IN RE: PETITIONS FOR SPECIAL HEARING

& VARIANCE

N of Liberty Road, 840 feet SE of c/l Holbrook Road

2<sup>nd</sup> Election District

Petitioner

4<sup>th</sup> Councilmanic District (10610 Liberty Road)

Holbrook Center, LLC; by Arnold T. Abel, Managing Member \* BEFORE THE

DEPUTY ZONING

\* COMMISSIONER

\* FOR BALTIMORE COUNTY

\* Case No. 08-136-SPHA

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owner of the subject property, Holbrook Center, LLC, by Arnold T. Abel, Managing Member. The Special Hearing request was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to amend the previously approved plan and Order in Case No. 77-167-XSPH. The Variance requests are from Section 259.3.C.1.a of the B.C.Z.R. to permit a building with a gross floor area of 8,400 square feet<sup>1</sup> on the ground floor in lieu of the allowed 6,600 square feet, and from Section 259.3.C.2.a of the B.C.Z.R. to permit a 110 foot front yard setback in lieu of the 19.5 foot required per the averaging requirement. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing and variance relief was Petitioner Arnold T. Abel, Managing Member for Holbrook Center, LLC,

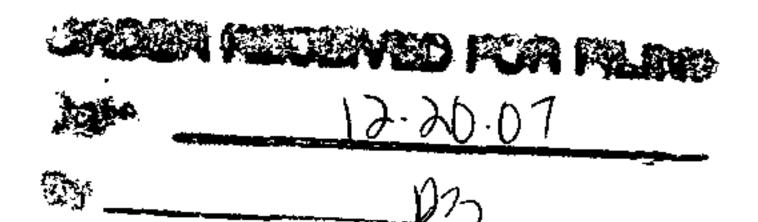
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Petitioner's original Petition for Variance contained a request to permit a building with a gross floor area of 8,300 square feet on the ground floor in lieu of the allowed 6,600 square feet on the ground floor. At the outset of the hearing, Petitioner requested to amend the petition to reflect an actual variance request for 8,400 square feet, which was granted without objection and redlined on the site plan.

and his attorney, Jennifer Busse, Esquire, with Whiteford, Taylor & Preston, LLP. Also appearing in support of the requested relief was Phil Carroll with Whitney, Bailey, Cox & Magnani, LLC, the consultant who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a square-shaped parcel containing approximately 180,009 square feet or 4.29 acres, more or less, and zoned R.C.3 and R.O.-C.R. The portion of the property zoned R.C.3 consists of approximately 112,110 square feet or 2.57 acres, and the portion zoned R.O.-C.R. consists of approximately 62,233 square feet, or 1.43 acres. The property is located in a rural area of Liberty Road approximately six miles northwest of Randallstown near the Carroll County line in the Holbrook area of Baltimore County. It is improved with an existing one-story (and partially two-story) wood frame and siding office building consisting of approximately 3,600 square feet. The property utilizes well and septic service.

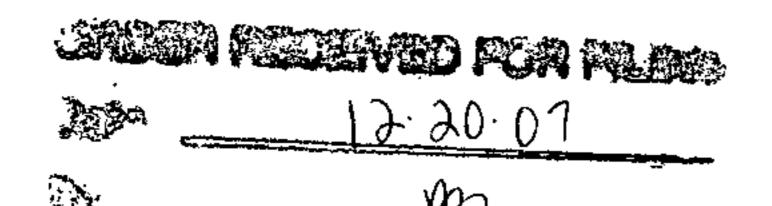
The property was the subject of a prior zoning hearing in 1977. Prior to that time, the existing structure, constructed in approximately 1969, was utilized as a church for the Holy Spirit Lutheran Church. In 1977, petitions for special exception and special hearing were filed, to use the building as an office building and for offices, and to permit off-street parking in a residential zone, respectively. The testimony and evidence indicated then that several unsuccessful attempts were made to sell the property as a church. At the time of the hearing, the property owner had contracted to sell the property to an insurance agency for office use. The contract purchaser proposed to expand the existing building and to provide 20 off-street parking spaces in the area that was then an R.C.4 zone (now an R.C.3 zone). In Case No. 77-167-XSPH, then-Deputy Zoning Commissioner George J. Martinak granted the special exception and special hearing



requests. A copy of the petitions, the property description, the Order, and the site plan was collectively marked and accepted into evidence as Petitioner's Exhibit 2.

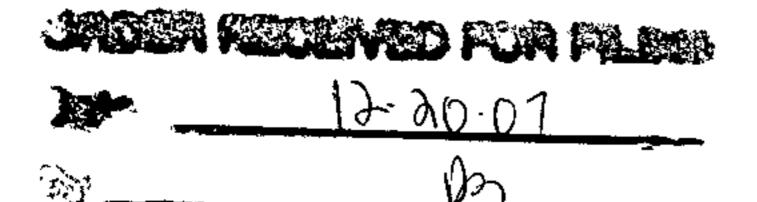
Petitioner has owned the property since 2003 and has operated a financial services/insurance company at the location. Petitioner indicated that in general, about half his clients come into the office to conduct their business and the other half are serviced off-site. Petitioner has approximately 10-13 employees and desires to expand up to approximately 20-25 Photographs of the property and the building were marked and accepted into employees. evidence as Petitioner's Exhibits 3A through 3I. These photographs were taken from various vantage points on the property and show the front of the building from Liberty Road to the south, the left side of the building to the west, the right side of the building to the east, and the parking area located to the rear of the property. Petitioner is content with the property and the building in general, but in order to expand as he wishes to do, it is necessary to construct several additions to the building. As such, Petitioner proposes to construct a 1,500 square foot one-story addition on the west side of the building and a 3,300 square foot one-story addition on the east side of the building, for a total ground floor square footage of 8,400 square feet. An architectural drawing with elevations was marked and accepted into evidence as Petitioner's Exhibit 4. When compared with the photographs of the existing building, it appears the proposed addition and overall exterior improvements will be a visual upgrade to what is there presently.

In order to enlarge the building as proposed, Petitioner is in need of several variances. The first is to exceed the gross floor area permitted on the ground floor of 6,600 square feet and allow a total of 8,400 square feet. In support of this request, Petitioner indicated that it is important in his type of business to have the flow of employees and the work on one floor. It would not be conducive to have a multi-level building occupied by only one business. In



addition, the shear size of the lot, and the existing open space on the property provides more than adequate space for an enlarged building, and without any risk of overcrowding the land. Moreover, expanding the current one-story building in lieu of adding a level merely to comply with the maximum floor space requirement would not be in keeping with the aesthetics of the area, nor would it be consistent with the rural character of the R.C. zone.

