS CURRENTLY WITHIN THE TRAFFIC SHED OF THE "F" LEVEL OF SERVICE INTERSECTION OF LOCH RAVEN BLVD AND JOPPA ROAD
4. IT IS INTENDED THAT FOREST CONSERVATION REQUIREMENTS WILL BE MET OFF SITE TO SATISFY SUBDIVISION REQUIREMENTS.
5. ALL SIGNS WILL COMPLY WITH BCZR, UNLESS OTHERWISE APPROVED BY VARIANCE.
6. REQUIRED SETBACKS IN S-E
   a. MINIMUM SETBACK FROM ANY LOT LINE OTHER THEN A STREET RIGHT-OF-WAY LINE OR AN ABUTTING PROPERTY LINE WHICH IS PREDOMINANTLY RESIDENTIALLY ZONED: 20 FEET.
   b. MINIMUM SETBACK FROM ANY STREET LINE: 35 FEET OR THE AVERAGE OF THE SETBACKS OF ADJACENT STRUCTURES, WHICHEVER IS MORE.
   c. MINIMUM SETBACK IF AN ABUTTING PROPERTY LINE IS PREDOMINANTLY RESIDENTIALLY ZONED, OTHER THEN A BOUNDARY LINE THAT LIES WITHIN A STREET, 50 FEET
7. ALL INTERIOR TRAFFIC CIRCULATION IS TWO-WAY.
8. ALL PARKING SPACES ARE 8.5(W)x18'(L) AND ALL DRIVE ISLES ARE A MINIMUM OF 22' WIDE.
9. BUILDINGS SHALL MEET CURRENT BUILDING CODE REFERENCED IN BALTIMORE COUNTY.
10. REAR ELEVATION OF OFFICE BUILDING ON LOT 3 TO MATCH FRONT ELEVATION.

SITE DATA

1. PROPERTY ADDRESS: 1300 JOPPA ROAD
2. OWNER/DEVELOPER:
   JOPPA LASALLE PROPERTIES LLC
   1200 RIVER ROAD, SUITE 1303
   CONSHOHOCKEN, PA 19428
3. SITE AREA: 6.52 AC (284,011 SQ FT)
4. ZONING: SE
5. CURRENT USE: PARKING LOT
6. ELECTION DISTRICT: 9
7. COUNCILMANIC DISTRICT: 5
8. ZONING MAP: 9B

SITE DATA FOR PROPOSED LOTS

1. LOT 1:
   a. LOT SIZE: 2.39 AC (104,309 SF)
   b. PARKING REQUIRED: 5,668 SF + 2,520 SF= 8,188 SF RESTAURANT @ 16/1000 = 131
   c. PARKING PROVIDED: 140 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 8,138 SF / 104,309 = 0.078
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.39 AC x 20% = 0.48 AC
      PROVIDED = 0.62 AC (26%)
2. LOT 2:
   a. LOT SIZE: 1.27 AC (55,155 SF)
   b. PARKING REQUIRED: 4,988 SF BANK @ 4/1000 = 20
   c. PARKING PROVIDED: 55 (INCL. 3 HANDICAPPED)
   d. STACKING REQUIRED: 9
   e. STACKING PROVIDED: 18
   f. FAR ALLOWED: 0.50
   g. FAR PROPOSED: 4,988 SF / 55,155 = 0.090
   h. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   I. OPEN SPACE: REQUIRED = 1.27 AC x 20% = 0.25 AC
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3. LOT 3:
   a. LOT SIZE: 2.86 AC (124,413 SF)
   b. PARKING REQUIRED: 25,200 SF GENERAL OFFICE @ 4/1000 = 101 SPACES
   c. PARKING PROVIDED: 127 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 25,200 SF / 124,413 = 0.203
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.86 AC x 20% = 0.57 AC
      PROVIDED = 0.80 AC (28%)
4. TOTAL OPEN SPACE: REQUIRED = 6.52 AC x 20% = 1.30 AC
   PROVIDED = 1.56 AC (24%)
5. TOTAL PARKING: REQUIRED = 252
   PROVIDED = 322

Petition for Special Hearing

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

(1) For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;

(2) For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;

(3) For Lots 1, 2, and 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 lbs or more to be located within 67 feet of a residential zone line in lieu of the 75 feet required by B.C.Z.R. Section 210.5.D.

Petition for Special Exception

(1) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;

(2) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

Petition for Variance

(1) Petition for Special Variance, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/ Joppa Road traffic shed;

(2) Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation.

(3) Petition for Variance, pursuant to B.C.Z.R. Section 409.4, to allow parking spaces to be located in a vehicular traveiway.

(4) Petition for Variance, pursuant to B.C. Z.R. Section 450.4.5.j, for Lot 1, to permit two 46.5 square foot and one 5 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1.

(5) Petition for Variance, pursuant to B.C.Z.R., Section 450.4.5.j, for Lot 1, to permit two 22 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 2.

(6) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j for Lot 2, to permit two 25 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign.

Petition for Variance (cont'd)

(7) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 3, to permit a 40 square foot wall mounted enterprise sign in lieu of the permitted one 2 square foot sign.

(8) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.7.d to permit a freestanding Joint Identification sign with a maximum height of 12.67-ft in lieu of the permitted maximum height of 12-ft.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

