10/26/11

IN THE MATTER OF BARE HILLS I, LLC-LEGAL OWNER CBS RADIO, INC-LESSEE/PETITIONER PETITION FOR VARIANCE ON THE PROPERTY LOCATED E/S CLARKVIEW ROAD, 1900'S C/LINE FALLS ROAD (1423 CLARKVIEW ROAD)

3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

- BEFORE THE
- * COUNTY BOARD OF APPEALS
- * OF
- * BALTIMORE COUNTY
- * CASE NO. 07-339-A

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Office of People's Counsel, from a decision of the Zoning Commissioner dated April 26, 2007, in which the requested zoning relief was granted.

WHEREAS, the Board is in receipt of a Request to Withdraw Petition filed by David H. Karceski,
Esquire on behalf of CBS Radio, Inc., Lessee/Petitioner (a copy of which is attached hereto and made a part
hereof); and

WHEREAS, said Lessee/Petitioner requests that the Petition for Variance that is the subject matter of this appeal be withdrawn and dismissed without prejudice,

of Appeals of Baltimore County that the Petition for Variance filed in Case No.: 07-339-A be and the same is hereby WITHDRAWN AND DISMISSED, and that the Zoning Commissioner's Order dated April 26, 2007, including any and all relief granted therein, is rendered **null and void**.

BOARD OF APPEALS
OF BALTIMORE COUNTY

Maureen E. Murphy, Chairman

Andrew M. Belt

Robert W. Witt



County Board of Appeals of Baltimore County

JEFFERSON BUILDING SECOND FLOOR, SUITE 203 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND, 21204 410-887-3180 FAX: 410-887-3182

October 26, 2009

David H. Karceski, Esquire Venable, LLP 210 W. Pennsylvania Ave, Ste 500 Towson, MD 21204 Peter M. Zimmerman, Esquire Carole S. Demilio, Esquire Office of People's Counsel The Jefferson Building, Suite 204 105 W. Chesapeake Avenue Towson, MD 21204

RE: In the Matter of: Bare Hills I, LLC – Legal Owner CBS Radio, Inc. – Lessee
Case No.: 07-339-A

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Theresa R. Shelton Administrator

Theresa Sheltox/KC

TRS/klc Enclosure

c:

Duplicate Cover letter

Erich Steinnagel/CBS Radio
David Kinniard/Bloomfield & Associates
Geoffrey Schultz/McKee & Associates
Kris Culp
Arnold F. "Pat" Keller, III, Director/Planning
Nancy West, Assignment County Attorney

William J. Wiseman, III, Zoning Commissioner Timothy Kotroco, Director/PDM John E. Beverungen, County Attorney October 15, 2009

David H. Karceski

T 410.494.6285 F 410.821.0147 DHKarceski@Venable.com

HAND DELIVERED

Ms. Theresa R. Shelton Administrator County Board of Appeals of Baltimore County The Jefferson Building, Suite 203 105 West Chesapeake Avenue Towson, MD 21204

Re:

Petition for Variance

Property: 1423 Clarkview Road

Case No. 07-339-A

Dear Ms. Shelton:

The purpose of this letter is to confirm that our client, CBS Radio, Inc., is hereby withdrawing the Petition for Variance filed in Case No. 07-339-A for the above-referenced property, without prejudice.

Sincerely

David H. Karceski

DHK/rab

cc: Mr. Erich Steinnagel

Peter Zimmerman, Esquire, People's Counsel

OCT 1 5 2009

DALTIMONE OCUNTY BOARD OF APPEALS



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTPOCO, Director August Department of Permits and Development Management

David Karceski, Esq. Venable, LLP 210 Allegheny Avenue Towson, MD 21204

Dear Mr. Karceski:

RE: Case: 07-339-A, 1423 Clarkview Road

Please be advised that an appeal of the above-referenced case was filed in this office on May 22, 2007 by the Office of People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Singerely,

Timothy Kotroco Director

Kotroco

TK:kim

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Erich Steinnagel, CBS Radio, Inc., 1423 Clarkview Road, Ste. 100, Baltimore 21209
Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030
David Kinniard, Peter Bloomfield, 1550 Latimer Street, Philadelphia PA 19102
Kris Culp, 7004 Charles Ridge Road, Baltimore 21204



Altimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse 400 Washington Ave. Towson, MD 21204

> 410-887-2188 Fax: 410-823-4236

People's Counsel

CAROLE S. DEMILIO Deputy People's Counsel

May 22, 2007

Hand-delivered

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

MAY 2 2 2007

Per

Re:

PETITION FOR VARIANCE

E/S Clarkview Road, 1,900' S c/line Falls Road

(1423 Clarkview Road)

3rd Election District; 2nd Council District

Bare Hills Lot 1, LLC, Legal Owner & CBS Radio, Inc, Lessee - Petitioners

Case No.: 07-339-A

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated April 26, 2007 by the Baltimore County Zoning Commissioner.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

People's Counsel for Baltimore County

Carole S. Demilio

Deputy People's Counsel

PMZ/CSD/mw

cc:

David Karceski, Esquire Robert A Hoffman, Esquire

Geoffrey C. Schultz

4/26/07

IN RE: PETITION FOR VARIANCE

E/S Clarkview Rd., 1900' S c/line Falls Rd.

(1423 Clarkview Road)

3rd Election District 2nd Council District

Bare Hills Lot 1, LLC, Legal Owner CBS Radio Inc., Lessee Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 07-339-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Lawrence G. Rief, Managing Member of Bare Hills Lot 1, LLC, as owner of the property, CBS Radio Inc., by its Vice President and General Manager, Robert Phillips, lessee, through their attorney, David H. Karceski, Esquire. The Petitioners request variance relief from Section 450.4.4.VII of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a directory sign height of up to 17.5 feet in lieu of the 6 foot height allowed; from Section 450.7.A.1 of the B.C.Z.R. to permit a directory sign with lettering indicating the names and locations of occupants up to 12 inches in height, in lieu of the 2 inches allowed, and finally from B.C.Z.R. Section 450.7.A.2 to permit a directory sign for a building without independent direct outside access to functions of the building, in lieu of the requirement that 75% of the functions have independent direct outside access. The subject property and requested relief are more particularly described on the site plan and the schematic sign elevation drawings which were accepted into evidence and respectively marked as Petitioners' Exhibits 1A, 1B and 6.

Appearing at the requisite public hearing in support of the requested relief were Erich Steinnagel on behalf of CBS Radio, Inc., Geoffrey Schultz, a professional land surveyor with McKee & Associates, Inc., the consultants who prepared the site plan, David Kinnaird and Peter

ORDER RECEIVED FOR FILING
Date
A - 26 67
Av (202)

Bloomfield, architects for the project with Bloomfield & Associates. David H. Karceski, Esquire and Robert A. Hoffman, Esquire appeared on behalf of the Petitioners. Kris Culp attended the hearing as a representative of the Ruxton Riderwood Lake Roland Area Improvement Association (RRLRAIA). There were no other interested persons and/or any Protestants present.

The subject property, known as Lot 1 of the Bare Hills Business Park, is comprised of approximately 4.7 acres located on the east side of Clarkview Road between Falls Road and the Jones Falls Expressway (I-83). The majority of the property is zoned M.L. with a small portion zoned M.L.R. at its eastern boundary as more particularly shown on Petitioners' Exhibits 1A and 2 (county zoning map). Petitioners' Exhibit 3 (business park record plat) demonstrates the lot location within the overall business park. Specifically, this irregularly rectangular shaped lot is located adjacent to and on the east side of Clarkview Road, a public road that terminates within the park and is the only access to Falls Road. To give further perspective, I-83 is south and west of the park. Petitioners' Exhibits 5 (topographic site plan) and 7 (existing conditions photographs) indicate a significant change in grade from the southern boundary of the park to the elevated roadbed of I-83.

Presently, CBS Radio operates its offices and certain broadcast studios for multiple radio stations from the existing one-story flex/office building located on Lot 1. While the lot is adjacent to Clarkview Road, the improvements are oriented in a perpendicular fashion to the road, given the irregular shape of the lot. As such, a side of the existing building faces Clarkview Road, and CBS Radio's main entrance as constructed has limited visibility from Clarkview Road. The instant petition for variance relates to a directory sign for CBS Radio and the radio stations that broadcast at this location. Due to the orientation of the building and the

steep change in grade (See Petitioners' Exhibit 5), the entrance area to the building on the subject lot of the business park is not visible from I-83.

Testimony and evidence offered by Petitioner described in detail the directory sign requested. The sign is proposed at the front building entrance and, as designed, cannot be seen from I-83. This is apparent on Petitioners' Exhibit 7 (existing conditions - photographs). Specifically, the sign is comprised of six (6) small directory panels, each 4.5 square feet in size. The sign panel at the top displays the tenant name "CBS Radio" and the five (5) sign panels immediately below identify the separately classified radio channels that broadcast within the building. As requested by the instant petition, the sign height requires a variance and the sign lettering height also necessitates relief from B.C.Z.R. Section 450. It is important to note that this sign is lower in height than the one-story building it will serve. Additionally, the radio stations that broadcast on site do not have separate outside building access. This condition also requires a variance as less than 75% of the "functions" or radio stations are not provided independent outside access.

Ms. Culp attended this zoning hearing in a representative capacity for RRLRAIA. The Association, by electronic mail transmission, dated March 29, 2007, to this Zoning Commissioner made clear its position regarding the proposed sign. Generally, RRLRAIA is opposed to signage along the County's "major thoroughfares," such as I-83 and I-695. Further, the Association is generally opposed to any signage that amounts to an "advertising opportunity" and/or "creates an environment of urban clutter." This Zoning Commissioner appreciates RRLRAIA's position. Following a review of Petitioners' exhibits, Ms. Culp communicated that she understood the limited directory purpose for the sign and did not have any concerns with

regard to it or its proposed location. CBS Radio's limited purpose for the sign was explained at the pubic hearing by Petitioner and briefly outlined below.

Erich Steinnagel testified that the sign as urged is necessary to accommodate CBS Radio's operations. Once visitors to CBS Radio are within the business park and on Clarkview Road in close proximity to the subject lot, the sign will direct them to CBS Radio's entrance and the whereabouts of the on-site radio stations within the building. Mr. Steinnagel explained that many individuals visiting CBS Radio do so only once and are, therefore, not familiar with the location. Additionally, a large number of those that have business in CBS Radio's building recognize only the radio station identities within the building and not the name "CBS Radio." For these reasons, Mr. Steinnagel testified that the directory sign will aide in the control of onsite traffic and assist customers in locating the radio stations. He confirmed that the sign as designed is for this limited purpose. Petitioners then proffered the testimony of CBS Radio's architects David Kinnaird and Peter Bloomfield. That testimony confirmed the sign was planned for the limited purpose described by Mr. Steinnagel and no other purposes. The small sign panel dimensions, location of the sign at the building entrance rather than along the pubic road, and limited visibility of the CBS' building entrance from Clarkview Road only confirm its limited purpose, i.e., to aide CBS Radio's visitors in locating the building entrance.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. The Office of Planning issued a ZAC comment in support of the petition for variance. Planning's comment indicates the uniqueness associated with the requested sign variance and further provides that the office's support in this case should not be considered as "precedent setting" for similar requests for signage "on any other M.L. zoned property." This Zoning Commissioner accepts Planning's ZAC comment as limited to the

request in the instant case. Again, no County reviewing agency or members of the business park objected to the requested relief.

After due consideration of the testimony and evidence presented, it is clear that the sign, as shown on Petitioners' Exhibits 1 and 6, is appropriate in the location proposed and reasonable given the nature of the Petitioners business. Having met the standards set forth in B.C.Z.R. Section 307, Petitioners variance should be granted. I concur with Petitioners testimony that this 4.7-acre parcel is unique by virtue of its irregular shape and location within the overall business park. Additionally, the subject lot's location at the terminus of a public road contributes its uniqueness and motorist difficulty in locating the site. Therefore, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I further find it has been established that strict compliance would result in a practical difficulty and unreasonable hardship as the business requires the sign requested by way of the petition for directory purposes. A strict interpretation of the zoning regulations would result in difficulty in locating CBS Radio and finding the on-site broadcast stations. Finally, there is no evidence that the grant of the relief would be detrimental to the health, safety, and general welfare of the surrounding area. Thus, I am persuaded to grant the requested relief.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this

day of April, 2007, that the Petition for Variance seeking relief from Section

450.4.4.VII of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a directory sign height of up to 17.5 feet in lieu of the 6 foot height allowed, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that relief from B.C.Z.R. Section 450.7.A.1 to permit a directory sign with lettering indicating the names and locations of occupants up to 12 inches in height in lieu of the 2 inch height allowed, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that relief from B.C.Z.R. Section 450.7.A.2 to permit a directory sign for a building without independent direct access for functions of the building, in lieu of the requirement that 75% of the functions have independent direct outside access, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.

Zoning Commissioner for Baltimore County



JAMES T. SMITH, JR. County Executive

April 26, 2007

WILLIAM J. WISEMAN III Zoning Commissioner

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

RE: PETITION FOR VARIANCE

E/S Clarkview Rd., 1900' S c/line Falls Rd. (1423 Clarkview Road) 3rd Election District - 2nd Council District Bare Hills Lot 1, LLC, Legal Owner; CBS Radio Inc., Lessee - Petitioners Case No. 07-339-A

Dear Messrs. Karceski and Hoffman:

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.

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:dlw Enclosure

Erich Steinnagel, CBS Radio, Inc., 1423 Clarkview Road, Suite 100, c: Baltimore, Md. 21209

Geoffrey Schultz, McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, Md. 21030

Messrs. David Kinnaird and Peter Bloomfield, Bloomfield & Associates, 1550 Latimer Street, Philadelphia, Pa. 19102

Kris Culp, 7004 Charles Ridge Road, Baltimore, Md. 21204



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director February 27, 2007 partment of Permits and Development Management

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: 07-339-A

1423 Clarkview Road

East side Clarkview Road, 1900 feet south centerline Falls Road.