The second variance is to permit a 110 foot front yard building setback in lieu of the required average adjacent structures resulting in 19.5 feet. Ordinarily, petitioners come before this Commission seeking relief because their proposed setback is too close to the property line or required setback distance. In this case, again because of the size of the lot, Petitioner's variance request is to be farther away from the minimum setback line than what is required. Section 259.3.C.2.a of the B.C.Z.R. states that in a C.R. District, "[t]he front yard setback shall be not less than 15 feet from the street right-of-way line and not more than the average of the setbacks of adjacent buildings." The next adjacent property to the west is a commercial building located in a B.L.-C.R. zone with a front yard setback of 14 feet. There is no structure located to the immediate east because that land is a Baltimore County Recreation Area. Hence, Petitioner used the minimum R.O. front yard setback of 25 feet, resulting in an average of 19.5 feet. In support of the request to exceed that maximum allowance and to permit a front yard setback of 110 feet, Petitioner points out the unique and peculiar characteristics of this property. The property is an office use located in a rural area. The property is also split-zoned R.O.-C.R. and R.C.3. It is also immediately adjacent to several other zones, including R.C.4, R.C.2, R.C.7, and B.L.-C.R. Although most of the subject property is cleared, it is very wooded to the north and east. Petitioner also pointed out that the intent of the C.R. District overlay is to provide opportunities for convenience shopping and personal services that are customarily and frequently needed by

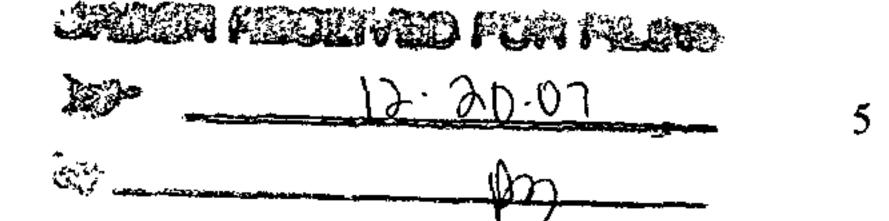


the rural residential and agricultural population, but may not be easily available. And the purpose of the front yard setback requirement is to give a more uniform, "main street" feel to a commercial center in one of these Districts. However, in the instant matter, Petitioner indicates that it is not applicable because the structure on the subject property is more of a stand-alone building that is not part of a commercial center. In Petitioner's view, allowing the expanded building to be set back further from the front yard than what is normally permitted would actually be beneficial to keeping the rural and agricultural character of the area. Petitioner also pointed out that there would be no practical way to comply with a 19.5 foot front yard setback requirement.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments received from the Department of Environmental Protection and Resource Management (DEPRM) dated November 6, 2007 indicate that the property must comply with the Forest Conservation Regulations and that soil evaluations and a septic inspection may be required. There were no other comments, nor any adverse comments submitted. The State Highway Administration indicated an Access Permit may be required.

In regard to the requests for variance, considering all the testimony and evidence presented, I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request, including the large size of the property, as compared with the size of the building thereon, the split-zoning of the property and the various zones adjacent to the property, and the office use in a rural area. Therefore I find the property unique in a zoning sense.

I find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Indeed, it would be virtually impossible



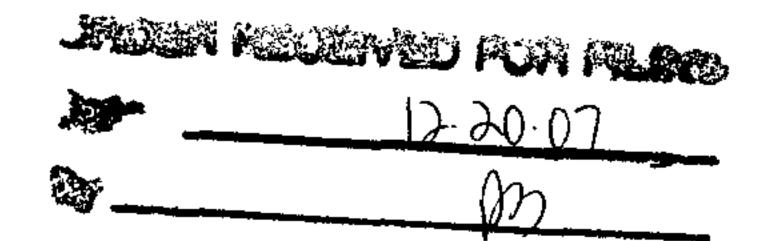
for Petitioner to construct the proposed addition and also comply with the maximum floor area and front yard setback requirements. I also find that these variances can be granted in strict harmony with the spirit and intent of said regulations and in a manner so as to grant relief without injury to the public health, safety and general welfare.

In granting the variances, I am also persuaded to grant the special hearing request to amend the previously approved plan and Order in Case No. 77-167-XSPH so as to allow the offstreet parking to continue in the R.C.3 zone, consistent with the expansion of the building located on the subject property in the R.O.-C.R. zone. It should be noted that the previously granted special exception area is not being expanded, but only the structure itself -- and still within the R.O.-C.R. zone.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this \_\_\_\_\_\_\_ day of December, 2007, that Petitioner's requests for Variance from Section 259.3.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building with a gross floor area of 8,400 square feet on the ground floor in lieu of the allowed 6,600 square feet, and from Section 259.3.C.2.a of the B.C.Z.R. to permit a 110 foot front yard setback in lieu of the 19.5 foot required per the averaging requirement are hereby GRANTED; and

IT IS FURTHER ORDERED, the Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the B.C.Z.R. to amend the previously approved plan and Order in Case No. 77-167-XSPH is hereby GRANTED, subject to the following:



- 1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- 3. Prior to building permit approval, a usage letter must be submitted. Soil evaluations may be required. A septic inspection may also be required.
- 4. Petitioner shall consult with the State Highway Administration (SHA) to determine if an Access Permit for MD 26 is required.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

December 20, 2007

JENNIFER R. BUSSE, ESQUIRE WHITEFORD, TAYLOR & PRESTON, L.L.P. 210 W. PENNSYLVANIA AVENUE TOWSON, MD 21204

> Re: Petition for Special Hearing and Variance Case No. 08-136-SPHA Property: 10610 Liberty Road

Dear Ms Busse:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Phil Carroll, Whitney Bailey Cox & Magnani LLC, 849 Fairmount Avenue, Baltimore MD 21286



## Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 10610 Liberty Road which is presently zoned RO-CR and RC3

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

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

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

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Contract Purchaser/Les	ssee:	<b>-</b> -		Legal Owner(s):		_ •·- <del>_</del>
N/A				Holbrook Center, LLC	}	
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Address		Telephone No.	_	Name - Type or Print	<del></del>	
City	State	Zip Code	-	Signature	<del></del>	
Attorney For Petitioner	·•			P.O. Box 1787	410-	832-2077
				Address	04704	Telephone No.
Jennifer R. Busse, Esq. Name - Type of Print		<del></del>	City	Sykesville, Maryland	21784 State	Zip Code
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#### Attachment to Petitions for Special Hearing and Variances 10610 Liberty Road Zoned RO-CR and RC 3

#### Relief Requested

- 1. Special Hearing to amend previously approved plan and Order in Case 77-167-XSPH.
- 2. Variance from BCZR § 259.3.C.4 to approve an existing parking lot located in the R.C.3 zone as supporting the office building in the RO-CR zone.

Variance from § 259.3.C.1.a of the BCZR to permit a building with a gross floor area of 8,300 square feet on the floor, in Lieu of the allowed 6,600 Agricultural floor.

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

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

Contract Purchaser/Les	see:	•	Legal Owner(s):	
N/A			Holbrook Center, LLC	-
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Signature			Signature 27	al manger
Address	Telephone	No.	Name - Type or Print	<u> </u>
City	State Zip	Code	Signature	······································
Attorney For Petitioner:			P.O. Box 1787	410-832-2077
Jennifer R. Busse, Esq.			Address Sykesville, Maryland 2178	Telephone No.
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Company			Name	
210 W. Pennsylvania Aven				nue, Suite 400 410-832-2077
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# Attachment to Petitions for Special Hearing and Variances 10610 Liberty Road Zoned RO-CR and RC 3

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- Special Hearing to amend previously approved plan and Order in Case 77-167-XSPH.
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# Please see attached

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

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

#### Contract Purchaser/Lessee: Legal Owner(s): Holbrook Center, LLC N/A Name - Type or Print Arnold T. Abel, Managing Member Name - Type or Print Signature Signature Mangen Address Telephone No. Name - Type or Print City State Zip Code Signature P.O. Box 1787 410-832-2077 Attorney For Petitioner: Address Telephone No. Sykesville, Maryland 21784 Jennifer R. Busse, Esq. Name - Type or Print Zip Code City State Representative to be Contacted: Signature Jennifer R. Busse, Esq., Whiteford, Taylor & Preston L.L.P. Whiteford, Taylor & Preston L.L.P. Company Name 210 W. Pennsylvania Avenue, Suite 400 410-832-2077 210 W. Pennsylvania Avenue, Suite 400 410-832-2077 Address Telephone No. Address Telephone No. Towson, Maryland 21204 Towson, MD 21204 City Zip Code Zip Code State City State OFFICE USE ONLY hrs (combined ESTIMATED LENGTH OF HEARING UNAVAILABLE FOR HEARING

#### Attachment to Petitions for Special Hearing and Variances 10610 Liberty Road Zoned RO-CR and RC 3

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# Petition for Variance

to the Zoning Commissioner of Baltimore County

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

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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.

