

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

N side of McDonogh Road; 530 feet E
of Bachelors Hall Lane; corner of E side
of Painters Mill Road and N side of Lyons
Mill Road (cul-de-sac)
2nd Election District
4th Councilmanic District
(8870 McDonogh Road and
4515 Paints Mill Road NW)

TRP Suburban Second, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 2010-0102-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 property owner, TRP Suburban Second, Inc. Petitioner is requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for an amendment to the site plan approved in Case No. 08-279-A. Petitioner is also requesting Variance relief as follows:

Painters Mill Frontage:

- From Section 450.4.5(k) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign; and
- To allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet; and
- To allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (sign A); and

McDonogh Road Frontage:

- From B.C.Z.R. Section 450.4.5(k) to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign; and
- To allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet; and

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- To allow a maximum height for each sign of 9 feet in lieu of the permitted 25 square feet (sign A).

Signage on Interior of Campus:

- From B.C.Z.R. Section 450.4.3 to allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (sign C);
- From B.C.Z.R. Section 450.4.3 to allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu 8 square feet and to allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (sign D).

The subject property and requested relief are more particularly described on a six-sheet, redlined site plan that was marked and accepted into evidence as Petitioner's Exhibits 1A through 1F.

Appearing at the requisite public hearing in support of the relief were Brian Dean, Vice President with T. Rowe Price Associates, Inc., on behalf of Petitioner TRP Suburban Second, Inc., and David H. Karceski, Esquire, attorney for Petitioner. Also appearing in support of the requested relief were Jim Flannery with Continental Realty Corporation and Charlie Nugent with Jones Lang LaSalle, consultants to Petitioner, and Michael Pieranunzi with Century Engineering, the firm that prepared the site plan in the instant matter. Mr. Pieranunzi's resume was marked and accepted into evidence as Petitioner's Exhibit 2, which indicated Mr. Pieranunzi's expertise as a professional engineer. Also appearing as an interested citizen was Kacey Macomber with the McDonogh School. There were no Protestants or other interested persons in attendance.

Testimony and evidence was presented by way of a proffer from Mr. Karceski and revealed that the subject property is located northeast of the intersection of McDonogh Road and Painters Mill Road, in the Owings Mills area of Baltimore County, and is within T. Rowe Price's Financial Center (the "Financial Center"). Petitioner's Financial Center is comprised of multiple irregular-shaped lots within Baltimore County's larger "Owings Mills Corporate Campus" and is improved with six multi-story office buildings, structured parking facilities to serve these

buildings and their occupants, and additional off-street surface parking areas. The Financial Center is zoned O.T. (Office and Technology) in its entirety with extensive frontage on both Painters Mill Road and McDonogh Road. Vehicular access to all of the Financial Center's office buildings is possible from the site's two vehicular access points: one on Painters Mill Road and the newly constructed one on McDonogh Road.

Further evidence revealed that the Financial Center has been utilized by T. Rowe Price since approximately 1996, and completion of the latest campus improvements are expected by the end of this year. Specifically, Petitioner's current project includes the two new office buildings, labeled "OFFICE BUILDING 5" and "OFFICE BUILDING 6," on the site plan, as well as two structured parking facilities, labeled "PARKING BUILDING 5" and "PARKING BUILDING 6," on the site plan. These improvements are on Lot 3B of the Owings Mills Corporate Campus, which is the southernmost lot of the Corporate Campus and which has frontage on McDonogh Road. To serve these new buildings, Petitioner installed the Financial Center's second vehicular access point, which connects the property directly to McDonogh Road.

While the buildings and parking facilities on Lot 3B are located in close proximity to McDonogh Road and the new vehicular entrance on this roadway, this portion of the Financial Center is also accessible from the site's access point on Painters Mill Road. Petitioner submitted an aerial photograph of the Financial Center's existing improvements as well as photographs and a color rendering for the newly constructed office buildings, structured parking facilities, and other related improvements on Lot 3B, which were marked and accepted into evidence as Petitioner's Exhibits 3, 6 and 7, respectively. It is important to note that Petitioner's campus has a suburban-style layout, which can be confusing to individuals who are not familiar with the

Financial Center and are attempting to navigate it order to reach one of the many on-site office buildings.

Preliminarily, Petitioner's counsel addressed the Petition for Variance as it relates to the enterprise signs for the Financial Center's vehicular entrances on Painters Mill Road and McDonogh Road. Prior to the filing of the Petition, the Sign Regulations -- contained in Section 450 of the B.C.Z.R. -- permitted one freestanding enterprise sign by right for each road frontage of a property in the O.T. Zone. Recently, however, the County Council, by Council Bill No. 72-09, a copy of which was marked and accepted into evidence as Petitioner's Exhibit 4, amended the Sign Regulations to allow for two freestanding enterprise signs for each vehicular entrance to an office park in the O.T. Zone under certain conditions. As explained by Petitioner's counsel, the enterprise signs, as shown and indicated on the site plan, comply with the additional allowances of Bill No. 72-09. Hence, these signs are permitted by right, without any variance relief from the Sign Regulations. Petitioner, therefore, withdrew the portion of the Petition for Variance related to enterprise signage.

As outlined above, the remaining variance requests pertain to new signage for directional purposes to be located along the Financial Center's access driveways that lead to Painters Mill Road and McDonogh Road. In connection with the recent campus improvements on Lot 3B, Petitioner is, more or less, proposing a complete overhaul of almost all of its signage that is directional in nature. The site plan (particularly Petitioner's Exhibits 1A and 1B) identifies the approximate location for each freestanding directional sign in close proximity to the Financial Center's vehicular entrances that requires variance relief, and provides sign details for these signs (Petitioners Exhibit 1F) for illustrative purposes only.

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The proffered testimony and evidence provided a detailed explanation of the purpose for the proposed directional signage. The Financial Center includes multiple office buildings and multiple structured parking facilities, which may be accessed from either McDonogh Road or Painters Mill Road. On a daily basis, Petitioner's employees, along with many other visitors, enter and exit the Financial Center. For example, one of Petitioner's office buildings located to the northeast of the Painters Mill Road access point contains Petitioner's investment center where investment counselors meet clients and prospective clients on a daily basis. Additionally, one of the newly constructed buildings in close proximity to the McDonogh Road entrance will contain Petitioner's institutional retirement plan services for existing and prospective clients, which will be relocated from another one of Petitioner's buildings also located northeast of the Painters Mill Road access point. These services provide more than adequate justification for the proposed directional signage, which is essential for Petitioner's daily operations and its clientele. The testimony offered also confirmed that Petitioner intends to install its directional signage in locations that will ensure efficient navigation throughout the Financial Center.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. They indicate no opposition or other recommendations concerning the requested relief.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that the signage, as shown and indicated on Petitioner's Exhibits 1A through 1F, is appropriate in the locations proposed and, having met the standards set forth in Section 307 of the Zoning Regulations, should be granted. The subject property is unique by virtue of its overall size, irregular shape, topographic conditions, and suburban-style campus layout. As discussed above, this property is part of an integrated Financial Center setting. The

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entire Financial Center and all office buildings presently located on it, including the newly completed buildings, are intended to function as one cohesive office complex. The ability to have easy access between all buildings is essential and can only be made possible by providing adequate directional signage. The unique features of the site, along with the relationship of the Financial Center to the two public roadways on which it has frontage and the curvature of these roadways, drive the need for the amount of directional signage requested in order to provide adequate guidance for visitors entering and navigating the subject property. It has also been established that strict compliance with the Zoning Regulations would result in a practical difficulty for Petitioner. Requiring Petitioner to adhere to the sign face area and height limitations for directional signage contained in the Sign Regulations of the B.C.Z.R. would make it difficult for Petitioner's visitors and clientele to locate their destination on the Financial Center campus.

Finally, there is no evidence that the grant of the relief in this case would be detrimental to the surrounding area. The directional signage for the Financial Center will not be installed on either of the subject property's two road frontages, and is reasonable given the size of the Financial Center and the multiple office buildings and structured parking facilities on site. Additionally, a review of the site plan and sign renderings that were marked and accepted into evidence as Petitioner's Exhibits 7A through 7I indicates that the proposed signs are tastefully designed and the character of the signs are appropriate in the context of the existing campus improvements.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, 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 13th day of November, 2009 that Petitioner's Special Hearing request in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an amendment to the site plan approved in Case No. 08-279-A be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED that Petitioner's Variance requests as follows:

Signage on Interior of Campus:

- From Section 450.4.3 of the B.C.Z.R. to allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (sign C); and
- From Section 450.4.3 of the B.C.Z.R. to allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu 8 square feet and to allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (sign D),

in accordance with the site plan accepted into evidence as Petitioner's Exhibits 1A through 1F, be and are hereby **GRANTED**.

IT IS FURTHER ORDERED that Petitioner's Variance requests as follows:

Painters Mill Frontage:

- From Section 450.4.5(k) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign; and
- To allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet; and
- To allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (sign A); and

McDonogh Road Frontage:

- From Section 450.4.5(k) of the B.C.Z.R. to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign; and
- To allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet; and

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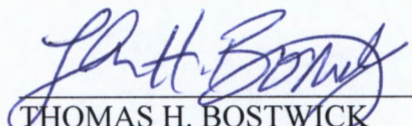
- To allow a maximum height for each sign of 9 feet in lieu of the permitted 25 square feet (sign A),

be and are hereby **DISMISSED AS MOOT**.

The relief granted herein is subject to the following conditions:

1. Petitioner is advised that it may apply for any required building 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 the 30-day appeal period from the date of 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.

