AND VARIANCE
NE/C of Liberty Gardens Road
and Castlemoor Road
2nd Election District
4th Councilmanic District
(3300 Liberty Gardens Road and

IN RE: PETITIONS FOR SPECIAL HEARING

Timanus Lane Partnership, LLP
By: Howard Brown, Managing Partner

Petitioners

7118, 7200-7210 Castlemoor Road)

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-327-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Variance and Petition for Special Hearing for the properties located at 3300 Lord Baltimore Drive (formerly known as Liberty Garden Road) and 7118, 7200-7210 Castlemoor Road (now closed) in the western area of Baltimore County. The Petition was filed by Timanus Lane Partnership, LLP, by Howard Brown, Managing Partner, the Petitioners and legal owners of the property. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for the creation of a new M.R. zone. In addition, variance relief is requested from the B.C.Z.R. as follows:

- 1. from Section 243.2, to permit a side yard setback of 20.8 ft. in lieu of the required 50 ft.(Variance chart no. 8);
- 2. from Section 243.3, to permit a rear yard setback of 45.6 ft. in lieu of the required 50 ft (Variance chart no. 4);
- 3. from Section 243.4, to permit a structure to be located a minimum of 61.7 ft. from the residential boundary line in lieu of the required 125 ft. (Variance chart nos. 1, 5 & 6);
- 4. from Section 243.5, to permit a floor area ratio of 0.46 in lieu of the permitted 0.4 (Variance chart no. 7); and
- 5. from Section 243.6, to permit off-street parking a minimum of 9.7 ft. from the residential zone boundary in lieu of the required 25 ft (Variance chart no. 2 and 3).

The property was posted with Notice of Hearing on April 24, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a

MONTH RECEIVED FOR FLAX

STUDOUS FOR THE STATE OF THE ST

Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 27, 2004, to notify any interested persons of the scheduled hearing date.

Amended Petition

In addition to the eight variance requests originally listed on the Petition, the Petitioner amended its request to add a ninth variance as follows: from Section 243.2 of the B.C.Z.R., to permit a side yard setback of 20.8 ft. in lieu of the required 50 ft.(Variance Chart No. 9). Also, the Petitioner requested that in addition to approving the creation of an M.R. zone, the Zoning Commissioner approve the Development Plan pursuant to Section 240.4 of the B.C.Z.R.

Applicable Law

Section 240.4 of the BCZR Creation of new M.R.. Zone

Procedure for petitioning for a new M.R. Zone. A petition for creating an M.R. Zone shall be filed with the Zoning Commissioner. There shall be filed with such petition five copies of a proposed development plan. Such plan shall contain the same information as is required for the proposed development plan under Section 240.3. A copy of such plan shall be transmitted forthwith to the Planning Board. The Planning Board shall, within 30 days after receipt of such plan, make its recommendations in writing to the Zoning Commissioner concerning the petition for creation of an M.R. Zone and the proposed development plan. The Zoning Commissioner, after due notice, shall proceed to hold a public hearing on such petition and proposed development plan, and shall thereafter pass an order either creating the requested M.R. Zone or denying the request for such zone. The order creating the requested M.R. Zone shall also either approve or disapprove the proposed development plan. If the proposed development plan is approved with conditions, the said conditions shall be incorporated in said order. An appeal may be taken from such order to the County Board of Appeals.

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. – Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights. Office of Planning ZAC comments dated April 7, 2004 in support of the creation of the M.R. zone and variance requests with a condition that the Petitioner submit a landscape plan and lighting plan to the Office of Planning prior to issuance of any permit.

Planning Board Review

Pursuant to Section 240.4 of the B.C.Z.R., the creation of the proposed M.R. zone at this location and associated development plan were reviewed and approved by the Planning Board on April 15, 2004. See Petitioner's Exhibit No. 4.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing and variance relief were Arthur Adler, Don Weiland, Wes Guckert, and Steve Warfield on behalf of the Petitioners.

Robert A. Hoffman, Esquire and David Karceski, Esquire represented the Petitioners. Bill Jones

from the Office of Economic Development appeared at the hearing in support of the requests.

No protestants or citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

H FL WA

Mr. Hoffman proffered that Section 240.4 of the B.C.Z.R. allows a petitioner to request the Zoning Commissioner create a M.R. zone and approve a development plan in circumstances where the zone would provide greater flexibility for industrial uses while protecting neighboring residential uses. The Petitioner would like to construct a new two-story office building in the area shown on Petitioner's Exhibit No. 1. This small area of approximately 0.51 acres is between existing office buildings at 3300 and 3120 Lord Baltimore Drive (see Petitioner's Exhibit No. 2) and is primarily the bed of Castlemoor Road which is presently zoned 0 2 and DR 5.5.

Mr. Hoffman proffered that Castlemoor Road was closed by Baltimore County, Maryland by a petition dated April 9, 2003 and that this land is in the process of being transferred to the Petitioner from the County. Apparently, this road closing was supported by the community because the road was used by drivers cutting through the nearby residential neighborhood.

The subject property is bordered to the north and south by the Petitioner's existing office park. There is a single-family residential community to the west and an apartment complex to the east of the property.

The need for this new building arises because Lockheed Martin must vacate their offices in the Social Security complex and relocate 150 employees to work at this new proposed location. In addition, Lockheed Martin plans to add 150 new employees at this location within the next two years. Bill Jones from the Baltimore County Office of Economic Development appeared at the hearing in support of the petition. Mr. Weiland, Lockheed Martin Facilities Manager, emphasized the urgency of relocating these jobs by October 1, 2004.

Mr. Hoffman noted that Section 240.2 requires a minimum five-acre tract for the creation of an M.R. zone. As a result of this requirement, the Petitioner included in the proposed M.R. zone, the building and grounds at 3300 Lord Baltimore Drive. This parcel is currently zoned O 2 and meets all County regulations for same. However, because the M.R. requirements are different from the O 2 requirements, changing the zone to M.R. makes the existing building deficient in setbacks and floor area ratio. Thus, the Petitioner requests certain variances.

Mr. Hoffman proffered that the property was unique in that the new building will be placed on the bed of the now closed Castlemoor Road. This oddly shaped wedge of land between existing office buildings greatly constrains how this property can be used given the existing and proposed zoning. In addition, he argued that not just the owner would suffer a hardship and practical difficulty in not being able to construct the two story office building but the employees of Lockheed Martin who are losing their offices in the Social Security complex would suffer as well. Finally, he opined that eliminating the cut through traffic for the adjacent neighborhood, as well as the economic growth development in creating new jobs, would provide an overall public benefit as contrasted to any detriment to the health, safety, and welfare of the community. He noted that the road closing was accomplished with community support.

