IN RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE – N/S E, Joppa Road,

122' E of the c/l Mason Avenue

(2904 E. Joppa Road)

9th Election District

5th Council District

2904 East Joppa Road, LLC Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-421-XA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, 2904 East Joppa Road, LLC, through their attorney, John F. Franke, Esquire. The Petitioners request a special exception to allow the conversion of an existing Class A Office Building to a Class B Office Building with 25% of the adjusted gross floor area occupied by medical offices, pursuant to Section 204.3.B.2a of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, variance relief is requested from the B.C.Z.R. as follows: 1) from Section 204.4.C.6 to permit 0% amenity open space in an interior parking lot in lieu of the required 7%; 2) from Section 204.4.C.9.c to permit (a) a landscaped buffer 10' wide against abutting residentially zoned property in lieu of the required 20' width; and, (b) a landscaped buffer of as little as 0' wide against abutting non-residentially zoned property in lieu of the required 10' width; and 3) from Section 450.4 to permit one, double-faced, non-illuminated, freestanding sign, 3' x 5' in dimension in an R.O. zone facing residentially zoned property (D.R.5.5 and D.R.16), in lieu of the allowed sign facing non-residentially zoned property. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Patricia S. Hall and John F. Franke, both attorneys at law and co-owners of the subject property as members of the 2904 East Joppa Road LLC. There were no Protestants or other interested persons present.

At the onset of the hearing, the Petitioners amended the Petition for Variance. In this regard, Counsel for the Petitioners noted the negative Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, dated March 18, 2005, in which they recommended a denial of the requested variance from landscape buffer requirements to the rear of the property. In response to those comments, the Petitioners now seek approval of a 15' wide buffer to the rear of the property in lieu of the requested 10' wide buffer and revised the site plan accordingly. Thus, the hearing proceeded on the merits of the relief sought, as amended.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, approximately 75' wide and 136' deep, located on the north side of East Joppa Road, just east of Mason Avenue in the Parkville/Carney area. The property contains a gross area of 0.285 acres, more or less, zoned R.O., and is improved with a 1½-story Class A Office Building and accessory parking area. The Petitioners have owned the property for approximately one year and propose extensive renovations to the site to accommodate their growing law practice. As shown on the site plan, the existing building is 25' x 25' in dimension and contains approximately 625 sq.ft. of office space. The Petitioners propose the construction of a two-story addition, 24' x 25' in dimension, to the rear of the structure to provide an additional 2,070 sq.ft. of space, all of which will be dedicated to office use. There will be no medical offices on the subject property. The proposed improvements are more particularly shown on building elevation drawings submitted into evidence as Petitioner's Exhibit 2. Testimony indicated that the owners of the adjacent commercial properties on both sides of the subject site support the proposal and expressed the belief that the proposed improvements are in the best interests of the surrounding locale. Indeed, it does appear from photographs submitted that the renovations to date and the proposed improvements represent an upgrade to the property. It is also significant to point out that the residentially zoned property across from the Petitioners' site on the south side of Joppa Road is vacant. In this regard, the Office of Planning noted within their ZAC comment that they are not opposed to the Petitioners' request for a freestanding sign as similar signs currently exist on R.O. zoned properties west of the subject site.

ORDER RECEIVED FOR FILLING

A Class B Office building is defined in Section 101 of the B.C.Z.R. as "A principle building used for offices and which is not a Class A Office Building." A Class B Office Building is permitted in the R.O. zone by special exception.

Based upon the testimony and evidence presented, I am easily persuaded that special exception relief should be granted. In my judgment, the proposal complies with the requirements of Section 502.1 of the B.C.Z.R. and will not cause detrimental impacts to the health, safety and general welfare of the locale.

Turning next to the variance requests, the Petitioners originally requested relief from the landscaping requirements to allow a landscape buffer width of 10' between the existing parking lot and the abutting residentially zoned property to the rear of the site. However, in response to the negative ZAC comment submitted by the Office of Planning, the Petitioners amended their request in response to and will now provide a 15' wide buffer along the rear property line. In addition, the Petitioners seek relief to allow a landscape buffer width of as little as 0' abutting non-residentially zoned property along both the east and west sides of the subject property in lieu of the required 10.' The existing paved driveway that leads into the property from East Joppa Road along the eastern property line will be improved and additional parking provided to the rear of the site. Due to the narrow width of the property and the location of existing improvements, a 10' landscape buffer width was originally proposed. A copy of the revised landscape plan prepared by Human and Rohde, Inc., Landscape Architects, was submitted into evidence as Petitioner's Exhibit 3. This plan evidences that a landscape buffer width of 15' can be provided to the rear of the property and as much as 8' along the eastern property line. In addition, an existing 6' high, board-on-board fence along the western property line will be extended across the rear of the property to provide an additional buffer between the subject site and the abutting residentially zoned property. The plan also shows a 10' wide buffer along the western property line in the front portion of the site immediately adjacent to the existing building. flandscaping will include plantings identical to those currently located on the adjacent R.O. zoned properties to the west at 2900 and 2902 East Joppa Road.

The variance to allow a 0% amenity open space in the interior parking lot for pervious land area and plantings in lieu of the required 7% is appropriate in this instance. In this regard, clients are seen by appointment only, and it was indicated that the existing driveway and parking area sufficiently accommodates the proposed use. To require the Petitioner to provide amenity open space in the parking lot would be inconsistent with other commercial uses in the vicinity. Moreover, the landscape plan provides for significant plantings (over 31 in number), which will be grouped in mulched beds.

The third variance request relates to proposed signage. In this regard, the Petitioners request approval of a double-faced, non-illuminated, freestanding sign, 3' x 5' in dimension, to be located in the front portion of the site, immediately across from residentially zoned property. As noted above, that property is currently vacant. Moreover, the Office of Planning has no objections to the sign as similar signs currently exist on R.O. zoned properties west of the subject site. Finally, photographs of the proposed sign show that it will be attractive and consistent with other signs in the area. Thus, I find that there will be no detriment to adjacent properties, and that the proposed sign is appropriate in this instance.

After due consideration of all of the testimony and evidence presented, I find the relief requested meets the requirements of Section 307.1 of the B.C.Z.R. as interpreted by the Court of Special Appeals in Cromwell v. Ward, 102 Md. App. 691 (1995). I further find that a granting of the variances, as amended, will not result in any detriment to the health, safety and general welfare of the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of April 2005 that the Petition for Special Exception to allow the conversion of an existing Class A Office Building to a Class B Office Building with 25% of the adjusted gross floor area occupied by medical offices, pursuant to Section 204.3.B.2a of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

W. PR.

ON HILLS

IT IS FURTHER ORDERED that the Petition for Variance seeking relief, as amended, from the B.C.Z.R. as follows: 1) from Section 204.4.C.6 to permit 0% amenity open space in an interior parking lot in lieu of the required 7%; 2) from Section 204.4.C.9.c to permit (a) a landscaped buffer 15' wide against abutting residentially zoned property in lieu of the required 20' width; and, (b) a landscaped buffer of as little as 0' wide against abutting non-residentially zoned property to the west and no less than 8' wide to the east in lieu of the required 10' width; and 3) from Section 450.4 to permit one, double-faced, non-illuminated, freestanding sign, 3' x 5' in dimension in an R.O. zone facing residentially zoned property (D.R.5.5 and D.R.16), in lieu of the permitted same sign facing non-residentially zoned property, in accordance with Petitioner's Exhibits 1 & 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their use permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The proposed addition shall be constructed substantially in accordance with the building elevation drawings submitted into evidence as Petitioner's Exhibit 2, and shall comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy.
- 3) Landscaping on the subject property shall be in accordance with that shown on the revised landscape plan marked as Petitioner's Exhibit 3. Said landscaping shall include plantings identical to that currently located to the rear of the adjacent R.O. businesses to the west (2900 and 2902 East Joppa Road).

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

WJW:bjs

SE INC

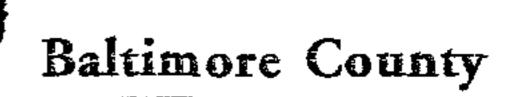
Zoning Commissioner for Baltimore County

WISEMAN, III

Zoning Commissioner

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





James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

April 19, 2005

John F. Franke, Esquire Levi, Franke & Hall 2904 E. Joppa Road Baltimore, Maryland 21234

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE N/S East Joppa Road, 122' E of the Mason Avenue (2904 E. Joppa Road)

9th Election District – 5th Council District 2904 East Joppa Road, LLC - Petitioners Case No. 05-421-XA

Dear Mr. Franke:

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

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

Very truly yours.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Michael Cook

