IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE – NE/Corner Painters Mill Road & McDonogh Road **(Owings Mills Corporate Campus, Parcels B & E)** 2nd Election District 4th Council District	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 04-079-XA
McDonogh School, Inc., Owners; Mastercraft Communities, LLC, Contract Lessees	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, McDonogh School, Inc., and the Contract Lessees, Mastercraft Communities, LLC, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception to permit accessory uses, each with a maximum floor area of 3,500 sq.ft. in lieu of the maximum allowed 1,500 sq.ft., pursuant to Section 206.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners request variance relief from Section 206.3.C.1.a of the B.C.Z.R. to allow 34% of the adjusted gross floor area of the building to be occupied by accessory commercial uses in lieu of the maximum allowed 10%. Lastly, relief is requested from Section 206.3.C.1.b of the B.C.Z.R. to permit accessory commercial uses, each with a maximum floor area of 3,500 sq.ft. in lieu of the maximum allowed 1,500 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Kacey Macomber on behalf of McDonogh School, Inc., property owners; Gary Berman, Managing Member of Mastercraft Communities, Inc., Contract Lessees; and Robert A. Hoffman, Esquire, attorney for the Petitioners. Also appearing were Mitch Kellman and Bob Green, representatives of Daft-McCune-Walker, Inc., the engineering consultants who prepared the site plan for this

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Date 11/13/13
By

property; Mickey Cornelius, Traffic Engineer; and Joseph M. Cronyn, a real estate appraiser. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located on the northeast corner of Painters Mill Road and McDonogh Road within the Owings Mills Corporate Campus. The property contains a gross area of 7.4 acres, more or less, predominantly zoned O.R.2 with a small strip along the northern property line zoned OT. Most of the Campus property has been developed over the years and the site is considered a premiere, high quality, suburban office park, which contains a number of major tenants, including T. Rowe Price. The subject parcel is identified as Parcels B and E of the overall property and is presently unimproved. The Petitioners have contracted to lease the property to Mastercraft Communities, Inc. who is desirous of developing the site with a three-story office building. As shown on the plan, the building will be 270' wide by 90' deep and located essentially in the center of the parcel. There will be a large parking field containing 360 parking spaces that will surround the building. The site plan shows that there were plans at one time for a public road to run through the property; however, those plans will be abandoned and the paper road closed. Special exception and variance relief are driven by the proposed uses on the first floor of the building. Specifically, the first floor of the building will contain 23,000 sq.ft. in area and will be occupied by a series of retail uses. These include potential restaurants, dry cleaners, banks, and other services to residents of the area and employees of the industrial park.

Mr. Cronyn appeared and testified regarding a marketing analysis he had prepared on behalf of the Petitioners. A copy of his report was submitted into evidence as Petitioner's Exhibit 4B. Mr. Cronyn concludes that there is likely to be substantial consumer demand from the 4100 employees of the business park for the retail/commercial services that are proposed. He further believes that a successful retail and commercial leasing program requires flexibility in the size of the spaces to be leased to prospective retail and commercial tenants, and that a mix of small and large tenants contributes to the financial health of the retail development. He opined that a

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restriction of 1600 sq.ft. per tenant will present a practical difficulty in marketing the retail and commercial space.

Testimony was also offered by Mr. Kellman that the special exception request meets the requirements of Section 502.1 of the B.C.Z.R. and that a grant of the variance relief is appropriate. The variances are necessary based on the practical difficulty/undue hardship that would be created if strict adherence to the regulations is required. Additionally, it was noted that the unusual shape of the property and its role as a part of the overall office park were significant factors. Mr. Cornelius, a Traffic Engineer, also testified that there would be no inappropriate traffic congestion resulting from the proposal. Finally, a schematic representation of proposed improvements was submitted as Petitioner's Exhibit 3. This schematic was prepared in response to the Zoning Plans Advisory Committee (ZAC) comments submitted by the Office of Planning. It was indicated that the office park is a high quality park and the proposed building will be of similar quality and design.

Based upon the testimony and evidence presented, I am persuaded to grant the special exception and variance requests. It is clear that the proposed office building is appropriate for this site and consistent with other uses in the locale. Moreover, given the nature of the uses in the vicinity, I find that the proposed accessory commercial uses on the first floor of the building will provide a needed service for employees who work in this office park and nearby residents. I find that the relief requested will not adversely impact the surrounding locale and meets the spirit and intent of the zoning regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County his 18th day of November 2003 that the Petition for Special Exception to permit accessory uses, each with a maximum floor area of 3,500 sq.ft. in lieu of the maximum allowed 1,500 sq.ft., pursuant to Section 206.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

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Date 11/18/03
By

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 206.3.C.1.a & b of the B.C.Z.R. to allow 34% of the adjusted gross floor area of the building to be occupied by accessory commercial uses in lieu of the maximum allowed 10% and to permit accessory commercial uses, each with a maximum floor area of 3,500 sq.ft. in lieu of the maximum allowed 1,500 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The proposed development shall comply with the recommendations made by the Office of Planning as set forth in their ZAC comments dated September 8, 2003, a copy of which is attached hereto and made a part hereof. (See also Petitioner's Exhibit 3 as to the proposed building elevation and architectural style.)

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/5/03
By

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Owings Mills Corporate Campus, Parcels B and E

which is presently zoned OR-2

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 t 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:

Mastercraft Communities, LLC
Name - Type or Print By: Gary Berman, Managing Member
Signature
P. O. Box 531 (410) 580-0010
Address Telephone No.
Owings Mills, Maryland 21117
City State Zip Code

Legal Owner(s):

McDonogh School, Inc.
Name - Type or Print
Signature
Lawrence E. Johnston, Vice President
Name - Type or Print
Signature
8600 McDonogh Road (410) 363-0600
Address P. O. Box 380 Telephone No.
Owings Mills, Maryland 21117-0380
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Signature
Venable 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 11/13/03
By

Case No. 04-079-XA

REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____
Reviewed By CTM Date 8/19/03

PETITION FOR SPECIAL EXCEPTION
Owings Mills Corporate Campus, Parcels B and E

Special exception to allow accessory uses, each with a maximum floor area of 3,500 square feet in lieu of the permitted 1,500 square feet, pursuant to Section 206.3.B.2 of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING
Date 11/18/13
By

TO1DOCS1/DHK01/#166885v1

#79

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Owings Mills Corporate Campus, Parcels B and E

which is presently zoned OR-2

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:

Mastercraft Communities, LLC
Name - Type or Print By: Gary Berman, Managing Member

Signature

P. O. Box 531 (410) 580-0010
Address Telephone No.

Owings Mills, Maryland 21117
City State Zip Code

Legal Owner(s):

McDonogh School, Inc.
Name - Type or Print

Signature

Lawrence E. Johnston, Vice President
Name - Type or Print

Signature

8600 McDonogh Road (410) 363-0380
Address P.O. Box 380 Telephone No.

Owings Mills, Maryland 21117-0380
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable 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 11/18/03
By RBV 9/15/98

Case No. 04-079-XA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By LTM Date 8/19/03

PETITION FOR VARIANCE
Owings Mills Corporate Campus, Parcels B and E

1. Variance from Section 206.3.C.1.a of the Baltimore County Zoning Regulations ("BCZR") to allow 34 percent of the building adjusted gross floor area to be occupied by accessory commercial uses in lieu of the permitted 10 percent.

2. Variance from BCZR Section 206.3.C.1.b to allow accessory commercial uses, each with a maximum floor area of 3,500 square feet in lieu of the permitted 1,500 square feet.

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Date 11/13/03
By

TO1DOCS1/DHK01/#166885v1

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mnk

Description

To Accompany Petition for a Variance and Special ~~Hearing~~ Exception

A Portion of Plat B, Owings Mills Corporate Campus

Northeast Corner of Painters Mill Road and McDonogh Road

Second Election District, Baltimore County, Maryland

DMW

Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Beginning for the same on the easterly side of Painters Mill Road at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Painters Mill Road with the centerline of McDonogh Road (1) Northwesterly along said centerline of Painters Mill Road 90 feet, more or less, and thence (2) Northeasterly 45 feet, more or less, to the point of beginning, thence leaving said point of beginning and running on the outlines of Parcel B and Parcel E as laid out and shown on the plat entitled "Plat B, Owings Mills Corporate Campus," which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 68, Plat 31, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the fifteen following courses and distances, viz: (1) North 22 degrees 10 minutes 35 seconds West 624.47 feet, thence (2) North 24 degrees 17 minutes 15 seconds West 325.76 feet, thence (3) North 22 degrees 10 minutes 35 seconds West 29.50 feet, thence (4) South 50 degrees 11 minutes 52 seconds East 981.99 feet, thence (5) South 50 degrees 11 minutes 52 seconds East 42.92 feet, thence (6) South 50 degrees 11 minutes 52 seconds East 364.78 feet, thence (7) Southeasterly by a line curving to the left with a radius of 380.46 feet, for a distance of 68.50 feet (the arc of said curve being subtended by a chord bearing South 55 degrees 21

#79

minutes 20 seconds East 68.41 feet), thence (8) Southwesterly by a line curving to the right with a radius of 2256.83 feet, for a distance of 58.81 feet (the arc of said curve being subtended by a chord bearing South 86 degrees 18 minutes 52 seconds West 58.80 feet), thence (9) South 87 degrees 03 minutes 39 seconds West 229.65 feet, thence (10) Northwesterly by a line curving to the right with a radius of 115.00 feet, for a distance of 35.78 feet (the arc of said curve being subtended by a chord bearing North 84 degrees 01 minute 35 seconds West 35.63 feet), thence (11) Northwesterly by a line curing to the left with a radius of 135.00 feet for a distance of 42.00 feet (the arc of said curve being subtended by a chord bearing North 84 degrees 01 minute 35 seconds West 41.83 feet), thence (12) South 87 degrees 03 minute 39 seconds West 66.64 feet, thence (13) South 85 degrees 55 minutes 50 seconds West 43.34 feet, thence (14) South 87 degrees 03 minutes 39 seconds West 190.28 feet, and thence (15) North 57 degrees 33 minutes 28 seconds West 92.64 feet to the point of beginning; containing 7.805 acres of land, more or less.

Being a portion of the land shown on "Plat B, Owings Mills Corporate Campus," which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 68, Plat 31.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 12, 2003

Project No. 82013.UE (L82013.UE)

STATE OF MARYLAND
ANTHONY JOSEPH
No. 10951
Registered
PROFESSIONAL LAND SURVEYOR

8/12/03

#79

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 27471

DATE 8/19/03 ACCOUNT R001 6006 150

AMOUNT $ 705.00

RECEIVED FROM: MASTERCRAFT COMM.

FOR: 04-079-XA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	BKJ
8/19/2003	8/19/2003	09:25:11	2

REG WS02 MANL JEWA JEE
>>RECEIPT # 290075 8/19/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CK NO. 027471
Recpt Tot $705.00
705.00 CK .00 CA
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: #04-079-XA
Owings Mills Corporate Campus, Parcels B and E
Corners of Painters Mills, McDonogh and Lyons Mill Roads
2nd Election District – 4th Councilmanic District
Legal Owner(s): Lawrence E. Johnson, V.P. McDonogh School, Inc.

Special Exception: to allow accessory uses, each with a maximum floor area of 3,500 square feet, in lieu of the permitted 1,500 square feet.

Variance: to allow 34 percent of the building adjusted gross floor area to be occupied by accessory commercial uses in lieu of the permitted 10 percent. To permit accessory commercial uses, each with a maximum floor area of 3,500 square feet in lieu of the permitted 1,500 square feet.

