

M E M O R A N D U M

DATE: June 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0203-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on June 8, 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

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

(311 International Circle) *

8th Election District *

3rd Council District *

LSOP 3MD 4, LLC *

c/o Greenfield Partners, LLC *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0203-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to amend the previously approved site plan in Case No. 97-559-SPHA; (2) to confirm the continuation of the non-conforming use of commercial parking in the R.C. 6 zone; and (3) to determine whether the storage of communication equipment (accessory use) must be located within permanent containment structures. In addition, a Petition for Variance (sought in the alternative if the petition for special hearing is not granted) pursuant to B.C.Z.R. §209.7.D seeks to permit storage of communication equipment (accessory use) outside of permanent containment structures.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1. Appearing at the public hearing in support of the requests was Gerard J. Wit, Iwona-Rostek-Zarska and Valek Zarski. G. Scott Barhight, Esq. and Jennifer Busse, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the

ORDER RECEIVED FOR FILING

Date 5/7/15
By Sen

Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP).

The subject property is improved with a commercial office park complex, situated at the intersection of Shawan Road and I-83. This property is zoned OR-1, OT & RC-6, and as pertains to this case concerns two parcels of land: Lot 2A, Parcel 1, approximately 14.12 acres, and Lot 2, Parcel 2, approximately 2 acres. Parcel 1 is improved with three large, multi-story office buildings. Parcel 2 is unimproved, but contains an existing commercial parking lot. Petitioner proposes to use Parcel 2 for storage of certain telecommunications equipment and parking of work vans that will be loaded and unloaded from the storage area.

PETITION FOR SPECIAL HEARING

The first aspect of special hearing relief seeks confirmation of the non-conforming use status of the commercial parking in the R.C. 6 zone. The R.C. 6 zone encompasses only a small portion of Parcel 2, as shown on the site plan. Though the zoning of this portion of Parcel 2 has changed throughout the years (i.e., D.R.-1, R.C.-4, R.C.-6) it has always had a residential classification. Site plans submitted in connection with 1995 and 1997 zoning cases (Ex. Nos. 2B & 3B) indicate this portion of the site was used for "commercial parking," and improved with "bituminous paving" to accommodate vehicles.

Petitioner also noted that Baltimore County issued many years ago a "use permit" for commercial parking in the residential zone, though Petitioner's engineer (Iwona Zarska) testified that county staff could not locate those documents in the archived files. Since it appears that the commercial parking was permitted by Baltimore County and has continued without interruption, the Petitioner has established a non-conforming use for commercial parking in the small R.C.-6 zoned portion of Parcel 2.

ORDER RECEIVED FOR FILING

Date

5/7/15

By

Sen

The other aspect of the special hearing request concerns whether the electronics equipment must be stored within permanent storage enclosures per B.C.Z.R. §209.7.D, which contains "performance requirements" for the O.T. zone. Like much of the B.C.Z.R., this section is not a model of clarity, and would appear in successive sentences to both permit and prohibit outside storage of "materials and supplies." The O.T. zone regulations are designed to ensure "a high quality environment in regards to health, safety and aesthetics." B.C.Z.R. §209.7. In this case, the DOP undertook a thorough analysis of the site and surrounding neighborhood, and has suggested certain fencing and landscaping be provided to complement the neighborhood. In my opinion, these are sound recommendations, and will ensure that the use is appropriate for the site and will not be detrimental to the health, safety and/or aesthetic concerns of the surrounding community.

THEREFORE, IT IS ORDERED this 7th day of May, 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") as follows: (1) to amend the previously approved site plan in Case No. 97-559-SPHA, in accordance with the terms of this Order and the site plan submitted herein; (2) to confirm the continuation of the non-conforming use of commercial parking in the R.C. 6 zone; and (3) to determine that the storage of communication equipment (accessory use) need not be located within permanent containment structures, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. §209.7.D to permit storage of communication equipment (accessory use) outside of the permanent containment structures, be and is hereby DISMISSED AS MOOT.

The relief granted herein shall be subject to and conditioned upon the following:

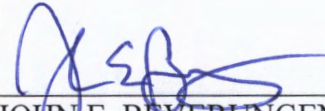
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason

ORDER RECEIVED FOR FILING

this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. Petitioner must comply with the ZAC comment of DOP, a copy of which is attached hereto.