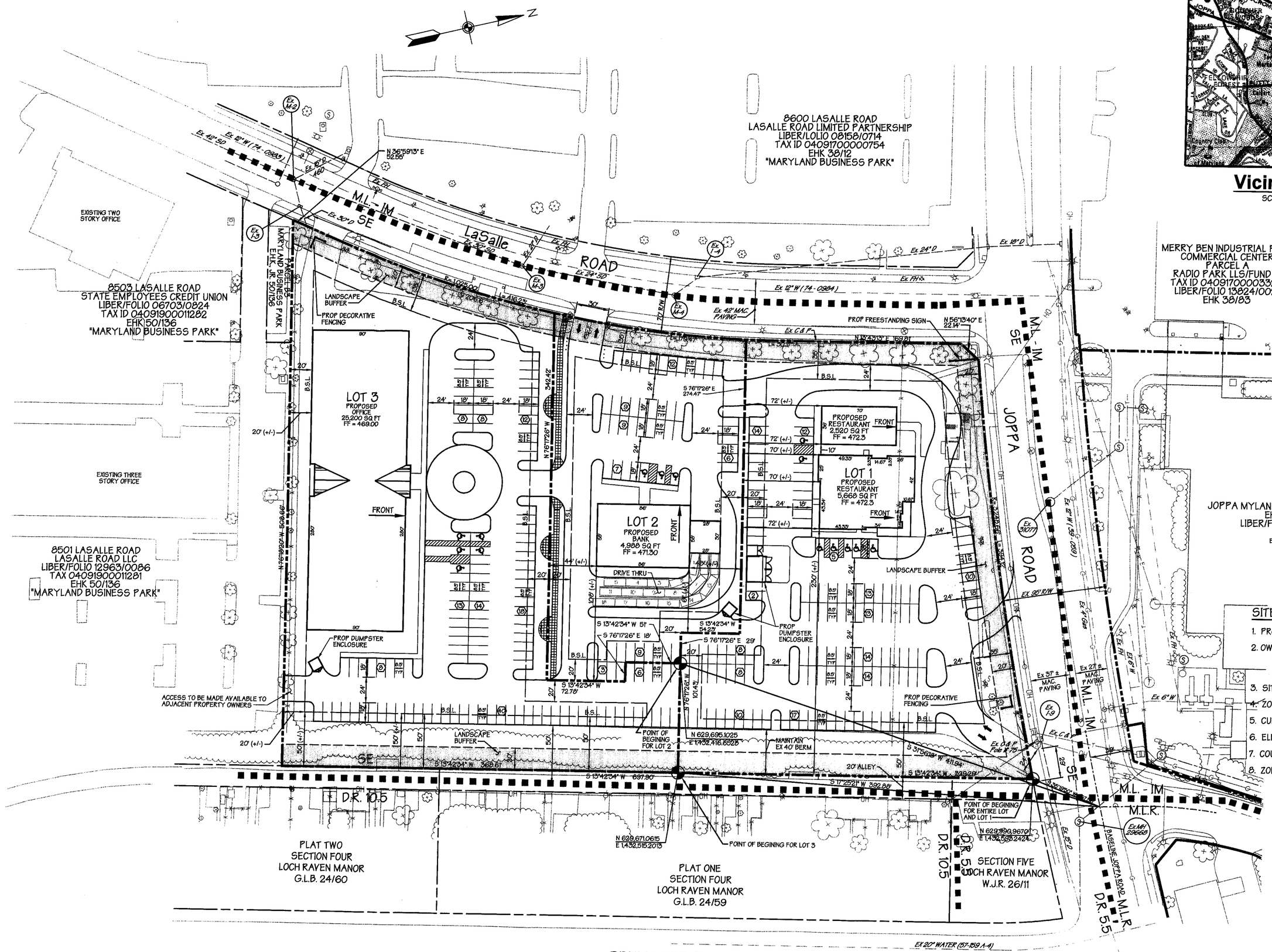
STATE OF MARYLAND — KREEN M. WATSON — 23096 — PROFESSIONAL ENGINEER

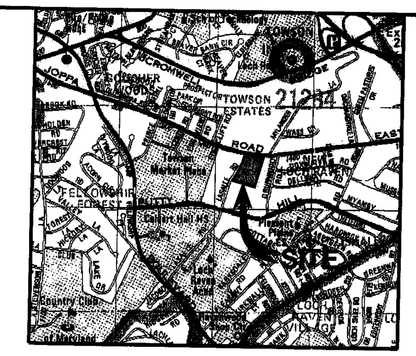
PLAT TO ACCOMPANY ZONING PETITION FOR 1300 E. JOPPA ROAD

DATE: 06/10/03

SCALE: 1" = 50'

Revised 7/3/03





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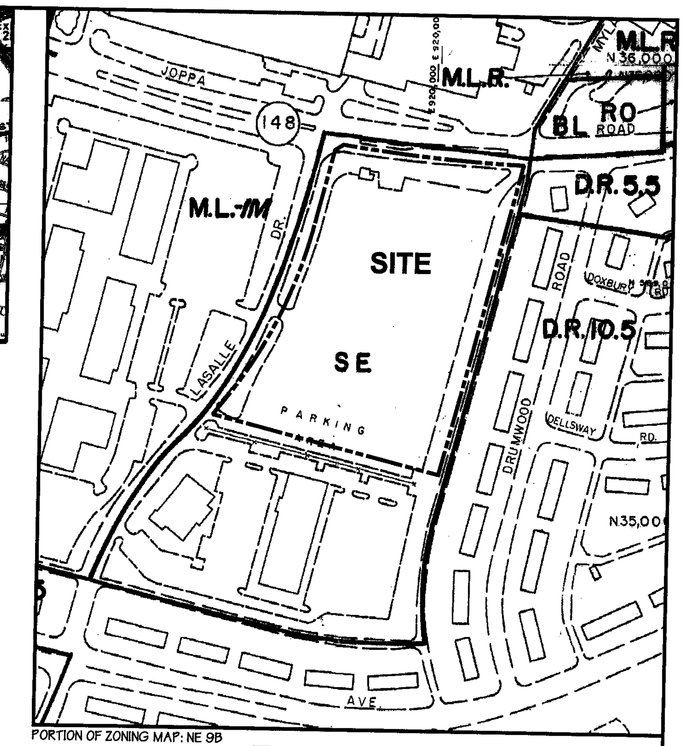

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REVISED 6-11-03 #513

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Petition for Variance (cont'd)

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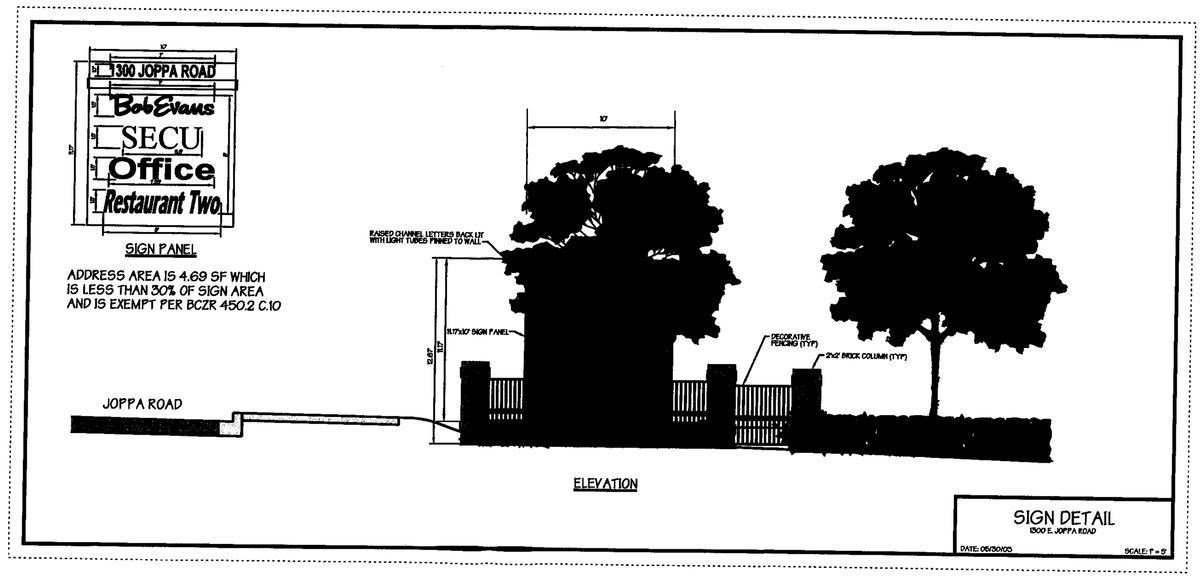
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND — PROFESSIONAL ENGINEER

PLAT TO ACCOMPANY ZONING PETITION FOR 1300 E. JOPPA ROAD

DATE: 06/10/03

SCALE: 1" = 50'

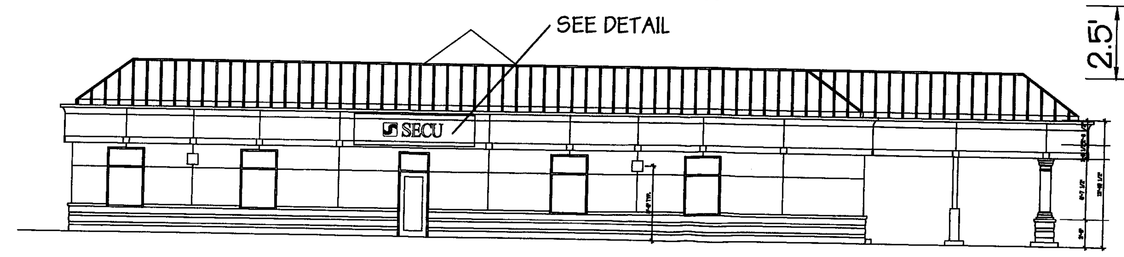


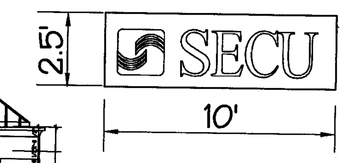
JOINT ID SIGNAGE

OVERALL TOTAL SF = 64 SF

FRONT WALL MOUNTED BUILDING SIGN
(FACING LASALLE ROAD)

