



KEVIN KAMENETZ
County Executive

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

November 18, 2015

David H. Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Special Hearing Special Exception and Variance
Case No. 2015-0042-SPHXA
Property: 2322-2324 N. Rolling Road

Dear Mr. Karceski:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE *
(2322-2324 N. Rolling Road) *
2nd Election District *
4th Council District *
Adebayo & Modupe Togun *
Legal Owners *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0042-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Adebayo & Modupe Togun, legal owners. The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow off-street parking spaces on multiple lots within the site in lieu of the requirement that the spaces be located on the same lot on which the Class B office building is proposed, and to confirm that such request does not conflict with B.C.Z.R. Sections 204.3.C.2 and 204.4.C.7. A Petition for Special Exception was filed pursuant to B.C.Z.R. §204.3.B.2 for a class B office building in the RO zone. Finally, a Petition for Variance was filed pursuant to B.C.Z.R. as follows: (1) to allow a side yard setback a minimum of 7 ft. in lieu of the required 20 ft.; (2) to allow a landscape buffer a minimum of 10 ft. along a property line which abuts a residentially zoned/residentially used property in lieu of the required 20 ft. landscape buffer; and (3) to allow a freestanding directional sign with a height of 7 ft. and a sign area/face of 35 sq. ft. in lieu of the permitted 4 ft. in height and 8 sq. ft.

Appearing at the public hearing in support of the requests was Adebayo and Modupe Togun, and professional engineer Mike Razavi, whose firm prepared the plan. David H. Karceski, Esq. and Adam Rosenblatt, Esq. represented the Petitioners. There were no protestants or

ORDER RECEIVED FOR FILING

Date

11/18/15

By

sen

interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A Zoning Advisory Committee (ZAC) comment was submitted by the Bureau of Development Plans Review (DPR). That agency did not oppose the request, but requested that landscape and lighting plans be submitted prior to issuance of permits.

SPECIAL HEARING

The petition for special hearing pertains to the location of the parking for the proposed office building. The parking would be on-site, but would not be on the same "lot" as the building itself, as required by the R.O. zone regulations. I believe the intent of the regulation is to prevent offsite parking (which would likely be in a residential zone, which often adjoins an R.O. zone) to serve the office building. That concern is not animated here.

The subject property was subdivided in the 1980s, and that development plan created five lots on the site (Exhibit 8). The residential subdivision never came to fruition, but it is the multiple lots comprising the site which created the need for the special hearing. .

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. No such evidence was presented in this case, and Mr. Razavi testified (via proffer) the proposal satisfied the requirements set forth in B.C.Z.R. §502.1. As such, the petition will be granted.

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Date 11/18/15
By Sen

VARIANCES

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

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Petitioners have met this test. The property has an irregular "L" shape, and though it fronts on three roads it has access on only one. As such the property is unique. If the B.C.Z.R. were strictly interpreted, the Petitioners would suffer a practical difficulty since they would be unable to construct the proposed building. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED this 18th day of November, 2015 by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow off-street parking spaces on multiple lots within the site in lieu of the requirement that the spaces be located on the same lot on which the Class B office building is proposed, and to confirm that such request does not conflict with B.C.Z.R. Sections 204.3.C.2 and 204.4.C.7., be and is hereby GRANTED;

IT IS FURTHER ORDERED that the Petition for Special Exception pursuant to B.C.Z.R. §204.3.B.2 for a class B office building in the RO zone, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

11/18/15

By

sen

IT IS FURTHER ORDERED that the Petition for Variance as follows: (1) to allow a side yard setback a minimum of 7 ft. in lieu of the required 20 ft.; (2) to allow a landscape buffer a minimum of 10 ft. along a property line which abuts a residentially zoned/residentially used property in lieu of the required 20 ft. landscape buffer; and (3) to allow a freestanding directional sign with a height of 7 ft. and a sign area/face of 35 ft. in lieu of the permitted 4 ft. in height and 8 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of permits, landscape and lighting plans must be submitted for approval by the Baltimore County Landscape Architect.

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 11/18/15
By sln



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 2322, 2322A and 2324 N. Rolling Road

which is presently zoned RO

Deed References: 17624-229

10 Digit Tax Account # 0211150790, 2100001865 and

Property Owner(s) Printed Name(s) Adebayo Togun, Modupe Togun

2100001866

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

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

3. X a **Variance** from Section(s)

SEE ATTACHED SHEET

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 PRESENTED 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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Adebayo Togun

Modupe Togun

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2324 N. Rolling Road, Baltimore, MD

Mailing Address City State

21244 410-448-5216

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-42-SPHX4 Filing Date 9.9.15

Do Not Schedule Dates:

Reviewed GH

ATTACHMENT
TO PETITION FOR SPECIAL HEARING

2322, 2322A, AND 2324 N. ROLLING ROAD

Special Hearing to allow off-street parking spaces on a lot adjacent to the lot on which the Class B office building is proposed, pursuant to Section 204.3.C.2^x

and to confirm no
conflict with Sections
204.3.C.2 and ~~204.3.C.7~~
204.4.C.7.

**ATTACHMENT
TO PETITION FOR SPECIAL EXCEPTION**

2322, 2322A, AND 2324 N. ROLLING ROAD

Special Exception for a Class B office building in the RO Zone, pursuant to BCZR
Section 204.3.B.2.

**ATTACHMENT
TO PETITION FOR VARIANCE**

2322, 2322A, AND 2324 N. ROLLING ROAD

1. Variance to allow a side yard setback a minimum of 7 feet in lieu of the required 20 feet, pursuant to Section 204.4.C.4 of the BCZR.
2. Variance to allow a landscape buffer a minimum of 10 feet along a property line which abuts a residentially zoned/residentially used property in lieu of the required 20 foot landscape buffer, pursuant to Section 204.4.C.9 of the BCZR.

3. Variance from Section 450.4. Attachment 1.3 to allow a freestanding directional sign with a height of 7 feet and sign area / face of 35 feet in lieu of the permitted 4 feet in height and 8 square feet.



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 2324 N. Rolling Rd. which is presently zoned RO
 Deed References: 17624/00229 10 Digit Tax Account # 0211150790
 Property Owner(s) Printed Name(s) ADEBAYO TOGUN & MODUPE TOGUN

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE ATTACHED

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

SEE ATTACHED

3. ☒ 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 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)

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Adebayo Togun, Modupe Togun

Name #1 - Type or Print Name #2 - Type or Print

[Signature] [Signature]
 Signature #1 Signature #2

2324 N. Rolling Rd., MD.
 Mailing Address Baltimore City State

21244 / 410-448-5216 / abayo@RollingInsurance.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Mike Razavi

Name - Type or Print

[Signature]
 Signature

3280 Urbana Pike, Ste. B1, Ijamsville, MD.
 Mailing Address City State

21754 / (301) 75-4394 / mike@razaviengineering.com
 Zip Code Telephone # Email Address

CASE NUMBER 2015-0042-SPHYA Filing Date 8/21/14 Do Not Schedule Dates: Reviewer JS

REQUESTED RELIEF:

2324 Rolling Road

Variance: BCZR: 204.4.C.8 → To permit two principal buildings (two class B office buildings) on the same lot.

Special Exception: To allow 2 Class B office buildings in an RO zone.

Special Hearing: If necessary, to permit two Class B office buildings in an RO zone.

2015-0042-SPHXA

Legal Description of
2324 Rolling Road

All that property located in the Second Tax District of Baltimore County and situated at the intersection of Stony Bar Road and Rolling Road, and described as follows:

Beginning for the same at a point located at the intersection of the southern right of way line of Stony Bar Road, a variable with public right of way and the western right of way line of Rolling Road, a variable width public right of way; said place of beginning also being located at the northeast corner of the Residue Lot of the property shown on a minor subdivision plat entitled "Flanery Property", dated November 1988 and recorded among the Land Records of Baltimore County, Maryland in Deed Book 17624, Page 232; thence leaving said place of beginning and running with the aforesaid western right of way line of Stony Bar Road, as now surveyed, with bearings referred to Maryland Grid North, NAD83,

1. South 03°53'06" East, 115.56 feet to a point at a point; thence,
2. 25.47 feet along the arc of a nontangent curve to the left having a radius of 2899.79 feet and being scribed by a chord bearing South 04°13'41" East, 25.47 feet to a point located at the end of the South 76°41'22" East 287.00 foot line of Lot 2 as shown on a plat entitled, "Resubdivision of Lot 2, Flanery Property", dated October 1987 and recorded among the Land Records of Baltimore County, Maryland in Plat Book 57, Page 129; thence running with said line, reversely, as now surveyed
3. North 76°58'11" West, 287.04 feet to a point located at the northwest corner of said Lot 2; and the eastern boundary of the property shown on a plat entitled "Section 1, Heraldry Square", dated June 13, 1972 and recorded among the Land Records of Baltimore County, Maryland in Plat Book 35, Page 123, thence running with said boundary line, as now surveyed, the following two (2) courses and distances:
 4. North 02°30'11" West, 140.00 feet to a point; thence
 5. South 76°58'11" East, 283.35 feet to the place of beginning.

Containing 38,460 square feet or 0.8829 acres of land, more or less, as shown on a survey prepared by Point to Point Land Surveyors dated February 26, 2013.

Being all that property conveyed from Elton C. Flanery and Mary R. Flanery to Adebayo O. Togun and Modupe O. Togun by a deed dated December 27, 2002 and recorded among the Land Records of Baltimore County, Maryland in Liber 17624, Page 229.



2015-0042-SPHX4

No. 117540

Date:

PAID RECEIPT

BUSINESS ACTUAL TIME : 10:00

9/24/2014 14:39:59

RM-005 MILKIN ABCS LAB

RECEIPT # 7633 7/24/2014

5 528 DOWNS VERIFICATION

901 117540

Receipt Tot \$700.00

\$700.00 CK \$1.00 CA

Baltimore County, Maryland

[illegible]

Total:

700.00

Rec

From:

TUGAN

For:

2015-0042-SPHA

Appendix

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

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

No. **129465**

Date: **9/11/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/14/2015 9/11/2015 09:30:30

SES MED1 WALKIN LRA5 LJR

RECEIPT # 610937 9 11 2015

5 528 ZONING VERIFICATION

NO. 129465

Recpt Tot 1250.00

\$250.00 0 1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					250.00

Total: **250.00**

Rec From: **Dave Karcas**

For: **2015-0042-SPHKA**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2015-0042-SPHXA

Petitioner: Mr. & Mrs. Togun

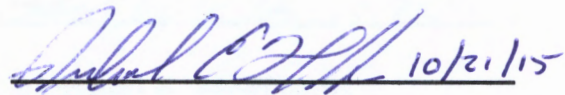
Hearing / Closing Date: 11/12/15

Baltimore County Department of
Permits and Development Management
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously, on the property located at _____

2324 N. Rolling Road
_____ on 10/21/15

Sincerely,

 10/21/15

Richard E. Hoffman

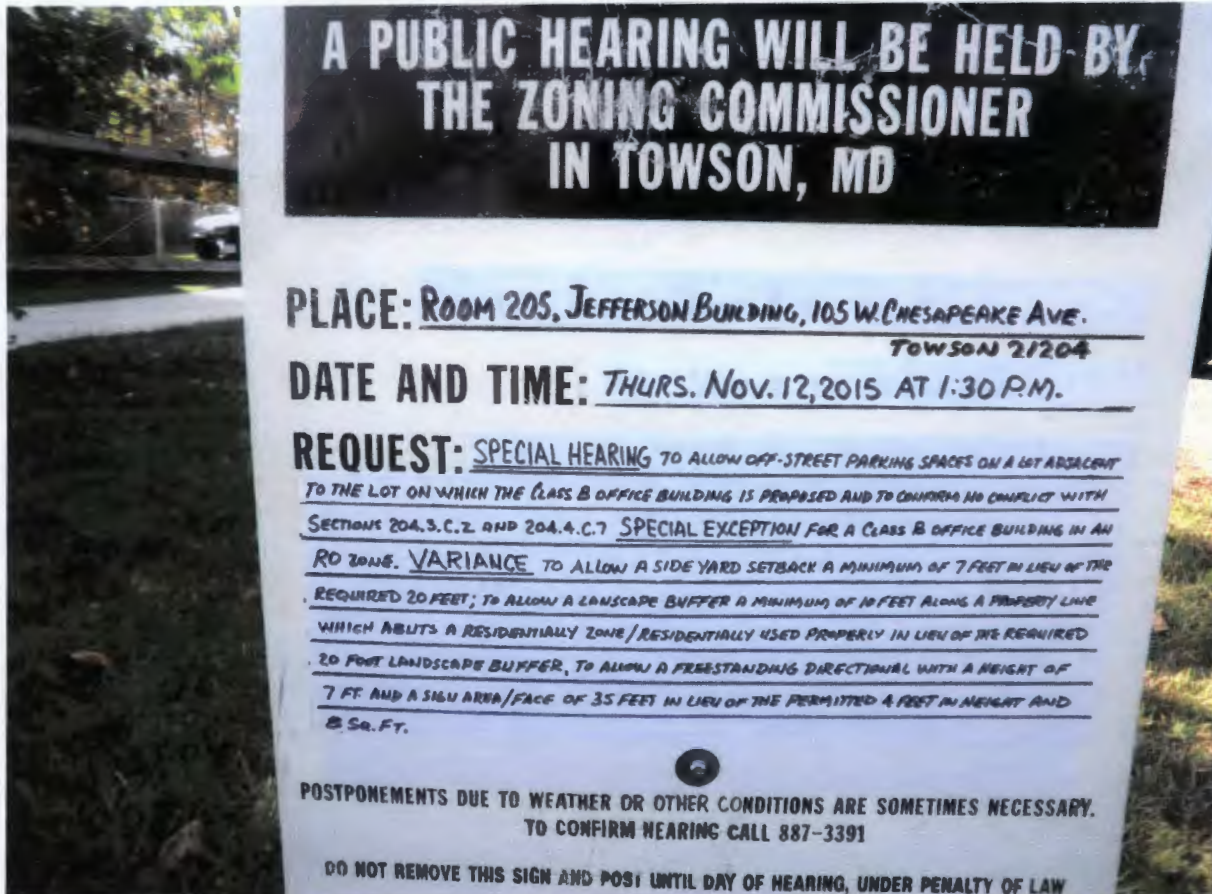
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

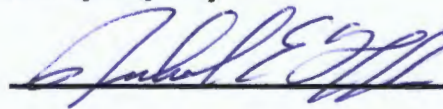
Certificate of Posting

Case No. 2015-0042-SPHXA



2324 N. Rolling Road (2 of 2)

(posted 10/21/15)

 10/21/15

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

Case No.: 2015-0042

Exhibit Sheet

Petitioner/Developer

DW
12-21-15

Protestant

slw
11-18-15

No. 1	Plan (2 sheets)	
No. 2	Special Exception plan	
No. 3	3A) Aerial zoning maps 3B)	
No. 4	photo of existing house	
No. 5	Razavi resume	
No. 6	Proactive Design - fact sheet	
No. 7	Bldg. Elevations	
No. 8	Boundary + Topo. Survey	
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data is not to be used for legal purposes. Maryland does not warrant the accuracy or reliability of the data and disclaims all obligation and liability for damages, including but not limited to, attorneys' and experts' fees, and court costs incurred as a result of, this data.

Printed 10/16/2014

PETITIONER'S

3B

EXHIBIT NO.

County,
at not
nd
i,

... from the use of or reliance upon this

M E M O R A N D U M

DATE: December 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0042-SPHXA- Appeal Period Expired

The appeal period for the above-referenced case expired on December 18, 2015. 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



THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3670616

Sold To:

Adebayo Togun - CU00497197
2324 N Rolling Rd
Gwynn Oak, MD 21244-1953

Bill To:

Adebayo Togun - CU00497197
2324 N Rolling Rd
Gwynn Oak, MD 21244-1953

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Oct 22, 2015

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: # 2015-0042-SPHXA
2324 North Rolling Road
SW corner of intersection of N. Rolling Road and Stony Barr Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Adebayo Togun, Modupe Togun

Special Hearing: to allow off-street parking spaces on a lot adjacent to the lot on which the Class B office building is proposed and to confirm no conflict with Sections 204.3.C.2 and 204.4.C.7. Special Exception: for a Class B office building in an RO zone.

Variance: to allow a side yard setback a minimum of 7 feet in lieu of the required 20 feet; to allow a landscape buffer a minimum of 10 feet along a property line which abuts a residentially zone/residentially used property in lieu of the required 20 foot landscape buffer; to allow a freestanding directional with a height of 7 ft. and sign area/face of 35 feet in lieu of the permitted 4 feet in height and 8 sq. ft.

Hearing: Thursday, November 12, 2015 at 1:30 p.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.

10/346 Oct. 22 3670616

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

● ●

2015-0042-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Adebayo Togun, Modupe Togun

November 12, 2015

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:

2324 North Rolling Road

October 23, 2015

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

Sincerely,



October 23, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

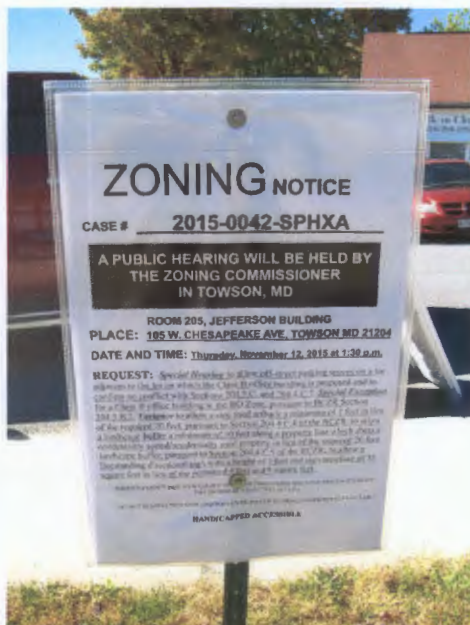
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





KEVIN KAMENETZ
County Executive

October 5, 2015

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: 2015-0042-SPHXA

2324 North Rolling Road

SW corner of intersection of N. Rolling Road and Stony Barr Road

2nd Election District – 4th Councilmanic District

Legal Owners: Adebayo Togun, Modupe Togun

Special Hearing to allow off-street parking spaces on a lot adjacent to the lot on which the Class B office building is proposed and to confirm no conflict with Sections 204.3.C.z and 204.4.C.7. **Special Exception** for a Class B office building in an RO zone. **Variance** to allow a side yard setback a minimum of 7 feet in lieu of the required 20 feet; to allow a landscape buffer a minimum of 10 feet along a property line which abuts a residentially zone/residentially used property in lieu of the required 20 foot landscape buffer; to allow a freestanding directional with a height of 7 ft. and sign area/face of 35 feet in lieu of the permitted 4 feet in height and 8 sq. ft.

