

IN RE: PETITION FOR VARIANCE

(1 Easter Court)

4th Election District

4th Councilman District

Dellcrest Realty LLC, *Owner*

Dellcrest Properties 1, LLC, *Lessee*

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0112-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Patricia A. Malone, Esq., on behalf of Dellcrest Realty LLC, legal owner and Dellcrest Properties 1, LLC, lessee ("Petitioners"). The Petitioners are requesting variance relief from Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 0 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was David Martin, Daniel Thomas and Thomas Pilon. Patricia A. Malone, Esq., with Venable, LLP, appeared as counsel and represented the Petitioners. The file reveals that the Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of opposition.

There were no Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 7.08 acres and is zoned ML-IM. The property has an approved CRG plan (Exhibit 2) and will be developed as a business park with some commercial aspects as well. The relief sought here pertains only to an

ORDER RECEIVED FOR FILING

Date

By

1/27/14

den

interior lot line.

Based upon the testimony and evidence presented, I will grant the petition for variance.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is irregularly shaped and is comprised of several separate parcels with different ownership. As such, it is unique.

If the B.C.Z.R. were strictly interpreted, the Petitioners would indeed suffer a practical difficulty, given they would be unable to position proposed "Building F" within the lot lines. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and/or county agency opposition.

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

THEREFORE, IT IS ORDERED, this 27th day of January, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Sections 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 0 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

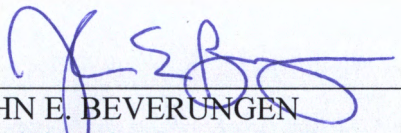
ORDER RECEIVED FOR FILING

Date 1/27/14
By sen

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 1/27/14
By sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 27, 2014

Patricia A. Malone, Esquire
Venable
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Property: 1 Easter Court
Case No.: 2014-0112-A

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1 Easter Court which is presently zoned ML-IM

Deed References: _____ 10 Digit Tax Account # 2400009471

Property Owner(s) Printed Name(s) Dellcrest Realty, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s)

255.1 & 238.2 of the B.C.Z.R. to permit a side yard setback of 0 feet in lieu of the required 30 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

SEE ATTACHED SHEET 1

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Patricia A. Malone, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500 Towson MD

Mailing Address City State

21204 / (410) 494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET 2

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Patricia A. Malone, Esq.

Name - Type or Print

Signature

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / (410) 494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2014-0112-A Filing Date 11/7/13

Do Not Schedule Date:

By

REVIEW 10/4/11

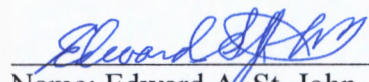
Attached Sheet 1

**Petition for Variance
1 Easter Court**

Lessee:

DELLCREST PROPERTIES 1, LLC

By: Edward St. John, LLC, Manager


Name: Edward A. St. John
Title: General Manager

c/o St. John Properties, Inc.
2560 Lord Baltimore Drive
Baltimore, MD 21244
(410) 788-0100

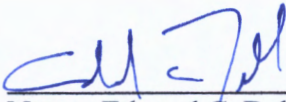
2014-0112-A

Attached Sheet 2

**Petition for Variance
1 Easter Court**

Legal Owner:

DELLCREST REALTY LLC



Name: Edward C. Dell
Title: Manager

19117 York Road
Cockeysville, MD 21030
(410) 666-0900

2014-0112-A

MARTIN

MARTIN
&
PHILLIPS

&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

November 5, 2013

ZONING DESCRIPTION

Part of Parcel 0525, Tax Map 057 – Plat Ref. 0077/0111
Lot 1 of "Easter Court Properties"
Election District 4, Councilmanic District 4
Baltimore, MD 21057

Beginning for the description of the subject Lot 1 at a point at the centerline intersection of Dolfield Boulevard (84') and the centerline intersection of Easter Court (64') thence N89° 54' 31" W, 1157.06 feet more or less to a point of beginning at the northeast corner of the subject Parcel and a point on the cul-de-sac right of way curve of Easter Court having a radius of 50.0' thence from said point of beginning following a chord bearing of S47° 48' 40"E, 99.14' having a curve length of 143.99' to a point on the same right of way curve of Easter Court, thence the following courses:

- 1) S10° 25' 19"E, 368.12' thence,
- 2) S90° 00' 00"W, 327.64' thence
- 3) N00° 06' 31"E, 60.97' thence
- 4) N89° 53' 28"W, 260.00' thence
- 5) N71° 24' 54"W, 48.63' thence
- 6) N00° 01' 09"W, 43.75' thence
- 7) N42° 25' 51"W, 49.88' thence
- 8) N05° 16' 19"E, 236.27' thence
- 9) N03° 53' 06"W, 82.86' thence
- 10) N19° 27' 16"E, 75.92' thence
- 11) S79° 10' 10"E, 630.26'

back to the point of beginning.

Containing 308,416 Square Feet or 7.08 Acres of Land more or less.

The above bearings are based on the NAVD88/NAD83(2007) MCS state plane system.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2014-0112-A

Petitioner: Delicrest Realty, LLC

Address or Location: 1 Easter Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable

210 W. Pennsylvania Ave., Ste 500
Towson, MD 21204

Telephone Number: (410) 494-6200

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **105019**

Date: **11/7/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/08/2013 11/07/2013 10:15:16 5

REG MS05 WALKIN RBOS LRB
 RECEIPT # 706277 11/07/2013 OFLN
 Dept 5 528 ZONING VERIFICATION

NO. 105019

Recpt Tot \$500.00
 \$500.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00

Total: **\$ 500.00**

Rec From: **DEW CRIST REALTY, LLC**

For: **2014-0112-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2014-0112-A

RE: Case No.: _____

Petitioner/Developer: _____

**Dellcrest Realty, LLC
Dellcrest Properties 1, LLC**

January 24, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

1 Easter Court

December 24, 2013

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

December 24, 2013

(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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

January 2, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on January 2, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2014-0112-A

1 Easter Court

SW Corner of Intersection of Easter Court and Dolfield Boulevard

4th Election District - 4th Councilmanic District

Legal Owner(s): Dellcrest Realty, LLC

Lessee: Dellcrest Properties 1, LLC

Variance: to permit a side yard setback of 0 feet in lieu of the required 30 feet.