DRIVE - THRU WALL MOUNTING BUILDING SIGN
(FACING JOPPA ROAD)(

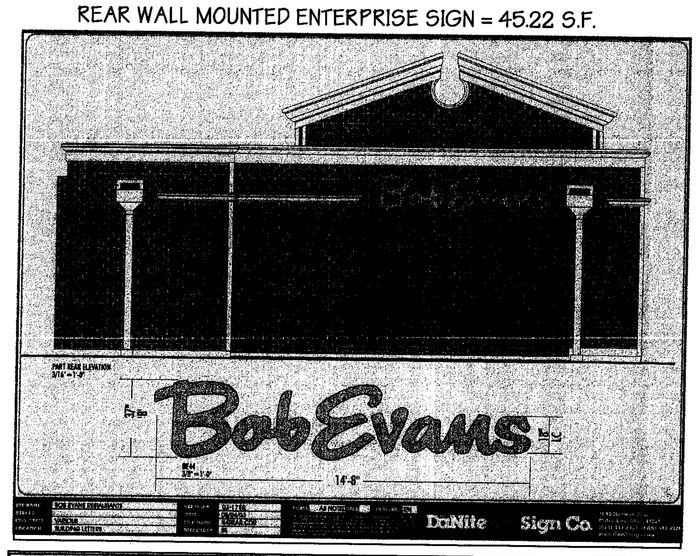




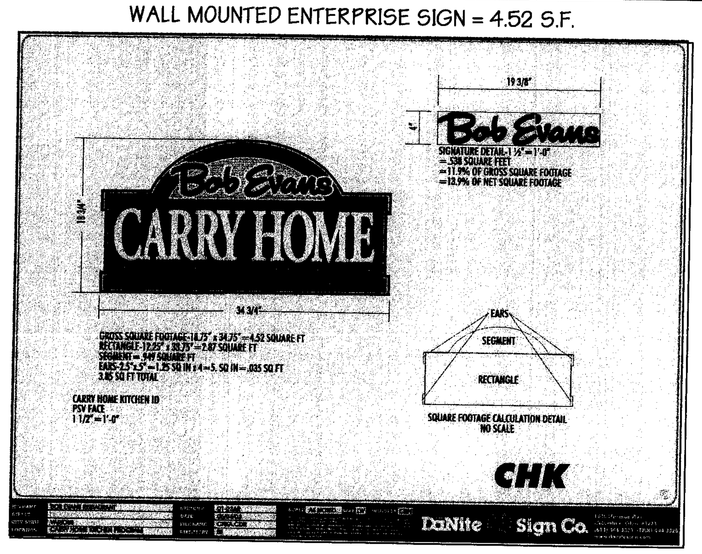
25 S.F. SIGN

SECU WALL MOUNTED ENTERPRISE BUILDING SIGNAGE (LOT 2)

REAR WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.

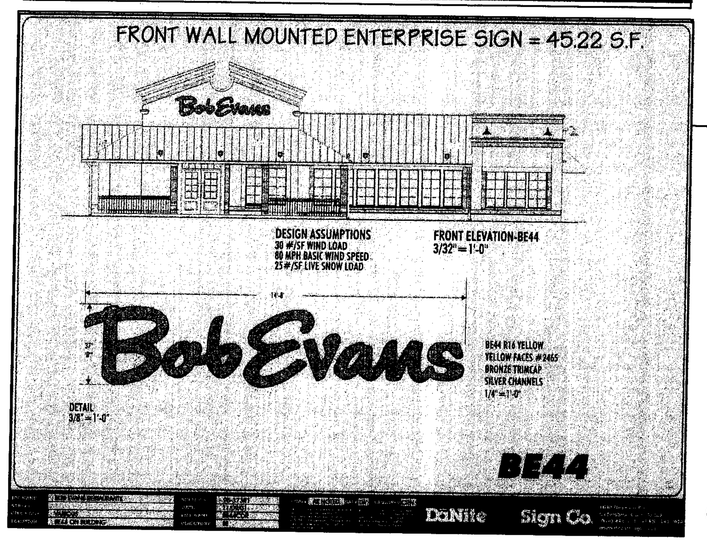


WALL MOUNTED ENTERPRISE SIGN = 4.52 S.F.



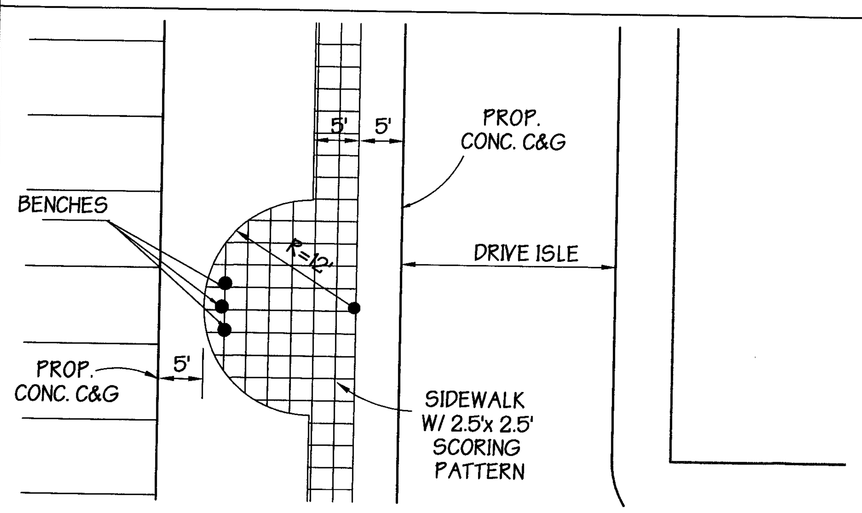
BOB EVANS WALL MOUNTED BUILDING SIGNAGE (LOT 1)

FRONT WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.



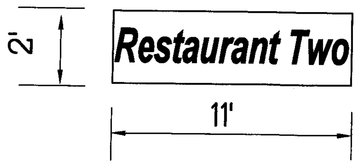
40 S.F. SIGN

OFFICE BUILDING WALL MOUNTED ENTERPRISE SIGNAGE, PROPOSED ON FRONT OR SIDE BUILDING WALL (LOT 3)



ENLARGEMENT OF AMENITY SEATING AREA

SCALE: 1"=10'



22 S.F. SIGN

NOTE:
ENTITIES INDICATED ON SIGNAGE ARE SUBJECT TO CHANGE AND ARE PRESENTED FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATED THE INTENDED AREA OF THE SIGNAGE.