Hearing: Thursday, November 12, 2015 at 1:30 p.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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Mr. & Mrs. Togun, 2324 N. Rolling Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 23, 2015.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (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, 2015 Issue - Jeffersonian

Please forward billing to:

Adebayo Togun
2324 North Rolling Road
Baltimore, MD 21244

410-448-5216

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: 2015-0042-SPHXA

2324 North Rolling Road

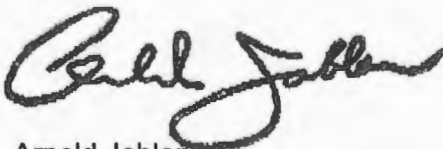
SW corner of intersection of N. Rolling Road and Stony Barr Road

2nd Election District – 4th Councilmanic District

Legal Owners: Adebayo Togun, Modupe Togun

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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.



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 16, 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 October 16, 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: #2015-0042-SPHXA

2324 North Rolling Road

SW corner of intersection of N. Rolling Road and Stony Barr Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Adebayo Togun, Modupe Togun

Special Hearing: if necessary, to permit two Class B office buildings in an RO zone. **Special Exception:** to allow 2 Class B office buildings in an RO zone. **Variance:** to permit two principal buildings (two class B office buildings) on the same lot.

Hearing: Friday, November 7, 2014 at 1:30 p.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.

10/317 October 16

997789

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 16, 2014 Issue - Jeffersonian

Please forward billing to:

Adebayo Togun
2324 North Rolling Road
Baltimore, MD 21244

410-448-5216

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: 2015-0042-SPHXA

2324 North Rolling Road

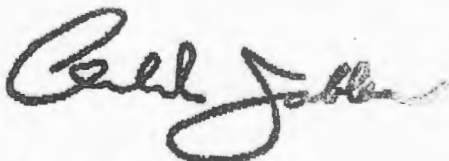
SW corner of intersection of N. Rolling Road and Stony Barr Road

2nd Election District – 4th Councilmanic District

Legal Owners: Adebayo Togun, Modupe Togun

Special Hearing, if necessary, to permit two Class B office buildings in an RO zone. **Special Exception** to allow 2 Class B office buildings in an RO zone. **Variance** to permit two principal buildings (two class B office buildings) on the same lot.

Hearing: Friday, November 7, 2014 at 1:30 p.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.



KEVIN KAMENETZ
County Executive

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

October 7, 2014

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: 2015-0042-SPHXA

2324 North Rolling Road

SW corner of intersection of N. Rolling Road and Stony Barr Road

2nd Election District – 4th Councilmanic District

Legal Owners: Adebayo Togun, Modupe Togun

Special Hearing, if necessary, to permit two Class B office buildings in an RO zone. **Special Exception** to allow 2 Class B office buildings in an RO zone. **Variance** to permit two principal buildings (two class B office buildings) on the same lot.

Hearing: Friday, November 7, 2014 at 1:30 p.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: Mr. & Mrs. Togun, 2324 N. Rolling Road, Baltimore 21244
Mike Razavi, 3280 Urbana Pike, Ste. 101, Ijamsville 21754

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 18, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
2324 N Rolling Road; SW corner of intersection*		OF ADMINISTRATIVE
of N Rolling Road & Stony Barr Road		
2 nd Election & 4 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Adebayo & Modupe Togun		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-042-SPHXA

* * * * *

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

OCT 14 2014

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 14th day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Mike Razavi, 3280 Urbana Pike, Suite 101, Ijamsville, Maryland 21754, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0040-SPHXA

Property Address: 2324 N. Rolling Road

Property Description: _____

Legal Owners (Petitioners): Adebayo Togun & Modupe Togun

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adebayo Togun

Company/Firm (if applicable): _____

Address: 2324 N. Rolling Road, Baltimore, MD. 21244

Telephone Number: (410) 448-5216

CASE NAME Tosun-2324 Rowing Rd
CASE NUMBER 2015-42-SPHXA
DATE 11/12/15

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
10/19/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
10/16/14	STATE HIGHWAY ADMINISTRATION	no Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 10/22/15	
SIGN POSTING	Date: 10/23/15 by SSG Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2100001866			
Owner Information					
Owner Name:	TOGUN ADEBAYO O TOGUN MODUPE O		Use:	COMMERCIAL NO	
Mailing Address:	2324 N ROLLING RD BALTIMORE MD 21244-1953		Principal Residence:		
			Deed Reference:	/17624/ 00229	
Location & Structure Information					
Premises Address:		2322 ROLLING RD 0-0000		Legal Description:	.281 AC FLANERY PROP
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0087	0023	0537		0000	3
Assessment Year:				Plat No:	
2016				0057/0129	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			12,259 SF	15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		57,200	57,200		
Improvements		0	0		
Total:		57,200	57,200	57,200	
Preferential Land:		0			
Transfer Information					
Seller: FLANERY ELTON C			Date: 03/05/2003	Price: \$325,000	
Type: ARMS LENGTH MULTIPLE			Deed1: /17624/ 00229	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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					

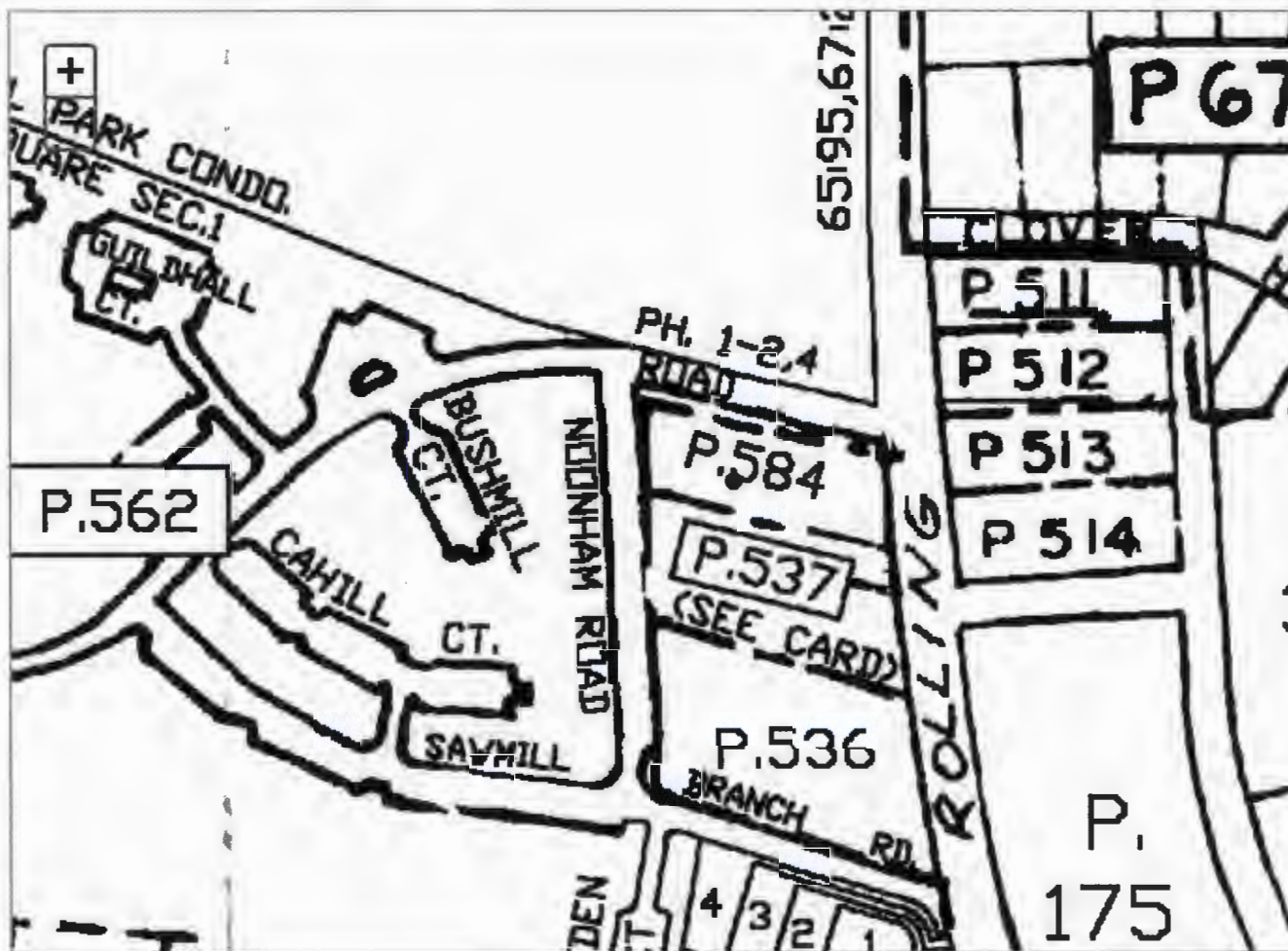
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0211150790			
Owner Information					
Owner Name:	TOGUN ADEBAYO O TOGUN MODUPE O		Use:	COMMERCIAL NO	
Mailing Address:	2324 N ROLLING RD BALTIMORE MD 21244- 1953		Principal Residence:		
			Deed Reference:	/17624/ 00229	
Location & Structure Information					
Premises Address:		2324 ROLLING RD 0-0000		Legal Description:	PT LT 1 2324 N ROLLING RD ROLLING RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0087	0023	0584		0000	
				Assessment Year:	Plat No: Plat Ref:
				2016	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1944	1716			40,205 SF	06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		MIXED RESIDENTIAL / RETAIL			
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		173,200	173,200		
Improvements		96,100	96,100		
Total:		269,300	269,300	269,300	
Preferential Land:		0			
Transfer Information					
Seller: FLANERY ELTON C		Date: 03/05/2003		Price: \$325,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /17624/ 00229		Deed2:	
Seller: KELDSEN HERLUF C		Date: 01/26/1970		Price: \$28,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05068/ 00099		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **02** Account Number: **0211150790**

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.

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>).

Real Property Data Search (w4)

Guide to searching the database

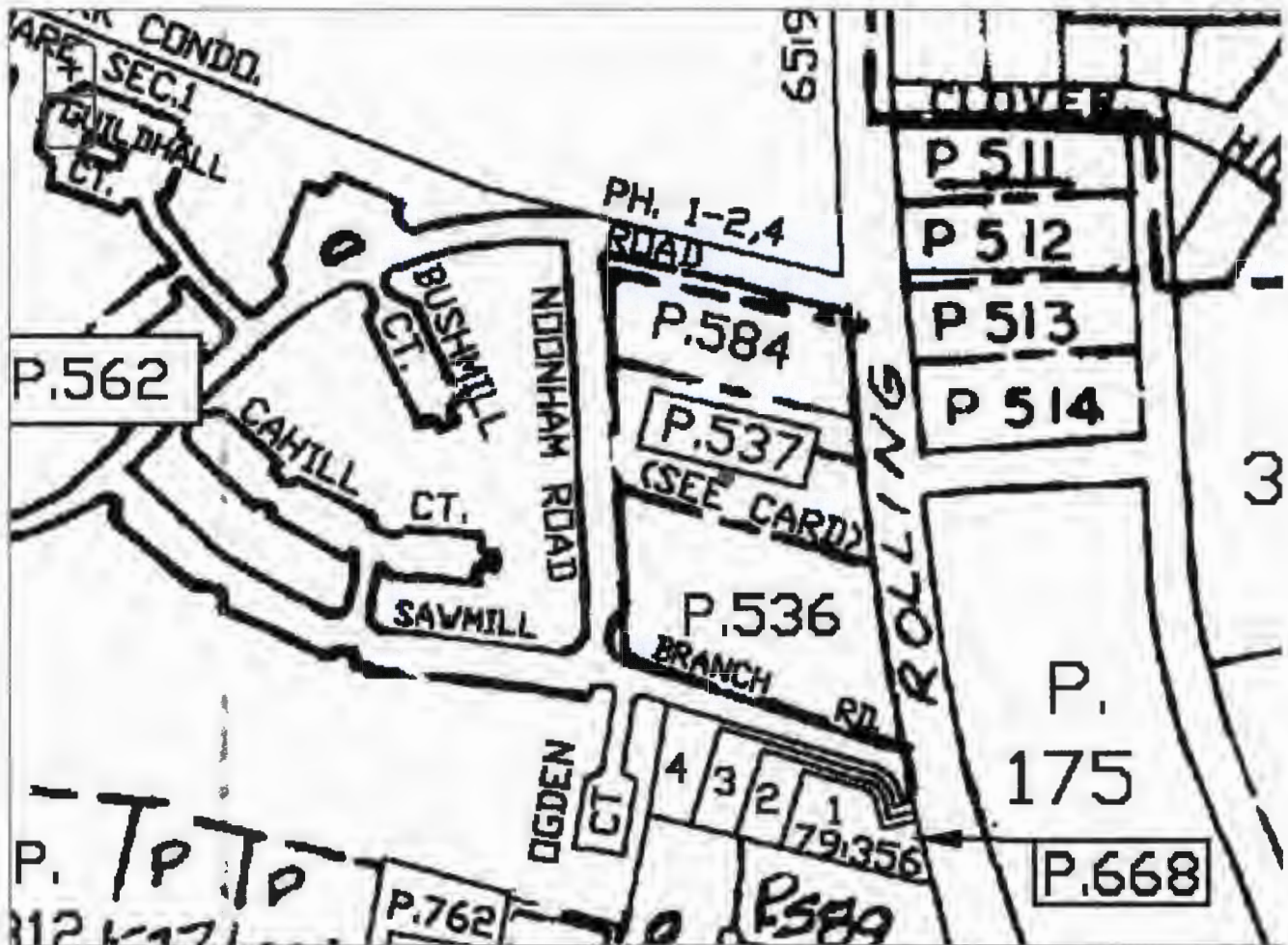
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2100001865			
Owner Information					
Owner Name:		TOGUN ADEBAYO O TOGUN MODUPE O		Use: COMMERCIAL Principal Residence: NO	
Mailing Address:		2324 N ROLLING RD BALTIMORE MD 21244-1953		Deed Reference: /17624/ 00229	
Location & Structure Information					
Premises Address:		2322A ROLLING RD 0-0000		Legal Description: .342 AC FLANERY PROP	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0087	0023	0537		0000	2 2016 0057/0129
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			14,897 SF	15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		59,800	59,800		
Improvements		0	0		
Total:		59,800	59,800	59,800	
Preferential Land:		0			
Transfer Information					
Seller: FLANERY ELTON C		Date: 03/05/2003		Price: \$325,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /17624/ 00229		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: 02 Account Number: 2100001865



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New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **02** Account Number: **2100001866**



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KEVIN KAMENETZ
County Executive

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

October 23, 2014

Adebayo & Modupe Togun
2324 N Rolling Road
Baltimore MD 21244

RE: Case Number: 2015-0042 SPHXA, Address: 2324 N Rolling Road

Dear Mr. & Ms. Togun:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 21, 2014. 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
Mike Razavi, 3280 Urbana Pike, Suite 101, Ijamsville MD 21754

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



Maryland Department of Transportation

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

Date: 10/6/14

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

RE: Baltimore County

Item No 2015-0042-X

Special Exception Special Hearing
Variance
2324 N. Rolling Road.
Adebayo & Modupe Togun

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. 2015-0042-X

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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0042

DATE: October 9, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

Landscape and Photometric Lighting Plans are required to be submitted and approved. All parking setbacks must be adhered to and parking lots screened from adjacent residential properties.

Stoney Barr Road is a private street, so access to it may be denied by its owner. Reducing the length and width of building A by 10 feet each will allow room for proper screening along the north and east property lines.

In short, we have no objection to the requested relief as long as all other provisions of the zoning and the development regulations and policies are adhered to.

* * * * *

DAK:CEN
cc:file

OCT 24 2014

October 22, 2014

T 410.494.6229
F 410.821.0147
Justin.williams@venable.com

HAND-DELIVERED

Arnold Jablon, Director
Department of Permits, Approvals and
Inspections
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

Re: **Case No. 2015-0042-SPHXA**
Location: 2324 North Rolling Road

Dear Mr. Jablon:

Our clients and petitioners in the above-referenced case, Adebayo and Modupe Togun, request a postponement of the public hearing scheduled for Friday, November 7, 2014 at 1:30 p.m. The reason for the request is petitioners have determined that additional zoning relief is required for the site plan filed in the case. As a result, the property will need to be posted again and re-advertised. Therefore, I am respectfully requesting that you postpone the hearing to allow for proper posting and advertising of the necessary zoning relief.

I appreciate your consideration of this request.

Very truly yours,


Justin Williams

cc: Kristen Lewis, Zoning Review Office
Peter Max Zimmerman, Esq., People's Counsel
Adebayo and Modupe Togun

SECTION 203
General Provisions: All Office Classifications
[Bill No. 186-1994]

§ 203.1. Findings.

It is found that:

- A. There is a need for a range of office zoning classifications to allow for differing needs and intensity of use;
- B. It is to the interests of the county to have available a variety of office zones so that the zone best suited to the needs of the market can be applied at a scale and with a range of uses and protections appropriate to the surrounding locale;
- C. A variety of office zoning tools is needed to meet the goals for managed growth and redevelopment as stated in the adopted master plan; and
- D. The regulations in the O-1 (Office Building) Zone and the O-2 (Office Park) Zone enacted in 1980 are, for the most part, duplicative, and there is no need to apply the O-1 Zone to additional land.

§ 203.2. Purposes.