911 Sidehill Drive, Bel Air, Md. 21015/ Office of Planning; People's Counsel; Case File





herein described property for

OF STATES OF STATES

Oake

Petition for Special Exception

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 Exception under the Zoning Regulations of Baltimore County, to use the

to the Zoning Commissioner of Baltimore County

for the property located at 2404 East Juppa Read

which is presently zoned / - O

BCIR Section 2043. B. 2a- To allow Class A office building to a Cia office building to a Cia offices of the adjusted gross floor offices.	st 'B' office building with 25% of area occupied by medical
Property is to be posted and advertised as prescribed by the zo l, or we, agree to pay expenses of above Special Exception, advertis zoning regulations and restrictions of Baltimore County adopted pursi	sing, posting, etc. and further agree to and are to be bounded by the
	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 Signature	2904 East Joppa Food, Lic. Name Type or Print Jature Signature
2904 E. Jopps Pd. 410-665-2100 Address Telephone No.	PATRICIA S. HALL Name - Type or Print
Baltinione, HD 21234 City State Zip Code	John F FRANCE Signature 2964 E. Joppa Rd. 410 665-2100
Attorney For Petitioner: Torm F FAM/L Name - Type or Print	Address Ballinge Hi) 2/234 City State Zip Code
Signature	Representative to be Contacted:
Cerri Franke and Hall Company 2004 E-Joppa Ld 410665-2100	Name 911 Sidehill Drive 410 575-5257
Address Address Telephone No. 21234 City State Telephone No. Zi234 Zip Code	Address Rel Air 21015
State Zip Code	City State Zip Code
	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING
Case No. 05-421- XA	UNAVAILABLE FOR HEARING
PEN 09/15/98	Reviewed By BN Date 2/23/25



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2904 E. JOPPA ROAD which is presently zoned R-O

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

perpury, that time are the legal owner(s) of the property write:

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: (inc:ca:a hardship or practical difficulty)

PRACTICAL DIFFICULTY

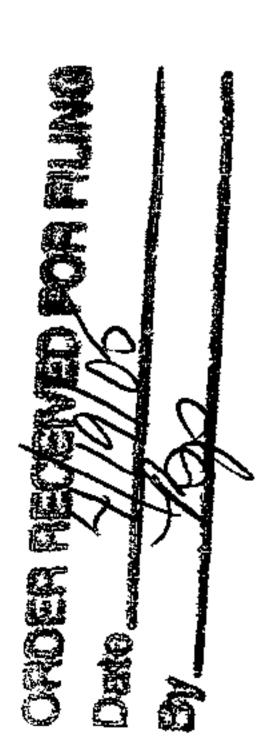
Property is to be posted and advertised as prescribed by the zoning regulations.

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

	is the subject of this Peacoti.
Contract Purchason/Lessee:	Legal Owner(s):
LEVI. FRANKE & HALL	290K EAST JOPPA ROAD, LLC
Name - Type or Print	Harrie Type or Print Jall
2904 E. Joppa Rd. 410/665-2100	PATRICIA S. HALL
Baltimore MD. 21234	JOHN F. FRANKE
City State Zip Code Attorney For Petitioner:	2964 E. Joppa Rd. 410/665-2100
JOHN F. FRANKE Name - Type or Price	Baltimore Mb. 21234
Name - Type or Price	City State Zip Come Representative to be Contacted:
LEN, FRANKE & HALL 1994 E Japon Pd 410/665-200	Michael Cook
2904 E. Joppo Rd. 410/665-2100 Address No.	911 Sidehill Drive 410/513-5657
8 Battimore Mp. 21234 Zo Code	Bol Air. MD. 210/5 State Zo Core
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING
Case No. <u>05-42/-XA</u>	UNAVAILABLE FOR HEARING Reviewed By 1811 Date 2/23/05

ATTACHMENT TO PETITION FOR VARIANCE

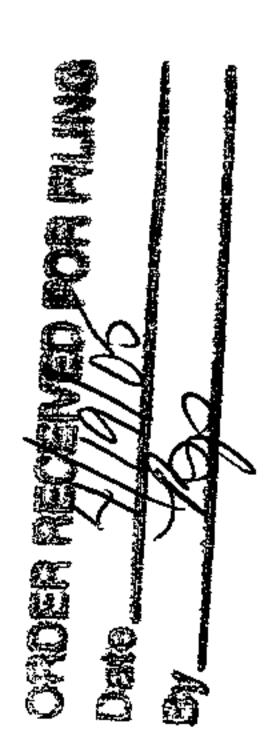
- (1) BCZR Section 204.4-6; Variance to allow 0% amenity open space in an interior parking lot in lieu of the required 7%.
- (2) BCZR 204.4-9c (a) A variance to allow a landscaped buffer 10' wide against abutting residentially zoned property in lieu of the required 20' wide. (b) A variance to allow a landscaped buffer of as little as 0 feet wide against abutting non-residentially zoned property in lieu of the required 10' wide.
- (3) Section 450.4 to permit one, double-faced, non-illuminated, 3' x 5' free-standing sign in an RO zone facing residentially-zoned property (DR-5.5 and DR-16) in lieu of one, double-faced, non-illuminated, 3' x 5' free-standing sign facing non-residentially-zoned property.



4-

ATTACHMENT TO PETITION FOR VARIANCE

- (1) BCZR Section 204.4-6; Variance to allow 0% amenity open space in an interior parking lot in lieu of the required 7%.
- (2) BCZR 204.4-9c (a) A variance to allow a landscaped buffer 10' wide against abutting residentially zoned property in lieu of the required 20' wide. (b) A variance to allow a landscaped buffer of as little as 0 feet wide against abutting non-residentially zoned property in lieu of the required 10' wide.
- (3) Section 450.4 to permit one, double-faced, non-illuminated, 3' x 5' free-standing sign in an RO zone facing residentially-zoned property (DR-5.5 and DR-16) in lieu of one, double-faced, non-illuminated, 3' x 5' free-standing sign facing non-residentially-zoned property.



4-

BALTIMORE COUNTY, MARYLAND	
OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	
DATE - ACCOUNT ACCOUNT	THE WALL STATES AND
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AMOUNT S. T.	
RECEIVED JANUA E JANUA RICKE	
Sold Experience of the second	
FOR:	
DISTRIBUTION VALUE - CASHER PINK - AGENCY YELLOW - CUSTOMER	CASHIER'S VALIDATION

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: #05-421-XA

2904 East Joppa Road

N/side of Joppa Road. 122 feet east centerine of
Mason Avenue

Mason Avenue

Sth Election Pistrict

Sth Election Pistrict

Contract Purchaser levin Franke & Hall

Contract Purchaser levin Franke & Hall

Special Exception: to allow the conversion of an existing

class A office building to a class B office building will

class A office building to a class B office building will

25% or less of the adjustsed gross floor area occupied by

medical offices. Variance: to allow 0% amenity open

medical offices. Variance: to allow 0% amenity open space in an interior parking lot in her of the required 700 To allow a landscaped butter 10 feet wide against abutting residentially zoned property in Feu of the required 20 feet wide. To allow a landscaped buffer of as tittle a 0 feet wide against abutting non-residentially zoned property in lieu of the required 10 feet wide. To pentil one, double-faced non-illuminated, 3'x5' free standing sign in an RO zone facing residentially zoned property (D.R. 5.5 and D.R. 16) in lieu of the one, double faced. non-illuminated, 3'x5' free standing sign facing nonresidentially zoned property.

Hearing: Tuesday, April 12, 2005 at 9:00 a.m. in Room 487, County Courts Building, 401 Bosiey Avenue, Towson 21204.

WIŁLIAM WISEMAN

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. 23 JT 3/795 March 29 , . , FS IM

CERTIFICATE OF PUBLICATION

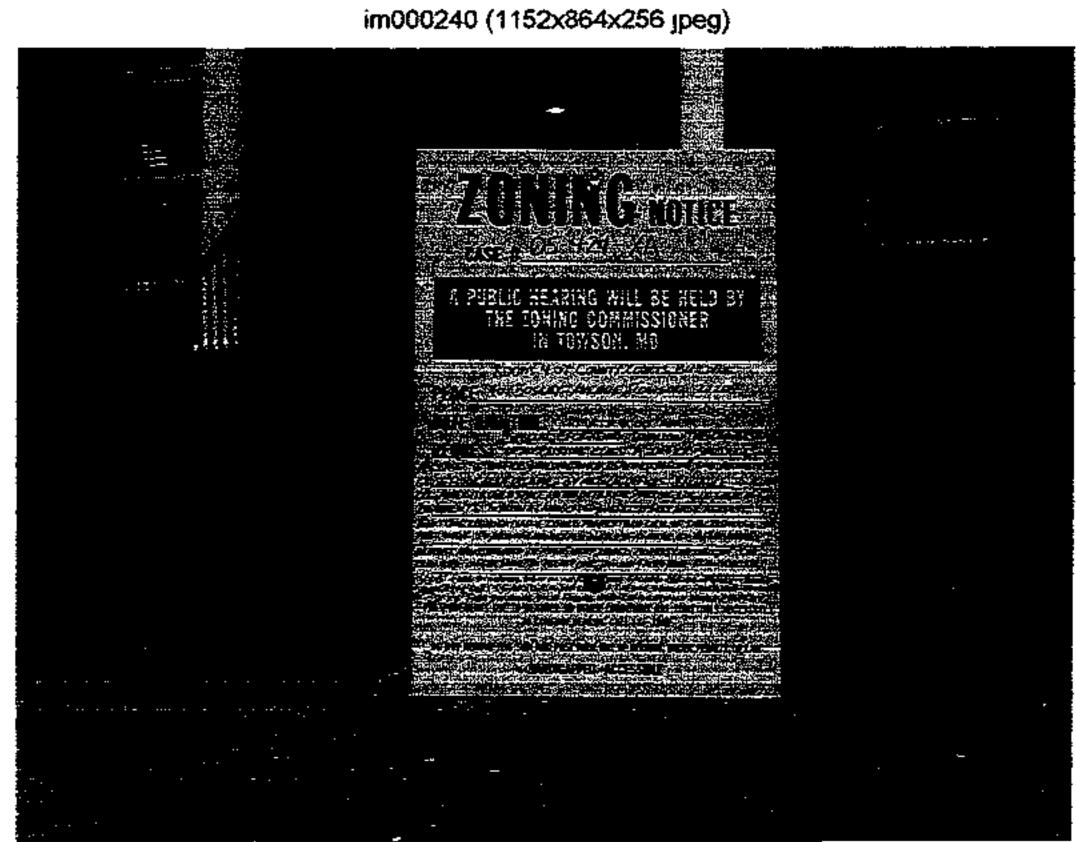
<u>3 30 </u> ,20 <u>05</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 329 , 2005 .
Y
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
•