Hearing: Friday, January 24, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

1/003 January 2

963515



KEVIN KAMENETZ
County Executive

December 17, 2013

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2014-0112-A

1 Easter Court

SW corner of intersection of Easter Court and Dolfeld Boulevard

4th Election District – 4th Councilmanic District

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Lessee: Dellcrest Properties 1, LLC

Variance to permit a side yard setback of 0 feet in lieu of the required 30 feet.

Hearing: Friday, January 24, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Edward St. John, 2560 Lord Baltimore Dr., Baltimore 21244
Edward C. Dell, 19117 York Road, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 4, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARING 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, January 2, 2014 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2014-0112-A

1 Easter Court

SW corner of intersection of Easter Court and Dolfield Boulevard

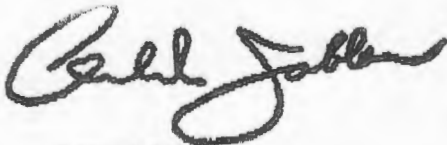
4th Election District – 4th Councilmanic District

Legal Owners: Dellcrest Realty, LLC

Lessee: Dellcrest Properties 1, LLC

Variance to permit a side yard setback of 0 feet in lieu of the required 30 feet.

Hearing: Friday, January 24, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: February 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0112-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 26, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1 Easter Court; SW Corner of intersection of		
Easter Court and Dolefield Boulevard	*	OF ADMINISTRATIVE
4 th Election & 4 th Councilmanic Districts		
Legal Owner(s): Edward St John & Edward Dell*		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2014-112-A

* * * * *

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.

RECEIVED

NOV 15 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 15th day of November, 2013, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0112-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11/20/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11/15/13</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>1/2/14</u>	
SIGN POSTING	Date: <u>12/24/13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
N/S Easter Court, W/S Pleasant Hill Road,	*	ZONING COMMISSIONER
S of Camp Road	*	
(Lots 1 & 2, Easter Court Property)	*	OF BALTIMORE COUNTY
4 th Election District	*	
4 th Council District	*	Case No. 05-357-SPH.
	*	
Dellcrest Realty, LLC, <i>Legal Owner</i>	*	
Dellcrest Properties 2, LLC,	*	
<i>Contract Purchaser</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Dellcrest Realty, LLC, and the Contract Purchaser, Dellcrest Properties 2, LLC, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special hearing seeking approval of a waiver of the requirements of Sections 32-4-301, 32-4-302 and 32-4-407 of the Baltimore County Code to not require sidewalk installation on the north side of a future, on-site road, known as Easter Court. The subject property, also known as Lots 1 and 2 of the "Easter Court Properties," and requested relief are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Tom Pilon, on behalf of Dellcrest Properties 2, LLC, Contract Purchaser, Nick Brader, Professional Engineer who prepared the site plan for this property, and Arnold Jablon, Esquire and David H. Karceski, Esquire, attorneys for the Contract Purchaser. There were no Protestants or other interested persons in attendance at the public hearing.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located west of and adjacent to Pleasant Hill Road, and south of Red Run Boulevard in Owings Mills. The property is comprised of seven separate parcels, Lots 1 and 2 of which are the

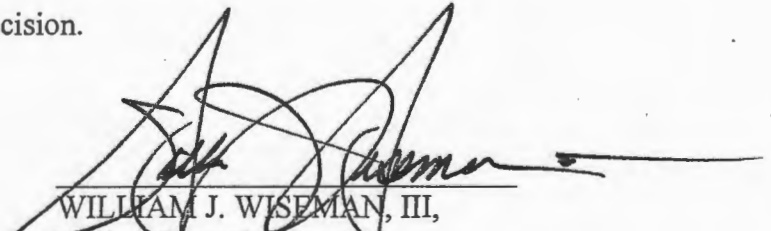
the instant Petition for Special Hearing for consideration at a public hearing which took place on February 28, 2005. Such hearing was scheduled to provide notice to the general public that the waiver had been requested and for the receipt of public comment. As noted above, no interested citizens attended the February 28th public hearing.

On behalf of Mr. Pilon and Mr. Brader, testimony was proffered by Mr. Jablon and Mr. Karceski that the sidewalk to be installed on the south side of Easter Court is more than adequate to accommodate any pedestrian traffic associated with the future use of the subject property, as well as Lot 3 of the "Easter Court Properties." The nature of the property's intended use will generate only a small amount of pedestrian traffic on a daily basis. I find that to require sidewalk installation on the north side of Easter Court would impose an unnecessary hardship on Petitioners, would serve no useful purpose, and, therefore, is inappropriate.

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

THEREFORE, IT IS ORDERED by this Zoning Commissioner for Baltimore County this 14th day of March 2005, that the Petition for Special Hearing seeking approval of a waiver of the requirements of Sections 32-4-301, 32-4-302 and 32-4-407 of the Baltimore County Code to not require sidewalk installation on the north side of a future, on-site road, known as Easter Court, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that any interested person shall have thirty (30) days from the date of this Order to file an appeal of this decision.