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 13, 2009

David H. Karceski, Esquire
Venable LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
N side of McDonogh Road; 530 feet E of Bachelors Hall Lane; corner of E side
of Painters Mill Road and N side of Lyons Mill Road (cul-de-sac)
2nd Election District - 4th Councilmanic District
(8870 McDonogh Road and 4515 Paints Mill Road NW)
TRP Suburban Second, Inc. – *Petitioner*
Case No. 2010-0102-SPHA

Dear Mr. Karceski:

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,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:dlw
Enclosure

- c: Brian J. Dean, LEED AP, Vice President, T. Rowe Price Associates, Inc.,
Mail Code OM-3103, 4515 Painters Mill Road, Owings Mills, MD 21117
James K. Flannery, Jr., Vice President, Development, Continental Realty Corporation,
1427 Clarkview Road, Suite 500, Baltimore, MD 21209
Charlie R. Nugent, Senior Project Manager, Jones Lang LaSalle, 1801 K Street,
NW Suite 1000, Washington, DC 20006
Michael Pieranunzi, RLA, LEED AP, Century Engineering, 10710 Gilroy Road,
Hunt Valley, MD 21031
Kacey Macomber, McDonogh School, 8600 McDonogh Road, Owings Mills, MD 21117
People's Counsel; File



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 8870 McDonogh Road and 45 Painters Mill Road
which is presently zoned OT

Deed Reference: _____ / _____ Tax Account # _____

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.)

To be determined at hearing.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman/David H. Karczeski

Name - Type or Print

Signature

Venable LLP

Company

210 W. Pennsylvania Ave., Suite 500 410-494-6262

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

TRP Suburban Second, Inc.

Name - Type or Print

Signature

Mark B. Ruhe, Vice President

Name - Type or Print

Signature

Three Financial Center, 4515 Painters Mill Road 410-345-222

Address

Telephone No.

Owings Mills

MD

21117

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 W. Pennsylvania Ave., Suite 500 410-494-6262

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Case No. 2010-0102-SPHA

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by JNP Date 9/2/09

REV 8/20/07

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ATTACHMENT TO PETITION FOR VARIANCE

8870 McDonogh Road
4515 Painters Mill Road

PAINTERS MILL ROAD FRONTAGE

From Section 450.4.5(k) of the Baltimore County Zoning Regulations ("BCZR") to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A).

MCDONOGH ROAD FRONTAGE

From BCZR Section 450.4.5(k) to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A).

SIGNAGE ON INTERIOR OF CAMPUS

From BCZR Section 450.4.3 to allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (Sign C).

From BCZR Section 450.4.3 to allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu of the permitted 8 square feet and to allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (Sign D).



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8870 McDonogh Road and 4515 Painters Mill Rd
which is presently zoned OT

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

An amendment to the site plan approved in Case No. 08-279-A.

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:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman/David H. Karceski

Name - Type or Print Robert A. Hoffman
Signature [Signature]
Company Venable LLP
210 W. Pennsylvania Ave., Suite 500 410-494-6262
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

TRP Suburban Second, Inc.

Name - Type or Print Kevin G. Mejd
Signature KEVIN G. MEJD, VICE PRESIDENT
~~Mark B. Ruhe, Vice President~~
Name - Type or Print _____

Signature _____ 410-345-2221
Three Financial Center, 4515 Painters Mill Road
Address _____ Telephone No. _____
Owings Mills MD 21117
City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman
Name _____
210 W. Pennsylvania Ave., Suite 500 410-494-6262
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-0102-SP4A

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 9/22/09

11.13.09

[Signature]



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8870 McDonogh Road and 4515 Painters Mill Rd
which is presently zoned OT

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

An amendment to the site plan approved in Case No. 08-279-A.

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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Robert A. Hoffman/David H. Karceski

Name - Type or Print _____

Signature _____

Venable LLP

Company _____

210 W. Pennsylvania Ave., Suite 500 410-494-6262

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

TRP Suburban Second, Inc.

Name - Type or Print _____

Signature _____

KEVIN G. MEYD, VICE PRESIDENT

Mark B. Ruhe, Vice President

Name - Type or Print _____

Signature _____

410-345-2221

Three Financial Center, 4515 Painters Mill Road

Address _____ Telephone No. _____

Owings Mills MD 21117

City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman

Name _____

210 W. Pennsylvania Ave., Suite 500 410-494-6262

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2010-0102-SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By _____

Date _____

9/22/09

11.13.09

**PROPERTY OF TRP SUBURBAN SECOND, INC.
LOTS 3C, 3D, 3E AND PART OF LOT 3B
OWINGS MILLS CORPORATE CAMPUS
BALTIMORE COUNTY, MD**

Beginning for the same on the north side of McDonough Road which is variable in width at a distance of 530 feet east of the centerline of Bachelors Hall Lane which is 40 feet wide, said point being shown as "RW58" on the plat entitled "Plat D, Owings Mills Corporate Campus" which is recorded among the Land Records of Baltimore County in Plat Book SM 69 Page 86, thence leaving said point and running the following two courses and distances:

- 1) 128.39 feet along a curve to the right, having a radius of 340.46 feet, subtended by a chord bearing North $61^{\circ} 00' 03''$ West, 127.63 feet to a point of tangency, thence
- 2) North $50^{\circ} 11' 52''$ West, 1,428.61 feet to a point on the east side of Painters Mill Road, thence
- 3) 516.75 feet along a curve to the right, not tangent to the preceding line, having a radius of 903.93 feet, subtended by a chord bearing North $03^{\circ} 04' 36''$ West, 509.74 feet to a point on the southern right-of-way line of Lyons Mill Road, thence by a line not tangent to the preceding curve and running with and binding on said southern right-of-way the following four courses and distances;
- 4) North $55^{\circ} 28' 25''$ East, 50.60 feet to a point, thence
- 5) 155.29 feet along a curve to the left, not tangent to the preceding line, having a radius of 2,998.28 feet, subtended by a chord bearing South $84^{\circ} 05' 42''$ East, 155.27 feet to a point of reverse curvature, thence
- 6) 78.41 feet along a curve to the right, having a radius of 150 feet, subtended by a chord bearing South $70^{\circ} 36' 10''$ East, 77.52 feet to a point of reverse curvature, thence
- 7) 121.14 feet along a curve to the left, having a radius of 85.00 feet, subtended by a chord bearing North $83^{\circ} 32' 33''$ East 111.15 feet to a point, thence leaving the southern right-of-way line of Lyons Mill Road by a line not tangent to the preceding curve;
- 8) South $23^{\circ} 19' 29''$ East, 95.00 feet to a point, thence
- 9) North $76^{\circ} 15' 48''$ East 57.41 feet to a point, thence
- 10) South $41^{\circ} 09' 58''$ East, 38.37 feet to a point, thence
- 11) South $73^{\circ} 47' 28''$ East, 46.02 feet to a point, thence
- 12) North $65^{\circ} 29' 23''$ East, 86.14 feet to a point, thence
- 13) South $89^{\circ} 31' 23''$ East, 70.39 feet to a point, thence
- 14) South $37^{\circ} 09' 38''$ East, 167.60 feet to a point, thence
- 15) North $78^{\circ} 57' 58''$ East, 131.23 feet to a point, thence
- 16) South $83^{\circ} 17' 48''$ East, 149.77 feet to a point, thence
- 17) South $25^{\circ} 12' 56''$ East, 86.80 feet to a point, thence
- 18) South $43^{\circ} 02' 08''$ East, 51.63 feet to a point, thence
- 19) South $80^{\circ} 26' 05''$ East, 40.67 feet to a point, thence
- 20) North $78^{\circ} 52' 23''$ East, 172.49 feet to a point, thence
- 21) South $46^{\circ} 42' 35''$ East, 95.04 feet to a point, thence
- 22) South $03^{\circ} 39' 54''$ East, 73.07 feet to a point, thence
- 23) South $10^{\circ} 27' 17''$ West, 53.29 feet to a point, thence
- 24) South $85^{\circ} 01' 49''$ East, 69.80 feet to a point, thence
- 25) North $67^{\circ} 36' 19''$ East, 101.47 feet to a point, thence

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- 26) South 58° 04' 18" East, 74.21 feet to a point, thence
- 27) South 06° 24' 21" East, 87.25 feet to a point, thence
- 28) South 20° 52' 23" East, 79.13 feet to a point, thence
- 29) South 17° 38' 30" West, 25.23 feet to a point, thence
- 30) South 06° 52' 28" East, 157.38 feet to a point, thence
- 31) South 37° 25' 14" East, 45.38 feet to a point, thence
- 32) South 15° 06' 22" East, 233.60 feet to a point, thence
- 33) South 58° 09' 40" East, 189.00 feet to a point, thence
- 34) South 13° 24' 35" East, 113.78 feet to a point, thence
- 35) South 62° 25' 10" East, 67.52 feet to a point on the northern right-of-way of McDonogh Road, thence
- 36) 355.05 feet along a curve to the left, not tangent to the preceding line, having a radius of 1,944.86 feet, subtended by a chord bearing South 80° 47' 22" West, 354.56 feet to a point of tangency, thence
- 37) South 75° 33' 39" West, 136.97 feet to a point of curvature, thence
- 38) 312.84 feet along a curve to the right having a radius of 2256.86 feet subtended by a chord bearing South 79° 31' 55" West, 312.59 feet to the point of beginning as recorded in liber 12290, folio 259.

Containing 1,634,448 square feet or 37.522 acres of land, more or less.