#### <u>Legal Owner(s):</u> Contract Purchaser/Lessee: Holbrook Center, LLC N/A Name - Type or Print Arnold T. Abel, Managing Member Name - Type or Print Signature Signature Name - Type or Print Telephone No. Address Zip Code Signature State City 410-832-2077 P.O. Box 1787 Attorney For Petitioner: Telephone No. Address Sykesville, Maryland 21784 Jennifer R. Busse₂ Esq. Zip Code State City Name - Type or Print Representative to be Contacted: Signature Jennifer R. Busse, Esq., Whiteford, Taylor & Preston L.L.P. Whiteford, Taylor & Preston L.L.P. Name Company 410-832-2077 210 W. Pennsylvania Ave., Suite 400 210 W. Pennsylvania Ave., Suite 400 410-832-2077 Telephone No. Address Telephone No. Address Towson, Maryland 21204 Towson, Maryland 21204 Zip Code State City Zip Code State City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. UNAVAILABLE FOR HEARING \* REV 9/15/98 THE RELEASED FROM THE SECOND

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

# Please 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.

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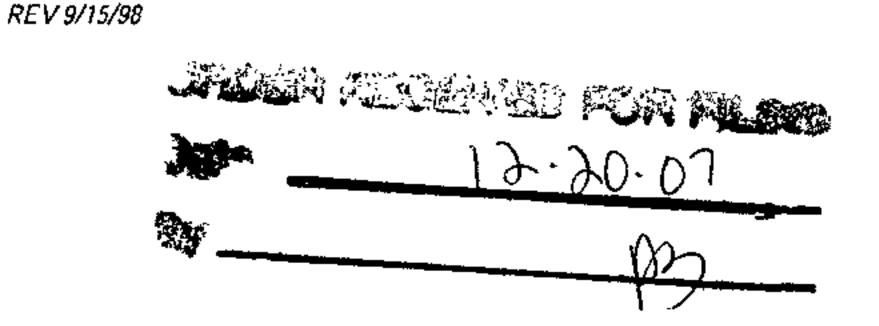
# Reasons to be presented at hearing.

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#### Contract Purchaser/Lessee:

N/A				Holbrook	Center, LLC		
Name - Type or Print			Name -	Type or Print A	Arnold T. Abel, Ma	naging Member	•
Signature		···	. /	Signature	17-G	Mana	952_
Address		Telephone No.	- (	-Name - Type o	or Print		<del></del>
City	tate	Zip Code	-	Signature		<u> </u>	
Attorney For Petitioner:				P.O. Box	k 1787		410-832-2077
-ttorney i of i cataoner.				Address	<del></del>	<u> </u>	Telephone No.
Jennifer R. Busse, Esq.				Sykesvil	le, Maryland 2	1784	
Name - Type or Print	e		City	<del></del>		tate	Zip Code
Signature Whiteford, Taylor & Preston L.L	P.		_	Jennifer F	R. Busse, Esq., V	Whiteford, Taylo	or & Preston L.L.P.
Company				Name			
210 W. Pennsylvania Ave., Suit	e 400 4	10-832-2077	_	210 W. P	Pennsylvania Av	e., Suite 400	410-832-2077
Address	••	Telephone No.	-	Address			Telephone No.
Towson, Maryland 21204				Towson	, Maryland 212	204	
	tate	Zip Code	-	City	<del></del>	State	Zip Code
					OFFICE US	E ONLY .	



#### Attachment to Petitions for Special Hearing and Variances 10610 Liberty Road Zoned RO-CR and RC 3

#### Relief Requested

- 1. Special Hearing to amend previously approved plan and Order in Case 77-167-XSPH.
- Variance from BCZR § 259.3.C.4 to approve an existing parking lot located in the R.C. 3 zone as supporting the office building in the RO-CR zone.

Variance from § 259.3.C.1.a of the BCZR to permit a building with a gross floor area of 8,300 square feet on the first floor, in lieu of the allowed

Variance for BCZR §259.3C.2.a to permit a 110' front yard setback in lieu of the 19.5' required per the averaging requirement.

# Zoning Description Property of Holbrook Center, L.L.C. Known as 10610 Liberty Road 2nd Election District, Baltimore County, MD

BEGINNING for the same at a point on the northernmost right of way line of Liberty Road, of variable width, located approximately 840 feet southeasterly from the intersection of Holbrook Road with said Liberty Road;

THENCE leaving said POINT OF BEGINNING and northernmost right of way line of Liberty Road, running for the three (3) following courses and distances, viz; \*

- 1) North 21 Degrees 51 Minutes 00 Seconds East for 387.00 feet; thence
- 2) North 69 Degrees 36 Minutes 30 Seconds West for 478.71 feet; thence
- 3) South 13 Degrees 33 Minutes 00 Seconds West for 389.74 feet

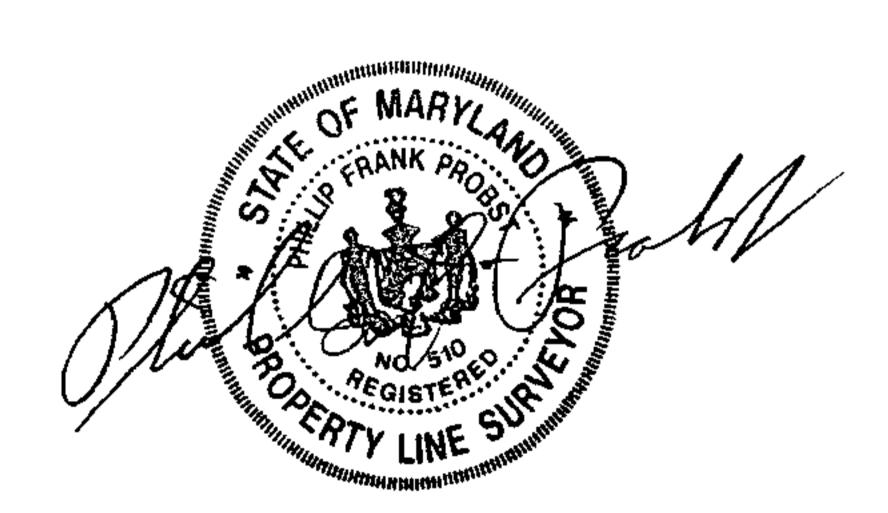
To intersect said northernmost right of way line of Liberty Road; thence binding thereon

4) South 69 Degrees 36 Minutes 30 Seconds East for 422.48 feet,

to the True Point of Beginning,

CONTAINING an Area of 174,355 Square Feet or 4.003 Acres, more or less

P:\2006\06020501\Design\Deeds & Descriptions\06.0205.01-D-0501.doc



08-136-SPHA

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# NOTICE OF ZONING HEARING

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

Case: #08-136-SPHA

10610 Liberty Road

N/side of Liberty Road

Alside of Liberty Road

Election District - 4th Councilmanic District

2nd Election District - 4th Councilmanic District
Legal Owner(s): Holbrook Center, LLC
Special Hearing: to amend previously approved plan and:
Order in Case 77-167-SPHX. Variance: to permit a build-ing, with a gross floor area of 8,300 square feet, in lieu of the allowed 6,600 square feet on the ground floor and to permit a 110-foot front yard setback in lieu of the 19.5

uired per the averaging requirement.