Pursuant to the above findings, it is the purpose of the office zones to establish a continuum of office classifications to provide:

- A. A low-intensity alternative use for dwellings which are no longer desirable for residential use (R-O-A);
- B. A transition or buffer between residential and the more intense office, retail or industrial use of property by permitting office development highly compatible with residential uses (R-O and S-E);
- C. For the development of office buildings and moderate density residential development, with commercial development limited to serving the needs of tenants (OR-2);
- D. For office development as the only permitted principal use in areas where public services are not planned to support additional dwellings (O-3) and;
- E. For intensive development of employment uses which may be combined with high density residential uses in the county's growth areas (O.T.).

SECTION 204

R-O (Residential — Office) Zone

[Bill No. 13-1980⁷]**§ 204.1. Declaration of findings. [Bill No. 186-1994]**

It is found that:

- A. Residential use of certain sites may not be economically feasible in some predominantly moderate-density residential areas that are within or near town centers, are near C.C.C. Districts, or lie along commercial motorways;
- B. Neither business zoning nor high-density residential zoning of those sites is appropriate; and
- C. With appropriate restrictions, houses converted to offices and, in some cases, small Class B office buildings and similar buildings are suitable, economically feasible uses of such sites.

§ 204.2. Statement of legislative policy. [Bill Nos. 151-1988; 186-1994]

The R-O zoning classification is established, pursuant to the findings stated above, to accommodate houses converted to office buildings and some small Class B office buildings in predominantly residential areas on sites that, because of adjacent commercial activity, heavy commercial traffic or other similar factors, can no longer reasonably be restricted solely to uses allowable in moderate-density residential zones. It is intended that buildings and uses in R-O Zones shall not intrude upon or disturb present or prospective uses of nearby residential property. It is not the R-O classification's purpose to accommodate a substantial part of the demand for office space, it being the intent of these zoning regulations that office space demand should be met primarily in C.T. Districts, C.C.C. Districts and, to a lesser extent, in other commercial areas.

§ 204.3. Use regulations. [Bill Nos. 167-1980; 37-1988; 151-1988; 186-1994]

- A. Uses permitted as of right. The following uses, only, are permitted as of right in any R-O Zone:
 - 1. Uses permitted as of right and as limited in D.R.5.5 Zones.
 - 2. Class A office buildings containing offices or medical offices and their accessory uses, including parking, except that no more than 25% of the total adjusted gross floor area of the office building may be occupied by medical offices.

7. Editor's Note: This bill originally added the R-O Zone as Section 203. It was subsequently changed to Section 204 by Bill No. 186-1994.

B. Uses permitted by special exception. The following uses, only, may be permitted by special exception in an R-O Zone, if such use has an approved County Review Group (CRG) plan prior to the granting of a special exception:⁸

1. Uses permitted by special exception and as limited in D.R.5.5 Zones.
2. Class B office building.
 - a. Class B office buildings containing offices or medical offices, except that no more than 25% of the total adjusted gross floor area of the office building may be occupied by medical offices. A Class B office building in existence prior to the effective date of this legislation with medical offices in excess of 25% of the total adjusted gross floor area is a conforming use if it is in compliance with the terms of its special exception. Such an office building may be expanded if the expansion meets the current parking requirements for medical offices. A Class B office building listed on the Baltimore County Final Landmarks List, as part of the adaptive reuse of the building, is allowed up to 1,200 square feet of carry-out restaurant or standard restaurant (without service of alcoholic beverages), and storage of wine is permitted. Special exception uses required for community buildings or community swimming pools that involve a Baltimore County final landmarks structure may be reviewed as a permitted use subject to review and approval by the Baltimore County Planning Board. [Bill No. 100-2009]
 - b. Up to 100% of the total adjusted gross floor area of a Class B office building may be occupied by medical offices if:
 - (1) The floor area ratio of the proposed Class B office building is not greater than 0.20;
 - (2) A documented site plan and a special exception for a Class B office building have been approved by the Zoning Commissioner or the Board of Appeals, either on appeal or as a result of its original jurisdiction, prior to the effective date of Bill No. 151-1988;
 - (3) Construction of the Class B building is started prior to the expiration date of the special exception as required by Section 502.3; and
 - (4) Parking requirements shall be calculated by requiring the maximum number of parking spaces as determined by Section 409 of these regulations, the requirements of the documented site plan, or the requirements of the order granting the special exception, whichever shall yield the greatest number of spaces.

3. Animal grooming facility. [Bill No. 50-2013]

C. Signs and off-street parking requirements.

8. Editor's Note: Veterinarians' offices was originally included in this subsection by Bill No. 13-1980 as a permitted use but was deleted by Bill No. 167-1980.

§ 204.3

ELEVATOR-APARTMENT RESIDENCE ZONES,
RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS
ZONES, MANUFACTURING ZONES AND DISTRICTS

§ 204.3

1. Signs are permitted, subject to Section 450. [Bill No. 89-1997]
2. Off-street parking spaces shall be provided in accordance with Section 409. To the extent possible, parking shall be located in the side or rear yards of the lot. All required parking spaces shall be provided on the same lot as the structure or use to which they are accessory.

§ 204.4. Bulk regulations in R-O Zones. [Bill No. 186-1994]

Uses permitted as of right or by special exception are governed by the following bulk regulations:

- A. Uses permitted under Sections 204.3.A.1 and 204.3.B.1 and new structures accessory to Class A office buildings are governed by the bulk regulations of D.R.5.5 Zones.
- B. Class A office buildings themselves, which by definition may not be enlarged, are not subject to bulk regulations, nor are unenlarged structures accessory to the original building.
- C. Class B office buildings.
 - 1. Maximum floor area ratio: 0.33.
 - 2. Maximum height of structure: 35 feet.
 - 3. Minimum front yard setback: 25 feet or the average of the setbacks of the adjacent structures, whichever is less.
 - 4. Minimum side yard setbacks: 10 feet, except if the adjacent property is predominantly residentially zoned, residentially used, or is adjacent to a residential street, in which case the setback shall be 20 feet.
 - 5. Minimum rear yard setback: 30 feet.
 - 6. Amenity open space: 7% of the interior of the parking lot, not including setback and buffer area requirements, shall be pervious land area in association with plantings.
 - 7. Maximum lot size: one acre, except that if located on a principal arterial and if there is adjacent nonresidentially used or nonresidentially zoned frontage, the maximum lot size may be two acres.
 - 8. The office building shall be the only principal building on the lot on which it is situated and shall not be attached to another building.
 - 9. Landscape requirements. In addition to the requirements set forth in the Baltimore County Landscape Manual:
 - a. All parking and dumpster areas which abut a residential zone shall be screened by an opaque fence, wall or berm in association with plantings.
 - b. The minimum screening height shall be five feet.
 - c. The following buffers, which shall not be encroached upon by aboveground stormwater management, parking or dumpster areas but which may be broken by the entrance way, shall be provided:
 - (1) Property lines which abut any property which is predominantly residentially zoned, residentially used or which abut any residential street must have a twenty-foot landscape buffer; and

- (2) Property lines which abut any nonresidentially zoned property must have a ten-foot landscape buffer.

§ 204.5. Plan. [Bill Nos. 56-1982; 186-1994; 137-2004]

The use or development of any property in an R-O Zone may not be changed from that existing on the effective date of the classification's application to that property, except in accordance with a plan approved by the County Review Group as provided in Article 32, Title 4 of the Baltimore County Code, unless the change in use is confined to a change in the number of dwelling units in accordance with the provisions of Section 402.

§ 204.6. Conversion of dwellings to office buildings. [Bill Nos. 161-1985; 151-1988; 186-1994]

Any one- or two-family dwelling or apartment building which is under application for either a change in zoning classification to R-O or for a conversion from a residential use to an office use shall require a special exception if the dwelling has been enlarged in floor area by 10% or more within a period of five years prior to the date of application for change or conversion.

SECTION 205

OR-1 (Office Building — Residential) Zone

[Bill No. 167-1980¹⁰]

§ 205.1. Declaration of findings. [Bill No. 186-1994]

- A. It is found that the name of the O-1 (Office Building) zoning classification is misleading the public because the name implies that only office buildings are permitted when, in fact, the zone does permit residential and other uses permitted in the D.R.5.5 Zone.
- B. It is further found that the O-1 zoning classification is sufficiently similar to the O-2 classification that there is no longer a need for two separate zones.

§ 205.2. Statement of legislative policy. [Bill No. 186-1994]

- A. It is the intent of the county that the name of the O-1 zoning classification be changed to the OR-1 (Office Building — Residential) Zone.
- B. Properties classified as O-1 before the effective date of Bill No. 186-1994 shall be classified as OR-1 and shall be subject to the use and performance standards of the OR-1 Zone.

9. Editor's Note: This bill also repealed former Sections 203.5.A.B and 203.5.A.C in their entirety. Similar provisions detailing the content of development plans are now contained in Title 16 of the Baltimore County Code, 1988 Edition, as revised.

10. Editor's Note: This bill originally added the O-1 Zone as Section 204. It was subsequently changed to OR-1 and Section 205 by Bill No. 186-1994.

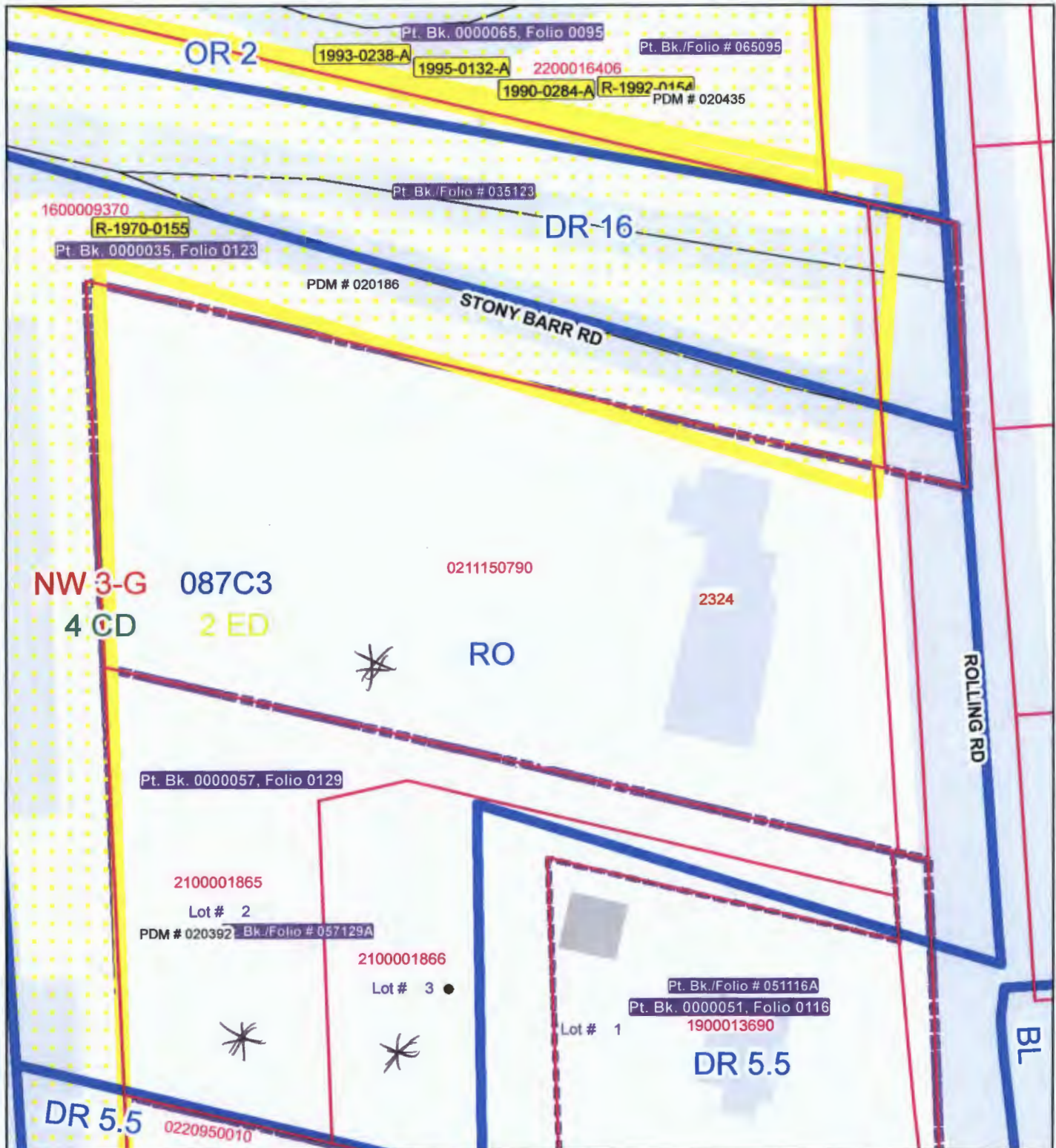
SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
2. COMMUNITY , meaning a sign displaying the identity of a subdivision or residential community	Wall-mounted; Freestanding	All zones	Use	25 square feet	Not applicable	6 feet	Yes	Maximum two signs per highway intersection
3. DIRECTIONAL , meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 30% of the total sign area
	(b) Freestanding	Accessory to multifamily buildings for leasing purposes only	Use	8 square feet	Maximum 4 freestanding monument signs for each apartment community	6 feet	No	See Section 450.6.A.1 and A.2. May include pertinent information regarding availability of multifamily buildings for rental, if the apartment community contains a minimum of 550 apartment units under

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)		Multi-tenant office, retail or industrial building		than 300 feet of frontage				
	(c) Awning	B.L., B.M., B.R., C.B., B.L.R.	Use	See Section 450.5.B.1	See Section 450.5.B.1	Not applicable	No	
	(d) Wall-mounted; canopy	On multi-tenant office, retail or industrial building, accessory to separate commercial entity with exterior customer entrance	Use	Two times the length of the wall containing the exterior entrance and defining the space occupied by the separate commercial entity	Entity with separate exterior customer entrance may erect one canopy and one wall-mounted sign	Not applicable	Yes, but in C.B. only when use to which sign is accessory is open	In C.B., area shall not exceed 100 square feet. Canopy signs may extend 2 1/2 feet above the face of the canopy. A canopy sign may extend more than 2 1/2 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.

2324 North Rolling Road



Publication Date: 8/20/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 12.5, 25, 50, 75, and 100 feet. The bar is black with white markings and text.

1 inch = 50 feet

2015-0042-SPHXA



PETITIONER'S

EXHIBIT NO.

4

Mike Razavi
3451 Emys Place,
Monrovia, MD. 21770
Tel: 301-775-4394
E mail: raztecengr@comcast.net

Education: University Of Minnesota, Institute of Technology,
Civil Engineering, B.S. 1986

Professional Registration:
Professional Engineer, Maryland, 1997

Experience: 29 years in Civil Engineering. Specializing in all aspects of Land Development.

Raztec Associates, Inc., President, 2006-Present
Project Manager: Preparation of site development plans for developer clients.
Process plans through local jurisdictions. Interact with clients, and county agencies.

Robert H. Vogel Engineering Inc. 2005-2008
Project Manager: Preparation of site plans and subdivision plans in Howard County, MD. Supervise drafters and Cad Technicians. Interact with developer and builder clients. Interact with county agencies to obtain project approvals. Attend field meetings to resolve contractor problems.

Capitol Design Development Inc. 2003-2005
Project Manager: Supervise team of engineers, and technicians in preparation of site development plans for commercial projects, and subdivision plans for residential projects.

Frederick Ward Associates, Inc. 2001-2003
Project Manager: Preparation of site development plans,. Supervision of technical Staff. Interaction with clients, and builders. Respond to contractor questions. Attend field meetings for coordination and to address contractor problems.

M/K Engineers, Inc. 2000-2001
Project Manager: Supervise technical staff. Preparation of site development and subdivision plans in Montgomery County, and Prince George's County. Interaction with clients, developers, and builders. Respond to contractor questions. Process plans through county agencies. Attend weekly field meetings to coordinate with contractors.

PETITIONER' S

EXHIBIT NO.

5

KCI Technologies, Inc:1997-2000

Project Manager: Supervision of technical staff. Design and preparation of land development projects for private developers, and government clients. Coordination with contractors. Interaction with owners, clients, and governmental agencies. Attend field meetings, coordination meetings.

Areas of Concentration:

29 years of experience in land development and site development projects in both the private and public sectors; with special emphasis on land development projects.

- Land Planning and Zoning
- Site Development Plans and Subdivisions
- Stormwater Management and Storm Drain Design
- Erosion and Sediment Control
- Flood Plain Analysis
- Water and Sewer Design
- Feasibility Studies
- Permit Processing through local agencies
- Project Management



Proactive Design and Building Systems Inc.

PDBS architects is Maryland corporation founded in 2011, a certified MBE firm. We provide architectural design and general construction services to a diverse client based on a variety of project types. The firm is comprised of license Architects and construction industry professionals with diverse project management and construction management experience.

We have performed a wide variety of designs for new construction and renovation projects. The company has developed a market specialization in design and build/ renovation

HIGHLIGHTS

- Proven project success
- Years of experience meeting clients expectations
- Building design and construction services activities have included childcare facilities, retail, office, residential, religious and community use structures.
- Achieve substantial cost savings through utilization of unique building delivery systems that focus on critical facilities needs with practical and cost efficient design solutions
- Our design teams are individually tailored to each project based upon client's program requirements, and include a knowledgeable group of license architects, engineers and subcontractors
- Pre-engineered steel, heavy timber, and concrete structural systems are utilized where possible to speed design and construction times, reduce final project costs and provide single source responsibilities
- PDBS has extensive experience in renovation work; include fire restorations and preservation of historic structures, project costs typically range from \$5,000 to \$5,000,000.

Since its founding, PDBS has been located in Baltimore, Maryland, convenient to the Baltimore/ Washington Metropolitan area and surrounding counties

PETITIONER' S

EXHIBIT NO.

6

John E. Beverungen

From: John E. Beverungen
Sent: Friday, November 20, 2015 2:17 PM
To: 'Karciski, David H.'; Peter Max Zimmerman; Peoples Counsel
Cc: Jeanette Tansey; Lloyd Moxley; Dennis A Kennedy
Subject: RE: 2015-42

Mr. Zimmerman,

I tend to agree with Mr. Karciski, and will not supplement the November 18 Order with the conditions suggested by the DOP, which will be encompassed within the Landscape Architect's review.

