BEFORE THE IN RE: PETITION FOR VARIANCE S/Side Windsor Mill Road, 165' NW ZONING COMMISSIONER c/line Cambridge Road (Windsor Mill Road-Lot 41A OF Rutherford Bus Center) 2nd Election District 4th Council District **BALTIMORE COUNTY** Case No. 07-108-A 7140 Windsor, LLC - Legal Owner 1801 Falls Road, LLC – Contract Purchaser Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, 7140 Windsor, LLC, and the contract purchaser, 1801 Falls Road, LLC, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners' request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) from Section 255.1 [Section 238] to permit a rear yard setback of 0 feet in lieu of the 30 feet required; and 2) from Section 450.5B.4.b to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet. The subject property and requested relief are more particularly shown on the site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were P. David Bramble, and Lamine Reese, managing members on behalf of 1801 Falls Road, LLC, contract purchaser and developer; William Monk, on behalf of Morris & Ritchie Associates, Inc., the consultants who prepared the site plan, (Exhibit 1) and the Developable Area Plat (Exhibit 4)

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for this property; and Howard L. Alderman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As noted above, the subject property under consideration is owned by 7140 Windsor LLC, and known as 7123-B Windsor Mill Road. Lot 41A of the Rutherford Business Center is a land-locked parcel adjacent to the improved property (7123-A Windsor Mill Road). The contract purchaser, 1801 Falls Road, LLC, filed the petition in order to proceed with the development of this land-locked lot.

The subject property is approximately 1.48 +/- acres in size and zoned ML-IM. As more particularly shown on Petitioners' Exhibit No. 1, the property is a narrow and irregularly shaped parcel with no public road frontage. Testimony and evidence presented revealed that a joint identification sign and use-in-common ingress and egress easement have been fully negotiated and will be executed by the parties upon the requested relief being granted. The subject property would then be improved with a single-story building, approximately 16,800 square feet in size for office or light warehouse use. The floor area ratio proposed is 0.26, far less than the 2.0 maximum allowed. The proposed improvements will be similar to the design of the brick improvements currently existing on the property to the east through which access will be provided, as depicted on Petitioners' photographs received as Petitioners' Exhibits 2A, 2B and 2C.

In accordance with B.C.Z.R., Section 409, parking will be provided on the subject property, including a joint-use service lane. The property is served by public utilities and storm water management will be provided by the facility constructed as part of the approved Rutherford Business Center.

Given the narrowness of the subject property, the proposed improvements are shown with a zero foot rear yard setback in lieu of the 30 feet required along the property's easternmost property line. The rear of the proposed improvements will face the rear of the existing building on the property (7123-A Windsor Mill Road). A reduction of the internal setback as shown will permit the required parking and service lanes.

In order to satisfactorily identify the tenants of the proposed improvements, a joint identification sign, detailed at the bottom of Petitioners' Exhibits 1 and 3B, is proposed to be located on the property through which the subject property will gain access. As noted thereon, a total of seven lines for the names of tenants/occupants is proposed in lieu of the five lines permitted. The existing sign, located within 100 feet of the centerline of Windsor Mill Road and proposed for replacement, is shown clearly in the photograph accepted as Petitioners' Exhibit 3A.

The subject property is longer and narrower than other existing lots in the immediate area. If the requested relief is not granted, the narrowness of the property will either prohibit its development or numerous variances from the parking requirements of the B.C.Z.R. will be necessary. Petitioners' Exhibit 4, a colorized version of the plan which accompanied the petition, was prepared to show the effect of the required setbacks on the subject and the limited area available for improvement absent relief. The area of the variance relief requested is internal to the subject property and abuts the industrially zoned adjacent improved property. As depicted on the site plan, the proposed relief is far removed from the residential uses to the north and provides these areas (residential uses) with the necessary screening from the impacts of the proposed parking. Moreover, the property which would be most affected, if at all, by the

requested relief is the adjoining property through which access and the joint sign have been negotiated.

As stated above, the Petitioners propose to erect a new illuminated, joint identification sign at 7123-A Windsor Mill Road as a replacement for the sign which currently exists solely for Building A. The evidence presented was that the existing sign is within 100 feet of the residential zoning line that runs down the center of Windsor Mill Road. The new relocated sign will be located approximately 43 feet from this residential zoning line. The proffered justification for relief from B.C.Z.R., Section 450 was that it would permit one uniformly designed sign instead of two freestanding signs and would promote safety along Windsor Mill Road by allowing easy identification of tenants in the proposed improvements. Clearly, if a sign were required to be located on the subject property, setback over 200 feet from Windsor Mill Road and behind the existing residences, its functional usefulness would be nullified. Other than the off-premises location of 43 feet from the residential zone boundary and an increased number of lines for tenant names, the proposed sign meets all applicable requirements for height and size.

The narrowness of the subject property, unlike other lots in the area, justifies the requested setback variance for the proposed building. The rear yard setback is completely internal to the subject property and will not have any adverse impact on the service lane on the adjoining property. The increased number of lines of tenant identification and the combined, illuminated, joint identification sign, located off of the subject property, will alleviate the need for an additional free-standing sign which, if required to be located on the subject property, would be detrimental to the safety of drivers along Windsor Mill Road looking for occupants of the proposed improvements.

 The rear yard setback variance will not impact any adjoining lot owners, especially the residentially zoned properties along Windsor Mill Road. The setback relief requested is the minimum necessary. Without it, numerous variances from B.C.Z.R., Section 409 would be required, assuming the property could be developed at all. The variance relief for the sign is the least required to permit safe and efficient identification of tenants on the subject property.

The requested relief is within the spirit and intent of the B.C.Z.R. As designed, the proposed layout promotes efficient traffic and parking opportunities and a sign that will display to the traveling public, tenant information in a comprehensive manner that is more efficient and less confusing than two, separate existing signs. The existing sign has functioned in its present location with respect to the residential zoning line in Windsor Mill Road for years and it would only serve to make the identification of tenants more obscure to require the replacement sign to be moved further south and away from Windsor Mill Road. Variance relief can therefore be granted in strict harmony with the spirit and intent of the sign regulations without detriment to the public safety and welfare or motorists traveling along Windsor Mill Road. Other than the comment from the Department of Environmental Protection and Resource Management (DEPRM), that improvement of the subject property must comply with applicable Forest Conservation Regulations, all other reviewing County agencies had no comment or objection to the requested relief.

Pursuant to the advertising, posting of the property, and public hearing on this Petition 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 December, 2006, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) from Section 255.1 [Section

238] to permit a rear yard setback of 0 feet in lieu of the 30 feet required; and 2) from Section 450.5B.4.b to permit an illuminated joint identification sign, displaying up to seven lines for the names of tenants or occupants in lieu of the five lines permitted, located off-premises from the subject property on the adjoining and contiguous lot within 43 feet of a residential zone in lieu of the required 100 feet, in accordance with Petitioners' Exhibits 1 and 3B, be and are hereby GRANTED, subject to the following restrictions:

- 1. Petitioner may apply for building permits and be granted the same upon receipt of this Order; however, the Petitioner is 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. Compliance with the attached Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated October 12, 2006 relative to the Forest Conservation Regulations. A copy of this comment is attached hereto and made a copy hereof.