Findings of Fact and Conclusions of Law

I will approve the request for special hearing to allow the creation of a new M.R. zone and specifically I approve the Development Plan shown as Petitioner's Exhibit No. 1. I find an overall benefit to the community regarding this proposal because of the addition of new jobs and

a method to relocate the present employees of Lockheed Martin who are losing their offices at the Social Security complex. I see no detriment to the health, safety, and welfare of the community by closing Castlemoor Road and using the surplus land created thereby as office/industrial uses. Surely, no one would suggest a residential use for this wedge of land between office buildings. This request also complements the spirit and intent of the M.R. zone, which is intended to provide greater flexibility in the location of industrial areas while protecting nearby residential neighborhoods. Section 241.1 permits office use as of right in M.R. zones and this use is less intense than many manufacturing uses also allowed by right.

However, approving the M.R. zone in this area creates certain setback and floor area deficiencies that can be remedied by the Petitioner's variance requests. I note that the existing office building, which is to be included in the project to meet the five acre minimum of M.R. regulations, meets all setback and floor area ratio requirements of the O 2 zone in which it is presently located. This building buffers the new building from the public school and apartment uses to the north. Apparently, it has coexisted with these uses for some time without a problem. However, when that existing building has the M.R. zone imposed upon it, certain deficiencies See Variance Chart in Petitioner's Exhibit No. 1. Variance Nos. 1, 2 and 3 are simply arise. the setbacks of the existing building from the property line. Variance No. 4 arises because Castlemoor Road will be terminated in a T-turn-around that will still be owned by the public. Thus, the rear yard of the new building will be only 45 ft. from the turn-around that juts sharply into the now closed Castlemoor Road strip. Variance Nos. 5 and 6 are necessary because the new building must be large enough to house the existing employees coming from Social Security and the future new hires, and so the building is only 79 ft. to a residential zone and 93 ft. from the front yard setback in lieu of the required 125 ft. of the M.R. regulations. Variance No. 7 is needed because the existing building has to be included in the calculation of the floor area ratio along with the new building. Finally, Variance Nos. 8 and 9 reflect that the distance between the new and existing building is 20 ft. in lieu of the required 50 ft.

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, I find that the unusual shape of the Castlemoor roadbed and the jutting turn-around for now truncated Castlemoor Road greatly restricts the way this area can be developed under the M.R. regulations. I find that these regulations impact this property differently than the imposition of M.R. zoning would have on properties in the neighborhood. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The existing building was included in the zone for technical reasons. However, the setback and floor area regulations in the M.R. zone are different from the O 2 regulations, which the building currently meets. I further find the these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Besides the obvious economic benefits, the proposal taken with the closing of Castlemoor Road improves public safety.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14 day of May, 2004, that the Petitioner's request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for the creation of a new M.R. zone and the approval of the Development Plan shown as Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following condition:

1. The Petitioner shall submit a landscape plan and lighting plan for review and approval by the County Landscape Architect prior to issuance of any permit.

IT IS FURTHER ORDERED, that the variance relief requested from the B.C.Z.R. as follows:

- 1. from Section 243.2, to permit a side yard setback of 20.8 ft. in lieu of the required 50 ft. (Variance chart no. 8 and 9);
- 2. from Section 243.3, to permit a rear yard setback of 45.6 ft. in lieu of the required 50 ft (Variance chart no. 4);
- 3. from Section 243.4, to permit a structure to be located a minimum of 61.7 ft. from the residential boundary line in lieu of the required 125 ft. (Variance chart nos. 1, 5 & 6);
- 4. from Section 243.5, to permit a floor area ratio of 0.46 in lieu of the permitted 0.4 (Variance chart no. 7); and
- 5. from Section 243.6, to permit off-street parking a minimum of 9.7 ft. from the residential zone boundary in lieu of the required 25 ft (Variance chart no. 2 and 3).

be and they are hereby GRANTED

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

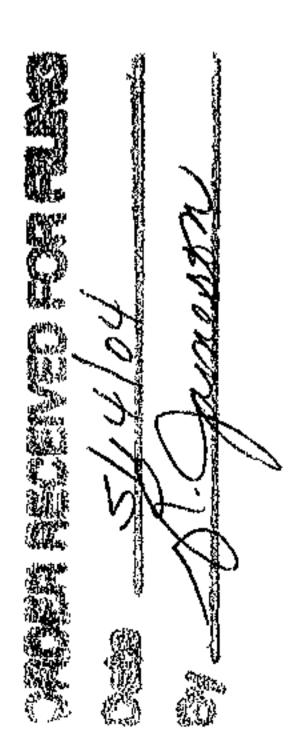
JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

John V. Much

FOR BALTIMORE COUNTY

JVM:raj



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

May 14, 2004

Robert A. Hoffman, Esquire David Karceski, Esquire Venable, LLP 210 Allegheny Avenue Towson, Maryland 21204

Re: Petitions for Variance & Special Hearing Case No. 04-327-SPHA
Property: 3300 Liberty Gardens Road and 7118, 7200-7210 Castlemoor Road

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for variance and special hearing have been granted in accordance with the enclosed Order

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

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Arthur Adler, 100 Painters Mill Rd., Ste. 900, Owings Mills, MD 21117
Don Weiland, 3114 Lord Baltimore Dr., Ste. 200, Baltimore, MD 21244
Steve Warfield, Matis/Warfield, Inc., 10540 York Rd., Ste. M, Hunt Valley, MD 21030
Wes Guckert, The Traffic Group, 9900 Franklin Sq. Dr., Suite H, Baltimore, MD 21236
Bill Jones, Economic Development, 400 Washington Ave., Towson, MD 21204



Visit the County's Website at www.baltimorecountyonline.info

R80 9/15/98



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

3300 Liberty Gardens Road and

for the property located at 7118, 7200-7210 Castlemoor Road

which is presently zoned 02 and DR5.5

Reviewed By SOF Date 01-14-04

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

Creation of a new MR zone.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

_		•		I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.								
Contract P	urchaser/Lessee:			Legal.Owner(s):								
				Timenus Lan	e Partnership,	ILP						
Name - Type of	Print			Name - Type or P								
Signature			*	Signature		****						
Address	······································	Te	lephone No.	By: Howard Name - Type or Pr	Brown, Managi	ng Partner						
CITY	Sta	ia	Zip Code	Signature		· · · · · · · · · · · · · · · · · · ·						
Attorney Fo	or Petitioner:			100 Painter	s Mill Road ((410) 363-3434						
Robert A.	Hoffman			Address Penth Owings Mill	ouse	Talephone No.						
Name - Type or	hen A Bolon	1.11	h	City		tate Zip Code						
Signature"				Veblessulan	ve to be Contac	<u>180:</u>						
Venable Li	LP .			Robert A. H	of:fman							
	neny Avenue (410) 494-620	0	Name 210 Alleghe	ny Avenue (4)	0) 494-6200						
Address	340		ephone No.	Address		Telephone No.						
owson,	Maryland	21204		Towson,	Maryland	21204						
- ii y	Sia	ie	Zip Code	City	S	tate Zip Code						
				OFFICE USE ONLY ESTIMATED LENGTH OF HEARING								
		_										
Case No.	04-327.	_SPH		UNAVAILABLE FOR HEARING								



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 3300 Liberty Cardens Road and Thin 7200-7210 Cast lemon Road

which is presently zoned O2 and DR5.5

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

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.