LOT 3H
"RESUBDIVISION OF LOT 3A AND PARCEL H
OWINGS MILLS CORPORATE CAMPUS"
BALTIMORE COUNTY, MD

Beginning for the same on the north side of a cul-de-sac known as Lyons Mill Road, said point being known as LC8 as shown on the Plat entitled "Resubdivision of Lot 3A and Parcel H Owings Mills Corporate Campus" which is recorded among the Land Records of Baltimore County in Plat Book SM 72 Page 55 thence running along the northern right-of-way of Lyons Mill Road the following four courses and distances:

- 1) 83.26 feet along a curve to the left, having a radius of 85.00 feet, subtended by a chord bearing North 87° 11' 43" West, 79.98 feet to a point of reverse curvature, thence
- 2) 35.19 feet along a curve to the right, having a radius of 100.00 feet, subtended by a chord bearing South 74° 49' 20" West, 35.01 feet to a point of compound curvature, thence
- 3) 165.53 feet along a curve to the right, having a radius of 945.00 feet, subtended by a chord bearing South 89° 55' 16" to a point, thence by a line not tangent to the preceding curve,
- 4) North 30° 16' 46" West 49.02 feet to a point on the eastern right-of-way of Painters Mill Road, thence running with and binding on the eastern right-of-way line of Painters Mill Road the following three courses and distances, thence
- 5) 135.03 feet along a curve to the right, not tangent to the preceding curve, having a radius of 903.93 feet, subtended by a chord bearing North 28° 46' 55" East, 134.90 feet to a point of tangency, thence
- 6) North 33° 03' 40" East 136.94 feet to a point of curvature thence
- 7) 206.95 feet along a curve to the right, having a radius of 4634.86 feet, subtended by a chord bearing North 31° 46' 55" East, 206.93 feet to a point, thence by a line not tangent to the preceding curve and leaving the eastern right-of-way of Painters Mill Road the following seventeen courses and distances;
- 8) South 85° 31' 09" East, 760.74 feet to a point, thence
- 9) South 07° 51' 41" West, 258.44 feet to a point, thence
- 10) South 82° 29' 15" East, 22.09 feet to a point, thence
- 11) South 09° 49' 19" West, 276.02 feet to a point, thence
- 12) North 74° 30' 00" West, 217.70 feet to an iron pipe thence
- 13) South 15° 30' 00" West, 20.30 feet to a point, thence
- 14) North 78° 04' 52" West, 18.27 feet to a point, thence
- 15) South 66° 24' 40" West, 53.95 feet to a point, thence
- 16) North 46° 28' 58" West, 106.66 feet to a point, thence
- 17) North 08° 07' 48" West, 42.14 feet to a point, thence
- 18) North 16° 13' 13" West, 40.16 feet to a point, thence
- 19) North 04° 35' 46" East, 25.35 feet to a point, thence
- 20) North 53° 37' 18" West, 113.77 feet to a point, thence
- 21) North 65° 22' 35" West, 87.65 feet to a point, thence
- 22) South 50° 38' 03" West, 29.80 feet to a point, thence
- 23) South 13° 30' 37" West, 82.60 feet to a point, thence
- 24) South 42° 05' 04" West, 80.87 feet to the place of beginning

Containing 383,723 sq. ft. or 8,809 acres of land more or less.

Being Lot 3H as shown on a plat entitled "Resubdivision of Lot 3A and Parcel H Owings Mills Corporate Campus" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM 72 Page 55.



2010-0102-SPHA

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (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: 2010-0102-SPHA
Petitioner: TRP Suburban Second, Inc.
Address or Location: 8870 McDonogh Road &
4515 Painters Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kedrick Whitmore
Address: Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson MD 21204
Telephone Number: 410 494 6204

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: # 2010-0102-SPHA

8870 McDonogh Road & 4515 Painters Mill Road
N/side of McDonogh Rd., 530 ft. east of Bachelors Hall Ln., Corner of e/side of Painters Mill Rd. & n/side of Lyons Mill Road (cul-de-sac)

2nd Election District — 4th Councilmanic District

Legal Owner(s): TRP Suburban Second, Inc.

Special Hearing: for an amendment to the site plan approved in Case 08-279-A. **Variance:** (Painters Mill Frontage): to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A). McDonogh Rd. Frontage: To allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A). Signage on Interior of Campus: To allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (Sign C); to allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu of the permitted 8 square feet and to allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (Sign D).

Hearing: Friday, November 6, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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) 887-4386.

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

10/424 October 22

218296

CERTIFICATE OF PUBLICATION

10/22/2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/22/2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2010-0102-SPHA

Petitioner/Developer: __

TRP Suburban Second, Inc..

Date of Hearing/closing: November 6, 2009

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn; Kristin Matthews;

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
8870 McDonogh Road & 4515 Painters Mill Road

The sign(s) were posted on Oct.22 2009
(Month, Day, Year)

Sincerely,

Robert Black Oct.24, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CONTINUED

CASE # 2010-0102-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE, TOWSON 21204

DATE AND TIME: FRIDAY, NOVEMBER 6, 2009 AT 9:00 A.M.

REQUEST: DIRECTIONAL SIGNS WITH A MAXIMUM SIGN FACE AREA
OF 18 SQUARE FEET PER SIGN IN LIEU OF THE PERMITTED 8 SQUARE FEET
(SIGN C), TO ALLOW 4 FREESTANDING DIRECTIONAL SIGNS WITH A MAXIMUM
SIGN FACE AREA OF 9 SQUARE FEET PER SIGN IN LIEU OF THE PERMITTED 8
SQUARE FEET AND TO ALLOW A MAXIMUM HEIGHT FOR EACH SIGN OF
8 FEET IN LIEU OF THE PERMITTED 6 FEET (SIGN D).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2010-0102-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 104, JEFFERSON BUILDING 21204
105 WEST CHESAPEAKE AVE, TOWSON

DATE AND TIME: FRIDAY, NOVEMBER 6, 2009 AT 9:00 A.M.

REQUEST: SPECIAL HEARING FOR AN AMENDMENT TO THE SITE
PLAN APPROVED IN CASE 08-279-A, VARIANCE

(PAINTERS MILL FRONTAGE): TO ALLOW 2 GROUND MOUNTED ENTERPRISE
SIGNS IN LIEU OF THE PERMITTED 1 SIGN, TO ALLOW A MAXIMUM SIGN FACE
AREA OF 53 SQUARE FEET PER SIGN IN LIEU OF THE PERMITTED 25 SQUARE
FEET, AND TO ALLOW A MAXIMUM HEIGHT FOR EACH SIGN OF 9 FEET IN LIEU
OF THE PERMITTED 6 FEET (SIGN A). McCONOUGH FORD FERRISAGE, TO ALLOW
2 GROUND MOUNTED ENTERPRISE SIGNS IN LIEU OF THE PERMITTED 1 SIGN, TO
ALLOW A MAXIMUM SIGN FACE AREA OF 53 SQUARE FEET PER SIGN IN LIEU
OF THE PERMITTED 25 SQUARE FEET, AND TO ALLOW A MAXIMUM HEIGHT FOR
EACH SIGN OF 9 FEET IN LIEU OF THE PERMITTED 6 FEET (SIGN B).
TO ALLOW 4 FREESTANDING
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
~~Director of Planning and~~
~~Development Management~~
October 7, 2009

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2010-0102-SPHA

8870 McDonogh Road & 4515 Painters Mill Road

N/side of McDonogh Rd., 530 ft. east of Bachelors Hall Ln., Corner of e/side of Painters Mill Rd. & n/side of Lyons Mill Road (cul-de-sac)

2nd Election District – 4th Councilmanic District

Legal Owners: TRP Suburban Second, Inc.

Special Hearing for an amendment to the site plan approved in Case 08-279-A. Variance (Painters Mill Frontage): to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A). McDonogh Rd Frontage: To allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A). Signage on Interior of Campus: To allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (Sign C); to allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu of the permitted 8 square feet and to allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (Sign D).

Hearing: Friday, November 6, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman/David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

Kevin Meyd, TRP Suburban Second, Inc., 4515 Painters Mill Rd., Three Financial Center, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 22, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 22, 2009 Issue - Jeffersonian

Please forward billing to:

Kedrick Whitmore

410-494-6204

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2010-0102-SPHA

8870 McDonogh Road & 4515 Painters Mill Road

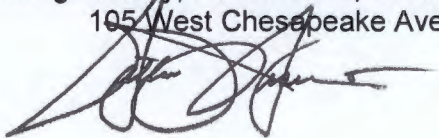
N/side of McDonogh Rd., 530 ft. east of Bachelors Hall Ln., Corner of e/side of Painters Mill Rd. & n/side of Lyons Mill Road (cul-de-sac)

2nd Election District – 4th Councilmanic District

Legal Owners: TRP Suburban Second, Inc.

Special Hearing for an amendment to the site plan approved in Case 08-279-A. Variance (Painters Mill Frontage): to allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A). McDonogh Rd Frontage: To allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet per sign in lieu of the permitted 25 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 6 feet (Sign A). Signage on Interior of Campus: To allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (Sign C); to allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu of the permitted 8 square feet and to allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (Sign D).

Hearing: Friday, November 6, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 28, 2009

Robert A. Hoffman & David Karceski
Venable, LLP
210 W. Pennsylvania Ave. Ste. 500
Towson, MD 21204

Dear: Robert A. Hoffman & David Karceski

RE: Case Number 2010-0102-A, 8870 McDonogh Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 22, 2009. 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:lnw

Enclosures

c: People's Counsel
TRP Suburban Second, Inc.; 4515 Painters Mill Rd.; Owings Mill, MD 21117

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: November 3, 2009

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 8870 McDonogh Road and 4515 Painters Mill Road

INFORMATION:

Item Number: 10-102

Petitioner: TRP Suburban Second, Inc.

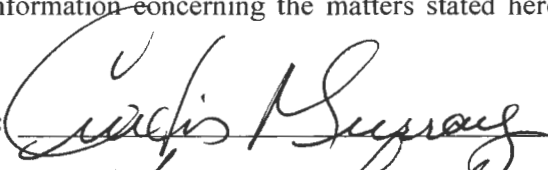
Zoning: OT

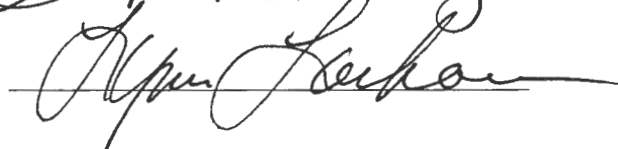
Requested Action: Variance and Special Hearing

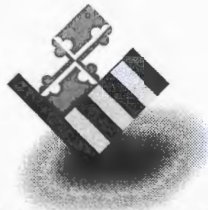
SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested relief for the proposed signs. The high quality design and materials (granite, stone with stainless steel accents) proposed for the ground mounted enterprise and directional signs are consistent with the Owings Mills Corporate Campus image.

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

Prepared by: 

Division Chief: 
AFK/LL: CM



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006,0034,0088,0096,0097,0098,0099,0100,0102,0103,0104,0106,0107,0108,0109,0111,0113 and 0115

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.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: October 9, 2009

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10192009.b -NO COMMENTS.doc



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

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

RE: Baltimore County
Item No. 2010-0102-SPHA
MCDONOUGH RD/PAINTERS MILL RD
TRP SUBURBAN SECOND, INC.
VARIANCE -

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. 2010-0102-SPHA.

Should you have any questions regarding this matter, please 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).