WHENAMI SEMAN, III
Zoning Commissioner
for Baltimore County

Date 2 - 19 - 0% By Co.



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

December 19, 2006

Howard L. Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, MD 21204

RE:

PETITION FOR VARIANCE

S/Side Windsor Mill Road, 165' NW c/line Cambridge Road

(Windsor Mill Road-Lot 41A - Rutherford Bus Center

2nd Election District - 4th Council District

7140 Windsor, LLC - Legal Owner; 1801 Falls Road, LLC - Contract Purchaser - Case No. 07-108-A

Petitioners

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, 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,

WIELIAM J. WISEMAN, III
Zoning Commissioner

for Baltimore County

WJW:dlw

c: Messrs. P. David Bramble and Lamine Reese, 2701 Windsor Mill, LLC Baltimore, MD 21218
Mr. William P. Monk, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson, MD 21286

DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	WINDSOR MILL ROAD - LOT 41A RUTHERFORD BUS CT
which is	presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

see attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

see attached

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s): 1801 FALLS ROAD, LLC 7140 WINDSOR, LLC Name - Type or Print Name Type or Print Signature Signature SEE ATTACHED 2531 NORTH CHARLES STREET 410-662-0104 Address Telephone No. Type or Print **BALTIMORE** MD 21218 City Zip Code State Signature 7140 WINDSOR BOULEVARD Attorney For Petitioner: Address Telephone No. **BALTIMORE** 21244 MDName - Type or Print Zip Code State City Representative to be Contacted: Signature Mr. William P. Monk; Morris Ritchie Associates Company Name 1220-C East Joppa Road, Suite 505 410-821-1690 Address Telephone No. Address Telephone No. **TOWSON** MD 21286 City State Zip Code City Zip Code State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING 07-108-A Case No. DNAVAILABLE FOR HEARING Reviewed By Date REV 9/15/98

CASE NO: _____07-- /08-A

Address:

Windsor Mill Road - Lot 41A/Rutherford Business Park

Legal Owner:

7140 Windsor, LLC

Contract Purchaser:

1810 Falls Road, LLC

Adjoining Lot 41B — 7123 Windsor Mill Road:

Legal Owner:

Rutherford Business Center, LLC

Address:

2532 NORTH CHARLES STREET

410-662-0104

BALTIMORE, MD 21228

REQUESTED RELIEF:

Variances from (i) BCZR § 255.1 [§238] to permit a rear yard setback of 0 feet in lieu of the 30 feet required; and (ii) § 450.5B.4.b to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet, all as shown more particularly on the detail on the Plat to Accompany this Petition.

JUSTIFICATION:

- A. Narrow, irregular shape of property;
- B. Setback variances are internal to the property only;
- C. Proposed new sign will replace the existing signage by means of a combined sign for an integrated business park;
- D. The property under contract and proposed for additional business park uses has no direct road frontage; and
- E. For such further reasons that will be presented at the hearing on this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire Levin & Gann, P.A. 8th Floor, Nottingham Centre 502 Washington Avenue Towson, Maryland 21204

(410) 321-0600 Fax: (410) 296-2801 halderman@LevinGann.com

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



September 8, 2006

ZONING DESCRIPTION 7123-B Windsor Mill Road

Beginning at a point at the end of the two following courses and distances from the southwesterly right of way line of Windsor Mill Road, which has a right of way width of 36 feet and a paving width of 30 feet, at a distance of 165 feet northwesterly from the center of Cambridge Road, South 32°02'55" West 146.21 feet and North 57°57'05" West 135.93 feet, thence the following courses and distances, viz;

South 11°45'45" West 354.73 feet; North 78°14'15" West 141.87 feet; North 11°45'45" East 407.17 feet; and South 57°57'05" East 151.25 feet to the point of beginning, having an address of 7123-B Windsor Mill Road and being located near the southwesterly side of said Windsor Mill Road.

Containing an area of 54,058 square feet or 1.241 acres of land, more or less, and being located in the Second Election District, Fourth Councilmanic District. Baltimore County, Maryland.

James E. Catron
Property Line Surveyor No. 121

OF MARINES NO. 12. INESTRUMENTAL PROPERTY OF THE STATE OF

Item #108

PHILL RELEGIFT WASHER'S VALIDATION.	
S S S CUSTOMER.	
BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE ACCOUNT DATE DATE RECEIVED FROM: COR: 2	

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CERTIFICATE OF POSTING

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		•	FAUS RD, LLC	/?
			Date of Hearing/Closing:	1-27-06
Baltimore County Department Permits and Development Man County Office Building, Room 111 West Chesapeake Avenue	agement			
Towson, Maryland 21204				
ATTN: Kristen Matthews {(4)	10) 887-3394}			·- · · · · · · ·
Ladies and Gentlemen:		•	; . 4	and the same of th
This letter is to certify under to posted conspicuously on the pr	he penalties of perj roperty located at:	ury that	the necessary sign(s) required	by law were
			-LOT 41 A R	THERECRI
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The sign(s) were posted on		/- //-	06	-
		·	Day, Year)	
		Sincerely	,	
			Robert Black	11-12-06
		•	(Signature of Sign Poster)	(Date)
			SSG Robert Black	
ZONING NOTICE :		-	(Print Name)	·
A PUBLIC HEARING WILL BE WELD BY			1508 Leslie Road	· ·
PEDE HOLDER AND PLACE: HOLDER AND PEDENTAL AND COUNTY COURTS BURDING	1		(Address)	• .
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An and respect to the first and deligated the first part of the fi			(410) 282-7940	•

F ZONING HEARING

thority of the Zoning Sioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a supplic hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-108-A:

Windsor Mill Road, 165 feet +/- northwest of centerline Cambridge Road.

Znd Election District-4th Councilmanic District
Legal Owner(s): 7140 Windsor, LLC
Contract Purchaser: 1801 Falls Road, LLC
Contract Purchaser: 1801 Falls Road, LLC
Variance: To permit a rear yard setback of 0 feet in lieu of the required 30 feet and to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet, all as shown more particularly on the detail on the Plat to Accompany this Petition.

Haaring: Monday, November 27, 2006 at 2:09 p.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.

11/101 Nov. 9

11191,2006

, 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

₩ The Jeffersonian

Arbutus Times

Times Catonsville

Towson Times

lls Times Owings Mil

NE Booster/Reporter

North County News

Wulling

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY

Thursday, October 26, 2006 Issue - Jeffersonian

Please forward billing to:

Howard L. Alderman, Jr., Esq.