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 5/7/15
By sln



KEVIN KAMENETZ
County Executive

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

May 7, 2015

G. Scott Barhight, Esq.
Jennifer Busse, Esq.
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: Petition for Special Hearing and Variance
Property: 311 International Circle
Case No. 2015-0203-SPHA

Dear Counsel:

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

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

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



PETITION FOR ZONING HEARING(S)

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

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

Address 311 International Circle which is presently zoned OR-1, OT, RC-6
Deed References: 34710/68 10 Digit Tax Account # 2 2 0 0 0 1 3 3 2 0
and 210 000 300 3
Property Owner(s) Printed Name(s) LSOP 3 Md 4, LLC c/o Greenfield Partners, LLC

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

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

1. 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

PLEASE SEE ATTACHED

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

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

Please 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)

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:

N/A

Legal Owners (Petitioners):

LSOP 3 Md 4, LLC

c/o Greenfield Partners, LLC, Michael Bradley, CIO

Name #1 - Type or Print

Michael Bradley /jrb

Signature #1

Two Post Road West, Westport, CT

Mailing Address

City

State

06880 203-354-5030 BradleyM@greenfieldpartners.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

G. Scott Barhight, Esquire

G. Scott Barhight /jb

Name - Type or Print

G. Scott Barhight, Esquire

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204 / 410-832-2050 / gbarhight@wtplaw.com

Zip Code

Telephone #

Email Address

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

G. Scott Barhight, Esquire

Name - Type or Print

G. Scott Barhight /jb

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204 / 410-832-2050 / gbarhight@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2015-0203-SPHA

Filing Date

3/17/2015

Do Not Schedule Dates:

Reviewer

[Signature]

ATTACHMENT TO PETITIONS

SPECIAL HEARING REQUEST

1. TO AMEND PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 97-559-SPHA.
2. TO CONFIRM THE CONTINUATION OF THE NON-CONFORMING USE OF COMMERCIAL PARKING IN THE R.C.6 ZONE.
3. TO DETERMINE WHETHER THE STORAGE OF COMMUNICATION EQUIPMENT (ACCESSORY USE) MUST BE LOCATED WITHIN PERMANENT CONTAINMENT STRUCTURES, PER BCZR SECTION 209.7.D.

VARIANCE REQUEST

PETITION FOR VARIANCE FROM BCZR SECTION 209.7.D. TO PERMIT THE STORAGE OF COMMUNICATION EQUIPMENT (ACCESSORY USE) OUTSIDE OF THE PERMANENT CONTAINMENT STRUCTURES.

439460

2015-0203-A

**DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND ZONING VARIANCES
PARCEL 1, LOT 2A, LONGVIEW EXECUTIVE PARK
BALTIMORE COUNTY, MARYLAND
8TH ELECTION DISTRICT; 3RD COUNCILMANIC DISTRICT**

March 11, 2015

Beginning for the same at the point at the end of the second of the two following courses and distances measured along the centerline of International Circle from the intersection of the centerline of McCormick Road (70 feet wide) with the centerline of International Circle (70' wide) (1) Southwesterly, Northwesterly, and Northeasterly along the centerline of said International Circle 2,634 feet, more or less, and thence leaving said centerline (2) South 86° 31' 28" West, 35.00 feet, more or less, thence leaving said point of beginning and thence running the following courses and distances:

1. South 86° 31' 28" West, 606.60 feet; thence,
2. North 05° 44' 58" West, 319.62 feet; thence,
3. North 19° 08' 59" East, 104.47 feet; thence,
4. South 86° 36' 20" East, 70.00 feet; thence,
5. North 41° 31' 47" East, 1,335.14 feet; thence,
6. South 00° 58' 03" East, 636.60 feet; thence
7. Running southwesterly by a left line curve,
R=411.43 feet for 308.76 feet; thence
8. Running southwesterly by a left line curve,
R=751.20 feet for 472.00 feet; thence,
9. South 03° 12' 50" East, 50.36 feet; thence,
10. Running southwesterly by a right line curve,
R= 360.00 feet for 63.69 feet, to the point of beginning.

Containing 615,067.20 square feet or 14.12 acres, more or less.

PARCEL 2, PART OF LOT 2

Beginning for the same at the point located 2,470 feet, more or less, Northwesterly (North 49° 01' 52" West) from the intersection of the centerline of McCormick Road (70 feet wide) with the centerline of International Circle (70 feet wide) thence running the following courses and distances:

1. North 48° 28' 13" West, 90.00 feet; thence,
2. North 41° 31' 47" East, 280.00 feet; thence,
3. North 48° 28' 13" West, 80.00 feet; thence,
4. North 41° 31' 47" East, 355.00 feet; thence,



2015-0203-SPA/A

5. South $48^{\circ} 28' 13''$ East, 170.00 feet; thence,
6. South $41^{\circ} 31' 47''$ West, 635.00 feet, to the point of beginning.