3rd Election District – 2nd Councilmanic District

Legal Owner(s): Bare Hills Lot 1, LLC; by Lawrence G. Rief, Member

Lessee: CBS Radio, Inc.; by Robert Philips, Vice President & General Manager

<u>Variance</u> To permit a directory sign height of up to 17.5 feet in lieu of the 6 foot height allowed and to permit a directory sign with lettering indicating the names and locations of occupants up to 12 inches in height, in lieu of the 2 inches allowed and to permit a directory sign for a building without independent direct outside access to functions of the building, in lieu of the requirement that 75% of the functions have independent direct outside access.

Hearing: Tuesday, April 3, 2007 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Director

TK:amf

C: Bare Hills Lot 1, LLC; by Lawrence G. Rief, Member 1427 Clarkview Road, Suite 500 Baltimore 21209 CBS Radio, Inc.; by Robert Philips, Vice President & General Manager 1423 Clarkview Road, Suite 100 Baltimore 21209

David H. Karceski Venable, LLP 210 Allegheny Avenue Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 19, 2007.
 - (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.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49 400 WASHINGTON AVENUE TOWSON, MARYLAND 21204 410-887-3180

FAX: 410-887-3182

Hearing Room – Room 48 Old Courthouse, 400 Washington Avenue

January 4, 2008

NOTICE OF ASSIGNMENT

THE MATTER OF: BARE HILLS I, LLC - Legal Owner CASE #: 07-339-A CBS RADIO, INC. – Lessee 1423 Clarkview Road

3rd Election District; 2nd Councilmanic District

on the season of 4/26/2007 \ D.Z.C.'s Decision in which requested zoning relief was GRANTED.

ASSIGNED FOR:

TUESDAY, MARCH 18, 2008 at 10:00 a.m.

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

> Kathleen C. Bianco Administrator

c: Appellant : Office of People's Counsel

Counsel for Petitioner

: Robert A. Hoffman, Esquixe

Petitioner

: Erich Steinnagel /CBA Radio

David Kinniard and Peter Bloomfield /Bloomfield & Associates

Geoffrey Schultz /McKee & Associates, Inc.

Kris Culp

William J. Wiseman III /Zoning Commissioner Pat Keller, Planning Director Timothy M. Kotroco, Director /PDM



www.venable.com

(410) 494-6285

dhkarceski@venable.com

March 12, 2008

SEND VIA REGULAR MAIL AND E-MAIL

Kathleen C. Bianco, Administrator County Board of Appeals for Baltimore County The Jefferson Building, Suite 203 105 West Chesapeake Avenue Towson, Maryland 21204

Re:

Case No. 07-339-A

Property: 1423 Clarkview Road Petitioner/Lessee: CBS Radio Inc.

Dear Mrs. Bianco:

Anna Barrier British

We are writing on behalf of our client, CBS Radio Inc., to request a postponement of the above-captioned hearing scheduled for Tuesday, March 18, 2008, until such time as we request that it be rescheduled. Carole S. Demilio, Deputy People's Counsel, confirmed by telephone that her office has no objection to this request.

Thank you for your consideration of this request.

Very truly yours,

David H. Karceski

Arnold E. Jablon

cc: People's Counsel for Baltimore County

Mr. Erich C. Steinnagel Arnold Jablon, Esquire

TO1DOCS1/DHK01/#131524 v1 DHK:bk

MAR 1 4 2008

BALTIMORE COUNTY
BOARD OF APPEALS



County Board of Appeals of Baltimore County

JEFFERSON BUILDING SECOND FLOOR, SUITE 203 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND, 21204 410-887-3180 FAX: 410-887-3182

Hearing Room #2, Second Floor <u>Jefferson Building</u>, 105 W. Chesapeake Avenue

March 13, 2008

NOTICE OF POSTPONEMENT

CASE #: 07-339-A

IN THE MATTER OF: BARE HILLS I, LLC – Legal Owner CBS RADIO, INC. – Lessee 1423 Clarkview Road 3rd Election District; 2nd Councilmanic District

4/26/2007 - D.Z.C.'s Decision in which requested zoning relief was GRANTED.

which was assigned to be heard on 3/18/08 has been **POSTPONED** at the request of Counsel for Petitioner, without objection by Appellant, the Office of People's Counsel; **TO BE RESET FOR HEARING ONLY UPON REQUEST.**

NOTICE:

This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco Administrator

c: Appellant

: Office of People's Counsel

Counsel for Petitioner

: Robert A. Hoffman, Esquire

Petitioner

: Erich Steinnagel /CBA Radio

David Kinniard and Peter Bloomfield /Bloomfield & Associates

Geoffrey Schultz /McKee & Associates, Inc.

Kris Culp

William J. Wiseman III /Zoning Commissioner Pat Keller, Planning Director Timothy M. Kotroco, Director /PDM



County Board of Appeals of Baltimore County

JEFFERSON BUILDING SECOND FLOOR, SUITE 203 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND, 21204 410-887-3180 FAX: 410-887-3182

Hearing Room #2, Second Floor

<u>Jefferson Building, 105 W. Chesapeake Avenue</u>

July 22, 2009

NOTICE OF RE-ASSIGNMENT

CASE #: 07-339-A

IN THE MATTER OF: BARE HILLS I, LLC - Legal Owner CBS RADIO, INC. - Lessee 1423 Clarkview Road 3rd Election District; 2nd Councilmanic District

4/26/2007 - D.Z.C.'s Decision in which requested zoning relief was GRANTED.

which was assigned to be heard on 3/18/08 and was postponed at the request of Counsel for Petitioner, without objection by Appellant, the Office of People's Counsel; has been re-assigned to the following:

RE-ASSIGNED FOR: THURSDAY, NOVEMBER 12, 2009, at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Theresa R. Shelton Administrator

c: Appellants

: Peter Max Zimmerman
Carole S. Demilio
People's Counsel for Baltimore County

Counsel for Petitioner

: Robert A. Hoffman, Esquire : Erich Steinnagel /CBA Radio

Petitioner

David Kinniard and Peter Bloomfield /Bloomfield & Associates Geoffrey Schultz /McKee & Associates, Inc. Kris Culp

William J. Wiseman III /Zoning Commissioner Pat Keller, Planning Director Timothy M. Kotroco, Director /PDM Nancy West, Assistant County Attorney John E. Beverungen, County Attorney





RE: PETITION FOR VARIANCE

1423 Clarkview Road; E/S Clarkview Rd,

1900' S c/line Falls Road

3rd Election & 2nd Councilmanic Districts Legal Owner(s): Bare Hills Lot 1 LLC

Contract Purchaser(s): CBS Radio Inc

· Petitioner(s)

BEFORE THE

* ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

* 07-339-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 documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilto

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

FEB 0 9 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

APPEAL

Petition for Variance
1423 Clarkview Road
E/s Clarkview Road, 1900 S c/line Falls Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Bare Hills, I, LLC
Lessee: CBS Radio, Inc.

Case No.: 07-339-A

Petition for Variance (January 29, 2007)

Zoning Description of Property

Notice of Zoning Hearing (February 27, 2007)

Certification of Publication (March 15, 2007 – The Jeffersonian)

Æertificate of Posting (March 18, 2007) by SSG Robert Black

Æntry of Appearance by People's Counsel (February 9, 2007)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet - None

Citizen(s) Sign-In Sheet – One Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibit

A. Site Plan

E. Elevation

Zoning Map (Aerial)

Record Plat of Business Park, Lot 1

4. / Tax Map

Topography – Grades on either side of 83

Example of Sign Proposal

A thru C - Photographs

rotestants' Exhibits: None

Miscellaneous (Not Marked as Exhibit)

1. Email dated 3/29/07 from James Cahn

∕Óeputy Zoning Commissioner's/Zoning Commissioner's Order (GRANTED – April 26, 2007)

Motice of Appeal received on May 22, 2007 from Office of People's Counsel

People's Counsel of Baltimore County, MS #2010
 Zoning Commissioner/Deputy Zoning Commissioner
 Timothy Kotroco, Director of PDM
 Erich Steinnagel, CBS Radio, Inc., 1423 Clarkview Road, Ste. 100, Baltimore 21209
 Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030
 David Kinniard, Peter Bloomfield, 1550 Latimer Street, Philadelphia PA 19102
 Kris Culp, 7004 Charles Ridge Road, Baltimore 21204

date sent August 1, 2007, klm

RECEIVED

AUG 0 1 2007

BALTIMUNE COUNTY BOARD OF APPEALS CASE #: 07-339-A

IN THE MATTER OF: BARE HILLS I, LLC – Legal Owner CBS RADIO, INC. – Lessee 1423 Clarkview Road 3rd Election District; 2nd Councilmanic District

VAR –To permit a directory sign height of up to 17.5' ilo 6' height allowed; to permit directory sign w/lettering indicating the names and locations of occupants up to 12" in height ilo 2" allowed; and to permit directory sign for building w/o independent direct outside access to functions of building, ilo requirement that 75% of functions have independent direct outside access.

4/26/2007 – D.Z.C.'s Decision in which requested zoning relief was GRANTED.

1/04/2008 - Notice of Assignment sent to following; assigned for hearing on Tuesday, March 18, 2008 at 10 a.m.:

Office of People's Counsel
Robert A. Hoffman, Esquire
Erich Steinnagel /CBA Radio
David Kinniard and Peter Bloomfield /Bloomfield & Associates
Geoffrey Schultz /McKee & Associates, Inc.
Kris Culp
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

3/12/08 – T/C from David Karceski, Esquire, counsel for Petitioner; will be requesting a postponement of 3/18/08 hearing; has discussed with Ms. Demilio, who has no objections to the granting of this request. Will send request letter via e-mail this date.

Letter received 3/12/08.

3/13/08 – Confirmed no objection by Ms. Demilio; Notice of Postponement sent to parties this date; postponed from 3/18/08 and pulled from the schedule; TO BE RESET ONLY UPON REQUEST.

July 2009	Reviewed file with People's Counsel – request matter be set in for a hearing in mid-November 2009.
7/22/09	Hearing scheduled for Wednesday, November 12, 2009. Re-assignment Notice sent to all parties.
10/15/09	Letter from David Karceski, Esquire withdrawing the Petition for Variance.
10/26/09	Order of Dismissal issued by Board.





Page 1 of

Bill Wiseman - Zoning Hearing - 1423 Clarkview Road (Case#7-339-A)

From:

<James.Cahn@micorp.com>

To:

<www.iseman@baltimorecountymd.gov>

Date:

03/29/07 6:53 AM

Subject: Zoning Hearing - 1423 Clarkview Road (Case#7-339-A)

CC:

"Francis D. Anderson" < fran.anderson@laureate-inc.com>

Zoning Commissioner William Wiseman

Zoning Hearing - 1423 Clarkview Road (Case#7-339-A)

The members of the Ruxton Riderwood Lake Roland-Area Improvement Association oppose the variance being requested to increase signage height and mass. The opposition is to prevent Baltimore County from creating an environment of signage and advertising lining our major thoroughfares and creating an environment of urban clutter. In addition there is no benefit as far as locating this building as a result of the enhanced signage, in that there is no exit from I 83 to this specific location. As a result, there is no benefit to the requestor other than providing an advertising opportunity which we have been working to avoid. This issue is comparable to a case that you have heard concerning Trinity Assembly of God, who has requested an oversized electronic sign to be visible from 695 between the two 83's. RRLRAIA has also opposed this project and you have found in our favor. We appreciate your continued support.

James D. Cahn

President

Ruxton Riderwood Lake Roland Area Improvement Association

Case No.: 07-339-A 1423 CLARKVIEW RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	1A - SITE PLAN	
	1B- ELEVATION	
No. 2	ZONING MAP-	
, .	acruid	
No. 3	Record Plat	
	Business Park Cot,	
No. 4	TAY MAP	
No. 5	To POGRAPHY -	
	Grades on Ethn Side of &	8
No. 6	Exemplar of SIGN PROPOSAL	
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No. 10		
No. 11		
No. 12		·



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1423 Clarkview Road

which is presently zoned ML; MLR

Date

Reviewed By _________________

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)

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

To be determined at hearing.

regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

OFFICE RECEIVED FOR FILING

REV 9/15/98

`v

IWe 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: <u>Legal Owner(s):</u> SEE ATTACHED SEE ATTACHED Name - Type or Print Name - Type or Print Signature Signature Address Telephone No. Name - Type or Print City State Zip Code Signature Attorney For Petitioner: **Address** Telephone No. David H. Karces Name - Type or Print City Zip Code State Representative to be Contacted: Signature Venable LLP David H. Karceski Company Name (410) 494-6200 (410) 494-6200 210 Allegheny Avenue 210 Allegheny Avenue Address Address Telephone No. Telephone No. 21204 21204 Maryland Towson, Maryland Towson, Zip Code City Zip Code City State State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. _ 07-339-A UNAVAILABLE FOR HEARING

PETITION FOR VARIANCE

Bare Hills Corporate Center 1423 Clarkview Road Baltimore, MD 21209

- 1. Variance from Section 450.4.4.VII of the Baltimore County Zoning Regulations ("BCZR") to permit a directory sign height of up to 17.5 feet in lieu of the 6 foot height allowed.
- 2. Variance from Section 450.7.A.1 of the BCZR to permit a directory sign with lettering indicating the names and locations of occupants up to 12 inches in height, in lieu of the 2 inch height allowed.
- 3. Variance from Section 450.7.A.2 of the BCZR to permit a directory sign for a building without independent direct outside access to functions of the building, in lieu of the requirement that 75% of the functions have independent direct outside access.