Very truly yours,

Steven D. Foster
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

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.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
8870 McDonogh Road & 4515 Painters Mill Rd* ZONING COMMISSIONER
N/S McDonogh Rd, 530' E Bachelors Hall Lane, *
Cor E/S Painters Mill Rd & N/S Lyons Mill Rd * FOR
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): TRP Suburban Second, Inc * BALTIMORE COUNTY
Petitioner(s) *
10-102-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

OCT 14 2009

.....

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Patricia Zook - Case 2010-0102-SPHA – hearing is Friday, November 6 – comments needed

From: Patricia Zook
To: Kim Toomey @ VBI
Date: 10/28/2009 3:21 PM
Subject: Case 2010-0102-SPHA – hearing is Friday, November 6 – comments needed
CC: Bostwick, Thomas

Curtis -

We need Planning comments for this case:

CASE NUMBER: 2010-0102-SPHA

Location: N side of McDonogh Road; 530 feet E of Bachelors Hall Lane. Corner of E side of Painters Mill Road and N side of Lyons Mill Road (cul-de-sac)
 2nd Election District, 4th Councilmanic District
 Legal Owner: TRP Suburban Second, Inc.

SPECIAL HEARING An amendment to the site plan approved in case no. 08-279-A

VARIANCE

Painters Mill Frontage: 1) To allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign; 2) To allow a maximum sign face area of 53 square feet, and to allow a maximum height for each sign of 9 feet in lieu of the permitted 25 square feet, (Sign A).
McDonogh Road Frontage: 1) To allow 2 ground-mounted enterprise signs in lieu of the permitted 1 sign, to allow a maximum sign face area of 53 square feet; 2) To allow a maximum height for each sign of 9 feet in lieu of the permitted 25 square feet, (Sign A).
Signage on Interior of Campus: 1) To allow 4 freestanding directional signs with a maximum sign face area of 18 square feet per sign in lieu of the permitted 8 square feet (Sign C); 2) To allow 4 freestanding directional signs with a maximum sign face area of 9 square feet per sign in lieu 8 square feet; 3) To allow a maximum height for each sign of 8 feet in lieu of the permitted 6 feet (Sign D).

Hearing: Friday, 11/6/2009 at 9:00:00 AM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Patti Zook
 Baltimore County
 Office of the Zoning Commissioner
 105 West Chesapeake Avenue, Suite 103
 Towson MD 21204
 410-887-3868
pzook@baltimorecountymd.gov

September 29, 2009

David H. Karceski

T 410.494.6285
F 410.821.0147
DHKarceski@Venable.com

HAND-DELIVERED

Timothy M. Kotroco, Director
Baltimore County Department of Permits
and Development Management
County Office Building - Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 2010-0102-SPHA
8870 McDonogh Road and 4515 Painters Mill Road

Dear Mr. Kotroco:

I am writing to request your assistance in obtaining an accelerated hearing date for Case No. 2010-0102 to the extent possible. We filed Petitions for Variance and Special Hearing on behalf of TRP Suburban Second, Inc., legal owner of the above-referenced properties, on Tuesday, September 22, 2009.

The requested zoning relief pertains to new signage Petitioner intends to install on T. Rowe Price's Owings Mills campus to, in part, serve new office buildings now under construction. Successful completion of the project by the end of the year is dependent upon obtaining a hearing date on or before November 3, 2009.

Any assistance you can offer in scheduling this hearing on or before November 3rd would be greatly appreciated.

Very truly yours,



David H. Karceski

DHK/rb

cc: Mr. Jim Flannery

PRIOR ORDER

IN RE: **PETITION FOR VARIANCE**
N/S McDonogh Road, 350' E c/line of
Bachelors Hall Lane
(8870 McDonogh Road)

2nd Election District
4th Council District

TRP Suburban Second, Inc.
Petitioner

BEFORE THE
ZONING COMMISSIONER
FOR
BALTIMORE COUNTY
Case No. 08-279-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, TRP Suburban Second, Inc., by and through its attorneys, Robert Hoffman and Christopher Mudd with Venable LLP. Petitioner requests variances from (1) Sections 102.2, 206.4.C.1, and 206.4.C.4 (1B01.2.C.1.a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking garage to be setback a minimum of 70 feet from the office building that it serves, in lieu of the required 93 feet; and (2) Section 206.4.C.4 (1B01.2.C.1.a) of the B.C.Z.R. to permit a minimum rear yard setback of 15 feet in lieu of the required 50 feet and a minimum side yard setback of 7 feet in lieu of the required 20 feet for a parking structure. The subject property and requested relief are more particularly described on the amended two-page site plan, which was submitted into evidence and marked as Petitioner's Exhibit Nos. 1A-1B.

At the requisite public hearing, Robert Hoffman, Esquire and Christopher Mudd, Esquire appeared as attorneys for Petitioner. Appearing in support of the Petition for Variance were Jim Flannery with Continental Realty Corporation, consultants to Petitioner; Mitchell Kellman with Century Engineering, Inc., the firm that prepared the site plan; and Steve Empie with RTKL, the architects for the proposed project. I received Mr. Kellman's resume as Petitioner's Exhibit 3,

which demonstrates that he is an experienced land planner, and Mr. Empie's resume as Petitioner's Exhibit 4, evidencing that he is a registered architect. Also appearing were Rick Cobert of the Baltimore County Department of Economic Development and Kacey Macomber of McDonogh School, both of whom expressed their support for the Petitioner's requested relief. As no Protestants were present, the hearing proceeded on a proffer from Mr. Hoffman.

The testimony and evidence offered disclosed that the subject property consists of 26.477 acres, more or less, and is located northeast of the intersection of McDonogh Road and Painters Mill Road in the Owings Mills. The property is part of T. Rowe Price's Financial Center (Financial Center), which is within the larger "Owings Mills Corporate Campus". The subject property is situated south of the existing office buildings on the Financial Center and north of McDonogh Road. While the majority of the Financial Center is zoned O.T., the subject property is predominantly zoned OR-2. The site is presently unimproved, and Petitioner intends to construct thereon two new office buildings and two supporting parking structures. The layout of the parking structures on the site is the subject of the requested relief.

As outlined above, the requested variances pertain to certain building-to-building and yard area setbacks for the proposed structures. The testimony indicated that Petitioner intends to construct two office buildings, which will be connected by a covered walkway. Directly across a proposed internal drive isle, the Petitioner will construct two supporting parking structures. As shown and illustrated on Petitioner's Exhibits 1A and 1B, the design and layout of the proposed structures are intended to be consistent with the layout of the existing structures in the Financial Center. In this regard, Mr. Empie provided building elevations for my review. In keeping with a design similar to the existing structures, Petitioner discovered that variances were necessary for

the location of parking structures. Petitioner owns the property on both sides of the property line from which the side and rear yard setback variances are requested.

The testimony and evidence confirmed that the specific need for the variances is generated by the uniqueness of the property. As discussed above, the subject property is part of an integrated Financial Center setting. The entire Financial Center, and all office buildings presently located on it and to be located on it in the future, are intended to function as one cohesive office complex. The ability to have interconnections and easy access between all buildings is essential. As the testimony and evidence demonstrates, there are a number of existing site constraints that make the subject property unique, including: (a) vegetation on the interior of the site that Petitioner seeks to preserve; (b) a certain grade change on the site that Petitioner seeks to incorporate in its design; and (c) the unusual shape of the property, which is widest along its McDonogh Road frontage, then narrows toward the interior of the property. These unique factors limit the area within which Petitioner could practicably locate the buildings on the site.

A strict interpretation of the zoning regulations would create a practical difficulty for Petitioner in a number of ways. If Petitioner were required to respect all setbacks, it would have difficulty maintaining certain existing vegetation and grades on the site. Petitioner would have to locate its buildings further apart and consequently locate them closer to the outer portions of its site, which would bring the buildings closer to adjacent property owners or public streets. The resulting inability to keep all buildings on the Financial Center closer together would negatively impact the "campus feel" that T. Rowe Price strives to maintain and would further inhibit Petitioner from maximizing the convenience for its employees and clients of having a close-knit, connected site layout.

Having considered all of the evidence and proffered testimony on this issue, I am persuaded to grant the Petition for Variance. Based on my review of the site plan, the aerial photograph, and the site perspective, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. The requested variances are appropriate, given the uniqueness of the site. The OR-2 and neighboring O.T. zones that comprise the Financial Center are office-intensive zones, and I find that Petitioner's overall campus scheme is the exact type of use envisioned by the County Council when creating those zones. Petitioner strives to provide an intimate feel within its Financial Center, and the requested zoning relief enables them to maintain that characteristic without impacting the surrounding properties; the setback variances are internal in nature, in that they are only bringing Petitioner's own buildings closer to each other and further from their neighbors.

I should also note that the County agencies that reviewed this matter have no objections, as there are no adverse Zoning Advisory Committee (ZAC) comments. In fact, I received into evidence, as Petitioner's Exhibit 2, a letter from Mr. David Iannucci, Director of the County Department of Economic Development, which indicated his department's support for Petitioner's proposed expansion of its Financial Center.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of January, 2008, that the Petition for Variance, seeking relief from (1) Sections 102.2, 206.4.C.1, and 206.4.C.4 (1B01.2.C.1.a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking garage to be setback a minimum of 70 feet from the office building that it serves, in lieu of the required 93 feet and (2) from Section 206.4.C.4

(1B01.2.C.1.a) of the B.C.Z.R. to permit a minimum rear yard setback of 15 feet, in lieu of the required 50 feet and a minimum side yard setback of 7 feet, in lieu of the required 20 feet, in accordance with Petitioner's Exhibits 1A and 1B, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioner may apply for its building 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, the relief granted herein shall be rescinded.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

CASE NAME TRP Suburban Second
CASE NUMBER 2010-0102-SHA
DATE 11/6/09

CASE NAME TRP Suburban Second
CASE NUMBER 2010-0102-SHA
DATE 11/6/09

[illegible]

443. 921. 4376 direct
410. 796. 4800 main
410. 847. 9637 fax
jflannery@crcrealty.com
www.crcrealty.com

Case No.: 2010-0102-JPNA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 A-F	6 sheet site plan - with old site plan + sign details	
No. 2	Michael Pierannuzzi Resume	
No. 3	Aerial Photo Zoning Map	
No. 4	Bill 72-09	
No. 5	12 th Revised CRG Plan For Swings Hills Corporate Campus	
No. 6	rendering of building that has now been built	
No. 7 A-I	sign renderings + photographs	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Michael J. Pieranunzi, RLA, LEED AP

Landscape Architect

BEGAN WITH CENTURY: 2006, October
YEARS WITH CENTURY: 3

YEARS WITH OTHER FIRMS: 19

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 RLA Maryland Registered #1008 (exp 10)
2009 March LEED Accredited Professional (LEED AP)

WORK BACKGROUND:

Century Engineering
Hunt Valley, MD
Oct. 2006 – present

Daft-McCune-Walker, Inc.
Towson, Maryland
1997 – 2006

Clark, Finefrock & Sackett, Inc.
Columbia, Maryland
1987 – 1997

ASSOCIATIONS

American Society of Landscape Architects
Howard County Association of Landscape Architects - Past Vice President
Howard County Homebuilders Association
Howard County Chamber of Commerce

SIGNIFICANT PROJECTS

Baltimore Crossroads Area 6
Middle River, Maryland

BGE Riverside
Dundalk, Maryland

CP Crane Power Plant
Middle River, Maryland

Maryvale Preparatory School
Timonium, Maryland

Northwest Hospital
Randallstown, Maryland



PETITIONER' S

EXHIBIT NO.