Containing 85,550 square feet or 1.964 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.

2015-0203-SPHA

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

No. 121417
 Date: 3/17/15

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 3/13/2015 3/17/2015 14:30:26 S
 REG WSD4 WALKIN SHIL SAH
 > RECEIPT # 660705 3/17/2015 OFLN
 Dept 5 528 ZONING VERIFICATION
 CP NO. 121417
 Recpt Tot \$1,000.00
 \$1,000.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1000. ⁰⁰ / _{xx}

Total:

Rec From: Whiteford Taylor & Preston 1000. ⁰⁰/_{xx}

For: LSOP3 MD4 LLC
311 International Circle
2015-0203-SPHA

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**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: 2015-0203-SPHA
Property Address: 311 International Circle
Property Description: _____
Legal Owners (Petitioners): LOSP 3 md 4, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: G. Scott Barhight, Esq.
Company/Firm (if applicable): WTP
Address: One W. Pennsylvania Ave.
Suite 300
Towson, MD 21204
Telephone Number: 410 832 2050

Revised 5/20/2014

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 14, 2015 Issue - Jeffersonian

Please forward billing to:

G. Scott Barhight
Whiteford, Taylor & Preston
One W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2050

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: 2015-0203-SPHA

311 International Circle

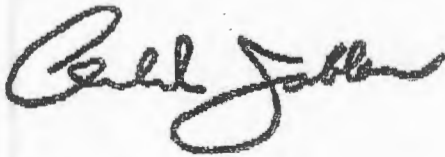
NW/s International Circle, 2470 ft. NW of centerline of McCormick Road

8th Election District – 3rd Councilmanic District

Legal Owners: LSOP 3 Md 4, LLC, Michael Bradley, CIO

Special Hearing to amend previously approved site plan in Case No. 97-559-SPHA; to confirm the continuation of the non-conforming use of commercial parking in the RC-6 zone; to determine whether the storage of communication equipment (accessory use) must be located within permanent containment structures. **Variance** to permit the storage of communication equipment (accessory use) outside of the permanent containment structures.

Hearing: Monday, May 4, 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 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

March 24, 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 NUMBER: 2015-0203-SPHA

311 International Circle

NW/s International Circle, 2470 ft. NW of centerline of McCormick Road

8th Election District – 3rd Councilmanic District

Legal Owners: LSOP 3 Md 4, LLC, Michael Bradley, CIO

Special Hearing to amend previously approved site plan in Case No. 97-559-SPHA; to confirm the continuation of the non-conforming use of commercial parking in the RC-6 zone; to determine whether the storage of communication equipment (accessory use) must be located within permanent containment structures. **Variance** to permit the storage of communication equipment (accessory use) outside of the permanent containment structures.

Hearing: Monday, May 4, 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: G. Scott Barhight, Esq., 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Michael Bradley, Two Post Road West, Westport CT 06880

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 14, 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.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 4/13/2015

Case Number: 2015-0203-SPHA

Petitioner / Developer: G. SCOTT BARHIGHT, ESQ. of WHITEFORD, TAYLOR & PRESTON, L.L.P. ~ MICHAEL BRADLEY

Date of Hearing (Closing): MAY 4, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
311 INTERNATIONAL CIRCLE

The sign(s) were posted on: APRIL 12, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



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 3198879

Sold To:

WHITEFORD, TAYLOR & PRESTON - CU00177349
1 W Pennsylvania Ave Ste 300
Towson, MD 21204

Bill To:

WHITEFORD, TAYLOR & PRESTON - CU00177349
1 W Pennsylvania Ave Ste 300
Towson, MD 21204

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

Apr 14, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2015-0203-SPHA
311 International Circle
NW/s International Circle, 2470 ft. NW of centerline of McCormick Road
8th Election District - 3rd Councilmanic District
Legal Owner(s) LSOP 3 Md 4, LLC, Michael Bradley, CIO

Special Hearing: to amend previously approved site plan in Case No. 97-559-SPHA; to confirm the continuation of the non-conforming use of commercial parking on the RC-6 zone; to determine whether the storage of communication equipment (accessory use) must be located within permanent containment structures.

Variance: to permit the storage of communication equipment (accessory use) outside of the permanent containment structures.

Hearing: Monday, May 4, 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.