WILLIAM J. WISEMAN, III,
Zoning Commissioner for
Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

January 15, 2014

Dellcrest Realty LLC
Edward C Dell, Manager
19117 York Road
Cockeysville MD 21030

RE: Case Number: 2014-0112 A, Address: 1 Easter Court

Dear Mr. Dell:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 2013. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Dellcrest Properties LLC, Edward St. John, GM, c/o St. John Properties Inc., 2560 Lord Baltimore Drive
Baltimore MD 21244
Patricia A Malone, Esquire, 210 W Pennsylvania Avenue, Ste., 500, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 11-15-13

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

RE: Baltimore County
Item No 2014-0112-A
Variance
Edward A. St. John & Edward A.
Dell
1 Easter Court.

Dear Ms. Lewis:

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. 2014-0112-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 20, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For November 18, 2013
Item No. 2014-0078, 0106, 0107, 0109, 0110, 0111, 0112, 0113 and
0114

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

DAK:CEN
Cc: file

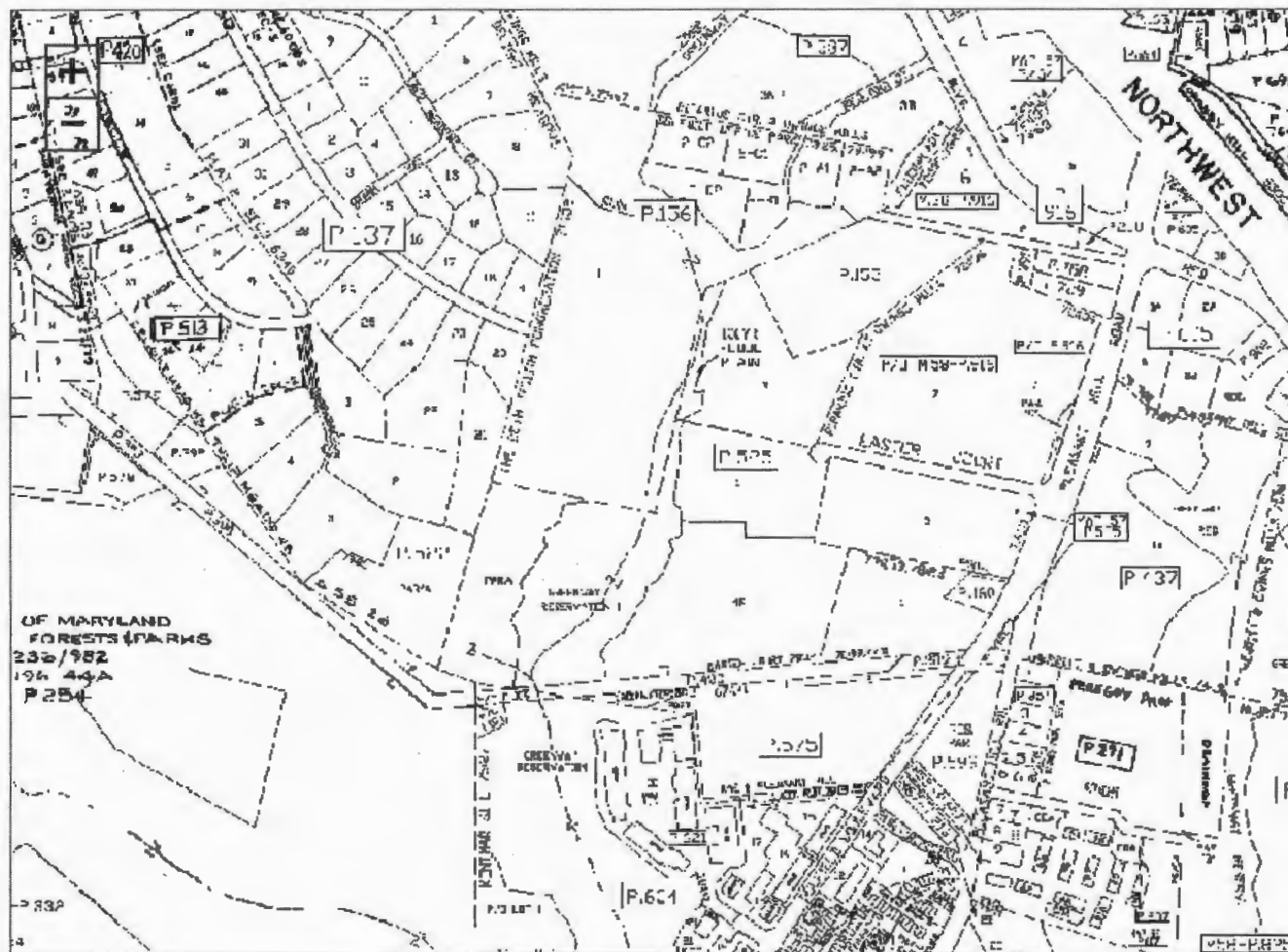
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Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 04 Account Number - 2400009471	
Owner Information		
Owner Name:	DELLCREST REALTY LLC	Use: INDUSTRIAL
	C/O ST JOHN PROPERTIES INC	Principal Residence: NO
Mailing Address:	2560 LORD BALTIMORE DRIVE	Deed Reference: 1) /00000/ 00000
	BALTIMORE MD 21244-2666	2)
Location & Structure Information		
Premises Address:	EASTER CT 0-0000	Legal Description: 7.0803AC EASTER CT SS EASTER COURT P
Map: 0057	Grid: 0024	Parcel: 0525
Sub District:	Subdivision: 0000	Section:
		Block: 1
		Lot: 2014
		Assessment Year:
		Plat No:
		Plat Ref:
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area
		7.0800 AC
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	953,700	953,700
Improvements	0	0
Total:	953,700	953,700
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/
Transfer Information		
Seller: DELLCREST REALTY COMPANY	Date: 02/23/2006	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **2400009471**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