	IWe do splemnly 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:	Legal Owner(s):								
Name - Type or Print	Timanus Lane Partnership, LLP Name - Type or Print								
Signalure	Signature								
Address Telephone No.	By: Howard Brown, Managing Partner Name - Type or Pont								
City State Zip Code	Signalure								
Attorney For Petitioner:	100 Painters Mill Road (410) 363-3434								
Robert A. Hoffman	Address Penthouse Telephone No.								
Name - Type of Print Ath Mu Shh	Owings Mills, Maryland 21117 City State Zip Code								
Signature	Representative to be Contacted:								
Venable ILP	Robert A. Hoffman								
Company (210 Allegheny Avenue (410) 494-6200 Telephone No.	Name 210 Allegheny Avenue (410) 494-6200								
Towson, Maryland 21204	Address Telephone No. Towson, Maryland 21204								
State Zip Code	City State Zip Code								
	OFFICE USE ONLY								
Case No. OU. 377. SPULT.	ESTIMATED LENGTH OF HEARING								
	UNAVAILABLE FOR HEARING								

DAMIANCE ITG AS SHOWN OW SUCEFUAN.

Petition for Variance

1. Variance from Section 243.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a side yard setback of 20.8 feet in lieu of the required 50 feet.

Variance from BCZR Section 243.3 to permit a rear yard setback of 45.6 feet in lieu of the required 50 feet.

1,5,56.3.

- Variance from BCZR Section 243.4 to permit a structure to be located a minimum of 61.7 feet from the residential zone boundary line in lieu of the required 125 feet. (VAYLIANCE CHACT NOS- 1,5 AMDG)
- Variance from BCZR Section 243.5 to permit a floor area ratio of 0.46 in lieu of the permitted 0.4.

Variance from BCZR Section 243.6 to permit off-street parking a minimum of 9.7 feet from the residential zone boundary in lieu of the required 25 feet.

Matis Warfield

consulting engineers

ZONING DESCRIPTION to Accompany Petition For Special Hearing and Variance Request

Beginning at a point on the northwest side of Liberty Gardens Road which is 30-feet wide at the distance of 250-feet northeast of the centerline of the nearest improved intersecting street, Bexhill Road, which is 30-feet± wide. Thence the following courses and distances:

```
S 42° 29' 57" W 153.82';

ARC WITH A RADIUS OF 700.00' LENGTH: 250.71' (CHORD: N 32° 06' 54" W);

N 77° 48' 41" W 169.48';

N 55° 03' 38" W 137.99';

N 57° 18' 13" W 99.52';

N 55° 03' 40" W 84.03';

N 61° 22' 17" E 12.52';

N 54° 06' 24" W 132.13';

N 35° 53' 36" W 86.15';

N 84° 49' 05" E 33.00';

N 35° 20' 12" E 47.71';

N 41° 44' 58" E 300.00';

S 55° 57' 18" E 549.60";

To the point of beginning,
```

As recorded in Deeds Liber 15363, Folio 412; Liber 6860 Folio 287; Liber 6461 Folio 596 Containing 5.84-acres±. Also known as #7118, 7200-7210 Castlemoor Road and #3200 & 3300 Liberty Gardens Road located in the 2nd Election District.



THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS

Matis Warfield, Inc.

10540 york road • suite m • hunt valley, maryland 21030 phone 410-683-7004 • facsimile 410-683-1798 www.matiswarfield.com

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: 04-327-SPHA
3300 Liberty Gardens Road, 7118, 7200-7210
Castlemoor Road
N/east corner of Liberty Gardens Road and Castlemoor

Road 2nd Election District-4th Councilmanic District

2nd Election District-4th Councilmanic District
Legal Owner(s): Timanus Lane Partnership, Howard
Brown, Managing Director

Special Hearing: to permit creation of a new MR zone.

Variance: to permit a side yard setback of 20.8 feet in lieu of the required 50 feet, to permit a rear yard setback of 45.6 feet in lieu of the required 50 feet, to permit a structure to be located a minimum of 61.7 feet from the residential zone boundary line in lieu of the required 125 feet, to permit a floor area ratio of 0.46 feet in lieu of the permitted 0.4 feet, and to permit off-street parking a minimum of 9.7 feet from the residential zone boundary in lieu of the required 25 feet.

Hearing: Tuesday, May 11, 2004 at 9:00 a.m. in Room

Hearing: Tuesday, May 11, 2004 at 9:00 a.m. in Room 108, County Office Building, 111 W. Chesapeake -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/4/795 April 27 . . .

CERTIFICATE OF PUBLICATION

428,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 427,20 <u>04.</u>
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

LEGAL ADVERTISING

). Willing

AND THE PARTY OF T	
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE No. 32699	DATE OF THE
MISCELLANEOUS RECEIPT	ANTO MELLETT
DATEACCOUNTACCOUNT	
ACCOUNT 1 Not Contain the Cont	THE IN A MORE TOWN TOWN
RECEIVED AMOUNT STATE AND AMOUNT STATE A	K TO SA MILINI WAR I CAT TOP TO SEE
RECEIVED FROM:	DENTITY OF THE PARTY OF THE PAR
	Baltimer County, Rayland
FOR: CONTRACTOR VALLE CONTRACTOR CONTRACTOR	
TOTAL CARTIES AND SEE TO 11/67700	
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-327-3PHA.

Petitioner/Developer: 77manus LANE

PARITIVE PLSHIP, HOWARD BROWN, MANAGING DIRECTOR.

Date of Hearing/Closing: MAY 11, 2004

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 3300 LIBERTY GARDENS RD, 7118,7200-7210 CASTLEMOOR ROAD The sign(s) were posted on (Month, Day, Year)

Sincerely,

 .	,	\$,
	ZONING NOTICE CASE # 04327-SPHA	
	A PUBLIC HEARING WILL BE HELD BY THE FORING COMMISSIONER THE LOWSON, MO	
	PLACE: MY MOLDOLATY COMS RUE MOLECULTY AND DATE AND TIME: THEORY MAY II. 2004 AT 400 A.M. REQUEST: SPECIAL HENRIES TO PERMIT CHEMICAL OF A REVIAL.	
	NATIONAL MARKET SERVICE SERVICES AND AND AND SERVICES SERVICES. FIRST COMMENT AND MARKET SERVICES SERVICES IN THE SERVICES. FIRST COMMENT AND MARKET SERVICES SERVICES. FIRST COMMENT OF THE SERVICES	
	hyngaying fechang magalagian and and and and and and and and and a	

Robert Black 4/24/dl
(Signature of Sign Poster) / (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)

Department of Permits 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

April 8, 2004

REVISED 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: 04-327-SPHA

3300 Liberty Gardens Road, 7118, 7200 – 7210 Castlemoor Road N/east corner of Liberty Gardens Road and Castlemoor Road 2nd Election District – 4th Councilmanic District Legal Owners: Timanus Lane Partnership, Howard Brown, Managing Director

Special Hearing to permit creation of a new MR zone.