SIGNATURE PAGE TO PETITION FOR VARIANCE

Legal Owner:

BARE HILLS LOT 1, LLC

By:

Lawrence G. Rief, Member 1427 Clarkview Road, Suite 500 Baltimore, Maryland 21209

SIGNATURE PAGE TO PETITION FOR VARIANCE

Lessee:

as 1 1 1

CBS RADIO INC

By:

Robert Philips, Vice President & General Manager

CBS Radio Inc.

1423 Clarkview Road, Suite 100 Baltimore, Maryland 21209

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

ZONING DESCRIPTION 1423 Clarkview Road 3rd Election District Baltimore County, Maryland

BEGINNING AT A POINT ON THE EAST SIDE OF Clarkview Road, 60' R/W, at the distance of 1,040 feet southerly from the center of Falls Road, 50' R/W; thence

- 1. South 85 degrees 46 minutes 59 seconds East a distance of 152.02 feet; thence
- 2. North 71 degrees 20 minutes 06 seconds East a distance of 426.53 feet; thence
- 3. South 42 degrees 50 minutes 55 seconds East a distance of 309.19 feet; thence
- 4. South 71 degrees 20 minutes 24 seconds West a distance of 747.17 feet; thence
- 5. by a non-tangent curve to the right having a radius of 382.32 feet with an arc distance of 146.78 feet; thence
- 6. North 05 degrees 03 minutes 37 seconds West a distance of 201.01 feet to the place of beginning.

CONTAINING 194,467 square feet or 4.4644 acres of land, more or less.

BEING known and designated as Lot No. 1 as shown on the plat entitled, "The Resubdivision of Bare Hills Business Park", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 76, folio 9.

Robert P. Grim

Reg. Property Line Surveyor

Maryland Registration No. 354

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: \$97-339-A

1423 Clarksview Road

East side Clarksview Road, 1800 feet south centerling Falls Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Bare Hills Lot 1, LLC:

by Lawrence G. Rief, Member

Lessee: CBS Radio, Inc. by Robert Philips,

Vice President & General Manager

Variance: To permit a directory sign height of up to 17.5 feet in lieu of the 6 foot height allowed and to permit a directory sign with lettering indicating the names and locations to occupants up to 12 inches in height, in lieu of the 2 inches allowed and to permit a directory sign for a building without independent direct outside access to functions of the building, in lieu of the requirement that 75% of the functions have independent direct outside access to functions to the building, in lieu of the requirement that 75% of the functions have independent direct outside access.

Hearing: Tuesday April 3, 2007 at 10:00 a.m. in Room 407, Gounty 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.

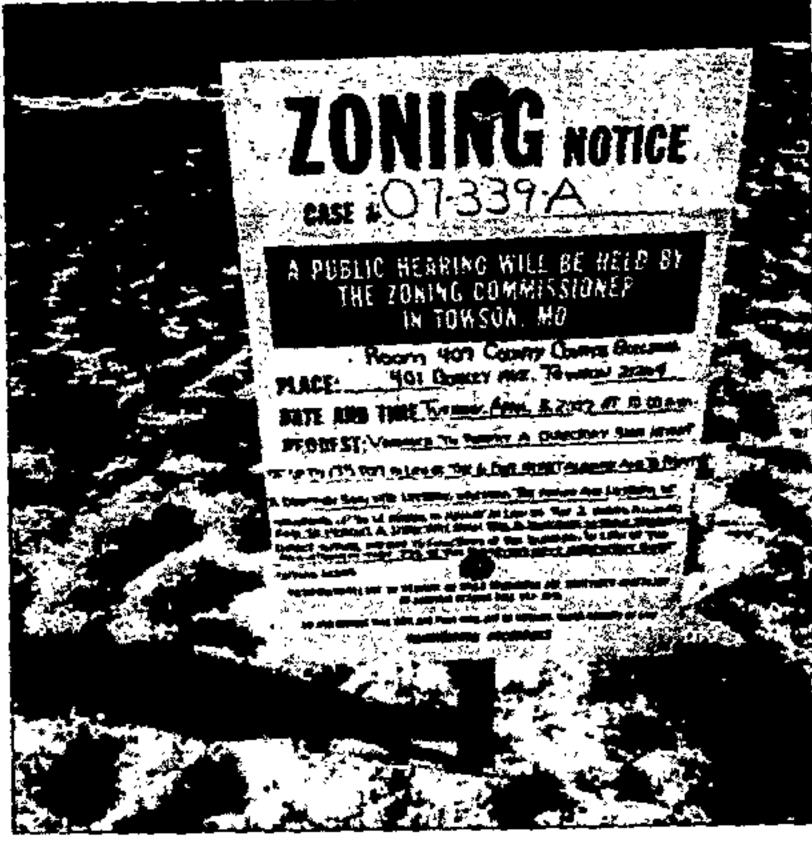
Contact the Zoning Review Office at (410) 887-3391.

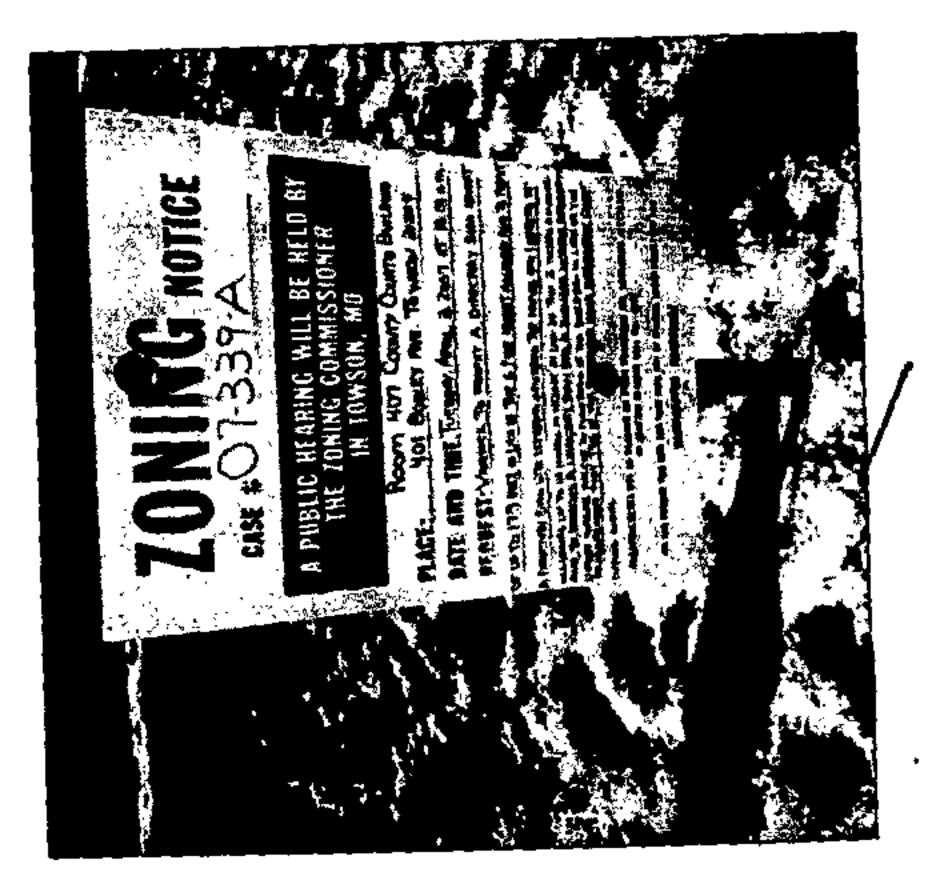
CERTIFICATE OF PUBLICATION

3/15/3
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on _3 152007
The Jeffersonian
☐ Arbutus Times
Catonsville Times
Towson Times
Owings Mills Times
☐ NE Booster/Reporter
North County News

CERTIFICATE OF POSTING

	RE: Case No.: 17-339-A
	Petitioner/Developer. CBS RADIO 1
	By ROBERT Phillips GENERAL INC. Date of Hearing/Closing: 4-3.07
altimore County Department of ermits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Cowson, Maryland 21204 TTN: Kristen Matthews ((410) 887-3394 addes and Gentlemen:	
This letter is to certify under the penalties costed conspicuously on the property locat	of perjury that the necessary sign(s) required by law were sed at: Of VIEW DD
The sign(s) were posted on	3-18-07 (Month, Day, Year)
	Sincerely,
ZONING NOTICE ease of 33 for the second sec	(Signature of Sign Poster) (Date) SSG Robert Black (Print Name)





TO: PATUXENT PUBLISHING COMPANY

Thursday, March 15, 2007 Issue - Jeffersonian

Please forward billing to:

David H. Karceski Venable, LLP 210 Allegheny Avenue

Towson, MD 21204

410-494-6200

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: 07-339-A

1423 Clarkview Road

East side Clarkview Road, 1900 feet south centerline Falls Road.

3rd Election District – 2nd Councilmanic District

Legal Owner(s): Bare Hills Lot 1, LLC; by Lawrence G. Rief, Member

Lessee: CBS Radio, Inc.; by Robert Philips, Vice President & General Manager

<u>Variance</u> To permit a directory sign height of up to 17.5 feet in lieu of the 6 foot height allowed and to permit a directory sign with lettering indicating the names and locations of occupants up to 12 inches in height, in lieu of the 2 inches allowed and to permit a directory sign for a building without independent direct outside access to functions of the building, in lieu of the requirement that 75% of the functions have independent direct outside access.

Hearing: Tuesday, April 3, 2007 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.

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: 07 - 339- A
Petitioner: CBS Radio Inc.
Address or Location: 1423 Ckrk View Rd
PLEASE FORWARD ADVERTISING BILL TO:
Name: AMY DONTELL
Address: 210 Allegheng Avenue Touson MD 21204
Touson MO 21204
Telephone Number: (410) 494 - 6200



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

March 27, 2007

David H. Karceski Venable LLP 210 Allegheny Avenue Towson, MD 21204

Dear Mr. Karceski:

RE: Case Number: 07-339-A, 1423 Clarkview Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 29, 2007.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

U. Callibal)

WCR:amf

Enclosures

People's Counsel

Bare Hills Lot 1, LLC Lawrence G. Rief, Member 1427 Clarkview Road, Suite 500 Baltimore 21209

CBS Radio, Inc. Robert Philips, Vice President & General Manager 1423 Clarkview Road, Suite 100 Baltimore 21209

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 12, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

1423 Clarkview Road

INFORMATION:

Item Number:

7-339 (amended comment)

Petitioner:

Bare Hills Lot 1 LLC

Zoning:

MLR, ML

Requested Action:

Variance

The proposal is to construct a freestanding directory type sign 17'6" in height indicating the five radio stations affiliated with CBS Radio.

SUMMARY OF RECOMMENDATIONS:

This office does not oppose the requested variances given the unique circumstances of this particular tenant and the design of the proposed sign. The Office of Planning is of the opinion that it should not be considered as precedent setting for any other ML zoned property.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by:

Division Chief: AFK/LL: CM

Fire Department

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



Baltimore County

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

February 6, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: February 5, 2007

Item No.: 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344 and 345

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 Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office (0)410-887-4880 MS-1102F

cc: File



Martin O'Malley, Governor Anthony Brown, Lt. Governor

Neil J. Pedersen, Administrator

John D. Porcari, Secretary Designate

Maryland Department of Transportation

Date: FEBRUARY 2, 2007

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

RE:

Baltimore County

Item No. 7-339-A

M23 CLARKVIEW ROAD BARE HILLB LOT I,LLC

WRIANCE

Dear Ms. Matthews:

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. 7-339-A.

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,

人Steven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB



JAMES T. SMITH, JR. County Executive

August Department of Permits and Development Management

David Karceski, Esq. Venable, LLP 210 Allegheny Avenue Towson, MD 21204

Dear Mr. Karceski:

RE: Case: 07-339-A, 1423 Clarkview Road

Please be advised that an appeal of the above-referenced case was filed in this office on May 22, 2007 by the Office of People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Singerely, Kotroco

Timothy Kotroco Director

TK:klm

C: William J. Wiseman III, Zoning Commissioner Timothy Kotroco, Director of PDM People's Counsel Erich Steinnagel, CBS Radio, Inc., 1423 Clarkview Road, Ste. 100, Baltimore 21209 Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030 David Kinniard, Peter Bloomfield, 1550 Latimer Street, Philadelphia PA 19102 Kris Culp, 7004 Charles Ridge Road, Baltimore 21204

Page 1 of 1

Bill Wiseman - Zoning Hearing - 1423 Clarkview Road (Case#7-339-A)

From:

<James.Cahn@micorp.com>

To:

<wwiseman@baltimorecountymd.gov>

Date:

03/29/07 6:53 AM

Subject:

Zoning Hearing - 1423 Clarkview Road (Case#7-339-A)

CC:

"Francis D. Anderson" < fran.anderson@laureate-inc.com>

Zoning Commissioner William Wiseman

Zoning Hearing - 1423 Clarkview Road (Case#7-339-A)

The members of the Ruxton Riderwood Lake Roland-Area Improvement Association oppose the variance being requested to increase signage height and mass. The opposition is to prevent Baltimore County from creating an environment of signage and advertising lining our major thoroughfares and creating an environment of urban clutter. In addition there is no benefit as far as locating this building as a result of the enhanced signage, in that there is no exit from I 83 to this specific location. As a result, there is no benefit to the requestor other than providing an advertising opportunity which we have been working to avoid. This issue is comparable to a case that you have heard concerning Trinity Assembly of God, who has requested an oversized electronic sign to be visible from 695 between the two 83's. RRLRAIA has also opposed this project and you have found in our favor. We appreciate your continued support.