Hearing(s): Monday, October 6, 2003 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/331 Sep 18 0826943

CERTIFICATE OF PUBLICATION

9/18/, 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 9/18/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

CORRECTED NOTICE OF ZONING HEARING

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Contract Purchaser: Mastercraft Communities, LLC, Gary Berman, Managing Member

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Hearing(s): Tuesday, October 21, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/10/633 Oct. 7 C630327

CERTIFICATE OF PUBLICATION

10/8/, 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 10/7/, 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.: 04-079-XA

Petitioner/Developer: LAWRENCE E. JOHNSON V.P. MCDONOGH SCHOOL INC

Date of Hearing/Closing: 10-21-03

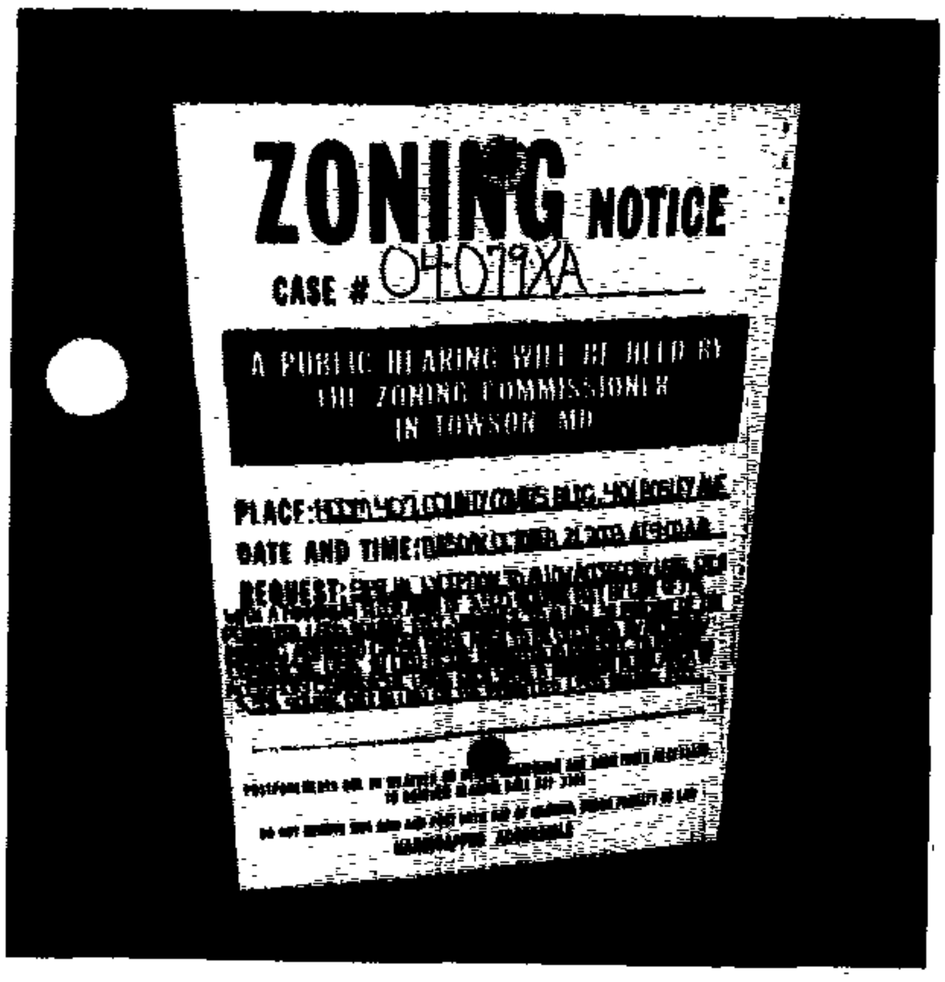
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at OWINGS MILLS CORPORATE CAMPUS PARCELS B AND E

The sign(s) were posted on 10-4-03
(Month, Day, Year)



Sincerely,

10-4/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK
(Printed Name)

1508 Leslie Rd
(Address)

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

(410) 282-7940
(Telephone Number)

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 16, 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: 04-079-XA
Owings Mills Corporate Campus, Parcels B and E
Corners of Painters Mills, McDonogh and Lyons Mill Roads
2nd Election District – 4th Councilmanic District
Legal Owner: Lawrence E. Johnson, V.P., McDonogh School, Inc.
Contract Purchaser: Mastercraft Communities, LLC, Gary Berman, Managing Member

Special Exception to allow accessory uses, each with a maximum floor area of 3, 500 square feet in lieu of the permitted 1, 500 square feet. Variance to allow 34 percent of the building adjusted gross floor area to be occupied by accessory commercial uses in lieu of the permitted 10 percent. To permit accessory commercial uses, each with a maximum floor area of 3, 500 square feet in lieu of the permitted 1, 500 square feet.

Hearings: Tuesday, October 21, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK:rlh

C: Robert Hoffman, Venable, LLP, 210 Allegheny Ave., Towson 21204
McDonogh School, Lawrence Johnston, V.P., 8600 McDonogh Rd., P.O. Box 380 Owings Mills 21117
Mastercraft Communities, Gary Berman, P.O. Box 531, Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 6, 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 on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 7, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 04-079-XA
Owings Mills Corporate Campus, Parcels B and E
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Hearings: Tuesday, October 21, 2003, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 16, 2003

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

Dear Mr. Hoffman:

RE: Case Number: 04-079-XA

The above matter, previously scheduled for October 6, 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,

Timothy Kotroco

Timothy Kotroco
Director

KT:rlh

C: Robert Hoffman, Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
McDonogh School, Lawrence Johnston, V.P., 8600 McDonogh Road, P.O. Box 380, Owings Mills 21117
Mastercraft Communities, Gary Berman, P.O. Box 531, Owings Mills 21117

Printed on Recycled Paper

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

September 2, 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: 04-079-XA
Owings Mills Corporate Campus, Parcels B and E
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Special Exception to allow accessory uses, each with a maximum floor area of 3, 500 square feet in lieu of the permitted 1, 500 square feet. Variance to allow 34 percent of the building adjusted gross floor area to be occupied by accessory commercial uses in lieu of the permitted 10 percent. To permit accessory commercial uses, each with a maximum floor area of 3, 500 square feet in lieu of the permitted 1, 500 square feet.

Hearings: Monday, October 6, 2003, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Ave., Towson 21204
McDonogh School, Lawrence Johnston, V.P., 8600 McDonogh Rd., P.O. Box 380 Owings Mills 21117
Mastercraft Communities, Gary Berman, P.O. Box 531, Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 20, 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 on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 18, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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:

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Owings Mills Corporate Campus, Parcels B and E
Corners of Painters Mills, McDonogh and Lyons Mill Roads
2nd Election District – 4th Councilmanic District
Legal Owner: Lawrence E. Johnson, V.P. McDonogh School, Inc.
Contract Purchaser: Mastercraft Communities, LLC, Gary Berman, Managing Member

Special Exception to allow accessory uses, each with a maximum floor area of 3, 500 square feet in lieu of the permitted 1, 500 square feet. Variance to allow 34 percent of the building adjusted gross floor area to be occupied by accessory commercial uses in lieu of the permitted 10 percent. To permit accessory commercial uses, each with a maximum floor area of 3, 500 square feet in lieu of the permitted 1, 500 square feet.

Hearings: Monday, October 6, 2003, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 04-079-XA

Petitioner: McDonogh School, Inc.

Address or Location: Owings Mills Corporate Campus, Parcel B and E

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6244

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 16, 2003

Robert Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 04-079-XA, Owings Mills Corporate Campus, Parcels B and E

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 19, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
McDonogh School, Lawrence Johnston, 8600 McDonogh Rd., P.O. Box 380, Owings Mills 21117-0380
Mastercraft Communities, Gary Berman, P.O. Box 531, Owings Mills 21117

Printed 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

August 26, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.: 069-087 079

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

Printed with Soybean Ink on Recycled Paper

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

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.26.03

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

RE: Baltimore County
Item No. 079 LTM

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2003
Item No. 079

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

A road closing hearing will be necessary. The utilities in the existing road rights-of-way will have to be relocated.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 2003

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

SUBJECT: Owings Mills Corporate Campus

INFORMATION:

Item Number: 04-079

Petitioner: McDonogh School, Inc.

Zoning: OR-2

Requested Action: Special Exception/Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request contingent upon the following:

1. The same roof treatment and architectural detailing that is proposed for the front of the building shall also be applied to all facades.
2. Submit building elevations of all sides of the proposed structure (including the roof treatment and details) to this office for review and approval prior to the issuance of any building permits.
3. Submit sign elevations of any freestanding signs to this office for review and approval prior to the issuance of any building permits. Freestanding sign(s) shall be ground mounted and shall complement the building architectural design and materials.
4. Submit a lighting plan the conforms to IESNA standards and a landscape plan to the Avery Harden, Baltimore County Landscape Architect, for review and approval prior to the issuance of any building permits.
5. Provide a sidewalk connection from the proposed structure to the public right-of-way.

6. The fence location for the SWM pond shall be set back at last 10 feet from the public right-of-way.

Prepared by: _____

Section Chief: _____

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2003
Item No. 079

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

A road closing hearing will be necessary. The utilities in the existing road rights-of-way will have to be relocated.

RWB:CEN:jrb

cc: File

ZAC-09-02-2003-ITEM NO 079-09252003

Hg 10/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 2003

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

SUBJECT: Owings Mills Corporate Campus

INFORMATION:

Item Number: 04-079

Petitioner: McDonogh School, Inc.

Zoning: OR-2

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5. Provide a sidewalk connection from the proposed structure to the public right-of-way.

ORDER RECEIVED FOR FILING
Date 11/5/03
By

RECEIVED
SEP - 9 2003
ZONING COMMISSIONER

6. The fence location for the SWM pond shall be set back at last 10 feet from the public right-of-way.

Prepared by: _____

Section Chief: _____

AFK/LL:MAC:

ORDER RECEIVED FOR FILING
Date 11/13/13
By _____

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Rob Hoffman	210 Allegheny Ave	21204	
Kacey Macomber	McDonogh School / 8600 McDonogh Rd	Pikesville 21208	
GARY BERMAN	P.O. BOX 531, OWINGS MILLS, MD	21117	
Mitch Kellman	200 E. Pennsylvania Ave	Towson 21286	
MICKEY CORNELIUS	9900 FRANKLIN SQ. DR. STE. H	BALTIMORE MD 21236	
BOB GREEN	200 EAST PENNSYLVANIA AVE	TOWSON 21286	

To: Beck 9/22/03

ENABLE, 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) 494-6285

dhkarceski@venable.com

To Beck,
Postponement Granted,
TMK

September 16, 2003

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Owings Mills Corporate Campus, Parcels B and E
Case No. 04-079-XA

Dear Mr. Kotroco:

I am writing on behalf of Robert Hoffman to request a postponement of the above-captioned matter scheduled for Monday, October 6, 2003. Mr. Hoffman and our client Gary Berman will be unable to attend the hearing as October 6th is a religious holiday. Rebecca Hart of the Office of Zoning Review indicated that October 21, 2003, at 9:00 a.m. is an available hearing date and time. By way of this letter, I am respectfully asking that the Department of Permits and Development Management postpone the hearing to October 21st at 9:00 a.m. so that Mr. Hoffman and Mr. Berman can be present to testify.

I appreciate your consideration of this request.

Very truly yours,

David H. Karceski

RECEIVED
SEP 17 2003
03-2274

DHK/bl
cc: Mr. Gary Berman
TO1DOCS1/DHK01/#168587 v1

RE:	PETITION FOR SPECIAL EXCEPTION AND VARIANCE	*	BEFORE THE
	Owings Mills Corporate Campus Parcels B & E; Corners Painters Mill Rd, McDonogh & Lyons Mills Road	*	ZONING COMMISSIONER
	2nd Election & 4th Councilmanic Districts	*	FOR
	Legal Owner(s): Lawrence E Johnson, VP McDonogh School, Inc	*	BALTIMORE COUNTY
	Contract Purchaser:Mastercraft Communities, LLC, Gary Berman, Managing Member	*	04-079-XA
	Petitioners	*	

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

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 29th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
AUG 29 2003
Per.....

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

JOSEPH M. CRONYN
Resume

Joseph Cronyn has a broad professional background in real estate research, sales and marketing, development, public policy, financing and appraisal. His experience includes market and financial feasibility analyses of major real estate projects; land acquisition and marketing for commercial and residential development; planning for mixed use development, including historic preservation concerns; tax-motivated and conventional financing for single family and multifamily residential projects; and advising public, nonprofit and private clients concerning economic and community development strategies.

PROFESSIONAL EXPERIENCE

Lipman Frizzell & Mitchell, LLC, Columbia, MD (1997 - present)
Partner

Conducts market feasibility analyses for commercial and residential real estate projects throughout the Mid-Atlantic area. Analyzes commercial real estate markets and specializes in determining the economic and fiscal outcomes of real estate decision-making. Building on strong skills in economic and demographic research, also advises clients on economic development, public sector housing policy, historic preservation and fiscal impact issues. Recent assignments include:

- Owing Mills Metro Station Master Plan, Baltimore County
- Celebrate Virginia North Commercial P.U.D. Feasibility, Fredericksburg VA
- National Business Park Feasibility, Anne Arundel County MD
- Springfield & Spring Grove State Hospitals Redevelopment, Baltimore and Carroll Counties
- Convention Center Hotel Feasibility, Baltimore City
- Retail Market Feasibility: Baltimore, Carroll, Harford, Howard, Prince George's Counties
- HOPE 6 Public Housing Development: Baltimore, Hagerstown, Philadelphia
- State Housing Needs Assessment: Delaware, Maryland and Louisiana
- Bainbridge Mixed Use P.U.D. Feasibility, Cecil County
- Multifamily Rental Feasibility: Delaware, Maryland, Pennsylvania, Virginia
- Historic Preservation Legislation, Fiscal and Economic Impacts: Baltimore City, State of Maryland, Pennsylvania
- Expert Witness Testimony: Washington-Baltimore Area

Pet Ex No 4A

Legg Mason Realty Group, Inc., Baltimore, MD (1989 - 1997)
Vice President

Built a professional practice within the real estate advisory subsidiary of a major regional securities firm. Served private, public and nonprofit clients throughout the Mid-Atlantic states in dealing with their real estate-related issues: residential and commercial development, market and financial feasibility, fiscal and economic impacts.

Financial Associates of Maryland, Baltimore, MD (1987 - 1989)
Vice President

Responsible for land acquisition and marketing for firm specializing in real estate development and venture capital investment. Analyzed financial and sales feasibility for residential lot development and home construction projects.

Baltimore Federal Financial, F.S.A., Baltimore, MD (1982 - 1987)
Director of Sales & Marketing. Senior Vice President

Responsible for all marketing and public relations for one of the largest thrift organizations in Maryland. Directed all retail sales efforts and administration of statewide branch banking network, stock brokerage, insurance agency and business development functions.

Neighborhood Reinvestment Corporation, Washington, DC (1978 - 1982)
Assistant Director

Discovered and developed innovative urban revitalization projects throughout the United States for prominent national nonprofit corporation. Supervised allocation of grant budget and researched impact of programs. Trained staff and local non-profits in real estate practices and housing finance.