2

Owings Mills Mall
Owings Mills, Maryland

Randallstown Elementary School
Randallstown, Maryland

Towsontown Mall
Towson, Maryland

T. Rowe Price Expansion
Owings Mills, Maryland

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

With experience in a variety of project types and justifications, he has gained exceptional skills in managing projects from conceptual design, design development, construction drawings and site inspection. He has proven abilities in managing budgets, clients, county officials and staff on multiple project types and projects.

7600 CLAYS LANE, Woodlawn, MD.

Century provided land planning, engineering, surveying and landscape plan for the 40 lot townhouse development. The community is designed in a neo-traditional style in which the units front onto public roads or common green areas and the rear of the units. The roadway is designed to promote traffic calming with parallel parking and traffic radii. The site engineering required retrofit of an off site stormwater management pond, a private grinder pump for the sewer system and complex water line design.

(Design: 11/30/06 – 8/30/07 Construction: 3/30/07 – 3/07/08)

OWINGS MILLS RESTAURANT PARK, Baltimore County, MD.

Prepared layout and grading of five restaurant buildings, parking lot and landscaping. Mr. Pieranunzi coordinated the construction of restaurants with five different owners; Red Lobster, Don Pablo's, Tony Roma's, HOPS and Red Red River, and five different general contractors.

(Design: 11/1997-4/1998 Construction: 5/1998-10/1998)

SHELTER DEVELOPMENT, Baltimore County, MD.

Century Land Planning & Zoning specialists were contacted to analyze multiple sites within desired markets in the northern Baltimore County area. The sites were studied for "best use" programs provided by Shelter's needs, zoning issues and restriction, utility and traffic issues. Certain sites were encumbered by neighboring covenants that would restrict development. The plans included layout issues that resolved engineering access, screening, traffic and building height issues. Coordination with State Highway expansion and county zoning densities and setback requirements were also summarized. At the end of the project, Shelter Development selected a site based on the best land use analysis provided by Century's team. The plan proposed multiple access solutions, grading and earthwork studies, stormwater management requirements and potential setbacks and offsite improvement requirements.

OWINGS MILLS MALL, Baltimore County, MD.

Prepared layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free

standing Tire Center were razed. The overall mall was redesigned to meet the parking requirement while creating a 15 acre residential out parcel. Michael was responsible for the coordination and negotiation with the MTA connection between the Cinema and Outparcel.

TOWSONTOWN MALL EXPANSION, Baltimore County, MD.

Mr. Pieranunzi prepared and submitted permit drawings for a 100,000 s.f. expansion which included restaurants and retail space supported by a 750 space parking deck. Michael was responsible for the layout, grading, paving, hardscape components and utilities. The intricate project establishes Towson Mall as the gateway to Towson, Maryland. Michael worked extensively with the architects, owners and land use attorneys to prepare and process the drawings through reviews by the county, business community, economic development and existing tenants.

RANDALLSTOWN ELEMENTARY SCHOOL, Baltimore County, MD.

Project planner for a concept site analysis to improve this 1954 facility. Efforts included evaluation of the addition of adjacent properties. The purpose of the land expansion was for additional parking, a bus loop, and parent drop off, as well as providing expansion to the building structure. In addition, the abandonment of a public street, Maria Avenue, which bi-sected the site, was evaluated. Several schemes were conceived, evaluated, and recommendations were presented. The client, to develop an expansion/renovation program, used this information in retaining an architectural team.

NORTHWEST HOSPITAL , Baltimore County, MD.

Mr. Pieranunzi sited and graded a 45,000 s.f., 4-story Medical Office Building which will connect to the main hospital via an elevated enclosed walkway. The site, an existing parking lot, posed numerous challenges including extensive elevation change, stormwater management issues and parking lot re-routing. The building was serviced with 2 entrances on each end of the building and a parking level on the lower level. The plan was coordinated to meet the elevated walkway connection. Century prepared and permitted the grading, sediment control, stormwater management, landscape and building permit plans to Baltimore County. We prepared a color drawing of the landscape plan for marketing purposes.

WHITE MARSH MALL - PARCEL "E", Baltimore County, MD

Project Manager. Responsible for coordinating the building, parking and entrance layout for the 2 separate structures served by a common driveway and parking lot. The utility layout and landscape plans were designed to meet the specific user guidelines and approval from the land owner.

WHITE MARSH MALL - LIFESTYLE CENTER, Baltimore County, MD.

Project Manager. Responsible for the preparation of the conceptual and documents for the 110,000 s.f. "Lifestyle" expansion to White Marsh Mall and for coordinating the zoning, grading, SWM, utility, sediment and erosion control and landscape architecture plan. The retail component is attached to the exterior of the Mall fronting onto a proposed streetscape with special paving lighting and seating. The layout was sensitive to the existing sloping site and parking issues. *Completion 2012.*

WHITE MARSH MALL - PARKING LOT TOPO SURVEY, Baltimore County, MD.

Project Manager. Survey existing parking spaces on the Mall property including structural, handicap, police and security spaces. The parking lot count will be certified by a registered surveyor. The parking count will be used in determining zoning compliance issues.

VIRGINIA COMMONS, Baltimore County, Maryland

Project Manager for the design of two condominium buildings. Both buildings will be 9 stories with one being constructed over 2 levels of commercial space and 3 levels of parking and the second being constructed with 2 additional levels of penthouse units over 2 levels of parking. The upper level of parking will have a "green roof" between the new buildings and the existing parking structure on the adjacent property.

WINDSOR STATION

Project Manager - Prepared multiple conceptual studies for a 14 acre commercial parcel in order to maximize the potential office, warehouse or flex space. Studies were prepared in accordance with zoning, parking, and stormwater management facilities requirements. The layout maximized the square footage of the office space to $\pm$ 320,000 sf and the flex space of 90,000 sf and 1,600 parking spaces.

GLEN MEADOWS – TENANT HOUSE SUBDIVISION Baltimore County, Maryland

Project Manager for land planning, surveying and zoning expertise to assist in subdividing the existing tenant houses from the 480 acre parcel. Century surveyed the existing house, well, septic field and driveway locations to determine the subdivision line locations which would meet county zoning requirement.

MARYVALE PREPARATORY SCHOOL REVISED DEVELOPMENT PLAN – SCHEME B, Baltimore

County, MD. Project Manager for the land planning services for the preparation and submission of the Development Plan showing a 18,000 SF Media Center, 16,880 SF Performing Arts Center, track, lacrosse field, 3 soccer fields, parking and stormwater management. The 113 acre site, zoned RC-2, consists of existing buildings, ball fields and forest covering. =

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 15

Bill No. 72-09

Mr. Kenneth N. Oliver, Councilman

By the County Council, September 21, 2009

A BILL
ENTITLED

AN ACT concerning

Signs

FOR the purpose of permitting certain enterprise signs in the O.T. zone; and generally relating
to enterprise signs.

BY repealing and re-enacting, with amendments,

Section 450.4.5(k)
Baltimore County Zoning Regulations, as amended

- 1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Section 450.4.5(k) of the Baltimore County Zoning Regulations, as
3 amended, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

PETITIONER'S
EXHIBIT NO. 4

1 450.4

2 TABLE OF SIGN REGULATIONS

3

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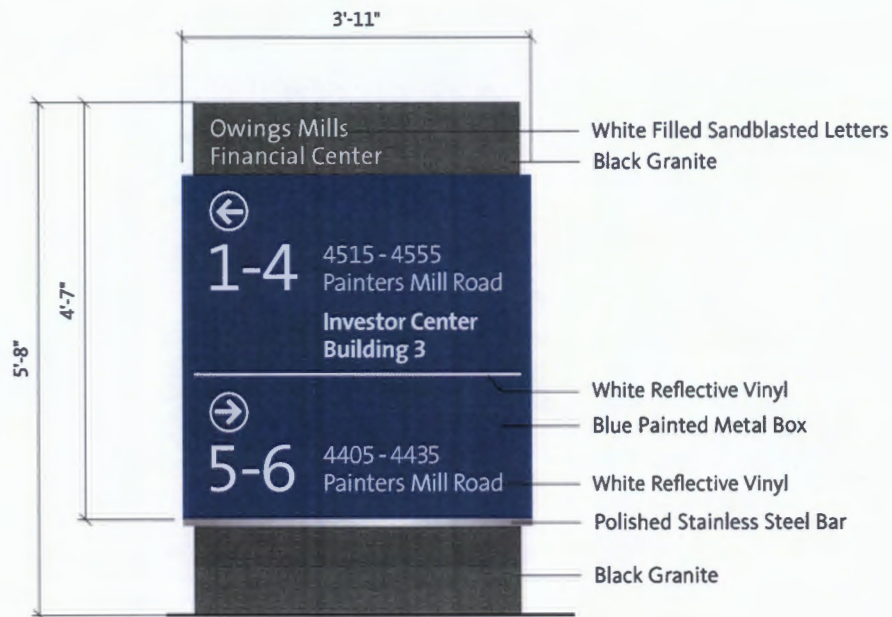
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Req.	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, (cont'd)	(k) Freestanding	R.C.C., OR-1, OR-2, O.T., S-E, B.M.M., B.M.B., B.M.Y.C.	Use	25 square feet, 30 square feet in S-E; 60 SQUARE FEET IN O.T. FOR AN OFFICE PARK	One per building, TWO FREESTANDING MONUMENT SIGNS PER VEHICULAR ENTRANCE IN O.T. FOR AN OFFICE PARK	6 Feet, 10 Feet in S-E; 25 feet for waterfront sign in B.M.M., B.M.B., B.M.Y.C.; 9 FEET IN O.T. FOR AN OFFICE PARK	1 foot, 1 1/2 in R.C.C., C.R.]	Signs shall be compatible with building. In R.C.C., integrate with landscaping and Director of Office of Planning approves location; IN O.T., MUST BE HIGH QUALITY BUILDING MATERIAL COMPATIBLE WITH BUILDING.