James D. Cahn President

Ruxton Riderwood Lake Roland Area Improvement Association

RE: PETITION FOR VARIANCE
1423 Clarkview Road; E/S Clarkview Rd,
1900' S c/line Falls Road
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Bare Hills Lot 1 LLC
Contract Purchaser(s): CBS Radio Inc

* BEFORE THE

ZONING COMMISSIONER

BALTIMORE COUNTY

* FOR

* 07-339-A

ENTRY OF APPEARANCE

Petitioner(s)

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 documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

FEB 0 9 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

OT - 339-A

DATE

4 3 6 7-

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL			
David Kazaski	210 Alleghany	Tomor MD a	Whancosk Bremade			
Rob Hoffman	Ave	2120+	un			
DAVID KINNAIRS	1550 LATIMER ST.		4K @ bloomfieldanda sociates co			
	PHILADELPHIA, TA 19/02					
PETER PLOOMFIBYO	α		pb @ bondadage of			
ERich Steinnage	1423 Clarknew Rd	Balt MD 21209	leceteinnagel @ cbs. com			
GEOFFREI SCHUTZ	5 SHAWAN ROAD	HAST VALLEY MD 21030				
	ERICH C. STEINNAGEL	BLOOMFIELD & ASSOCIA	TES			
9 % 0 % 0 B % d 7 2 2	Director of Engineering/Mid-Atlantic RADIO TREAMING ON-DEMAND 1928 1423 Clarkview Road	1550 Latimer Street	Bloomfield			
	Suite 100 Battimore, Maryland 21209 410.825.1000 • Fax: 410.494.1839 ecstelnnagel@cbs.com	BLOOMFIELD & ASSOCIA 1550 Latimer Street Philadelphia PA 19102 T: 215.732.7311 F: 215.732.3212				
		E: dk@BandAdesign.com	- · · - · · ·			

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CITIZEN'S SIGN-IN SHEET

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PLEASE PRINT CLEARLY

CASE NAME 14 25 LARKYIC CASE NUMBER 07-339-

PETITIONER'S SIGN-IN SHEET

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CASE NUMBER 07-535-75
DATE + 12-235-75

CITIZEN'S SIGN-IN SHEET

E-MAIL	c 41/4										•		
CITY, STATE, ZIP	KRI	21204.	40C.			-							
ADDRESS	Tout Chale Rideet		Blandana Samuel Ca										
NAME	クラク		(Ruphn Ridungsod (ala 1	- 1									

Case No.: 07-339-A 1423 CLARKVIEW RD.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	1A - SITE PLAN	
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No. 2	ZONING MAP-	
NI- 2	airiel	<u></u>
No. 3	Record Plat Jots Business Park Cots	
No. 4	TAY MAP	
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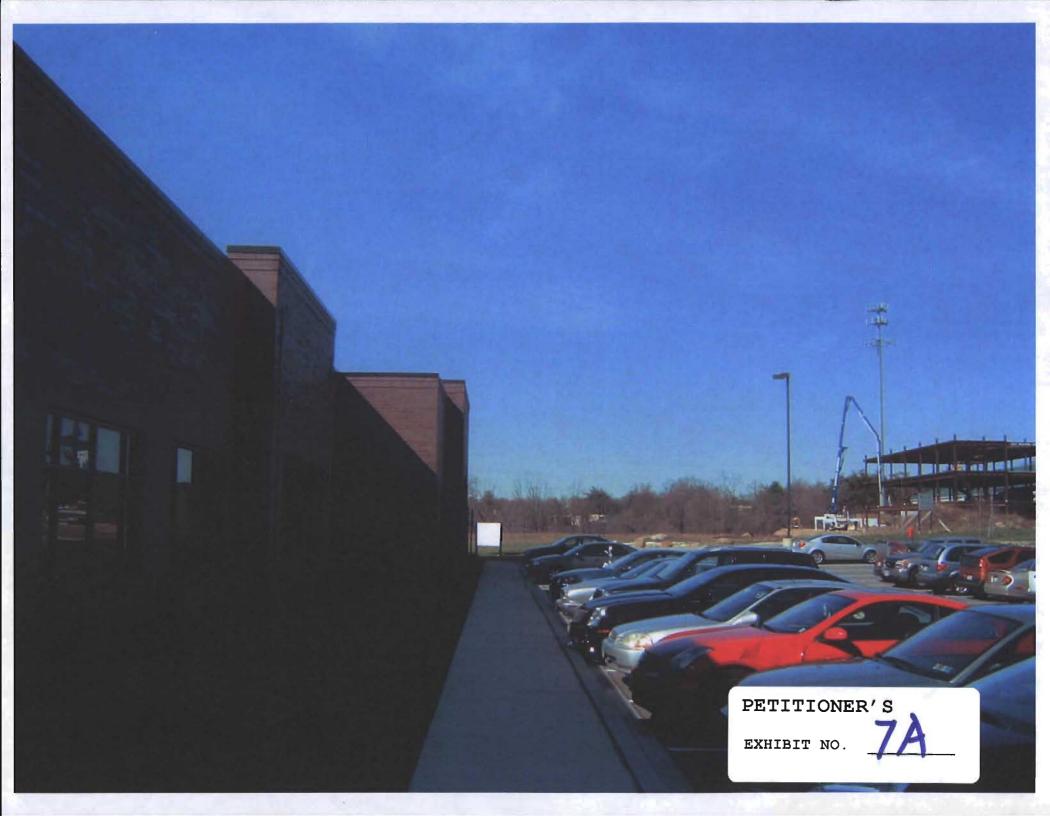
BLOOMFIELD & ASSOCIATES

ARCHITECTS

Baltimore

PROJ. NO: 486 DATE: 08.23.06

EXHIBIT NO.

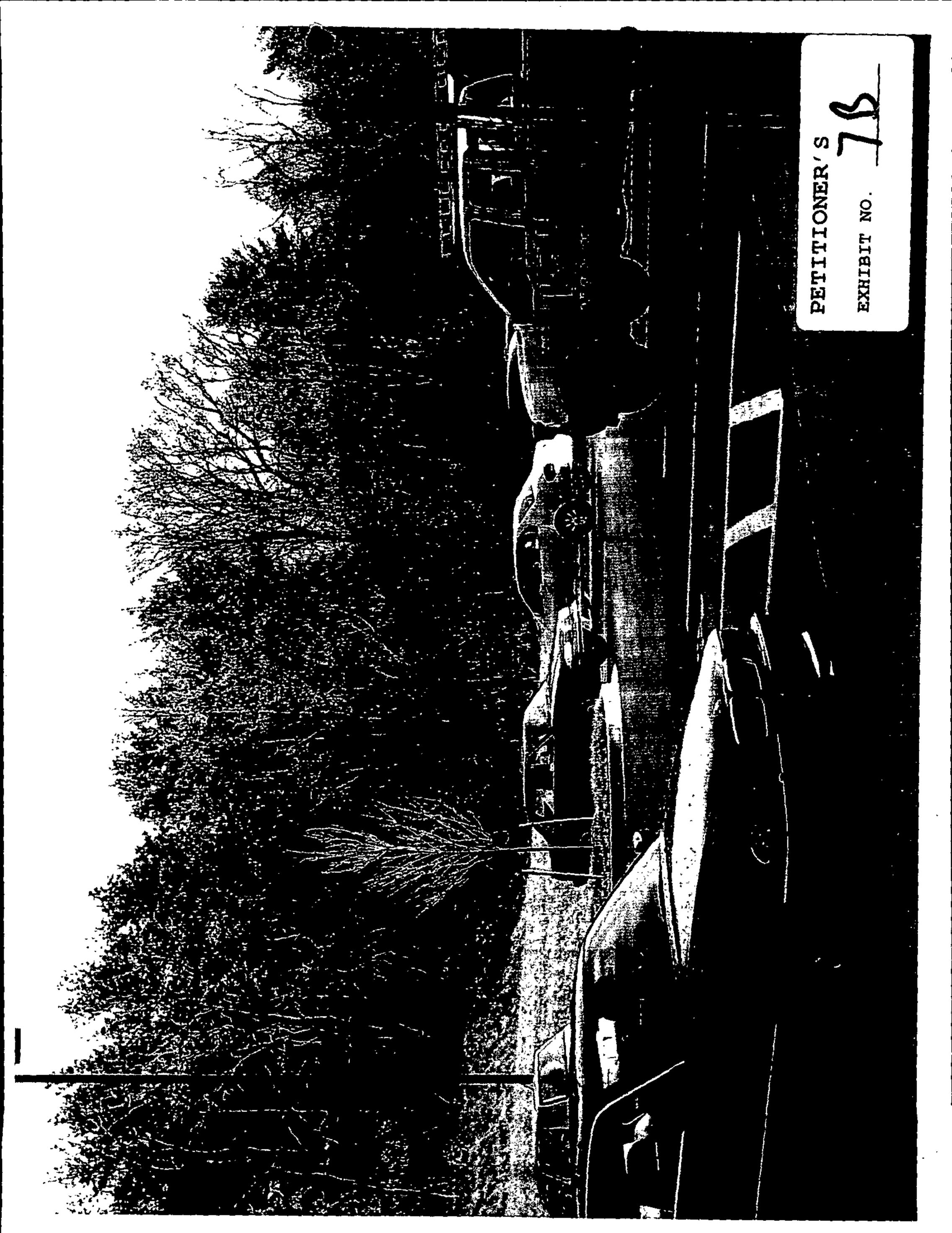








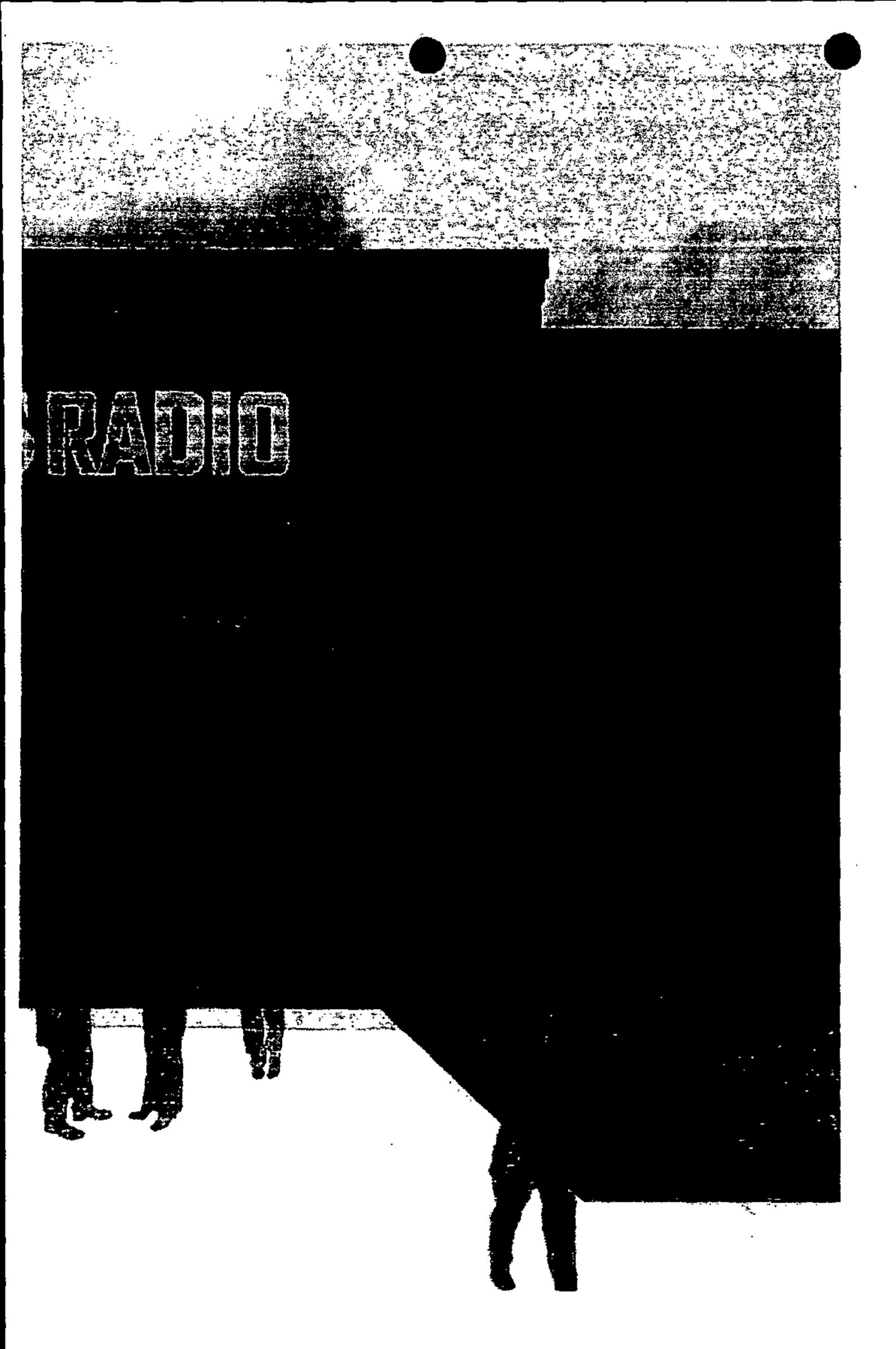
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EXHIBIT NO.