JT 4/103 April 14 3198879

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
 AND VARIANCE *
 311 International Circle; NW/S International * OF ADMINSTRATIVE
 Circle, 2470' NW of c/line of McCormick Rd * HEARINGS FOR
 8th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
 Legal Owner(s): LSOP # Md 4 LLC c/o *
 Greenfield Partners by Michael Bradley CIO *
 Petitioner(s) *
 2015-203-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

11 24 2015

.....

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 24th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Case No.: 2015-0203-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

DW
6-10-15

Aln
5-7-15

No. 1	Site plan	
No. 2	2A - Order # 95-305-X 2B - site plan for above	
No. 3	3A - Order # 97-559-SPHA 3B - site plan in above	
No. 4	Overall Aerial Exhibit	
No. 5	Aerial photo exhibit	
No. 6	Zarska CV	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

207,309+311
CASE NAME International Cir.
CASE NUMBER 2015-203-SATIA
DATE 5/4/15

[illegible]

CASE NO. 2015-

0203-SPHA

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

3/25/15

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

4/27/15

PLANNING
(if not received, date e-mail sent _____)

C

3/23/15

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 97-559-SPHA)

NEWSPAPER ADVERTISEMENT Date: 4/14/15

SIGN POSTING Date: 4/12/15 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☒ No ☐

Comments, if any:

ltr from Peoples Counsel dated 4/28/15
ltr from People's Counsel date 5/1/15

AS
7/28

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S International
Circle, 2,634' NW McCormick Road * DEPUTY ZONING COMMISSIONER
(309 International Circle)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
* Case No. 97-559-SPHA
Light Street Partners Longview L.P.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Owners of the subject property, Light Street Partners Longview Limited Partnership, by Charles R. Werhane, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 95-305-X and a variance from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for an existing building. The subject property, also known as Lot 2A of Parcel 1 of the Longview Executive Park, is located across from Shawan Center in Hunt Valley, and is more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Howard and Robert A. Hoffman, Attorneys at Law with Venable, Baetjer and Howard, Ed Haile and Melanie Moser with Daft-McCune-Walker, Inc. who prepared the site plan for this property, and Bill Mihn, a representative of USF&G Pegasus Partners, a General Partner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of these requests consists of 14.12 acres, more or less,

lished that special circumstances or conditions exist that are peculiar to the subject building and that strict compliance with the zoning regulations would be impractical inasmuch as the building has existed in its present condition for over five years. It is clear that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

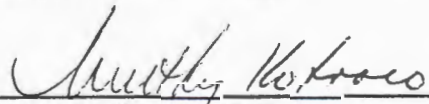
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of July, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 95-305-X to reflect the proposed modification, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