CASE NAME 1 Eastern Court
CASE NUMBER 2014-0112-A
DATE 1-24-14

[illegible]

Case No.:

2014-0112-A

Exhibit Sheet

Petitioner/Developer

DW
2-27-14

Protestants

sen
1/27/14

No. 1	Site plan	
No. 2	CRG Plan	
No. 3	Aerial zoning map	
No. 4	SDAT info.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

[Search Help](#)

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 2400009471		
Owner Information		
Owner Name:	DELLCREST REALTY LLC	Use: INDUSTRIAL
	C/O ST JOHN PROPERTIES INC	Principal Residence: NO
Mailing Address:	2560 LORD BALTIMORE DRIVE	Deed Reference: 1) /00000/ 00000
	BALTIMORE MD 21244-2666	2)
Location & Structure Information		
Premises Address:	EASTER CT 0-0000	Legal Description: 7.0803AC EASTER CT SS EASTER COURT PROPERTIES
Map: 0057	Grid: 0024	Parcel: 0525
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 1	Assessment Year: 2014
Plat No:	Plat Ref: 0077/ 0111	
Town:	NONE	
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 7.0800 AC
		County Use 07
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	953,700	953,700
Improvements	0	0
Total:	953,700	953,700
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		07/01/2014
Transfer Information		
Seller: DELLCREST REALTY COMPANY	Date: 02/23/2006	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

PETITIONER'S

EXHIBIT NO. 4

Search Help

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 04 Account Number - 2400009472	
Owner Information		
Owner Name:	DELLCREST REALTY COMPANY	Use: INDUSTRIAL
	C/O ST JOHN PROPERTIES INC	Principal Residence: NO
Mailing Address:	2560 LORD BALTIMORE DRIVE	Deed Reference: 1) /20153/ 00220
	BALTIMORE MD 21244-2666	2)
Location & Structure Information		
Premises Address:	EASTER CT	9.02 AC
	OWINGS MILLS MD 21117-0000	Legal Description: EASTER CT SS
		EASTER COURT PROPERTIES
Map: Grid: Parcel: Sub District: Subdivision: Section: Block: Lot: Assessment Year:	Plat No:	
0057 0024 0525	0000	2 2014
		Plat Ref: 0077/ 0111
		Town: NONE
Special Tax Areas:	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area Property Land Area County Use
2007	112940	9.0200 AC 07
Stories Basement Type	Exterior Full/Half Bath	Garage Last Major Renovation
DISTRIBUTION WAREHOSUE		
Value Information		
	Base Value	Value Phase-in Assessments
		As of As of As of
		01/01/2014 07/01/2013 07/01/2014
Land:	1,093,400	1,093,400
Improvements	5,854,500	6,264,000
Total:	6,947,900	7,357,400 6,947,900 7,084,400
Preferential Land:	0	0
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments: Class	07/01/2013	07/01/2014
County: 000	0.00	
State: 000	0.00	
Municipal: 000	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

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[Search Help](#)

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 2500000014		
Owner Information		
Owner Name:	DELLCREST PROPERTIES 3 LLC	Use: INDUSTRIAL
Mailing Address:	2560 LORD BALTIMORE DR BALTIMORE MD 21244-2666	Principal Residence: NO Deed Reference: 1) 2)
Location & Structure Information		
Premises Address:	13 EASTER CT 0-0000	Legal Description: 12.8665 AC 13 EASTER CT SSR EASTER COURT PROPERTY
Map: 0057	Grid: 0024	Parcel: 0525
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 4R	Assessment Year: 2014
Plat No:	Plat Ref: 0078/ 0023	
Special Tax Areas:	Town:	Ad Valorem: NONE
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 12.8700 AC
County Use	07	
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	1,370,600	1,370,600
Improvements	0	0
Total:	1,370,600	1,370,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