<u>Variance</u> to permit a side yard setback of 20.8-feet in lieu of the required 50-feet, to permit a rear yard setback of 45.6-feet in lieu of the required 50-feet, to permit a structure to be located a minimum of 61.7-feet from the residential zone boundary line in lieu of the required 125-feet, to permit a floor area ratio of 0.46-feet in lieu of the permitted 0.4-feet, and to permit off-street parking a minimum of 9.7-feet from the residential zone boundary in lieu of the required 25-feet.

Hearing: Tuesday, May 11, 2004, at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Ave., Towson 21204
Howard Brown, Timanus Ln. Partnership, 100 Painters Mill Rd., Penthouse, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 26, 2004.

- (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.



Visit the County's Website at www.baltimorecountyonline.info



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: $04-327-5040$
Petitioner: [many b-Nc Pavonicasura L.L.P.
Address or Location: 3300 LIBGATU GOODERS ROAD & TILB, 7200-7200
PLEASE FORWARD ADVERTISING BILL TO: Name: Serot A. Horman
Address: 210 Acceptent HUE. Cowson, Mb. 21704.
Telephone Number: 40-496-6200

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

May 3, 2004

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

Dear Mr. Hoffman:

RE: Case Number: 04-327-SPHA, 3300 Liberty Gardens Road and 7118, 7200-7210 Castlemoor Road.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 14, 2004.

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,
U. Call Rill D

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR: clb

Enclosures

C: People's Counsel

Timanus Lane Partnership, LLP Howard Brown 100 Painters Mill Road Owings Mills

21117



Visit the County's Website at www.baltimorecountyonline.info



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1.29.204

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

Item No. 327

JRA

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,

h

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



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 January 30, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: January 26, 2004

Item No.:

321-328

(32)

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.

6. 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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley Mhs

DATE:

January 27, 2004

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 26, 2004

__X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-321

04-326

04-327

04-328

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 10, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 2, 2004 Item Nos. 321, 322, 827 and 328

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

RWB:CEN:jrb

cc: File



INTER-OFFICE CORRESPONDENCE

TO:

Baltimore County Planning Board

DATE: April 7, 2004

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

3300 Liberty Gardens Road & 7118, 7200-7219 Castlemoor Road

General Information

Owner:

Timanus Lane Partnership

Case Number: 04-327-SPHA

Total Area:

6.11 Acres

Surrounding Zoning and Land Use:

North:

DR-16

Garden Apartments

South:

OR -2 and DR 5.5

Office Park

East:

O-3 and DR 16

Office and Single-family residential

West:

DR 5.5

Hebbville Elementary School

Gross Site Area:

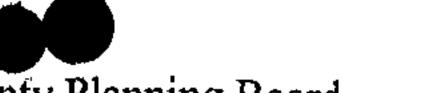
6.11 acres

Requested Action:

The applicant requests a Special Hearing pursuant to Section 240.4 of the Baltimore County Zoning Regulations to create a new MR zone. The site is currently zoned O-2 and DR 5.5.

Variances:

- 1. Variances from Section 243.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a side yard setback of 20.8 feet in lieu of the required 50 feet.
- 2. Variances from BCZR Section 243.3 to permit a rear yard setback of 45.6 feet in lieu of the required 50 feet.
- 3. Variance from BCZR Section 243.5 to permit a structure to be located a minimum of 61.7 feet from the residential zone boundary line of the required 125 feet.



Memo: Baltimore County Planning Board

April 7, 2004

Page 2

4. Variance from BCZR Section 243.5 to permit a floor area ratio of 0.46 in lieu of the permitted 0.4.

5. Variances from BCZR Section 243.6 to permit off street parking a minimum of 9.7 feet from the residential zone boundary in lieu of the required 25 feet.

Project Proposal:

The applicant desires to construct a two-story office building to accommodate a major employer in Baltimore County. Lockheed-Martin currently leases 150,000 square feet of office space at the subject property. The need for the expansion is immediate and critical to the continuing operation at this location.

While the applicant has filed an issue through the 2004 Comprehensive Zoning Map Process to change the zoning on the entire property to O-3, Lockheed-Martin has indicated it cannot wait until the CZMP is over; therefore, the applicant requests that the Zoning Commissioner rezone the property to the MR classification in order to accommodate the immediate needs of Lockheed-Martin. In Section 240.4, the Baltimore County Zoning Regulations provide that the Zoning Commissioner has the authority to rezone property only in cases involving the MR classification. Since the property's zoning could change through the CZMP, it is possible that the application of the MR zone will be temporary as it would simply serve to meet the immediate need to expand this existing facility.

Recommendation:

The requested zoning change and associated variances are necessary in order to retain a major employer in Baltimore County. Lockheed-Martin has established a presence at the site and an expansion to accommodate a much-needed expansion in office space. Therefore, the Office of Planning supports the applicant's request subject to the following: Submit a landscape plan and a lighting plan for review and approval to the Office of Planning prior to the issuance of any permit.

AFK:JWL:lsn

Memo: Baltimore County Finning Board

April 7, 2004

Page 2

- 4. Variance from BCZR Section 243.5 to permit a floor area ratio of 0.46 in lieu of the permitted 0.4.
- 5. Variances from BCZR Section 243.6 to permit off street parking a minimum of 9.7 feet from the residential zone boundary in lieu of the required 25 feet.

Project Proposal:

The applicant desires to construct a two-story office building to accommodate a major employer in Baltimore County. Lockheed-Martin currently leases 150,000 square feet of office space at the subject property. The need for the expansion is immediate and critical to the continuing operation at this location.

While the applicant has filed an issue through the 2004 Comprehensive Zoning Map Process to change the zoning on the entire property to O-3, Lockheed-Martin has indicated it cannot wait until the CZMP is over; therefore, the applicant requests that the Zoning Commissioner rezone the property to the MR classification in order to accommodate the immediate needs of Lockheed-Martin. In Section 240.4, the Baltimore County Zoning Regulations provide that the Zoning Commissioner has the authority to rezone property only in cases involving the MR classification. Since the property's zoning could change through the CZMP, it is possible that the application of the MR zone will be temporary as it would simply serve to meet the immediate need to expand this existing facility.

Recommendation:

The requested zoning change and associated variances are necessary in order to retain a major employer in Baltimore County. Lockheed-Martin has established a presence at the site and an expansion to accommodate a much-needed expansion in office space. Therefore, the Office of Planning supports the applicant's request subject to the following: Submit a landscape plan and a lighting plan for review and approval to the Office of Planning prior to the issuance of any permit.

AFK:JWL:lsn



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

APR 3 0 2004

ZONING COMMISSIONER

SUBJECT:

3300 Liberty Gardens Road

INFORMATION:

Item Number:

4-327

Petitioner:

Timanus Lane Partnership, LLP

Zoning:

O2/DR 5.5

Requested Action:

Variance/Special Hearing

Surrounding Zoning and Land Use:

North:

DR-16

Garden Apartments

South:

OR -2 and DR 5.5

Office Park

East:

O-3 and DR 16

Office and Single-family residential

West:

DR 5.5

Hebbville Elementary School

Gross Site Area: 6.11 acres

Requested Action:

The applicant requests a Special Hearing pursuant to Section 240.4 of the Baltimore County Zoning Regulations to create a new MR zone. The site is currently zoned O-2 and DR 5.5.