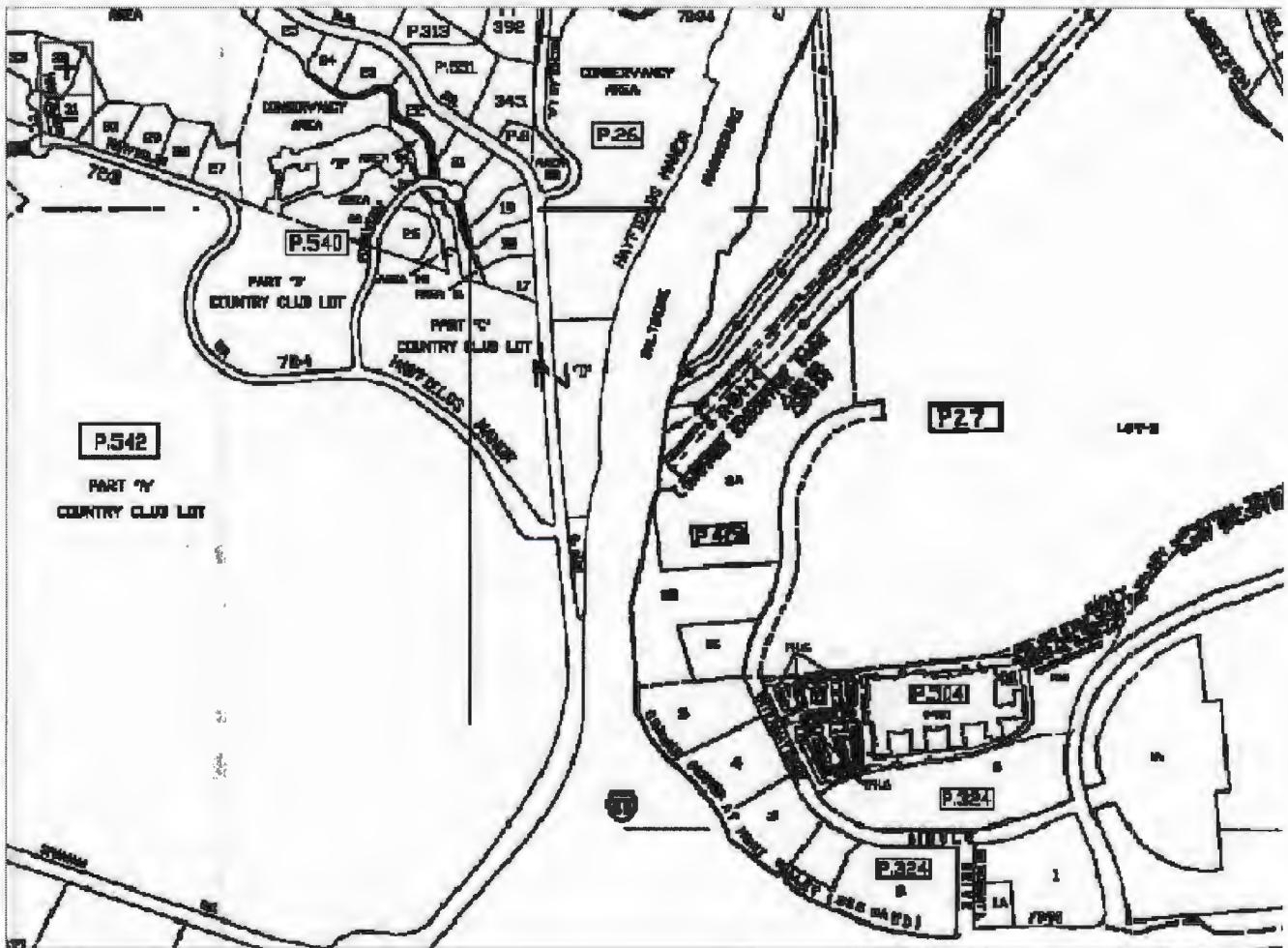
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 2100003003		
Owner Information		
Owner Name:	LSOP 3 MD 4 LLC	Use: COMMERCIAL Principal Residence: NO
Mailing Address:	C/O GREENFIELD PARTNERS LLC 2 POST ROAD WEST WESTPORT CT 06880-	Deed Reference: /34710/ 00068
Location & Structure Information		
Premises Address:	307 INTERNATIONAL CIR COCKEYSVILLE MD 21030-0000	Legal Description: 14.115 AC LONGVIEW EXECUTIVE PARK
Map:	Grid:	Parcel:
0042	0008	0479
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2A	2014
Plat No:	Plat Ref:	0058/0024
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1988	265969	
Property Land Area	County Use	
14.1100 AC	15	
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2014
Land:	7,363,800	7,363,800
Improvements	17,760,800	20,490,500
Total:	25,124,600	27,854,300
Preferential Land:	0	
		Phase-In Assessments
		As of 07/01/2014
		As of 07/01/2015
		26,034,500
		26,944,400
		0
Transfer Information		
Seller: LIBERTY PROPERTY LIMITED	Date: 02/24/2014	Price: \$32,645,000
Type: ARMS LENGTH MULTIPLE	Deed1: /34710/ 00068	Deed2:
Seller: LIGHT STREET PARTNERS	Date: 12/27/2004	Price: \$22,690,000
Type: ARMS LENGTH MULTIPLE	Deed1: /21185/ 00322	Deed2:
Seller: ROUSE & ASSOCIATES	Date: 12/27/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /00000/ 00000	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
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.resiusa.org/RealProperty>)District: **08** Account Number: **2100003003**