F. Wednesday, November 28, 2007 at 9:00 a.m.

m. 407, County Courts Building, 401 Bosiey, Towson 21204. feet requesting. Avenue,

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.

# OF PUBLICATION

1115/2007

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

The Jeffersonian

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

Mullus

LEGAL ADVERTISING

# 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: 08-126-5PHA
Petitioner: Holorook Centeruc
Address or Location: 10610 Liberty Rel
PLEASE FORWARD ADVERTISING BILL TO:  Name: Slunik Susse
Name: Sunity busse
Address: CO whitehol Toulor & Meston
210 W. Pennsylvania Ave.
Soute 400 TOWSON WD 21204
Telephone Number:

PATUXENT PUBLISHING COMPANY TO:

Tuesday, November 13, 2007 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse Whiteford, Taylor & Preston 210 W. Pennsylvania Avenue, Ste. 400 Towson, MD 21204

410-832-2077

#### 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: 08-136-SPHA

10610 Liberty Road

N/side of Liberty Road, 840 feet s/east of centerline of Holbrook Road

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Holbrook Center, LLC

Special Hearing to amend previously approved plan and Order in Case 77-167-SPHX. Variance to permit a building, with a gross floor area of 8,300 square feet, in lieu of the allowed 6,600 square feet on the ground floor and to permit a 110-foot front yard setback in lieu of the 19.5 feet required per the averaging requirement.

Hearing: Wednesday, November 28, 2007 at 9:00 a.m. in Room 407, County Courts Building, Box 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.

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 10610 Liberty Road; N of Liberty Road, 840' SE c/line Holbrook Road 2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts

Legal Owner(s): Holbrook Center, LLC Petitioner(s) BEFORE THE

ZONING COMMISSIONER

FOR

**BALTIMORE COUNTY** 

08-136-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11<sup>th</sup> day of October, 2007, a copy of the foregoing Entry of Appearance was mailed Jennifer R. Busse, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

> RECEIVED OCT 1 1 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

October 9, 2007
TIMOTHY M. KOTROCO, Director
Department 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: 08-136-SPHA

10610 Liberty Road
N/side of Liberty Road, 840 feet s/east of centerline of Holbrook Road

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District
Legal Owners: Holbrook Center, LLC

Special Hearing to amend previously approved plan and Order in Case 77-167-SPHX. <u>Variance</u> to permit a building, with a gross floor area of 8,300 square feet, in lieu of the allowed 6,600 square feet on the ground floor and to permit a 110-foot front yard setback in lieu of the 19.5 feet required per the averaging requirement.

Hearing: Wednesday, November 28, 2007 at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Jennifer Busse, 210 W. Pennsylvania Avenue, Ste. 400, Towson 21204 Arnold Abel, Holbrook Center, LLC, P.O. Box 1787, Sykesville 21784

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 13, 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.



COX MAGNANI, LLC

410-324-4100 (FAX)

HOLBROOK CENTER 10610 LIBERTY ROAD BALTIMORE COUNTY, MARYLAND

Drawing No.

### CERTIFICATE OF POSTING

•	RE: Case No.: 08-136-5PHH
	Petitioner/Developer: HOLBROOK
	CENTERILL
	Date of Hearing/Closing: 1/-28-07
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTIMA Industria Matthews ((410) - 627-3394	<b>}</b> -
Ladies and Gentlemen:	
posted conspicuously on the property locat	•
10610 6	IBERTY ROAD
· · · · · · · · · · · · · · · · · · ·	
The sign(s) were posted on	11-11-07
	(Month, Day, Year)
	Sincerely,
ZONING NOTICE  GASE # 08 136 SPHA	(Signature of Sign Poster) (Date)
A OURTIC MEARING WILL BE HELD BY	SSG Robert Black
IN TOWSON, MD	(Print Name)
PLACE: 401 IX.CO. HOLLE TO THE MENT OF THE PARTY OF THE P	1508 Leslie Road
House of the bosoner from both to Bree features to beyond a	(Address)
the parameter & Add comments in the Contract of the Contract o	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 20, 2007

Jennifer R. Busse, Esquire Whiteford, Taylor & Preston, LLP 210 W. Pennsylvania Avenue, Suite 400 Towson, MD 21204

Dear Ms. Busse:

RE: Case Number: 08-136-SPHA, 10610 Liberty Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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

Holbrook Center, LLC Arnold T. Abel, Managing Member P.O. Box 1787 Sykesville 21784



John D. Porcari, Secretary Neil J. Pedersen, Administrator

#### Maryland Department of Transportation

RK:

October 15, 2007

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

**Baltimore County** Item No. 08-136-SPHA MD 26 (Liberty Road) east of Holbrook RD Holbrook Center, LLC Property Special Hearing: To amend the previously approved. Variance: To permit building with gross

floor area of 8,300 s/f

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for special hearing on the subject of the above captioned, which was received on October 10, 2007. A field inspection reveals that the existing entrance (Private Road) onto MD 26 needs to be at a minimum twenty-five (25') feet widen with adequate curb and gutter radii to accommodate inbound and outbound vehicle movements. A State Highway Administration (SHA)Access Permit may be required. Therefore, this office request that the above stated be a condition of Holbrook Center, LLC Property Item # 08-136-SPHA approval. Please include our comments in your staff report to the Zoning Hearing Officer.

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

Very truly yours,

Division

SDF/MB

Mr. David Malkowski, District Engineer, SHA Cc:

Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is \_\_ Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



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

October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 8, 2007

Item Number: Item Number 136,145,146,147,148,149,150,151,152,154,155,158
159 and161

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.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4880 (C)443-829-2946 MS-1102F

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** October 11, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SIGNED: Dennis A. Kennedy

SUBJECT:

Zoning Advisory Committee Meeting

For October 15, 2007

Item Nos. 08-136 145, 146, 147, 148, 149; 151; 152, 154, 158, and 161

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

DAK:CEN:clw

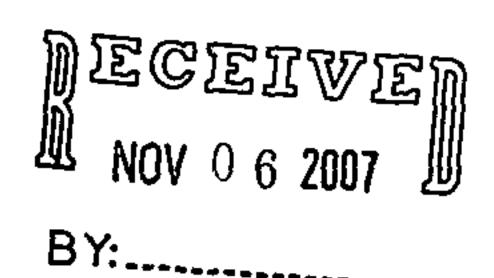
cc: File

ZAC-NO COMMENTS-10112007.doc

#### BALTIMORE COUNTY, MARYLAND

#### **Inter-Office Correspondence**





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	1 )'	

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination JWL

DATE:

November 6, 2007

SUBJECT:

Zoning Item # 08-136-SPHA

Address

10610 Liberty Road

(Holbrook Center, LLC property)

Zoning.	Advisory	Committee	Meeting o	of October	8,	2007
			💍 -		,	

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

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 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:

Prior to Building permit approval, a usage letter must be submitted. Soil evaluations my be required. A septic inspection may also be required. -S. Farinetti; Ground Water Management

EIR Reviewer: John Russo

Date:

10/25/07



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

January 22, 2008

JENNIFER R. BUSSE, ESQUIRE WHITEFORD, TAYLOR & PRESTON, L.L.P. 210 W. PENNSYLVANIA AVENUE TOWSON, MD 21204

Re: Petition for Variance
Case No. 08-136-SPHX
Property: 10610 Liberty Road

Dear Ms. Busse:

I am in receipt of your letter dated January 9, 2008 wherein you seek clarification as to my Order in the above referenced case. I agree with your request and it is hereby approved. I am herein requesting that a copy of this letter be attached to my Findings of Fact and Conclusions of Law in this case dated December 20, 2007. Implicit in my approval is the fact that Condition No. 1 in Case 77-167-XSPH has been lifted. On page 3 of my Findings of Fact and Conclusions of Law, I found that "the now proposed addition and overall exterior improvements will be a visual upgrade to what is there presently." Therefore, as part of my approval of the instant zoning relief, Condition No. 1 from Case 77-167-XSPH was lifted and nullified. Hence, I shall grant the requested Special Hearing in order to specifically provide that Condition No. 1 from Case No. 77-167-XSPH has been lifted. I also note that there was no opposition to this zoning case and the Office of Planning was also in support of the requested relief.