John Beverungen
ALJ

From: Karciski, David H. [mailto:DKarciski@Venable.com]
Sent: Friday, November 20, 2015 1:54 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>; Adam Rosenblatt <arosenblatt@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Cc: Jeanette Tansey <jtansey@baltimorecountymd.gov>; Lloyd Moxley <lmoxley@baltimorecountymd.gov>; Dennis A Kennedy <DKennedy@baltimorecountymd.gov>
Subject: RE: 2015-42

Judge Beverungen

Thank you for the opportunity to respond. I am in receipt of your Opinion and Order and the ZAC Comments issued by the Department of Planning. It is Petitioner's position that the requests made by Planning related to landscape plantings and lighting will be covered by the requirement for approval of landscape and lighting plans. Condition No. 2 in your Order requires these approvals.

In addition, Petitioner will be required to process for review and approval a development plan through the Development Review Committee process. Even if no zoning relief was required for this project, the County agencies, as part of the development process, would still review it for landscaping and lighting purposes.

David

David Karciski, Esq. | Venable LLP
t 410.494.6285 | f 410.821.0147 | m 443.956.7425
Towson: 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204
Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Friday, November 20, 2015 1:16 PM
To: Karciski, David H. <DKarciski@Venable.com>; Adam Rosenblatt <arosenblatt@baltimorecountymd.gov>; Peter Max Zimmerman <pzimmerman@baltimorecountymd.gov>; Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
Cc: Jeanette Tansey <jtansey@baltimorecountymd.gov>; Lloyd Moxley <lmoxley@baltimorecountymd.gov>; Dennis A

Kennedy <DKennedy@baltimorecountymd.gov>

Subject: 2015-42

Gentlemen (and Lady),

This is in response to Mr. Zimmerman's earlier email concerning the above matter. I reviewed the OAH file and see that the DOP comment was stamped as received by our office on November 10, 2015. Of course, the 11th was Veterans Day and the County was closed, and this case was heard on the 12th. As such, I do not believe that the comment was in the file at the time of the hearing, or if it was it was overlooked.

Having reviewed the comment, I believe that most of the itemized conditions suggested by the DOP will be addressed by the Landscape Architect when landscape and lighting plans are reviewed by her office. Even so, I would ask that Petitioners' counsel respond to the request after they have had an opportunity to review the decision and Mr. Zimmerman's comments.

Thanks,

John Beverungen

ALJ



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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you believe you have received this message in error, please notify the sender by reply
transmission and delete the message without copying or disclosing it.

John E. Beverungen

From: John E. Beverungen
Sent: Friday, November 20, 2015 1:16 PM
To: dhkarceski@venable.com; Adam Rosenblatt; Peter Max Zimmerman; Peoples Counsel
Cc: Jeanette Tansey; Lloyd Moxley; Dennis A Kennedy
Subject: 2015-42

Gentlemen (and Lady),

This is in response to Mr. Zimmerman's earlier email concerning the above matter. I reviewed the OAH file and see that the DOP comment was stamped as received by our office on November 10, 2015. Of course, the 11th was Veterans Day and the County was closed, and this case was heard on the 12th. As such, I do not believe that the comment was in the file at the time of the hearing, or if it was it was overlooked.

Having reviewed the comment, I believe that most of the itemized conditions suggested by the DOP will be addressed by the Landscape Architect when landscape and lighting plans are reviewed by her office. Even so, I would ask that Petitioners' counsel respond to the request after they have had an opportunity to review the decision and Mr. Zimmerman's comments.

Thanks,

John Beverungen
ALJ

John E. Beverungen

From: Peoples Counsel
Sent: Friday, November 20, 2015 11:31 AM
To: John E. Beverungen
Cc: dkarciski@venable.com; Jeanette Tansey; Lloyd Moxley; Dennis A Kennedy
Subject: November 18, 2015 opinion and order; November 9 Planning Department comment, Case 2015-042, SPHXA, 2324 N Rolling Rd
Attachments: Togun Adebayo & Modupe ALJ Opinion 2015-042-SPHXA.pdf; Togun Adebayo & Modupe Planning Comment 2015-042-SPHXA.pdf

Dear Judge Beverungen,

Upon review of your November 18 decision in this case, I noticed that there was mention of the October 9 Development Plans Review (PAI) comment but no mention of the attached Planning Department (DOP) November 9 detailed comment and recommendations prepared by Lloyd Moxley. Recently, in significant cases, your opinions have frequently either attached the DOP comment and recommendations as conditions, selected some as conditions, or explained why some recommendations were unnecessary.

It occurred to me that the DOP comment perhaps was not delivered to your office in the mail.

The comment has recommendations for compatibility, architecture, parking arrangement, access, landscaping, lighting, preservation of trees and plantings to the maximum extent possible, lighting direction, and dumpster requirements and screening.

The specific recommendations at the end of the comment look reasonable and should be incorporated as conditions. I also note DOP's general recommendation, discussed in the body of the comment, that there be compatibility of the architecture, parking lot layout, access, and monument sign. To implement this, it seems reasonable to include the fairly customary condition that there be review by DOP to assure or confirm the expected compatibility, architecture, and elevations.

I called David Karceski to express my view. He had not seen the opinion, so I anticipate he should and will have the opportunity to comment.

By way of background, I am familiar with this case, which now involves an amended petition. The initial petition filed in August, 2014 had two buildings and a different layout. Early on, I communicated several concerns to Mr. Karceski, including the R.O. Zone limit of one principal building. He responded with Petitioners' undertaking to prepare a revised plan with one building. Meanwhile, I visited the site and saw in this mixed commercial/residential area that the property has some very nice mature trees.

On May 26, 2015, I had a very cordial and constructive meeting with Mr. Karceski and Mr. Togun and we went over the essentials of the revised plan. My notes reflect that based on the single building, the very attractive architectural drawings, and the layout, I agreed that this basically satisfied my concerns. We did discuss that there would be appropriate stormwater management, landscaping and lighting to be reviewed by county staff, and some amenity open space. I also suggested that as many trees be retained as possible. The DOP comment coincidentally echoes some of my observations.

Mr. Karceski mentioned yesterday that he thought there would be a development plan review.

Under all the circumstances, I ask that you consider adding the DOP recommendations as conditions, including a compatibility review or review of building elevations, architecture, and layout along with the itemized recommendations at the end of the comment.

It is my impression that these recommendations are not inconsistent with the Petitioners' plan, architectural drawings, and intent as I understand them. However, I appreciate that Mr. Karceski should have an opportunity to make his observations and response.

Thank you in advance for your further consideration. Our office will respect your judgment on this matter.

Sincerely,

Peter Max Zimmerman
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2188 Office
(410) 823-4236 Fax

John E. Beverungen

From: Karciski, David H. <DKarciski@Venable.com>
Sent: Friday, November 13, 2015 10:32 AM
To: John E. Beverungen
Cc: Rosenblatt, Adam M.
Subject: Case No. 2015-042-SPHXA / 2324 North Rolling Road
Attachments: 10294954-v1-ATTACHMENT TO PETITION FOR ZONING HEARING (REVISED PAGE) - S....docx

Good Morning Judge Beverungen

Thank you for the opportunity to provide the updated language for the Petition for Special Hearing, which is attached to this e-mail.

With regard to the existing lots previously created for a residential subdivision, our engineer has confirmed that deeds for the lots have been recorded in the Land Records for Baltimore County. My understanding of the vesting provisions of the County Code is that, while vested status for a residential development plan may no longer exist, this condition would not extinguish lot lines on a recorded plat referenced in recorded deeds. The way to eliminate or change existing lot lines would be recordation of a new plat.

Thank you,

David

David Karciski, Esq. | Venable LLP
t 410.494.6285 | f 410.821.0147 | m 443.956.7425
Towson: 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204
Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/9/2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

NOV 10 2015

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 15-042

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 2324 N Rolling Road
Petitioner: Adebayo and Modupe Togun
Zoning: RO
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve off-street parking spaces on a lot adjacent to the lot on which the Class B office building is proposed and to confirm no conflict with BCZR Sections 204.3.C.2 and 204.4.C.7 and the petition for special exception to use the property for a Class B office building in the RO zone and the petition for variance to allow a side yard setback of a minimum of 7' and a landscape buffer a minimum of 10' along a property line which abuts a residentially zoned/residentially used property in lieu of the required 20' and 20' respectively and to allow a freestanding sign with a height of 7' with an area/face of 35 (sq.) ft. in lieu of the permitted 4' and 8 sq. ft. respectively.

Pursuant to Section 32-4-402.1(a) of the Baltimore County Code, the Director of Planning recommends that the proposed office development meets the compatibility objectives contained in BCC Section 32-4-402.1(b). The Director recommends that the proposed structure repeats architectural characteristics of the surrounding multi-family buildings and is similar in size and mass to these structures. The building presents little commercial character on those facades facing the adjacent residential use while showing the office access to the commercial corridor of Rolling Road. The parking arraignment repeats established layout patterns in the area in being a surface facility adjacent to the structure and will allow safe access to the established road network. No new roads are proposed nor are any locally significant features impacted. Landscaping will complement that existing in the neighborhood as will the monumental type entrance sign.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

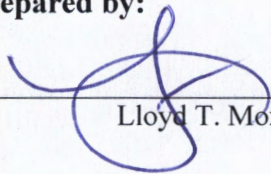
Submit a landscape and lighting plan to the Baltimore County Landscape Architect for approval prior to the issuance of building permits. The Department requires that any plan so submitted will include the following features:

- Install to the maximum extent possible street trees and other vegetative plantings along Rolling Road.
- Install to the maximum extent possible vegetative screening along the property lines common with the dwelling at 2320 North Rolling Road.

- Lighting shall be of a directional type to ensure excessive glare does not spill into the surrounding residentially used properties.
- Ensure the proposed dumpster enclosure meets the requirements of Condition H of the Baltimore County Landscape Manual. The Department recommends the screening material match that used on the exterior of the principal building.

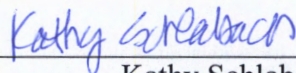
For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Prepared by:



Lloyd T. Moxley

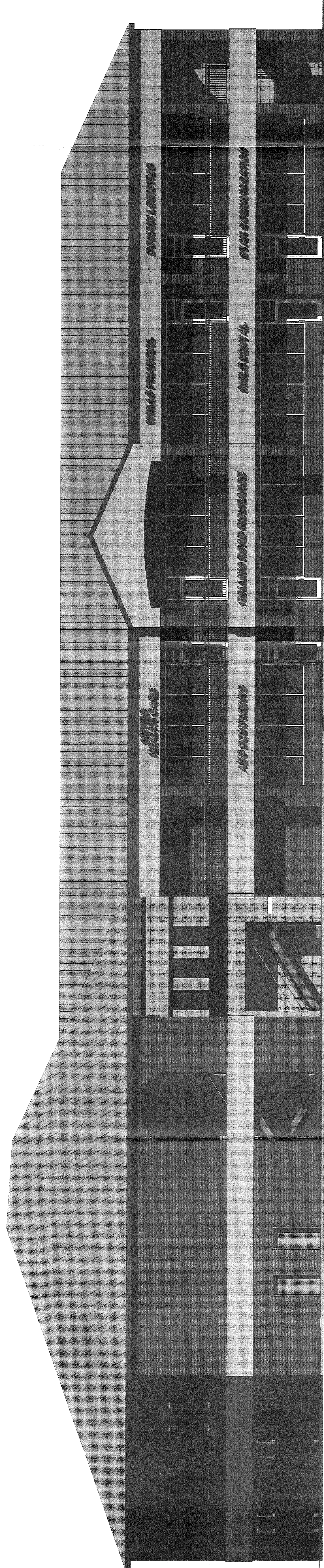
Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

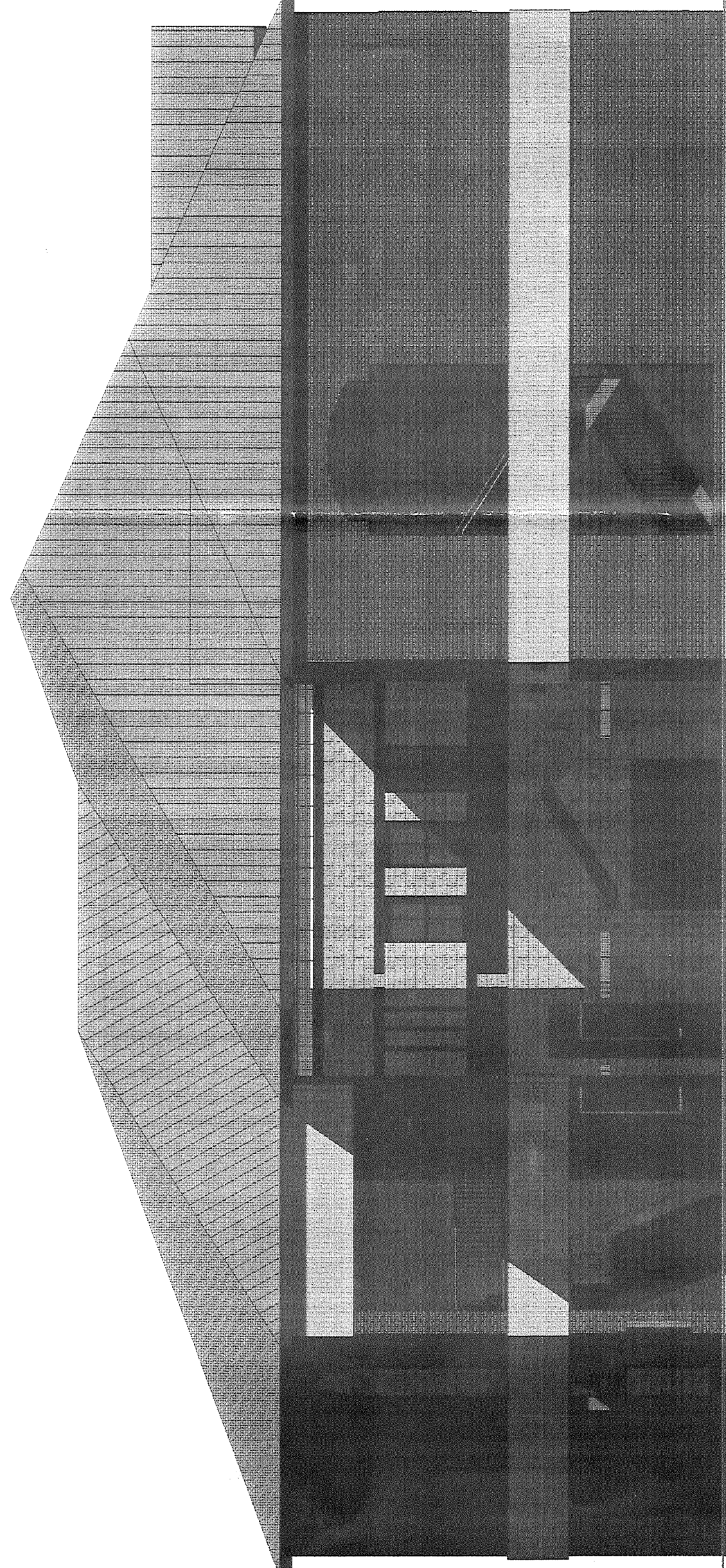
c: Troy Leftwich
Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Mike Razavi
Office of the Administrative Hearings
People's Counsel for Baltimore County



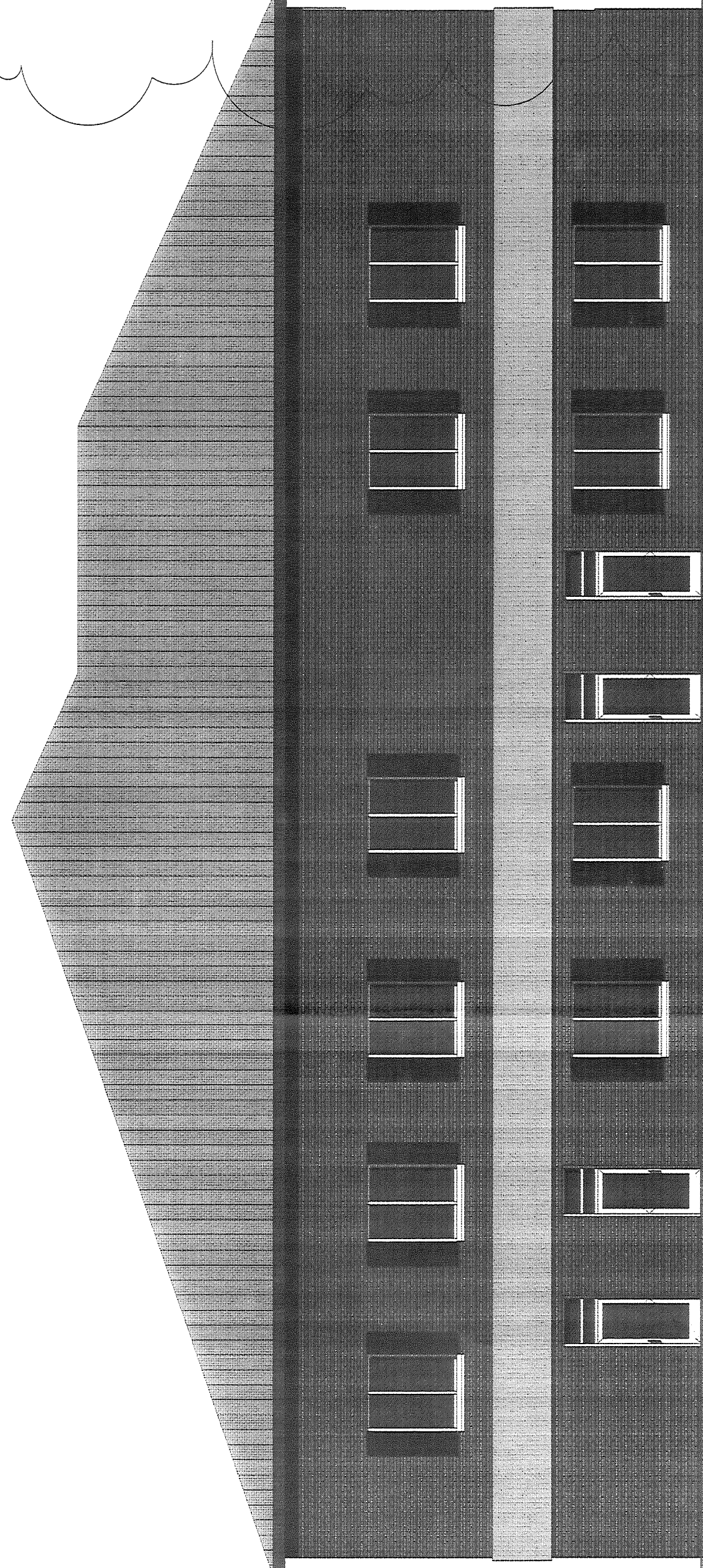
1 Elevation 6 - a
1/8" = 1'-0"