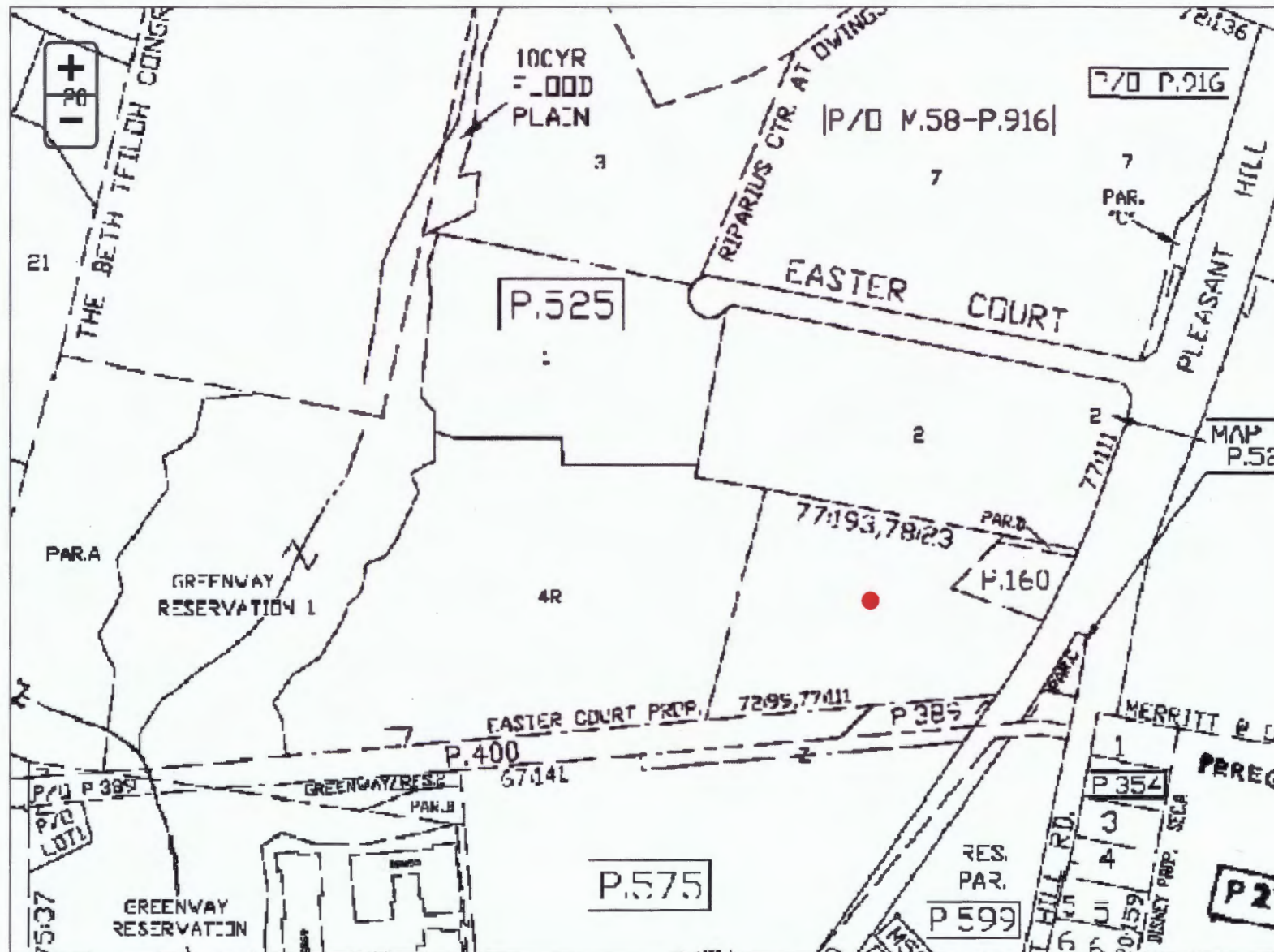
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[Search Help](#)

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 04 Account Number - 2500000015		
Owner Information		
Owner Name:	DELLCREST PROPERTIES 4 LLC	Use: INDUSTRIAL
Mailing Address:	2560 LORD BALTIMORE DR BALTIMORE MD 21244-2666	Principal Residence: NO
		Deed Reference: 1) 2)
Location & Structure Information		
Premises Address:	11220 DOLFIELD RD 0-0000	Legal Description: 6.8497 AC 11220-11230 DOLFIELD RD EASTER COURT PROPERTY
Map: 0057	Grid: 0024	Parcel: 0525
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 5	Assessment Year: 2014
Plat No:	Plat Ref: 0078/ 0023	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 6.8500 AC
		County Use 07
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	721,200	721,200
Improvements	0	0
Total:	721,200	721,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2013
		As of
		07/01/2014
		721,200
		721,200
		0
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	0.00 0.00
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

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Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **04** Account Number: **2500000015**

**BETH THILON
CONGREGATION**
400 DELIGHT MEADOWS ROAD
LOT 1
PLAT REF. 007/10/132
MAP 57, PARCEL 156
36.49 ACRES
DR 1

**22 EASTER COURT
LOT 3
PLAT REF. 0072/0099
MAP 57, PARCEL 525
9.59 ACRES
MIL-1M**

N89°54'31"W
1157.06'
FROM INTERSECTION OF
EASTER COUNTRY & DOLFIELD RD.

SMH
12

EASTER COURT
(PUBLIC, 50' R.O.W.)

DR 1

LOT 1
308,416 S.F.
OR
7.080 ACRES +/-
ML-1M

BUILDING D
18,000 S.F.
FF 632.0

**EASTER COURT
LOT 2
PLAT REF. 0077/0111
MAP 57, PARCEL 525
9.02 ACRES
ML-1M**

12-RW99-155
PLAT REF. 0077/0111
MAP 57, PARCEL 525
10.89 ACRES
DR 1

PLAT REF. 0078/0023
MAP 57, PARCEL 525
12.87 ACRES
ML-1M

PROPERTY OWNER:
DELCREST REALTY LLC
% ST. JOHN PROPERTIES INC
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244-2666

PLAT TO ACCOMPANY A VARIANCE REQUEST

MARTIN
&
PHILLIPS

DESIGN ASSOCIATES, INC.
LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOXLEY AVENUE, SUITE B1
TOWSON, MARYLAND 21204

PLAN DATE: NOVEMBER 4, 2013

DR 1

**BETH TEILOH
CONGREGATION**
400 DELIGHT MEADOWS ROAD
LOT 1
PLAT REF. 0071/0132
MAP 57, PARCEL 136
36.49 ACRES
DR 1

**BALTIMORE COUNTY
GREENWAY RESERVATION**
12-RW99-155
PLAT REF. 0077/0111
MAP 57, PARCEL 525
10.89 ACRES
DR 1

**MARTIN
&
PHILLIPS**

DESIGN ASSOCIATES, INC.
LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
TOWSON, MARYLAND 21204
410.583.1844

DOUGLAS G CARROLL 3RD

22 EASTER COURT
LOT 3
PLAT REF. 0072/0099
MAP 57, PARCEL 525
9.59 ACRES
ML-IM

L= 143.99'
R= 50.00'
CHORD LENGTH= 99.14'
CHORD BEARING= S47°48'40"E

N89°54'31"W
1157.06'
FROM INTERSECTION OF
EASTER COURT & BOLDFIELD RD.