If you have any questions or comments or require any further clarification, please do not hesitate to contact me.

Very truly yours,

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County

c: File, Zoning Review Office



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

January 22, 2008

JENNIFER R. BUSSE, ESQUIRE WHITEFORD, TAYLOR & PRESTON, L.L.P. 210 W. PENNSYLVANIA AVENUE TOWSON, MD 21204

> Re: Petition for Variance Case No. 08-136-SPHX Property: 10610 Liberty Road

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If you have any questions or comments or require any further clarification, please do not hesitate to contact me.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

c: File, Zoning Review Office

WHITEFORD, TAYLOR & PRESTON L.L.P.

210 WEST PENNSYLVANIA AVENUE, SUITE 400 TOWSON, MARYLAND 21204-4515 MAIN TELEPHONE (410) 832-2000 FACSIMILE (410) 832-2015

BALTIMORE, MD
COLUMBIA, MD
FALLS CHURCH, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE\*

(800) 987-8705

January 9, 2008

Thomas H. Bostwick Deputy Zoning Commissioner Zoning Commissioner's Office Suite 405 401 Bosley Avenue Towson, Maryland 21204

Re:

Case No. 08-136-SPHX

Property: 10610 Liberty Road

Our File No. 79195-1

DECEIVE JAN 1 0 2008

Dear Mr. Bostwick:

JENNIFER R. BUSSE

DIRECT LINE (410) 832-2077

DERECT FAX (410) 339-4027 jbusse@wtplaw.com

I am in receipt of your Order in the above-referenced matter dated December 20, 2007. Please accept this letter as my request for a modification of your approval in order to make it clear that Condition No. 1 in Case 77-167-XSPH has been lifted. The 1977 zoning case was accepted as part of Petitioner's Exhibit 2. Condition No. 1 from the 1977 case reads as follows: "The general appearance of the building, including the proposed additional structure around the central core, must remain substantially the same." While the existence of this prior condition was not specifically addressed in your Order, you did find that "the now proposed addition and overall exterior improvements will be a visual upgrade to what is there presently." (See page 3 of your Order – Case 08-136-SPHA).

Therefore, in order to provide clarification, we respectfully request that you supplement your recent approval and grant of the requested Special Hearing in order to specifically provide that Condition No. 1 from Case 77-167-SPHX has been lifted.

Thomas H. Bostwick January 9, 2008 Page 2

Thank you for your consideration of this matter. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Jennifer R. Busse

JRB:tdm

cc: Mr. Arnold T. Abel

396081



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

January 22, 2008

JENNIFER R. BUSSE, ESQUIRE WHITEFORD, TAYLOR & PRESTON, L.L.P. 210 W. PENNSYLVANIA AVENUE TOWSON, MD 21204

Re: Petition for Variance
Case No. 08-136-SPHX
Property: 10610 Liberty Road

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If you have any questions or comments or require any further clarification, please do not hesitate to contact me.

Very truly yours,

THOMAS H. BOSTWICK Deputy Zoning Commissioner

for Baltimore County

c: File, Zoning Review Office

# Attachment to Petitions for Special Hearing and Variances 10610 Liberty Road Zoned RO-CR and RC 3

## Relief Requested

- 1. Special Hearing to amend previously approved plan and Order in Case 77-167-XSPH.
- 2. Variance from § 259.3.C.1.a of the BCZR to permit a building with a gross floor area of 8,300 square feet on the first floor.
- 3. Variance for BCZR §259.3C.2.a to permit a 110' front yard setback in lieu of the 19.5' required per the averaging requirement.

388444

08-136-SHA

# Patricia Zook - Planning Comments Needed - Hearings This Week - for Tom

From:

Patricia Zook

To:

Murray, Curtis

Date:

11/26/2007 10:40 AM

Subject:

Planning Comments Needed - Hearings This Week - for Tom

CC:

Bostwick, Thomas

### Curtis -

We need comments from Planning for the following cases scheduled for hearings this week.

08-146-SPH, hearing scheduled Tuesday, November 27 08-136-SPHA, hearing scheduled Wednesday, November 28

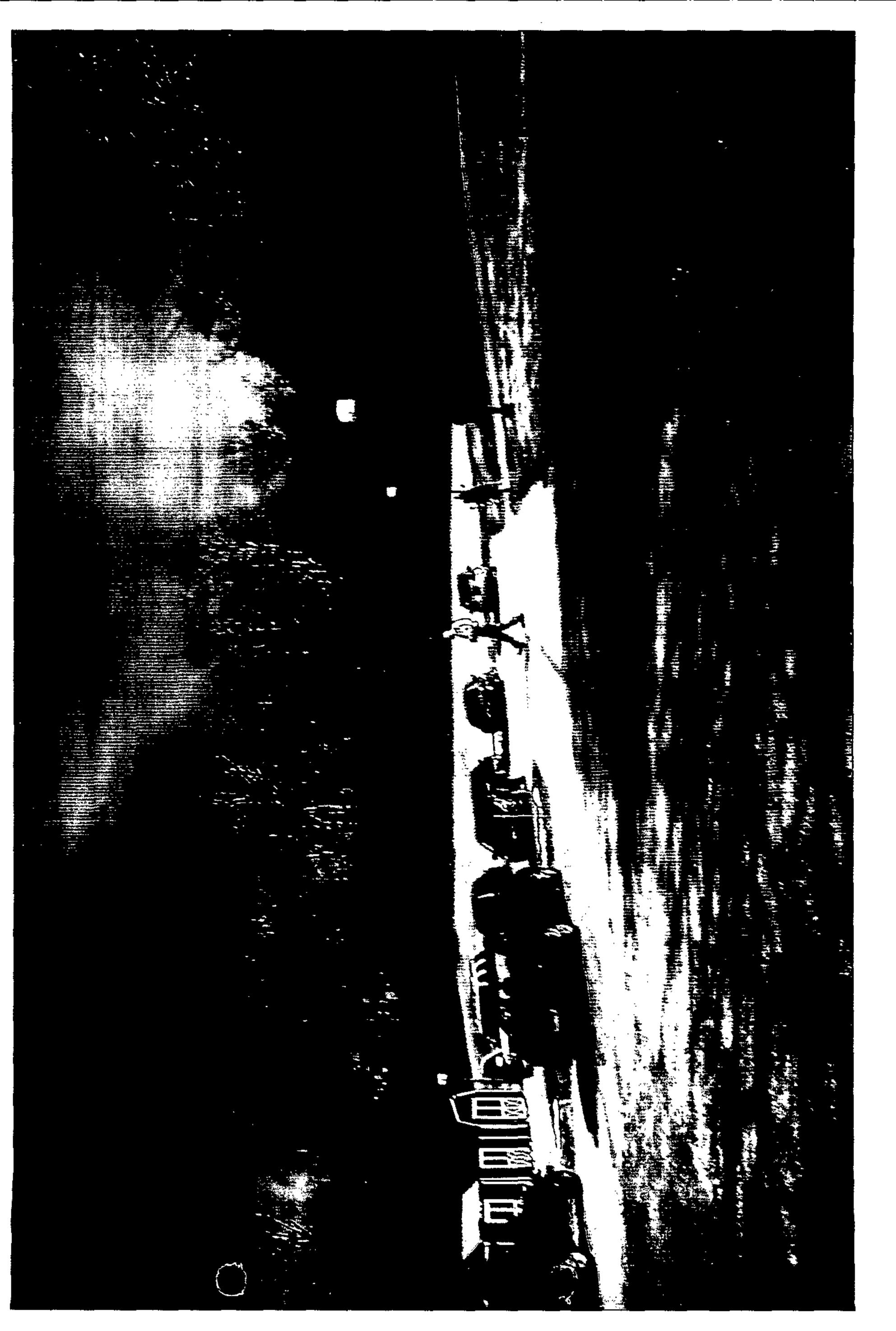
Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