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

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

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

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



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

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

-->

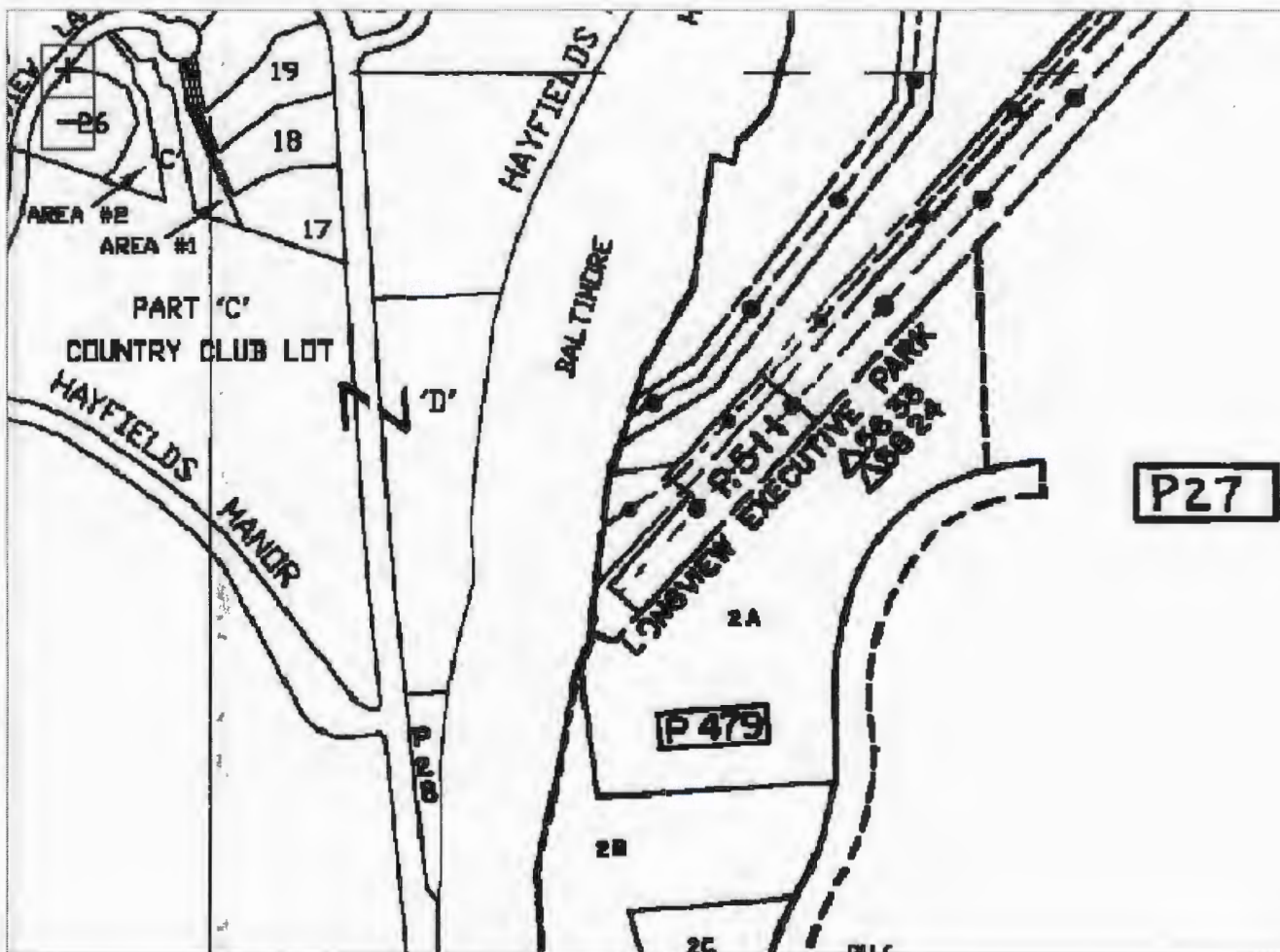
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2200013320			
Owner Information					
Owner Name:	LSOP 3 MD 4 LLC		Use:	COMMERCIAL	
Mailing Address:	C/O GREENFIELD PARTNERS LLC 2 POST ROAD WEST WESTPORT CT 06880-		Principal Residence:	NO	
			Deed Reference:	/34710/ 00068	
Location & Structure Information					
Premises Address:	SHAWAN RD 0-0000		Legal Description:	1.964 AC PT LT 2 NSR SHAWAN RD HUNT VALLEY IND TRACT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0042	0008	0511		0000	2 2014 0047/0016
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			1.9600 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2014	07/01/2014	07/01/2015	
Land:	19,600	19,600			
Improvements	0	0			
Total:	19,600	19,600	19,600	19,600	
Preferential Land:	0			0	
Transfer Information					
Seller: LIBERTY PROPERTY LIMITED		Date: 02/24/2014		Price: \$32,645,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /34710/ 00068		Deed2:	
Seller: LIGHT STREET PARTNERS		Date: 12/27/2004		Price: \$22,690,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /21185/ 00322		Deed2:	
Seller: EXECUTIVE PARK LIMITED PARTNERSHIP		Date: 12/27/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **2200013320**

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

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

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

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



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





KEVIN KAMENETZ
County Executive

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

April 29, 2015

LSOP 3 Md 4, LLC
C/O Greenfield Partners, LLC
Michael Bradley CIO
Two Post Road West
Westport CT 06880