410-321-0600

C/o Levin & Gann, P.A.

8th Floor, Nottingham Centre, 502 Washington Avenue

Towson, MD 21204

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: 07-108-A

Windsor Mill Road - Lot 41A Rutherford Bus Ctr.

South side Windsor Mill Road, 165 feet +/- northwest of centerline Cambridge Road.

2nd Election District – 4th Councilmanic District

Legal Owner(s): 7140 Windsor, LLC

Contract Purchaser: 1801 Falls Road, LLC

<u>VARIANCE</u> To permit a rear yard setback of 0 feet in lieu of the required 30 feet and to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet, all as shown more particularly on the detail on the Plat to Accompany this Petition.

Hearing: Monday, November 13, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, November 9, 2006 Issue - Jeffersonian

Please forward billing to:

Howard L. Alderman, Jr., Esq.

410-321-0600

C/o Levin & Gann, P.A.

8th Floor, Nottingham Centre, 502 Washington Avenue

Towson, MD 21204

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-108-A

Windsor Mill Road – Lot 41A Rutherford Bus Ctr.

South side Windsor Mill Road, 165 feet +/- northwest of centerline Cambridge Road.

2nd Election District – 4th Councilmanic District

Legal Owner(s): 7140 Windsor, LLC

Contract Purchaser: 1801 Falls Road, LLC

<u>VARIANCE</u> To permit a rear yard setback of 0 feet in lieu of the required 30 feet and to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet, all as shown more particularly on the detail on the Plat to Accompany this Petition.

Hearing: Monday, November 27, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III

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 Development Management

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



Baltimore County

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

October 3, 2006

Howard Alderman, Jr. Levin & Gann 502 Washington Avenue, 8th Floor Towson, MD 21204

Dear Mr. Alderman, Jr.:

RE: Case Number: 07-108-A, Lot 41A Rutherford Bus Center

The above matter, previously scheduled for November 13, 2006, has been postponed at your request. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Director

TK:klm

C: Rutherford Business Center, 7140 Windsor Blvd., Baltimore 21244 Falls Road, LLC, 2531 North Charles Street, Baltimore 21218 William Monk, 1220 C East Joppa Road, Ste. 305, Towson 21286



Department of Permits and Development Management

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



Baltimore County

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

October 3, 2006

NEW 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: 07-108-A

Windsor Mill Road - Lot 41A Rutherford Bus Ctr.

South side Windsor Mill Road, 165 feet +/- northwest of centerline Cambridge Road.

2nd Election District – 4th Councilmanic District

Legal Owner(s): 7140 Windsor, LLC

Contract Purchaser: 1801 Falls Road, LLC

<u>VARIANCE</u> To permit a rear yard setback of 0 feet in lieu of the required 30 feet and to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet, all as shown more particularly on the detail on the Plat to Accompany this Petition.

Hearing: Monday, November 27, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401

Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:amf

C: 7140 Windsor, LLC 7140 Windsor Boulevard Baltimore 21244
Mr. William P. Monk Morris Ritchie Associates 1220-C East Joppa Road, Suite 505 Towson 21286
1801 Falls Road, LLC 2531 North Charles Street Baltimore 21218
Howard L. Alderman, Jr., Esq. C/o Levin & Gann, P.A. 8th Floor, Nottingham Centre, 502
Washington Avenue Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 11, 2006.
 - (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.



Department of Permits Development Management

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





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

September 27, 2006

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: 07-108-A

Windsor Mill Road – Lot 41A Rutherford Bus Ctr.

South side Windsor Mill Road, 165 feet +/- northwest of centerline Cambridge Road.

2nd Election District – 4th Councilmanic District

Legal Owner(s): 7140 Windsor, LLC

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Contract Purchaser: 1801 Falls Road, LLC

VARIANCE To permit a rear yard setback of 0 feet in lieu of the required 30 feet and to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet, all as shown more particularly on the detail on the Plat to Accompany this Petition.

Hearing: Monday, November 13, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401

Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:amf

C: 7140 Windsor, LLC 7140 Windsor Boulevard Baltimore 21244 Mr. William P. Monk Morris Ritchie Associates 1220-C East Joppa Road, Suite 505 Towson 21286 1801 Falls Road, LLC 2531 North Charles Street Baltimore 21218 Howard L. Alderman, Jr., Esq. C/o Levin & Gann, P.A. 8th Floor, Nottingham Centre, 502 Washington Avenue Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 27, 2006.
 - (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.



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.

Item Number or Case Number: 07-108-A	
Petitioner: 7140 Windsov, LLC	
Address or Location: Windsor Mill Rd. Lot 41A Rutherford Buss. Pa	ark
PLEASE FORWARD ADVERTISING BILL TO:	
Name: Howard L. Alderman, Jr., Esq	
Address: c/o Levin & Gann, P. A.	
8th Fl. Nottingham Centre 502 Washington Ave.	
Towson Maryland 21204	



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 20, 2006

Rutherford Business Center 7140 Windsor Boulevard Baltimore, MD 21244

Dear Sirs:

RE: Case Number: 07-108-A, Windsor Mill Road - Lot 41A

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 11, 2006.

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

WCR:amf

Enclosures

c: People's Counsel Mr. William P. Monk Morris Ritchie Associates 1220-C E. Joppa Road Towson 21286 Howard J. Alderman, Jr., Esq. C/o Levin & Gann, P.A. 8th Floor, Nottingham Centre 502 Washington Avenue Towson 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 25, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 25, 2006

Item Nos, 07-101, 102, 103, 105, 106, 107/108, 109, 110, 111, 112, 114, 115,

And 116

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

DAK:CEN:clw cc: File ZAC-NO COMMENTS-09212006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco FROM: Dave Lykens, DEPRM - Development Coordination JWL DATE: October 12, 2006 SUBJECT: Zoning Item # 07-108-A Windsor Mill Road - Lot 41A Rutherford Business Center Address (7140 Windsor, LLC) Zoning Advisory Committee Meeting of September 18, 2006 ____ 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 33-3-101 through 33-3-120 of the Baltimore County Code). X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). ___ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code). Additional Comments:

Reviewer:

John Russo

Date: October 11, 2006

11/27 2 PM

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: Zoning Advisory Petition(s): Case(s) 7-108- Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

RECEIVED

DATE: September 26, 2006

SEP 2 7 2006

TOWNS COMMISSIONER



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5EPT. 18, 2006

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

Dear Ms. Matthews:

RE: Baltimore County

Item No. 108

107-108-A

MD

7128-F3 MANDS R. M. M.