Baltimore Federal Savings & Loan, Baltimore, MD (1976 - 1978)
Mortgage Underwriter and Urban Lending Coordinator

Evaluated residential purchase and rehabilitation mortgage loans for investment. Assisted in the development of urban lending techniques in cooperation with public, nonprofit and private sector partners.

St. Ambrose Housing Aid Center, Baltimore, MD (1973-1976)
Principal and Housing Counselor

Counselor and nonprofit real estate agent. Sold over 200 homes to low- and moderate-income families throughout the Baltimore Metropolitan Area. Researched local housing issues.

EDUCATION

Master of Business Administration
Loyola College, Executive Program, 1986

B.A. in English & Philosophy
Boston College, 1969

AFFILIATIONS

Neighborhood Housing Services of Baltimore, Chairman of the Board
Citizens Planning and Housing Association, Member
National Trust for Historic Preservation, Member
Preservation Maryland, Member
Maryland Industrial Development Association (MIDAS), Member
Lambda Alpha International Land Economics Society, Baltimore Chapter, Board of Directors
Mayor's Council on City Living (Baltimore City), Member

PROFESSIONAL LICENSES

State of Maryland Real Estate Agent's License

QUALIFIED AS EXPERT WITNESS

Before public administrative bodies, zoning hearing examiners and/or boards of appeals: Anne Arundel County, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, Prince George's County.

Joseph M. Cronyn
Representative Client List

Real Estate/Corporate:
A & R Development Corporation
BP North America
Constellation Properties
Duke Energy
Gilligan Homes
GPU Energy
Home Properties of New York
Homes for America
Integral Group
James Keelty & Company
James W. Rouse & Company
Jones Lang LaSalle
Land Design & Development Company
Lowe Enterprises
Mid-City Urban
Montgomery Housing Partnership
Mullan Contracting
Osprey Property Group
Partners Management Company
Pennrose Properties
Peter G. Angelos
Ryland Homes
Shelter Development
Silver Companies
Struever Bros. Eccles & Rouse

Financial Institutions:
AGM Financial Services
Berkshire Mortgage Finance
Legg Mason Wood Walker
Mercantile Safe Deposit & Trust

Institutional/Non-Profit:
Abell Foundation
Archdiocese of Baltimore
Associated Catholic Charities
Bon Secours Hospital
Coppin State College
Downtown Partnership of Baltimore
Empower Baltimore Management Corporation
Enterprise Homes
Greater Baltimore Medical Center
Johns Hopkins Hospital
Montgomery General Hospital
Morgan State University
National Trust for Historic Preservation
Preservation Maryland
University of Maryland Baltimore
University of Maryland Medical System
Upper Chesapeake Health System

Governmental:
Allegany County (Department of Economic Development)
Baltimore City (Department of Housing & Community Development, Department of Finance)
Baltimore County (Department of Economic Development)
Baltimore Development Corporation
Carroll County (Office of Economic Development)
Cecil County (Office of Economic Development, Public Library)
Charles County (Economic Development Commission)
City of Bowie
City of Laurel
Delaware State Housing Authority
Harford County (Department of Planning)
U.S. Department of Housing & Urban Development
Howard County (Department of Housing & Community Development)
Louisiana Housing Finance Agency
Maryland Department of General Services
Maryland Department of Health & Mental Hygiene
Maryland Department of Housing & Community Development
Maryland Department of Transportation
Maryland Historical Trust
Maryland Mass Transit Administration
Montgomery County (County Council, Department of Liquor Control)
Town of Easton

PROPOSED OFFICE BUILDING
Owings Mills Corporate Campus
Baltimore County, Maryland

Prepared For:

Mr. Gary Berman
Mastercraft Communities, LLC
P.O. Box 531
Owings Mills, MD 21117

Submitted by:

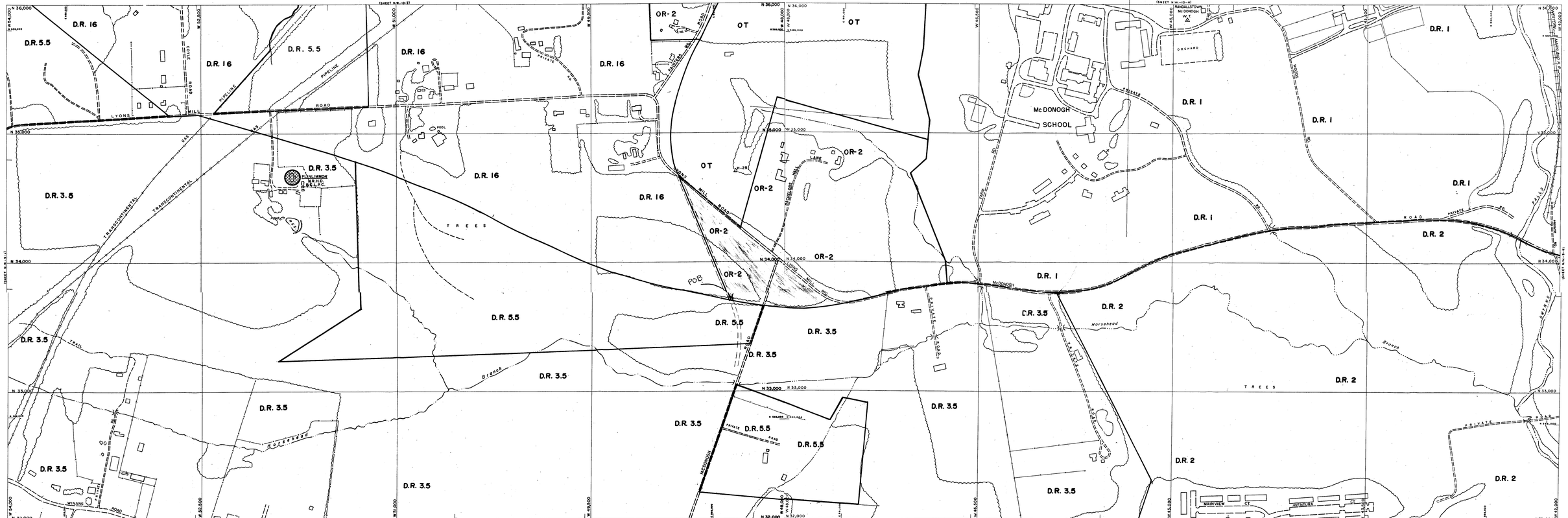
Lipman Frizzell & Mitchell LLC
8815 Centre Park Drive
Suite 200
Columbia, Maryland 21045

October 21, 2003

Lipman Frizzell & Mitchell LLC

MCDONOGH VILLAGE CENTER

Pet No3


D.R. 16
D.R. 5.5
D.R. 3.5
D.R. 1
D.R. 2
OR-2
OT
Mc DONOGH SCHOOL
RANDALLSTOWN
Mc DONOGH W.T.
PUBLIMMON N.R.H.D. S.E.L.P.C.
TRANSCONTINENTAL GAS PIPELINE
LYONS MILL ROAD
McDONOGH ROAD
PRIVATE ROAD
TREES
POB
Horseneck
Branch
MAINVIEW CT.
AVENTURA CT.
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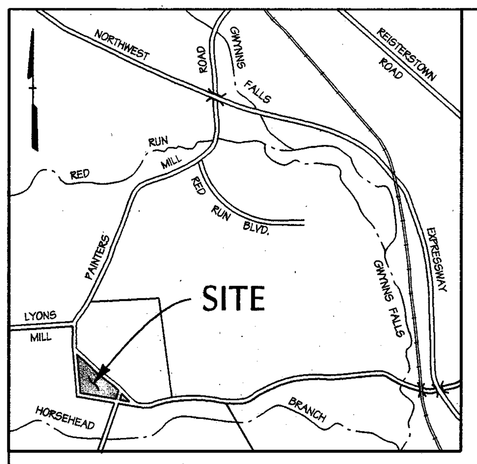


VICINITY MAP

SCALE: 1" = 2000'

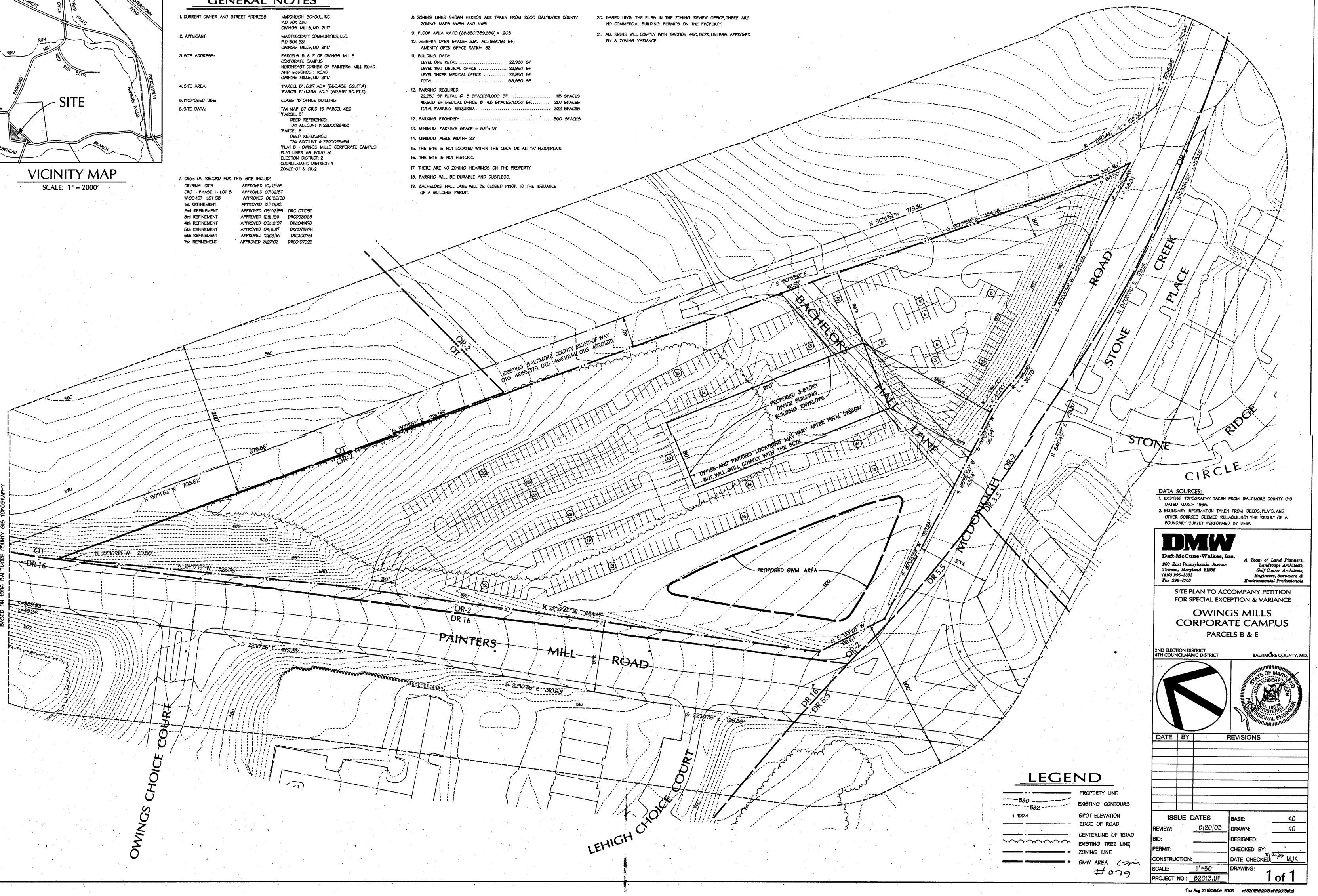
GENERAL NOTES

1. CURRENT OWNER AND STREET ADDRESS: McDONOGH SCHOOL, INC
   P.O. BOX 380
   OWINGS MILLS, MD 21117
2. APPLICANT: MASTERCRAFT COMMUNITIES, LLC.
   P.O. BOX 531
   OWINGS MILLS, MD 21117
3. SITE ADDRESS: PARCELS B & E OF OWINGS MILLS CORPORATE CAMPUS
   NORTHEAST CORNER OF PAINTERS MILL ROAD AND McDONOGH ROAD
   OWINGS MILLS, MD 21117
4. SITE AREA: *PARCEL B' : 6.117 AC.± (266,456 SQ.FT.±)
   *PARCEL E' : 1.398 AC.± (60,897 SQ.FT.±)
5. PROPOSED USE: CLASS 'B' OFFICE BUILDING
6. SITE DATA: TAX MAP 67 GRID 15 PARCEL 426
   *PARCEL B'
   DEED REFERENCE:
   TAX ACCOUNT #: 2200025453
   *PARCEL E'
   DEED REFERENCE:
   TAX ACCOUNT #: 2200025454
   *PLAT B - OWINGS MILLS CORPORATE CAMPUS'
   PLAT LIBER 68 FOLIO 31
   ELECTION DISTRICT: 2
   COUNCILMANIC DISTRICT: 4
   ZONED: OT & OR-2
7. CRGs ON RECORD FOR THIS SITE INCLUDE