PLEASE PRINT CLEARLY

CASE NAME 08-136-SPHA CASE NUMBER , 10610 URA, Ray DATE 11/28/07

# PETITIONER'S SICN-IN SHEET

isouse a wholey con								
Se Mason Mas								
210 W. Ruhy warr								
April Caroll								



PETITIONER'

NO. EXHIBIT

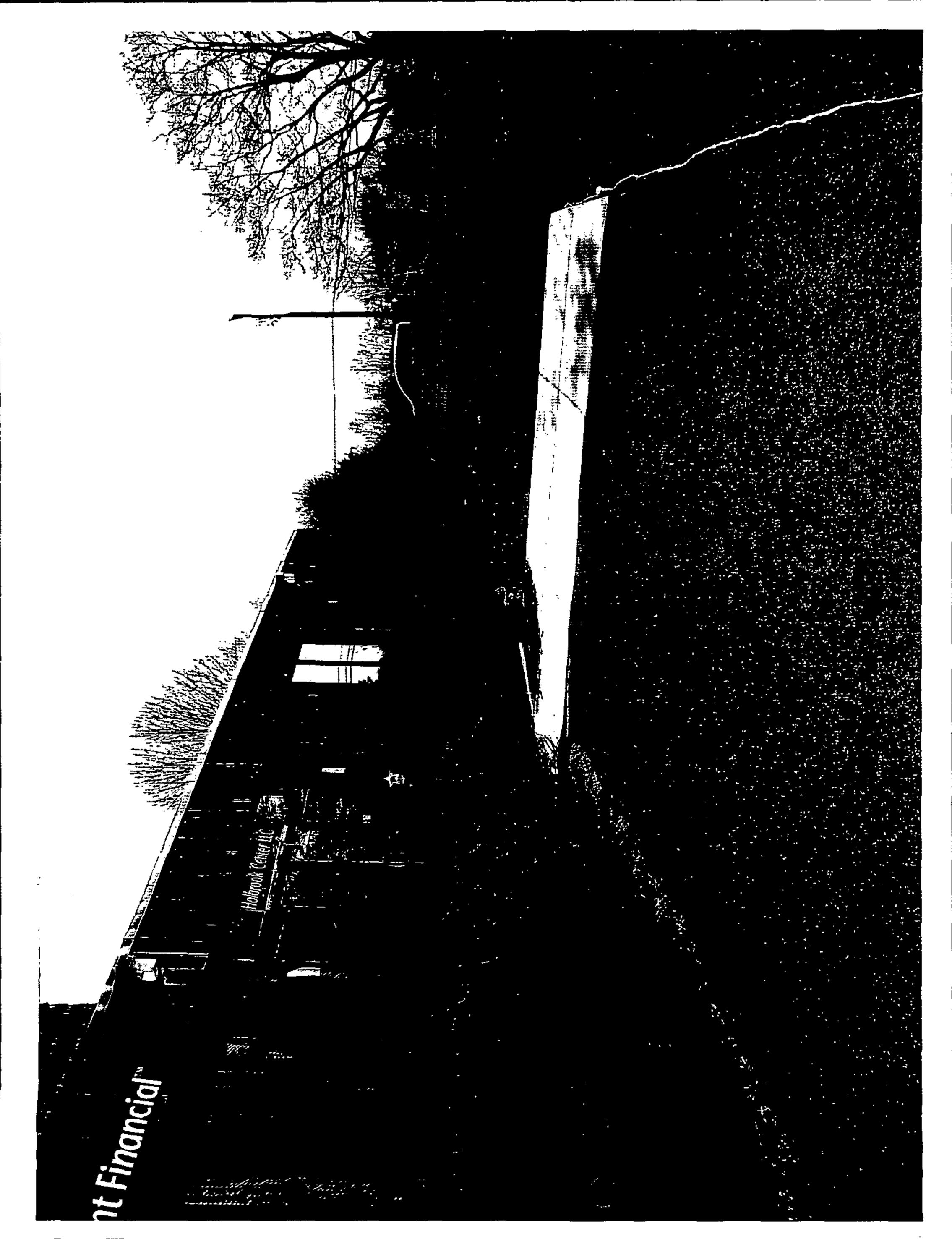
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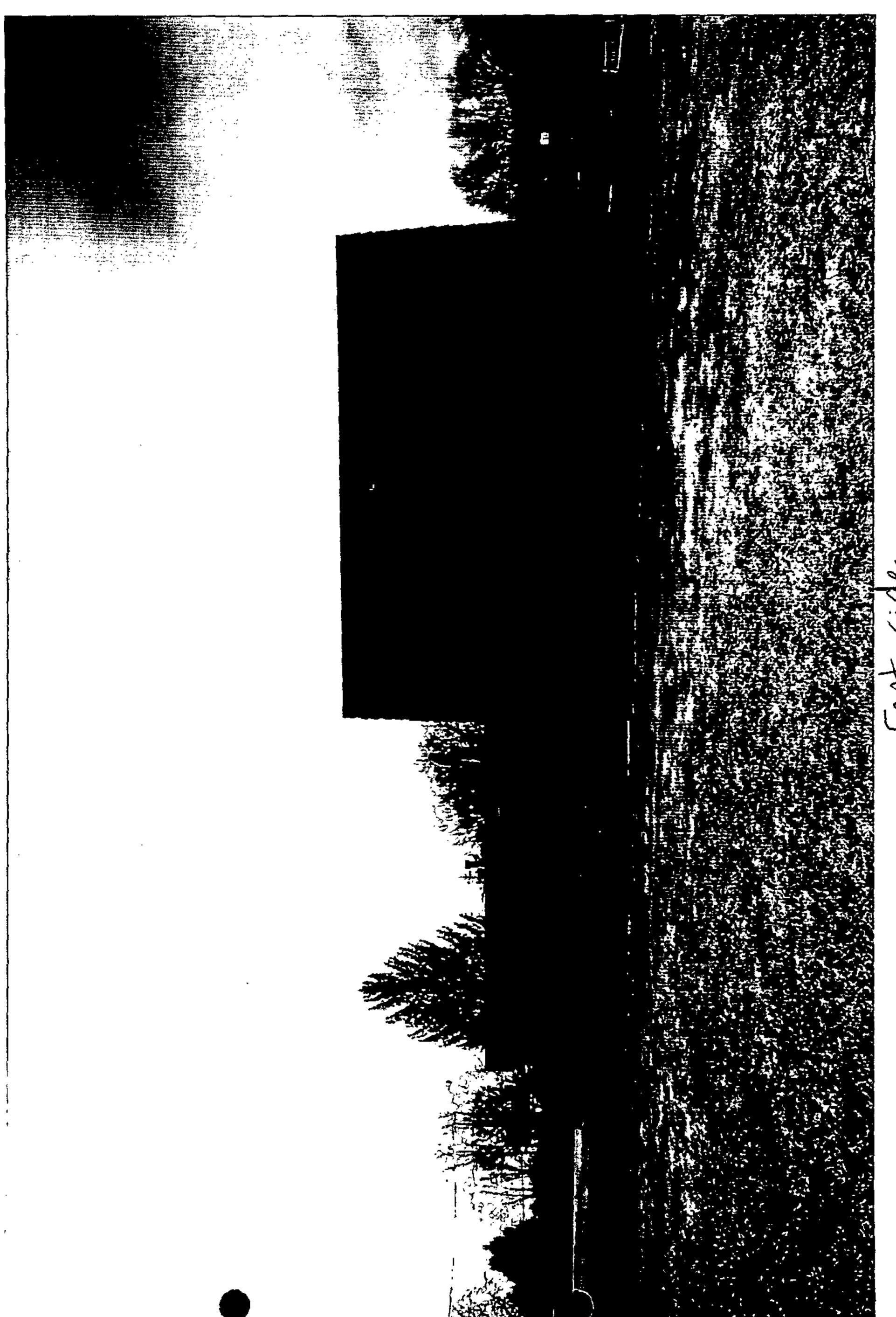
trut