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-421- xA

	Petitioner/Developer: PATEICIA S.
	HALL (LEVIN, FRANKE : HALL
	Date of Hearing/Closing: 4/12/05
Baltimore County Department of Permits and Development Managen County Office Building, Room 111 111 West Chesapeake Avenue	nent
Attention:	
Ladies and Gentlemen:	
This letter is to certify under the pensign(s) required by law were posted at	
<u> </u>	· · · · · · · · · · · · · · · · · · ·
This sign(s) were posted on(Month, Day Year)
	Sincerely, (Signature of Sign Poster and Date) Martin Ogle Sign Poster 5016 Castlestone Drive



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

March 7, 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: 05-421-XA

2904 East Joppa Road

N/side of Joppa Road, 122 feet east centerline of Mason Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Patricia S. Hall, 2904 East Joppa Road, LLC

Contract Purchaser: Levin, Franke & Hall

Special Exception to allow the conversion of an existing class "A" office building to a class "B" office building with 25% or less of the adjusted gross floor area occupied by medical offices. Variance to allow 0% amenity open space in an interior parking lot in lieu of required 7%. To allow a landscaped buffer 10 feet wide against abutting residentially zoned property in lieu of the required 20 feet wide. To allow a landscaped buffer of as little as 0 feet wide against abutting non-residentially zoned property in lieu of the required 10 feet wide. To permit one, double-faced non-illuminated, 3'X5' free standing sign in an RO zone facing residentially-zoned property (D.R. 5.5 and D.R. 16) in lieu of the one, double-faced, non-illuminated, 3'X5' free-standing sign facing non-residentially zoned property.

Hearing: Tuesday, April 12, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: John F. Franke, 2904 E. Joppa Rd., Baltimore 21234 Patricia S. Hall, 2904 E. Joppa Rd., Baltimore 21234 Michael Cook, 911 Sidehill Drive, Bel Air 21014

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 28, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 29, 2005 Issue - Jeffersonian

Please forward billing to:

2904 E. Joppa Road, LLC 2904 E. Joppa Road Baltimore, MD 21234

410-665-2100

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: 05-421-XA

2904 East Joppa Road

N/side of Joppa Road, 122 feet east centerline of Mason Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Patricia S. Hall, 2904 East Joppa Road, LLC

Contract Purchaser: Levin, Franke & Hall

Special Exception to allow the conversion of an existing class "A" office building to a class "B" office building with 25% or less of the adjusted gross floor area occupied by medical offices. Variance to allow 0% amenity open space in an interior parking lot in lieu of required 7%. To allow a landscaped buffer 10 feet wide against abutting residentially zoned property in lieu of the required 20 feet wide. To allow a landscaped buffer of as little as 0 feet wide against abutting non-residentially zoned property in lieu of the required 10 feet wide. To permit one, double-faced non-illuminated, 3'X5' free standing sign in an RO zone facing residentially-zoned property (D.R. 5.5 and D.R. 16) in lieu of the one, double-faced, non-illuminated, 3'X5' free-standing sign facing non-residentially zoned property.

Hearing: Tuesday, April 12, 2005 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <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: 05-421-XA
Petitioner: _x 2904 EAST JOPPA BOAD, 22C
Address or Location: 1 2904 E. Joppa Rd., Batto, Ma. 21234
PLEASE FORWARD ADVERTISING BILL TO:
Name: x 2904 EAST JOPPA ROAD, LLC
Address: 1 2904 E. Joppa Pd.
Balto, Mr. 21234
Telephone Number: $\frac{440/665-2100}{1}$

Department of Permits and Development Management

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





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

April 5, 2005

John F. Franke Levi , Franke and Hall 2904 E. Joppa Road Baltimore, Maryland 21234

Dear Mr. Franke:

RE: Case Number: 05-421-XA, 2904 East Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 23, 2005.

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. Call Reliable

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel 2904 East Joppa Road, LLC. 2904 East Joppa Road Baltimore 21234 Michael Cook 911 Sidehill Drive BelAir 21015



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

Fire Department



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





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

March 9, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 416, 417, 421

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.

Acting Lieutenant Don W. Muddiman 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: 3.8.05

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

RE:

Baltimore Coun

Item No. 4

BPR

Dear. Ms. Matthews:

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,

Steven D. Foster, Chief

f. f. Stedle

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

April 13, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 7, 2005

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

05-416

05-417

05-418

05-420

05-421

05-422

05-424

05-425

05-426 05-428

05-431

05-432

05-433

Reviewers:

Sue Farinetti, Dave Lykens

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

DATE: March 18, 2005

MAR 2 = 2005

ZOWNG COMMISSIONER

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

SUBJECT:

2904 East Joppa Road

INFORMATION:

Item Number:

5-421

Petitioner:

Patricia S. Hall

Zoning:

RO

Requested Action: Variance/Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the petitioner's request to permit a 10-foot rear landscape buffer in lieu of the minimum required 20 feet be DENIED.

The petitioner should revise the site plan to show all required landscape buffers between the subject property and the adjoining residentially zoned property (9607 Mason Avenue) to accurately show the correct parking calculations and detailed landscaping. The landscaping plan shall include plantings identical to that which is currently located to the rear of the adjacent RO businesses to the west (2900, 2902 East Joppa Road).

This office does not oppose the petitioner's request to permit a freestanding sign in an RO zone facing residentially zoned property as similar signs currently exist on RO zoned properties to the west of the subject property.

This office also does not oppose the petitioner's request for a 0-foot landscape buffer between adjacent, non-residentially zoned property.

For more information concerning the matters stated herein, please contact Kevin Gambrill at 410-887-3480

Prepared by:

Division Chief:

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: March 23, 2005

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

Zoning Advisory Committee Meeting

For March 14, 2005

Item Nos. 417, 418, 420, 421, 422, 425, 426, 427, 428, 429, 430, 431,

432, 433

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

RWB:CEN:cp

cc. File



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RE: PETITION FOR SPECIAL EXCEPTION

AND VARIANCE

2904 East Joppa Road; N.side Joppa Road,

122' E c/line Mason Avenue

9th Election & 5th Councilmanic Districts

Legal Owner(s): Patricia S. Hall

Contract Purchaser(s): Levi, Franke and Hall*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-421-XA

* * * * * * * *

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 and all 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 11th day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Michael Cook, 911 Sidehill Drive, Bel Air, MD 21015 and to John F. Franks, Levi, Frank & Hall, 2904 East Joppa Road, Baltimore, MD 21234, Attorney for Petitioner(s).

RECEIVED

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation BALTIMORE COUNTY
Real Property Data Search

Go Back View Map New Search Ground Rent

Account Identifier:

District - 09 Account Number - 0919325270

Owner Information

Owner Name:

2904 EAST JOPPA ROAD LLC

Use: Principal Residence:

COMMERCIAL

Mailing Address:

2904 E JOPPA RD

BALTIMORE MD 21234-2922

Deed Reference:

1) /19862/ 546

2)

NO

Location & Structure Information

Premises Address

2904 E JOPPA RD

Legal Description

LTS 6,7,8

2904 E JOPPA RD

CARNEY VIEW

Map Grid ParcelSub DistrictSubdivisionSection Block LotAssesment AreaPlat No:71151112Town

Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built Enclosed Area Property Land Area County Use
1941 1,014 SF 10,200.00 SF 06

Stories

Basement

Type

Exterior

Value Information

Phase-in Assessments Value Base As Of As Of Value As Of 07/01/2004 07/01/2005 01/01/2005 70,400 102,000 Land: Improvements: 52,800 77,300 123,200 141,900 123,200 Total: 179,300 **Preferential Land:** 0 0 0

Transfer Information

\$185,000 04/09/2004 Price: Date: Seller: VU SON Deed2: **Deed1:** /19862/ 546 IMPROVED ARMS-LENGTH Type: \$110,000 10/23/1997 Date: Price: JOPPA ROAD PARTNERSHIP Seller: Deed2: **Deed1:** /12454/ 527 IMPROVED ARMS-LENGTH Type: \$116,666 Date: 06/13/1989 Price: SHAFFER RALPH G,JR Seller:

Type: IMPROVED ARMS-LENGTH Deed1: / 8197/ 146 Deed2:

Exemption Information

 Partial Exempt Assessments
 Class
 07/01/2004
 07/01/2005

 County
 000
 0
 0

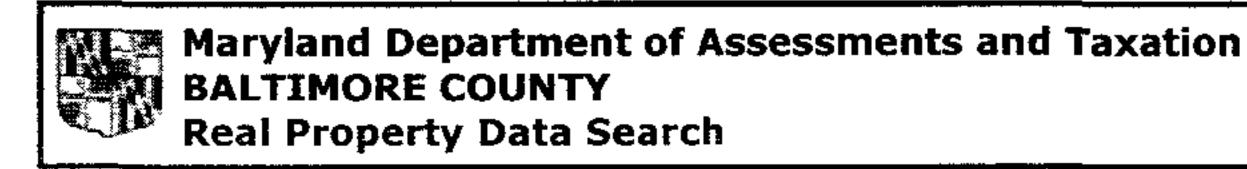
 State
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 Municipal
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Tax Exempt: Exempt Class: NO

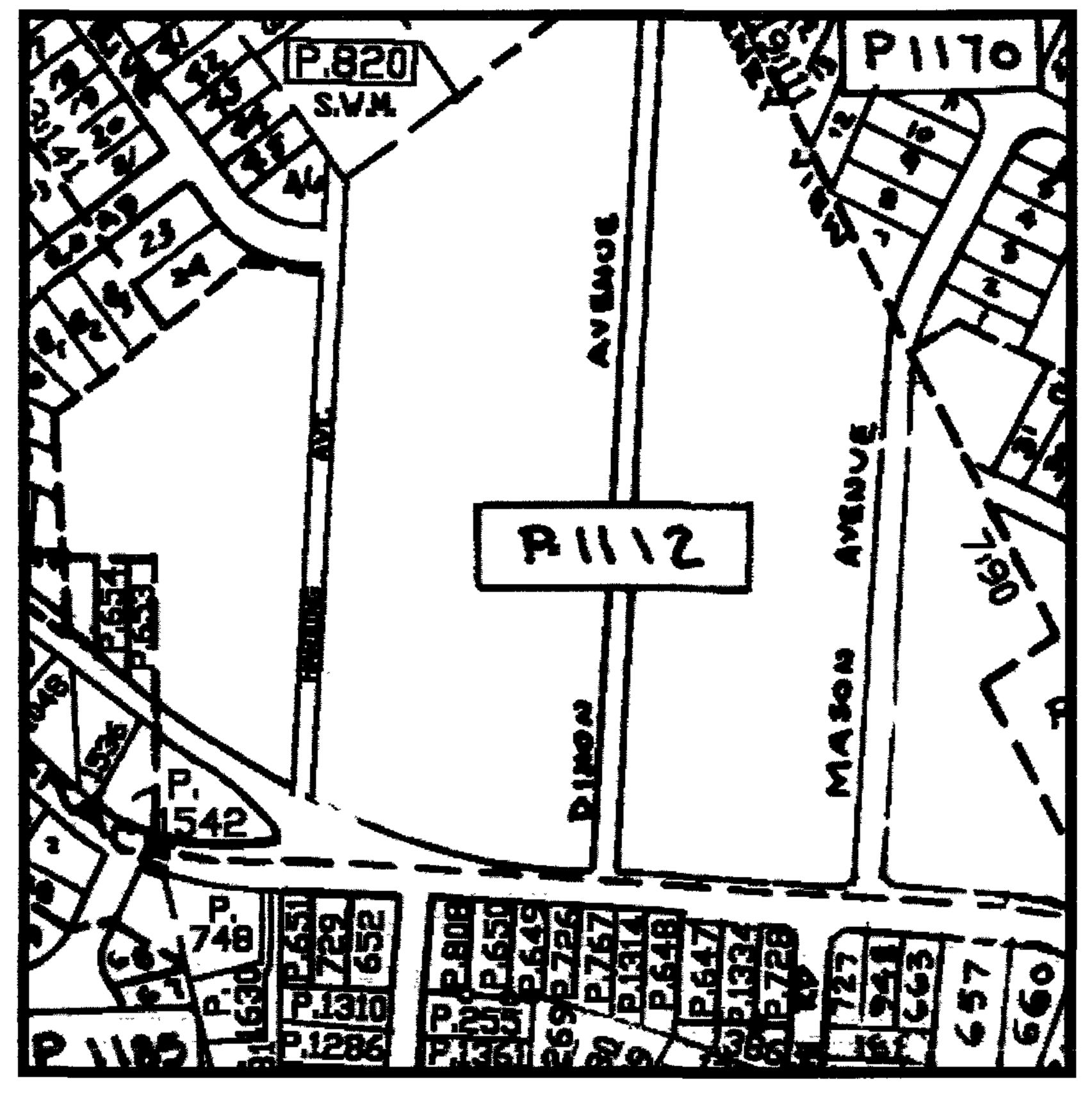
Special Tax Recapture:

* NONE *



Go Back View Map New Search

District - 09Account Number - 0919325270



Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

PLEASE PRINT CLEARLY

5-161 Bathing RASE NAME OS-4135PH CASE NUMBER DATE DAM 1, 2005

PETITIONER'S SIGN-IN SHEET

E- MAIL				MPTLAW@Ver1262, NAGE									
CITY, STATE, ZIP	GATONSUILLE MAZIZZA	MO.	CATOM SYZUE ME 21228	12000 200 9120H									
ADDRESS		157. DK	£ 1	36 Balle Onl									
NAME	YESWANT PATER	LOUNG. MENENA JR.	SAN GITA. PATEC	Michael TANC 23/N									

Case No.:	05-	421	 XA
Jabo 1 10			

Exhibit Sheet

Petitioner/Developer

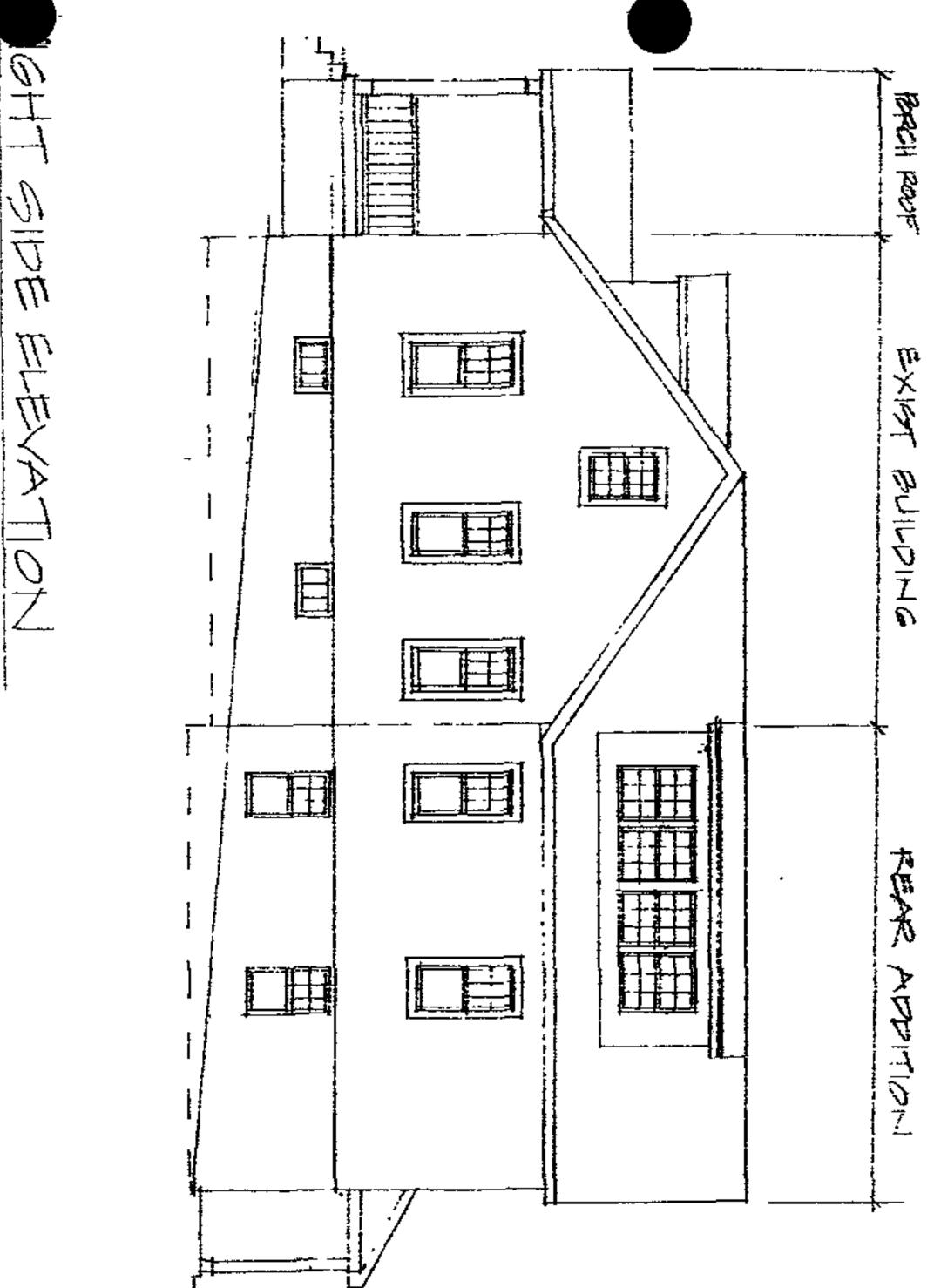
Protestant

No. 1	Sitz PLAN	
No. 2	Existing AND PROPOSED AND TON	
	LANDSCAPE PLAN	
No. 4	- ADJOING PROFERTIES East : West:	
12	- ADJOING PROPERTIES 2000 ; Waits	Fide
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
NI- 12		
No. 12		