7128-B WINDSORMILL FID VARIANCE - REAR YARD SETBACK OFEET & SIGN LOCATION OFF PREMISES ON ANDIDING PROPERTY

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 108

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

RE: PETITION FOR VARIANCE

Windsor Mill Rd, Lot 41A Ruthford Bus Ctr; S/S Windsor Mill Rd, 165' NW c/line Cambridge*

2nd Election & 4th Councilmanic Districts

Legal Owner(s): 7140 Windsor LLC

Contract Purchaser(s): 1801 Falls Road, LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-108-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 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 18th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, William Monk, Morris Ritchie Associates, 1220-C East Joppa Road, Suite 505, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

SEP 1 8 2006

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



Baltimore County

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

October 3, 2006

Howard Alderman, Jr.
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, MD 21204

Dear Mr. Alderman, Jr.:

RE: Case Number: 07-108-A, Lot 41A Rutherford Bus Center

The above matter, previously scheduled for November 13, 2006, has been postponed at your request. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

LUV

Timothy Kotroco Director

TK:klm

C: Rutherford Business Center, 7140 Windsor Blvd., Baltimore 21244 Falls Road, LLC, 2531 North Charles Street, Baltimore 21218 William Monk, 1220 C East Joppa Road, Ste. 305, Towson 21286



PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

PETITIONER'S SIGN-IN SHEET

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Case No.: 07-108-A

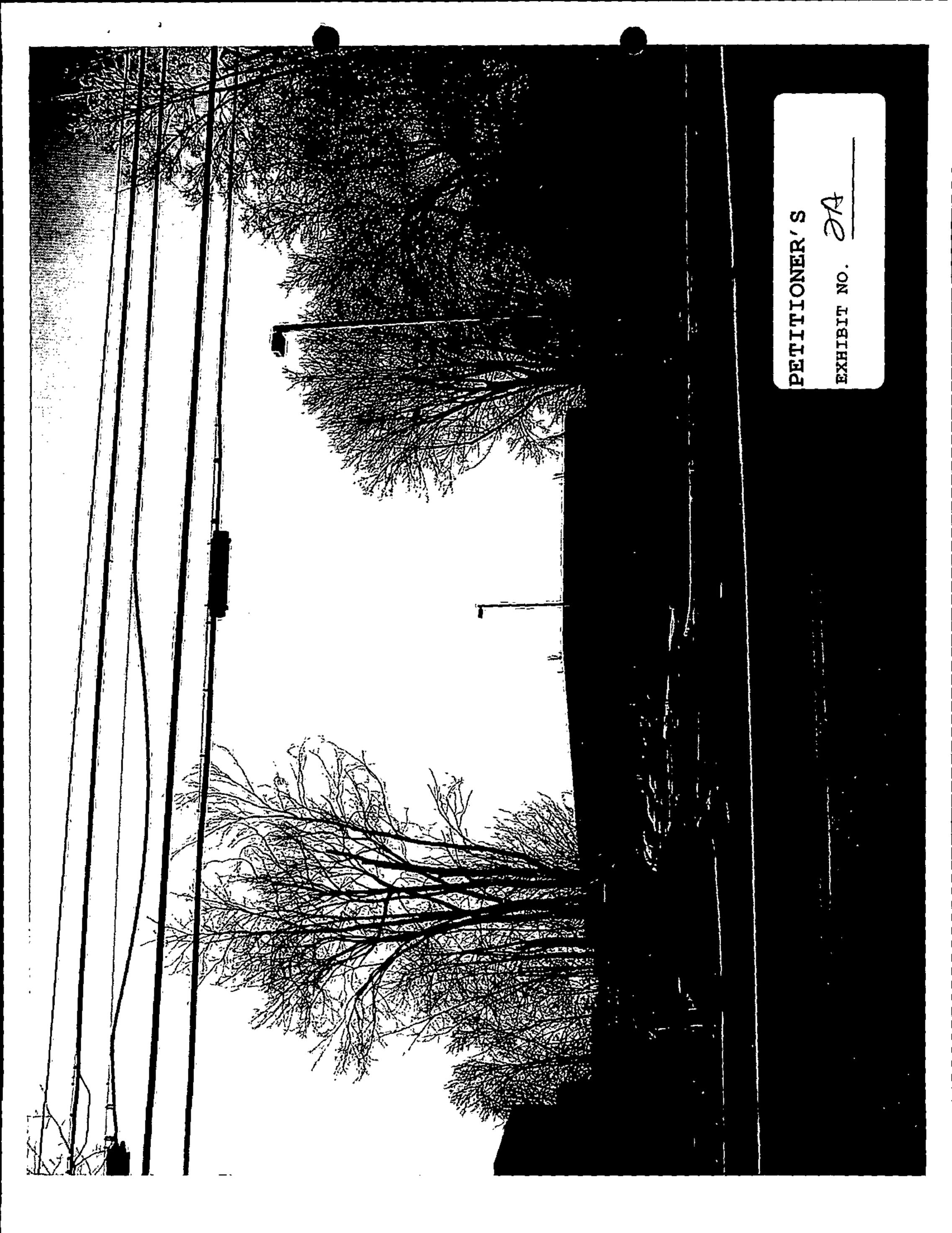
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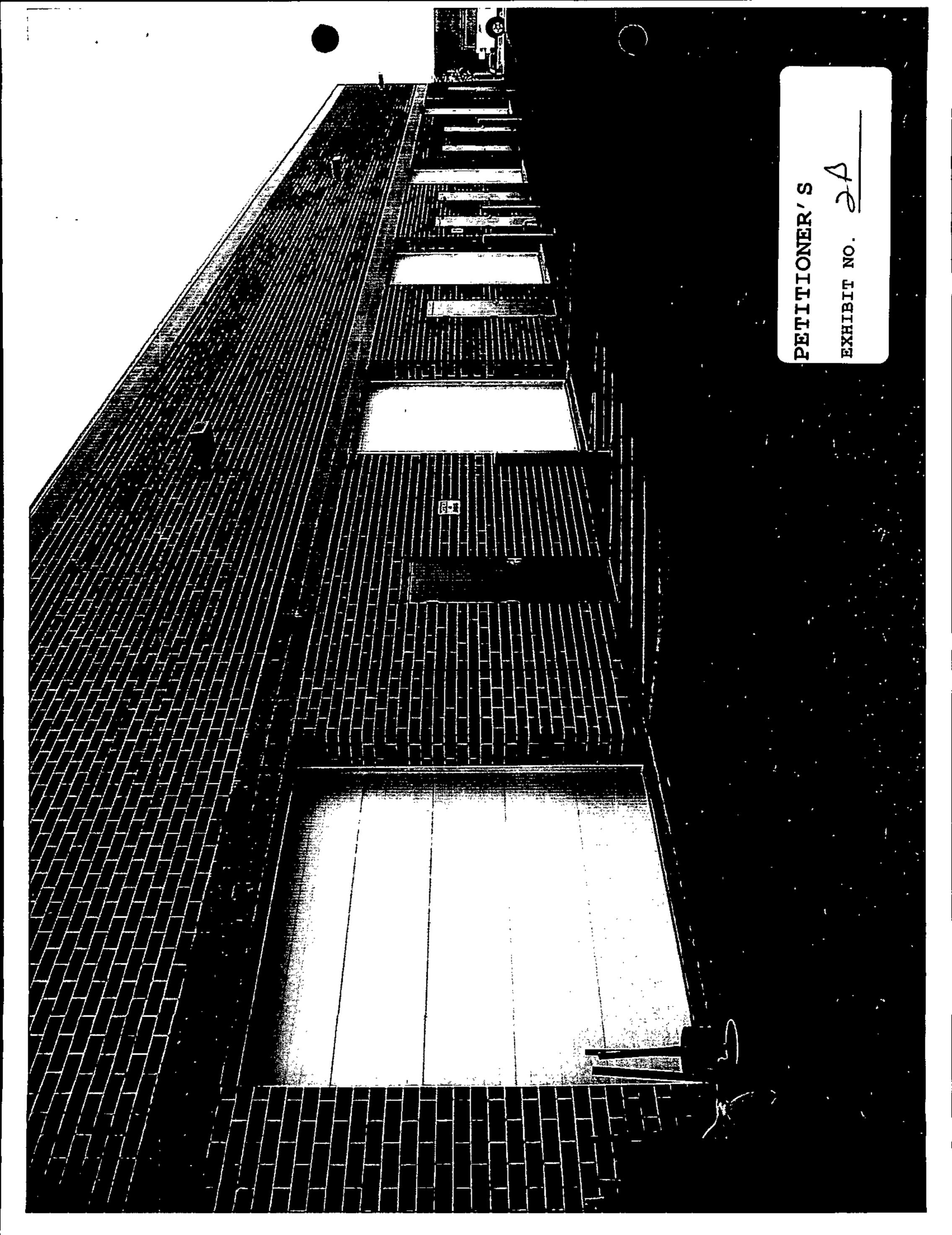
Exhibit Sheet