Variances:

- 1. Variances from Section 243.2 of the Baltimore County Zoning Regulations ("BCZR") to permit a side yard setback of 20.8 feet in lieu of the required 50 feet.
- 2. Variances from BCZR Section 243.3 to permit a rear yard setback of 45.6 feet in lieu of the required 50 feet.
- 3. Variance from BCZR Section 243.5 to permit a structure to be located a minimum of 61.7 feet from the residential zone boundary line of the required 125 feet.

- 4. Variance from BCZR Section 243.5 to permit a floor area ratio of 0.46 in lieu of the permitted 0.4.
- 5. Variances from BCZR Section 243.6 to permit off street parking a minimum of 9.7 feet from the residential zone boundary in lieu of the required 25 feet.

Project Proposal:

The applicant desires to construct a two-story office building to accommodate a major employer in Baltimore County. Lockheed-Martin currently leases 150,000 square feet of office space at the subject property. The need for the expansion is immediate and critical to the continuing operation at this location.

While the applicant has filed an issue through the 2004 Comprehensive Zoning Map Process to change the zoning on the entire property to O-3, Lockheed-Martin has indicated it cannot wait until the CZMP is over; therefore, the applicant requests that the Zoning Commissioner rezone the property to the MR classification in order to accommodate the immediate needs of Lockheed-Martin. In Section 240.4, the Baltimore County Zoning Regulations provide that the Zoning Commissioner has the authority to rezone property only in cases involving the MR classification. Since the property's zoning could change through the CZMP, it is possible that the application of the MR zone will be temporary as it would simply serve to meet the immediate need to expand this existing facility.

Planning Board Recommendation:

The subject property was reviewed by the Baltimore County Planning Board for consideration for MR rezoning on April 15, 2004. By unanimous vote of all members present, the Board recommendation to the Hearing Officer is than an MR zone for the subject 6.11-acre site area be created as requested by the petitioner.

Recommendation:

The requested zoning change and associated variances are necessary in order to retain a major employer in Baltimore County. Lockheed-Martin has established a presence at the site and an expansion to accommodate a much-needed expansion in office space. Therefore, the Office of Planning supports the applicant's request subject to the following: Submit a landscape plan and a lighting plan for review and approval to the Office of Planning prior to the issuance of any permit.

For further information concerning the matters stated herein, please contact Dave Green at 410-887-3480.

Prepared by:

Division Chief:

AFK/LL:MAC:

RECEIVED

BALTIMORE COUNTY, MARYLAND

MORANDIM --

MEMORANDUM

ZONING COMMISSIONER

TO:

Lawrence E. Schmidt

DATE: April 27, 2004

Hearing Officer

FROM:

Arnold F. 'Pat' Keller, III

Secretary, Baltimore County Planning Board

SUBJECT:

Petition by Timanus Lane Partnership for MR zoning

Case Number: 04-327-SPHA

In accordance with Section 240.4 of the Baltimore County Zoning Regulations, this petition was reviewed by the Planning Board during its meeting on April 15, 2004.

By unanimous vote of all members present, the Board's recommendation to the Hearing Officer is that, for the reasons stated in the enclosed April 7, 2004 staff report, an MR zone for this 6.11 site area should be created as requested by the petitioner.

Enclosure

AFK:CBH

c:

Timothy M. Kotroco, Director, PDM



INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

DATE: March 3, 2004

RECEIVED

Mearing Demanded

ZONING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case 4-381 and 4-383

Administrative Variance

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

Section Chief:

AFK/LL

BALTIMORE COUNTY, MARYLAND

SUBJECT: Zoning Special Hearing to petition for a new MR zone.

DATE: 01-23-04

FROM: PDM - ZONING

PROJECT NAME: Timanus Lane Partnership

LOCATION: 3300 Liberty Gardens Road and 7118, 7200-7210 Castlemoor Road.

Re: Case # 04-327-SPHA Note to file about superceded regulations.

It is the opinion of the zoning staff that the regulation permitting the Zoning Commissioner to decide a change of zoning classification (Sections 240.4, 500.2, 500.3, and 500.12) has been superceded by changes to the County Charter and County Code (Section 2-356 of the Baltimore County Code, 1988 Edition as revised, which vests original jurisdiction for reclassifications with the Board of appeals (Bill #85-1978, effective 12-08-1978, and Bill #46-1979 effective 03-28-1979. See also Appendix E of the Baltimore County Zoning Regulations, Section 602 e. enclosed.

John R. Alexander

Planner II

Zøning Review

00



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

ROBERT A. HOFFMAN

(410) 494-6262 rahoffman@venable.com

or to los that.

March 8, 2004

HAND-DELIVERED

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

Re:

Case No. 04-327-SPHA

Property: 3300 Liberty Gardens Road and 7118,

and 7200-7210 Castlemoor Road

Dear Mr. Kotroco:

Our client Timanus Lane Partnership, LLP, owner of the above-referenced property, requests a postponement of the hearing in Case No. 04-327-SPHA scheduled for March 18, 2004. A Petition for Special Hearing was filed in the case to create a new MR zone. The Baltimore County Zoning Regulations require Planning Board review and recommendation on a MR zone petition, prior to a public hearing before the Zoning Commissioner.

By way of this letter, I am, therefore, respectfully requesting that the Department of Permits and Development Management postpone the hearing in order to allow for the Planning Board to make its recommendation.

I appreciate your consideration of this request.

