IN RE: PETITION FOR VARIANCE
WS of Lord Baltimore Drive, 612 ft. S
centerline of Tudsby Road
2nd Election District
2nd Councilmanic District
(2560 Lord Baltimore Drive, Lot 5C)

Windsor Corporate Center 5C, LLC Petitioner

- BEFORE THE
 - DEPUTY ZONING COMMIS\$IONER
- OF BALTIMORE COUNTY
- * CASE NO. 04-336-A

* * * * * * * * * *

ORDER OF DISMISSAL

*

WHEREAS, the Petitioner herein filed a Petition for Variance for the property located at 2560 Lord Baltimore Drive, Lot 5C in the western area of Baltimore County. A variance was requested from Sections 238.2 & 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 15 ft. in lieu of the required 30 ft.

WHEREAS, correspondence was received from the Petitioner's attorney dated March 15, 2004 stating that Windsor Corporate Center 5C, LLC, "has withdraw its Petition for Variance in the above captioned case".

THEREFORE, IT IS ORDERED, this 32 day of March, 2004, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 238.2 & 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 15 ft. in lieu of the required 30 ft., be and it is hereby WITHDRAWN and DISMISSED, without prejudice.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

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

March 23, 2004

David Karceski, Esquire Venable, LLP 210 Allegheny Avenue Towson, Maryland 21202

Re: Petition for Variance Case No. 04-336-A

Property: 2560 Lord Baltimore Drive, Lot 5C

Dear Mr Karceski:

Enclosed herewith please find a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Windsor Corporate Center 5C, LLC 5720 Executive Drive Baltimore, MD 21228-1757



| ■ [

REV 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2560 Lord Baltimore Drive, Lot. 5C which is presently zoned ML-IM

I/We do solemnly declare and affirm, under the penalties of

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)

Variance from Sections 238.2 and 255.1 of the Baltimore County Zoning Regulations to permit a side yard setback of /5, feet in lieu of the required 30 feet.

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.

	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):			
	WINDSOR CORPORATE CENTER 5C, LLC			
Name - Type of Print	Name - Type or Print			
Signature	Fruit ST. John J.			
Adaress Telephone No.	Names - Print Print Print			
City State Zip Code	Signature 5720 Executive Drive (410) 788-0100			
Attorney For Petitioner:	Address Baltimore, Maryland 21228-1757			
Robert A. Hoffman	City State Zip Code			
Name - Type or Prins Colon & Holling Sh	Representative to be Contacted:			
Signature :	Robert A. Hoffman			
Company 210 Allegheny Avenue (410) 494-6200	Name 210 Allegheny Avenue (410) 494-6200			
Address 21304	Address Telephone No. Telephone No. Telephone No. 21204			
Towson, Maryland 2.1204 City State Zip Code	City State Zip Core			
wity	OFFICE USE ONLY			
	ESTIMATED LENGTH OF HEARING			
Case No. 04-336-A	UNAVAILABLE FOR HEARING Date 1/20/04 Reviewed By			

Description to Accompany A Petition for A Variance

January 26,2004

Beginning at a point on the west side of Lord Baltimore Drive which is 70' wide at the distance of 612'± south of the centerline of the nearest improved intersecting street of Tudsbury Road which is 60 feet wide. Thence the following courses and distances:

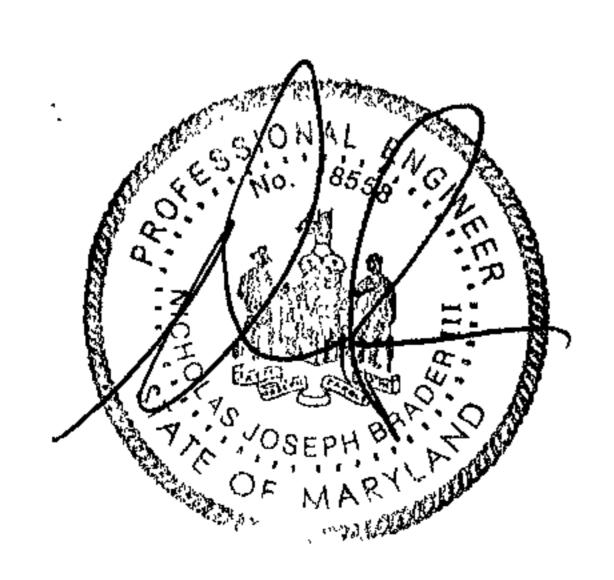
- 1.) Along Lord Baltimore Drive with a curve to the left of 735.00' for a length of 132.62' subtended by a chord with the bearing South 14° 26' 04" East 132.44',
- 2.) South 19° 35' 17" East 131.46,
- 3.) A curve to the left with a radius of 735.00' for a length of 99.28' subtended by a chord with the bearing South 23° 27' 28" East 99.20',
- 4.) South 45° 31' 12" West 248.87',
- 5.) South 82°53'30" West 255.89',
- 6.) North 18°00'46" West 423.74',
- 7.) North 71°51'05" East 469.30' to the place of beginning

as recorded in Deed Liber 17575, Folio 416.