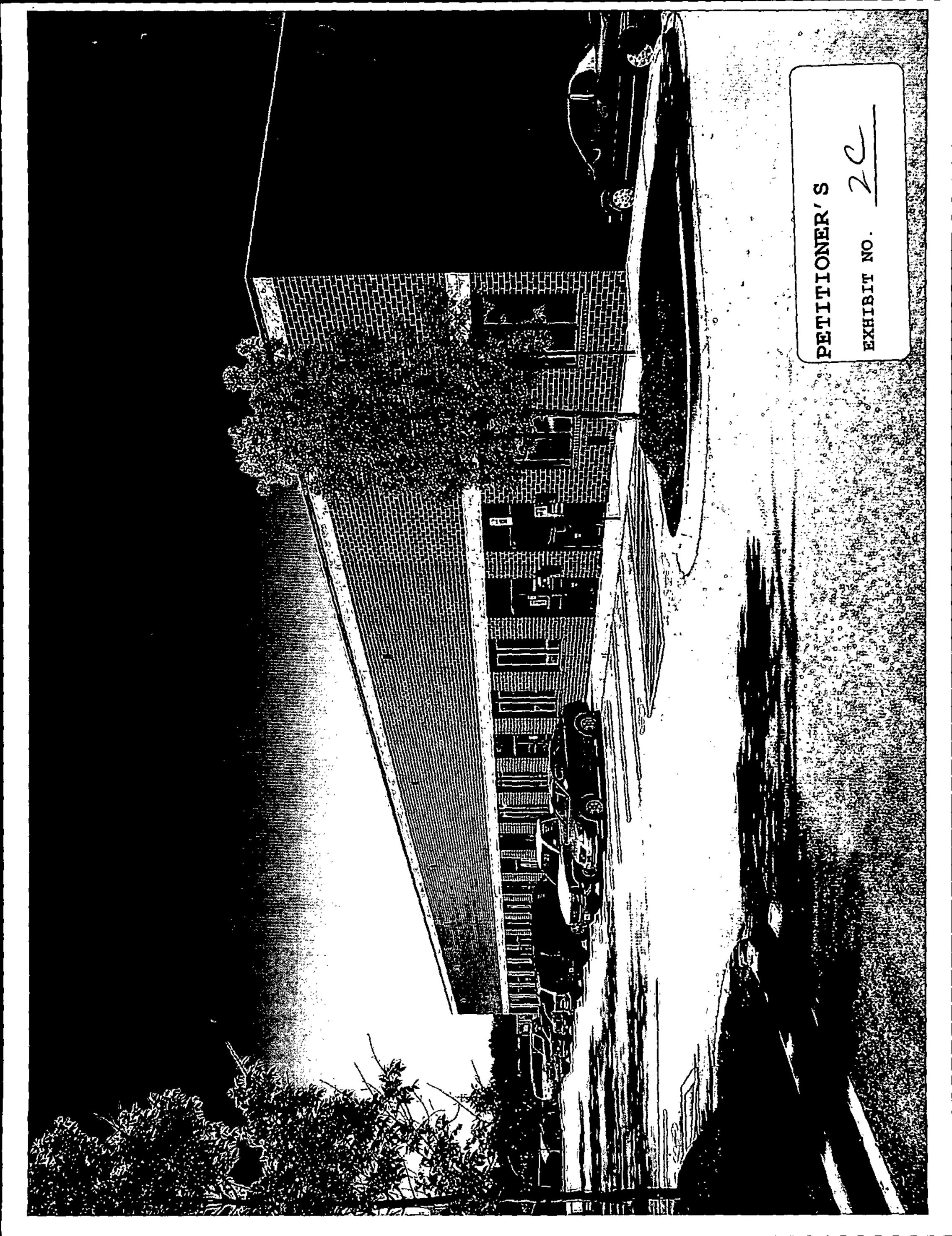
Petitioner/Developer

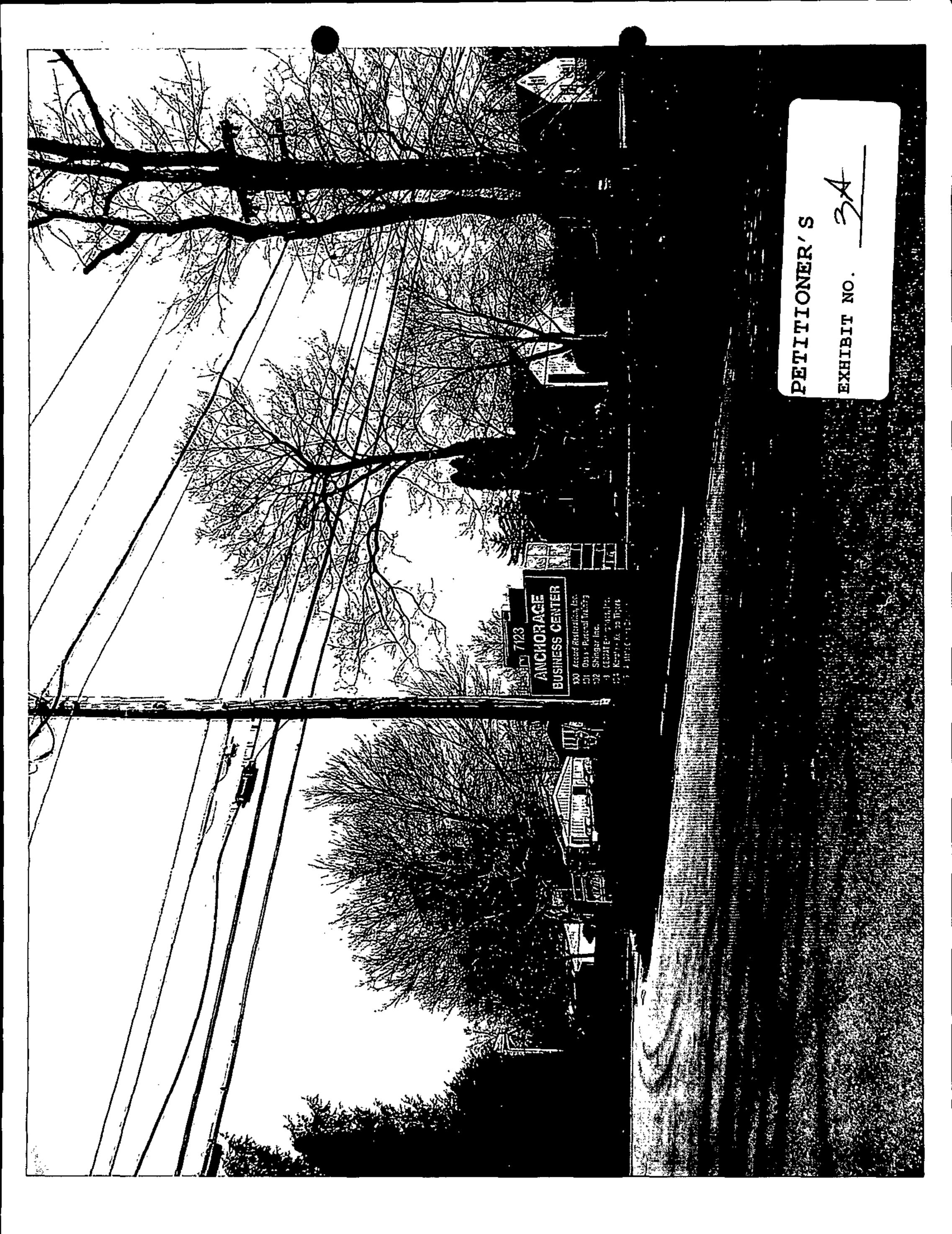
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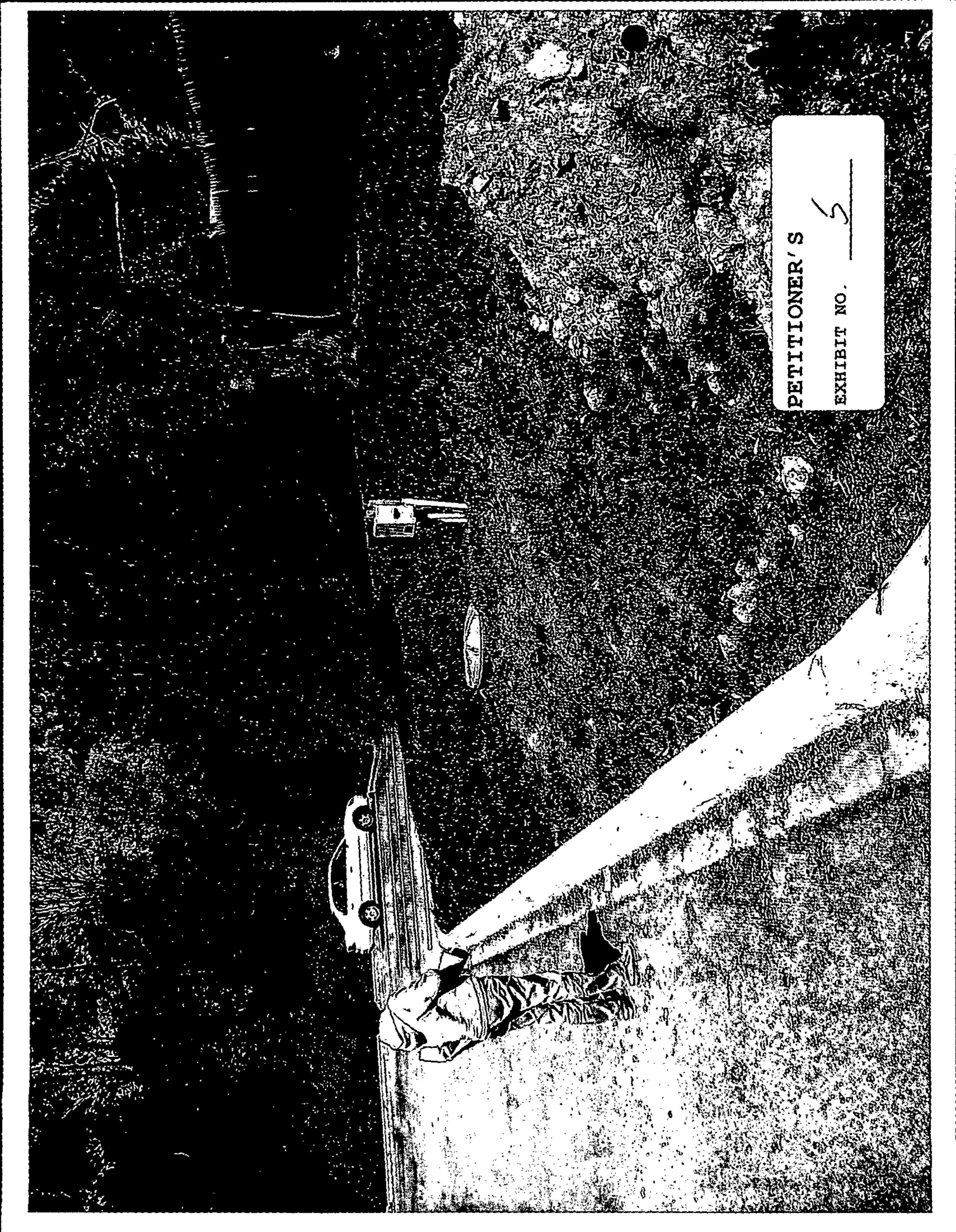
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No. 1	ColonizED Site PLAN Consmit Sealed	