18 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by

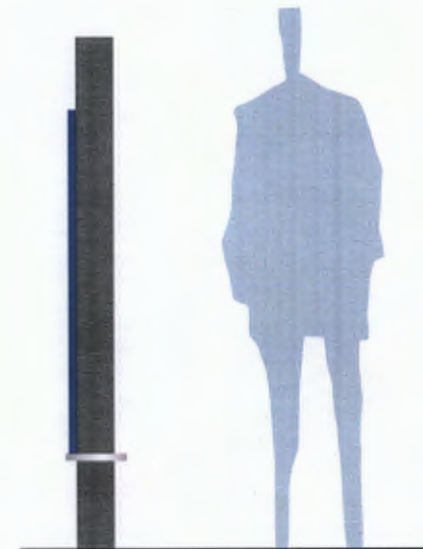
19 the affirmative vote of five members of the County Council, shall take effect on October 30,

20 2009.

b07209.wpd



1 FRONT ELEVATION
SCALE: 1/2"=1'-0"



2 SIDE ELEVATION
SCALE: 1/2"=1'-0"

NOTES:

- Class/Structural Type: Directional/Freestanding
- Sign Face Area: 18 sq. ft.
- Sign Height: 5' - 8"
- Company Name % of Total Sign Area: 5%

PETITIONER'S

EXHIBIT NO. 70A-I

T. Rowe Price Exterior Campus Signage

Sign Type Ext-C

Owings Mills
Financial Center



1-2 4555 – 4545
Painters Mill Road



3-4 4515 – 4525
Painters Mill Road
Investor Center
Building 3

Sign Type C-Existing Campus

10.30.2009



1 FRONT ELEVATION
SCALE: 1/2"=1'-0"



2 SIDE ELEVATION
SCALE: 1/2"=1'-0"

NOTES:

- **Class/Structural Type:** Directional/Freestanding
- **Sign Face Area:** 8.25 sq. ft.
- **Sign Height:** 8' - 0"
- **Company Name % of Total Sign Area:** 6%

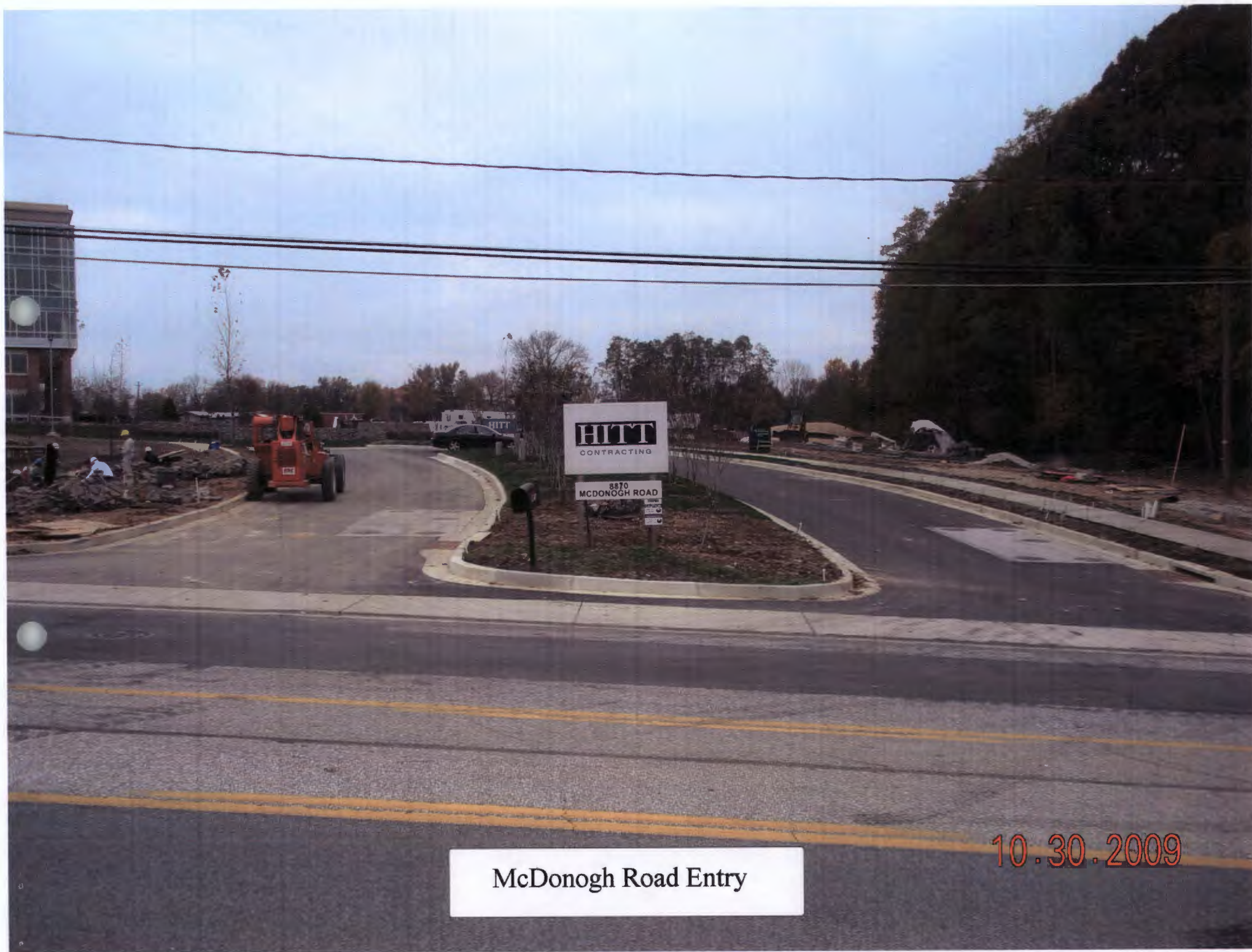
T. Rowe Price Exterior Campus Signage

Sign Type Ext-D



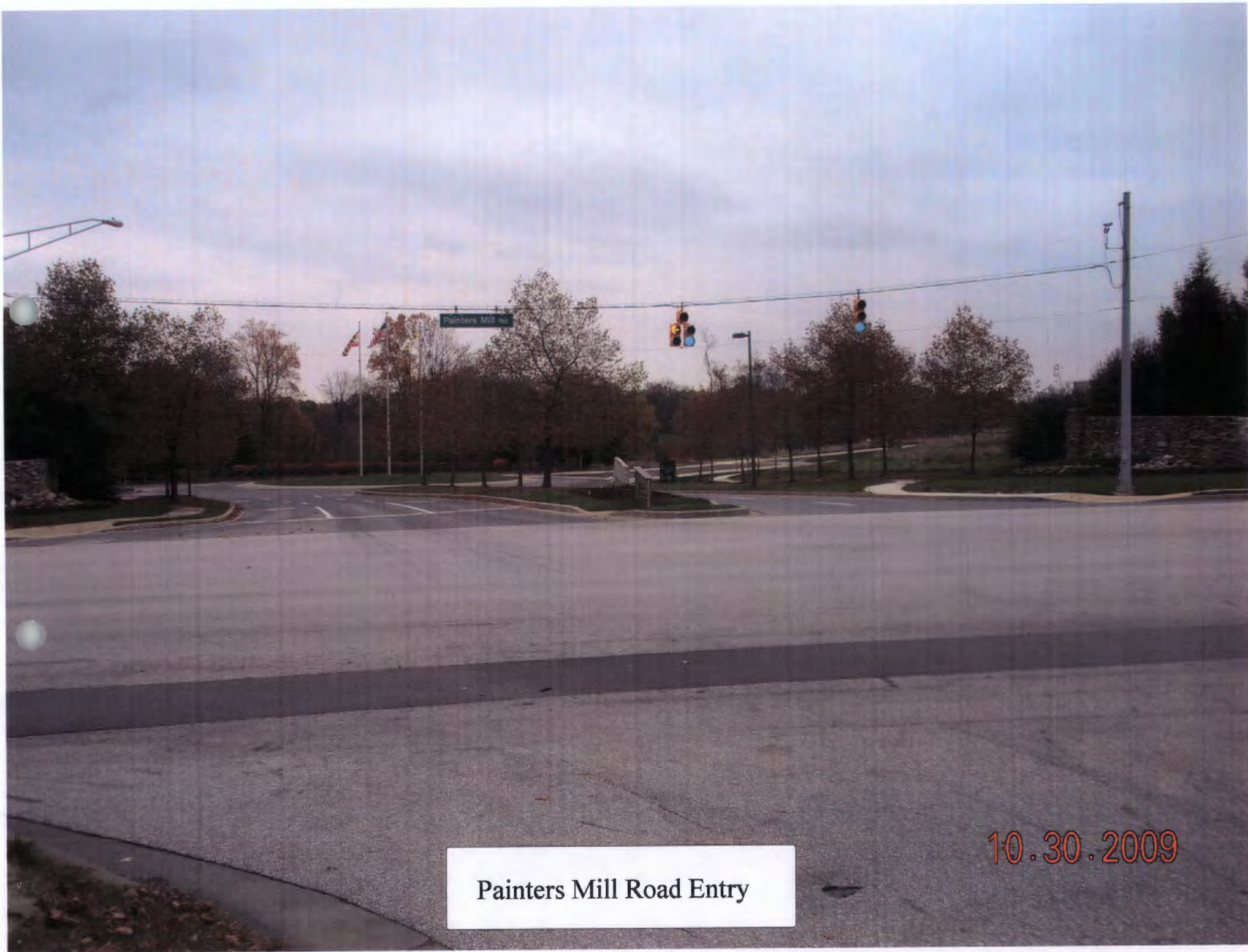
Existing Campus D Sign

10.30.2009



McDonogh Road Entry

10.30.2009



Painters Mill Road Entry

10.30.2009



Painters Mill Road Entry

10.30.2009



New Building 5

10.30.2009



New Building 6

10.30.2009





PETITIONER'S

EXHIBIT NO.

