

## Petition for Spetial Hearing

to the Zoning Commissioner of Baltimore County

South of Bird River Road and Ebenezer

for the property located at Road, West of Windlass Run

which is presently zoned ML-IM-M43

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

Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 517.1 (510.1), Building Code, and Sections 32-8-303, 32-4-107, Baltimore County Code, to build in a tidal floodplain.

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

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

|   | i/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. |
|---|--|
| Contract Purchaser/Lessee:                | Legal Owner(s):  |
| Name - Dist                               | Middle River Business Center, LLC  |
| Name - Type or Print                      | Name - Type or frint   |
| Signature                                 | Signature  |
| Address                                   | By: RMN/Middle River, LLC, Manager No. Name - Type or Print By: Michael Caruthers,   |
| City State Zip C                          | Signature Manager  |
| Attorney For Petitioner:                  | 4816 Del Ray Avenue (301) 657-4848   |
| Robert A. Hoffman                         | Address Bethesda, Maryland 20814   |
| Name - Type or Print Att Mun Sh           | City State Zip Code  |
| Signature                                 | Representative to be Contacted:  |
| Signature<br>Venable LLP                  | Robert A. Hoffman  |
| Company<br>210 Allegheny Avenue 410-494-6 | Name<br>210 Allegheny Avenue   |
| Address Towson, Maryland 21204 Telephone  | ,  |
| City State Zip C                          | Towson, Maryland 21204 City  City  Zip Code  |
|   |  |
| •   | OFFICE USE ONLY  |
|   | ESTIMATED LENGTH OF HEARING  |
| Case No. <u>05-365-SP</u> 4               | UNAVAILABLE FOR HEARING  |
| REV 9/15/98                               | Reviewed By 007 Date 01704   |



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for the property located at Road, West of Windlass Run

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perjury, that I/we are the legal owner(s) of the property which

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Special Hearing for a waiver pursuant to Section 500.6, BCZR; Section 517.1 (510.1), Building Code, and Sections 32-8-303, 32-4-107, Baltimore County Code, to build in a tidal floodplain.

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

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|                                   |  | is the subject of this Petition.   |
|-----------------------------------|--|--|
| Contract Purchaser/Lessee:        |  | Legal Owner(s):  |
| See Attached Name - Type or Print | ······································ | Middle River Business Center, LLC Name · Type or Ffint                       |
| Signature                         | ······································ | Signature (on )  |
| Address                           | Telephone No.                          | By: RMN/Middle River, LLC, Manager Name-Type of Print By: Michael Caruthers, |
| City                              | Zip Code                               | Signature  |
| Attorney For Petitioner:          |  | 4816 Del Ray Avenue (301) 657-4848<br>Address Telephone No.                  |
| Robert A. Hoffman                 |  | Bethesda, Maryland 20814   |
| Name - Type or Print Athen /      |  | City State Zip Code  |
| Signature                         |  | Representative to be Contacted:  |
| Signature<br>Venable LLP          |  | Robert A. Hoffman  |
| Company<br>210 Allegheny Avenue   | 410-494-6200                           | Name<br>210 Allegheny Avenue   |
| Address<br>Towson, Maryland 21204 | Telephone No.                          | Address Telephone No.  |
| City                              | Zip Code                               | Towson, Maryland 21204 City State Zip Code                                   |
| •                                 |  | OFFICE USE ONLY  |
|                                   |  | ESTIMATED LENGTH OF HEARING  |
| Case No. <u>05-365.5</u>          | PA                                     | UNAVAILABLE FOR HEARING  |
| REV 9/15/98                       | Revie                                  | wed By 507 Date 0/. 21.05  |

STATE REGISTERED
ESTABLISHED IN 1948

HYDROGRAPHY TOPOGRAPHY GEODESY SUBDIVISION ENGINEERING TITLE SURVEYS LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