RE: Case Number: 2015-0203 SPHA, Address: 311 International Circle

Dear Mr. Bradley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 17, 2015. 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: jaw

Enclosures

c: People's Counsel
G. Scott Barhight, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

APR 29 2015

SUBJECT: 311 International Circle

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-203

Petitioner: LSOP 3 Md 4 LLC
c/o Greenfield Partners, LLC - Michael Bradley, CIO

Zoning: RC 6, OT

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to approve an amendment to the previously approved site plan in zoning case 97-559-SPHA, confirm the continued nonconforming use of commercial parking in the RC 6 zone and to determine whether the accessory storage of communication equipment must be located within permanent containment structures along with the Petition for Variance to permit the accessory storage of communication equipment outside of the permanent containment structures.

The Department supports the nonconforming commercial parking in the RC 6 zone limited to its current extent and does not oppose the accessory storage of communication equipment either inside or outside of a permanent containment structure. However, the Department is requesting conditions that the storage area be limited in height and landscaped based upon Compatibility (BCC 32-4-402(c)(2), the Comprehensive Manual of Development Policies (CMDP) (April 16, 1992 as amended September 20, 2006) and consistency with the Hunt Valley/Timonium Master Plan.

The Compatibility guidelines include objectives listed in BCC 32-4-402(d) and that they be in accordance with CMDP. The Compatibility analysis requires identification of the "Neighborhood" (BCC 32-4-402(a)). The Department concludes that the "neighborhood" is established by I-83 to the west, the undeveloped wooded area zoned OT to the north, the residential D.R. 10.5 to the east, and the MLR zoned properties to the south.

The petitioner is requesting the storage of communication equipment (accessory use) within a fenced area on an existing parking lot and further explained that the area will be frequented to get equipment and make service calls. This use appears to be most similar to what the CMDP calls a "service area." The CMDP guidelines for Site Planning for Office service areas (page 125) indicates these areas should be treated with landscaping and fencing complementary to the buildings. If landscaping is provided then the Compatibility objective BCC 32-4-402 (d) (6) provides guidance that the proposed landscape design complement the neighborhoods landscape patterns.

ORDER RECEIVED FOR FILING

Date

5/7/15

By

Den

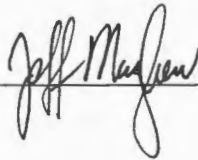
The Division VI Section A of the CMDP and the Hunt Valley/Timonium Master Plan both reference protection of scenic routes which in this case is I-83. The proposed equipment containment area which was described as less than one story in height is behind much larger structures and adjacent to a heavily wooded area at an elevation significantly lower than that of the travel way for I-83, a Baltimore County Scenic Route, which makes the site nearly imperceptible from the scenic route.

It is the recommendation of the Department that the requested request for nonconforming use of the parking in the RC 6 be confirmed and that the following conditions be applied to the locating the communication equipment either inside or outside a permanent containment structure:

1. The communication equipment storage facility be less than one story in height.
2. The storage area be fenced and landscaped in a manner compatible with the landscaping of the "neighborhood" as defined above.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Deputy Director:
AVA/KS



ORDER RECEIVED FOR FILING

Date 5/7/15

By Sen

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/23/15

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

RE: Baltimore County
Item No 2015-0203-SPHA
Special Hearing Variance
LSOP# MD4 LLC of Greenfield
Partners LLC, Michael Bradley
31 International Circle. CIO

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. 2015-0203-SPHA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

APR 29 2015

SUBJECT: 311 International Circle

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-203

Petitioner: LSOP 3 Md 4 LLC

c/o Greenfield Partners, LLC - Michael Bradley, CIO

Zoning: RC 6, OT

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to approve an amendment to the previously approved site plan in zoning case 97-559-SPHA, confirm the continued nonconforming use of commercial parking in the RC 6 zone and to determine whether the accessory storage of communication equipment must be located within permanent containment structures along with the Petition for Variance to permit the accessory storage of communication equipment outside of the permanent containment structures.

The Department supports the nonconforming commercial parking in the RC 6 zone limited to its current extent and does not oppose the accessory storage of communication equipment either inside or outside of a permanent containment structure. However, the Department is requesting conditions that the storage area be limited in height and landscaped based upon Compatibility (BCC 32-4-402(c)(2), the Comprehensive Manual of Development Policies (CMDP) (April 16, 1992 as amended September 20, 2006) and consistency with the Hunt Valley/Timonium Master Plan.