ORIGINAL CRG	APPROVED 10/12/85	
CRG - PHASE 1 - LOT 5	APPROVED 07/12/87	
W-90-157 LOT 5B	APPROVED 06/26/90	
1st REFINEMENT	APPROVED 12/10/92	
2nd REFINEMENT	APPROVED 09/06/95	DRC 070159C
3rd REFINEMENT	APPROVED 12/10/96	DRC093068
4th REFINEMENT	APPROVED 05/19/97	DRC041470
5th REFINEMENT	APPROVED 09/11/97	DRC072874
6th REFINEMENT	APPROVED 12/23/97	DRC100761
7th REFINEMENT	APPROVED 3/27/02	DRC010702E

8. ZONING LINES SHOWN HEREON ARE TAKEN FROM 2000 BALTIMORE COUNTY ZONING MAPS NW5H AND NW9.
9. FLOOR AREA RATIO: (68,850/1339,986) = .203
10. AMENITY OPEN SPACE= 3.90 AC.(169,793 SF)
    AMENITY OPEN SPACE RATIO= .52
11. BUILDING DATA:
    LEVEL ONE RETAIL ..... 22,950 SF
    LEVEL TWO MEDICAL OFFICE ..... 22,950 SF
    LEVEL THREE MEDICAL OFFICE ..... 22,950 SF
    TOTAL ..... 68,850 SF
12. PARKING REQUIRED:
    22,950 SF RETAIL @ 5 SPACES/1,000 SF..... 115 SPACES
    45,900 SF MEDICAL OFFICE @ 4.5 SPACES/1,000 SF..... 207 SPACES
    TOTAL PARKING REQUIRED..... 322 SPACES
12. PARKING PROVIDED:..... 360 SPACES
13. MINIMUM PARKING SPACE = 8.5' x 18'
14. MINIMUM AISLE WIDTH= 22'
15. THE SITE IS NOT LOCATED WITHIN THE CBCA OR AN "A" FLOODPLAIN.
16. THE SITE IS NOT HISTORIC.
17. THERE ARE NO ZONING HEARINGS ON THE PROPERTY.
18. PARKING WILL BE DURABLE AND DUSTLESS.
19. BACHELORS HALL LANE WILL BE CLOSED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
20. BASED UPON THE FILES IN THE ZONING REVIEW OFFICE, THERE ARE NO COMMERCIAL BUILDING PERMITS ON THE PROPERTY.
21. ALL SIGNS WILL COMPLY WITH SECTION 450, BCZR, UNLESS APPROVED BY A ZONING VARIANCE.

THERE ARE NO BUILDINGS WITHIN 200' OF THE CORNER OF THE PROPERTY BASED ON 1996 BALTIMORE COUNTY GIS TOPOGRAPHY


BACHELORS HALL LANE
PAINTERS MILL ROAD
McDONOGH ROAD
STONE CREEK PLACE
STONE RIDGE CIRCLE
OWINGS CHOICE COURT
LEHIGH CHOICE COURT
EXISTING BALTIMORE COUNTY RIGHT-OF-WAY
PROPOSED 3-STORY OFFICE BUILDING BUILDING ENVELOPE
* OFFICE AND PARKING LOCATIONS MAY VARY AFTER FINAL DESIGN BUT WILL STILL COMPLY WITH THE BCZR
PROPOSED SWM AREA
N 50°11'52" W 779.30'
S 50°11'52" E 364.78'
N 50°11'52" W 703.62'
N 22°10'35" W 29.50'
N 24°12'15" W 326.76'
N 22°10'35" W 824.47'
S 22°10'35" E 479.33'
S 22°10'35" E 310.63'
S 22°10'35" E 198.80'
N 57°53'25" W 92.64'
S 57°53'25" W 82.28'
S 50°11'52" E 42.92'
S 50°11'52" E 291.95'
S 32°00'08" W 72.26'
N 87°00'08" E 179.91'
N 84°04'27" E 28.97'
S 85°55'50" W 63.34'
S 57°53'25" W 66.24'
R = 340.46'
L = 128.81'
R = 340.46'
L = 68.50'
R = 340.46'
L = 128.81'
R = 340.46'
L = 310.84'
R = 2256.66'
L = 470.94'
R = 2026.69'
L = 423.62'
R = 160.00'
L = 35.78'
R = 160.00'
L = 42.00'
R = 160.00'
L = 42.00'
OT
OR-2
DR 16
DR 3.5
DR 5.5
DR 16
DR 5.5
560
570
580
590
600
610
620
630
640
650
660
670
680
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1000
1010
1020
1030
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1070
1080
1090
1100
1110
1120
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1170
1180
1190

General Notes

1. Owner/Applicant — McDonogh School, McDonogh, Maryland 21208 (410) 363-0600
2. Election District 2; Councilmanic District 3; Census Tracts 4021, 4037.02, and 4026.01
3. Watersheds 27 and 28, Subsewersheds 65, 66, and 67
4. Site Data

Site Acreage and Zoning

Net:	RAE-1	= 13.0 Ac +/-		
	OT	= 247.0 Ac. +/-		
	DR-1	= 105.2 Ac. +/-		
	OR-2	= 44.2 Ac +/-		
	Total	= 402.4 Ac. +/-		
Gross:	RAE-1	= 13.5 Ac +/-	(includes 30' of Painters Mill R/W)	
	OT	= 245.8 Ac. +/-	(includes 30' of Painters Mill R/W and the 40' former road bed of McDonogh Road)	
	DR-1	= 110.1 Ac. +/-	(includes 30' of Painters Mill R/W and 30' of I-795 R/W)	
	OR-2	= 47.1 Ac +/-	(includes 30' of McDonogh Road R/W, 30' of Painters Mill R/W, and 40' former road bed of McDonogh Road)	
	Total	= 416.5 Ac. +/-		

The developer of each lot will submit subsequent CRG refinements or waivers. All development will comply with Section 207, Office and Technology, of the Baltimore County Zoning Regulations. This note is not intended to supersede data on any recorded plats that are deemed to be fixed.

PHASE 2 (Distribution of s.f. per lot not yet determined)

Lot	Net Area +/- Less Road	Building Area Proposed	F.A.R.	Amenity Open Space +/-
8	8.3 Ac	–	–	–
9	16.2 Ac	–	–	–
10	18.4 Ac	–	–	–
11	14.0 Ac.	–	–	–
12 *	14.1 Ac	–	–	–
13	11.2 Ac	–	–	–
14	12.8 Ac.	–	–	–
Phase 2 Total	95.0 Ac	555,000 s.f	13	23.8 Ac
Phase 1 & 2 Grand Total	169.4 Ac	1,340,500 s.f.	0.18	39.2 Ac.

* Lot 12 will only be developed if Red Run Boulevard is extended to McDonogh Road

General Notes Continued

22. Parcels B & E
A more detailed site plan and architectural elevations will be submitted for review and approval by the Department of Planning prior to the issuance of building permits

PHASE 3

Lot	Net Area +/- Less Road	Building Area Proposed	F.A.R.	Amenity Open Space +/-
CRG Lot 3A	33.6 Ac.	595,000 s.f.	0.41	8.4 Ac
CRG Lot 3B *	38.0 Ac.	500,000 s.f	0.30	9.5 Ac
Parcels B and E	7.5 Ac	70,000 s.f	0.21	1.9 Ac
Phase 3 Total	79.1 Ac.	1,165,000 s.f	.34	19.8 Ac.
Phase 1, 2, and 3 Grand Total	248.5 Ac	2,505,500 s.f	0.23	62.1 Ac.

* Disposition of existing buildings on Lot 3B will be determined at time of development

Note: s.f./lot may vary, the total proposed building s.f. (2,505,500) will remain the same

Parking

Parking will be provided per current Baltimore County Zoning Regulations and will be shown on subsequent CRG refinement or waiver plans for individual lots

Landscape Planting

All planting will comply with Baltimore County Landscape Manual. Planting for individual lots will be shown on subsequent CRG refinement or waiver plans. A Final Landscape Plan will be approved for each lot prior to issuance of a grading permit

5. There are no proposed well or septic areas. Existing well and septic on Prochazka homestead are as shown. Existing well will be backfilled by a licensed well driller and a well abandonment report submitted when dwelling is connected to public water. Existing septic will be pumped and either backfilled or removed when dwelling is connected to public sewer

6. Soils.

Soil Series and Symbol	Hydro Class	With Basements	Without Basements	Street and Parking
Baile (BaA) (BaB)	D	Severe: High water table	Severe: High water table	Severe: High water table
Chester (CcB2)	B	Slight	Slight	Moderate: Slope
Codorus (Cu)	C	Severe: Flooding	Severe: Flooding	Severe: Flooding
Glenelg (GdD2)	B	Severe: Slope	Moderate: Slope	Severe: Slope
Glenville (GnA)	C	Severe: High water table	Moderate: High water table	Severe: High water table
Manor (MbC2)	B	Moderate: Slope	Moderate: Slope	Moderate Slope
(MbD2)	B	Severe: Slope	Severe: Slope	Severe: Slope
(MbD3)	B			
(McC2)	B	Moderate: Slope	Moderate Slope	Moderate Slope
(McD2)	B	Severe: Slope	Severe: Slope	Severe: Slope

Density Data

PHASE 1

Existing:

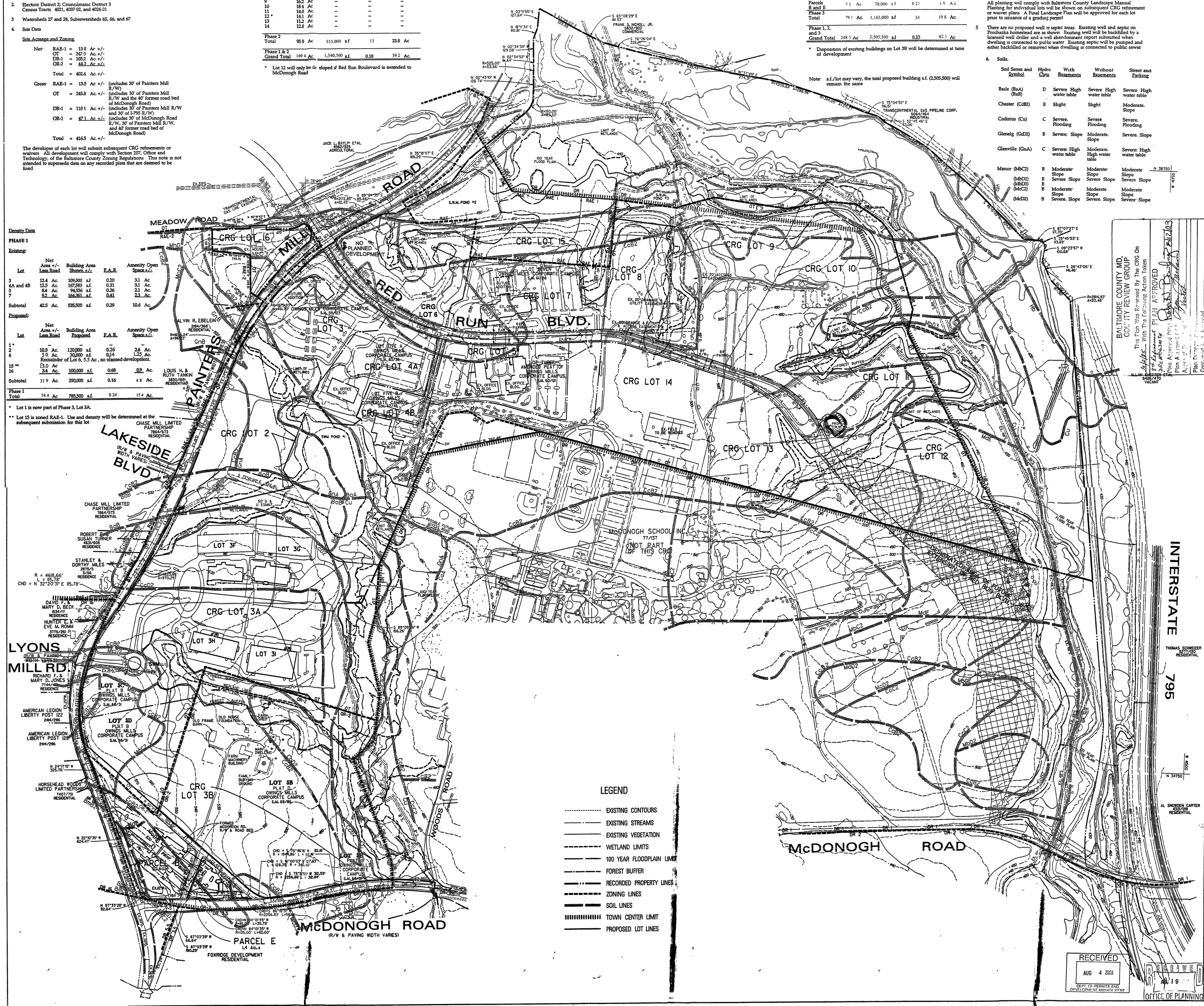
Lot	Net Area +/- Less Road	Building Area Shown +/-	F.A.R.	Amenity Open Space +/-
3	12.4 Ac.	109,000 s.f	0.20	3.1 Ac
4A and 4B	12.5 Ac.	167,583 s.f.	0.31	3.1 Ac.
5	8.4 Ac.	94,556 s.f.	0.26	2.1 Ac.
7	9.2 Ac.	164,361 s.f	0.41	2.3 Ac.
Subtotal	42.5 Ac.	535,500 s.f.	0.29	10.6 Ac.