BALTIMORE COUNTY ZOMING MAP 9-E SCALE: 1"=2001 SITE D.R.5.5 N 36000 2904 E. JOPPA RD. BR BL POINT OF BEG. N35,740 E 25,470]000 147 0D.R.16 80

<u>Z</u>

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10,10, DNID1/10 なながれる方面 出一一一 SPACE 大変な Team 200 man

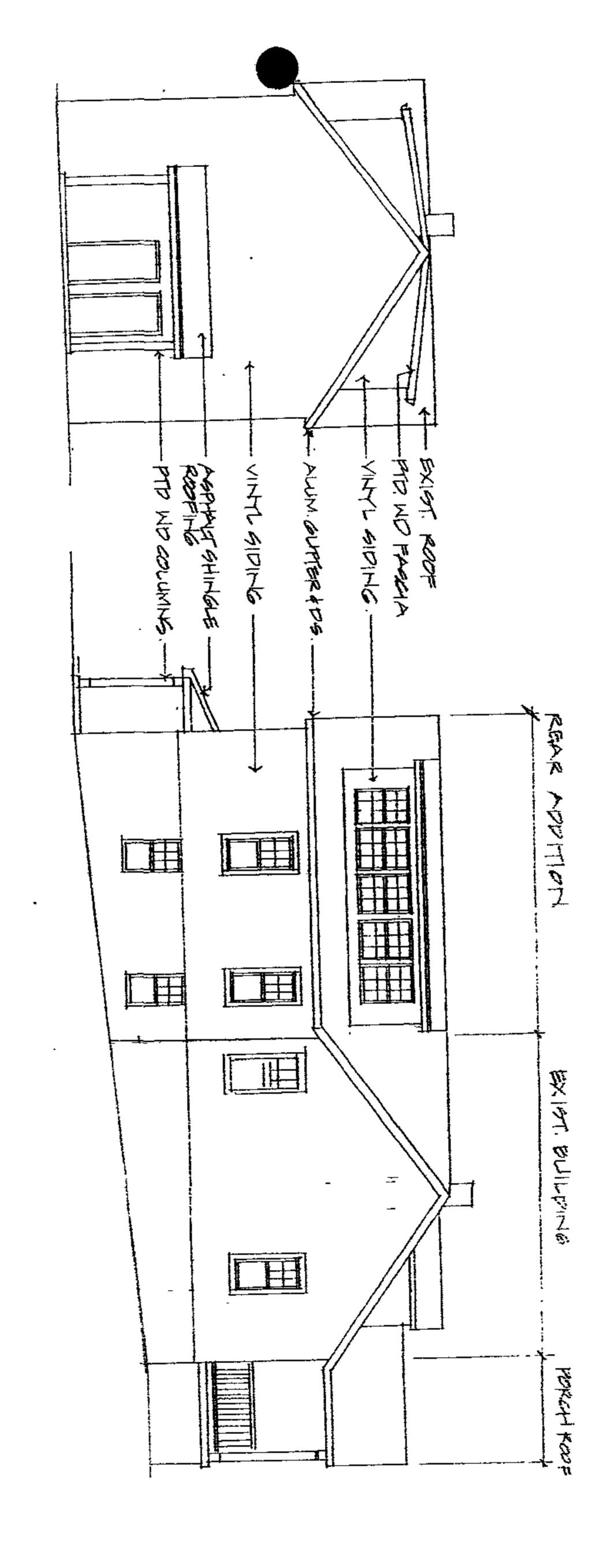
POSED TMPROVEMENTS

2904 VENT D

PETITIONER'S

EXHIBIT No.