SECOND RESTAURANT WALL MOUNTED ENTERPRISE SIGNAGE (LOT 1)

PROPOSED ON TWO BUILDING WALLS (ONE FACING JOPPA ROAD, ONE FACING LASALLE ROAD)

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
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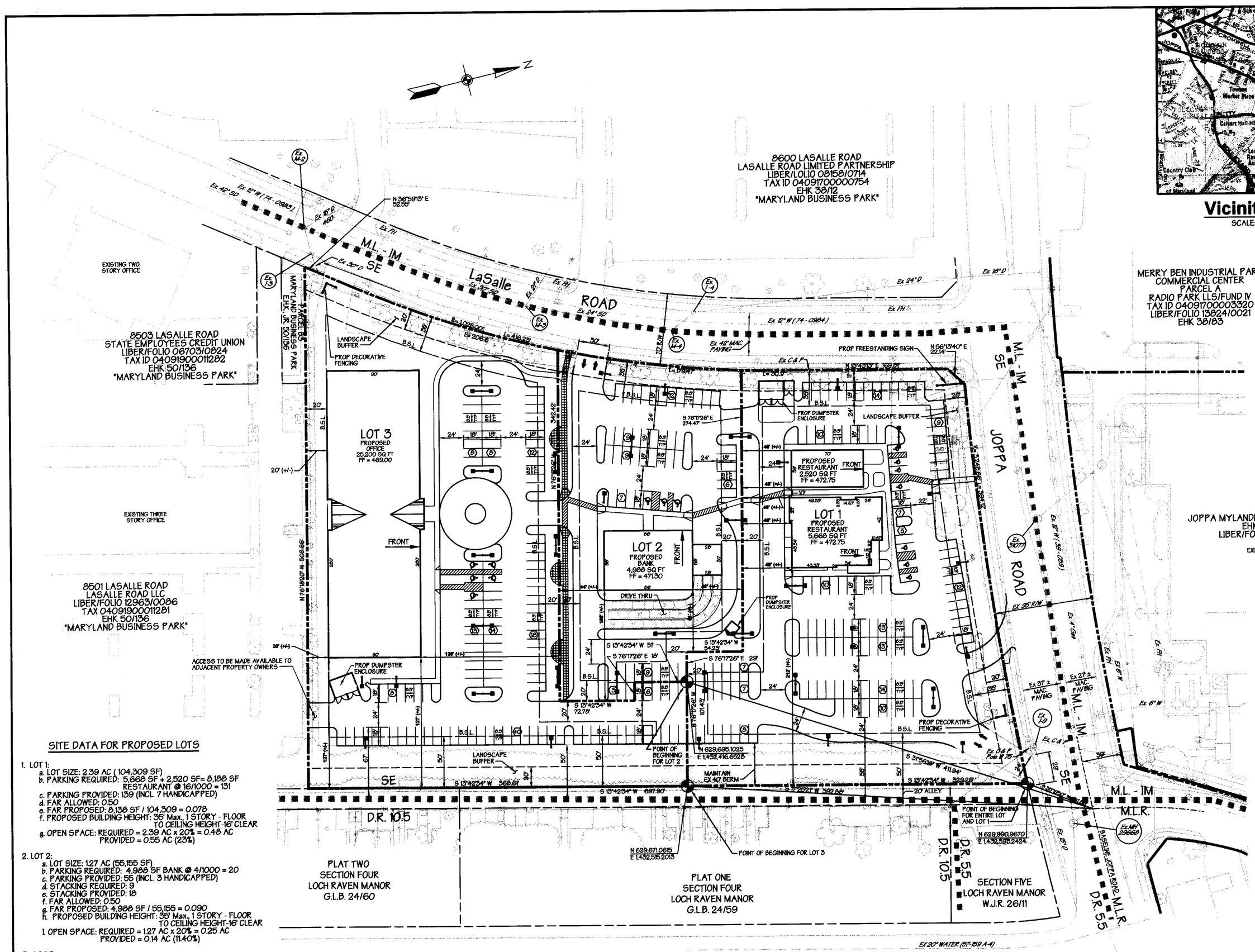
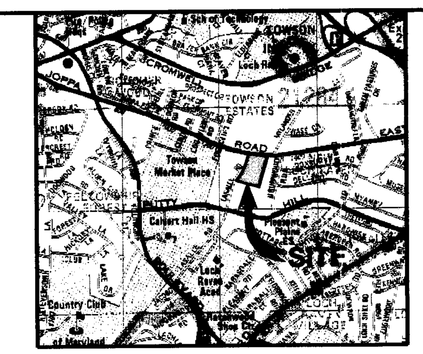
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND
PROFESSIONAL ENGINEER
DATE: 06/02/03

SIGNAGE PLAN
FOR
1300 EAST JOPPA ROAD

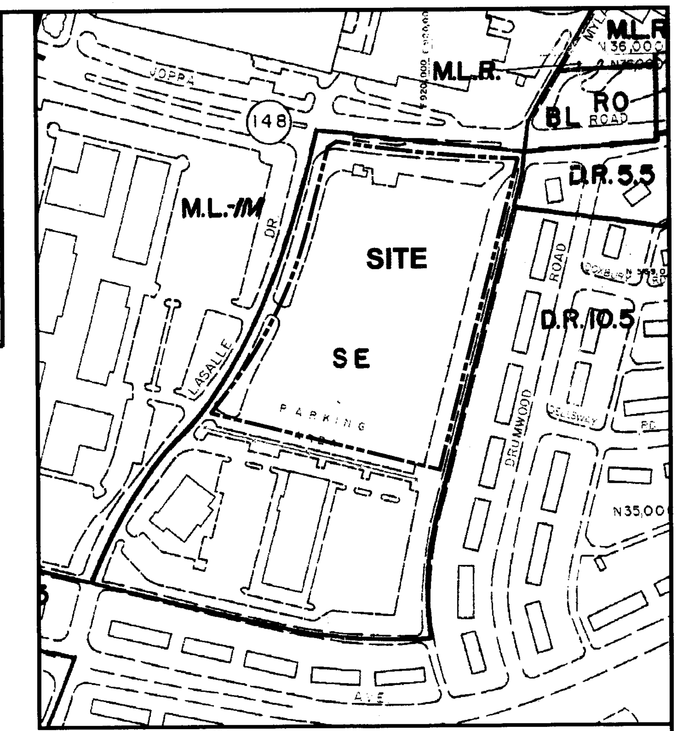
NOT TO SCALE





Vicinity Map

SCALE: 1" = 2000'



PORTION OF ZONING MAP: NE 9B

Zoning Map

SCALE: 1" = 200'