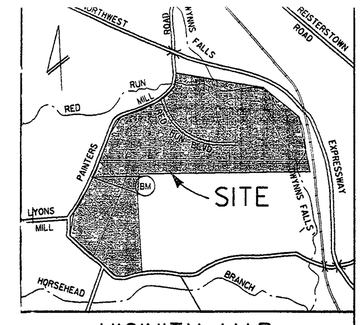
Proposed:

Lot	Net Area +/- Less Road	Building Area Proposed	F.A.R.	Amenity Open Space +/-
1 *	–	–	–	–
2	10.5 Ac.	120,000 s.f.	0.26	2.6 Ac.
6	5.0 Ac.	30,000 s.f.	0.14	1.25 Ac.
	Remainder of Lot 6, 5.5 Ac., no planned development.			
15 **	13.0 Ac			
16	3.4 Ac.	100,000 s.f.	0.68	0.9 Ac.
Subtotal	31.9 Ac.	250,000 s.f.	0.16	4.8 Ac.
Phase 1 Total	74.4 Ac	785,500 s.f.	0.24	15.4 Ac.

* Lot 1 is now part of Phase 3, Lot 3A.

** Lot 15 is zoned RAE-1. Use and density will be determined at the subsequent submission for this lot





VICINITY MAP
SCALE: 1" = 1000'

BENCH MARK

BALTIMORE COUNTY #963 ELEV. 520.26
SET RAILROAD SPIKE IN MACADAM ON SOUTHEAST SIDE OF PAINTERS MILL ROAD

LEGEND

- EXISTING CONTOURS
- EXISTING STREAMS
- EXISTING VEGETATION
- WETLAND LIMITS
- 100 YEAR FLOODPLAIN LIMIT
- FOREST BUFFER
- RECORDED PROPERTY LINES
- ZONING LINES
- SOIL LINES
- TOWN CENTER LIMIT
- PROPOSED LOT LINES

As per Section 26-277, where development occurs upon soils with possible severe or moderate limitations, borings will be taken to determine whether such conditions exist and the elevation at which they occur. Bedrock may be avoided by grading or blasting. High water table and poor drainage may be corrected by grading or construction of underground drains. The appropriate action to be taken will be determined during construction by a licensed professional soils engineer.

7. Existing buildings are as shown on the plan. The existing home is listed on the Maryland Historic Trust Inventory No. BA 2493. The existing home will remain. The existing cemetery will remain undisturbed.

8. Current Ownership: McDonogh Educational Fund and Institute, McDonogh, Maryland 21207
   Deed Reference: Liber 77, Folio 137
   Property Account No. 02-13-065510
   Current Ownership: McDonogh School, Inc. 8600 McDonogh Road, Baltimore, Maryland 21208
   Deed Reference: 7407/563, 7407/577, 7778/435
   Property Account No. 02-16-750042, 43; 21-00-003226; 20-00-012923
   Current Ownership: Frances D. H. Prochazka, P. O. Box 313, Owings Mills, MD 21117
   Deed Reference: 1051/370, 4402/221, 6469/331, 7417/599
   Property Account No.: 21-00-000256

9. Existing vegetation consists of meadow with approximately 35 percent mixed hardwood forest.

10. Trees will be retained where possible.

11. Stormwater management will be provided on each lot or in existing stormwater management ponds.

12. There are no known critical areas, archaeological sites, endangered species habitats, or hazardous materials on the site.

13. Streams, limits of field located wetlands, and 100-year floodplain are shown with associated buffers.

14. Forest Buffer:
    a. Standard Nondisturbance Notice: There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management
    b. Protective Covenants Note: Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

15. Any future uses established on this plan will comply with all applicable provisions of the Baltimore County Zoning Regulations, including, but not limited to, Sections 207, 409, 413, and the Zoning Policy Manual. The required building setbacks will be shown on each lot plan based on the proposed use and building orientation. All first time occupancy permits and any required future change of occupancy permits for uses with a greater required parking count must be accompanied by revised overall site development plans and revised overall parking calculations.

16. Per 207.4 of Baltimore County Zoning Regulations, building setbacks may be reduced to zero.

17. Estimated Average Daily Trips:
    2,505,500 / 1,000 = 2,506 x 11.5 = 28,819 ADT's

18. Wetlands, stream buffers, and 100-year floodplains on the east side of the site will be available as an employee amenity area with possible future connection to Horse Head stream valley park system.

19. CRG of Owings Mills Corporate Campus (OMCC) approved October 2, 1985. First plan refinement approved December 30, 1992. Prochazka Property CRG approved at meeting December 17, 1992. Plan was not signed pending resolution of outstanding staff comments

20. Topography shown hereon is based on a composite of aerial photography and design drawings.

21. Layout shown on CRG Lot 6 is schematic and may be adjusted to reflect final construction plans.

REASON FOR SECOND REVISION:
TO ADD PROCHAZKA CRG AND REMAINING PROCHAZKA PROPERTY TO OWINGS MILLS CORPORATE CAMPUS CRG
REASON FOR THIRD REVISION:
TO SUBDIVIDE LOT 3A INTO FIVE LOTS.
REASON FOR FOURTH REVISION:
TO SUBDIVIDE CRG LOT 3B INTO LOTS 3B, 3C, 3D, AND 3E.
REASON FOR FIFTH REVISION:
TO RESUBDIVIDE CRG LOT 3A FROM FIVE LOTS TO FOUR LOTS AND DEDICATE ADDITIONAL AREA. TO INCREASE BUILDING AREAS OF PHASE 1 CRG LOTS 3 AND 7.
REASON FOR SIXTH REVISION:
TO ADD APPROX. 2 ACRES ADJACENT TO THE PARCEL OWNED BY McDONOGH SCHOOL ON THE WEST SIDE OF PAINTERS MILL RD. TO THE OVERALL ACREAGE OF 243 ACRES IN THE O.M.C.C. CRG.
REASON FOR SEVENTH REVISION: TO SUBDIVIDE LOT 6 AND SHOW PROGRAM
REASON FOR EIGHTH REVISION: TO COMBINE PARCELS B AND E AND SHOW PROGRAM

DATA SOURCES:
AERIAL TOPOGRAPHY
DESIGN DRAWINGS

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

EIGHTH REVISED CRG
OWINGS MILLS CORPORATE CAMPUS

PART OF PLATS SM 59123, 60121, 61138, 6246, 6326, 6830, 6831, 6966

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MD.

DATE	BY	REVISIONS
10-24-96	KDE	THIRD REVISION
5-07-97	KDE	FOURTH REVISION
8-04-97	KDE	FIFTH REVISION
11-18-97	KDE	SIXTH REVISION
3-04-02	KCM	7th REVISION
7/15/03	JPL	8th REVISION

ISSUE DATES

REVIEW	8/21/95
BID:	
PERMIT	
CONSTRUCTION:	
BASE	JLN
DRAWN:	JLN
DESIGNED:	
CHECKED BY	JST/JRG
DATE CHECKED:	3/02 CMM
SCALE	1" = 200'
PROJECT NO.:	82013.46
DRAWING	1 OF 1

Lipman Frizzell & Mitchell LLC

REAL ESTATE CONSULTANTS

M. Ronald Lipman, CRE, MAI
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Stacy A. Harman
Eileen T. Thomas
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Barbara C. Gardner
Steven J. Kotowski, Sr.
Deborah M. Ryba, *Mgr.*

October 21, 2003

Mr. Gary Berman
Mastercraft Communities, LLC
P.O. Box 531
Owings Mills, MD 21117

SUBJECT: PROPOSED OFFICE DEVELOPMENT OWINGS MILLS CORPORATE CAMPUS

Dear Mr. Berman:

Enclosed please find Lipman Frizzell & Mitchell's (LF&M) analysis of certain real estate and market issues regarding the development of an office building at Owings Mills Corporate Campus in Owings Mills, Baltimore County, Maryland.

LF&M finds that the granting of Mastercraft's requested variances in connection with the development of the subject office building is consistent with the plan for the Owings Mills Corporate Campus business park and with the need for reasonable flexibility in offering accessory retail/commercial space for lease in the competitive market. The enclosed report summarizes our reasoning process.

It has been a pleasure working with you on this project. Please call me at (410) 423-2372 should you have any questions or comments.

Sincerely,
LIPMAN FRIZZELL & MITCHELL LLC

Joseph M. Cronyn
Partner

Three Centre Park • 8815 Centre Park Drive, Suite 200 • Columbia, Maryland 21045
(410) 423-2300 Fax (410) 423-2410 • (301) 565-3380 Fax (301) 587-3033 • www.lfmvalue.com

Petitioner No 4 B

PROPOSED OFFICE BUILDING
Owings Mills Corporate Campus

EXECUTIVE SUMMARY

Lipman Frizzell & Mitchell LLC (LF&M) has been engaged by Mastercraft Communities, LLC (Mastercraft) in connection with its petition to the Zoning Commissioner of Baltimore County regarding the development of an office building at Owings Mills Corporate Campus in Owings Mills, Baltimore County, Maryland.

Purpose of Assignment

The proposed office building is planned as being a three-story structure containing 68,850 sq.ft. of space. Variances have been requested to permit: 1) 34% of building floor area for accessory commercial uses and 2) maximum commercial spaces of 3,500 square feet.

LF&M has been engaged to comment on certain real estate and market issues regarding the requested variances and their compatibility with Owings Mills Corporate Campus and the County's plans for nearby Owings Mills.

Findings

Lipman Frizzell & Mitchell finds that the granting of the requested variances in connection with the development of the subject office building is consistent with the plan for the Owings Mills Corporate Campus business park and with the need for reasonable flexibility in offering accessory retail/commercial space for lease in the competitive market. In brief, our reasoning process is as follows:

- Location - The subject site is well located and visible in the Owings Mills Corporate Campus and at the intersection of two heavily trafficked roads near the heart of the Owings Mills Growth Area. The property has excellent access from both Painters Mill Road and McDonogh Road near their signalized intersection. Development of residential and commercial uses are intense to the north and west of the property, consistent with the County's Master Plan. The subject site has physical and locational characteristics suitable for both office and retail/commercial uses. The proposed uses are compatible with existing and proposed land uses in the surrounding neighborhood.

- Owings Mills Corporate Campus - There is currently minimal floor area devoted to accessory uses in the Owings Mills Corporate Campus business park. The addition of the subject's proposed accessory uses will bring the proportion of such uses within the park to only 2.37%--far below the maximum allowable in the predominate

O-T zone. The proposed uses will be subordinate to the principal office uses within the subject office building and within the Owings Mills Corporate Campus business park, due to their smaller floor area and due to the services which will be offered for the comfort and convenience of the office occupants.

- Market Demand - There is likely to be substantial consumer demand deriving from the more than 4,100 employees employed within the Owings Mills Corporate Campus business park, which the proposed accessory uses will be serving. In addition, that demand will be supplemented by other Owings Mills workers and by residents of nearby residential neighborhoods. Successful retail/commercial businesses at the subject site are likely to serve all of these sources of demand.

- Retail/Commercial Characteristics - A successful retail/commercial leasing program requires flexibility in the sizes of spaces which can be offered and a mix of smaller and larger tenants typically contributes to the financial health of a retail development. Restrictions on the size of uses to be permitted at the subject will present practical difficulties in the marketing of its retail/commercial space.

I. INTRODUCTION

Lipman Frizzell & Mitchell LLC (LF&M) has been engaged by Mastercraft Communities, LLC (Mastercraft) in connection with its petition to the Zoning Commissioner of Baltimore County regarding the development of an office building at Owings Mills Corporate Campus in Owings Mills, Baltimore County, Maryland.

Purpose of Assignment

The proposed office building is planned as being a three-story structure containing 68,850 sq.ft. of space. You are requesting approval for two variances:

1. That 34% of building floor area be permitted for accessory commercial uses (in lieu of the permitted 10%), and

2. That maximum commercial spaces of 3,500 sq.ft. be permitted (in lieu of the permitted maximum 1,500 sq.ft.) Also a special exception request.

LF&M has been engaged to comment on certain real estate and market issues regarding the requested variances and their compatibility with Owings Mills Corporate Campus and the County's plans for nearby Owings Mills.

Scope of Work

In conducting this analysis LF&M has accomplished tasks including the following:

- Inspected the subject site and its neighborhood;
- Reviewed the subject's preliminary sketch plan;
- Reviewed Baltimore County zoning regulations and Baltimore County Master Plan;
- Surveyed office, retail and residential uses in the nearby Owings Mills area;
- Reviewed land use patterns in nearby Owings Mills;
- Reviewed economic and demographic data concerning the property's market area;
- Interviewed private and public sector sources knowledgeable about the dynamics of Owings Mills;
- Drawn conclusions regarding the subject's potential benefits to the public.

Organization of Report

Following this Section I, LF&M's report is organized in four sections as follows: Section II, site and location analysis; Section III, Owings Mills Corporate Campus development and zoning context; Section IV, market demand and supply issues; Section V, summary and conclusions.

Qualifications of Consultant

Lipman, Frizzell & Mitchell is a multi-faceted real estate consulting and appraisal firm serving the Mid-Atlantic since 1977. LF&M is the Region's largest real estate advisory firm, with 20 professionals in our Columbia, MD headquarters. Joseph M. Cronyn, Partner, is the principal in charge of this assignment.

A brief description of the firm and Cronyn's resume are found in Appendix B at the end of this study.