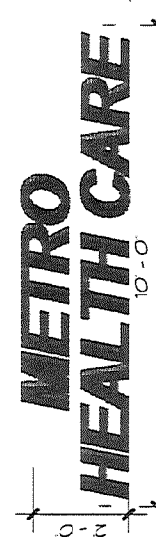
2 Elevation 11 - a
1/8" = 1'-0"



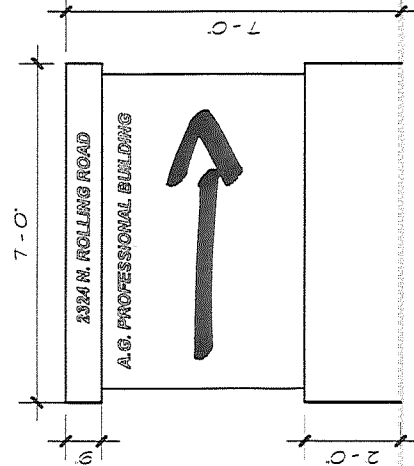
3 1 - a
1/8" = 1'-0"



4 Elevation 9 - a
1/8" = 1'-0"



6 WALL MOUNTED SIGN TYPICAL
1/4" = 1'-0"

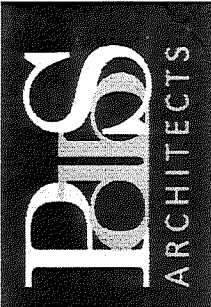


5 MONUMENT SIGN
1/4" = 1'-0"

CLIENT LOGO

ROLLING ROAD PROFESSIONAL

2324 N. ROLLING ROAD,
BALTIMORE, MD, 21244



PROACTIVE DESIGN + BUILDING SYSTEMS INC.
2324 N. ROLLING ROAD
BALTIMORE, MARYLAND 21224
P: (443) 226-3700
F: (443) 226-3700
E: info@proactivedesign.com
Web Site: www.proactivedesign.com

CIVIL ENGINEER
6525 Liberty Road, Baltimore, Maryland 21207
P: (443) 226-3700
F: (443) 226-3700
E: info@proactivedesign.com
Web Site: www.proactivedesign.com

STRUCTURAL ENGINEER
7604 James Avenue, Ellicott City, Maryland 21030
P: (410) 392-2800
F: (410) 392-2800
E: info@proactivedesign.com

MEP ENGINEER
33000 Buxton Street, Suit 226, Baltimore, Maryland 21224
P: (410) 226-6507
F: (410) 226-6507
E: info@proactivedesign.com
Web Site: www.mepengineers.com

Seal:

Job No:	09-15-2014
Drawn by:	Author
Checked by:	Checker
Date:	08/13/2015
Rev:	

BUILDING ELEVATIONS

PROCESS SET

Sheet No. **2 of 2** ~~A-2.1~~

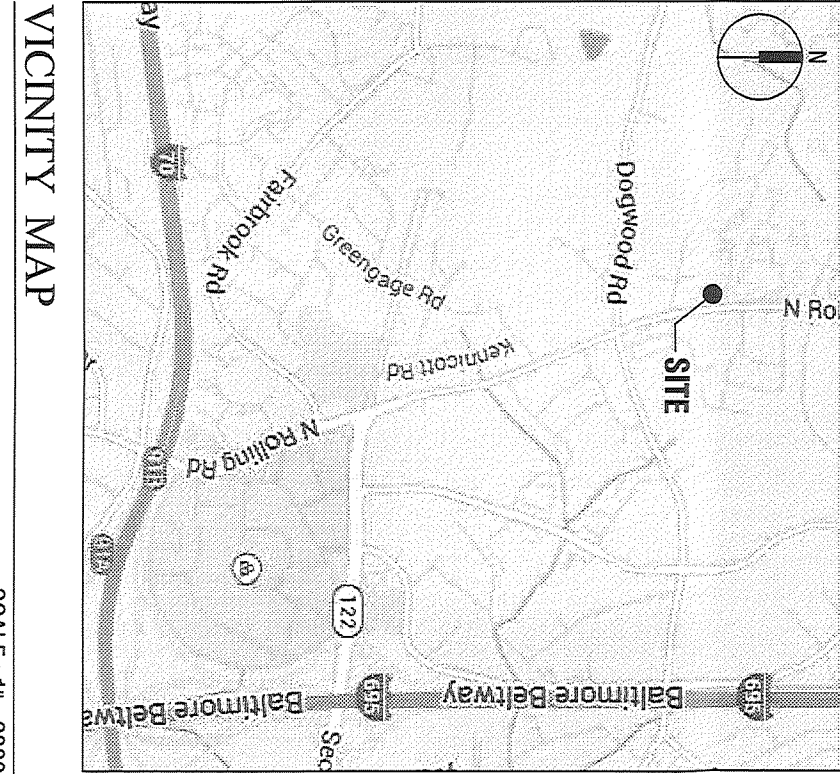
8/13/2015 6:05:02 PM

LANDSCAPE & LIGHTING LEGEND

	Shade Tree (2-2.5' cal. accompanied by 2 shrubs 24-36")
	Underspray Tree (1.5-1.75' cal. accompanied by 5 shrubs or 10 perennials)
	Evergreen Tree (6' H.)
	Perennial plantings (within bio-infiltration facilities)
	Building mounted light fixture (faces away from building) 12' Height
	Pole mounted street light - 12' Height

SITE PLAN LEGEND

EXISTING FEATURE	SYMBOL
SUBJECT SITE EQUIVALENT	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	---
EXISTING STRUCTURES	---
EXISTING CONTOURS (MINOR)	---
EXISTING CONTOURS (MAJOR)	---
EXISTING SEWER LINE	---
EXISTING WATER LINE	---
ROAD CENTERLINE	---
PROPOSED STRUCTURE	SYMBOL
LIMITS OF DISTURBANCE	---
PROP. BUILDING	---
PROP. PAVEMENT	---
PROP. CONTOUR	---
PROP. SPOI ELEVATION	---
PROP. SUPER SILT FENCE	---
PROP. WATER HOUSE CONNECTION	---
PROP. SEWER HOUSE CONNECTION	---
MICRO-BIOMEDICATION FACILITY	---
OPEN SPACE	---
ROAD CENTERLINE	---
ZONING BOUNDARY	---



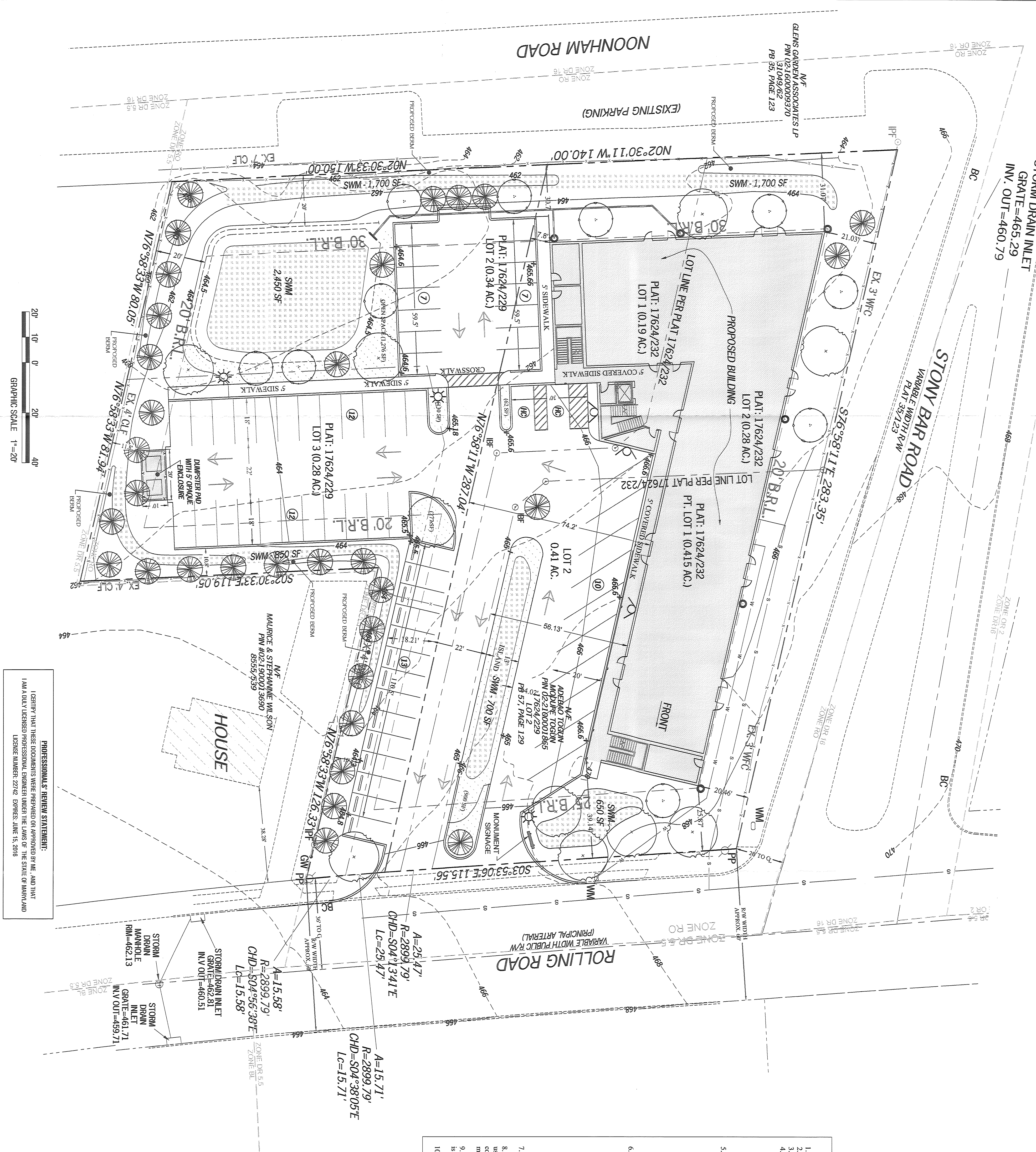
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GENERAL NOTES

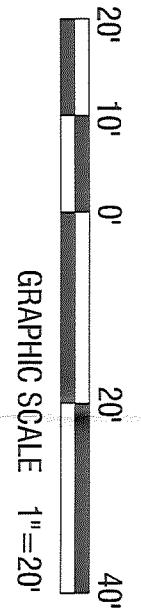
- Existing Address: 2324 N. Rolling Road, Baltimore, MD.
- Existing Zone: RO
- Proposed Use: Class A Office
- Proposed Use: Class B Office buildings
- Proposed Use: Class C Office buildings
- Proposed Use: Class D Office buildings
- Proposed Use: Class E Office buildings
- Proposed Use: Class F Office buildings
- Proposed Use: Class G Office buildings
- Proposed Use: Class H Office buildings
- Proposed Use: Class I Office buildings
- Proposed Use: Class J Office buildings
- Proposed Use: Class K Office buildings
- Proposed Use: Class L Office buildings
- Proposed Use: Class M Office buildings
- Proposed Use: Class N Office buildings
- Proposed Use: Class O Office buildings
- Proposed Use: Class P Office buildings
- Proposed Use: Class Q Office buildings
- Proposed Use: Class R Office buildings
- Proposed Use: Class S Office buildings
- Proposed Use: Class T Office buildings
- Proposed Use: Class U Office buildings
- Proposed Use: Class V Office buildings
- Proposed Use: Class W Office buildings
- Proposed Use: Class X Office buildings
- Proposed Use: Class Y Office buildings
- Proposed Use: Class Z Office buildings

LOT AREA TABULATION

PLAT NO.	LOT DISCRIPTION	AREA (ACRES)
17624 / 232	LOT 1	0.19
17624 / 232	LOT 2	0.28
17624 / 232	PT. LOT 1	0.415
17624 / 232	LOT 2	0.34
17624 / 232	LOT 3	0.28
	TOTAL	1.505



PROFESSIONAL'S REVIEW STATEMENT:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: 22742, EXPIRES: JUNE 15, 2016



OWNER/DEVELOPER

ADEBAYO & MODUPE TOGUN
2324 N. ROLLING ROAD
BALTIMORE, MD. 21244-1953
PHONE: (410) 448 - 5216

RAZTEC ASSOCIATES, INC.

civil engineers & planners

3230 Urbana Pkwy
Janesville, Maryland 21754
Tel: (301) 775-4394
Fax: (301) 831-8978
email: raztecengr@gmail.com

SITE PLAN TO ACCOMPANY

ZONING RELIEF

2324 N. ROLLING ROAD
BALTIMORE, MARYLAND 21244

TAX ID NUMBER: 0211150790
TAX MAP: 0087, GRID: 0023

PAI file #

SCALE: 1" = 20'

CHECKED BY: MR

DRAWN BY: SL

DATE: AUGUST, 2015

SHEET NUMBER

1 of 2

Revised

Case No. 2015-0042-SHA

CLIENT LOGO

ROLLING ROAD PROFESSIONAL

2324 N. ROLLING ROAD,
BALTIMORE, MD, 21244

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Baltimore, Maryland 2107
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F: (410) 226-9100
E: info@hbzengineers.com
Web Site: www.hbzengineers.com

Scale:

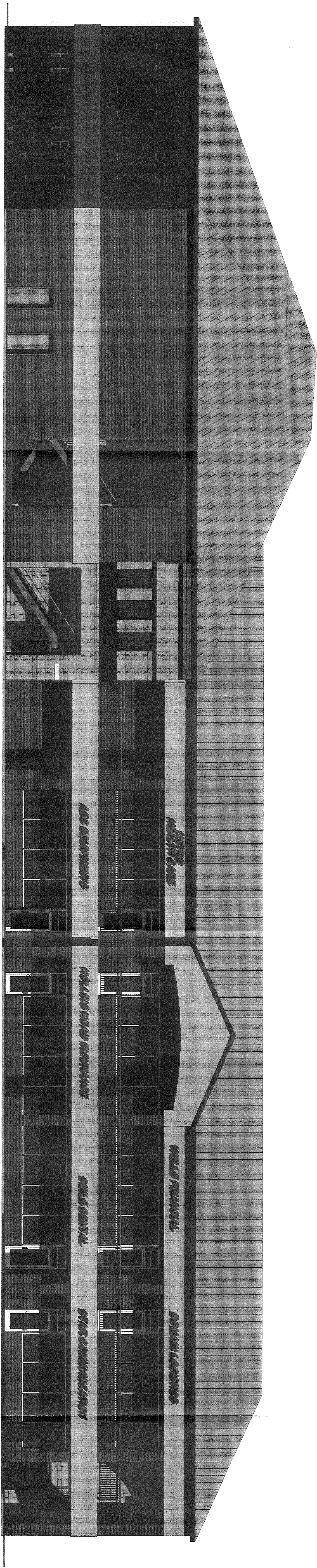
Job No.	09-15-2014
Drawn by	Author
Checked by	Checker
Date:	08/13/2015
Rev.	