ML-IM

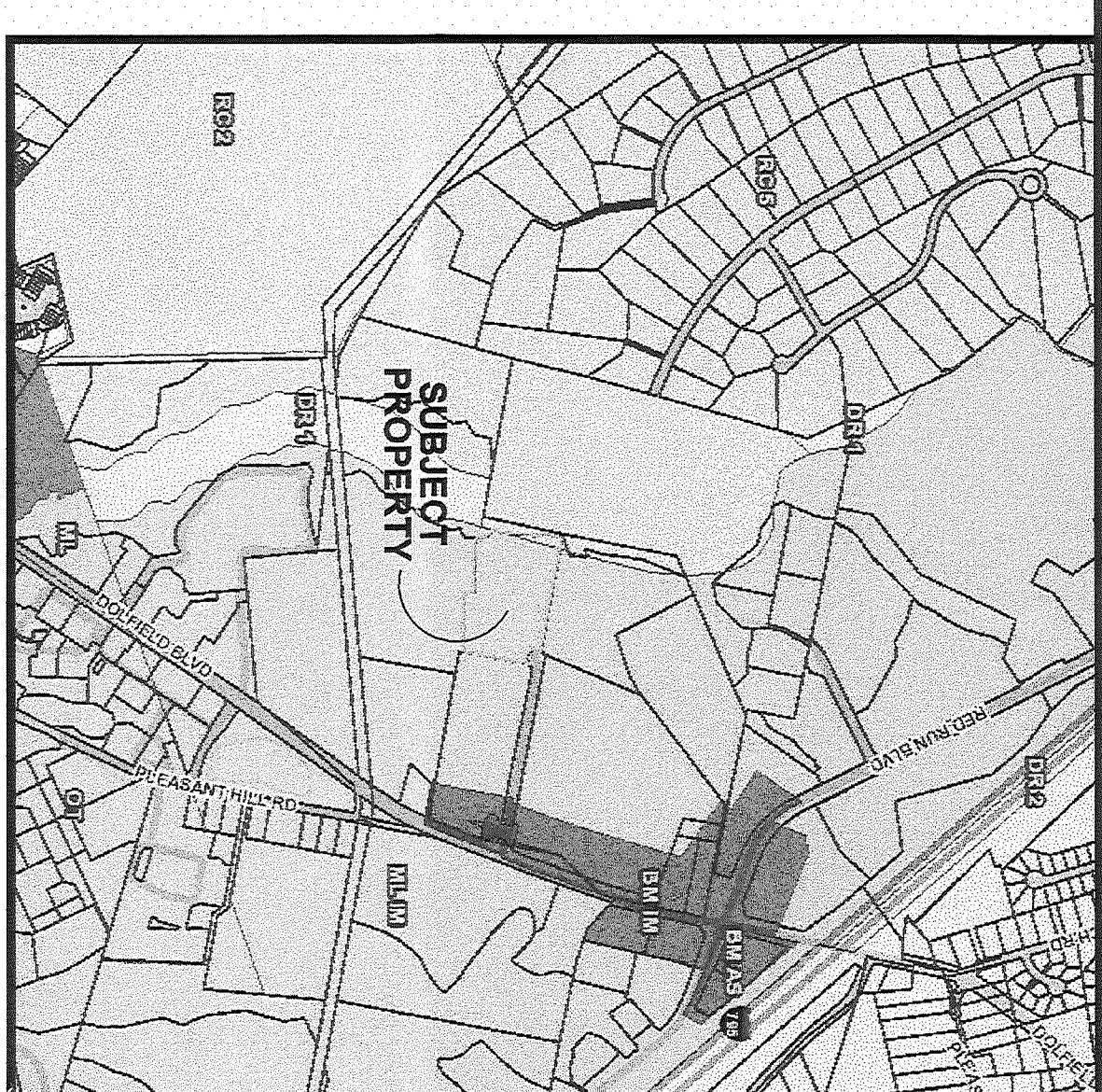
S79°10'10"E 630.26'

5MH
12

5MH
69003

5MH
69004

P.O.B.
EASTER COURT
(PUBLIC ROW)



VICINITY MAP
1" = 1000'

DR 1

N05°16'19"E 236.27'
N03°53'06"W 82.86'
N19°27'16"E 75.92'

DR 1

N00°01'09"W 43.75'
N71°24'54"W 48.63'

BUILDING F
3,120 S.F.
FF 6015

LOT 1
308,416 S.F.
OR
7.080 ACRES +-
ML-IM

BUILDING E
3,120 S.F.
FF 606.0

BUILDING D
18,000 S.F.
FF 632.0

7 EASTER COURT
(CONCRETE SLAB)

**DELCREST REALTY
COMPANY**

EASTER COURT
LOT 2
PLAT REF. 0077/0111
MAP 57, PARCEL 525
9.02 ACRES
ML-IM

DELCREST REALTY LLC

13 EASTER COURT
LOT 4R
PLAT REF. 0078/0023
MAP 57, PARCEL 525
12.87 ACRES
ML-IM

SITE DATA:

OWNER: DELCREST REALTY LLC
% ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244-2666
TAX MAP - 057, GRID 024, PARCEL 0525
PLAT REF. 0077/0111 - LOT 1
ZONING MAP - 008 ACRES
ZONED ML-IM