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
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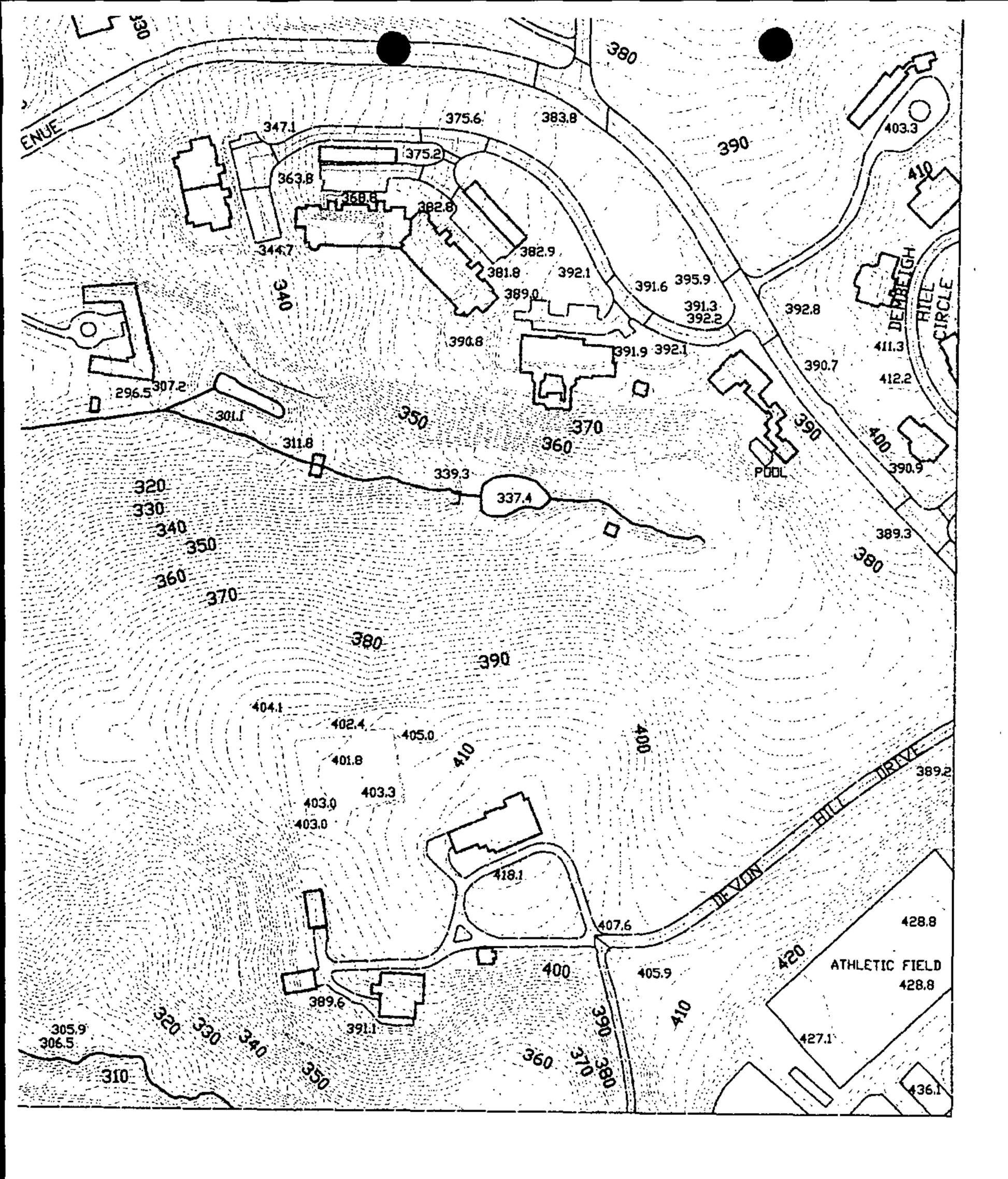
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PETITIONER'S DATE: 08.23.06

EXHIBIT NO.

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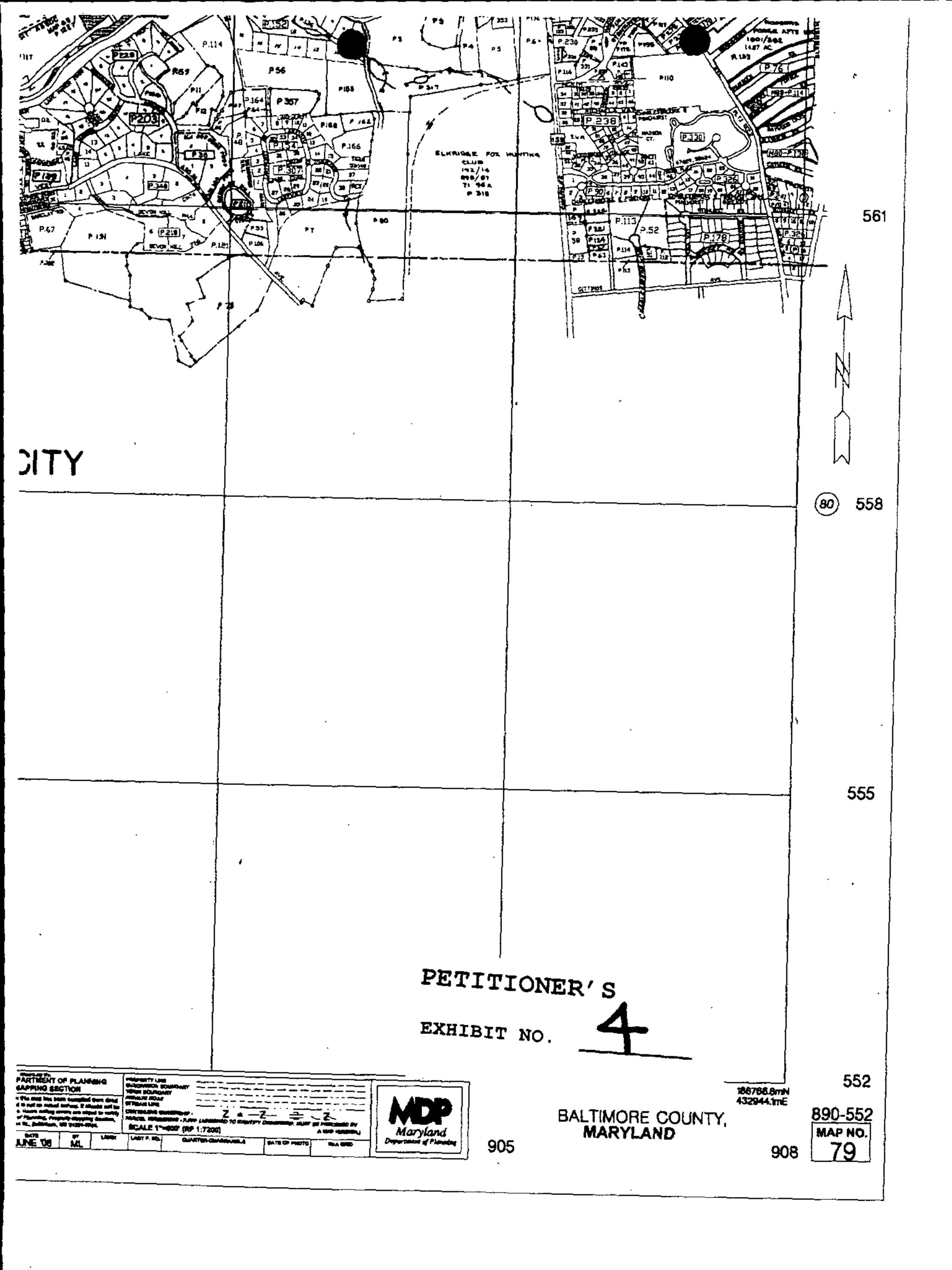


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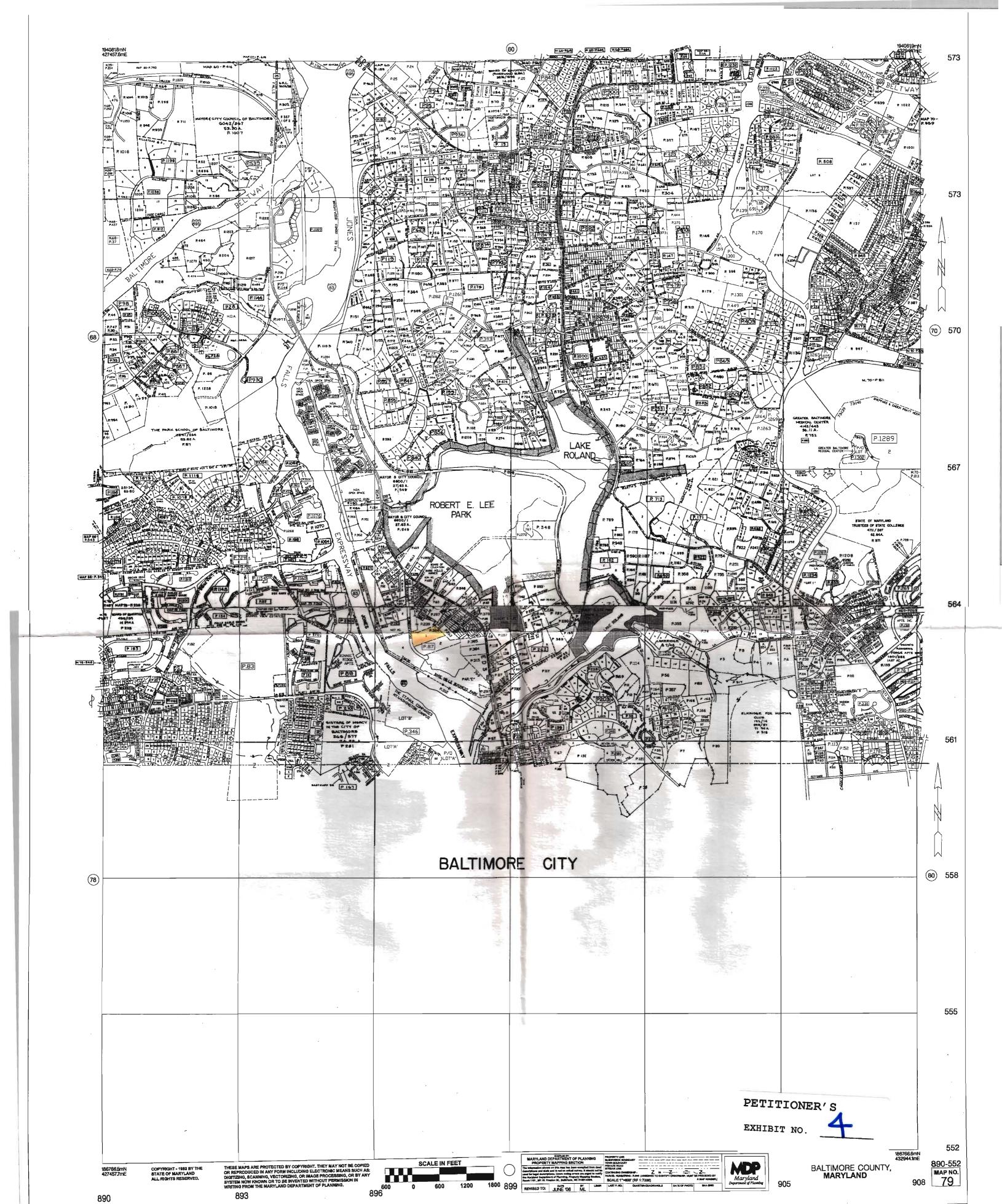


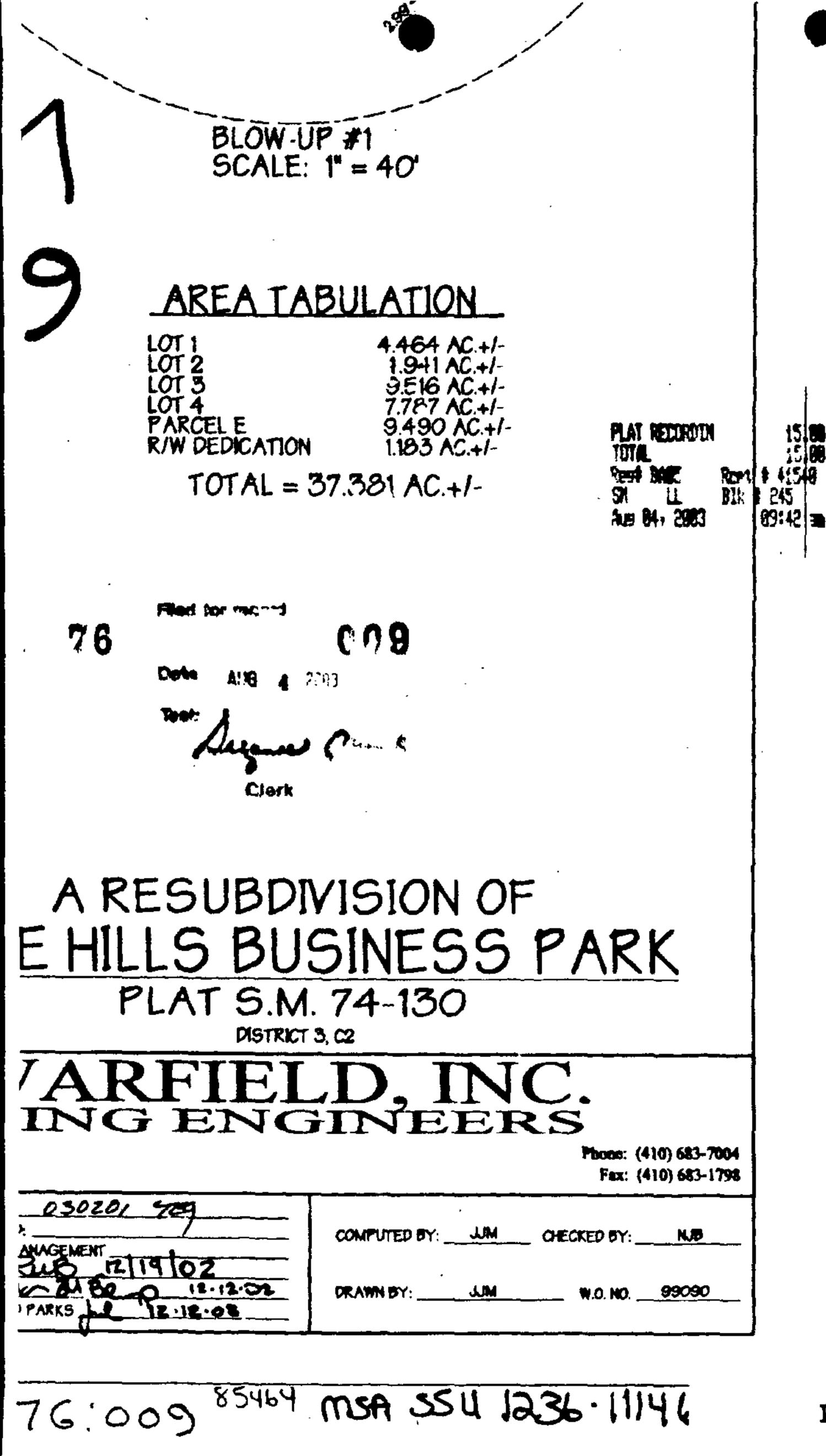
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EXHIBIT NO.