BUILDING ELEVATIONS

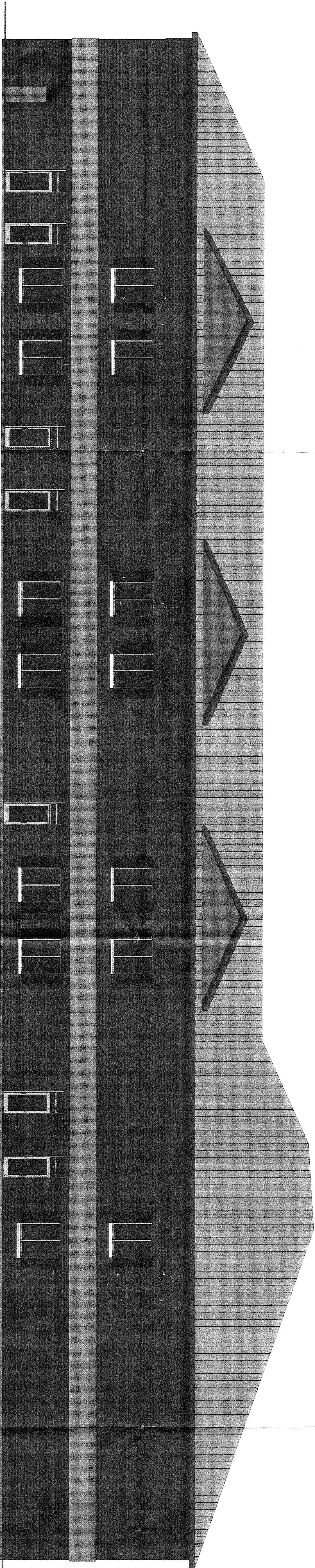
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Sheet No. 2 of 2

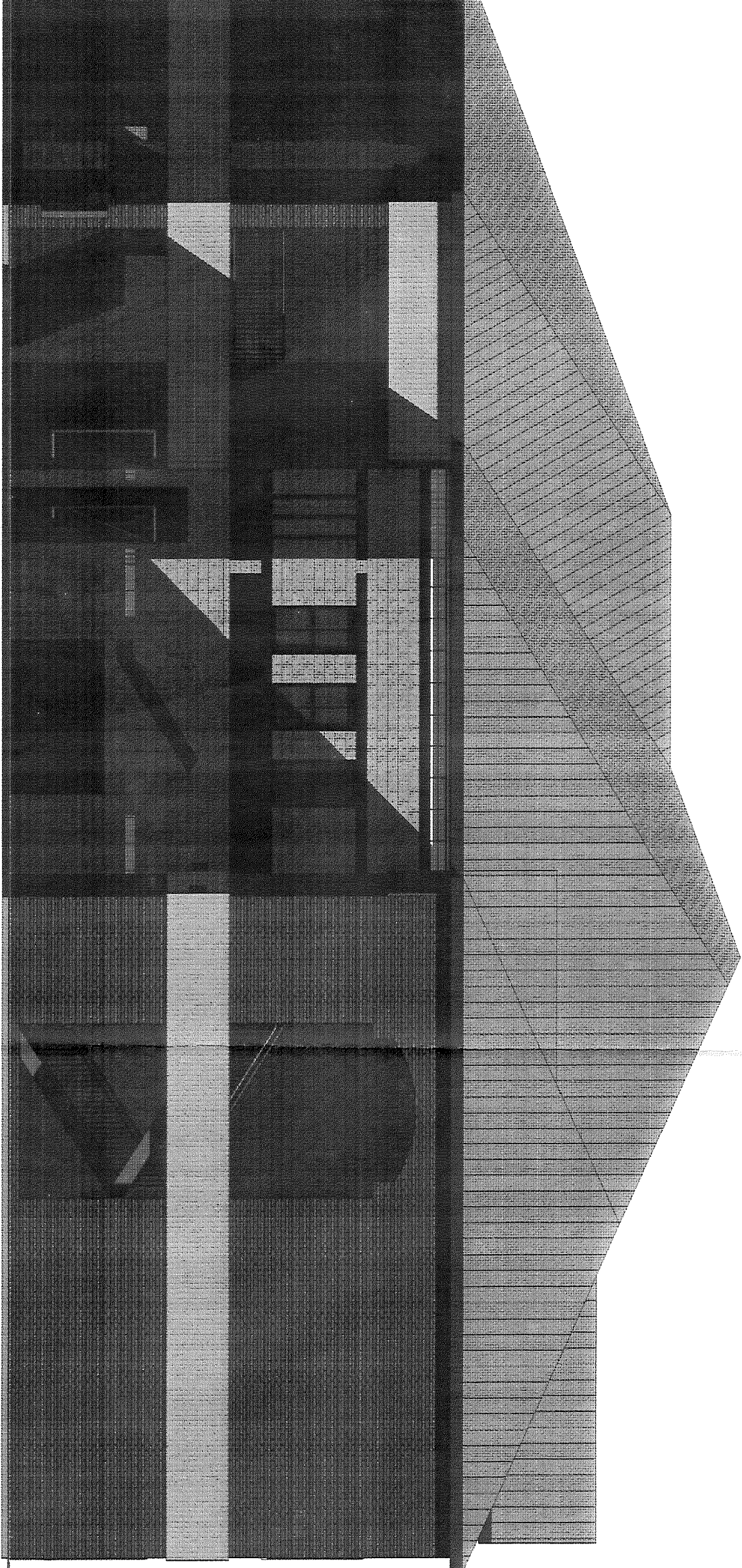
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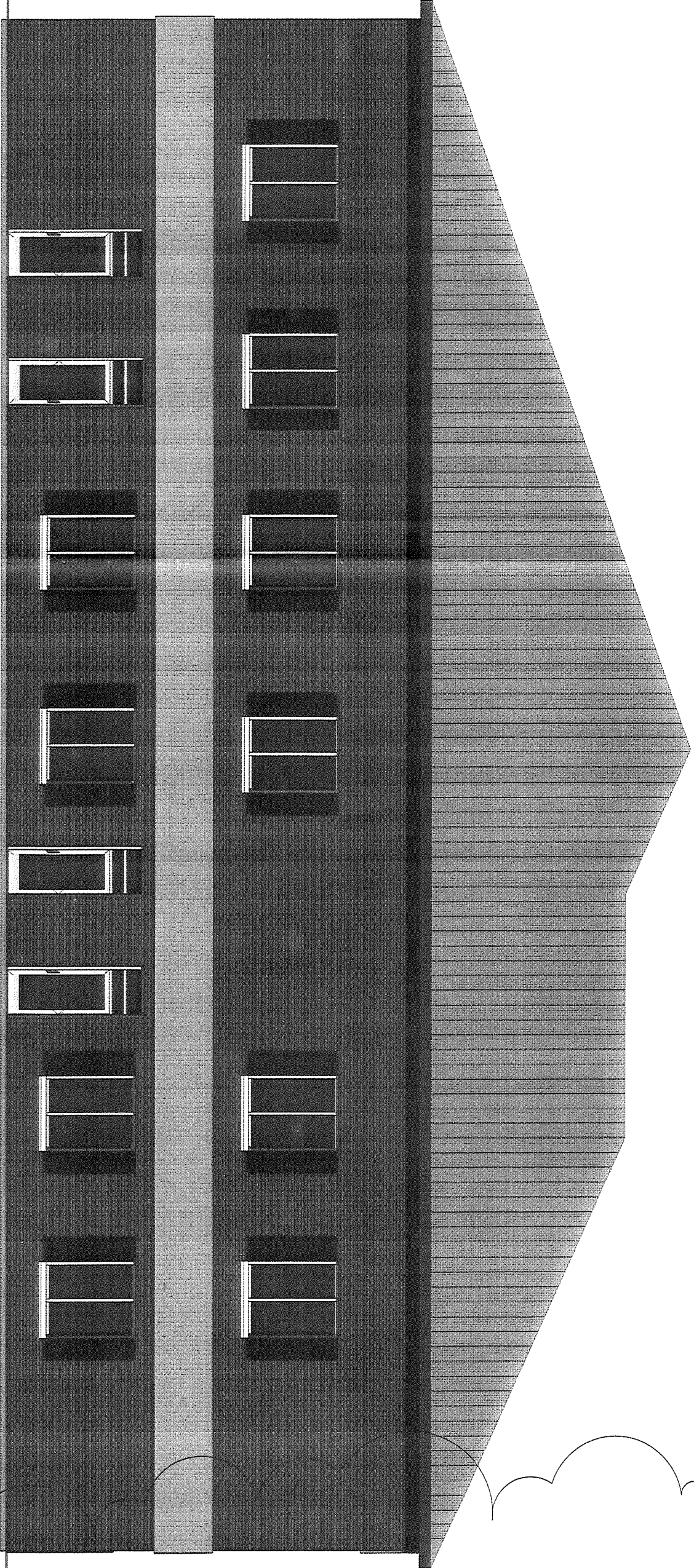
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1/8" = 1'-0"



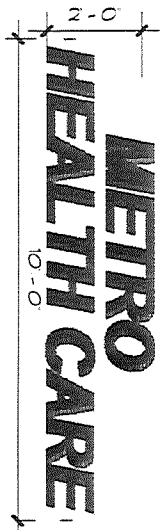
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1/8" = 1'-0"



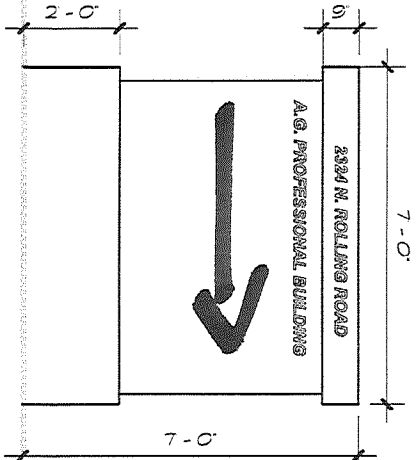
3 Elevation 9 - a
1/8" = 1'-0"



4 Elevation 9 - a
1/8" = 1'-0"



6 WALL MOUNTED SIGN TYPICAL
1/4" = 1'-0"



5 MONUMENT SIGN
1/4" = 1'-0"

STORM DRAIN INLET
GRATE=465.29
INV. OUT=460.79

STONY BAR ROAD
VARIABLE WIDTH R/W
PLAT 33/4/23

S76°58'11"E 283.35'

20' B.R.L.

PLAT: 17624/232
PT. LOT 1 (0.415 AC.)

PLAT: 17624/232
LOT 1 (0.19 AC.)

N02°30'11"W 140.00'

NOONHAM ROAD

ZONE DR 16

EXISTING PARKING

PLAT: 17624/229
LOT 2 (0.34 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

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LOT 3 (0.28 AC.)

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LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

PLAT: 17624/229
LOT 3 (0.28 AC.)

20' 10' 0' 20' 40'
GRAPHIC SCALE 1"=20'

OWNER/DEVELOPER

ADEBAYO & MODUPE TOGUN
2324 N. ROLLING ROAD
BALTIMORE, MD 21244-1953
PHONE: (410) 448 - 5216

RAZTEC ASSOCIATES, INC.

civil engineers & planners

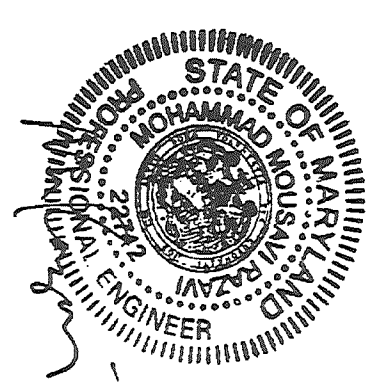
3280 Urbana Pike
Janesville, Maryland 21754

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Fax (301) 831-8978
email: raztecengr@comcast.net

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SEAL



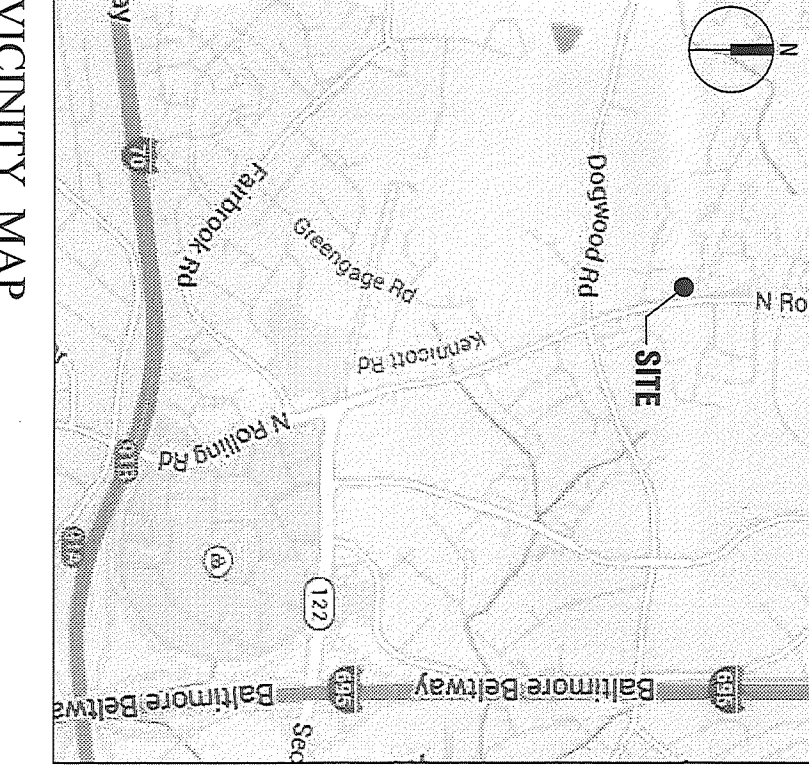
LANDSCAPE & LIGHTING LEGEND	
	Street Tree 12-25' cal. accompanied by 2 shrubs 24-30'
	Understory Tree 1.5-1.75' cal. accompanied by 5 shrubs or 10 perennials
	Evergreen Tree 6' h.t.
	Perennial plantings (within bio-retention facilities)
	Building mounted light fixture (frees away from building) 12' Height
	Pole mounted Street Light - 12' Height

GENERAL NOTES

- Existing Address: 2324 N. Rolling Road, Baltimore, MD.
- Existing Zone: RO
- Proposed Use: Class B Office Buildings
- Gross Site Area = 65,612 Sq. Ft.
- Total Office = 17,742 Sq. Ft.
- Medical Office = 3,500 Sq. Ft. (19.7%)
- Medical Office = 1,242 Sq. Ft. (60.3%)
- Medical Office = 1,242 Sq. Ft. (60.3%)
- Proposed F.A.R. = 0.33
- Parking Requirements
- Median: 4.5 / 1000 Sq. Ft. for 3,500 Sq. Ft. = 16 Spaces
- General Office: 3.3 / 1000 Sq. Ft. = 47 Spaces for 14,422 Sq. Ft. = 63 Spaces
- Total Parking Spaces Required = 63 Spaces
- Total Parking Spaces Provided = 63 Spaces
- Bulk Requirements
- Setbacks: Front: 25' Side: 25' Rear: 30' *adjacent property is residential
- Minimum Lot Width: 55'
- Minimum Net Lot Area: 6,000 S.F.
- Maximum Height: 35 feet
- Open Space: 31% or 20,212 S.F.
- This site is not in a failed Basic Services Map area.
- Rolling Road is a Principal Arterial Road. The existing use on the opposing side of Rolling Road is an existing commercial use, therefore per BC2R Section 204.4.C.7, the maximum allowed lot size is 2.0 acres.
- The proposed Amenities Open Space is 0.06 acres, which is 9.45%, as required by section 204.4.C.6
- Building Height shall not exceed 35 feet.

SITE PLAN LEGEND	
EXISTING FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	25' B.R.L.
EXISTING STRUCTURES	EX
EXISTING CONTOURS (MINOR)	---
EXISTING CONTOURS (MAJOR)	---
EXISTING SEWER LINE	S
EXISTING WATER LINE	W
ROAD CENTERLINE	---
PROPOSED STRUCTURE	
LIMITS OF DISTURBANCE	SYMBOL
PROP. BUILDING	---
PROP. PAVEMENT	---
PROP. CONTOUR	---
PROP. SPOT ELEVATION	---
PROP. SUPER SITE FENCE	---
PROP. WATER HOUSE CONNECTION	---
PROP. SEWER HOUSE CONNECTION	---
MICRO-BIOTRILLATION FACILITY	---
OPEN SPACE	---
ROAD CENTERLINE	---
ZONE BOUNDARY	---

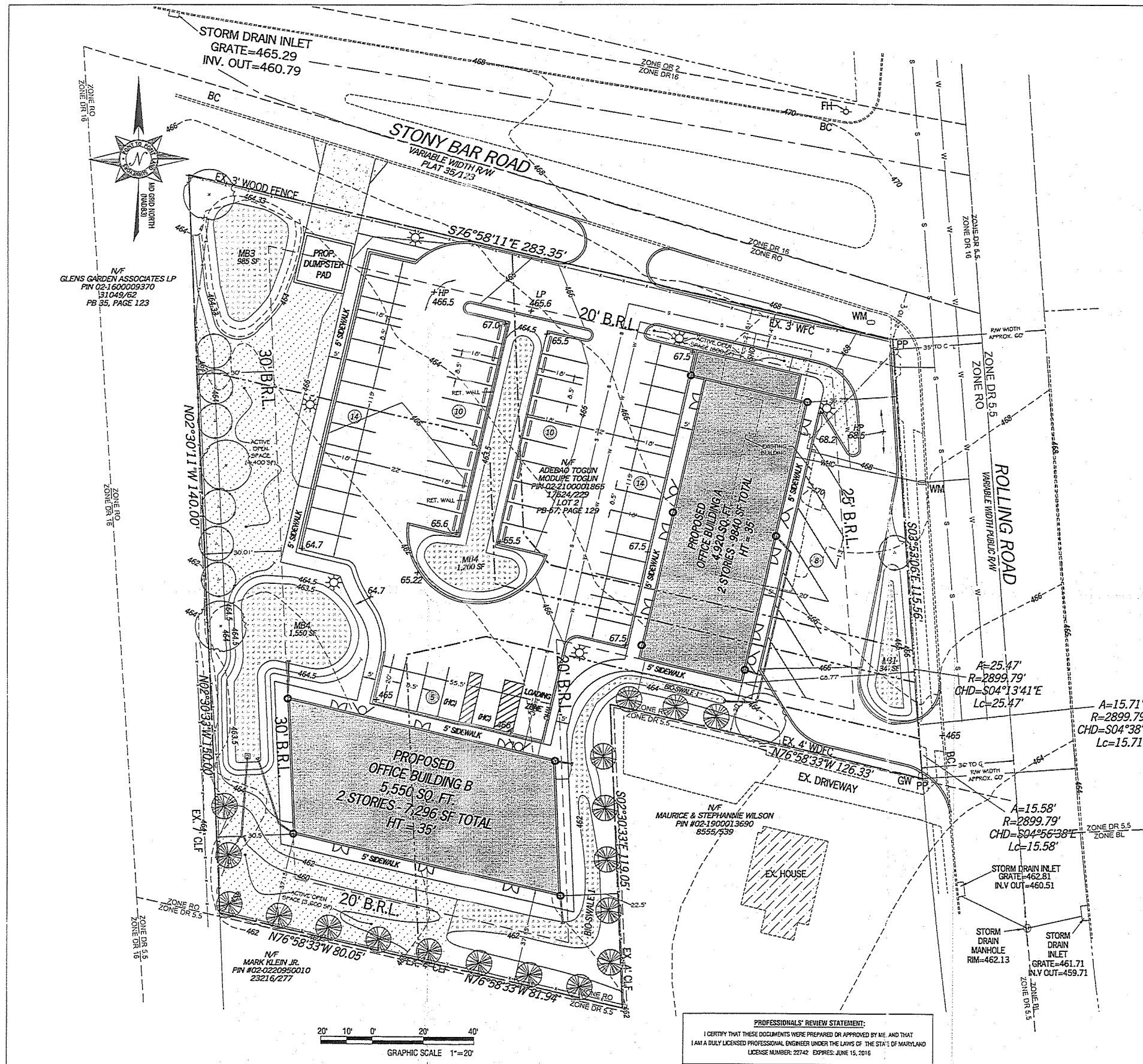
LOT AREA TABULATION		
PLAT NO.	LOT DESCRIPTION	AREA (ACRES)
17624 / 232	LOT 1	0.19
17624 / 232	LOT 2	0.28
17624 / 232	PT. LOT 1	0.415
17624 / 232	LOT 2	0.34
17624 / 232	LOT 3	0.28
TOTAL		1.505



PAI file # _____

SCALE 1" = 20'	DATE: AUGUST, 2015
CHECKED BY: MR	SHEET NUMBER 1 of 2
DRAWN BY: SL	

Revised 2015-42-SMNA



LANDSCAPE & LIGHTING LEGEND

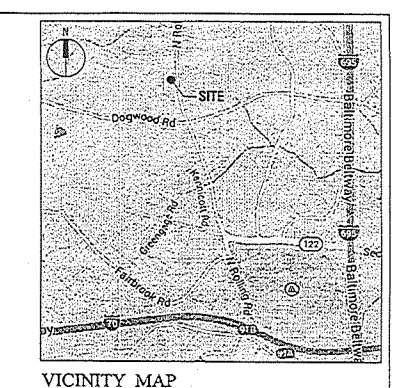
- Shade Tree (2-2.5' cal. accompanied by 2 shrubs 24-36")
- Understory Tree (1.5-1.75' cal. accompanied by 5 shrubs or 10 perennials)
- Evergreen Tree (6' ht.)
- Perennial plantings (within bio-infiltration facilities)
- Building mounted light fixture (Faces away from building) 12' Height
- Pole mounted Street Light - 12' Height

GENERAL NOTES

- Existing Address: 2324 N. Rolling Road, Baltimore, MD.
- Existing Zone: RO
- Existing Use: Class A Office
- Proposed Use: Class B Office Buildings
Gross Site Area = 1.84
Total Office = 17,136 Sq. Ft.
Medical Office (20.4%) - 3,500 Sq. Ft.
General Office - 13,636 Sq. Ft.
Max F.A.R. allowed = 0.33
Proposed F.A.R. = 0.21
- Parking Requirements
Medical: 4.5 / 1000 Sq. Ft.
for 3,500 Sq. Ft. = 16 Spaces
General Office: 3.3 / 1000 Sq. Ft.
for 13,636 Sq. Ft. = 45 Spaces
Total Parking Spaces Required = 61 Spaces
Total Parking Spaces Provided = 61 Spaces
- Bulk Requirements
Setbacks:
Front: 25' 25'
Side: 20' 20'
Rear: 30' 30'
*adjacent property is residential
Minimum Lot Width: 55'
Minimum Net Lot Area: 6,000 S.F.
Maximum Height: 35 feet
Open Space: 7% or 4,574 S.F.
- This site is not in a failed Basic Services Map area.