EXISTING USE - VACANT
PROPOSED USE - OFFICE/WAREHOUSE
PROPOSED BUILDING AREA - 65,240 S.F.
FAR PERMITTED - 210
FAR PROPOSED - 210

PROPERTY IS NOT LOCATED IN A 100 YEAR FLOODPLAIN
PROPERTY IS NOT LOCATED IN A 100 YEAR FLOODPLAIN
PARKING REQUIRED - OFFICE = 3 SPACES/100 S.F.
WAREHOUSE = 1 PER EMPLOYEE ON LARGEST SHIFT
TOTAL PARKING REQ. @ 100% OFFICE = 3,516,324 = 209 SPACES
PARKING PROVIDED @ 100% OFFICE = 223 SPACES
MAX. BLDG. HEIGHT PERMITTED - UNLIMITED EXCEPT WHEN WITHIN 100' OF RESIDENCE
OR BUSINESS ZONE THEN 40' OR 3 STORES

BLDG. HEIGHT PROPOSED - 22' (SUBJECT TO FINAL BLDG. DRAWINGS AND PERMITS)

ZONING HISTORY:
CASE NO. 03-37-51H - 524-525 & 526-527
OF THE BALTIMORE COUNTY CODE REQUIRING
CONSTRUCTION OF A SIDEWALK ON THE NORTH
SIDE OF EASTER COURT.

1 EASTER COURT

**PLAT TO ACCOMPANY
A VARIANCE REQUEST**
ELECTION DISTRICT 04 COUNCILMANIC DISTRICT 04

ZONING RELIEF REQUEST:
TO PERMIT A SIDEYARD SETBACK OF 0'
IN LIEU OF THE REQUIRED 30' PURSUANT
TO SECTION 255.1 & 238.2 OF THE B.C.Z.R.

PROPERTY OWNER:
DELCREST REALTY LLC
% ST. JOHN PROPERTIES INC.
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244-2666

PLAN SCALE: 1" = 30'

PLAN DATE: NOVEMBER 4, 2013

GENERAL NOTES

GENERAL NOTES

GENERAL NOTES

LOT	USE	BUILDING	TOTAL FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED
LOT 1	PG BUILDING (OFFICE/WAREHOUSE)	PG BUILDING (OFFICE/WAREHOUSE)	36,000 SF	15 SPACES REQUIRED WAREHOUSE: 15,000 SF @ 200 SF/SP OFFICE: 21,000 SF @ 140 SF/SP	70 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	33,500 SF	14 SPACES REQUIRED WAREHOUSE: 15,000 SF @ 200 SF/SP OFFICE: 18,500 SF @ 140 SF/SP	70 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	26,000 SF	11 SPACES REQUIRED WAREHOUSE: 15,000 SF @ 200 SF/SP OFFICE: 11,000 SF @ 140 SF/SP	70 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	30,000 SF	13 SPACES REQUIRED WAREHOUSE: 15,000 SF @ 200 SF/SP OFFICE: 15,000 SF @ 140 SF/SP	70 SPACES INCLUDING 3 HANDICAP SPACES
LOT 2	PG BUILDING (OFFICE/WAREHOUSE)	PG BUILDING (OFFICE/WAREHOUSE)	34,000 SF	14 SPACES REQUIRED TOTAL FLOOR AREA: 34,000 SF @ 140 SF/SP	60 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	7,000 SF	3 SPACES REQUIRED TOTAL FLOOR AREA: 15,000 SF @ 200 SF/SP OFFICE: 15,000 SF @ 140 SF/SP	60 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	36,000 SF	15 SPACES REQUIRED TOTAL FLOOR AREA: 36,000 SF @ 140 SF/SP	60 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	22,000 SF	10 SPACES REQUIRED TOTAL FLOOR AREA: 22,000 SF @ 140 SF/SP	60 SPACES INCLUDING 3 HANDICAP SPACES
LOT 3	PG BUILDING (OFFICE/WAREHOUSE)	PG BUILDING (OFFICE/WAREHOUSE)	40,000 SF	17 SPACES REQUIRED TOTAL FLOOR AREA: 40,000 SF @ 140 SF/SP	50 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	25,000 SF	11 SPACES REQUIRED TOTAL FLOOR AREA: 25,000 SF @ 140 SF/SP	50 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	30,000 SF	13 SPACES REQUIRED TOTAL FLOOR AREA: 30,000 SF @ 140 SF/SP	50 SPACES INCLUDING 3 HANDICAP SPACES
		PG BUILDING (OFFICE/WAREHOUSE)	30,000 SF	13 SPACES REQUIRED TOTAL FLOOR AREA: 30,000 SF @ 140 SF/SP	50 SPACES INCLUDING 3 HANDICAP SPACES

BUILDING 6 (OFFICE BUILDING)	62,000 S.F.	OFFICE: 33,917 / 1,000 S.F. / 24,046 S.F. = 30 SPACES REQUIRED WAREHOUSE: 1,871 / 1,000 S.F. = 2 SPACES REQUIRED TOTAL FOR BUILDING 6 = 32 SPACES REQUIRED	82 SPACES INCLUDING 5 HANDICAP SPACES
BUILDING 7 (OFFICE)	25,500 S.F.	OFFICE: 33,917 / 1,000 S.F. = 35 SPACES REQUIRED TOTAL FOR BUILDING 7 = 35 SPACES REQUIRED	59 SPACES INCLUDING 4 HANDICAP SPACES
LOT 5	2,000 S.F.	OFFICE: 33,917 / 1,000 S.F. / 2,000 S.F. = 70 SPACES REQUIRED TOTAL FOR BUILDING 7 = 70 SPACES REQUIRED	98 SPACES INCLUDING 6 HANDICAP SPACES