ett side (mest)

West side



East Stat



East side



Looking at parkey lot - looking East

Morch 18, 1977

Jennes D. Noisa, Esquire 204 West Pennsylvania Avenue Towson, Maryland 21204

RE: Potitions for Special Exception and Special Hearing
NE/S of Liberty Road, 480' SE of Holbrook Road - 2nd Election
District
Holy Spirit Lutherna Church Petitioner
NO. 77-167-XSPH (Item No. 150)

Dest Mr. Holeat

accordance with the attached.

Very train yours,

GEORGE JARTINAK Deputy Zoolog Commissioner

GJM/me

Attackments

Set Mrs. Cell Ross

8 Minta Court

Readelstown, Maryland 21133

John W. Hessian, III. Esquire Paspie's Counsel

PETITIONER'S

EXHIBIT NO.

<u></u>

The same of the sa

Tretter to the Publicate place there it is territoriale set forth la. Section of a State Sellinore County Touley September 450 County Section I want story at arral welfare of the locality lavolved not being all The state of the s the later with the plat detect later to 177. and the later Market 1971. by Lobe L. Windley. Plateour Mr. Project and Developed ment Plante Striebes. Office of Planting and Louise for Deltmore County. and plat having how filed as Emble "A" in this proceeding and which to improved by relevence horeto as a part of this Order, should also be gracted.

Therefore, IL I ORDERED by the Deputy Locing Commissioner of Balling Country and Joyan March, 1977, March the Special Exercise for as diles building and offices, and the Breefal Hearing for off street parting is a residential come should be and the same are bereby TRANSPORTED IN THE STATE CARD OF THE Order, orbiect to the following

- I The general appearance of the ballding, las belles the atsucated additional structure around the central core, must remain substantially the same.
- I. Bereatte to the rear of the parking lot, coosisting of four (4) foot staggered evergreens, must be installed and maintained.
- 3. Compliance with the aforementioned approved situ plan.

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CONTROLD, CROSS & CIZEL

Repland Projectional Land Surpoyers

A'22 DELAWARE AMERICA

TOWNON, MARYLAND 21204

423-4470

January 5, 1977

Zoning description for Use Permit for Farking in RC 4 Zone

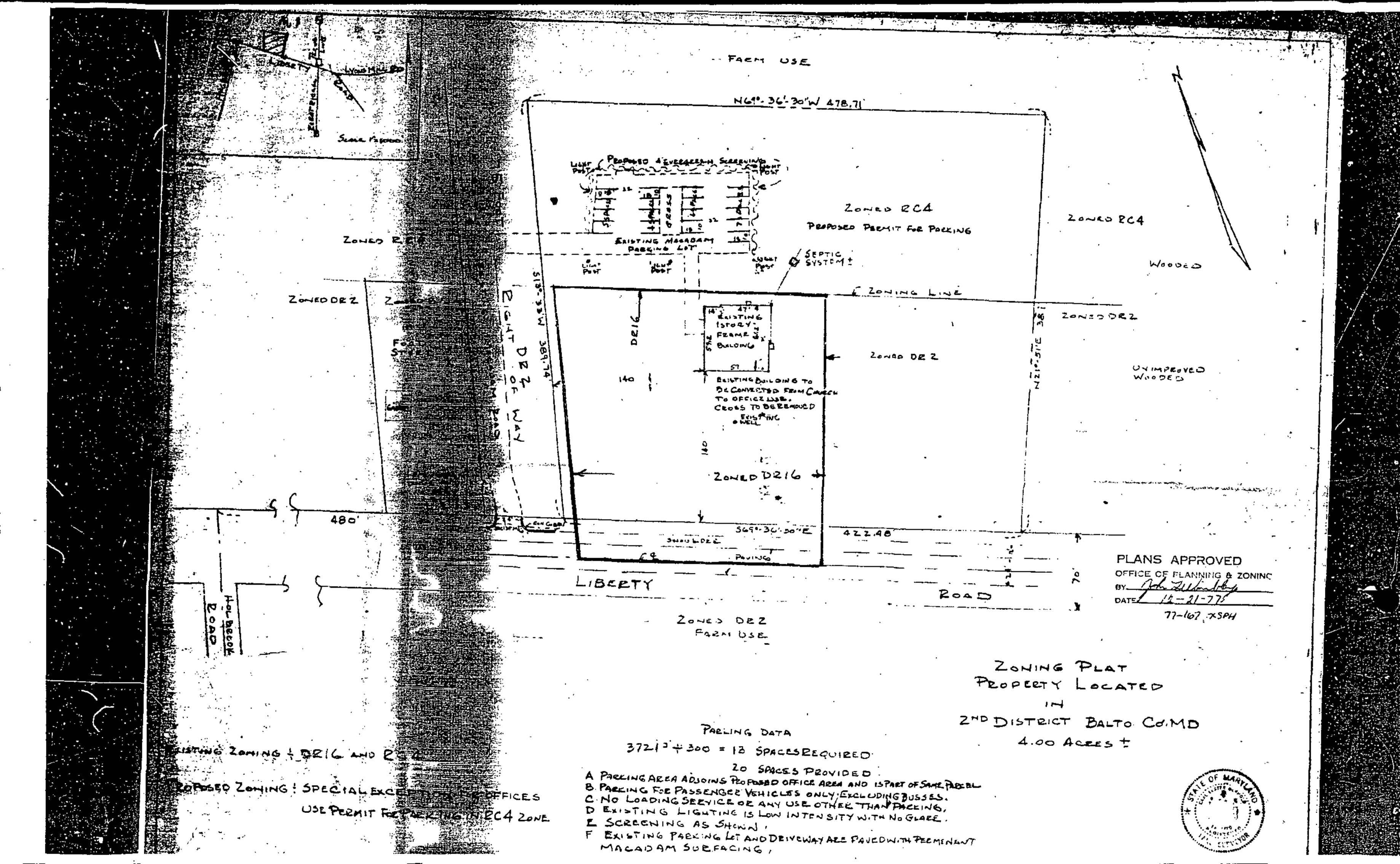
the Cescold Election District of Baltimore County, State of Maryland and Generalised as follows to wit:

Beginning for the same at a point on the northeast side of Liberty Road at the distance of 480 feet measured southeasterly along the northeast side of Liberty Road from a point in line with the master of Helbrook Road and running thome and binding on the northeast aide of Liberty Road, South 69 degrees 36 minutes 30 seconds Rast 122,18 foots the peritioners herein, the three following courses and distances wiss North 21 degrees 31 minutes Rast 387 foot, North 69 degrees 36 minutes 30 seconds West 178.71 feet and South 13 degrees 33 minutes winstes 30 seconds West 178.71 feet and South 13 degrees 33 minutes to the place of beginning.