No. 2	EAST BLOG IMPROVEMENT PHOTOGRAPHS	
No. 3	TO BE REMOVED TRECEPTED	3B- NEW JOINT ID SIGN
No. 4	PROPOSSID 516N LOCATION DEUSLOPANIE	ARA
No. 5	Landscapin 6 - Existing PROPOSE BLDG - TO BE Extended	
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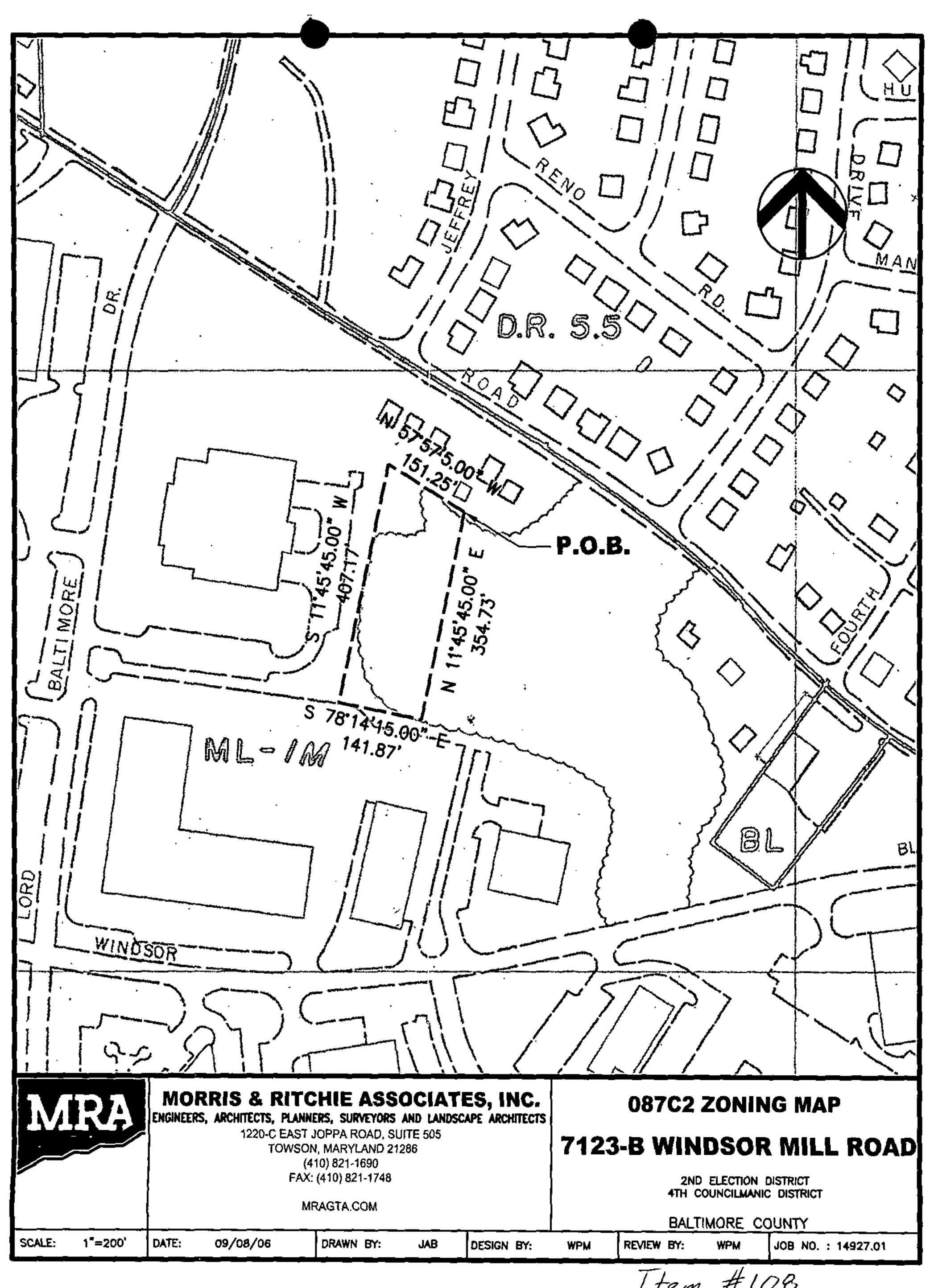