as revised at the hearing

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED WITHIN THE CRITICAL AREA.
2. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
3. THE SITE IS CURRENTLY WITHIN THE TRAFFIC SHED OF THE "F" LEVEL OF SERVICE INTERSECTION OF LOCH RAVEN BLVD AND JOPPA ROAD
4. IT IS INTENDED THAT FOREST CONSERVATION REQUIREMENTS WILL BE MET OFF SITE TO SATISFY SUBDIVISION REQUIREMENTS.
5. ALL SIGNS WILL COMPLY WITH BCZR, UNLESS OTHERWISE APPROVED BY VARIANCE.
6. REQUIRED SETBACKS IN S-E
   a. MINIMUM SETBACK FROM ANY LOT LINE OTHER THEN A STREET RIGHT-OF-WAY LINE OR AN ABUTTING PROPERTY LINE WHICH IS PREDOMINANTLY RESIDENTIALLY ZONED: 20 FEET.
   b. MINIMUM SETBACK FROM ANY STREET LINE: 35 FEET OR THE AVERAGE OF THE SETBACKS OF ADJACENT STRUCTURES, WHICHEVER IS MORE.
   c. MINIMUM SETBACK IF AN ABUTTING PROPERTY LINE IS PREDOMINANTLY RESIDENTIALLY ZONED, OTHER THEN A BOUNDARY LINE THAT LIES WITHIN A STREET, 50 FEET
7. ALL INTERIOR TRAFFIC CIRCULATION IS TWO-WAY.
8. ALL PARKING SPACES ARE 8.5'(W)x18'(L) AND ALL DRIVE ISLES ARE A MINIMUM OF 22' WIDE.
9. BUILDINGS SHALL MEET CURRENT BUILDING CODE REFERENCED IN BALTIMORE COUNTY.
10. REAR ELEVATION OF OFFICE BUILDING ON LOT 3 TO MATCH FRONT ELEVATION.
11. THE DUMPSTER ENCLOSURES SHALL BE CONSTRUCTED OF MASONRY MATERIALS THAT ARE COMPLIMENTARY TO THE BUILDINGS. TRASH PICK UP SHALL OCCUR BETWEEN THE HOURS OF 7AM AND 10PM.
12. DEVELOPER SHALL HOLD THE EDGE OF PAVING AND GRADE, AS SHOWN, AROUND THE EXISTING BEECH TREE ON LOT 1 ALONG JOPPA ROAD.
13. DEVELOPER SHALL SUBMIT A FINAL LANDSCAPE PLAN AND LIGHTING PLAN TO AVERY HARDEN FOR REVIEW AND APPROVAL, WITH PARTICULAR ATTENTION TO FILLING ANY GAPS IN THE EXISTING SCREENING WHERE THE PROPERTY IS ADJACENT TO THE RESIDENTIAL HOMES ON THE EAST SIDE OF THE PROPERTY.
14. BUILDING SIGNAGE AND PERIMETER LIGHTING NOT NECESSARY FOR SECURITY ON ALL THREE LOTS SHALL BE TURNED OFF EACH NIGHT BY 11PM.
15. ANY EXTERIOR SPEAKER SYSTEM ON LOT 2 IN CONJUNCTION WITH THE AUTOMATIC TELLER MACHINE (ATM) SHALL BE KEPT AT A LOW VOLUME IN AN EFFORT TO MINIMIZE ANY SOUND PENETRATION INTO THE ADJACENT RESIDENTIAL COMMUNITY.
16. MATTING BENEATH OR ACOUSTICAL SCREENING AROUND ANY HVAC UNITS SHALL BE USED ON EACH OF THE THREE LOTS FOR THE PURPOSE OF MINIMIZING SOUND AND VIBRATION.

Pet Ex 1B

SITE DATA FOR PROPOSED LOTS

1. LOT 1:
   a. LOT SIZE: 2.39 AC (104,309 SF)
   b. PARKING REQUIRED: 5,668 SF + 2,520 SF= 8,188 SF
      RESTAURANT @ 16/1000 = 131
   c. PARKING PROVIDED: 139 (INCL. 7 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 8,188 SF / 104,309 = 0.078
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.39 AC x 20% = 0.48 AC
      PROVIDED = 0.55 AC (23%)
2. LOT 2:
   a. LOT SIZE: 1.27 AC (55,155 SF)
   b. PARKING REQUIRED: 4,988 SF BANK @ 4/1000 = 20
   c. PARKING PROVIDED: 55 (INCL. 3 HANDICAPPED)
   d. STACKING REQUIRED: 9
   e. STACKING PROVIDED: 18
   f. FAR ALLOWED: 0.50
   g. FAR PROPOSED: 4,988 SF / 55,155 = 0.090
   h. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   I. OPEN SPACE: REQUIRED = 1.27 AC x 20% = 0.25 AC
      PROVIDED = 0.14 AC (11.40%)
3. LOT 3:
   a. LOT SIZE: 2.86 AC (124,413 SF)
   b. PARKING REQUIRED: 25,200 SF GENERAL OFFICE @ 4/1000 = 101 SPACES
   c. PARKING PROVIDED: 127 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 25,200 SF / 124,413 = 0.203
   f. PROPOSED BUILDING HEIGHT: 35' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.86 AC x 20% = 0.57 AC
      PROVIDED = 0.80 AC (28%)
4. TOTAL OPEN SPACE: REQUIRED = 6.52 AC x 20% = 1.30 AC
   PROVIDED = 1.49 AC (23%)
5. TOTAL PARKING: REQUIRED = 252
   PROVIDED = 321

Petition for Special Hearing

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

(1) For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;

(2) For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;

(3) For Lots 1, 2, and 3, to permit drive aisles used by commercial vehicles with a gross vehicle weights of 10,000 lbs or more to be located as close as 55 feet from a residential zone line in lieu of the required 75 feet per B.C.Z.R. Section 210.5.D.

(4) For Lot 1 to permit an 11 foot landscape buffer along LaSalle Road in lieu of the 20 foot buffer required by BCZR Section 210.4.H.

Petition for Variance

(1) Petition for Special Variance, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/ Joppa Road traffic shed;

(2) Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation.

(3) Petition for Variance, pursuant to B.C.Z.R. Section 409.4, to allow parking spaces to be located in a vehicular traveiway.

(4) Petition for Variance, pursuant to B.C. Z.R. Section 450.4.5.j, for Lot 1, to permit two 45 1/2 square foot and one 5 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1.

Petition for Variance (cont'd)

(5) Petition for Variance, pursuant to B.C.Z.R., Section 450.4.5.j, for Lot 1, to permit two 22 square foot wall-mounted enterprise signs in lieu of the the permitted one 2 square foot sign for Restaurant 2.

(6) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 2, to permit two 25 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign.

(7) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j, for Lot 3, to permit a 40 square foot wall mounted enterprise sign in lieu of the permitted one 2 square foot sign.

(8) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.7.d, to permit a freestanding Joint Identification sign with a maximum height of 12-ft- 8 in lieu of the permitted maximum height of 12-ft.

Petition for Special Exception

(1) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;

(2) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

SITE DATA

1. CURRENT PROPERTY ADDRESS: 1300 JOPPA ROAD
2. OWNER/DEVELOPER:
   JOPPA LASALLE PROPERTIES LLC
   1200 RIVER ROAD, SUITE 1303
   CONSHOHOCKEN, PA 19428
3. SITE AREA: 6.52 AC (284,011 SQ FT)
4. ZONING: SE
5. CURRENT USE: PARKING LOT
6. ELECTION DISTRICT: 9
7. COUNCILMANIC DISTRICT: 5
8. ZONING MAP: 9B