SITE PLAN LEGEND

EXISTING FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	25' B.R.L.
EXISTING STRUCTURES	EX
EXISTING CONTOURS (MINOR)	-101
EXISTING CONTOURS (INDEX)	-100
EXISTING SEWER LINE	S
EXISTING WATER LINE	W
ROAD CENTERLINE	---
PROPOSED STRUCTURE	---
LIMITS OF DISTURBANCE	LOD
PROP. BUILDING	---
PROP. PAVEMENT	---
PROP. CONTOUR	100
PROP. SPOT ELEVATION	+526
PROP. SUPER SILT FENCE	SSF
PROP. WATER HOUSE CONNECTION	WHC
PROP. SEWER HOUSE CONNECTION	SHC
MICRO-BIOINFILTRATION FACILITY	---
ACTIVE OPEN SPACE	---
ROAD CENTERLINE	---
ZONING BOUNDARY	---



COUNTY ADOPTED PLANS

Plan	Remarks
Baltimore County Master Plan 1989-2010	
Community or Revitalization Plan(s)	
Recreation and Parks Plan	
Streetscape Plan	
Greenways Plan	
Other	

SITE DATA

Zone	Acres	Units Allowed	Units Proposed
RO	1.506	n/a	n/a
Total	1.506	n/a	n/a

SITE DEVELOPMENT PROPOSAL

Building Type	Proposed Units	Parking Required	Parking Provided	Average Daily Trips	Phase	Development Schedule
Office / Commercial	n/a	61	61	-	-	-
Total	n/a	61	61	-	-	-

CONSERVANCY AREA PROPOSAL (RC4)

Open Space Total	Required	Provided
Conservancy Area	N/A	-
Building Area	-	10,470 Sq. Ft.
Total Provided	-	-

OPEN SPACE PROPOSAL

LOCAL OPEN SPACE TYPE	ACRES
Active Open Space	0.20
100 Year Flood Plain	0.0
Amenity Areas	0.0
Trails and Connectors	0.0
Other	0.38
Total Provided	0.58
Proposed Ownership	-

OPEN SPACE PROPOSAL

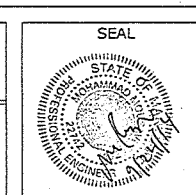
UNDEVELOPED AREAS	ACRES
Storm Water Management	0.12
HOA/COA Areas	N/A
Other	0.38

*Note

REV#	DATE

OWNER/DEVELOPER
ADEBAYO & MODUPE TOGUN
2324 N. ROLLING ROAD
BALTIMORE, MD. 21244-1953
PHONE: (410) 448 - 5216

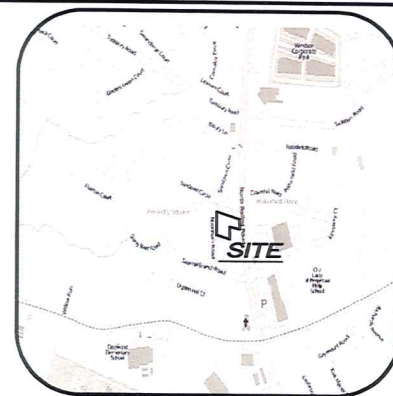
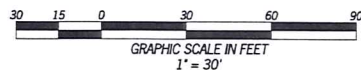
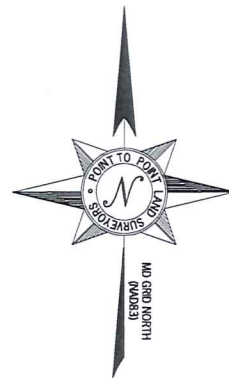
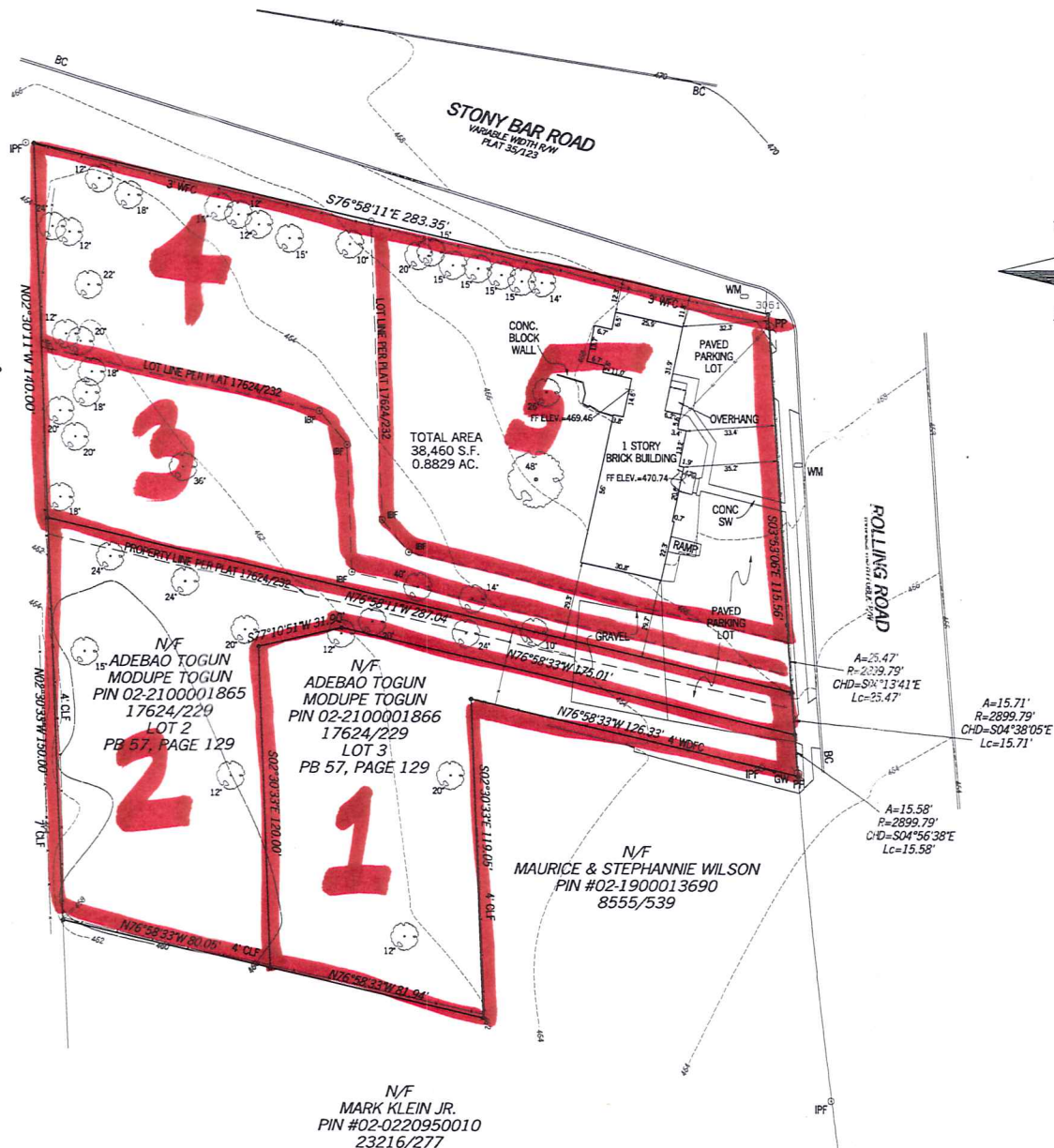
RAZTEC ASSOCIATES, INC.
civil engineers & planners
3260 Urbana Pike
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Tel (301) 775-4394
Fax (301) 831-8978
mailto:raztecengr@comcast.net



SPECIAL EXCEPTION PLAN
2324 N. ROLLING ROAD
BALTIMORE, MARYLAND 21244
TAX ID NUMBER: 0211150790
TAX MAP: 0087, GRID: 0023
4th COUNTY COUNCIL D
2nd ELECTION D
P/O LOT# 1, ROLLING

PETITIONER'S
EXHIBIT NO. 2

N/F
GLENS GARDEN ASSOCIATES LP
PIN 02-1600009370
31049/62
PB 35, PAGE 123



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON MARYLAND GRID NORTH NAD83.

THE VERTICAL DATUM SHOWN HEREON IS BASED ON NAVD88 PER GPS OBSERVATIONS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING NGS CORS STATION LOYS. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83) AND THE VERTICAL DATUM IS REFERENCED TO NAVD88.

BOUNDARY & TOPOGRAPHIC SURVEY

#02-0211150790
PART LOT 1 ROLLING ROAD
2324 ROLLING ROAD
BALTIMORE MD 21244
SECOND DISTRICT
BALTIMORE CO., MARYLAND

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR, TITLE 9, MARYLAND DEPARTMENT OF LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS, IN EFFECT AS OF 1995.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY SHOW ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OR ENCUMBRANCES NOT SHOWN HEREON.

DAVID M. MILLER DATE:
PROFESSIONAL LAND SURVEYOR #21427
LIC. EXP. 12-28-2014

RELEASE DESCRIPTION

DATE:

A SURVEY PREPARED FOR:

ADEBAO TOGUN
2324 N. ROLLING ROAD
BALTIMORE, MD. 21244-1953



POINT TO POINT LAND SURVEYORS
305 S. Main Street, Lower Level
Mount Airy, MD 21771
(p) 301-703-8324
(w) pointtopointsurvey.com



TAX MAP: 0087

GRID: 0023

PARCEL: 0584

CITY: BALTIMORE

COUNTY: BALTIMORE

STATE: MARYLAND

DATE: 1 Jul 2013

DRAWN BY: B.CARR

CHKD BY: DMM

APPRVD BY: D. MILLER

JOB #: MD13.032

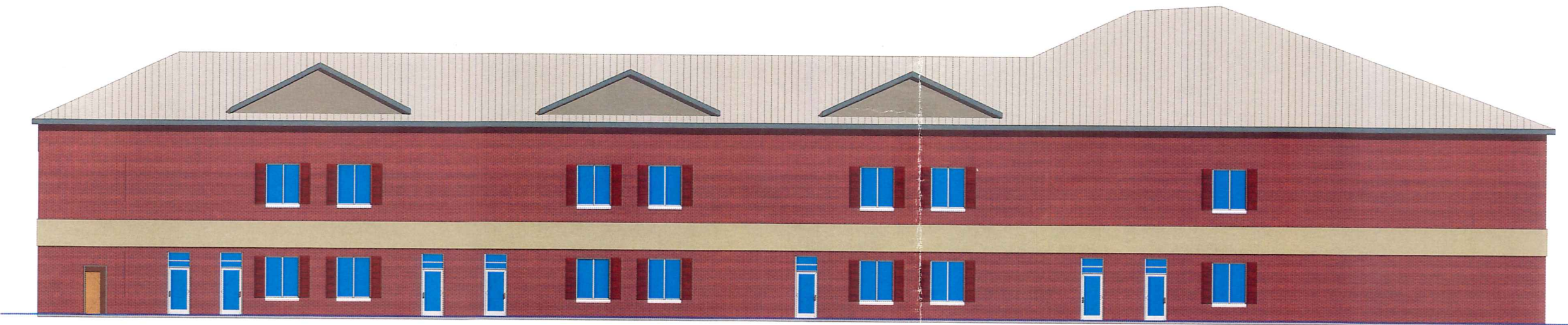
FILE #:

SHEET NUMBER:

1
OF 1 SHEETS



1 Elevation 6 - a
1/8" = 1'-0"



2 Elevation 11 - a
1/8" = 1'-0"



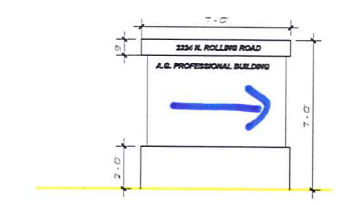
3 1 - a
1/8" = 1'-0"



4 Elevation 9 - a
1/8" = 1'-0"

**METRO
HEALTH CARE**

6 WALL MOUNTED SIGN TYPICAL
1/4" = 1'-0"



5 MONUMENT SIGN
1/4" = 1'-0"

CLIENT LOGO

ROLLING ROAD PROFESSIONAL

2324 N. ROLLING ROAD,
BALTIMORE, MD, 21244

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MEP ENGINEERS
NAC ENGINEERS
3500 Eastern Drive, Suite 206 Baltimore, Maryland 21224
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F: (410) 435-8970
E: info@nacengineers.com
Web Site: www.nacengineers.com

Seal:

Job No:	09-15-2014
Drawn by:	Author
Checked by:	Checker
Date:	08/13/2015
Rev:	

BUILDING ELEVATIONS

PETITIONER'S

EXHIBIT NO.

7



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

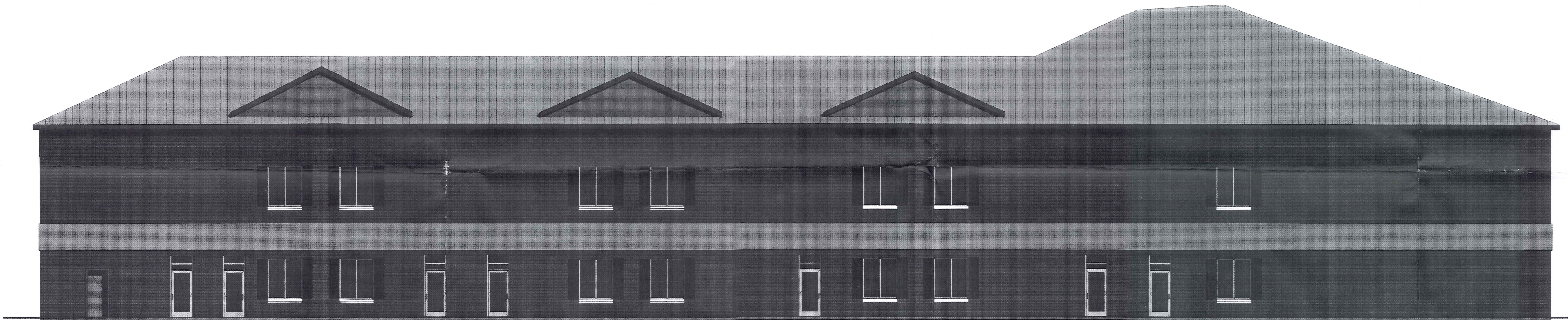


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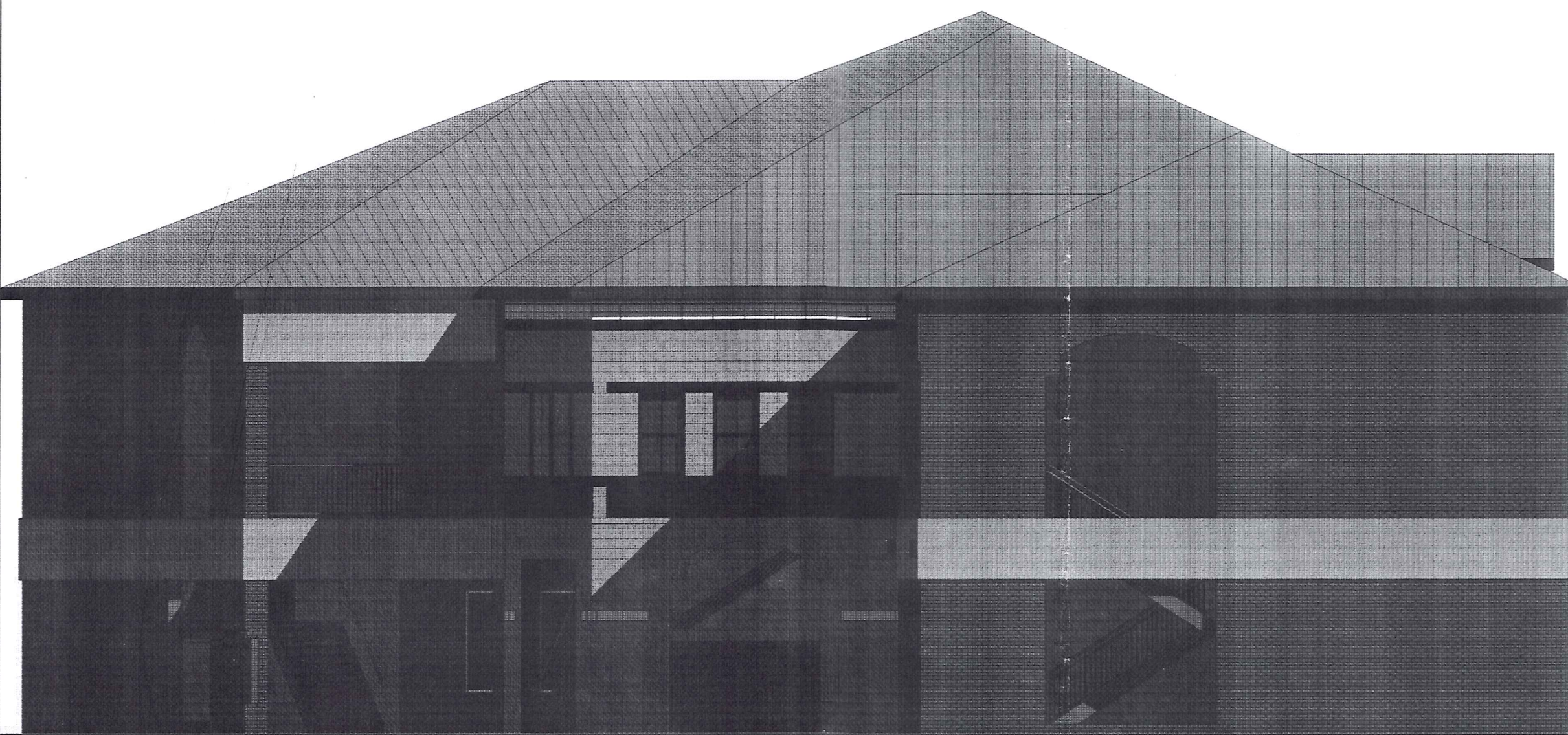
PETITIONER'S
EXHIBIT NO. **3A**