Item #108

From:

Debra Wiley

To:

Matthews, Kristen

Date:

01/10/07 11:43:07 AM

Subject:

Re: Fwd: 07-108-A

thanks!!

>>> Kristen Matthews 01/10/07 11:28 AM >>>

I checked it should say 2701 Windsor Mill Blvd, 21218, you show on the letter and below 2701 Windsor

Mill, LLC.

>>> Debra Wiley 01/10/07 11:09 AM >>>

Hi Kristen,

Did you get a chance to look this one up yet? Thanks.

>>> Debra Wiley 01/04/07 11:16 AM >>>

Hi Kristen,

Can you check the sign-in sheet for Messrs. P. David Bramble & Lamine Reese. We have 2701 Windsor

Mill, LLC, Baltimore, MD 21218.

Thanks.



Zoning Commissioner's Office 401 Bosley Avenue. Suite 405 County Courts Building Towson, Maryland. 21204

Return Service Requested

Messrs. P. David Bramble and Lamine Reese

Windsor Mill, LLC 2701 Windsor Mill Boulevard Baltimore, Mi

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02/06/07

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7) 2)



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

December 19, 2006

Howard L. Alderman, Esquire Levin & Gann 502 Washington Avenue, 8th Floor Towson, MD 21204

RE: PETITION FOR VARIANCE

S/Side Windsor Mill Road, 165' NW c/line Cambridge Road

(Windsor Mill Road-Lot 41A - Rutherford Bus Center

2nd Election District - 4th Council District

7140 Windsor, LLC - Legal Owner; 1801 Falls Road, LLC - Contract Purchaser - Petitioners

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, 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,

WIELIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Messrs. P. David Bramble and Lamine Reese, 2701 Windsor Mill, LLC Baltimore, MD 21218
Mr. William P. Monk, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson, MD 21286
DEPRM; People's Counsel; Case File

IN RE: PETITION FOR VARIANCE BEFORE THE S/Side Windsor Mill Road, 165' NW c/line Cambridge Road ZONING COMMISSIONER (Windsor Mill Road-Lot 41A Rutherford Bus Center) OF 2nd Election District 4th Council District **BALTIMORE COUNTY** 7140 Windsor, LLC - Legal Owner Case No. 07-108-A 1801 Falls Road, LLC - Contract Purchaser Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, 7140 Windsor, LLC, and the contract purchaser, 1801 Falls Road, LLC, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners' request variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) from Section 255.1 [Section 238] to permit a rear yard setback of 0 feet in lieu of the 30 feet required; and 2) from Section 450.5B.4.b to permit an illuminated joint identification sign located off-premises on the adjoining and contiguous lot under common control, within 43 feet of a residential zone in lieu of the required 100 feet. The subject property-and-requested-relief-are-more particularly-shown-on-the-site-plan-submitted; — which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were P. David Bramble, and Lamine Reese, managing members on behalf of 1801 Falls Road, LLC, contract purchaser and developer; William Monk, on behalf of Morris & Ritchie Associates, Inc., the consultants who prepared the site plan, (Exhibit 1) and the Developable Area Plat (Exhibit 4)

for this property; and Howard L. Alderman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

As noted above, the subject property under consideration is owned by 7140 Windsor LLC, and known as 7123-B Windsor Mill Road. Lot 41A of the Rutherford Business Center is a land-locked parcel adjacent to the improved property (7123-A Windsor Mill Road). The contract purchaser, 1801 Falls Road, LLC, filed the petition in order to proceed with the development of this land-locked lot.