6

2020 K Street, NW
Washington, DC 20006
Tel: 202.721.5200
Fax: 202.872.8587

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Issue	Date	By	Check
& Description			
01	09.20.2009	SH	
Variance			

Project Name
Parking Garage Signage

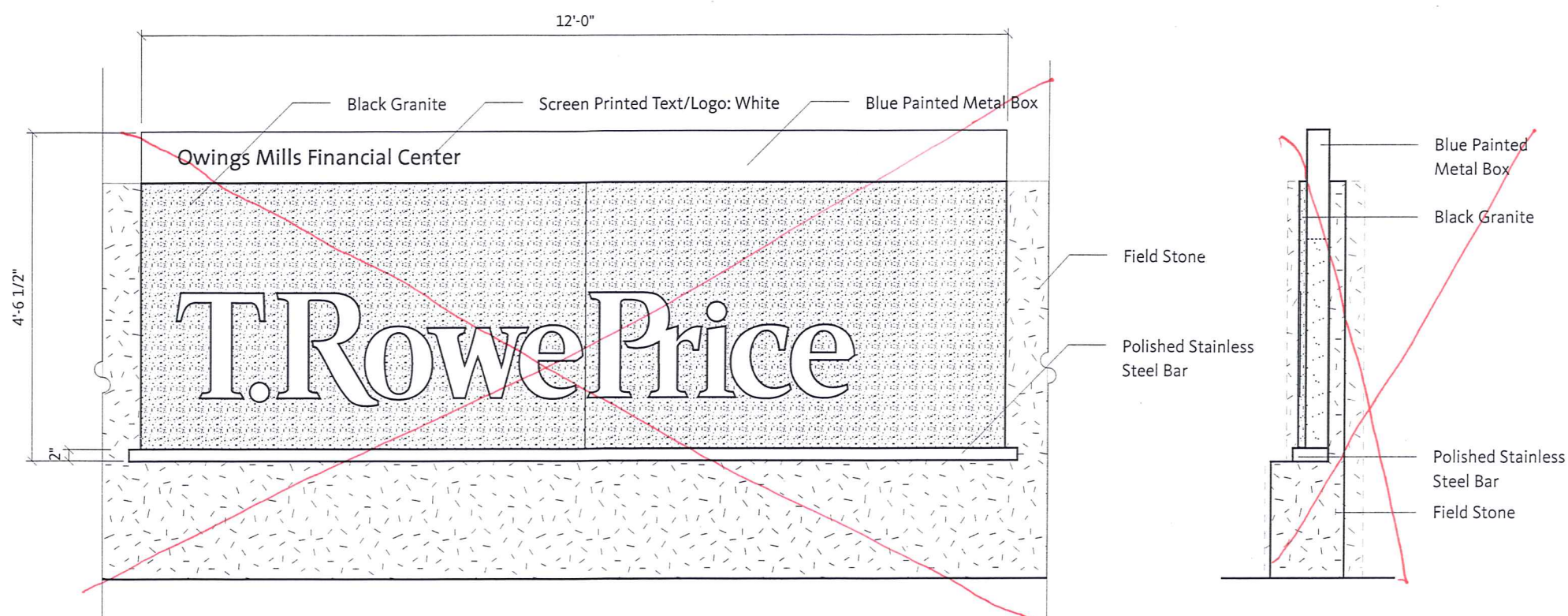
Project Number
09.6500.000

File Name
090920_100prcntDI_Variance.indd

Location
/Graphics/Design/
Studies/090920_100prcntDI/Variance

Scale
As Noted

Description	Sign Type
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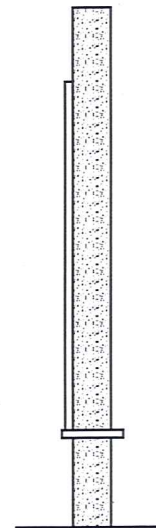
NOTES:
Class/Structural Type: Enterprise/Freestanding
Sign Face Area: 52.5 sq. ft.
Sign Height: 8' - 2 1/2"

A ELEVATION: SIGN TYPE EXT-A (FREESTANDING ENTERPRISE)
SCALE: 1/2"=1'-0"

B SECTION: SIGN TYPE EXT-A (FREESTANDING ENTERPRISE)
SCALE: 1/2"=1'-0"

—

F

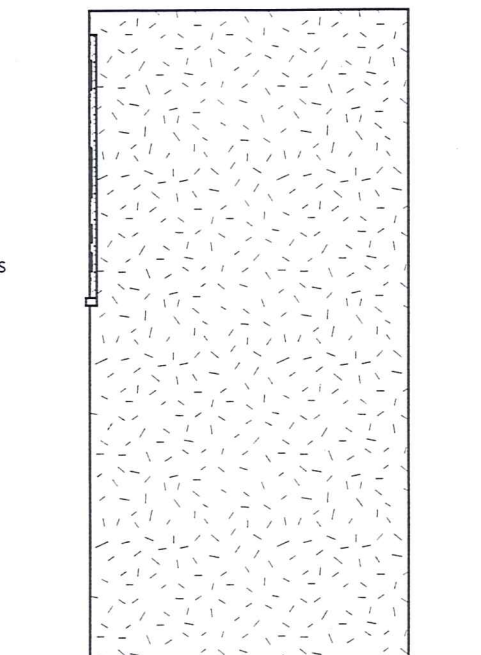


NOTES:
Class/Structural Type: Directional/Freestanding
Sign Face Area: 18 sq. ft.
Sign Height: 5' - 8"
Company Name % of Total Sign Area: 5%

A ELEVATION: SIGN TYPE EXT-C (CAMPUS DIRECTIONAL)
SCALE: 1/2"=1'-0"

B SIDE VIEW: SIGN TYPE EXT-C (CAMPUS DIRECTIONAL)
SCALE: 1/2"=1'-0"

1



NOTES:
Class/Structural Type: Directional/Freestanding
Sign Face Area: 8.25 sq. ft.
Sign Height: 8' - 0"
Company Name % of Total Sign Area: 6%

A ELEVATION: SIGN TYPE EXT-D (CAMPUS DIRECTIONAL)
SCALE: 1/2"=1'-0"

B SECTION: SIGN TYPE EXT-D (CAMPUS DIRECTIONAL)
SCALE: 1/2"=1'-0"

2

4515 Painters Mill Road
Owings Mills, MD 21117

2020 K Street, NW
Washington, DC 20006
Tel: 202.721.5200
Fax: 202.872.8587

© 2009 Gensler All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of designer.

[illegible]

Project Name
Parking Garage Signage

Project Number
09.6500.000

File Name
090920_100prcntDI_Variance.indd

Location
/Graphics/Design/
Studies/090920_100prcntDI/Variance

Scale
As Noted

Description	Sign Type
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09/20/09

Exterior Signage
Owings Mills, MD

09.6500.000

2020 K Street, NW
Washington, DC 20006
Tel: 202.721.5200
Fax: 202.872.8587

C



Plan Sheet: 067B3

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | | | | |
|--|-----------|--|---------|--|------------|
| | Buildings | | Streams | | Vegetation |
| | Zoning | | Roads | | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

066C2	067A2	067B2	067C2	068A2
066C3	067A3	067B3	067C3	068A3
076C1	077A1	077B1	077C1	078A1

Scale

1" = 200'

0 100 200 400
Feet



Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

2010-0102-SPHA

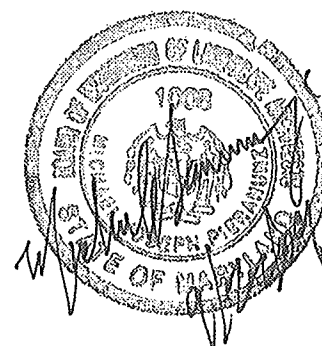
2nd Election District
4th Councilmatic District
Baltimore County, Maryland

2020 K Street, Northwest
Suite 200
Washington DC 20006
Telephone 202.721.5200
Facsimile 202.872.8581

CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

[illegible]