Pet 1B

Final Design

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

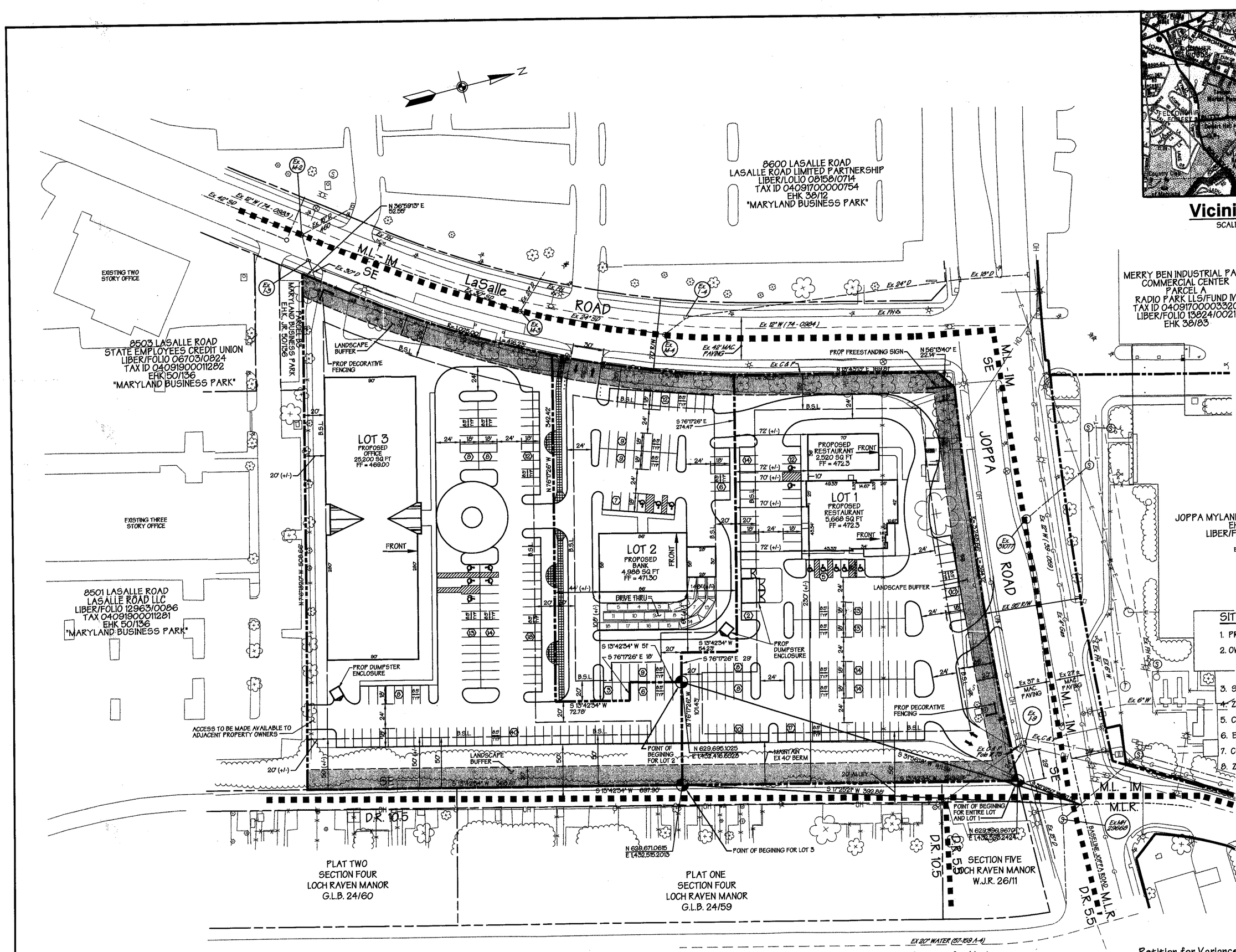
STATE OF MARYLAND — KARL W. WEBER — 23096 — PROFESSIONAL ENGINEER

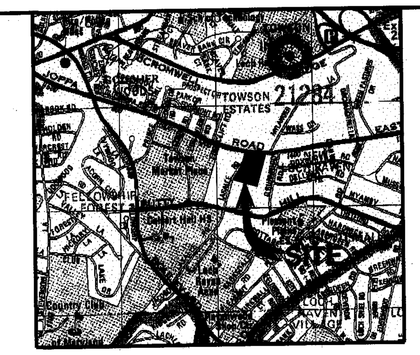
PLAT TO ACCOMPANY ZONING PETITION
FOR
1300 E. JOPPA ROAD

DATE: 07/08/03

SCALE: 1" = 50'

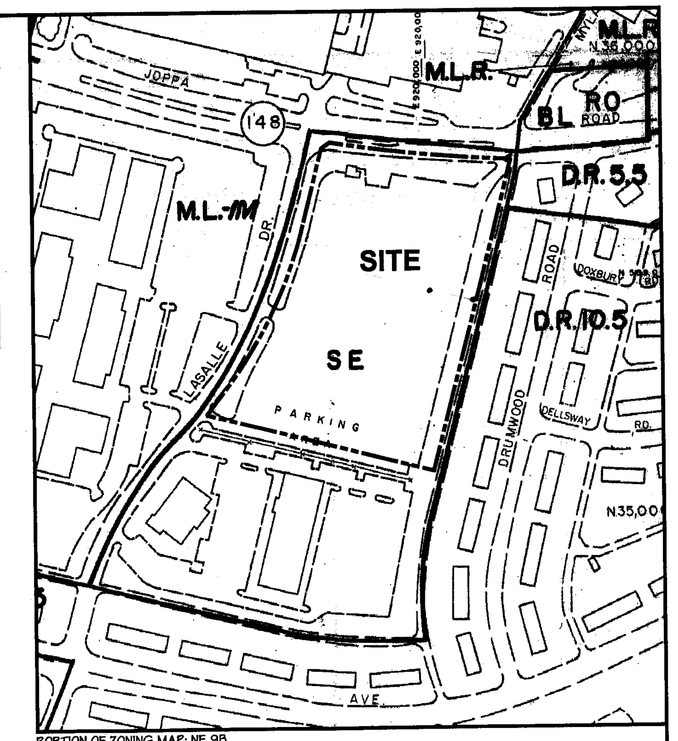
9905\cadfile\rcd9905zoning\plat.dwg





Vicinity Map

SCALE: 1" = 2000'



PORTION OF ZONING MAP: NE 9B

Zoning Map

SCALE: 1" = 200'

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED WITHIN THE CRITICAL AREA.
2. THE SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN
3. THE SITE IS CURRENTLY WITHIN THE TRAFFIC SHED OF THE "F" LEVEL OF SERVICE INTERSECTION OF LOCH RAVEN BLVD AND JOPPA ROAD
4. IT IS INTENDED THAT FOREST CONSERVATION REQUIREMENTS WILL BE MET OFF SITE TO SATISFY SUBDIVISION REQUIREMENTS.
5. ALL SIGNS WILL COMPLY WITH BCZR, UNLESS OTHERWISE APPROVED BY VARIANCE.
6. REQUIRED SETBACKS IN S-E
   a. MINIMUM SETBACK FROM ANY LOT LINE OTHER THEN A STREET RIGHT-OF-WAY LINE OR AN ABUTTING PROPERTY LINE WHICH IS PREDOMINANTLY RESIDENTIALLY ZONED: 20 FEET.
   b. MINIMUM SETBACK FROM ANY STREET LINE: 35 FEET OR THE AVERAGE OF THE SETBACKS OF ADJACENT STRUCTURES, WHICHEVER IS MORE.
   c. MINIMUM SETBACK IF AN ABUTTING PROPERTY LINE IS PREDOMINANTLY RESIDENTIALLY ZONED, OTHER THEN A BOUNDARY LINE THAT LIES WITHIN A STREET, 50 FEET
7. ALL INTERIOR TRAFFIC CIRCULATION IS TWO-WAY.
8. ALL PARKING SPACES ARE 8.5'(W)x18'(L) AND ALL DRIVE ISLES ARE A MINIMUN OF 22' WIDE.
9. BUILDINGS SHALL MEET CURRENT BUILDING CODE REFERENCED IN BALTIMORE COUNTY.
10. REAR ELEVATION OF OFFICE BUILDING ON LOT 3 TO MATCH FRONT ELEVATION.