Phone: (410) 252-2920 Fax: (410) 252-2920 or (410) 252-4115

#### WILLIAMS PROPERTY – FLOOD PLAIN AREA TWO

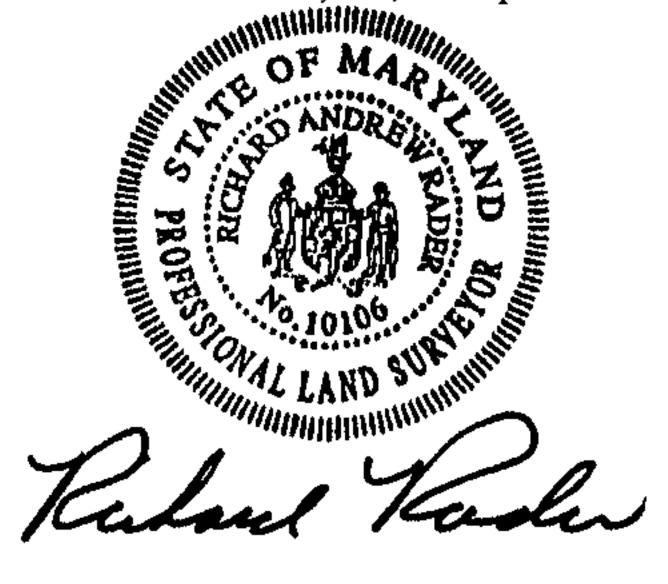
Revised January 10, 2005

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows, to wit:

BEGINNING for the same at Maryland State Plane Coordinate System (NAD83) coordinate position N 616250.18 – E 1480647.71 at a point on the northerly side of an electrical transmission line right of way, said point of beginning being North 75 degrees 18 minutes 55 seconds West measured for a part along the northerly side of said transmission line right of way approximately 2885 feet from the center of the macadam paving of Earl's Road, thence binding on the northerly side of said electrical transmission line right of way, referring all bearings of the present description to the grid meridian of the Maryland State Plane Coordinate System (NAD83)

- (1) North 75 degrees 18 minutes 55 seconds West 953.87 feet to the northeasterly right of way line of Maryland Route 43; thence binding thereon by the four following lines respectively, viz:
- (2) by a line curving to the left with a radius of 1356.00 feet, for a distance of 125.74 feet, (the chord of said curving line bearing North 6 degrees 56 minutes 29 seconds West 125.69 feet),
- (3) by a line curving to the left with a radius of 1363.91 feet, for a distance of 581.37 feet, (the chord of said curving line bearing North 25 degrees 09 minutes 07 seconds West 576.98 feet),
- (4) North 15 degrees 12 minutes 13 seconds East 88.83 feet,
- (5) North 41 degrees 15 minutes 43 seconds West 109.69 feet, thence leaving Maryland Route 43 and running for the eleven following lines respectively, viz:
- (6) North 48 degrees 44 minutes 17 seconds East 65.70 feet,
- (7) by a line curving to the right with a radius of 610.00 feet, for a distance of 168.29 feet (the chord of said curving line bearing North 56 degrees 38 minutes 29 seconds East 167.75 feet),
- (8) North 64 degrees 32 minutes 41 seconds East a distance of 123.73 feet,
- (9) by a line curving to the right with a radius of 970.00 feet, for a distance of 171.23 feet (the chord of said curving line bearing North 69 degrees 36 minutes 07 seconds East 171.01 feet),
- (10) North 32 degrees 58 minutes 45 seconds East 37.02 feet,
- (11) North 77 degrees 58 minutes 45 seconds East 60.00 feet,
- (12) South 57 degrees 01 minute 15 seconds East 37.02 feet,
- (13) by a line curving to the right with a radius of 970.00 feet, for a distance of 335.98 feet (the chord of said curving line bearing South 88 degrees 46 minutes 41 seconds East 334.30 feet),
- (14) South 81 degrees 04 minutes 07 seconds East 339.09 feet,
- (15) by a line curving to the left with a radius of 1000.00 feet, for a distance of 193.23 feet (the chord of said curving line bearing South 86 degrees 36 minutes 15 seconds East 192.93 feet) and
- (16) South 9 degrees 04 minutes 52 seconds West 1273.54 feet to the place of beginning.

CONTAINING 1,365,103 square feet or 31.3385 acres more or less.