The entire tract containing in all 4.00 Acres of land more

In 16 and DR 2.





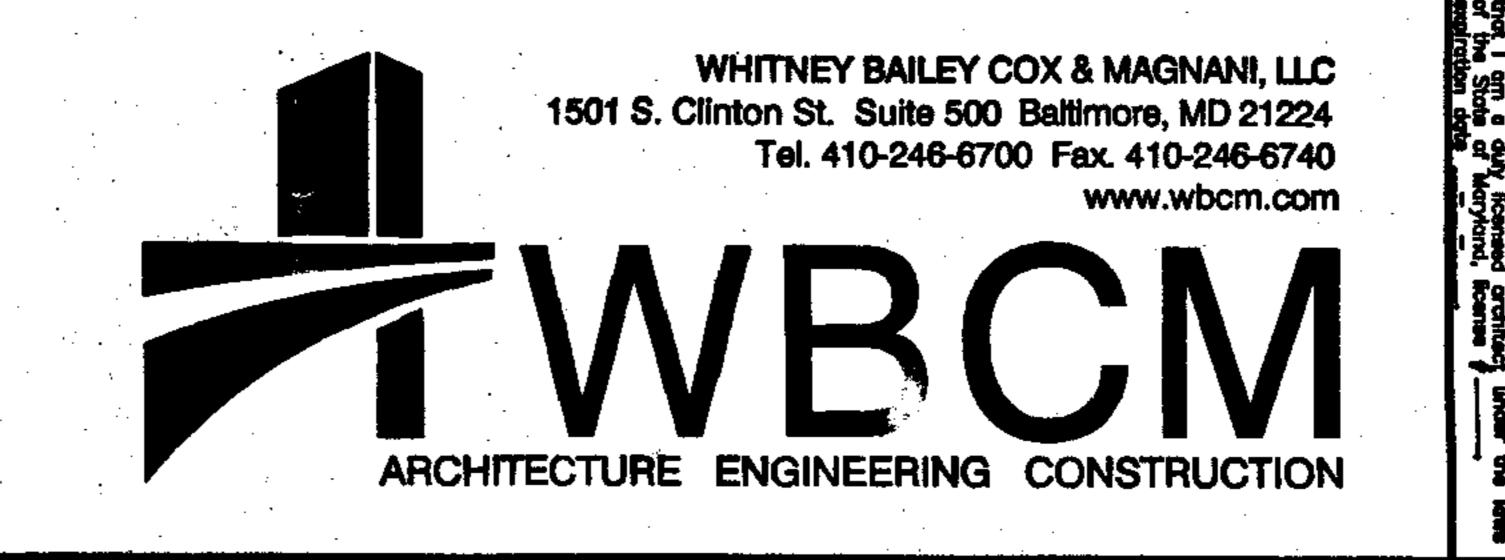
DATE: N

Nov 26, 2007 - 12:23pm User: mdiaz

THRIVENT FINANCIAL


10610 Liberty Road Baltimore County, MD

SOUTH ELEVATION



NO. DATE DESCRIPTION

XX/XX/XX



- 7. GROSS BUILDING AREA: 8,400 S.F.
- 8. PARKING: OFFICE 8,400 .SF. X 3.3 SPACES/1,000 S.F. =28
- 9. AMENITY OPEN SPACE (RO-CR ZONE)
  REQUIRED: 1,080 S.F.± X 0.07 = 76 S.F.
  PROVIDED: 108 S.F.
- 10. THE OWNER IS:

  HOLBROOK CENTER, LLC

  P.O. BOX 1787

  SYKESVILLE, MARYLAND 21784—1780
- 11. THERE ARE NO KNOWN HISTORICAL BUILDINGS, CRITICAL AREAS, ARCHEOLOGICAL SITES OR ENDANGERED SPECIES HABITATS WITHIN THE SITE BOUNDARY.
- 12. THE PROPERTY IS SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM. THERE IS NO FIRE HYDRANT ON THE PROPERTY. THE CLOSEST FIRE HYDRANT IS LOCATED AT THE CORNER OF DEER PARK ROAD AND LIBERTY ROAD, ±7400' SOUTHEAST OF PROPERTY.
- 13. THIS PROPERTY DOES NOT LIE WITHIN THE DESIGNATED 100-YEAR FLOOD PLAIN. IT LIES IN ZONE C. FLOOD PLAIN MAP PANEL 215 OF 525, #240010-0215B.
- 14. THIS PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 15. IT WAS ORDERED ON THE 18th DAY OF MARCH, 1977, IN CASE NO. 77-167-SXPH, BY THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY THAT THE SPECIAL EXCEPTION FOR AN OFFICE BUILDING AND OFFICES AND THE SPECIAL HEARING FOR OFF-STREET PARKING IN A RESIDENTIAL ZONE SHOULD BE GRANTED, FROM AND AFTER THE DATE OF THE ORDER, SUBJECT TO THE FOLLOWING:
- 16. THE SITE WILL BE LANDSCAPED PER SECTION 259.3.C.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- 17. FRONT SETBACK DETERMINED BY AVERAGING PER SECTION 259.3.C.2.a OF THE BALTIMORE COUNTY ZONING REGULATIONS:

VICINITY MAP SCALE: 1"=1000'

PROPERTY BOUNDARY

EX. CURB

PROP. CONC. CURE ZONING BOUNDARY

PROP. WALK EX. PARKING AREA

PROP. PAVING EX. RIGHT-OF-WAY

EX. TREES

EX. WELL EX. TRANSFORMER

EX. BUILDING

PROP. BUILDING

# RELIEF REQUESTED

Thrivent Financial for Lutherans

MOUNTED ON TWO (2)
2"X4" WOODEN BOARDS

Appleton, Wisconsin . Minnespolis, Minnesota

- 1. SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED PLAN AND ORDER IN CASE NO. 77-167-XSPH.
- 2. VARIANCE FROM § 259.3.C.1.a OF THE BCRZ TO PERMIT A BUILDING WITH A GROSS FLOOR AREA OF 8,500 SQUARE FEET ON THE FIRST FLOOR.
- 3. VARIANCE FROM BCRZ \$ 259.3.C.2.a OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A 110'± FRONT YARD BUILDING SETBACK IN LIEU OF THE AVERAGE SETBACK OF 19.5' BASED ON THE ADJACENT BUILDING.

GRAPHIC SCALE

( IN FEET ) 1 inch = 50 ft.

REVISIONS

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES

PROJECT TITLE: THRIVENT FOR LUTHERANS HOLBROOK CENTER

10610 LIBERTY ROAD BALTIMORE COUNTY, MARYLAND

Consulting Engineers

(410) 512-4500 (410) 324-4100 (FAX) WHITNEY, BAILEY, COX & MAGNANI, LLC

4TH COUNCILMANIC DISTRICT