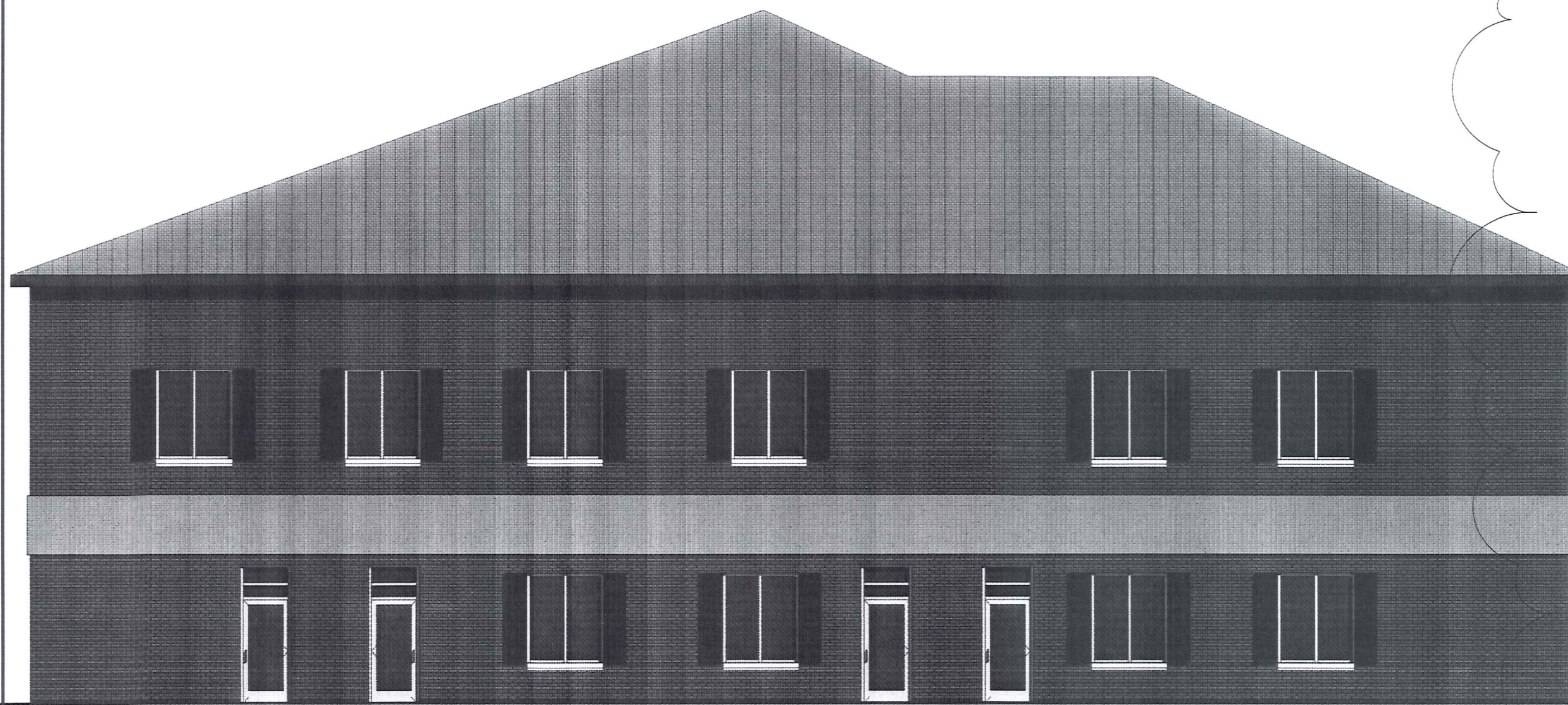
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1/8" = 1'-0"



2 Elevation 11 - a
1/8" = 1'-0"



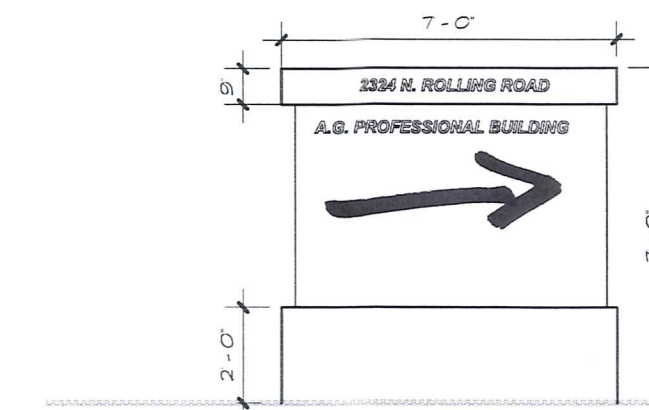
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1/8" = 1'-0"



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HEALTH CARE**

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1/4" = 1'-0"



5 MONUMENT SIGN
1/4" = 1'-0"

CLIENT LOGO

ROLLING ROAD PROFESSIONAL

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MSP ENGINEERS
MW2 Engineers
3600 Barton Street, Suite 226, Baltimore, Maryland 21224
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E: info@mw2engineers.com
Web Site: www.mw2engineers.com

Seal:

Job No: 09-15-2014
Drawn by: Author
Checked by: Checker
Date: 08/13/2015
Rev:

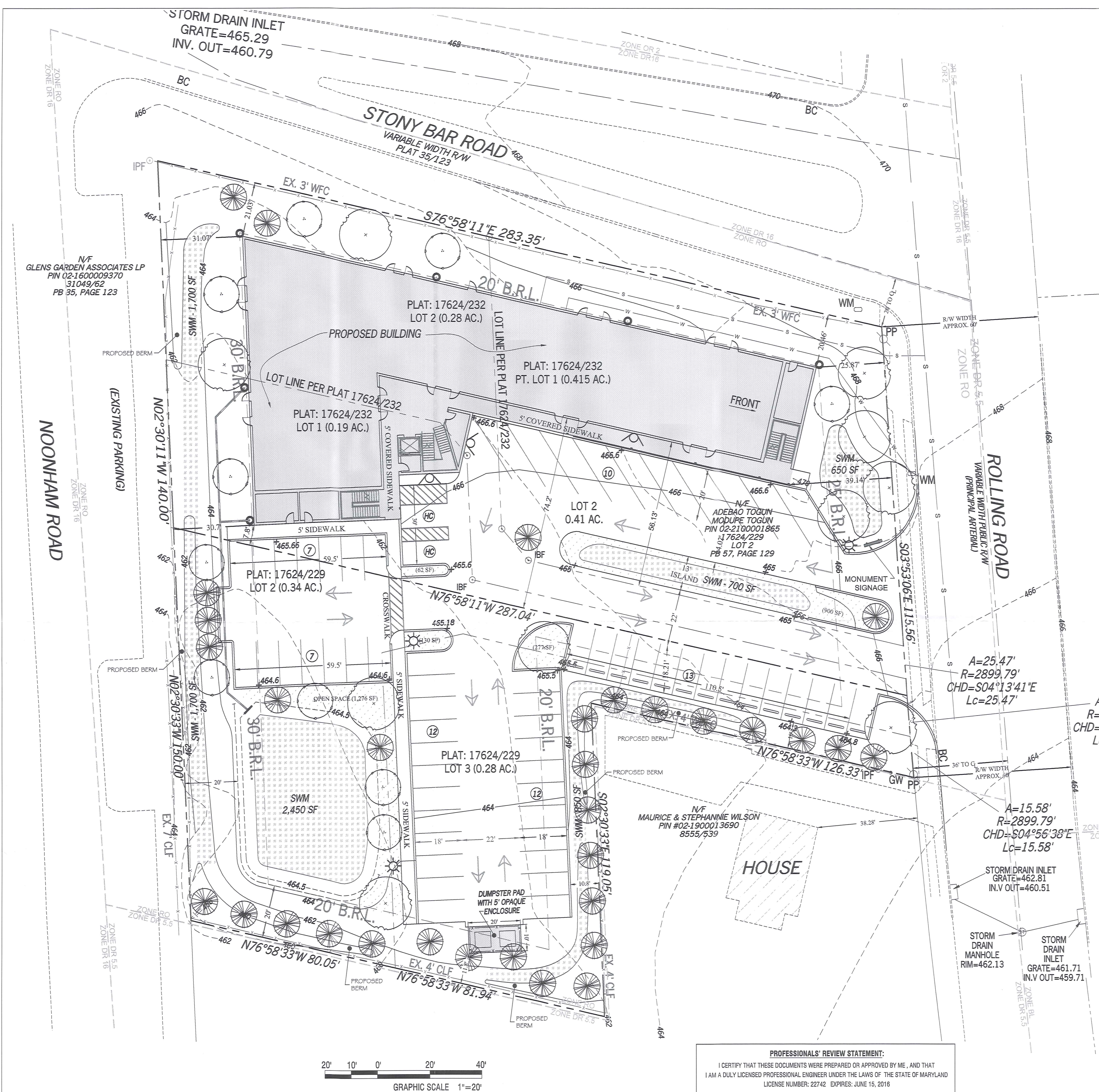
BUILDING ELEVATIONS

PROCESS SET

Sheet No.

2 of 2 A-2.1

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LANDSCAPE & LIGHTING LEGEND

- Shade Tree (2-2.5" cal. accompanied by 2 shrubs 24-38")
- Understory Tree (1.5-1.75" cal. accompanied by 5 shrubs or 10 perennials)
- Evergreen Tree (6' ht.)
- Perennial plantings (within bio-infiltration facilities)
- Building mounted light fixture (Faces away from building) 12' Height
- Pole mounted Street Light - 12' Height

GENERAL NOTES

- Existing Address: 2324 N. Rolling Road, Baltimore, MD.
- Existing Zone: RO
- Existing Use: Class A Office
- Proposed Use: Class B Office Buildings
Gross Site Area = 65,612 Sq. Ft.
Total Office - 17,742 Sq. Ft.
Medical Office = 3,500 Sq. Ft. (19.7%)
General Office = 14,242 Sq. Ft. (80.3%)
Max F.A.R. allowed = 0.33
Proposed F.A.R. = 0.27
- Parking Requirements

Medical: 4.5 / 1000 Sq. Ft.
for 3,500 Sq. Ft. = 16 Spaces

General Office: 3.3 / 1000 Sq. Ft.
for 14,242 Sq. Ft. = 47 Spaces

Total Parking Spaces Required = 63 Spaces
Total Parking Spaces Provided = 63 Spaces
- Bulk Requirements

Setbacks:
Front: 25' 25'
Side: *20' 20'
Rear: 30' 30'
*adjacent property is residential

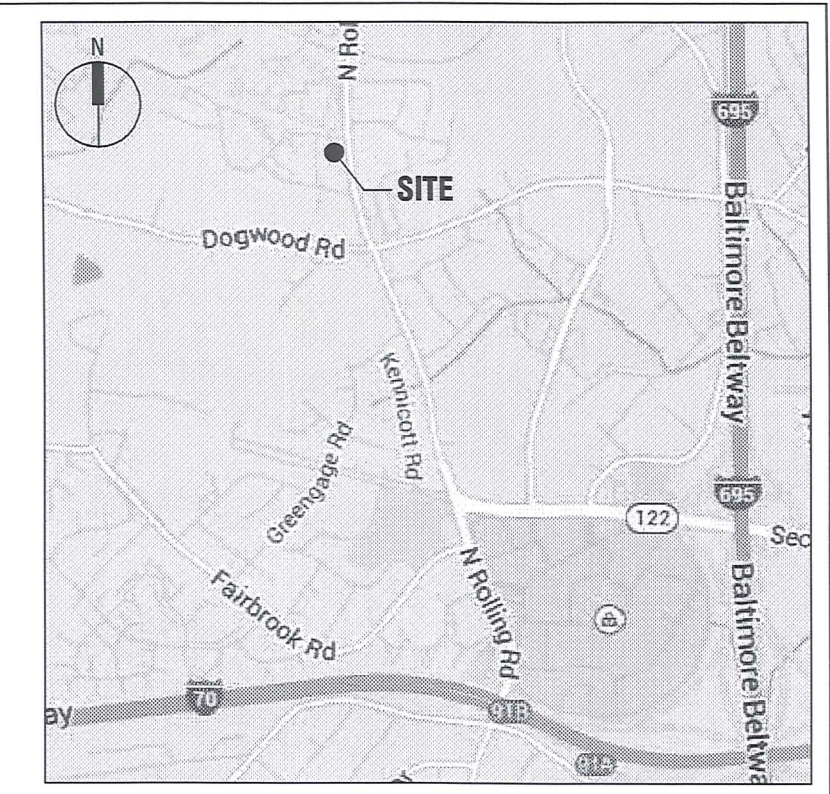
Minimum Lot Width: 55'
Minimum Net Lot Area: 6,000 S.F.
Maximum Height: 35 feet
Open Space: 31% or 20,212 S.F.
- This site is not in a failed Basic Services Map area.
- Rolling Road is a Principal Arterial Road. The existing use on the opposing side of Rolling Road is an existing commercial use, therefore per BCZR Section 204.4.C-7 the maximum allowed lot size is 2.0 acres.
- The proposed Amenities Open Space is 0.06 acres, which is 9.45%, as required by section 204.4.C-6
- Building Height shall not exceed 35 feet.

SITE PLAN LEGEND

EXISTING FEATURE	SYMBOL
SUBJECT SITE BOUNDARY	---
ADJOINING PROPERTY BOUNDARY	---
BUILDING RESTRICTION LINE	---
EXISTING STRUCTURES	EX
EXISTING CONTOURS (MINOR)	101
EXISTING CONTOURS (INDEX)	100
EXISTING SEWER LINE	S
EXISTING WATER LINE	W
ROAD CENTERLINE	---
PROPOSED STRUCTURE	---
LIMITS OF DISTURBANCE	LOD
PROP. BUILDING	---
PROP. PAVEMENT	---
PROP. CONTOUR	100
PROP. SPOT ELEVATION	+526
PROP. SUPER SILT FENCE	SSF
PROP. WATER HOUSE CONNECTION	WHC
PROP. SEWER HOUSE CONNECTION	SHC
MICRO-BIOINFILTRATION FACILITY	MBIF
OPEN SPACE	---
ROAD CENTERLINE	---
ZONING BOUNDARY	---

LOT AREA TABULATION

PLAT NO.	LOT DESCRIPTION	AREA (ACRES)
17624 / 232	LOT 1	0.19
	LOT 2	0.28
	PT. LOT 1	0.415
17624 / 229	LOT 2	0.34
	LOT 3	0.28
	TOTAL	1.505



VICINITY MAP
SCALE: 1"=2000'

REV#	DATE

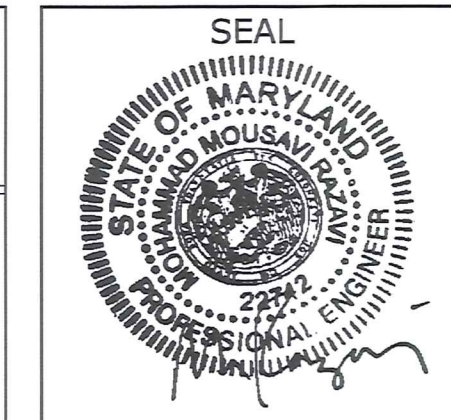
OWNER/DEVELOPER

ADEBAYO & MODUPE TOGUN
2324 N. ROLLING ROAD
BALTIMORE, MD. 21244-1953
PHONE: (410) 448 - 5216

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**SITE PLAN TO ACCOMPANY
ZONING RELIEF**

2324 N. ROLLING ROAD
BALTIMORE, MARYLAND 21244

4th COUNTY COUNCIL DISTRICT
2nd ELECTION DISTRICT
P/O LOT# 1, ROLLING RIDGE

SCALE 1" = 20'	DATE: AUGUST, 2015
CHECKED BY: MR	SHEET NUMBER 1 of 2
DRAWN BY: SL	

Revised Case No. 2015-0002-544