Being Lot 5C in the subdivision of Windsor Corporate Park, as recorded in Baltimore County Plat Book S.M 75 Folio 13 containing 202,170 S.F. or 4.641 acres of land more or less.

Also known as 2560 Lord Baltimore Drive and located in the 2nd Election District.

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



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MOTHER OF 70

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will thold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #64-336-A
2560 Lord Baltimore Drive,
Lot 5C
W/side of Lord Baltimore
Drive, 612 feet south of
centerline of Tudsbury Road
2nd Election District
2nd Election District
2nd Election District
2nd Councilmanic District
Legal Owner(s): Windsor
Corporate Center, Edward
St. John
Variance: to permit a side
yard setback of 15 feet in
lieu of the required 30 feet.
Hearing: Tuesday, March
23, 2004 at 11:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-

AGG.

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) 8873391.

OF PUBLICATION 团

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

The Jeffersonian

- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- Reporter NE Booster/
- North County News

Mulman

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-336-A Petitioner/Developer: WINDSOR CORPORATE CENTER, EDWARD ST. JOHN

Date of Hearing/Closing: MARCH 23, 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: ______ 2560 LORD BALTIMONE DRIVE, LOT 50 The sign(s) were posted on _____ (Month, Day, Year) Sincerely, (Signature of Sign Poster) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

RE: PETITION FOR VARIANCE * BEFORE THE

2560 Lord Baltimore Dr, Lot 5C; W/side Lord

Baltimore Dr, 612' S c/line Tudsbury Rd * ZONING COMMISSIONER

2nd Election & 2nd Councilmanic Districts

Legal Owner(s): Windsor Corporate Center * FOR

Edward St. John

Petitioner(s) * BALTIMORE COUNTY

* 04-336-A

* * * * * * * * *

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

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2004, 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	Peter Mox Jimmermar
FEB 0 9 2004	PETER MAX ZIMMERMAN People's Counsel for Baltimore County

Per.....

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





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

February 17, 2004

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: 04-336-A

2560 Lord Baltimore Drive, Lot 5C

W/side of Lord Baltimore Drive, 612 feet south of centerline of Tudsbury Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Windsor Corporate Center, Edward St. John

Variance to permit a side yard setback of 15 feet in lieu of the required 30 feet.

Hearing: Tuesday, March 23, 2004, at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Robert Hoffman, Venable, 210 Allegheny Ave., Towson 21204 Windsor Corporate Center, Edward St. John, 5720 Executive Dr., Baltimore 21228-1757

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 8, 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

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 4, 2004 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:

CASE NUMBER: 04-336-A

2560 Lord Baltimore Drive, Lot 5C W/side of Lord Baltimore Drive, 612 feet south of centerline of Tudsbury Road 2nd Election District – 2nd Councilmanic District

Legal Owner: Windsor Corporate Center, Edward St. John

Variance to permit a side yard setback of 15 feet in lieu of the required 30 feet.

Hearing: Tuesday, March 23, 2004, at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



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.

Item Number or Case	e Number:	04-3	36 - A	
Petitioner:	WINDSOI	R CORPORA	TO PAR CE	ENTER SC, LLC
Address or Location:	2560	LORD BA	My one BR	1VE LOT 5 C
PLEASE FORWARD Name:	FMY DON) 210 AZLEGI	TEZ L	114 4	
Telephone Number:	1 1	1011	244	

Revised 2/20/98 - SCJ

Department of Permits at 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

March 15, 2004

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

Dear Mr. Hoffman:

RE: Case Number: 04-336-A, 2560 Lord Baltimore Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 26, 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal)

WCR: clb

Enclosures

c: People's Counsel
Windsor Corporate Center 5C, LLC. Edward St. John 5720 Executive Drive
Baltimore21228





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

February 4, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 2, 2004

Item No.: 329-336, 338, 339

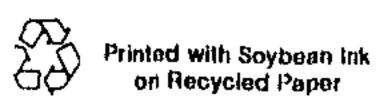
Dear Ms. Hart:

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

INTEROFFICE CORRESPONDENCE

DATE: February 10, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 9, 2004
Item Nos. 329, 330, 331, 335, 336, 337, 338, 339, and 340

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

RWB:CEN:jrb

cc: File

Jul 3/23

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

DATE: March 19, 2004

RECEIVED

MAR 2 3 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 4-336 and 4-376

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

Prepared By:

Section Chief:

AFK/LL



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

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

MARYLAND DEPARTMENT OF TANNESS OF ALTER

Date: 2 · 3 · 04

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

RE: Baltimore County

Item No. 332

BPR

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,

L

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



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

(410) 494-6285

dhkarceski@venable.com

drister dismessi

March 15, 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.: 04-336-A

Property: 2560 Lord Baltimore Drive, Lot 5C 2nd Election District, 2nd Councilmanic District

Dear Mr. Kotroco:

The purpose of this letter is to confirm that our client, Windsor Corporate Center 5C, LLC, has withdrawn its Petition for Variance in the above-captioned case. This is without prejudice to the right of our client or any contract purchasers or lessees of the property to seek approvals in the future.

Very truly yours,

David H. Karceski

DHK/bl

CC: Mr. Tom Pilon FOIDOCS1/DHK01/#180249 v1