very truly yours,

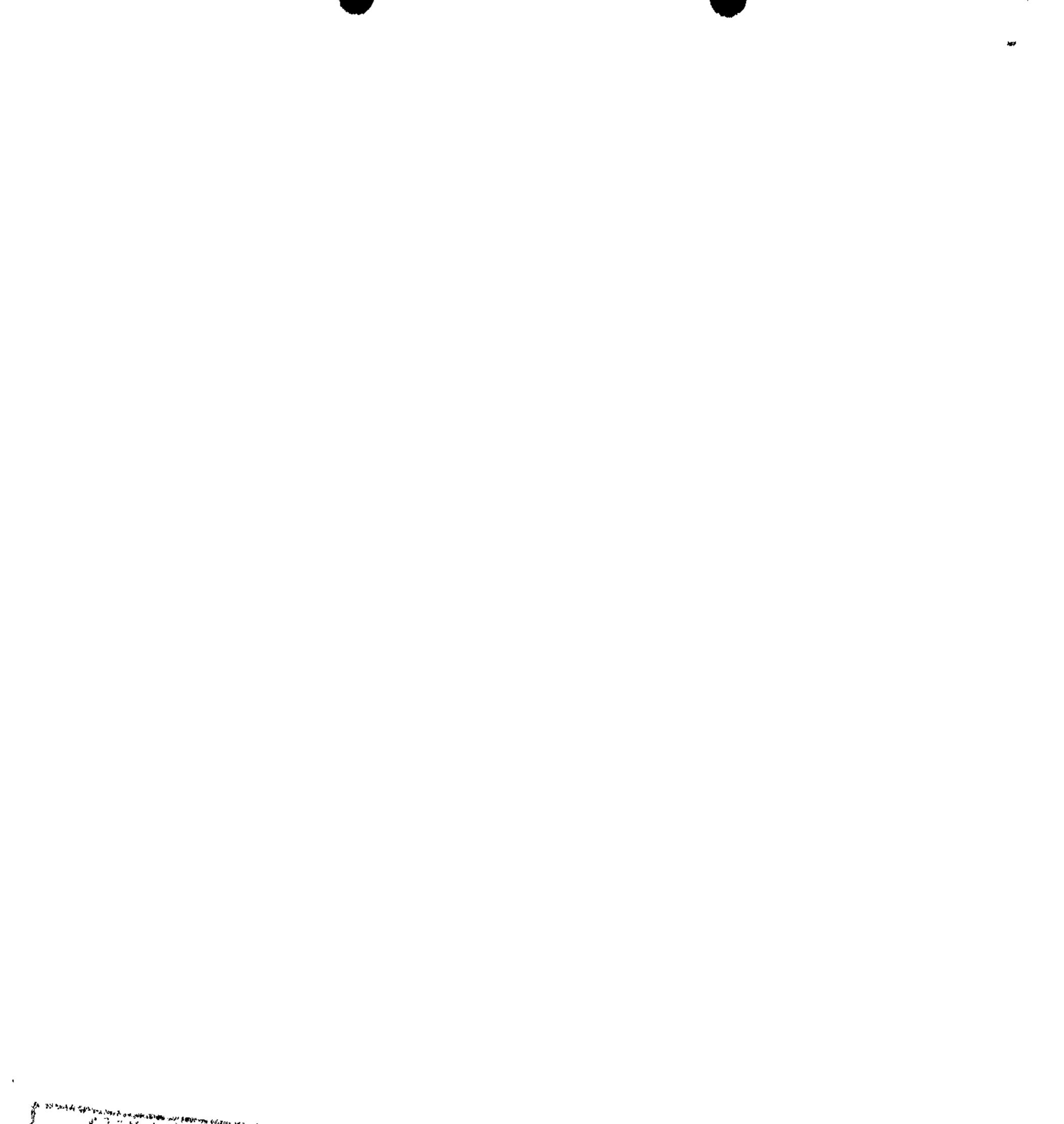
Robert A. Hoffman

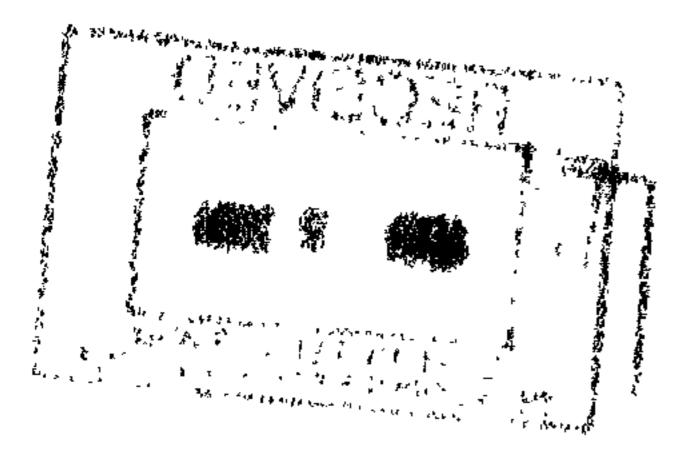
RAH/dhk

TO1DOCS1/DHK01/#179588v1

DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

MARYLAND VIRGINIA WASHINGTON, DC





PLEASE PRINT CLEARLY

CASE NAME Ji MANUS LA.
CASE NUMBER 104-327-5949
DATE 5/11/04

PETITIONER'S SIGN-IN SHEET

	40		£ 5.	J, an							
E- MAIL	doniver of claus & rown con DAN (Line 1) (1) 16 (man		MENERO TOCKA, MOS.	steve methinsortield,							
CITY, STATE, ZIP	Batting 1111, Mills, Mill 2117	21236	Man Mill 2004	14m7 /1/16/ mo 2/18							
ADDRESS	3114 Lord Baltinger Dr. St200	N. N.	210 Allen Aus.	10540 Xale Mather							
NAME	Don't Williams	WES GUCKGRI	Millolles MAND KARCESU	Steve Lartseld			•		•		

IN THE MATTER OF THE

BEFORE THE

CLOSING OF A PORTION

COUNTY EXECUTIVE

OF CASTLEMOOR ROAD

FOR

IN THE SECOND ELECTION DISTRICT

BALTIMORE COUNTY

CONFIRMATORY ORDER

WHEREAS, the Petitioner, David S. Brown Enterprises, Ltd., petitioned for the closing of a portion of CASTLEMOOR ROAD in the Second Election District of Baltimore County; and;

WHEREAS, Notice of said closing was published in a local Baltimore County newspaper for three successive weeks giving notice by publication of the intention to close a portion of said road; and

WHEREAS, a hearing as set forth in the advertisement hereinabove referred to was held on October 17, 2002, at 10:00 A.M in Room 215 of the County Office Building, Towson, Maryland, for the purpose of receiving objections; and

WHEREAS, the County Hearing Officer has found that the hereinafter described portion of CASTLEMOOR ROAD is no longer necessary for public travel; and

WHEREAS, a drawing depicting a portion of CASTLEMOOR ROAD containing 0.487 acre (21,233 square feet), more or less shown and indicated "AREA TO BE CLOSED" was erroneously used as the description in an Order dated April 9th, 2003 instead of the correct drawing showing an area of 0.476 acre (20,743 square feet);

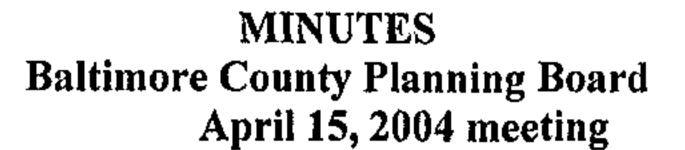
NOW THEREFORE, it is this <u>3rd</u> day of <u>June</u>, 2003, by Baltimore County, Maryland

ORDERED, that the portion of CASTLEMOOR ROAD containing 0.476 acre (20,743 square feet), more or less shown and indicated "AREA TO BE CLOSED" on the drawing which is attached hereto as Exhibit "A", and made a part hereof be and the same is hereby closed, subject to the following contingencies:

Physical closure of Castlemoor Road does not occur until the following contingencies have been fulfilled:

Pat 3A

G:\Land Acq Misc Files\ROAD CLOSINGS\RC 2002-005 Castlemoor Road\Deedprep\Confirmatory Castlemoor Order 5-28-03.doc