The subject property is approximately 1:48 +/- acres in size and zoned ML-IM. As more particularly shown on Petitioners' Exhibit No. 1, the property is a narrow and irregularly shaped parcel with no public road frontage. Testimony and evidence presented revealed that a joint identification sign and use-in-common ingress and egress easement have been fully negotiated and will be executed by the parties upon the requested relief being granted. The subject property would then be improved with a single-story building, approximately 16,800 square feet in size for office or light warehouse use. The floor area ratio proposed is 0.26, far less than the 2.0 maximum allowed. The proposed improvements will be similar to the design of the brick improvements currently existing on the property to the east through which access will be provided, as depicted on Petitioners' photographs received as Petitioners' Exhibits 2A, 2B and 2C.

In accordance with B.C.Z.R., Section 409, parking will be provided on the subject property, including a joint-use service lane. The property is served by public utilities and storm water management will be provided by the facility constructed as part of the approved Rutherford Business Center.

Given the narrowness of the subject property, the proposed improvements are shown with a zero foot rear yard setback in lieu of the 30 feet required along the property's easternmost property line. The rear of the proposed improvements will face the rear of the existing building on the property (7123-A Windsor Mill Road). A reduction of the internal setback as shown will permit the required parking and service lanes.

In order to satisfactorily identify the tenants of the proposed improvements, a joint identification sign, detailed at the bottom of Petitioners' Exhibits 1 and 3B, is proposed to be located on the property through which the subject property will gain access. As noted thereon, a total of seven lines for the names of tenants/occupants is proposed in lieu of the five lines permitted. The existing sign, located within 100 feet of the centerline of Windsor Mill Road and proposed for replacement, is shown clearly in the photograph accepted as Petitioners' Exhibit 3A.

The subject property is longer and narrower than other existing lots in the immediate area. If the requested relief is not granted, the narrowness of the property will either prohibit its development or numerous variances from the parking requirements of the B.C.Z.R. will be necessary. Petitioners' Exhibit 4, a colorized version of the plan which accompanied the petition, was prepared to show the effect of the required setbacks on the subject and the limited area available for improvement absent relief. The area of the variance relief requested is internal to the subject property and abuts the industrially zoned adjacent improved property. As depicted on the site plan, the proposed relief is far removed from the residential uses to the north and provides these areas (residential uses) with the necessary screening from the impacts of the proposed parking. Moreover, the property which would be most affected, if at all, by the

requested relief is the adjoining property through which access and the joint sign have been negotiated.

As stated above, the Petitioners propose to erect a new illuminated, joint identification sign at 7123-A Windsor Mill Road as a replacement for the sign which currently exists solely for Building A. The evidence presented was that the existing sign is within 100 feet of the residential zoning line that runs down the center of Windsor Mill Road. The new relocated sign will be located approximately 43 feet from this residential zoning line. The proffered justification for relief from B.C.Z.R., Section 450 was that it would permit one uniformly designed sign instead of two freestanding signs and would promote safety along Windsor Mill Road by allowing easy identification of tenants in the proposed improvements. Clearly, if a sign were required to be located on the subject property, setback over 200 feet from Windsor Mill Road and behind the existing residences, its functional usefulness would be nullified. Other than the off-premises location of 43 feet from the residential zone boundary and an increased number of lines for tenant names, the proposed sign meets all applicable requirements for height and size.

The narrowness of the subject property, unlike other lots in the area, justifies the requested setback variance for the proposed building. The rear yard setback is completely internal to the subject property and will not have any adverse impact on the service lane on the adjoining property. The increased number of lines of tenant identification and the combined, illuminated, joint identification sign, located off of the subject property, will alleviate the need for an additional free-standing sign which, if required to be located on the subject property, would be detrimental to the safety of drivers along Windsor Mill Road looking for occupants of the proposed improvements.

The rear yard setback variance will not impact any adjoining lot owners, especially the residentially zoned properties along Windsor Mill Road. The setback relief requested is the minimum necessary. Without it, numerous variances from B.C.Z.R., Section 409 would be required, assuming the property could be developed at all. The variance relief for the sign is the least required to permit safe and efficient identification of tenants on the subject property.

The requested relief is within the spirit and intent of the B.C.Z.R. As designed, the proposed layout promotes efficient traffic and parking opportunities and a sign that will display to the traveling public, tenant information in a comprehensive manner that is more efficient and less confusing than two, separate existing signs. The existing sign has functioned in its present location with respect to the residential zoning line in Windsor Mill Road for years and it would only serve to make the identification of tenants more obscure to require the replacement sign to be moved further south and away from Windsor Mill Road. Variance relief can therefore be granted in strict harmony with the spirit and intent of the sign regulations without detriment to the public safety and welfare or motorists traveling along Windsor Mill Road. Other than the comment from the Department of Environmental Protection and Resource Management (DEPRM), that improvement of the subject property must comply with applicable Forest Conservation Regulations, all other reviewing County agencies had no comment or objection to the requested relief.

Pursuant to the advertising, posting of the property, and public hearing on this Petition 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 19th day of December, 2006, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: 1) from Section 255.1 [Section

238] to permit a rear yard setback of 0 feet in lieu of the 30 feet required; and 2) from Section 450.5B.4.b to permit an illuminated joint identification sign, displaying up to seven lines for the names of tenants or occupants in lieu of the five lines permitted, located off-premises from the subject property on the adjoining and contiguous lot within 43 feet of a residential zone in lieu of the required 100 feet, in accordance with Petitioners' Exhibits 1 and 3B, be and are hereby GRANTED, subject to the following restrictions:

- 1. Petitioner may apply for building permits and be granted the same upon receipt of this Order; however, the Petitioner is 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. Compliance with the attached Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) dated October 12, 2006 relative to the Forest Conservation Regulations. A copy of this comment is attached hereto and made a copy hereof.

HLLIAMI SEMAN, III

Zoning Commissioner for Baltimore County

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BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination JWL

DATE:

October 12, 2006

SUBJECT:

Zoning Item # 07-108-A

Address

Windsor Mill Road - Lot 41A Rutherford Business Center

(7140 Windsor, LLC)

Zoning Advisory Committee Meeting of September 18, 2006

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X 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 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Ferret.

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).


Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).


Additional Comments:

Reviewer:

John Russo

Date: October 11, 2006







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

September 24, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 18, 2006

Item Number(s): 100 thru 112, 114,115, 116

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.

3. 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 Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File