Page 1 of 2

Richard A. Rader, MD Reg. No. 10106 VA Reg. No. 002431

#### LEO W. RADER SURVEYORS, INC.

STATE REGISTERED
ESTABLISHED IN 1948

HYDROGRAPHY TOPOGRAPHY GEODESY

Leo W. Rader

SUBDIVISION ENGINEERING TITLE SURVEYS LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

Phone:(410) 252-2920

Fax: (410) 252-2920 or (410) 252-4115

#### WILLIAMS PROPERTY - PART OF AREA TWO

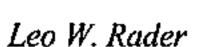
January 4, 2005

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows, to wit:

**BEGINNING** for the same at Maryland State Plane Coordinate System (NAD83) coordinate position N 617232.77– E 1481852.96 at a point measured approximately North 31 degrees 56 minutes 05 seconds West 3539 feet from the intersection of the center of Earl's Road with the center of New Bengies Road, thence running for the three following lines respectively, viz:

- (1) North 61 degrees 32 minutes 09 seconds West 47.34 feet,
- (2) South 22 degrees 45 minutes 15 seconds West 443.98 feet and
- (3) South 21 degrees 44 minutes 40 seconds West 834.04 feet to the northerly side of an electrical transmission line right of way; thence binding thereon
- (4) North 75 degrees 18 minutes 55 seconds West 1659.87 feet to the northeasterly right of way line of Maryland Route 43; thence binding thereon by the eight following lines respectively, viz:
- (5) by a line curving to the left with a radius of 1356.00 feet, for a distance of 125.74 feet, (the chord of said curving line bearing North 06 degrees 56 minutes 29 seconds West 125.69 feet),
- (6) by a line curving to the left with a radius of 1363.91 feet, for a distance of 581.37 feet, (the chord of said curving line bearing North 25 degrees 09 minutes 07 seconds West 576.98 feet),
- (7) North 15 degrees 12 minutes 13 seconds East 88.83 feet,
- (8) North 41 degrees 15 minutes 43 seconds West 109.69 feet,
- (9) North 89 degrees 25 minutes 29 seconds West 104.21 feet,
- (10) by a line curving to the left with a radius of 1363.91 feet, for a distance of 732.98 feet, (the chord of said curving line bearing North 62 degrees 21 minutes 38 seconds West 724.19 feet),
- (11) North 82 degrees 31 minutes 12 seconds West 167.51 feet and
- (12) by a line curving to the left with a radius of 7294.12 feet, for a distance of 172.36 feet, (the chord of said curving line bearing North 79 degrees 44 minutes 42 seconds West 172.36 feet); thence leaving Maryland Route 43 and running for the seventeen following lines respectively, viz:
- (13) North 2 degrees 45 minutes 39 seconds East 1506.04 feet,
- (14) North 68 degrees 33 minutes 12 seconds East 1012.60 feet,
- (15) North 46 degrees 49 minutes 52 seconds East 102.64 feet,
- (16) North 85 degrees 12 minutes 51 seconds East 230.02 feet,
- (17) South 4 degrees 46 minutes 42 seconds East 399.91 feet,
- (18) North 82 degrees 50 minutes 20 seconds East 464.77 feet,
- (19) North 18 degrees 00 minutes 34 seconds West 390.92 feet,
- (20) North 85 degrees 13 minutes 23 seconds East 15.41 feet,
- (21) South 18 degrees 00 minutes 34 seconds East 391.89 feet,
- (22) South 4 degrees 03 minutes 14 seconds West 165.68 feet,
- (23) South 22 degrees 42 minutes 55 seconds East 415.78 feet,
- (24) South 83 degrees 42 minutes 30 seconds East 52.61 feet,
- (25) South 2 degrees 09 minutes 37 seconds East 203.66 feet,
- (26) North 85 degrees 09 minutes 17 seconds East 1134.68 feet,







Richard A. Rader, MD Reg. No. 10106 VA Reg. No. 002431

#### LEO W. RADER SURVEYORS, INC.

STATE REGISTERED ESTABLISHED IN 1948

HYDROGRAPHY **TOPOGRAPHY GEODESY** 

**SUBDIVISION ENGINEERING** TITLE SURVEYS

38 Belfast Road - Timonium, Maryland 21093

LAND PLANNING

Fax: (410) 252-2920 or (410) 252-4115

Phone:(410) 252-2920

#### WILLIAMS PROPERTY – PART OF AREA TWO

January 4, 2005

- (27) South 5 degrees 50 minutes 34 seconds East 769.34 feet,
- (28) North 86 degrees 02 minutes 41 seconds East 241.91 feet and
- (29) South 2 degrees 35 minutes 10 seconds East 677.45 feet to the place of beginning.

CONTAINING 7,613,127 square feet or 174.7733 acres more or less.