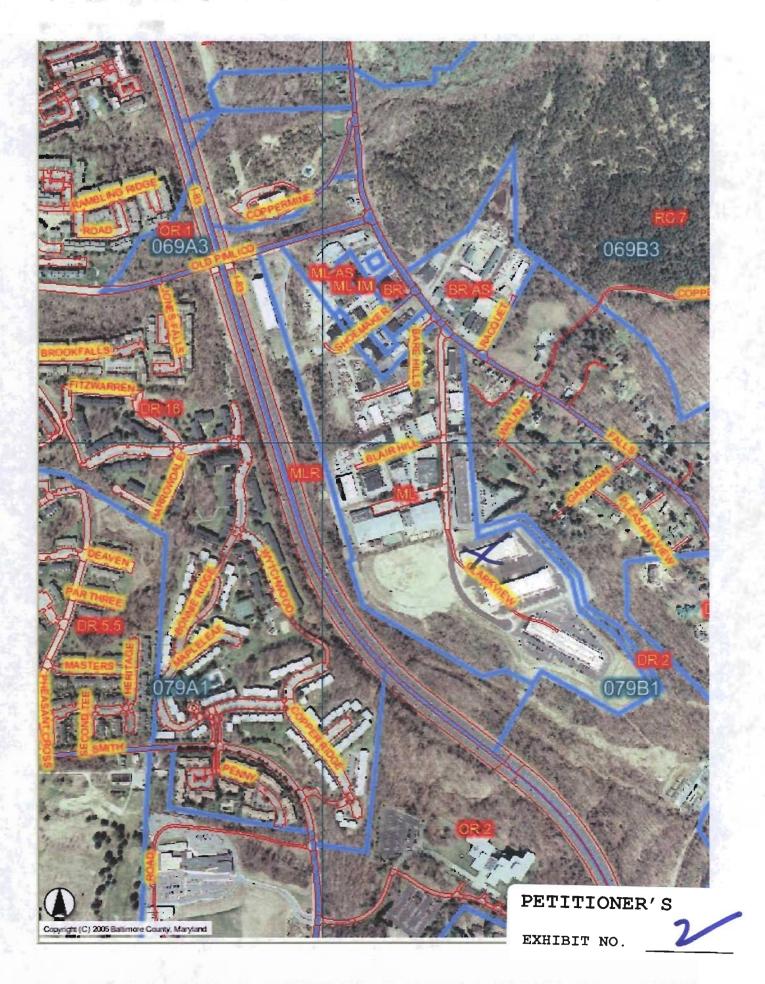
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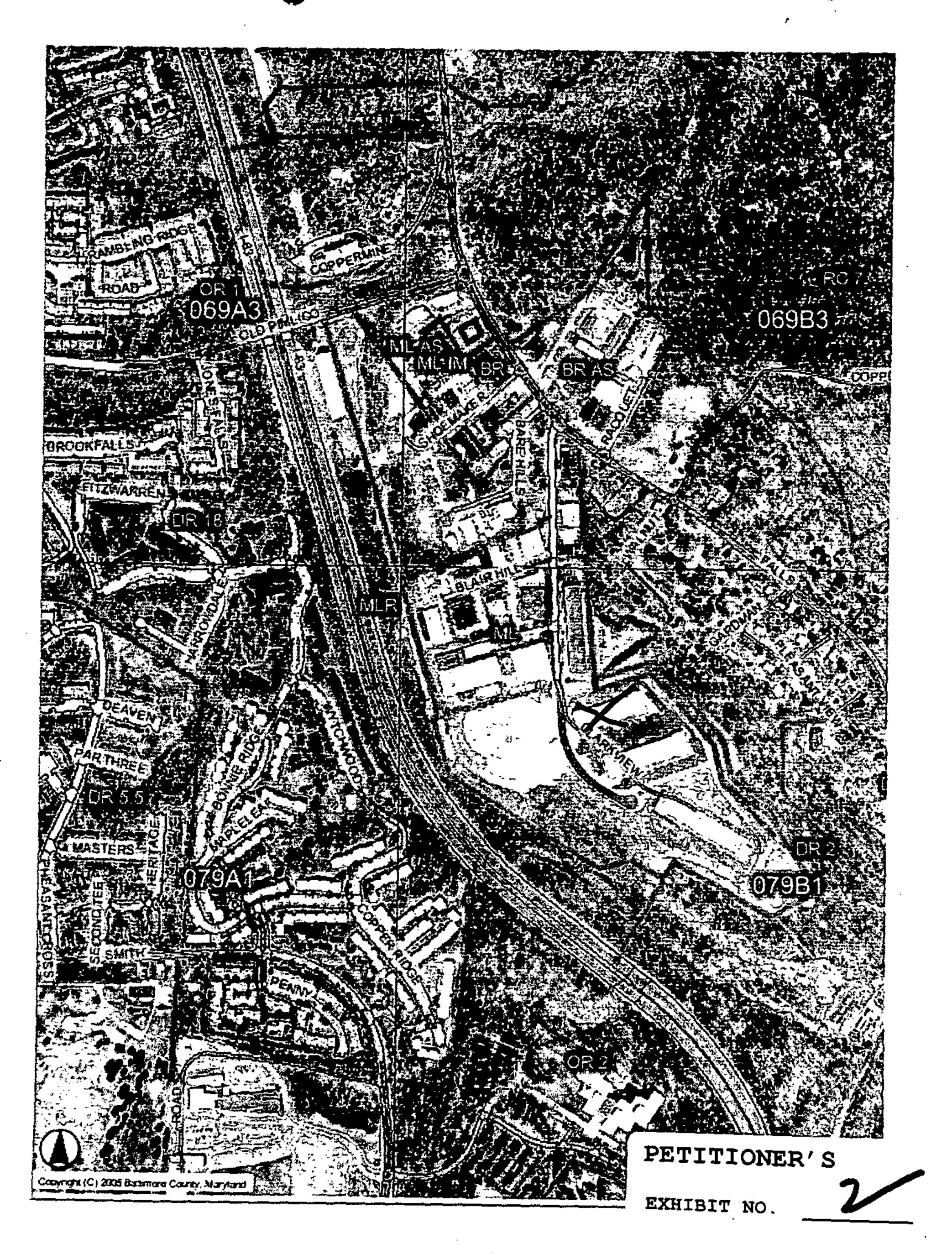






PETITIONER'S

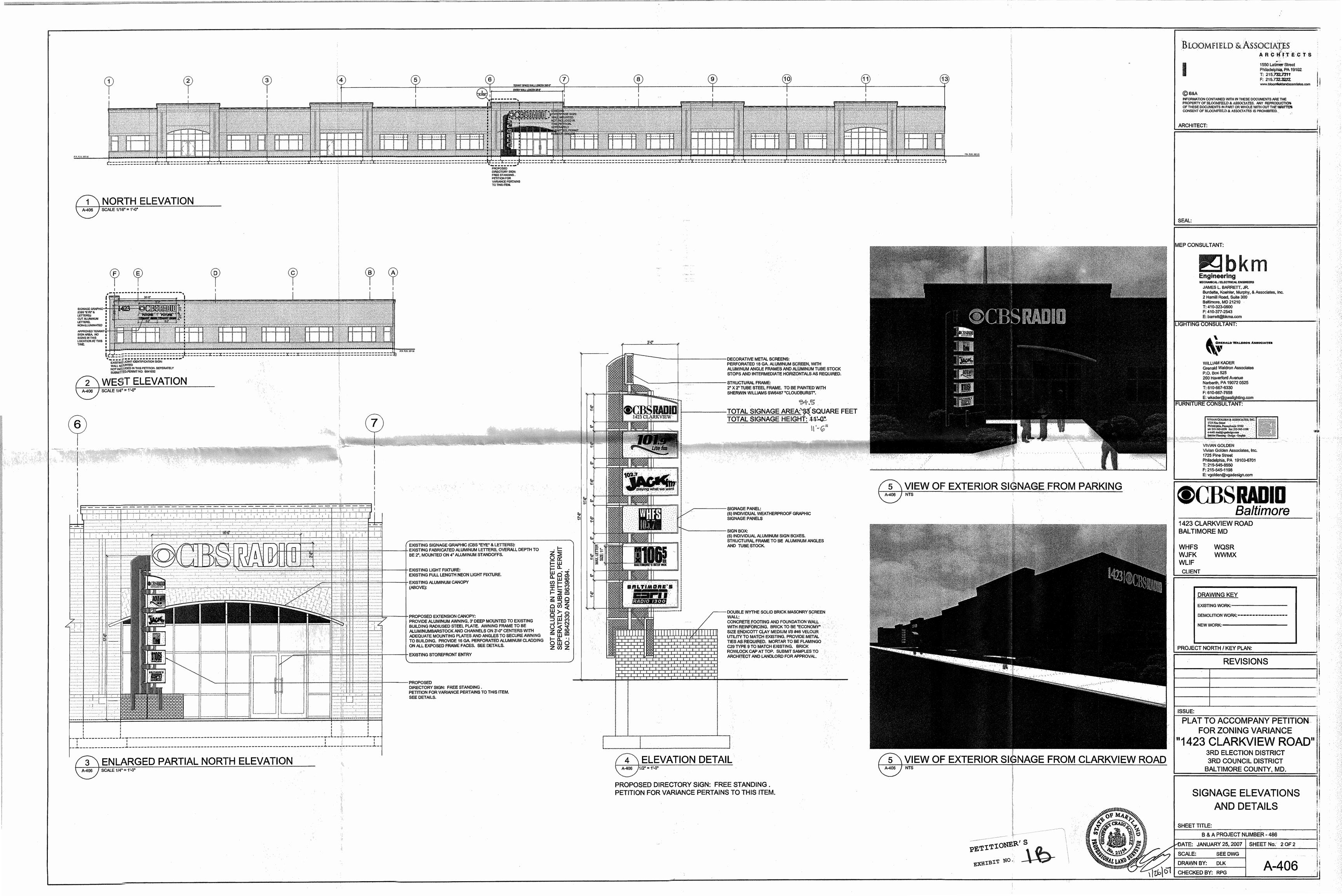
EXHIBIT NO.











FOREST CONSERVATION GENERAL NOTES 83 **EASEMENT COURSES** ROBERT E. LEE P.ARK THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216. MARYLAND COORDINATE SYSTEM OWNER/DEVELOPER: THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIOMRE COUNTY. CLARKVIEW HOLDINGS, LLC FCI N 45"21" W 248.85" THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. 17 W. Pennsylvania Avenue FC2 N 23'46'50' E 39.47 N 36'59'53" W 175.06' Towson, MD 21204 EASEMENT 5.M. 74-130 ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS. 5 64 56 29" W N 88'33'09'E 86.60' (410) 296-4800 FC5 N 16"24'09" W 92.13" FC6 S 86"07"23" E 70.20" FC7 S 57"4"152" E 17.74" FC8 N 07"08'02" W 19.79 FC9 N 68"57'01" W 11.93" FC10 N 86"0059" W 75.00" ``N 70°47°32" E 9.12' THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STRREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT. EASEMENT 5.M. 74-130 CLAR THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. FCID N 35'4124' W 141.07
FCI2 N 46'1156' W 125.78
FCI3 5 19'10'35' E 34.38
FCI4 5 37'09'56' E 111.35
FCI5 5 44'30'47' W 30.00
FCI6 N 45'1131' W 190.08'
FCI7 N 41'4707' W 56.87
FCI8 5 09'29'49' E 25.00
FCI9 N 66'31'34' E 63.54'
FC20 5 54'04'05' E 141.27
FC21 N 60'04'43' E 133.59'
FC22 N 54'02'16' E 99.17'
FC23 5 78'04'18' E 47.40'
FC24 N 25'52'42' E 36.36'
FC25 N 65'20'21' E 44.00'
FC26 5 62'22'02' E 112.81'
FC27 5 72'59'41' E 44.24'
FC28 5 57'53'19' E 191.62'
FC29 9 25'49'31' W 32.00'
FC30 N 37'55'52' E 18.47'
FC31 N 16'29'29' E 73.92'
FC32 N 48'43'07' E 18.47'
FC35 5 76'39'36' E 81.08'
FC36 5 56'28'02' E 151.47'
FC37 N 21'47'27' E 36.99'
FC38 5 64'14'30' E 14.72'
FC39 5 47'42'05' E 109.77'
FC40 5 20'40'14' E 205.48' N 84 5629 E N 35'41'24' W 141.07 BLOW-UP #4 SCALE: 1" = 30" THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON JUNE 21, 2001 ((A)(2) LIMITED EXEMPTION), DRC #061101C, PDM #11-449. KVIEW EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY. BLOW-UP #3 SCALE: 1" = 30' FALLS PARK BLOW-UP #5 SCALE: 1" = 30' THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF YEGETATION IN THE FOREST CONSERVATION EASEMENT AND/TR. FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT ROAD ANY FOREST CONSERVATION EASEMENT AND "FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE COUNTY THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEYATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100 YEAR DESIGN FREQUENCY SURFACE ELEYATIONS. CITY OF BALTIMORE **VICINITY MAP** TOTAL AREA OF SITE = 37.381± ACRES TOTAL AREA OF RIGHT OF WAY DEDICATION = 1.183 ACRES SCALE: 1" = 1000" TOTAL AREA OF PLAT = 37.381± ACRES THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED OF THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT. (4.464± AC.) FC39 5 47 42 05 E 109.71 FC40 5 20 40 14 E 205.43 THE SITE IS LOCATED IN THE SEWERSHED. DEED REFERENCE: 14955/182 STORM WATER LOT 4 EXISTING ZONING: M.L.R., D.R.2, D.R.3.5 MANAGEMENT $(7.787 \pm AC.)$ TOTAL AREA M.LR. = 26.510 ± ACRES EASEMENT COURSES TOTAL AREA D.R.2 * 10.277± ACRES 5 021645 E 5.57 TOTAL AREA D.R.3.5 = 0.594± ACRES (4.941± AC.) TAX ACCOUNT NO. 03-2400001030 5 09'59'50' E 50.36' 5W1 N 77"45"35" W 365.28" 5W2 S 82"5754" W 106.76" 5W3 S 29"03"49" W 189.49" 5W4 N 77"06"59" W 56.32" 5W5 N 51"22"16" W 102.43" TAX MAP 79, PARCEL 87 5W6 N 65'38'03' W 222.67' 5W7 N 64'37'56' W 176.95' 5W6 N 19'34'23' W 74.51 5W7 N 84"3756" W 176.50