124 #

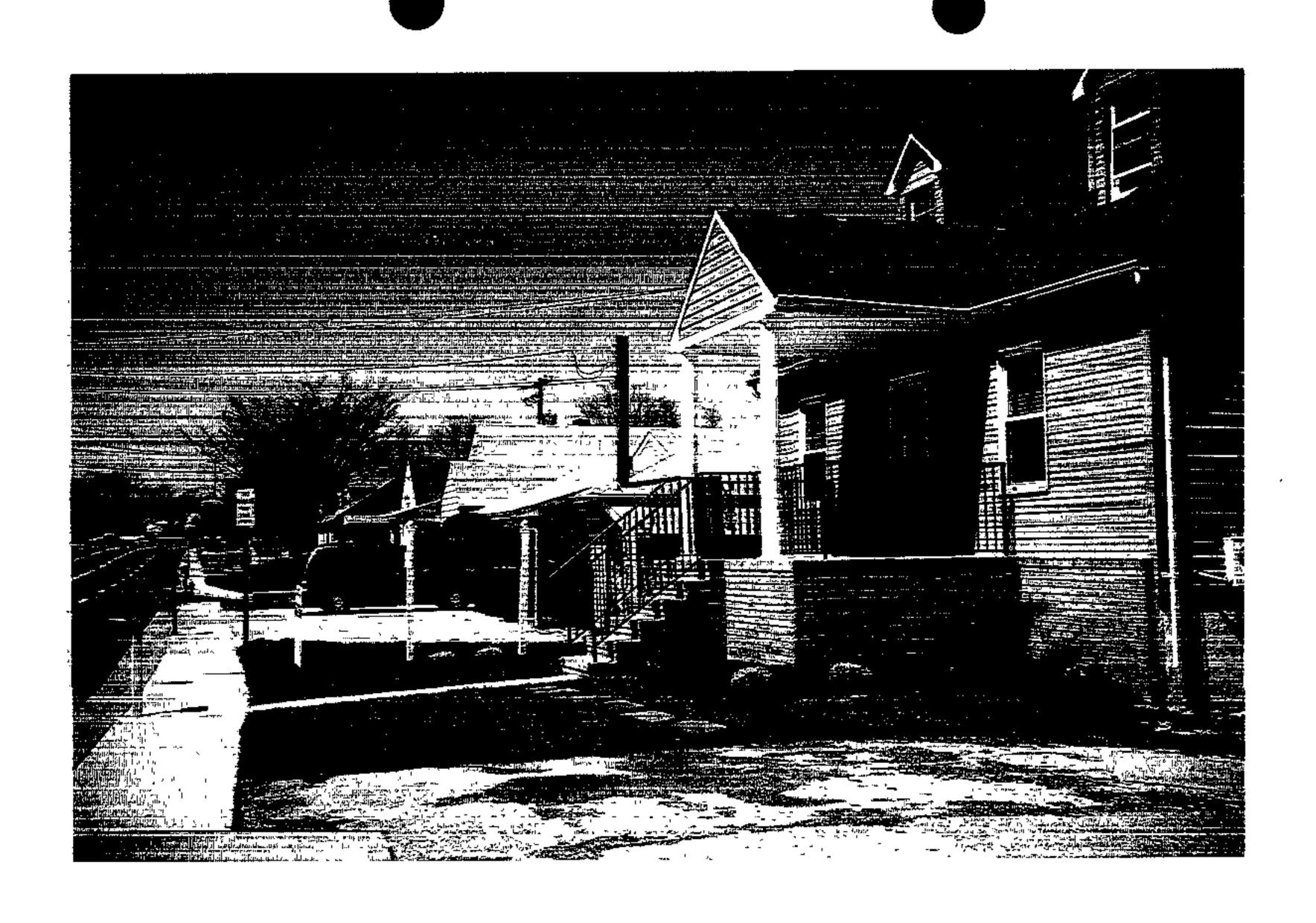


KHAK WINXHOU

1/8"-1"0" BIDE BLEVATION

PROPOSED IMPROVEMENT

2904 EAST & BOAD





PETITIONER'S



2906 + othe East Thet. Prop

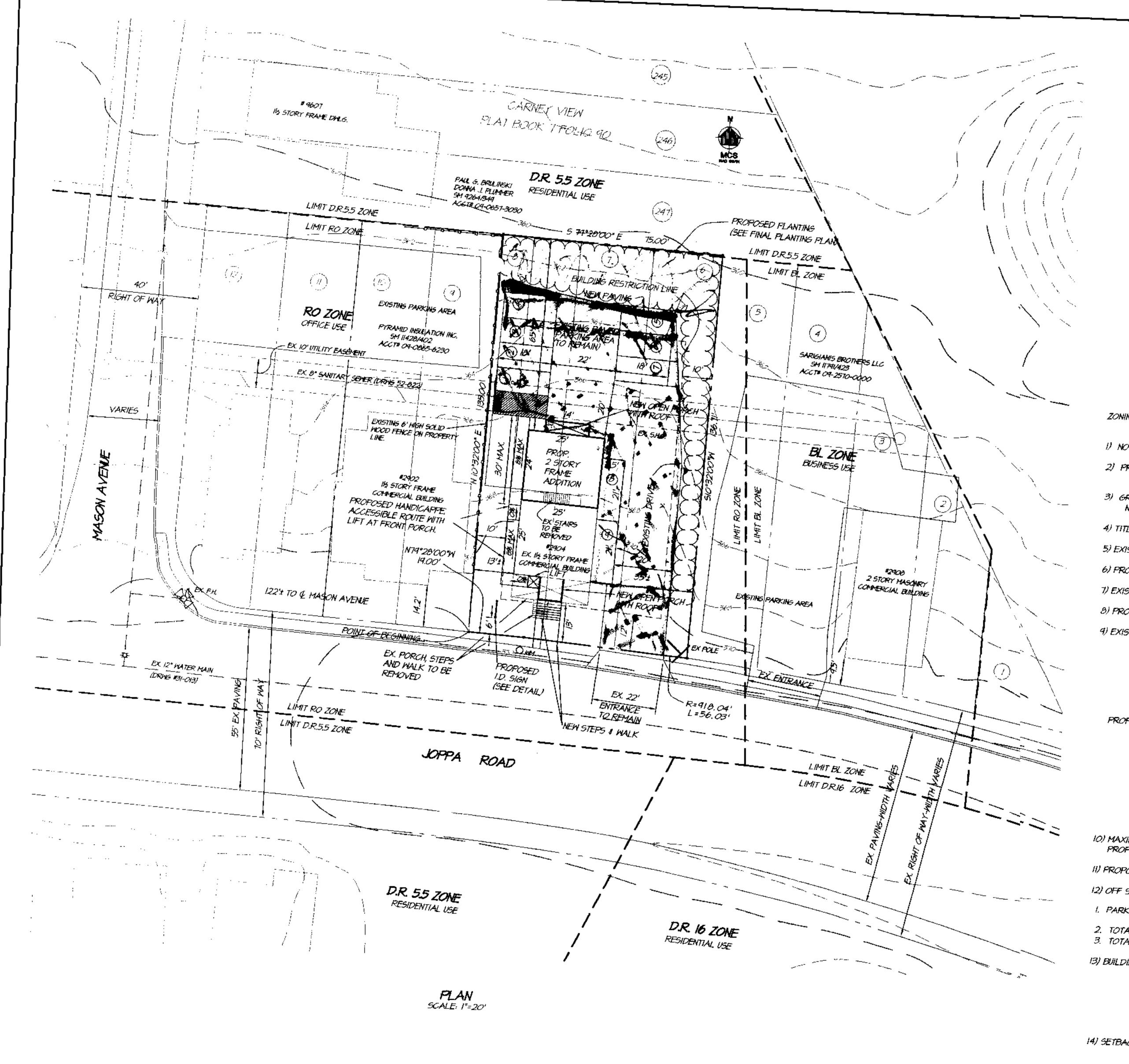


2902 - West Nethan Propuly

PETITIONER'S

EXHIBIT NO.

413

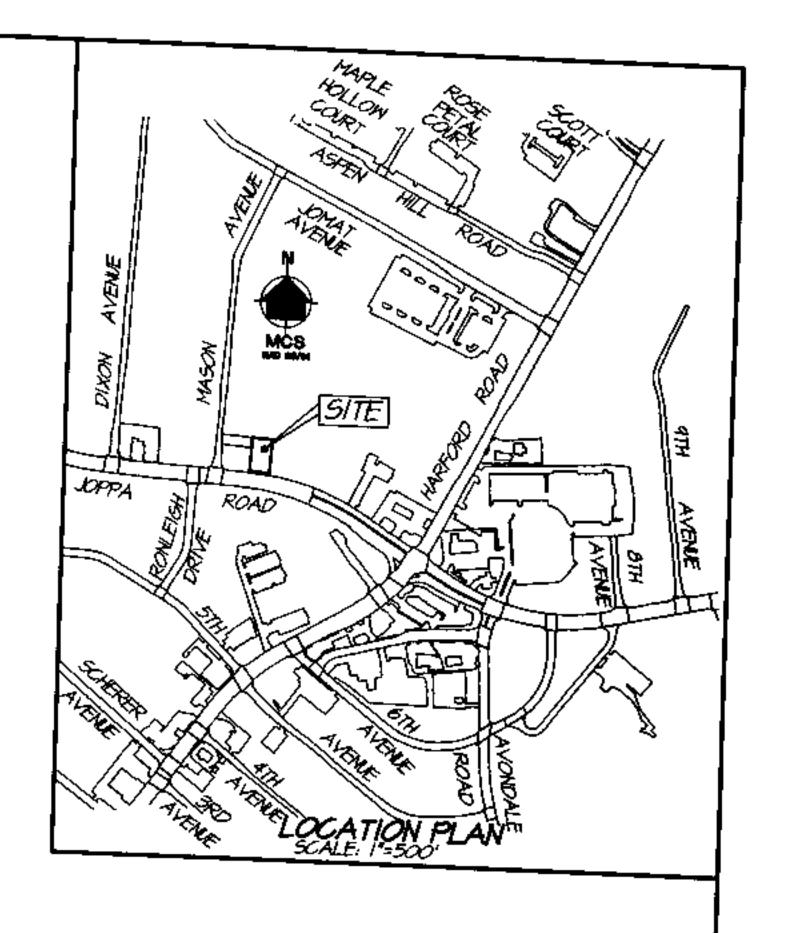




DETAIL: FREESTANDING I.D. SIGN

SCALE: 15"=1"-0"

- I. SIGN WILL NOT BE ILLUMINATED
- 2. MAXIMUM HEIGHT OF SIGN IS 6' ABOVE ADJACENT GROUND.
- 3. SIGN IS DOUBLE FACED
- 4. SIGN WILL NOT FACE RESIDENTIALLY ZONED PROPERTIES.



ZONING NOTES

- I) NO PRIOR ZONING CASES ARE ON RECORD IN THE ZONING OFFICE.
- 2) PREVIOUS COMMERCIAL PERMITS: THERE ARE NO RECENT PERMITS ON RECORD IN THE COUNTY PERMITS OFFICE.
- 3) GROSS AREA = 0.285 Ac+/- (12,424 s.f.) NET AREA = 0.233 AC+/- (10,174 s.F.)
- 4) TITLE REFERENCE: LIBER 5M 19862 FOLIO 546
- 5) EXISTING ZONING: R-O (see 200 scale zoning map NE 9-E)
- 6) PROPOSED ZONING: R-O
- T) EXISTING USE: CLASS 'A' OFFICE
- 8) PROPOSED USE: CLASS 'B' OFFICE
- 4) EXISTING USE AND FLOOR AREA (EXISTING BUILDING TO REMAIN.)

FIRST FLOOR: OFFICE 25'x25' = 625 S.F. BASEMENT: STORAGE & MECHANICAL 25'x25'= 625 5.F.

THE BASEMENT OF THE EXISTING BUILDING HAS APPROXIMATELY 6 FT. HEADROOM AND IS CONSIDERED USEABLE FOR STORAGE AND MECHANICAL PURPOSES ONLY.

PROPOSED USE AND FLOOR AREA:

BASEMENT: OFFICE 24'x25' = 600 S.F. FIRST FLOOR: OFFICE 24'x25' = 600 S.F.

SECOND FLOOR: OFFICE = 870 S.F. OFFICE USE IN PROPOSED ADDITION = 2010 S.F.

OFFICE USE IN EXISTING PORTION = 625 S.F. TOTAL OFFICE USE FLOOR AREA = 2695 S.F.

10) MAXIMUM FLOOR AREA RATIO = 0.33 (SEC 204.4 C.V) PROPOSED FLOOR AREA RATIO = 2695/10,174 = 0.26

II) PROPOSED BUILDING HEIGHT LESS THAN 35' MAXIMUM.

- 12) OFF STREET PARKING
- I. PARKING REQUIRED: 3.3 SPACES per 1,000 S.F. TOTAL FLOOR AREA
- 2. TOTAL SPACES REQUIRED: 2695/1000 x 3.3 = 8.89 OR 9 SPACES REQUIRED 3. TOTAL SPACES PROVIDED : 9(incl.) handicapped)

13) BUILDING SETBACK REQUIREMENTS (SEC 204.4 C) FRONT - 25' OR AVERAGE SETBACK OF ADJACENT STRUCTURES WHICHEVER IS SMALLER AVERAGE SETBACKS OF ADJACENT STRUCTURES = (14.2+9.5)/2 = 12'

FRONT SETBACK REQUIRED 12' SIDE IO'

14) SETBACKS PROVIDED FRONT = 13'

SIDE = 13' +/-(MIN) REAR = 65' +/-

IS) THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEEDS, PLATS, AND OTHER INFORMATION, THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY, NOR DOES IT REPRESENT A PROPERTY DETERMINATION. TOPOGRAPHY AND PROPOSED GRADING SHOWN HEREON ARE BASED ON BALTIMORE COUNTY GIS TOPOGRAPHIC INFORMATION.

16) THE SITE IS NOT IN THE 100 YEAR FLOODPLAIN.

17) THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

IB) THERE ARE NO HISTORICAL BUILDINGS OR STRUCTURES ON THE SITE.