II. SITE LOCATION ANALYSIS

A. Site Description

The subject property is located at the northeast corner of the intersection of Painters Mill Road and McDonough Road in Owings Mills, Baltimore County. It is a development site of approximately 7.515 acres, currently unimproved with any structure. The subject site slopes upwards from the intersection towards the northeast.

The subject property is parcels B and E within Parcel 426, Map 67 of the Baltimore County land records. It is located within the Owings Mills Corporate Campus, owned by McDonogh School.

B. Site Access

The subject site's two entrances will be at McDonogh Road and Painters Mill Road, each entrance being approximately 600 feet from the intersection of those roads.

The site has very good visibility from the roadways in all directions. It will be somewhat sheltered from the remainder of the Owings Mills Corporate Campus due to topography. It has approximately 1,000 feet of frontage along Painters Mill Road, which has four through-lanes at this point. It has approximately 725 feet of frontage along McDonogh Road, which is two lanes in front of the subject and joins Painters Mill in a T-intersection.

Traffic on the two roads is substantial, since they are major routes into the heart of the Owings Mills employment center from the south (Painters Mill) and east (McDonogh). The high volume of auto traffic makes this site a very desirable location for office and retail/commercial uses.

C. Owings Mills Growth Area

The subject property is located within the **Owings Mills Growth Area**. That area was conceived by the County's 1979 Master Plan as a self-sustaining planned community which would provide housing, employment, and a complete range of public and commercial services. Public authorities have made heavy investments in infrastructure to make Owings Mills a premier location for high quality, employment-intensive business and residential development. Private investment has also been significant. When the growth area is fully developed, it is projected to contain 44,000 residents and provide jobs for approximately 32,000 employees.

Owings Mills Corporate Campus, the subject's location, is designated as one of the five primary land use areas within the growth area. The business park is in conformity with **Master Plan 2010** planning criteria in that it has sought to develop high quality employment space and to achieve a balance of retail and employment land uses, discouraging non-auxiliary retail. It should also be noted that the Master Plan recommends improving the Owings Mills transportation network by upgrading McDonogh Road from Painters Mill Road to Reisterstown Road, directly impacting the subject site.

D. Surrounding Land Uses

LF&M has surveyed the subject's neighborhood and finds the following pattern of uses surrounding the property:

- East - To the east, the McDonogh School campus and its large open spaces dominate land use along McDonogh Road for approximately 1.5 miles. As that road approaches Reisterstown Road, residential and then commercial development build in intensity. McDonogh Road is a major pass-through route from the Baltimore Beltway (I-695) and Reisterstown Road to Painters Mill Road and Owings Mills employment concentrations.

- North - To the north, intense residential, retail and employment concentrations predominate. Within Owings Mills Corporate Campus itself, T.Rowe Price and other major employers are located. The Corporate Center at Owings Mills, Red Run Employment Corridor and other office employment concentrations are farther north. The Owings Mills Mall and its related restaurant park and theater complex are the core retail concentration for the Growth Area. The Owings Mills Metro Station is the suburban terminus for the Baltimore Region's subway line and a major transportation hub. Hospitality uses are clustered around the Town Center.

- West - To the west, the residential uses are concentrated in a broad range of formats: single family detached and townhomes, multifamily condominiums and apartments, family and age-restricted. Neighborhoods include the Village of Painters Mill, Owings Mills New Town, Owings Choice, Lyonswood, Winterset, Brookside Commons and more. Supporting community shopping centers are Lakeside Village (anchored by a Food Lion supermarket), New Town Village Center (anchored by a Giant supermarket) and Brookside Commons.

- South - To the south, typically single family residential uses prevail down to Liberty Road (MD Route 26).

D. Summary

In summary, the subject site is well located and visible in the Owings Mills Corporate Campus and at the intersection of two heavily trafficked roads near the heart of the Owings Mills Growth Area. The property has excellent access from both Painters Mill Road and McDonogh Road near their signalized intersection. Development of residential and commercial uses are intense to the north and west of the property, consistent with the County's Master Plan.

The subject site has physical and locational characteristics suitable for both office and retail/commercial uses. The proposed uses are compatible with existing and proposed land uses in the surrounding neighborhood.

III. OWINGS MILLS CORPORATE CAMPUS

In this section, LF&M reviews the situation of the subject site within the context of the entire Owings Mills Corporate Campus business park.

A. Owings Mills Corporate Campus

Owings Mills Corporate Campus is a first class business park developed on land owned by McDonogh School. The park has been constructed with high design standards and is well-located with regard to Owings Mills Town Center, the Owings Mills Metro Station, and interstate routes I-795 and I-695. It is one of the premier business locations in Baltimore County.

The business park includes the following office properties:

Address	Bldg. Area	Built	Occupant
10045 Red Run Blvd.	61,752 sq.ft.	1989	Multi-tenant
10055 Red Run Blvd.	30,629 sq.ft.	1989	Multi-tenant
10065 Red Run Blvd.	62,602 sq.ft.	1991	Alpharma
10075 Red Run Blvd.	100,000 sq.ft.	1992	Baltimore Life Insurance
10085 Red Run Blvd.	58,000 sq.ft.	1990	Multi-tenant
10090 Red Run Blvd.	110,309 sq.ft.	1990	T.Rowe Price
10096 Red Run Blvd.	15,000 sq.ft.		
4545 Painters Mill Rd.	110,000 sq.ft.	1997	T.Rowe Price
4555 Painters Mill Rd.	110,000 sq.ft.	1997	T.Rowe Price
4515 Painters Mill Rd.	145,000 sq.ft.	1997	T.Rowe Price
4525 Painters Mill Rd.	200,000 sq.ft.	1997	T.Rowe Price
Total	1,003,292 sq.ft.		

Source: CoStar Realty Information, Inc.

Within the business park, the only retail/commercial use now in existence is the Alco Pharmacy, which occupies 2,439 sq.ft. total in the Physicians Pavilion Building at 10085 Red Run Boulevard. Of that space, only 1,000 sq.ft. are actually devoted to the pharmacy's retail operation.

B. Zoning Analysis

The Owings Mills Corporate Campus is zoned O-T and OR-2. The subject parcel is predominately zoned OR-2. Uses permitted by right within the OR-2 zone are principally "Class A and Class B office buildings containing offices, medical offices, or medical clinics", research institutes or laboratories, opticians' or optometrists' establishments. Also permitted by right are accessory uses "normally and customarily incidental to any permitted principal use" including:

Conference facilities
Banks
Duplicating service businesses
Secretarial-service establishments
Drug stores
Standard restaurant, carry-out restaurant, or tavern without dancing or live entertainment
Exercise room
Newsstands
Personal-care establishments
Stationery or office-supply shops
Travel bureaus
Garment cleaning, collection, and pick-up only
Data processing and office equipment service establishments
Photographic film-processing establishments

The floor-area of accessory uses is limited as follows:

a. No more than 10% of the aggregate adjusted gross floor area of all buildings may be occupied by accessory conference facilities or commercial uses.

b. No single accessory commercial use other than a hotel, health and fitness club, conference facility, standard restaurant, carry-out restaurant, or tavern may occupy more than 1,500 square feet of floor area.

Certain accessory uses are allowable by special exception if they would occupy more floor area than would be allowed, provided that the zoning commissioner finds that the uses will primarily serve the principal uses of the lot or office park, including:

Conference facilities
Standard restaurant, carry-out restaurant, or tavern without dancing or live entertainment
Hotel and motel
Health and fitness clubs

Within the O-T (Office and Technology) Zone, it is intended that the quality of the environment "shall be equal to that of the O-R Zone." A broader list of principal uses is permitted, and a list of auxiliary uses similar to that above is permitted "provided no more than 5% of the total adjusted gross floor area of the building is occupied by such uses and provided no single commercial use occupies more than 3,000 square feet of adjusted gross floor area."

An accessory use has the following characteristics:

a. is customarily incident and subordinate to and serves a principal use or structure;
b. is subordinate in area, extent or purpose to the principal use or structure;
c. is located on the same lot as the principal use or structure served; and
d. contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure serve

C. *Accessory/Auxiliary Uses within Business Park*

Permitted Accessory Area

The O-T zoning of the existing Owings Mills Corporate Campus buildings permits for up to 50,165 sq.ft. of auxiliary uses:

Total Building Area:	1,003,292 sq.ft.
Times:	5.0%
Permitted Auxiliary Use	50,165 sq.ft.

There are now 2,439 sq.ft. of auxiliary uses occupied in Owings Mills Corporate Campus, or .24% of total building area. This is less than one-twentieth of the maximum permitted floor area:

$$\frac{2{,}439 \text{ sq.ft.}}{1{,}003{,}292 \text{ sq.ft.}} = .0024 = .24\%$$

If we add the subject office building's proposed first-floor accessory uses to the numerator of the above equation and add the subject's total building area to the denominator, the proportion of accessory uses is as follows:

$$\frac{25{,}389 \text{ sq.ft.}}{1{,}072{,}142 \text{ sq.ft.}} = .0237 = 2.37\%$$

Even with the addition of the subject's proposed accessory use space, the 2.37% proportion of such space within the Owings Mills Corporate Campus business park falls far short of the maximum allowed under the zoning ordinance.

Subordinate Use

The proposed accessory uses will occupy only one-third of the office building. They will certainly be open to office users (workers and companies) within the building and the business park. The office users will logically constitute a core customer base for any accessory businesses, particularly during normal business hours.

The subject's proposed commercial accessory uses will, therefore, be subordinate to the principal office use of the property, will be subordinate in area, and will contribute to the comfort and convenience of the principal occupants and office use for the property and the Owings Mills Corporate Campus business park.

D. *Summary & Conclusion*

LF&M finds that there is currently minimal floor area devoted to accessory uses in the Owings Mills Corporate Campus business park. The addition of the subject's proposed

accessory uses will bring the proportion of such uses within the park to only 2.37%--far below the maximum allowable in the predominate O-T zone.

We further find that the proposed uses will be subordinate to the principal office uses within the subject office building and within the Owings Mills Corporate Campus business park, due to their smaller floor area and due to the services which will be offered for the comfort and convenience of the office occupants.

IV. MARKET DEMAND & SUPPLY

In this section, LF&M analyzes market factors influencing the proposed accessory retail/commercial uses at the subject location. The following principal sources of market demand will be considered:

- Employees in Owings Mills Corporate Campus and Owings Mills generally
- Residents of nearby Owings Mills

Retail/commercial supply issues will also be addressed.

A. Employment Demand

The proposed accessory uses are, first, targeted to the employees working in the subject office building; next, to employees working in the Owings Mills Corporate Campus business park; also, to employees working in Owings Mills locations proximate to the subject property.

Throughout this section, certain employment estimates are made based on the rule of thumb in the commercial real estate business that each employee is allocated 250 sq.ft. of space. We have also used estimates made by Claritas, Inc., a national demographic research firm, concerning total employment in the area.

Subject Office Building

The subject office building will contain 45,900 sq.ft. of office space on its upper two levels. At a ratio of 250 sq.ft. per employee, the building is estimated to be the workplace for 184 persons.

Owings Mills Corporate Campus

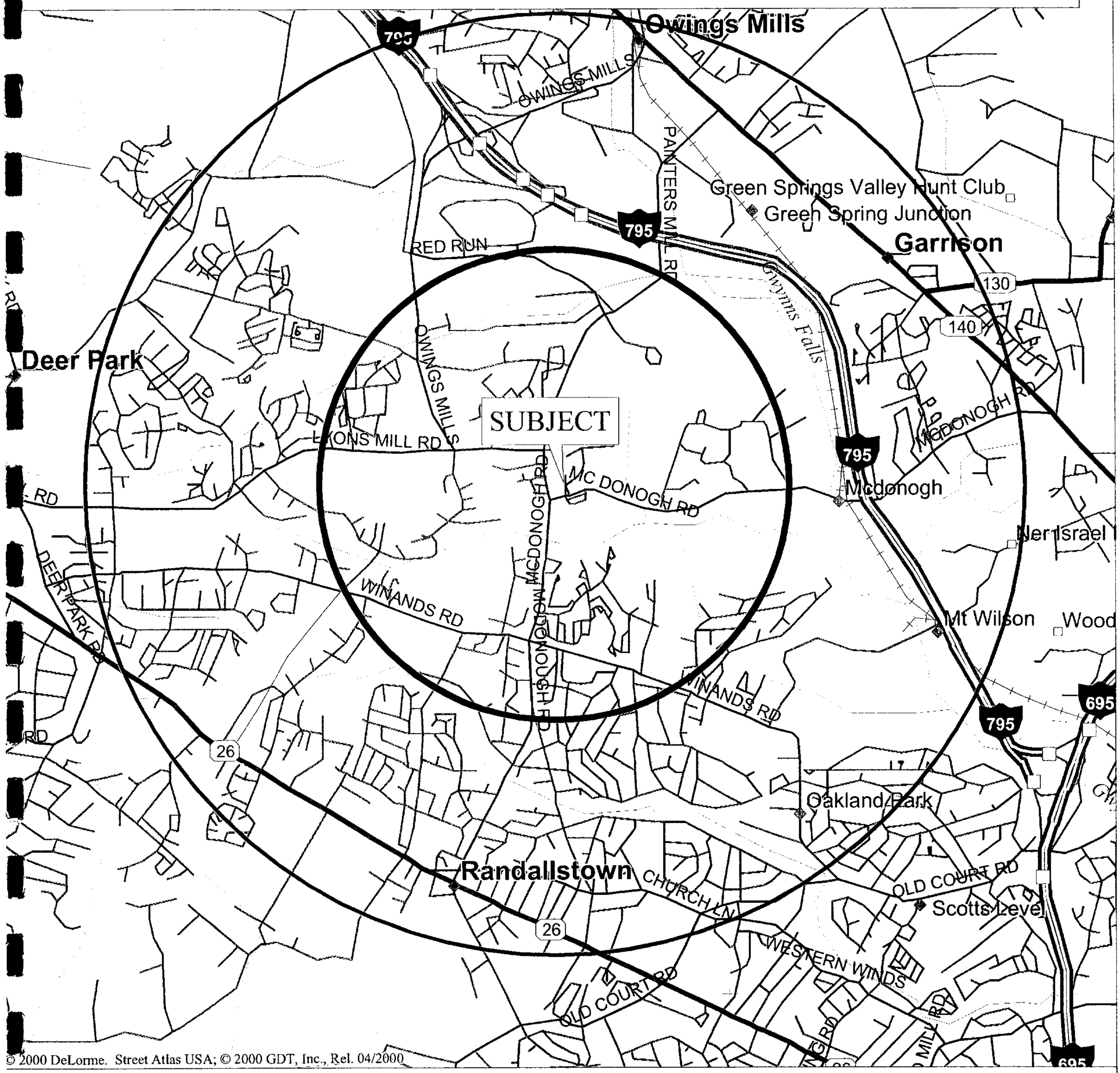
The Owings Mills Corporate Campus now contains 1,003,292 sq.ft. of office space. At a ratio of 250 sq.ft. per employee, the business park is estimated to be the workplace for 4,013 persons.