5W8 N 19"3423" W 74.51

5W9 N 28"5540" E 36.22'

5W10 N 47"5207" W 20.54'

5W11 S 28"5540" W 49.92'

5W12 S 19"34"23" E 96.27

5W13 S 84"37"56" E 186.36'


5W14 S 65"38"03" E 216.82

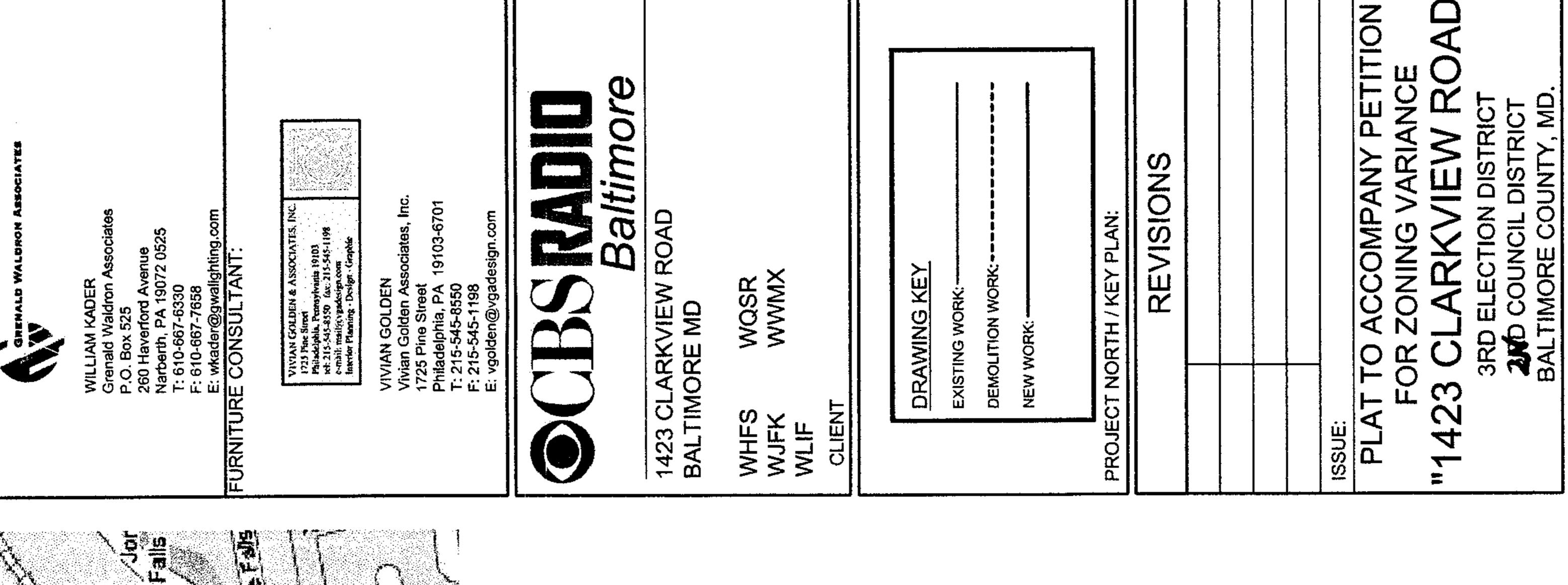
5W15 S 51"22"5" E 92.07 30 MIN BLOG SETBACK LINE 100 YEAR FLOOD PLAIN, COORDINATES DRAINAGE AND UTILITY MARYLAND COORDINATE SYSTEM EASEMENT COURSES 624009.886 1408633.710 623767.908 1408703.709 623286.000 1409494.771 with the second the second second 5W16 5 30"08"10" W 18.40" SW17 5 59"5150" E 235.70' SW18 N 54"14"47" E 216.41 (9.516± AC.) distanting SWIS N 54"14"47" E 216.41" SWIS S 77"45"35" E 376.02" 623306.336 H09563.17 622740.930 1410802.521 622769.070 1410965.114 622793.704 1410960.850 622765.588 1410798.396 5 64'44'58' E \$ 28*25*11* E 623025.223 1410754.983 1410947.412 1410948.680 622949.071 623035.482 5 55°08'23" E | 623085.062 | H10939.943 |
623085.066	H10939.943
623085.066	H10939.909
H1 623646.263	H10351.883
H6 623965.717	H1011.435
H6 623965.717	H1011.435
H7 624309.647	H09792.411
H6 624173.145	H09386.314
W1 624167.340	H09177.982
W2 623961.631	H09196.198
W3 623646.001	H09395.050
W4 623554.024	H09549.790
W6 623643.231	H09556.280
W6 623643.231	H09556.280
W7 623690.996	H09439.972
W8 623984.098	H09254.441
W9 624184.322	H09256.706
W10 623597.005	H09575.337
L11 623843.905	H09294.791
L12 624082.962	H10002.680
L13 623642.429	H09520.244
L14 623921.050	H10345.412
L15 62343.900	H09415.814
L16 623442.086	H09613.750
L17 62343.910	H09688.704
L18 623408.430	H09671.105
L19 623338.229	H09696.145
L10 623338.229	H09696.145
L11 623321.675	H09672.322
DRAINAGE AND UTILITY
EASEMENT
(0.350± AC.)
SM. 74-130 AREA TABULATION S 73.2637 W 71.36' RO DRAINAGE AND UTILITY EASEMENT 5.M. 74-130 9.490 AC.+/-1.183 AC.+/-PLAT RECORDIN TOTAL Rest BASE R SN LL BI AUE 84 2983 EASEMENT CONSERVATION
(0.434 ACRES TO BE RETAINED) STORM WATER MANAGEMENT 5 78 02.42 E 803.67 Ropt # 41540 Blk # 245 09:42 TOTAL = 37.381 AC.+/-EASEMENT (1.935± AC.)-N78'02'42' W 3M.69 S.M. 74-130 5 02'16'45" E 3.37' 3 C3 RW5 1-21402 PARCEL E 5 09 5930 E 50.35 (9.490± AC.) 623321.675 14.09872.322 623229.812 1410075.155 623165.868 1410155.172 FOREST CONSERVATION
EASEMENT #2
(2.733 ACRES TO BE RETAINED) 319 LI4 623153.310 1410210.078 5/00°50'27" W 86.42' LL15 623318.938 1410302.128 LL16 623332.013 1410408.086 LL17 623469.326 1410538.369 BLOW-UP #2 RWIO O SCALE: 1" = 40' CURVE DATA MARYLAND COORDINATE SYSTEM NAME DELTA RADIUS LENGTH BEARING CHORD TANGEN HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, IT'S AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES. C1 54°07'10° 410.00 387.27 5 32°12'42' E 373.05' 209.40' C2 54°12'44' 382.42' 361.84' 5 32°10'00' E 348.49' 195.75' C3 53°07'48' 50.00' 46.36' 5 85°50'15' E 44.72' 25.00' C4 233°07'49' 50.00' 203.46' 5 04°09'41' W 89.44' C5 34°00'44' 49.00' 29.09' N 35°45'38' W 28.66' 14.99' C6 29°45'31' 30.00' 15.56' 5 41°17'28' E 5.41' 7.97' A RESUBDIVISION OF BARE HILLS BUSINESS PARK SCALE: 1" = 100' PLAT S.M. 74-130 DISTRICT 3, C2 APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT AND OWNERS CERTIFICATE: SURVEYORS CERTIFICATE: MATIS WARFIELD, INC. CONSULTING ENGINEERS THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HERE BY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS. 10540 York Road, Suite M DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRENCED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM. THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION, THEREOF IN DEEDS ARE FORTHE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS. Hunt Valley, Maryland 21030 Fax: (410) 683-1798 APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMEN PERSUANT TO SECTION 26 215 (C). BALTIMORE COUNTY CODE P.W.A. COMPLETED 030201 929 CLARKVIEW HOLDINGS, LLC BY: CONTINENTAL REALTY INDUSTRIAL, INC. The second X-511 MON. - N61700.6159 E1415556.4018 TBM A 92 N622691.9512 E1405925.3102 FINAL PLAT CHECKED: _ COMPUTED BY: UM CHECKED BY: NUB DEVELOPMENT MANAGEMENT
TWENGINEERING CLOS 12/19/02
HOUSE NOS. US 34 80 9 12/12/02
RECREATION AND PARKS 12.12.02 Double T Rassac DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT 12-10-02 Date 605 12/10/20 Date DRAWN BY: _____JUM W.O. NO. 99090 Robert W. Matis, Property Line Surveyor Reg. No. 605 Lawrence G. Rief, President PETITIONER'S

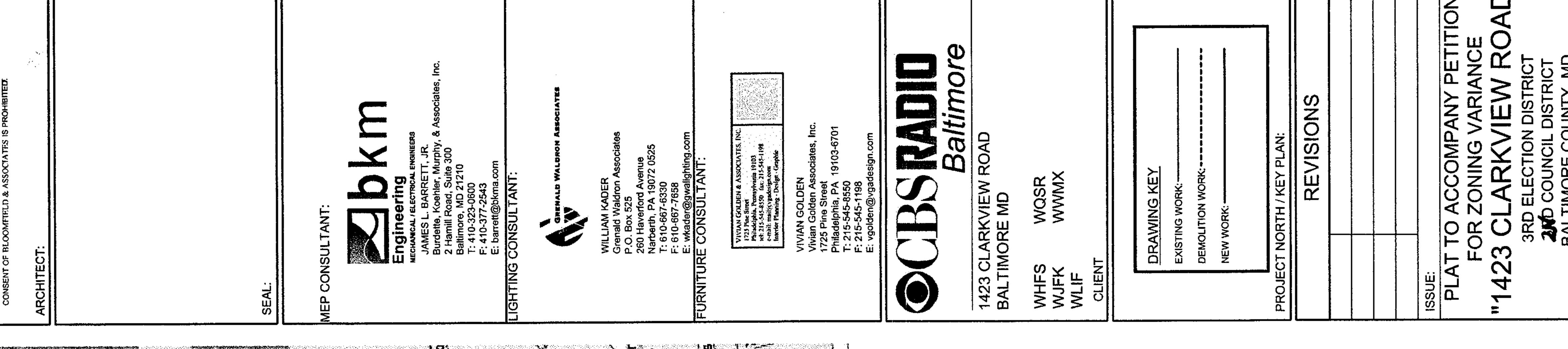
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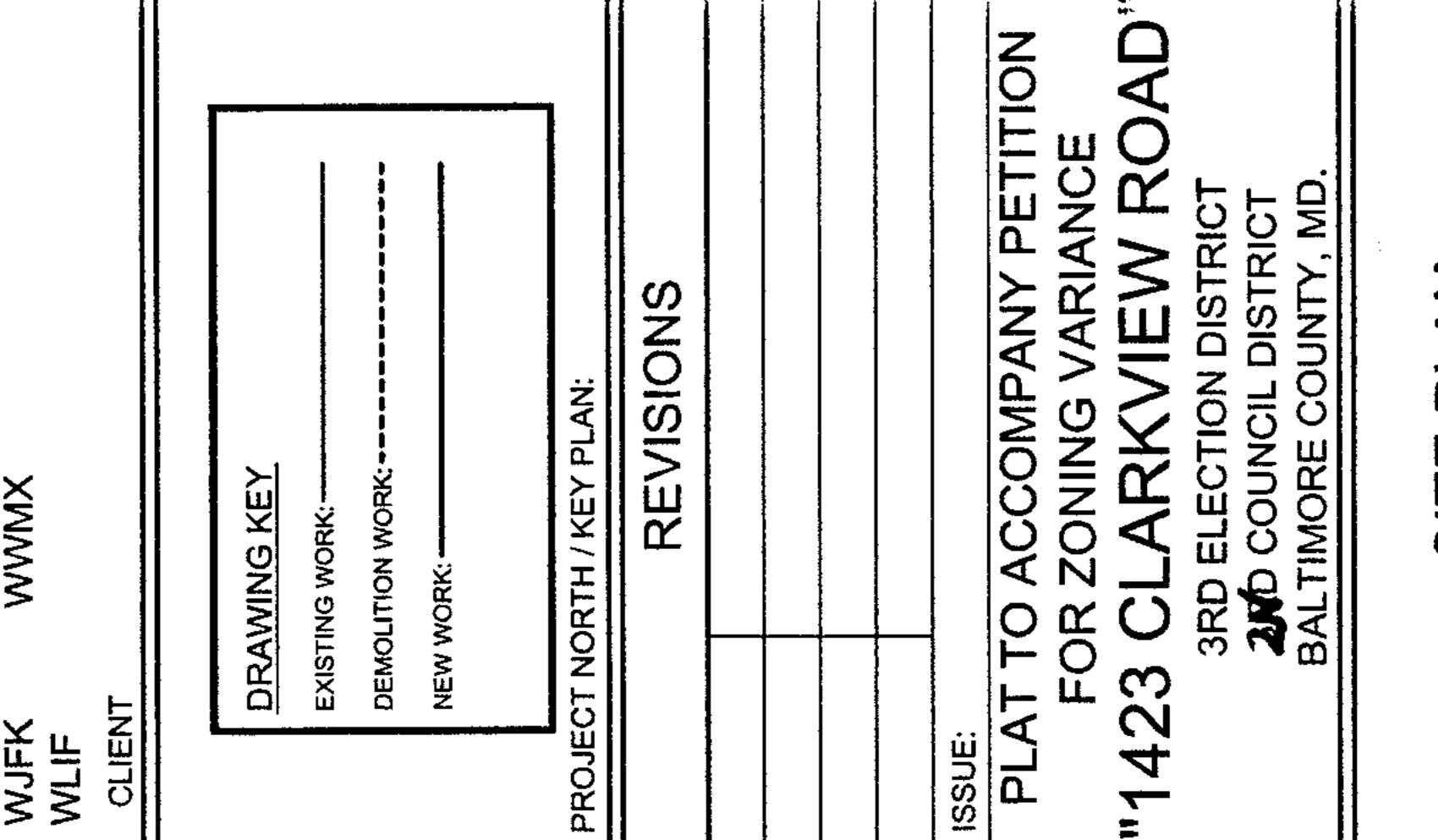
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EXHIBIT NO. 3