PROPERTY OWNER JAPPLICANT: 2904 EAST JOPPA ROAD LLC 2904 EAST JOPPA ROAD CARNEY, MD. 21234 410-665-2100

DEED REFERENCE: LIBER SM 14862 FOLIO 546 ACCT # 09-1932-5270

NOTES:

- I. LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT, DEVELOPER PLANS REVIEW, LANDSCAPE PLAN
- 2. THERE ARE NO FREESTANDING LIGHTS PROPOSED. BUILDING MOUNTED FLOOD LIGHTS WILL BE DIRECTED AWAY FROM RESIDENTIAL USES AND

ZONING RELIEF REQUESTED:

- I. BCZR SECTION 204,3 B.2.a: A SPECIAL EXCEPTION TO ALLOW THE CONVERSION OF AN EXISTING CLASS 'A' OFFICE BUILDING TO A CLASS B' OFFICE BUILDING WITH 25% OR LESS OF THE ADJUSTED GROSS FLOOR AREA OCCUPPIED BY MEDICAL OFFICES.
- 2. VARIANCE TO BCZR SECTION 204.4 6: VARIANCE TO ALLOW ON AMENITY OPEN SPACE IN AN INTERIOR PARKING LOT IN LIEU OF THE REQUIRED 7%.
- 3. VARIANCE TO BOZR SECTION 204.4 9c.
- (I) A VARIANCE TO ALLOW A LANDSCAPE BUFFER ABUTTING DESIDENTIALLY TONED PROBERTY INVESTIGATION OF THE PROBERTY (2) A VARIANCE TO ALLOW A LANDSCAPE BUFFER OF AS LITTLE AS O FEET WIDE AGAINST ABUTTING NON-RESIDENTIALLY ZONED PROPERTY IN LIEU OF
- THE REQUIRED TO FEET WIDE. 4. VARIANCE TO BOZR SECTION 450.4 TO PERMIT ONE, DOUBLE FACED,
- NON-ILLUMINATED, 3'x5' FREE-STANDING SIGN IN AN RO ZONE FACING RESIDENTIALLY-ZONED PROPERTY (DR-5.5 AND DR-16) IN LIEU OF ONE, DOUBLE FACED, NON-ILLUMINATED, 3'x5' FREE-STANDING SIGN IN AN RO ZONE FACING NON-RESIDENTIALLY-ZONED PROPERTY.

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCES

2904 EAST JOPPA ROAD

9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

FEBRUARY 24, 2005

RICHARD TRUELOVE P.E., Inc.

*2004045 PETITIONER'S

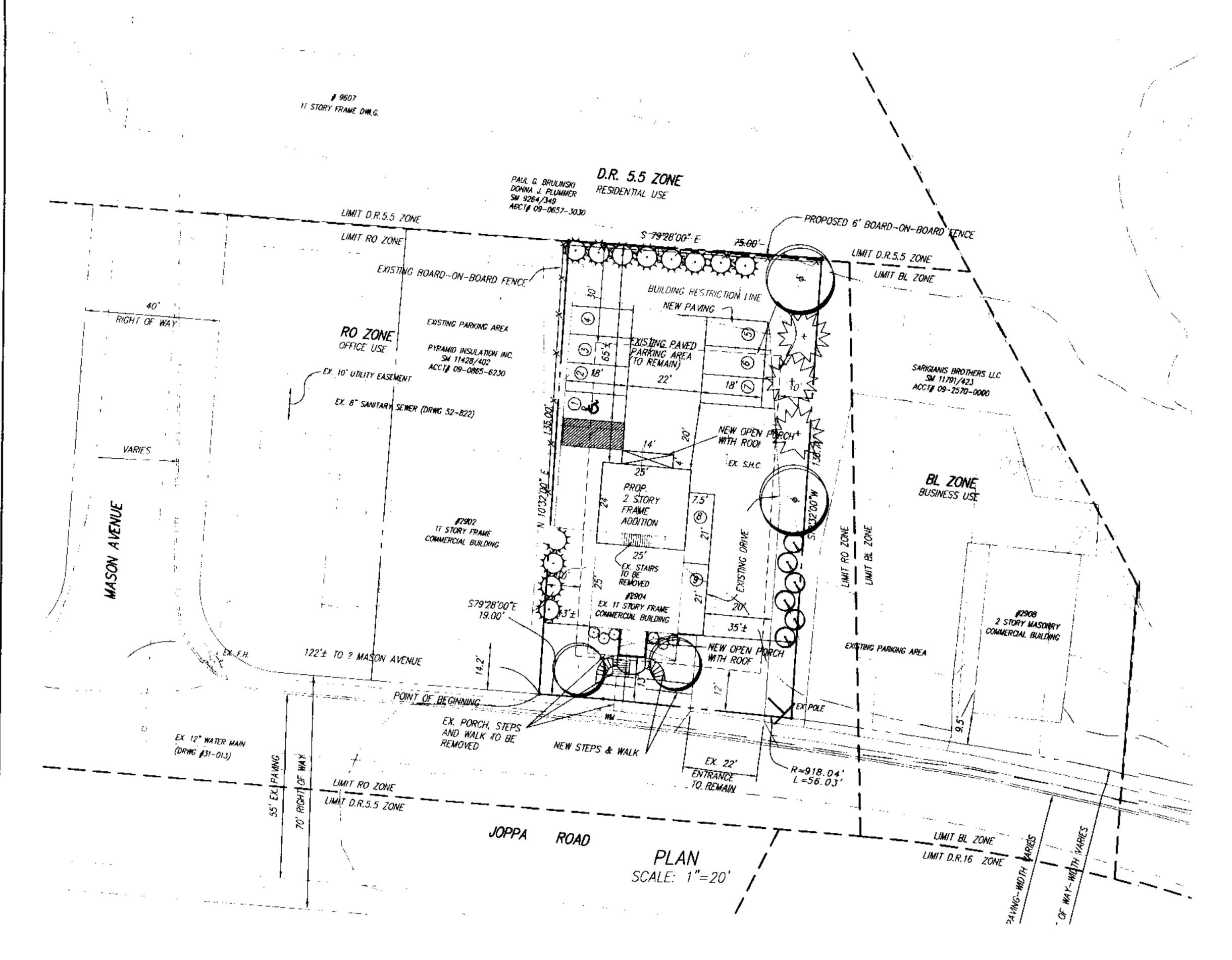
EXHIBIT NO.

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SCALE: AS SHOWN

PLAN PREPARED BY:

registered civil engineer 406 West Pennsylvania Avenue Towson, Maryland 21204-4228 (410)494-4914 FAX (410)296-5326



SPECIFICATIONS FOR PLANTING

Plant Identification: All plants shall be properly marked for identification and checking.

List of Plant Materials: The Contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

Plant Quantity. All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs and shall have a healthy, normal root system. Plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its

growth proportions unless otherwise specified. All plants including container grown shall conform to American Stendard for Nursery Stock (ANSI 260.1, latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list

Plant Specing: Plant specing is to scale on the plan or as shown on the plant list.

Soil Mix: Soil mix will be 2/3 existing soil and 1/3 leaf mold or equal organic material thoroughly mixed and homogenized

Ball Size. The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard for Nursery Stock, ANSI 260.1, latest edition

Excavation: Holes for all plants shall be 18" arger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. A 2" layer of organic material (i.e., leaf moid) will be incorporated into plant beds by tilling again.

Planting: Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade.

Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay bac risp fr 'op of all B4B material. Nylon or vinyl rope and/or buriap will be completely a unoved from all plant material prior to planting.

Transplanting Trees by Tree Machines: Trees shall be moved by machines that provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is presently growing. In terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

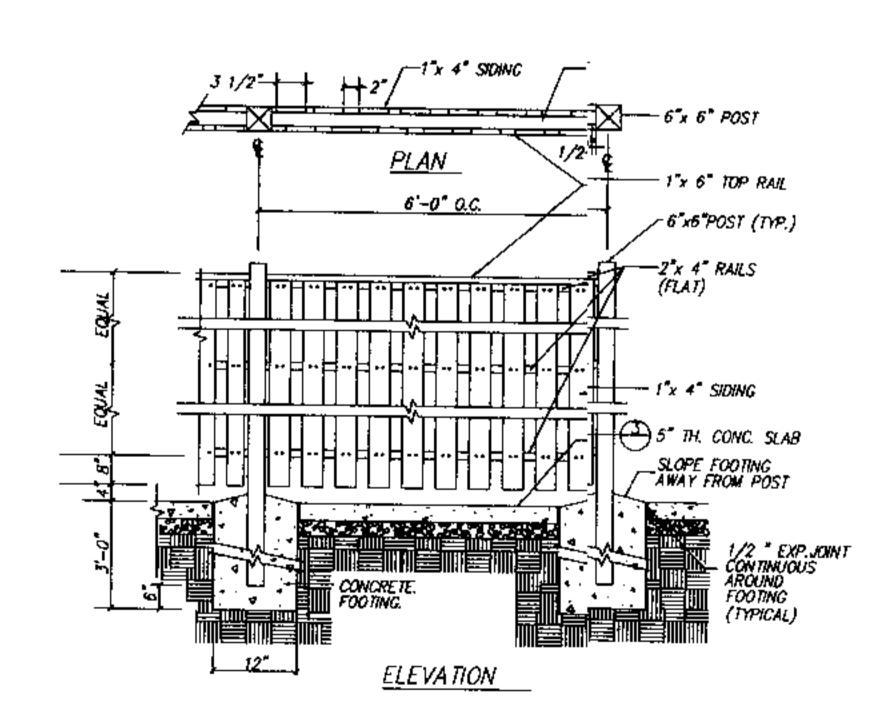
Cultivation: All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded bank. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance: The Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

Fertilizer Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding, such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901, or approved equal. The bags shall contain 1 ounce of soluble Fertilizer analysis 16-18-16 per unit to last three (3) years and shall be applied during planting as recommended by the manufacturer. If fertilizer packels are not used, the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis, 50% organic, at the following rates: Trees e 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs. per 100 sq. ft.; and Groundcover Beds @ 2-3 lbs. oer 100 sq ft.