Nearby Owings Mills

LF&M estimates the number of employees working in nearby Owings Mills by reference to the Claritas "Business-Facts: Daytime Employment" statistics summarized below (and contained in Appendix A.)

We believe the statistics to be extremely conservative, since we observe that the report detail accounts for only 541 persons in the "Securities Brokers and Investments" business sector, when T. Rowe Price alone accounts for approximately 1,900 jobs

Subject Site: 1- and 2-Mile Rings



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Scale 1:37,500 (at center)

2000 Feet

1000 Meters

- Local Road
- Major Connector
- State Route
- Trail
- Interstate/Limited Access
- Exit
- Utility/Pipe
- Railroad
- Point of Interest
- Small Town
- Locale
- Cemetery
- Population Center
- Water
- State Park/Forest
- Woodland

within the Owings Mills Corporate Campus. Nonetheless, the data provides some way to gauge the additional workers in nearby Owings Mills who will have some potential to be served by the subject's accessory retail/commercial component.

2003 Employment Estimates		
	0 - 1.0 Mile	1.0 - 2.0 Miles
Businesses	348	1,461
Employees	7,147	20,558

Source: Claritas, Inc.

We, therefore, conservatively estimate that there are at least 348 businesses and 7,147 employees located within a 1-mile radius of the subject. Those counts expand dramatically to a total of 1,809 businesses and 27,705 employees within the 2-mile radius.

Subtracting the 4,013 workers whom we estimate are already working within the Owings Mills Corporate Campus from the 7,147 workers within the 1-mile ring, LF&M estimates that up to an additional 3,134 workers are employed in proximity to the subject.

Employee Summary

The subject's accessory uses are intended to contribute to the comfort and convenience of the office employees at the property and within the Owings Mills Corporate Campus business park. By our calculation, those employees total approximately 4,197 workers who will be at the subject property or in the same business park on a daily basis. In addition, there are conservatively another 3,134 employees who work daily within a 1-mile radius of the subject property.

B. Residential Demand

The proposed accessory uses are, next, targeted to residents living in neighborhoods near the subject property. Many retail/commercial businesses will decide to boost their sales by staying open extended and weekend hours in order to accommodate residential demand. We have again used Claritas estimates made by Claritas, Inc., a national demographic research firm, concerning total employment in the area (included in Appendix A.)

2003 Residential Demographics			
	0 - 1.0 Mile	1.0 - 2.0 Miles	2.0 - 3.0 Mile
Population	9,627	31,658	39,993
Households	3,911	12,903	16,631
Avg. Hhld Income	$80,009	$71,809	$68,336
Aggregate Hhld Income	$313,000,000	$927,000,000	$1,136,000,000

Source: Claritas, Inc.

Claritas estimates that there are over 9,627 persons living in 3,911 households located within a 1-mile radius of the subject in 2003. Those households have average household incomes of over $80,000 per year and their aggregate earnings total approximately $313 million in 2003.

The number of households and the aggregate income of those households triples in the next ring out (1.0-2.0 mile), offering businesses at the subject easy access to additional nearby consumers.

LF&M finds, therefore, that businesses at the subject property will also be able to capture additional market demand from an affluent, strong and growing residential market in proximate neighborhoods.

C. Retail/Commercial Supply

LF&M's experience is that any retail property owner needs space configured with sufficient flexibility to appeal to a range of potential businesses. Typically retail properties are divided into "bays" with a certain minimum square footage determined by factors including the depth of the structure, interior column spacing, door/window placement in the building facade, etc. Those bays can then be leased singly or in multiples to fit the needs of the commercial tenant. A shopping center might, for example, have standard bays of 1,500 sq.ft. each, which will require tenants to lease spaces of no less than 1,500 sq.ft. or its multiples: 3,000 sq.ft.; 4,500 sq.ft.; etc. Each retail property is slightly different in the spaces it offers, as determined by the retail niche it ambitions, size/configuration of building and site, access and other variables.

LF&M has interviewed leasing agents involved in marketing a number of the more prominent community retail properties in the nearby Owings Mills area including: Lakeside Village Shopping Center (9201 Lakeside Boulevard), New Town Village Center (9700 Groffs Mill Drive) and Brookside Commons (9351 Lakeside Boulevard). The minimum bay size for those properties ranges from 645 sq.ft. up to 1,800 sq.ft., and each of the properties has tenants occupying a broad range of single and multiple bays. The shopping centers have high occupancies. Often, the single bays tend to be occupied by smaller, local businesses while the multiple bay operations tend to be regional or national businesses. Also, certain tenant types tend to lease the larger spaces, such as restaurants, drug stores, video stores, fitness clubs, medical offices, banks and others. Many of these are accessory uses permitted within the OR-2 zone.

LF&M finds that 1) a successful retail/commercial leasing program requires flexibility in the sizes of spaces which can be offered and 2) a mix of smaller and larger tenants typically contributes to the financial health of a retail development. Restrictions of 1,500 sq.ft. on the size of uses to be permitted at the subject will present practical difficulties in the marketing of its retail/commercial space.

E. Summary & Conclusion

LF&M finds that there is likely to be substantial consumer demand deriving from the more than 4,100 employees employed within the Owings Mills Corporate Campus business park, which the proposed accessory uses will be serving. In addition, that demand will be supplemented by other Owings Mills workers and by residents of nearby residential neighborhoods. Successful retail/commercial businesses at the subject site are likely to serve all of these sources of demand.

We also find that 1) a successful retail/commercial leasing program requires flexibility in the sizes of spaces which can be offered and 2) a mix of smaller and larger tenants typically contributes to the financial health of a retail development. Restrictions of 1,500 sq.ft. on the size of uses to be permitted at the subject will present practical difficulties in the marketing of its retail/commercial space.

V. SUMMARY & CONCLUSIONS

Lipman Frizzell & Mitchell finds that the granting of the requested variances in connection with the development of the subject office building is consistent with the plan for the Owings Mills Corporate Campus business park and with the need for reasonable flexibility in offering accessory retail/commercial space for lease in the competitive market. In brief, our reasoning process is as follows:

- Location - The subject site is well located and visible in the Owings Mills Corporate Campus and at the intersection of two heavily trafficked roads near the heart of the Owings Mills Growth Area. The property has excellent access from both Painters Mill Road and McDonogh Road near their signalized intersection. Development of residential and commercial uses are intense to the north and west of the property, consistent with the County's Master Plan. The subject site has physical and locational characteristics suitable for both office and retail/commercial uses. The proposed uses are compatible with existing and proposed land uses in the surrounding neighborhood.

- Owings Mills Corporate Campus - There is currently minimal floor area devoted to accessory uses in the Owings Mills Corporate Campus business park. The addition of the subject's proposed accessory uses will bring the proportion of such uses within the park to only 2.37%--far below the maximum allowable in the predominate O-T zone. The proposed uses will be subordinate to the principal office uses within the subject office building and within the Owings Mills Corporate Campus business park, due to their smaller floor area and due to the services which will be offered for the comfort and convenience of the office occupants.

- Market Demand - There is likely to be substantial consumer demand deriving from the more than 4,100 employees employed within the Owings Mills Corporate Campus business park, which the proposed accessory uses will be serving. In addition, that demand will be supplemented by other Owings Mills workers and by residents of nearby residential neighborhoods. Successful retail/commercial businesses at the subject site are likely to serve all of these sources of demand.

- Retail/Commercial Characteristics - A successful retail/commercial leasing program requires flexibility in the sizes of spaces which can be offered and a mix of smaller and larger tenants typically contributes to the financial health of a retail development. Restrictions on the size of uses to be permitted at the subject will present practical difficulties in the marketing of its retail/commercial space.

APPENDIX A
Demographic & Economic Data
Claritas, Inc.

APPENDIX B
Consultant Qualifications

Lipman Frizzell & Mitchell, LLC

Lipman, Frizzell & Mitchell is a multi-faceted real estate consulting and appraisal firm serving the Mid-Atlantic since 1977. LF&M is the Region's largest real estate advisory firm, with 16 professionals in our Columbia, MD headquarters. The firm offers advisory services including: appraisal/portfolio valuation, litigation support/expert testimony, feasibility assessment, economic and fiscal analysis, transaction consulting.

Joseph M. Cronyn

Joseph M. Cronyn is the senior consultant who completed this assignment. Mr. Cronyn has a broad professional background in real estate acquired over 30 years in the industry including: research, sales and marketing, development, financing and appraisal. His advisory assignments have encompassed: market and financial feasibility analyses of major real estate projects; land acquisition and marketing for residential development; tax-motivated and conventional financing for single family and multifamily residential projects; and advising public, non-profit and private clients concerning real estate decision-making.

Mr. Cronyn is qualified in analyzing the multitude of issues relating to residential and commercial real estate development, including: demographic and economic trends, financial analysis and property valuation, economic and fiscal impacts.

Mr. Cronyn has conducted real estate feasibility analyses in Baltimore County. He has testified man times before the Zoning Hearing Examiner and the Board of Zoning Appeals in Baltimore County concerning real estate economics and market issues. the public need for various kinds of commercial facilities and other planning issues in most of the jurisdictions in the Washington-Baltimore Region.

JOSEPH M. CRONYN
Resume

Joseph Cronyn has a broad professional background in real estate research, sales and marketing, development, public policy, financing and appraisal. His experience includes market and financial feasibility analyses of major real estate projects; land acquisition and marketing for commercial and residential development; planning for mixed use development, including historic preservation concerns; tax-motivated and conventional financing for single family and multifamily residential projects; and advising public, non-profit and private clients concerning economic and community development strategies.

PROFESSIONAL EXPERIENCE

Lipman Frizzell & Mitchell, LLC, Columbia, MD (1997 - present)
Partner

Conducts market feasibility analyses for commercial and residential real estate projects throughout the Mid-Atlantic area. Analyzes commercial real estate markets and specializes in determining the economic and fiscal outcomes of real estate decision-making. Building on strong skills in economic and demographic research, also advises clients on economic development, public sector housing policy, historic preservation and fiscal impact issues. Recent assignments include:

- Celebrate Virginia North Commercial P.U.D. Feasibility, Fredericksburg VA
- Owings Mills Metro Station Master Redevelopment Plan, Baltimore County
- National Business Park Feasibility, Anne Arundel County
- Springfield & Spring Grove State Hospitals Redevelopment, Baltimore and Carroll Counties
- Convention Center Hotel Feasibility, Baltimore City
- HOPE 6 Public Housing Development: Baltimore, Hagerstown, Philadelphia
- State Housing Needs Assessment: Delaware, Maryland and Louisiana
- Bainbridge Mixed Use P.U.D. Feasibility, Cecil County
- Multifamily Rental Feasibility: Delaware, Maryland, Pennsylvania, Virginia
- Retail Market Feasibility: Baltimore, Carroll, Harford, Howard Counties
- Planning & Zoning Testimony, Washington-Baltimore Area
- Historic Preservation Legislation: Fiscal and Economic Impacts: Baltimore City and State of Maryland
- Retail Network Design, Department of Liquor Control, Montgomery County

Legg Mason Realty Group, Inc., Baltimore, MD (1989 - 1997)
Vice President

Built a professional practice within the real estate advisory subsidiary of a major regional securities firm. Served private, public and non-profit clients throughout the Mid-Atlantic states in dealing with their real estate-related issues: residential and commercial development, market and financial feasibility, fiscal and economic impacts.

Financial Associates of Maryland, Baltimore, MD (1987 - 1989)
Vice President

Responsible for land acquisition and marketing for firm specializing in real estate development and venture capital investment. Analyzed financial and sales feasibility for residential lot development and home construction projects.

Baltimore Federal Financial, F.S.A., Baltimore, MD (1982 - 1987)
Director of Sales & Marketing. Senior Vice President

Responsible for all marketing and public relations for one of the largest thrift organizations in Maryland. Directed all retail sales efforts and administration of statewide branch banking network, stock brokerage, insurance agency and business development functions.