Seal/Signature

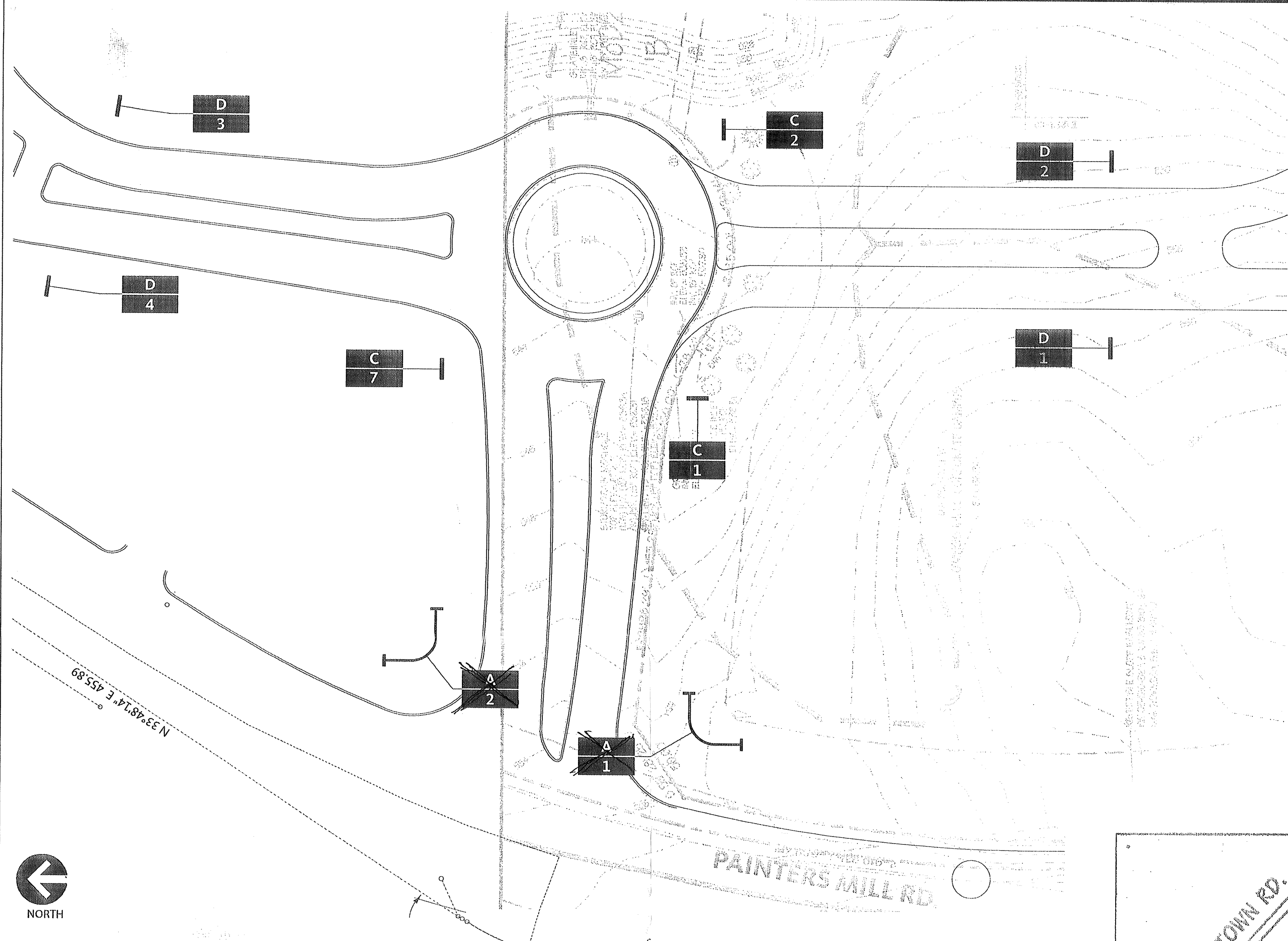


Project Name
T. ROWE PRICE - PLAN TO ACCOMPANY PETITION FOR VARIANCE
AND SPECIAL HEARING

Project Number 09.6500.000

Description
PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING

Scale
SEE DRAWINGS

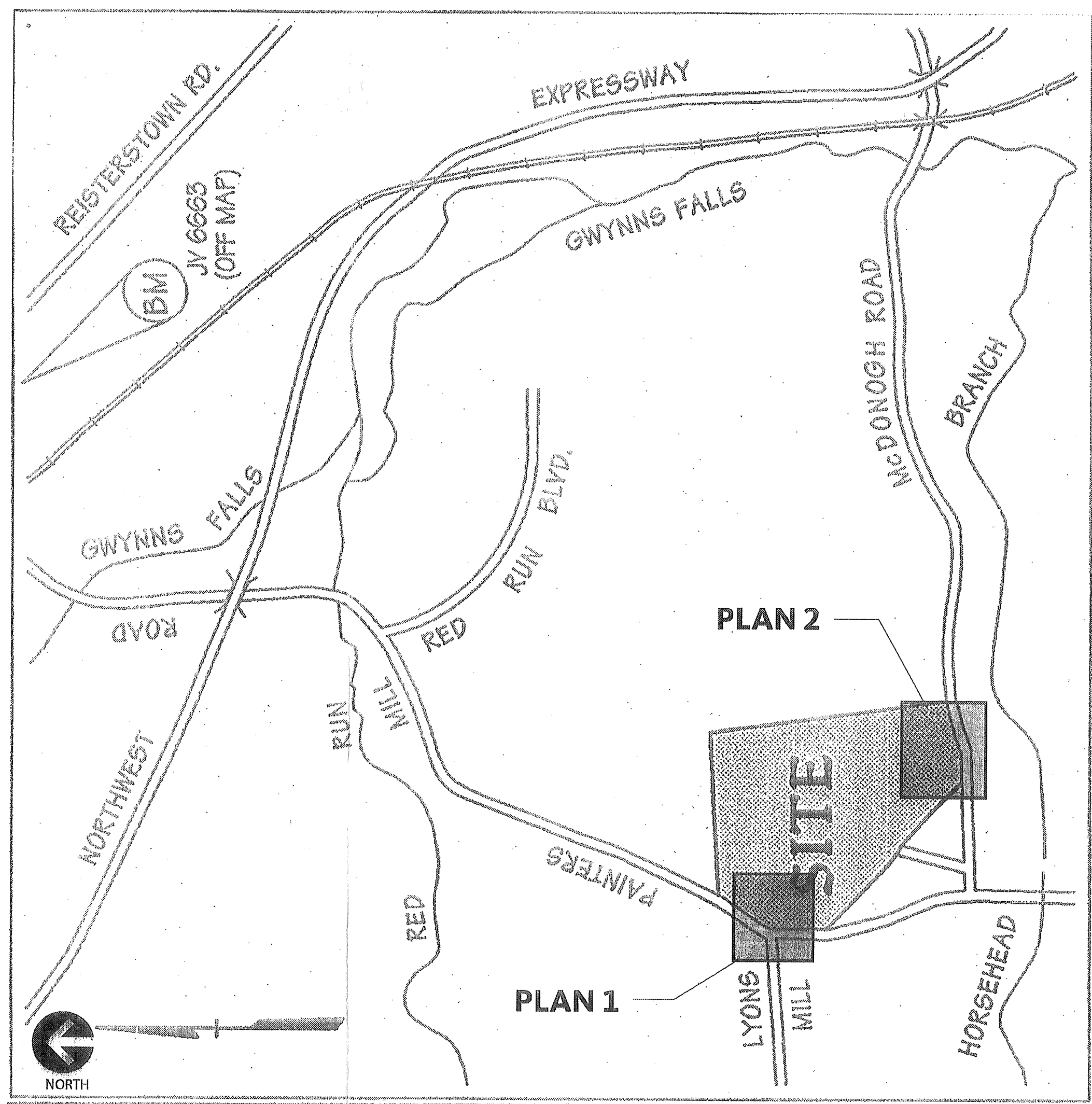


1 PLAN - PAINTERS MILL RD. ENTRANCE DETAIL
SCALE: 1"=50'-0"



2 PLAN - McDONOGH RD. ENTRANCE DETAIL
SCALE: 1"=50'-0"

NOTE: SEE SIGN PACKAGE FOR DETAILS



3 PLAN - VICINITY PLAN
SCALE: 1"=1000'-0"



1. Owners/Developer:
 - TRP Suburban Second, Inc.
 - Three Financial Center
 - 4515 Linters Mill Rd.
 - Owings Mills, MD 21117
2. Site Address: "
 - 9870 McDonough Rd.
 - Owings Mills, MD 21117
 - 4515 Painters Mill Rd.
 - Owings Mills, MD 21117
3. Acreage of Lots:
 - Lot 3B: 25.59 AC
 - Lot 3C: 3.46 AC
 - Lot 3D: 7.13 AC
 - Lot 3E: 1.32 AC
 - Lot 3H: 8.809 AC
 - Zoning: OT - all lots listed above
4. Tax Account NOS:
 - Lot 3B: 22-00-029734 Plat D 69/86
 - Lot 3C: 23-00-006065 Plat Ref 71/18
 - Lot 3D: 22-00-025451 Plat A 68/31
 - Lot 3E: 22-00-025452 Plat A 68/31
 - Lot 3H: 22-00-008136 Plat Ref 72/55
5. Deed Ref: 12299/25
6. CRG & DRC Information:
 - Original CRG - Approved 10/2/85
 - CRG - Phase 1 - Lot 5 Approval 7/2/87
 - W-90-157 Lot 5B - Approved 6/26/90
 - 1st Refinement - Approved 12/30/92
 - 2nd Refinement - Approved 9/6/95
 - 3rd Refinement - Approved 12/12/96
 - 4th Refinement - Approved 5/23/97
 - 5th Refinement - Approved 9/11/97
 - 6th Refinement - Approved 12/9/97
 - 7th Refinement - Approved 3/27/02
 - 8th Refinement - Approved 8/12/03
 - 9th Refinement - Approved 12/4/05
 - 10th Refinement -
 - 11th Refinement - Approved 11/21/07
 - 12th Refinement - Approved 1/19/09
7. The property is not within any moratorium areas as identified on the current Baltimore County Basic Services maps.
8. The property is not within a historic district.
9. Parking Requirements: Phase 3 Only
 - Office Building 5 = 186,000 sq. ft. (general office)
 - @ 3.1 Parking Spaces / 1,000 sq. ft. = 614 spaces
 - Office Building 6 = 223,800 sq. ft. (general office)
 - @ 3.1 Parking Spaces / 1,000 = 739 spaces
 - Total Required Spaces = 1,353 spaces
 - Total Provided Spaces = 1,576 spaces
 - (1,779 Garage Spaces)
 - (97 Surface Spaces)
10. Proposed FAR: 409,800/ 1,114,700 = .368 (.50 max)
11. Amenity Open Space = 27% (25% minimum)
12. Signs will comply with Section 450 of the Baltimore County Zoning Regulations or a Variance will be applied for and granted.
13. The site/use is not subject to residential transition area (RTA) requirements.
14. The building is not within a 100-year floodplain or CBCA.
15. Zoning History:
 - Case No. 08-279-A
 - Approval Date: January 30, 2008
 - Petition of Variance, seeking relief from (1) Sections 102.2, 206.4.C.1, and 206.4.C.4 (AB01.2.C.1.a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking garage to be set back a minimum of 70 feet from the office building that it serves, in lieu of the required 95 feet and (2) from Section 200.2 (AB01.2.1.a) of the B.C.Z.R. to permit a minimum rear yard setback of 15 feet, in lieu of the required 50 feet and a minimum side yard setback of 7 feet, in lieu of the required 20 feet., in accordance with Petitioner's Exhibits 1A and 1B, and is hereby GRANTED.

PETITIONER'S
EXHIBIT NO. 1A-1F