Groundcov All an of groundcover shall be nototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement: All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandatism.



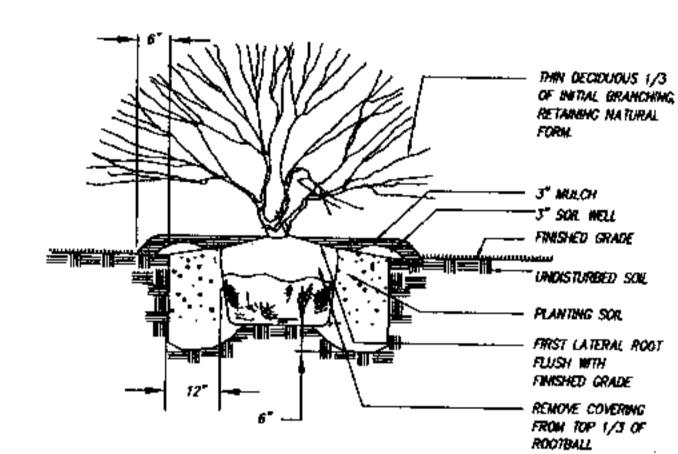
WOOD SCREEN FENCE DETAILS ____

LANDSCAPE CALCULATIONS:

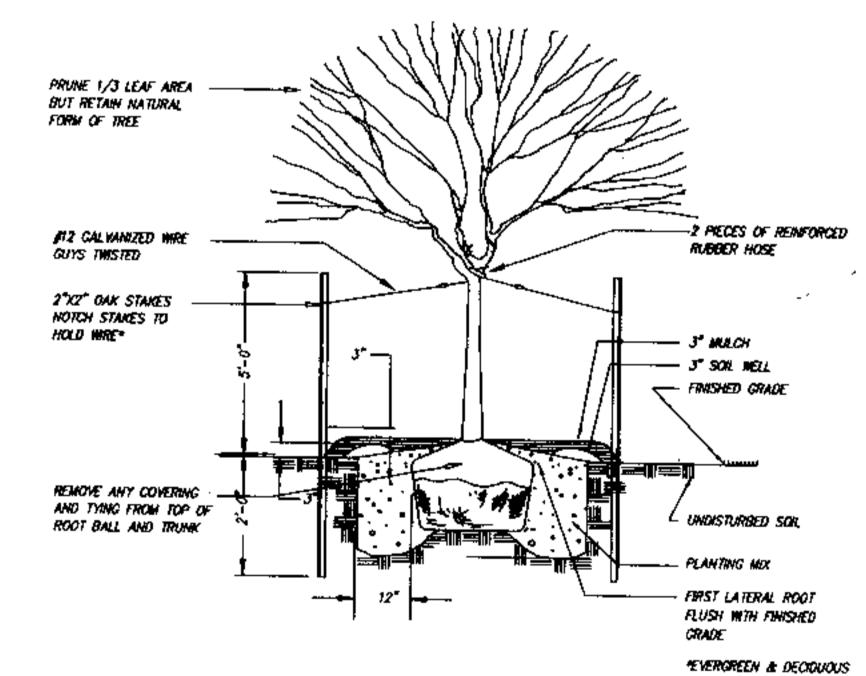
PLANTING REQUIRED: @ 1 PU/40 LF INTERIOR ROADWAY RESIDENTIAL SCREENING PARKING SPACES TOTAL PLANTING REQUIRED: 12.5 PLANTING UNITS PLANTING PROVIDED: MAJOR DECIDUOUS TREES MINOR DECIDUOUS TREES @ 2:1 EVERGREEN TREES **9** 2:1 SHRUBS

PLANT LIST

KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
\odot	2	OUERCUS RUBRA NORTHERN RED OAK	2 - 2½" CAL.	В«В	
0	2	BETULA NIGRA HERITAGE HERITAGE RIVER BIRCH	1/5 - 2" CAL.	B4B	MULTI- STEMMED
Z. X	э	PICEA ABIES NORWAY SPRUCE	6 - 8' HT.	ВŧВ	12' O.C.
000	12	THUJA OCCIDENTALIS 'EMERALD' 'EMERALD' ARBORVITAE	6 - 8' HT.	B4B	6' O.C.
0000	6	VIBURNUM X 'PRAGENSE' PRAGUE VIBURNUM	24-36 ⁺ HT.	В4В	6° O.C.
00000	6	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEM	24-36" HT,	BAB	a' O.C.

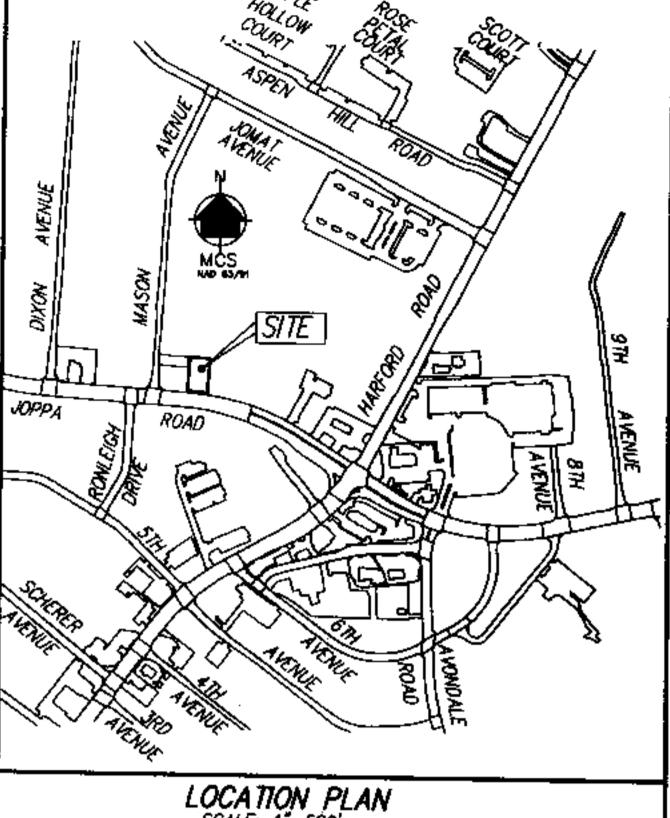


PLANTING DETAIL FOR EVERGREEN <u>AND DECIDUOUS SHRUBS</u> NOT TO SCALE



*STAKES AND WIRE ARE TO BE REMOVED AT THE COMPLETION OF ONE FULL GROWING SEASON

PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER



1. LANDSCAPING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT, DEVELOPER PLANS REVIEW, LANDSCAPE PLAN REVIEWER.

2. THERE ARE NO FREESTANDING LIGHTS PROPOSED. BUILDING MOUNTED FLOOD LIGHTS WILL BE DIRECTED AWAY FROM RESIDENTIAL USES AND PUBLIC STREETS.

ZONING RELIEF REQUESTED:

1. BCZR SECTION 204.3 B.2.a: A SPECIAL EXCEPTION TO ALLOW THE CONVERSION OF AN EXISTING CLASS 'A' OFFICE BUILDING TO A CLASS 'B' OFFICE BUILDING WITH 25% OR LESS OF THE ADJUSTED GROSS FLOOR AREA OCCUPPIED BY MEDICAL OFFICES.

2. BCZR SECTION 204.4 6: VARIANCE TO ALLOW ON AMENITY OPEN SPACE IN AN INTERIOR PARKING LOT IN LIEU OF THE REQUIRED 7%

2. BCZR SECTION 204.4 9c: (1) A VARIANCE TO ALLOW A LANDSCAPE BUFFER 10 FEET WIDE AGAINST ABUTTING RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 20 FEET

(2) A VARIANCE TO ALLOW A LANDSCAPE BUFFER OF AS LITTLE AS O FEET WIDE AGAINST ABUTTING NON-RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 10 FEET WIDE.

PLANTING NOTES:

1. CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777

2. THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.

3. THIS PLAN IS FOR PLANTING ONLY.

4. NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT UNATTENDED. 5. SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED. AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.

LANDSCAPE PLAN 2904 EAST JOPPA ROAD DECEMBER, 2004

9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: AS SHOWN

PREPARED BY:

HUMAN & ROHDE, INC.

512 VIRGINIA AVENUE

PHONE: (410) 825-3885

LANDSCAPE ARCHITECTS

TOMSON, MARYLAND 21286

DECEMBER 14,2004

PLAN PREPARED BY:

RICHARD TRUELOVE P.E., Inc. registered civil sugmest

#2004045

408 West Pennsylvania Avenue Towson, Maryland 21204-4228 (410)494-4914 FAX (410)296-6326