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| MALLE CVENIEN SAM VCENCA   |  |
| Customer   |  |
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#### 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

January 31, 2005

#### **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: 05-365-SPH

the Rotroco

S/of Bird River Road & Ebenezer Road, W/of Windlass Run, north MD 43 extension S/side of Bird River Rd., and Ebenezer Rd., west of Windlass Run  $15^{th}$  Election District —  $5^{th}$  Councilmanic District Legal Owner: Middle River Business Center, LLC

Special Hearing for a waiver to build in a tidal floodplain.

Hearing: Monday, March 14, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Robert A. Hoffman, Venable, 210 Allegheny Ave., Towson 21204 Michael Caruthers, 4816 Del Ray Ave., Bethesda 20814

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 26, 2005.
  - (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
  - (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Thursday, February 24, 2005 Issue - Jeffersonian

Please forward billing to:

Amy Dontell Venable, LLP 210 Allegheny Avenue Towson, MD 21204

410-494-6244

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WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

#### 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: <u>05-365-594</u>   |
| Petitioner: MIDDLE RIVER BUSINESS CENTER, LLC   |
| Address or Location: South of Bird River Ruad and Etherezen Road West of Windlass Run |
| PLEASE FORWARD ADVERTISING BILL TO:   |
| Name:   |
| Address: Nevable Lil  |
| 210 Arkenny Avenue  |
| Towson, Maryland 2/204  |
| Telephone Number: (40) 494-6244   |

Revised 2/20/98 - SCJ

#### 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

February 15, 2005

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

Re: 05-365-SPH

Middle River Business Center

Dear Mr. Hoffman:

This letter is to advise you of the dismissal of Case 05-365-SPH, Middle River Business Center. This dismissal comes after receipt of a memo from Edward Adams, of the Department of Public Works dated February 7, 2005. In this memo, Mr. Adams recommends that the waiver be considered moot and the issue withdrawn due to Section 32-8-303 (c). As per Timothy Kotroco, Director of Permits and Development Management, the above referenced case number has been dismissed. Attached is a copy of this memo, if you have any questions feel free to contact this office at 410-887-3391.

Sincerely,

Kristen L. Matthews

Zoning Review Office

CC: Michael Caruthers, RMN, LLC, 4816 Del Ray Ave., Bethesda 20814



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

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

To:

Timothy Kotroco, Director

Department of Permits and Development Management

Attn.:

Kristen Matthews

From:

Edward C. Adams, Jr., Director

Department of Public Works

Date:

February 7, 2005

Subject:

Case No. 5-365-SPH

Middle River Business Center – AV Williams Property

Floodplain Waiver

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

A diversion of drainage area entirely within the development tract boundary was requested by the developer's engineer on January 13, 2005, and was approved January 27, 2005 by this department. After diversion, the drainage area tributary to the portion of the site for which this waiver is requested is less than 30 acres. Appendix B to the Bureau of Development Plans Review Policy Manual presents the DPW definition of 100-year floodplain as "...that area inundated by the runoff from a 30 acre or greater drainage area..." Therefore there is no regulated riverine floodplain under which the requested fill and development are prohibited.

I therefore recommend that the waiver be considered moot and the issue withdrawn.

The developer shall observe all applicable DPW Design Manual requirements for grading and drainage, as well as all applicable forest buffer design standards of the Department of Environmental Protection and Resource Management.

#### ECA/DLT/s

CC: Matis Warfield, Consulting Engineers (Attn. Nick Brater); John Joyce, State Coordinating Office, Maryland Department of Natural Resources; Tom Vidmar (Attn. Glenn Shaffer); Bob Bowling (attn: Dennis Kennedy); Steve Walsh, Terry Curtis

T:\Users\dthomas\Home\General\MSDLT\PHONELOG\Log2005\Flood Waiver - AV Williams - Case No 5-365-SPH.doc

To the development of the state of the state

FEB 8 2005

#### Fire Department

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



#### Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

January 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 31, 2005

Item No.: (365)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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: /・25.05

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

RE:

**Baltimore County** 

Item No. 365

ASC

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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,

Steven D. Foster, Chief

Engineering Access Permits Division

TO: Tim Kotroco John D. Oltman, Jr FROM: DATE: February 9, 2005 SUBJECT: Zoning Item # 05-365 Address South bird River Road & Ebenezer Road Zoning Advisory Committee Meeting of January 31, 2005 The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item. The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item: Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections

## Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Forest

14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

#### Additional Comments:

- 1.) The floodplain to be impacted is riverine, not tidal, and does not contain streams or wetlands.
- 2.) There shall be no filling or disturbance of Forest Buffer Areas or associated surface water resources as part of this proposal.