SITE DATA

1. PROPERTY ADDRESS: 1300 JOPPA ROAD
2. OWNER/DEVELOPER:
   JOPPA LASALLE PROPERTIES LLC
   1200 RIVER ROAD, SUITE 1303
   CONSHOHOCKEN, PA 19428
3. SITE AREA: 6.52 AC (284,011 SQ FT)
4. ZONING: SE
5. CURRENT USE: PARKING LOT
6. ELECTION DISTRICT: 9
7. COUNCILMANIC DISTRICT: 5
8. ZONING MAP: 9B

SITE DATA FOR PROPOSED LOTS

1. LOT 1:
   a. LOT SIZE: 2.39 AC (104,309 SF)
   b. PARKING REQUIRED: 5,668 SF + 2,520 SF= 8,188 SF RESTAURANT @ 16/1000 = 131
   c. PARKING PROVIDED: 140 (INCL. 5 HANDICAPPED)
   d. FAR ALLOWED: 0.50
   e. FAR PROPOSED: 8,188 SF / 104,309 = 0.078
   f. PROPOSED BUILDING HEIGHT: 36' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.39 AC x 20% = 0.48 AC
      PROVIDED = 0.62 AC (26%)
2. LOT 2:
   a. LOT SIZE: 1.27 AC (55,155 SF)
   b. PARKING REQUIRED: 4,988 SF BANK @ 4/1000 = 20
   c. PARKING PROVIDED: 55 (INCL. 3 HANDICAPPED)
   d. STACKING REQUIRED: 9
   e. STACKING PROVIDED: 18
   f. FAR ALLOWED: 0.50
   g. FAR PROPOSED: 4,988 SF / 55,155 = 0.090
   h. PROPOSED BUILDING HEIGHT: 36' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   I. OPEN SPACE: REQUIRED = 1.27 AC x 20% = 0.25 AC
      PROVIDED = 0.14 AC (11.40%)
3. LOT 3:
   a. LOT SIZE: 2.86 AC (124,413 SF)
   b. PARKING REQUIRED: 25,200 SF GENERAL OFFICE @ 4/1000 = 101 SPACES
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   f. PROPOSED BUILDING HEIGHT: 36' Max., 1 STORY - FLOOR TO CEILING HEIGHT-16' CLEAR
   g. OPEN SPACE: REQUIRED = 2.86 AC x 20% = 0.57 AC
      PROVIDED = 0.80 AC (28%)
4. TOTAL OPEN SPACE: REQUIRED = 6.52 AC x 20% = 1.30 AC
   PROVIDED = 1.56 AC (24%)
5. TOTAL PARKING: REQUIRED = 252
   PROVIDED = 322

Petition No 1A

REVISED 6-11-03

#513

Petition for Special Hearing

Petition for Special Hearing, pursuant to B.C.Z.R. Section 210.6, to permit modifications of the bulk regulations and performance standards contained in B.C.Z.R. Sections 210.4 and 210.5 as follows:

(1) For Lot 2, to permit a minimum net lot area of 1.27 acres in lieu of the 2 acres required by B.C.Z.R. Section 210.4.A;

(2) For Lot 2, to permit a minimum area devoted to open space of 11% of the net lot area in lieu of the 20% required by B.C.Z.R. Section 210.4.B;

(3) For Lots 1, 2, and 3, to permit drive aisles used by commercial vehicles with a gross vehicle weight of 10,000 lbs or more, to be located within 67 feet of a residential zone line in lieu of the 75 feet required by B.C.Z.R. Section 210.5.D.

Petition for Special Exception

(1) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.6, for a bank on Lot 2;

(2) Petition for Special Exception, pursuant to B.C.Z.R. Section 210.3.B.7, for two standard restaurants on Lot 1.

Petition for Variance

(1) ~~Petition for Special Variance~~, pursuant to B.C.Z.R. Section 4A02.4.G, to permit the proposed development of Lots 1, 2, and 3 within the Loch Raven Boulevard/ Joppa Road traffic shed;

(2) Petition for Variance, pursuant to B.C.Z.R. Sections 102.2, 210.4.E.1, and 307.1, to permit a 10 foot separation between two principal structures in lieu of the required 40 foot separation.

(3) Petition for Variance, pursuant to B.C.Z.R. Section 409.4, to allow parking spaces to be located in a vehicular traveiway.

(4) Petition for Variance, pursuant to B.C. Z.R. Section 450.4.5.j. for Lot 1, to permit two 45.5 square foot and one 5 square foot wall-mounted enterprise signs in lieu of the permitted one 2 square foot sign for Restaurant 1.

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Petition for Variance (cont'd)

(7) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.5.j. for Lot 3, to permit a 40 square foot wall mounted enterprise sign in lieu of the permitted one 2 square foot sign.

(8) Petition for Variance, pursuant to B.C.Z.R. Section 450.4.7.d to permit a freestanding Joint identification sign with a maximum height of 12.67-ft in lieu of the permitted maximum height of 12-ft.

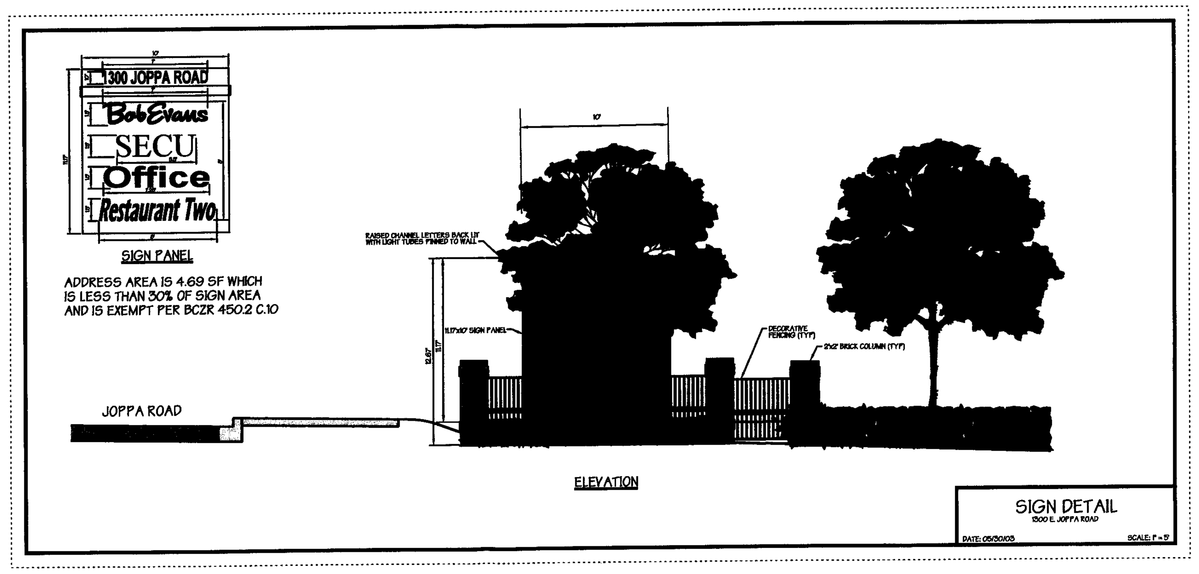
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

PLAT TO ACCOMPANY ZONING PETITION
FOR
1300 E. JOPPA ROAD

DATE: 06/10/03

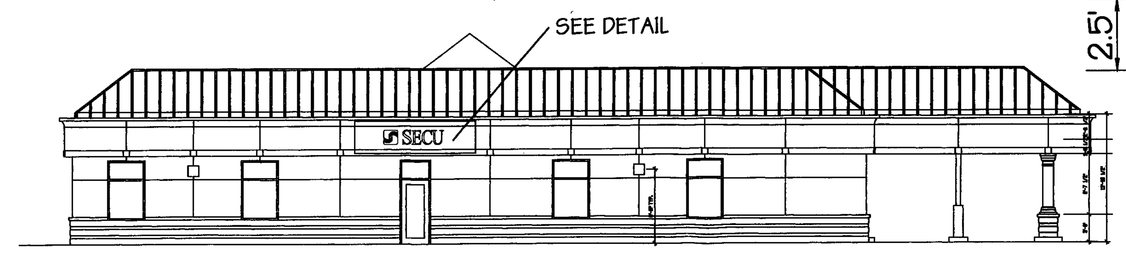
SCALE: 1" = 50'

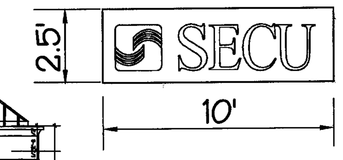


JOINT ID SIGNAGE
OVERALL TOTAL SF = 64 SF

FRONT WALL MOUNTED BUILDING SIGN
(FACING LASALLE ROAD)