Neighborhood Reinvestment Corporation, Washington, DC (1978 - 1982)
Assistant Director

Discovered and developed innovative urban revitalization projects throughout the United States for prominent national non-profit corporation. Supervised allocation of grant budget and researched impact of programs. Trained staff and local non-profits in real estate practices and housing finance.

Baltimore Federal Savings & Loan, Baltimore, MD (1976 - 1978)
Mortgage Underwriter and Urban Lending Coordinator

Evaluated residential purchase and rehabilitation mortgage loans for investment. Assisted in the development of urban lending techniques in cooperation with public, non-profit and private sector partners.

St. Ambrose Housing Aid Center, Baltimore, MD (1973-1976)
Principal and Housing Counselor

Counselor and non-profit real estate agent. Sold over 200 homes to low- and moderate-income families throughout the Baltimore Metropolitan Area. Researched local housing issues.

EDUCATION

Master of Business Administration
Loyola College, Executive Program, 1986

B.A. in English & Philosophy
Boston College, 1969

AFFILIATIONS

Neighborhood Housing Services of Baltimore, Chairman of the Board
Citizens Planning and Housing Association, Member
Preservation Maryland, Member
Maryland Industrial Development Association (MIDAS), Member
Regional Development Advisory Committee, Baltimore Metropolitan Council
Lambda Alpha International Land Economics Society, Member
MD Route 32 Planning Study, Land Use Expert Panel, Member
Mayor's Council on City Living (Baltimore City), Member

PROFESSIONAL LICENSES

State of Maryland Real Estate Agent's License

QUALIFIED AS EXPERT WITNESS

Before zoning hearing examiners and/or boards of appeals: Anne Arundel County, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, Prince George's County.

BUSINESS-FACTS: DAYTIME EMPLOYMENT

Prepared For:

Project Code: **Order #: 962680559**

Type: Radius
Coord: 39.395288 -76.787713

4515 PAINTERS MILL RD
OWINGS MILLS, MD 21117-4903

Site: 01

1.00 Mile Radius

Business Employment By Type	# Businesses	# Employees	# Emp/Bus
Total Businesses	348	7,147	21
Retail Trade	142	2,032	14
Home Improvement Stores	0	0	0
General Merchandise Stores	5	771	154
Food Stores	5	45	9
Auto Dealers and Gas Stations	1	6	6
Apparel and Accessory Stores	51	434	9
Furniture and Home Furnishings	15	128	9
Eating and Drinking Places	18	285	16
Miscellaneous Retail Stores	47	363	8
Finance-Insurance-Real Estate	43	2,658	62
Banks, Saving and Lending Institutions	12	166	14
Securities Brokers and Investments	8	541	68
Insurance Carriers and Agencies	12	1,726	144
Real Estate-Trust-Holding Co	11	225	20
Services	137	2,026	15
Hotels and Lodging	3	66	22
Personal Services	23	154	7
Business Services	37	1,067	29
Motion Picture and Amusement	2	18	9
Health Services	20	143	7
Legal Services	13	84	6
Education Services	1	225	225
Social Services	7	89	13
Other Services	31	180	6
Agriculture	2	7	4
Mining	0	0	0
Construction	1	30	30
Manufacturing	6	183	30
Transportation, Communication/Public Utilities	8	63	8
Wholesale Trade	7	102	15
Government	2	46	23
Daytime Population	7,147		
Daytime Population/Businesses	21		
Residential Population	7,780		
Residential Population/Businesses	22		

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BUSINESS-FACTS: DAYTIME EMPLOYMENT

Prepared For:

Project Code: **Order #: 962680559**

Type: Radius
Coord: 39.395288 -76.787713

4515 PAINTERS MILL RD
OWINGS MILLS, MD 21117-4903

Site: 01

2.00 Mile Radius

Business Employment By Type	# Businesses	# Employees	# Emp/Bus
Total Businesses	1,809	27,705	15
Retail Trade	439	7,554	17
Home Improvement Stores	17	828	49
General Merchandise Stores	13	1,119	86
Food Stores	28	627	22
Auto Dealers and Gas Stations	26	762	29
Apparel and Accessory Stores	64	537	8
Furniture and Home Furnishings	65	685	11
Eating and Drinking Places	85	1,694	20
Miscellaneous Retail Stores	141	1,302	9
Finance-Insurance-Real Estate	190	4,411	23
Banks, Saving and Lending Institutions	72	1,167	16
Securities Brokers and Investments	15	682	45
Insurance Carriers and Agencies	33	1,909	58
Real Estate-Trust-Holding Co	70	653	9
Services	861	10,129	12
Hotels and Lodging	3	66	22
Personal Services	169	1,157	7
Business Services	200	2,947	15
Motion Picture and Amusement	40	471	12
Health Services	191	2,352	12
Legal Services	50	232	5
Education Services	21	1,253	60
Social Services	57	965	17
Other Services	130	686	5
Agriculture	20	120	6
Mining	1	18	18
Construction	107	1,322	12
Manufacturing	61	2,811	46
Transportation, Communication/Public Utilities	55	674	12
Wholesale Trade	73	620	8
Government	2	46	23
Daytime Population	27,705		
Daytime Population/Businesses	15		
Residential Population	40,613		
Residential Population/Businesses	22		

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Household Trend

Prepared For:
Project Code: 1078

Order #: 962680323
Site: 01

0.0 - 1.0 Miles Total

Description	2000 Census	2003 Estimate	%Change 2000-2003	2008 Projection	%Change 2003-2008
Universe Totals					
Population	8,599	9,627	11.95%	11,256	16.92%
Households	3,408	3,911	14.76%	4,759	21.68%
Families	2,268	2,552	12.52%	3,018	18.26%
Housing Units	3,596	4,135	14.99%	5,042	21.93%
Group Quarters Population	77	77	0.00%	77	0.00%
Average Household Size	2.50	2.44	-2.40%	2.35	-3.69%
Income Totals					
Aggregate($MM) Household Income	$241	$313	29.88%	$426	36.10%
Per Capita	$28,122	$32,580	15.85%	$37,915	16.38%

Description	2000 Census	Percent	2003 Estimate	Percent	2008 Projection	Percent
Total Household Income	3,401		3,911		4,759	
Income Less than $15,000	214	6.29%	223	5.70%	246	5.17%
Income $15,000 - $24,999	151	4.44%	166	4.24%	185	3.89%
Income $25,000 - $34,999	261	7.67%	206	5.27%	180	3.78%
Income $35,000 - $49,999	434	12.76%	503	12.86%	515	10.82%
Income $50,000 - $74,999	918	26.99%	950	24.29%	1,037	21.79%
Income $75,000 - $99,999	708	20.82%	784	20.05%	930	19.54%
Income $100,000 - $149,999	587	17.26%	894	22.86%	1,260	26.48%
Income $150,000 - $249,999	104	3.06%	143	3.66%	328	6.89%
Income $250,000 - $499,999	22	0.65%	35	0.89%	62	1.30%
Income $500,000 or more	3	0.09%	8	0.20%	17	0.36%
Average Household Income	$70,941		$80,009		$89,545	
Median Household Income	$67,451		$72,568		$80,840	
Total Family Household Income	2,276		2,552		3,018	
Income Less than $15,000	80	3.51%	83	3.25%	90	2.98%
Income $15,000 - $24,999	58	2.55%	59	2.31%	59	1.95%
Income $25,000 - $34,999	119	5.23%	90	3.53%	75	2.49%
Income $35,000 - $49,999	251	11.03%	269	10.54%	253	8.38%
Income $50,000 - $74,999	607	26.67%	594	23.28%	604	20.01%
Income $75,000 - $99,999	540	23.73%	560	21.94%	620	20.54%
Income $100,000 - $149,999	518	22.76%	748	29.31%	984	32.60%
Income $150,000 - $249,999	85	3.73%	116	4.55%	276	9.15%
Income $250,000 - $499,999	16	0.70%	25	0.98%	45	1.49%
Income $500,000 or more	3	0.13%	7	0.27%	13	0.43%

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Household Trend

Prepared For:
Project Code: 1078

Order #: 962680323
Site: 01

0.0 - 1.0 Miles Total

Description	2000 Census	Percent	2003 Estimate	Percent	2008 Projection	Percent
Households by Household Type and Size*						
Nonfamily Households	1,140		1,359		1,741	
1-person household	844	74.04%	1,026	75.50%	1,369	78.63%
2-person household	258	22.63%	291	21.41%	328	18.84%
3-person household	32	2.81%	36	2.65%	38	2.18%
4-person household	5	0.44%	5	0.37%	5	0.29%
5-person household	0	0.00%	0	0.00%	1	0.06%
6-person household	0	0.00%	0	0.00%	0	0.00%
7 or more person household	0	0.00%	0	0.00%	0	0.00%
Family Households	2,268		2,552		3,018	
2-person household	926	40.83%	1,074	42.08%	1,336	44.27%
3-person household	619	27.29%	702	27.51%	840	27.83%
4-person household	451	19.89%	490	19.20%	543	17.99%
5-person household	178	7.85%	189	7.41%	199	6.59%
6-person household	53	2.34%	59	2.31%	65	2.15%
7 or more person household	41	1.81%	39	1.53%	35	1.16%

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Household Trend

Prepared For:
Project Code: 1078

Order #: 962680323
Site: 01

1.0 - 2.0 Miles Total

Description	2000 Census	2003 Estimate	%Change 2000-2003	2008 Projection	%Change 2003-2008
Universe Totals					
Population	29,073	31,658	8.89%	35,765	12.97%
Households	11,617	12,903	11.07%	15,060	16.72%
Families	7,479	8,159	9.09%	9,268	13.59%
Housing Units	12,164	13,521	11.16%	15,800	16.86%
Group Quarters Population	639	641	0.31%	644	0.47%
Average Household Size	2.45	2.40	-2.04%	2.33	-2.92%
Income Totals					
Aggregate($MM) Household Income	$768	$927	20.70%	$1,205	29.99%
Per Capita	$26,627	$29,428	10.52%	$33,840	14.99%

Description	2000 Census	Percent	2003 Estimate	Percent	2008 Projection	Percent
Total Household Income	11,639		12,903		15,060	
Income Less than $15,000	737	6.33%	737	5.71%	758	5.03%
Income $15,000 - $24,999	926	7.96%	891	6.91%	853	5.66%
Income $25,000 - $34,999	1,270	10.91%	1,178	9.13%	1,116	7.41%
Income $35,000 - $49,999	1,941	16.68%	2,202	17.07%	2,396	15.91%
Income $50,000 - $74,999	3,306	28.40%	3,209	24.87%	3,334	22.14%
Income $75,000 - $99,999	1,704	14.64%	2,156	16.71%	2,714	18.02%
Income $100,000 - $149,999	1,287	11.06%	1,857	14.39%	2,752	18.27%
Income $150,000 - $249,999	368	3.16%	526	4.08%	902	5.99%
Income $250,000 - $499,999	80	0.69%	116	0.90%	182	1.21%
Income $500,000 or more	22	0.19%	32	0.25%	53	0.35%
Average Household Income	$65,985		$71,809		$80,024	
Median Household Income	$57,159		$61,250		$68,047	
Total Family Household Income	7,556		8,159		9,268	
Income Less than $15,000	267	3.53%	249	3.05%	240	2.59%
Income $15,000 - $24,999	442	5.85%	393	4.82%	349	3.77%
Income $25,000 - $34,999	625	8.27%	565	6.92%	510	5.50%
Income $35,000 - $49,999	1,018	13.47%	1,069	13.10%	1,080	11.65%
Income $50,000 - $74,999	2,404	31.82%	2,211	27.10%	2,100	22.66%
Income $75,000 - $99,999	1,378	18.24%	1,662	20.37%	1,980	21.36%
Income $100,000 - $149,999	1,031	13.64%	1,466	17.97%	2,117	22.84%
Income $150,000 - $249,999	316	4.18%	446	5.47%	727	7.84%
Income $250,000 - $499,999	56	0.74%	75	0.92%	127	1.37%
Income $500,000 or more	19	0.25%	25	0.31%	38	0.41%

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Household Trend

Prepared For:
Project Code: 1078

Order #: 962680323
Site: 01

1.0 - 2.0 Miles Total

Description	2000 Census	Percent	2003 Estimate	Percent	2008 Projection	Percent
Households by Household Type and Size*						
Nonfamily Households	4,139		4,744		5,793	
1-person household	3,280	79.25%	3,803	80.16%	4,766	82.27%
2-person household	735	17.76%	806	16.99%	882	15.23%
3-person household	93	2.25%	102	2.15%	109	1.88%
4-person household	25	0.60%	26	0.55%	29	0.50%
5-person household	5	0.12%	5	0.11%	6	0.10%
6-person household	0	0.00%	0	0.00%	0	0.00%
7 or more person household	0	0.00%	0	0.00%	0	0.00%
Family Households	7,479		8,159		9,268	
2-person household	3,181	42.53%	3,526	43.22%	4,130	44.56%
3-person household	1,925	25.74%	2,123	26.02%	2,445	26.38%
4-person household	1,420	18.99%	1,510	18.51%	1,636	17.65%
5-person household	563	7.53%	598	7.33%	637	6.87%
6-person household	240	3.21%	253	3.10%	275	2.97%
7 or more person household	150	2.01%	149	1.83%	144	1.55%

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