Reviewer: Glenn Shaffer

Date: February 9, 2005

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** February 9, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans Review

- SUBJECT:

Zoning Advisory Committee Meeting

For February 7, 2005 Item Nos. 360, 361, 363 365, 366, 367

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

RWB:CEN:cp

cc: File

RE: PETITION FOR SPECIAL HEARING
South of Bird River Road & Ebenezer Road,
W of Windlass Run & N of MD 43 Extension\*
15<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts
Legal Owner(s): Middle River Business
Center, LLC – by Michael Caruthers, Manager
Petitioner(s) \*

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

05-365-SPH

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 and documentation filed in the case.

RECEIVED

Per

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 31<sup>st</sup> day of January, 2005, 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).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

nap dinnerman)

Notes Tobe:

1. THE FRAN SHOWS ZONING OF MI-IM- M-45, WILHICH AGRES WITH THE 'OFFICEAR' ZONING MARRON
THE COUNTY WEB SITE, HOWEVER - UNE
ZONING REGILATIONS IN SECTION 759,10 REFER
TO MD-43-DISTINCT OVERLAS.

BOTH REFER TO THE SAME REGILATION AND
DEGIGNATED AROD.

Commercial Sec. 259, 10 REQUIRES PLUCH MORE SPECIFIC USE DESIGNATIONS - THERETERE - UNE SITE PLAN MUST NOT BE APPROVED FON USE, BUT FOR TROOPLAND ONLY.

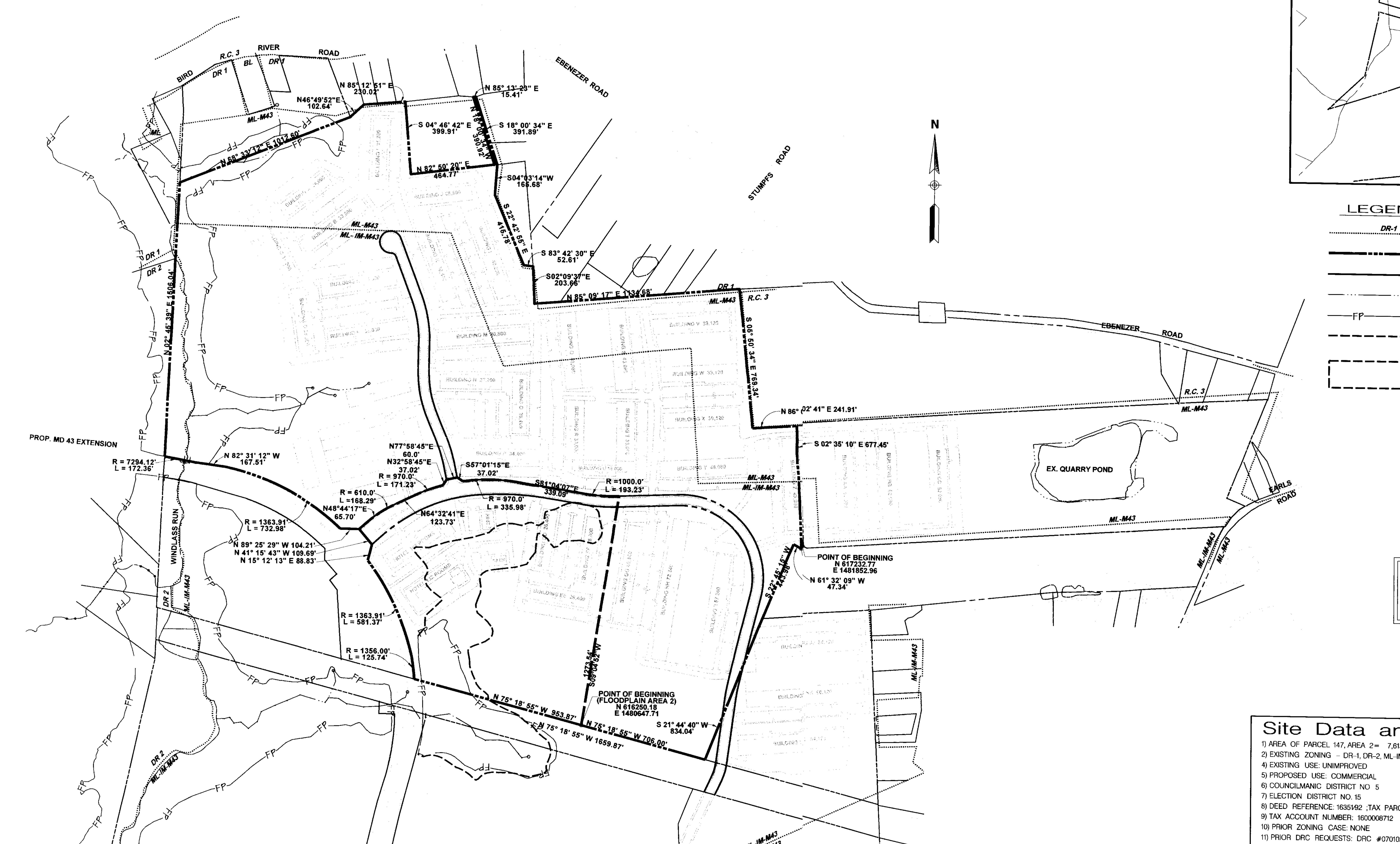
THOSE USES REFERENCED TO AS FREE OW BLOSS.