LOT #	BUILDING # (OFFICE)	25,500 SF	OFFICE - 32,917 / 1000 SF / 20,000 SF	TOTAL FOR BUILDING #	85 SPACES REQUIRED	222 SPACES INCLUDING 5 HANDICAP SPACES
				TOTAL FOR BUILDING #	= 85 SPACES	
				TOTAL FOR BUILDING #	= 65 SPACES REQUIRED	
				OFFICE - 33,081 / 1000 SF / 20,000 SF	= 70 SPACES	89 SPACES INCLUDING 4 HANDICAP SPACES
				TOTAL FOR BUILDING #	= 70 SPACES REQUIRED	
				OFFICE - 33,081 / 1000 SF / 20,000 SF	= 70 SPACES	90 SPACES INCLUDING 5 HANDICAP SPACES
				TOTAL FOR BUILDING #	= 70 SPACES REQUIRED	

FENCE SHALL BE MANUALLY INSTALLED ALONG WITH THE EASEMENT LINE AND/OR FOREST BUFFER EASEMENT LINE. THE FENCE APPROVED PRIOR TO INSTALLATION OF THE EASEMENT.

MEETING. NO GRADING OR CLEARING IS TO

4



REAS

The CIO on
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[Signature]

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TAX MAP
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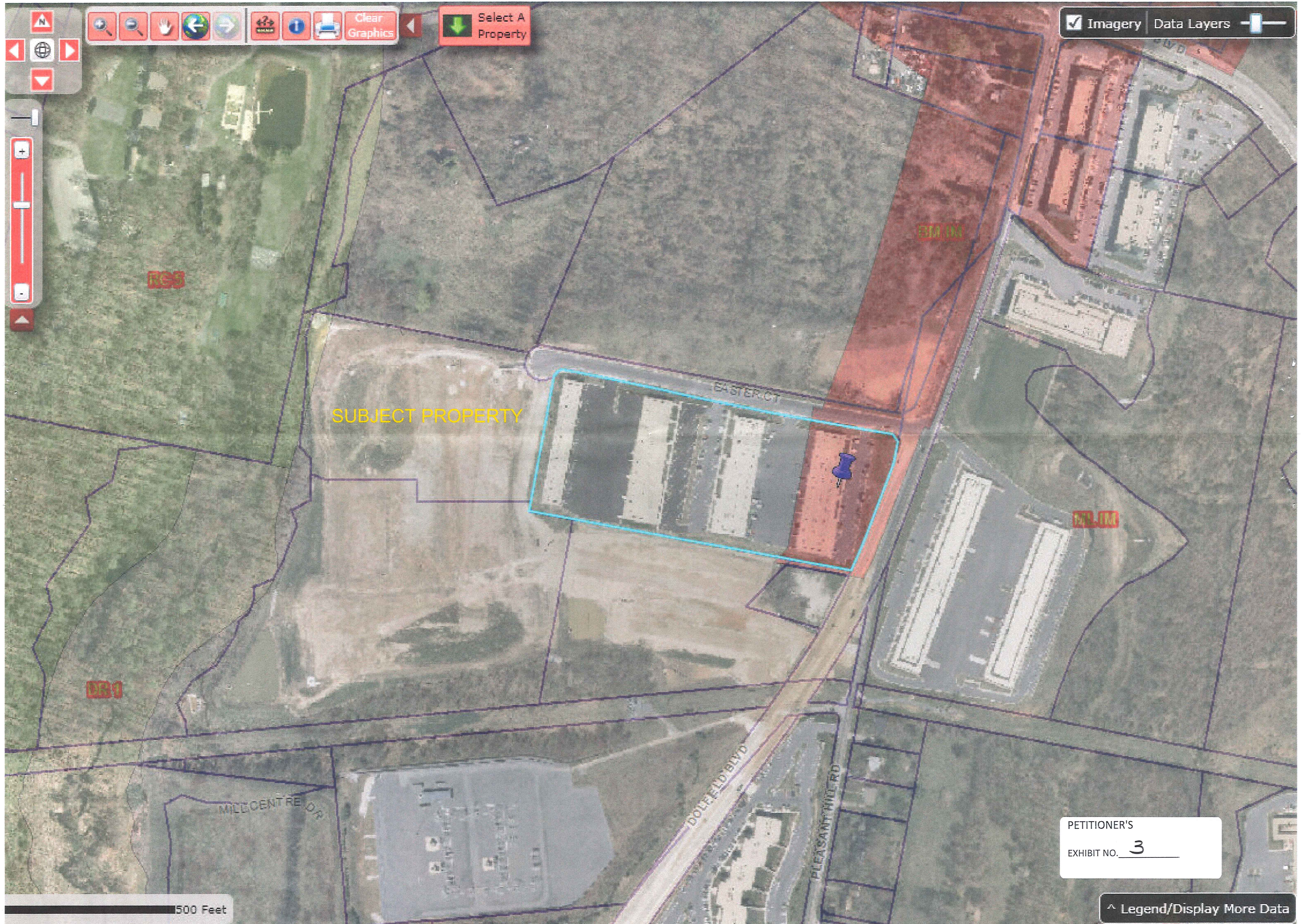
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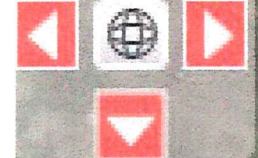
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☒ Imagery ☐ Data Layers

Select A Property

Clear Graphics



SUBJECT PROPERTY

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DR 100

PETITIONER'S
EXHIBIT NO. 3

Legend/Display More Data

1500 Feet