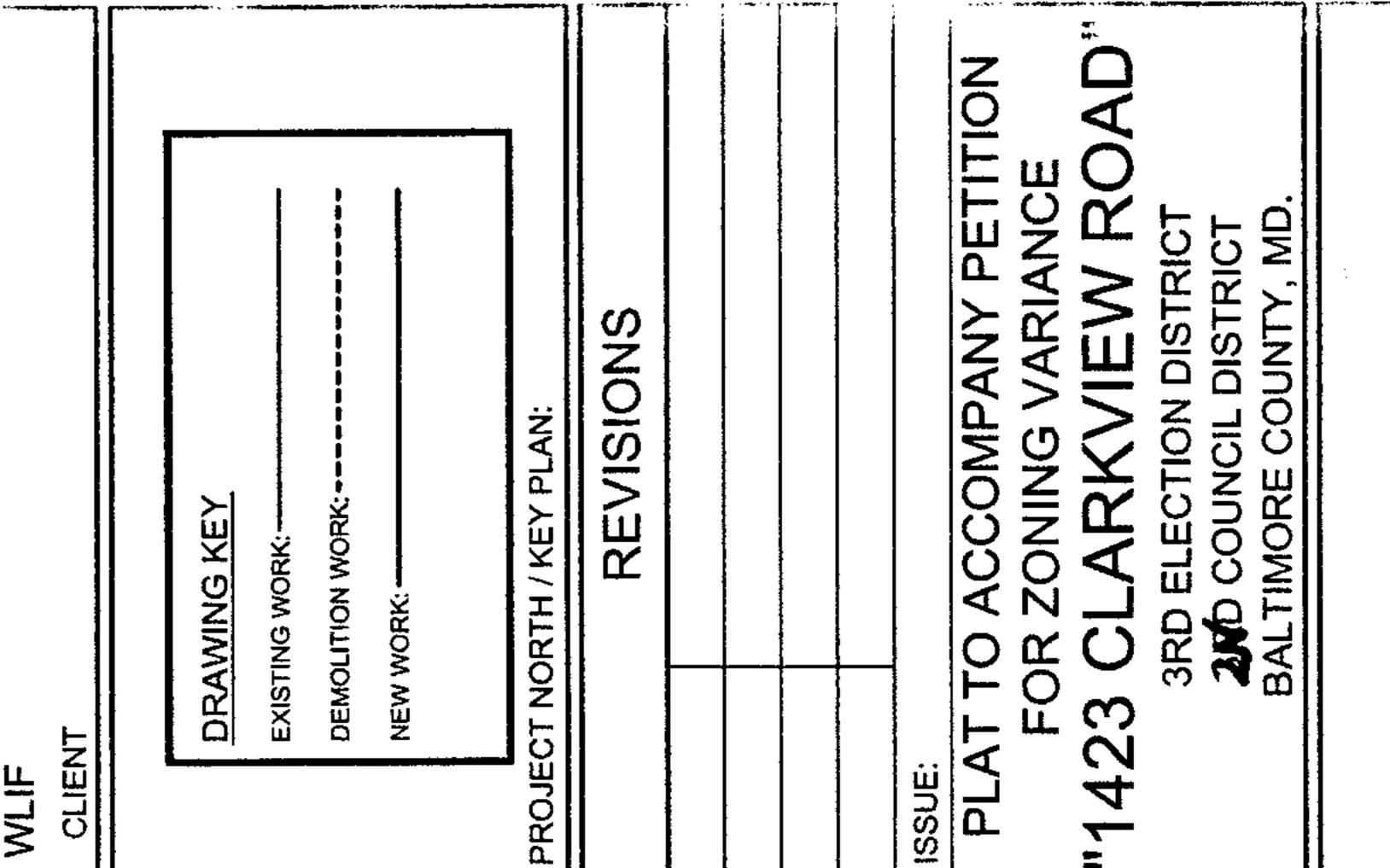


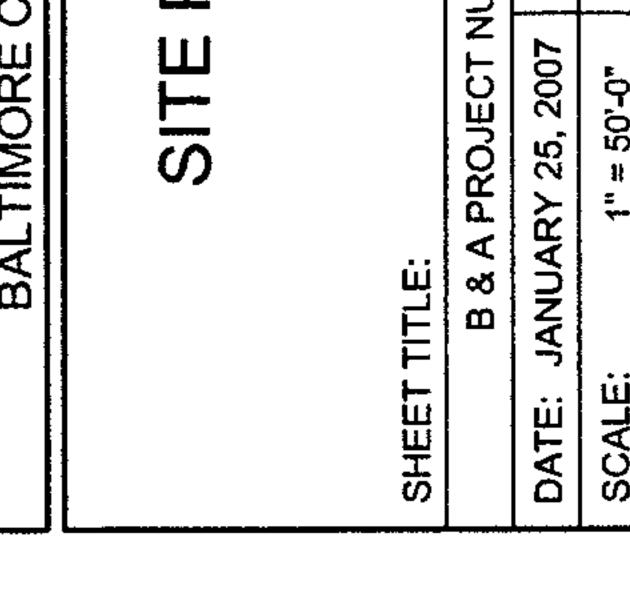




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






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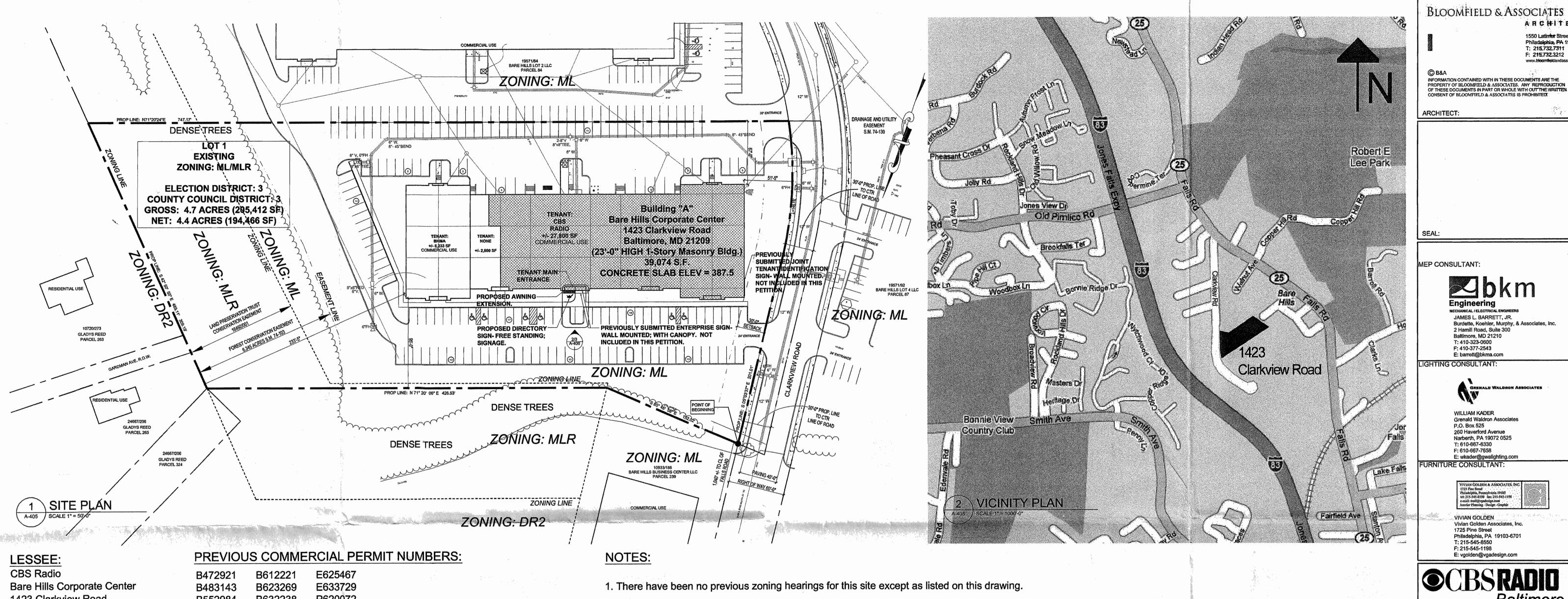
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Section 1995

#339

and the state of t



1423 Clarkview Road Baltimore, MD 21209

OWNER: Bare Hills Lot 1 LLC Suite 500

1427 Clarkview Road Baltimore, MD 21209

PROPERTY:

Deed Reference: 19571/80

1423 Clarkview Road Baltimore, MD 21209 Election District: 3

County Council District: 2 2 Gross Area: 4.7 ACRES (205,412 SF) Net Area: 4.4 ACRES (194,466 SF)

Zoning: ML/MLR

Zoning Map: 79, Grid 3, Parcel 87 Tax Account No.: 2400003698

B632238 P620072 B552984 B480193 B641032 B642330 E553813 P552956 B651139

MOST RECENT BUILDING PERMIT/IMPROVEMENT:

B639694- 08/08/06 (AWNING)

MOST RECENT SIGNAGE PERMIT/IMPROVEMENT: B641032- 08/21/06 (JOINT TENANT ID SIGN)

PREVIOUS ZONING HEARING CASE NUMBERS AND RULINGS: R-99-409, 11/21/03, REQUEST TO CHANGE ZONING FROM DR3.5/MLR TO DR3.5/MLR/ML, PETITION DISMISSED.

PREVIOUS DRC REQUEST DATE:

5/22/01

FLOOR AREA RATIO:

TOTAL BUILDING AREA: 39,074 SF (1 STORY)

39,074 SF/ 205400 SF = 0.19

PARKING CALCULATIONS:

REQUIRED= 3.3 PER 1000 SF, 39,074 SF/1000*3.3= 129

PROVIDED= 168 REG./ 6 HC

COMPREHENSIVE ZONING MAP PROCESS REQUEST HISTORY:

1976: CZMP ISSUE NO 2-3, DR 3.5 TO DR3.5/MLR 1998: CZMP ISSUE NO. 2-138, MLR (NO CHANGE) 2002: CZMP ISSUE NO. 2-029, DR3.5/MLR TO MLR/ML 2004: CZMP ISSUE NO. 2-003, DR2/ML/MLR TO ML/MLR

- 2. Existing use of property is General Office.
- 3. This site is served by Public Water and Public Sewer.
- 4. There are no streams or wetlands on or within 50 feet of this site.
- 5. There are no existing or impending failures of the basic service maps for this site.
- 6. This property is not in the Chesapeake Bay Critical Area.
- 7. This property is not historic.
- 8. This property does not lie in a 100 Year Flood Plain.



MECHANICAL / ELECTRICAL ENGINEERS JAMES L. BARRETT, JR.

2 Hamill Road, Suite 300

Baltimore, MD 21210 T: 410-323-0600

F: 410-377-2543 E: barrett@bkma.com

WILLIAM KADER

260 Haverford Avenue

Narberth, PA 19072 0525 T: 610-667-6330 F: 610-667-7658

P.O. Box 525

Grenald Waldron Associates

Burdette, Koehler, Murphy, & Associates, Inc.

1550 Latimer Street Philadelphia, PA 19102 T: 215.732.7311 F: 215.732.3212

Philadelphia, PA 19103-6701 T: 215-545-8550 F: 215-545-1198 E: vgolden@vgadesign.com

Baltimore

1423 CLARKVIEW ROAD BALTIMORE MD

WQSR **WJFK** WWMX WLIF

CLIENT

DRAWING KEY
EXISTING WORK:
DEMOLITION WORK:
NEW WORK:

PROJECT NORTH / KEY PLAN:

REVISIONS

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

"1423 CLARKVIEW ROAD" 3RD ELECTION DISTRICT 3RD COUNCIL DISTRICT

BALTIMORE COUNTY, MD.

A-405

SITE PLAN

SHEET TITLE:

B & A PROJECT NUMBER - 486 DATE: JANUARY 25, 2007 | SHEET No. 1 of 2 SCALE:

1" = 50'-0" DRAWN BY: DLK CHECKED BY: RPG

PETITIONER'S

EXHIBIT NO.