IN HARTCOULAR MAY BE SUBSECT TO ADVISONAL ZOWING HEARINGS, AS DESCOBLED IN SEC. 259. 10.

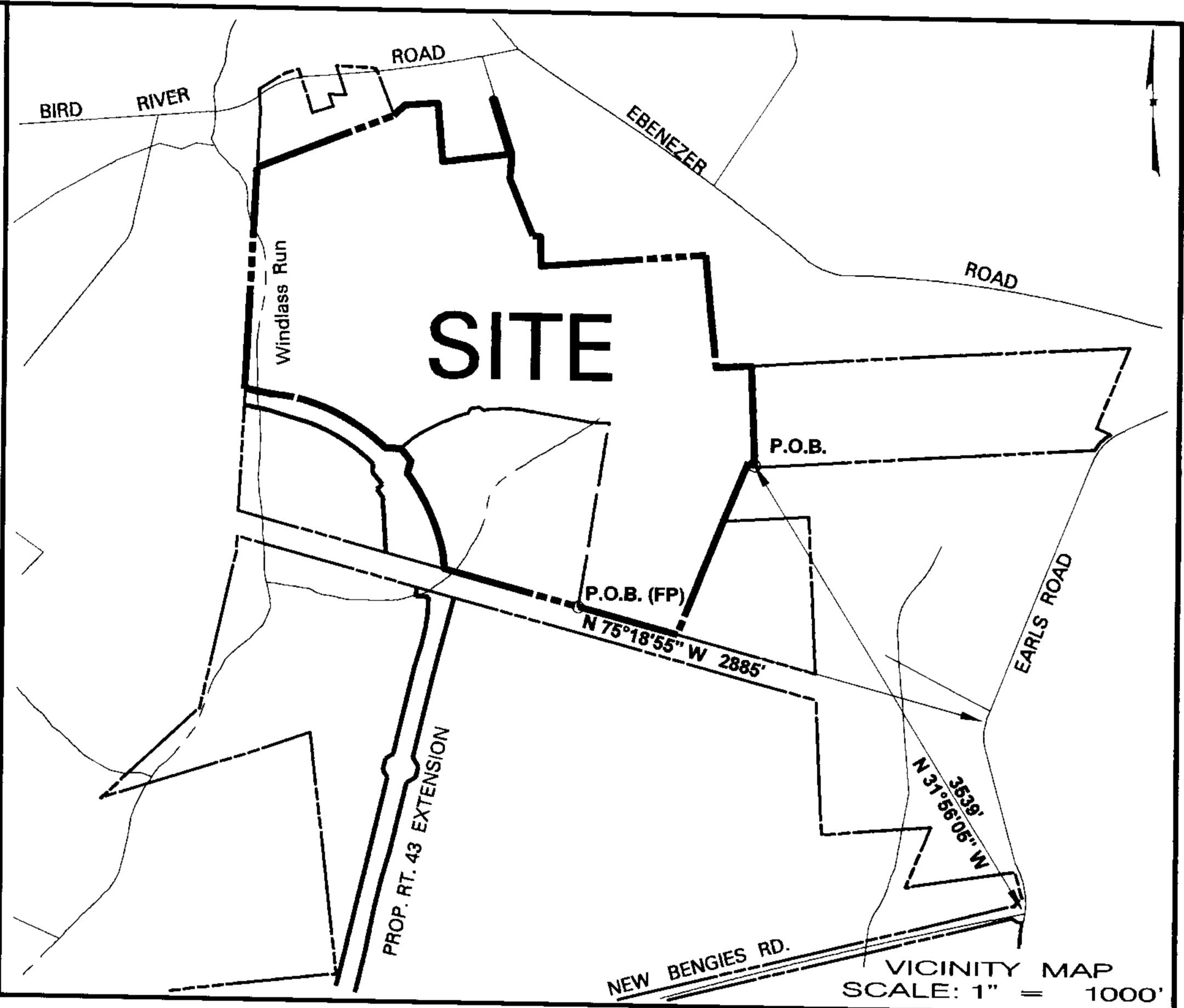
# ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No. 05-365-SPH