Contents

Review of today's Agenda

Minutes of the April 1, 2004 meeting

Items for initial or continued discussion

- 1. Planned Unit Development (PUD R1) "Miramar Landing"
- 2. Petition by Timanus Lane Partnership for MR zoning

Items for vote by the Planning Board

3. Proposed Development – "Montclair" (Gaffney Property) – involving a Landmark structure ("Half-Way House"/ "Weisburg Inn")

Reports by Officers and Committees

Recess of the Board Meeting

Public Hearing - Renaissance Redevelopment Pilot Program - Report and Draft Legislation

Resumption of the Board Meeting

4. Vote on Renaissance Redevelopment Pilot Program

Other business

- 5. Status report on legislative actions by the County Council
- 6. Report from the Landmarks Preservation Commission
- 7. Report on "Bike to Work Day"

Adjournment of the Board Meeting

Rat It

Appendices

Appendix A-1 Agenda

Appendix A-2 Minutes of the April 1, 2004 meeting

Appendix B April 15, 2004 Staff Report: "Miramar Landing" PUD R1

Appendix C April 7, 2004 Staff Report: Petition by Timanus Lane

Partnership.

Appendix D April 9, 2004, Report from Landmarks Preservation

Commission: Comments on the Effects of the "Montclair"

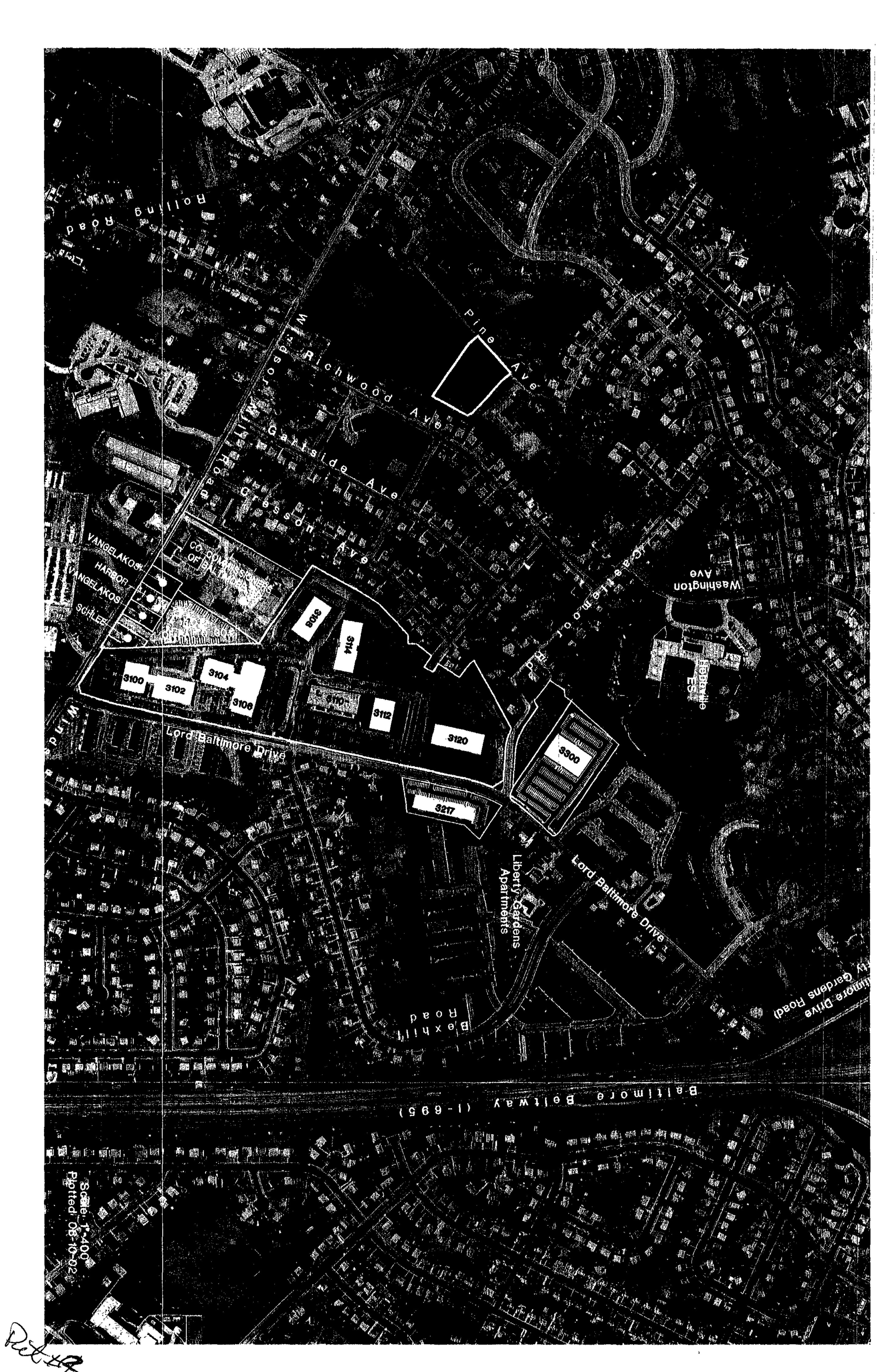
Development

Appendix E April 15, 2004, Planning Board Final Report and Legislation:

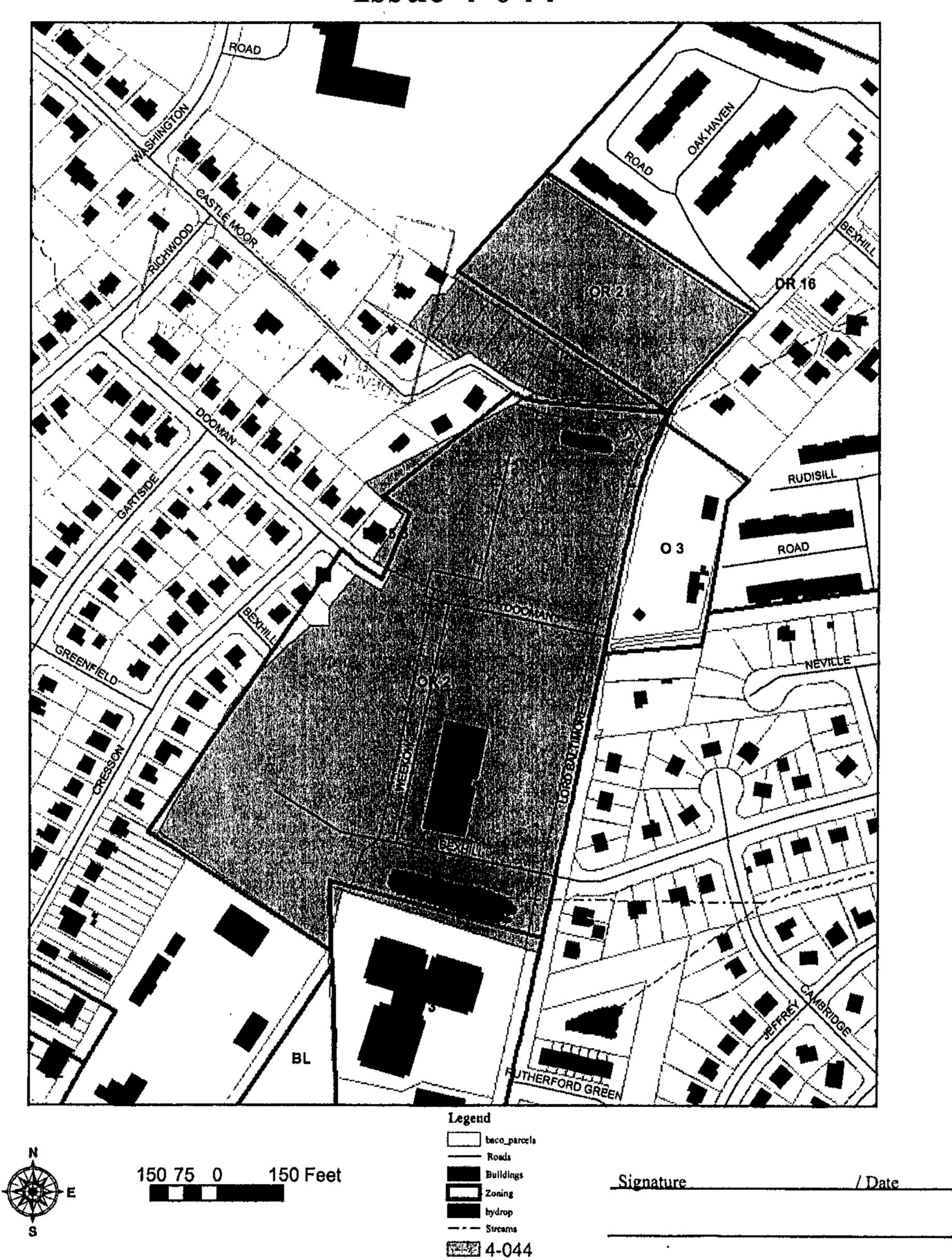
Renaissance Redevelopment Pilot Program

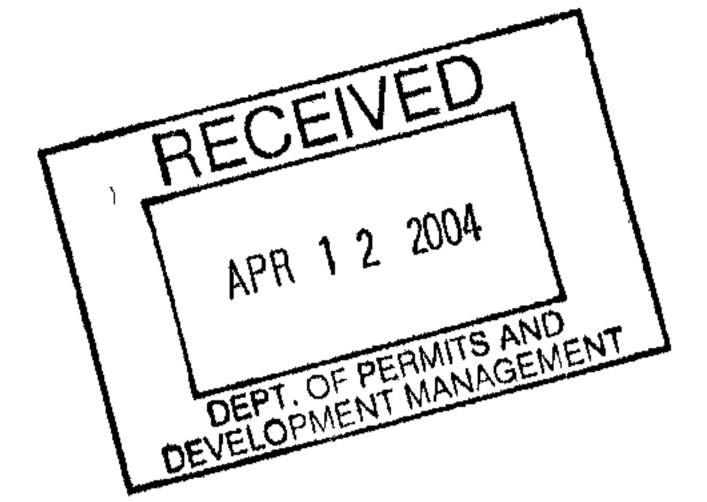
Appendix F April 8, 2004, Major Actions of the Landmarks Preservation


Commission meeting




CZMP 2004 Issue 4-044







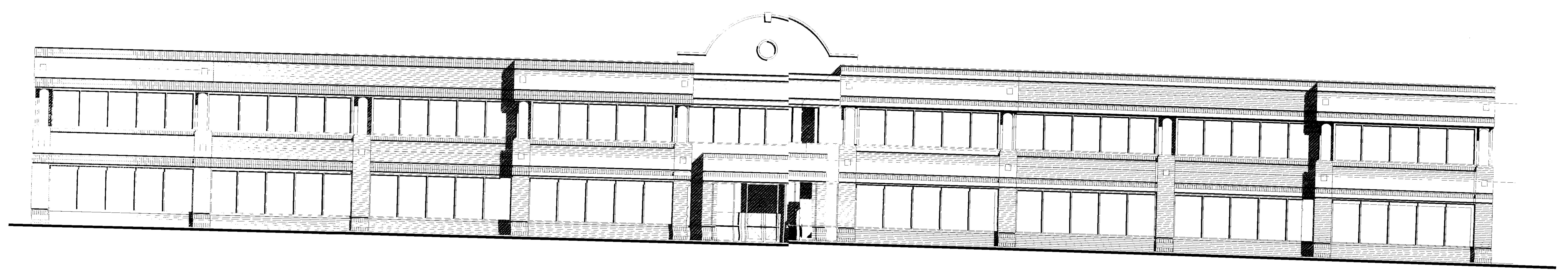




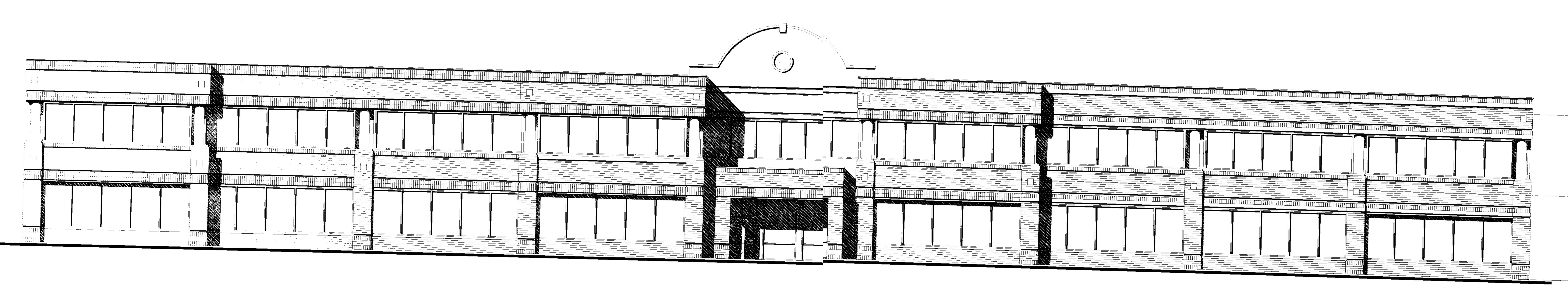
CH-37/SIDH-







SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

MATIS WARFIELD, INC.
CONSULTING ENGINEERS

10540 YORK ROAD, SUITE M HUNT VALLEY, MARYLAND 21030 PHONE:410.683.7004 -- FAX:410.683.1798 BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 2 CENSUS TRACT: 4023.03

PLAN TO ACCOMPANY

WATERSHED: 26
SUBSEWERSHED: 63

PETITION FOR SPECIAL HEARING AND VARIANCES

PDM II-565

JANUARY 6, 2004

CASTLEMOOR ESTATES

SHEET NO. 3 OF 3