DRIVE - THRU WALL MOUNTING BUILDING SIGN
(FACING JOPPA ROAD)(

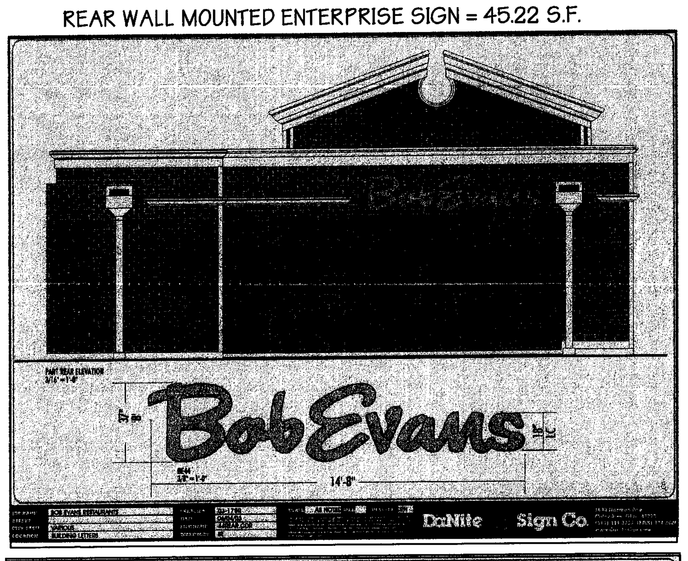




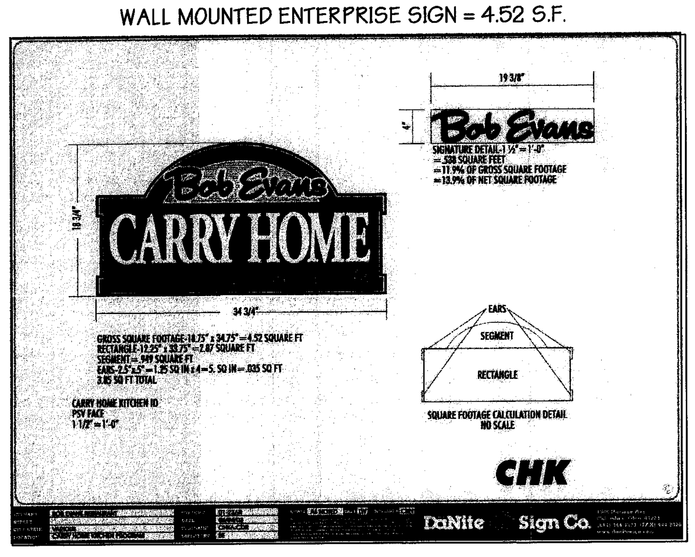
25 S.F. SIGN

SECU WALL MOUNTED ENTERPRISE BUILDING
SIGNAGE (LOT 2)

REAR WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.

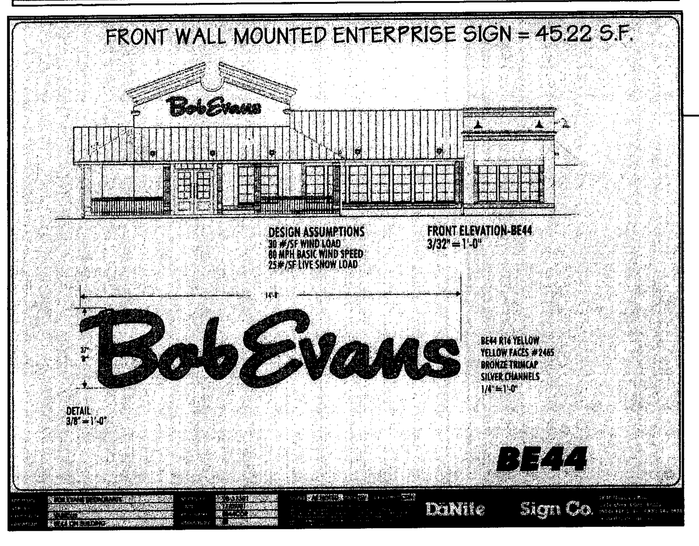


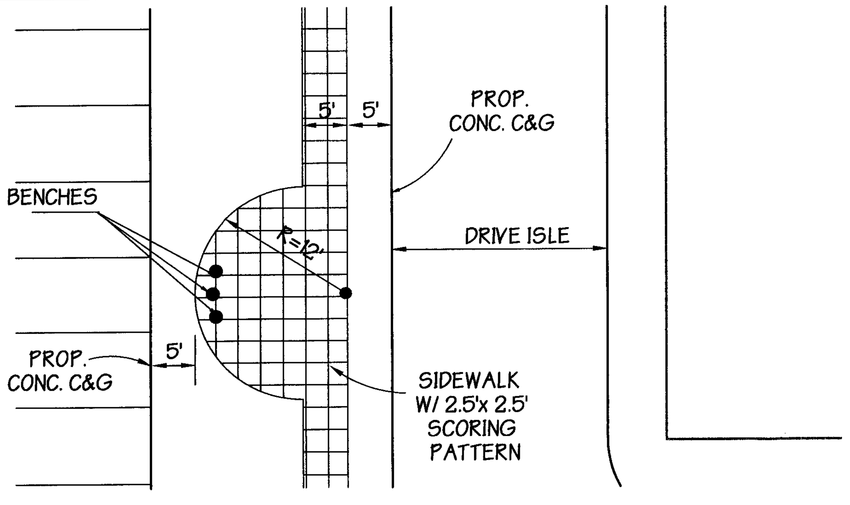
WALL MOUNTED ENTERPRISE SIGN = 4.52 S.F.



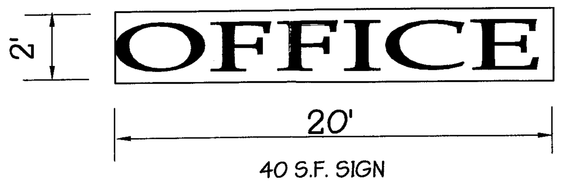
BOB EVANS WALL MOUNTED BUILDING
SIGNAGE (LOT 1)

FRONT WALL MOUNTED ENTERPRISE SIGN = 45.22 S.F.



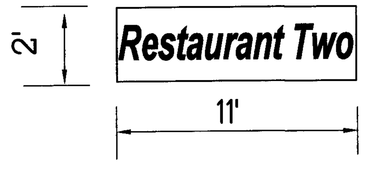


ENLARGEMENT OF
AMENITY SEATING AREA
SCALE: 1"=10'



40 S.F. SIGN

OFFICE BUILDING WALL MOUNTED ENTERPRISE
SIGNAGE, PROPOSED ON FRONT OR SIDE BUILDING WALL (LOT 3)



22 S.F. SIGN

SECOND RESTAURANT
WALL MOUNTED ENTERPRISE SIGNAGE (LOT 1)
PROPOSED ON TWO BUILDING WALLS (ONE FACING JOPPA ROAD, ONE FACING LASALLE ROAD)

NOTE:
ENTITIES INDICATED ON SIGNAGE ARE SUBJECT TO CHANGE AND ARE PRESENTED FOR ILLUSTRATIVE PURPOSES ONLY TO INDICATED THE INTENDED AREA OF THE SIGNAGE.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND
PROFESSIONAL ENGINEER
DATE: 06/02/03

SIGNAGE PLAN
FOR
1300 EAST JOPPA ROAD

NOT TO SCALE