|  | $\bigcap_{n \in \mathbb{N}} a_n = 0$  |
|--|---|
| Pare Completed/Initials                | Carl Dismissed Month  |
| 4-2407                                 | PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)   |
| •                                      | DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)  |
|  | TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place) |
|  | UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)  |
|  | COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning  |
| ·                                      | POSTPONEMENTS (type postponement letter; make appropriate copies; mail original calendar and ZAC in computer)   |
|  | RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update mearing calendar and ZAC in computer; refile hearing folder)  |
| <del></del>                            | INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)   |
|  | ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put   |
| ************************************** | COMMENTS (check off agency comments received on front of hearing like; make copies; type comments letter; mail original to petitioner; file copy in hearing file)   |
| •                                      | FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the blowing week every Friday and administrative files on Tuesday; verify that checklist or front chearings to zoning commissioner's office by noon on Friday and files for administrative files for Tuesday morning)   |

## Plan To Accompany Zoning Petition for Special Hearing Area 2 – Baltimore Crossroads @ 95 Baltimore County, Maryland



OVERALL PLAN



PROPOSED ROW LINE ··- EXISTING STREAM ——FP———FP——— 100 YEAR WATER SURFACE ELEVATION 100 YEAR WATER SURFACE ELEVATION FOR EXISTING CONDITION WITHOUT LAND BAYS FLOODPLAIN FILL

> SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6, | BCZR; SECTION 517.1 (510.1), BUILDING CODE, AND , SECTIONS 32-8-303, 32-4-107, BALTIMORE COUNTY CODE, I TO BUILD IN A TIDAL FLOODPLAIN.

### Site Data and Notes

1) AREA OF PARCEL 147, AREA 2= 7,613,127 SQ. FT. OR 174.7733 ACRES +/-

2) EXISTING ZONING - DR-1, DR-2, ML-IM-M43, ML-M43 4) EXISTING USE: UNIMPROVED

5) PROPOSED USE: COMMERCIAL

6) COUNCILMANIC DISTRICT NO 5 7) ELECTION DISTRICT NO. 15

8) DEED REFERENCE: 16351/92 ;TAX PARCEL 147 MAP 83

10) PRIOR ZONING CASE: NONE

11) PRIOR DRC REQUESTS: DRC #070102N FOR LOT LINE ADJUSTMENT , 12) STORMWATER MANAGEMENT WILL BE PROVIDED THROUGH THE USE OF STRUCTURAL AND NON STRUCTURAL TREATMENTS.

13) THE PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

14) THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN HEREON WAS COMPILED FROM VARIOUS PUBLIC RECORDS AND MAY NOT REFLECT FIELD SURVEYED MEASUREMENTS.

15) THIS PLAT IS NOT INTENDED FOR ANY USE OTHER THAN FOR ZONING PURPOSES.

16) THE OUTLINE SHOWN HEREON IS BASED ON THE MARYLAND COORDINATE SYSTEM, (MCS).

, 17) THE LIMITS OF THE 100 YEAR FLOODPLAIN SHOWN HEREON ARE TAKEN FROM A FLOODPLAIN STUDY PREPARED BY DAFT MCCUNE WALKER, INC., DATED MAY 2004.

Matis Warfield consulting engineers

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Petitioner: MIDDLE RIVER