The Compatibility guidelines include objectives listed in BCC 32-4-402(d) and that they be in accordance with CMDP. The Compatibility analysis requires identification of the "Neighborhood" (BCC 32-4-402(a)). The Department concludes that the "neighborhood" is established by I-83 to the west, the undeveloped wooded area zoned OT to the north, the residential D.R. 10.5 to the east, and the MLR zoned properties to the south.

The petitioner is requesting the storage of communication equipment (accessory use) within a fenced area on an existing parking lot and further explained that the area will be frequented to get equipment and make service calls. This use appears to be most similar to what the CMDP calls a "service area." The CMDP guidelines for Site Planning for Office service areas (page 125) indicates these areas should be treated with landscaping and fencing complementary to the buildings. If landscaping is provided then the Compatibility objective BCC 32-4-402 (d) (6) provides guidance that the proposed landscape design complement the neighborhoods landscape patterns.

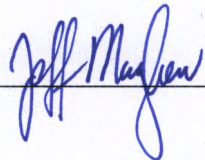
The Division VI Section A of the CMDP and the Hunt Valley/Timonium Master Plan both reference protection of scenic routes which in this case is I-83. The proposed equipment containment area which was described as less than one story in height is behind much larger structures and adjacent to a heavily wooded area at an elevation significantly lower than that of the travel way for I-83, a Baltimore County Scenic Route, which makes the site nearly imperceptible from the scenic route.

It is the recommendation of the Department that the requested request for nonconforming use of the parking in the RC 6 be confirmed and that the following conditions be applied to the locating the communication equipment either inside or outside a permanent containment structure:

1. The communication equipment storage facility be less than one story in height.
2. The storage area be fenced and landscaped in a manner compatible with the landscaping of the "neighborhood" as defined above.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Deputy Director:
AVA/KS

A handwritten signature in blue ink, appearing to read "Jeff Madson", is written over a horizontal line.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 30, 2015
Item No. 2015-0203, 0204 and 0205

DATE: March 25, 2015

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC03302015.doc

4/30/15
wer



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: April 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 311 International Circle

INFORMATION:

Item Number: 15-203

Petitioner: LSOP 3 Md 4 LLC
c/o Greenfield Partners, LLC - Michael Bradley, CIO

Zoning: RC 6, OT

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to approve an amendment to the previously approved site plan in zoning case 97-559-SPHA, confirm the continued nonconforming use of commercial parking in the RC 6 zone and to determine whether the accessory storage of communication equipment must be located within permanent containment structures along with the Petition for Variance to permit the accessory storage of communication equipment outside of the permanent containment structures.

The Department supports the nonconforming commercial parking in the RC 6 zone limited to its current extent and does not oppose the accessory storage of communication equipment either inside or outside of a permanent containment structure. However, the Department is requesting conditions that the storage area be limited in height and landscaped based upon Compatibility (BCC 32-4-402(c)(2), the Comprehensive Manual of Development Policies (CMDP) (April 16, 1992 as amended September 20, 2006) and consistency with the Hunt Valley/Timonium Master Plan.

The Compatibility guidelines include objectives listed in BCC 32-4-402(d) and that they be in accordance with CMDP. The Compatibility analysis requires identification of the "Neighborhood" (BCC 32-4-402(a)). The Department concludes that the "neighborhood" is established by I-83 to the west, the undeveloped wooded area zoned OT to the north, the residential D.R. 10.5 to the east, and the MLR zoned properties to the south.

The petitioner is requesting the storage of communication equipment (accessory use) within a fenced area on an existing parking lot and further explained that the area will be frequented to get equipment and make service calls. This use appears to be most similar to what the CMDP calls a "service area." The CMDP guidelines for Site Planning for Office service areas (page 125) indicates these areas should be treated with landscaping and fencing complementary to the buildings. If landscaping is provided then the Compatibility objective BCC 32-4-402 (d) (6) provides guidance that the proposed landscape design complement the neighborhoods landscape patterns.

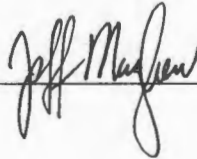
The Division VI Section A of the CMDP and the Hunt Valley/Timonium Master Plan both reference protection of scenic routes which in this case is I-83. The proposed equipment containment area which was described as less than one story in height is behind much larger structures and adjacent to a heavily wooded area at an elevation significantly lower than that of the travel way for I-83, a Baltimore County Scenic Route, which makes the site nearly imperceptible from the scenic route.

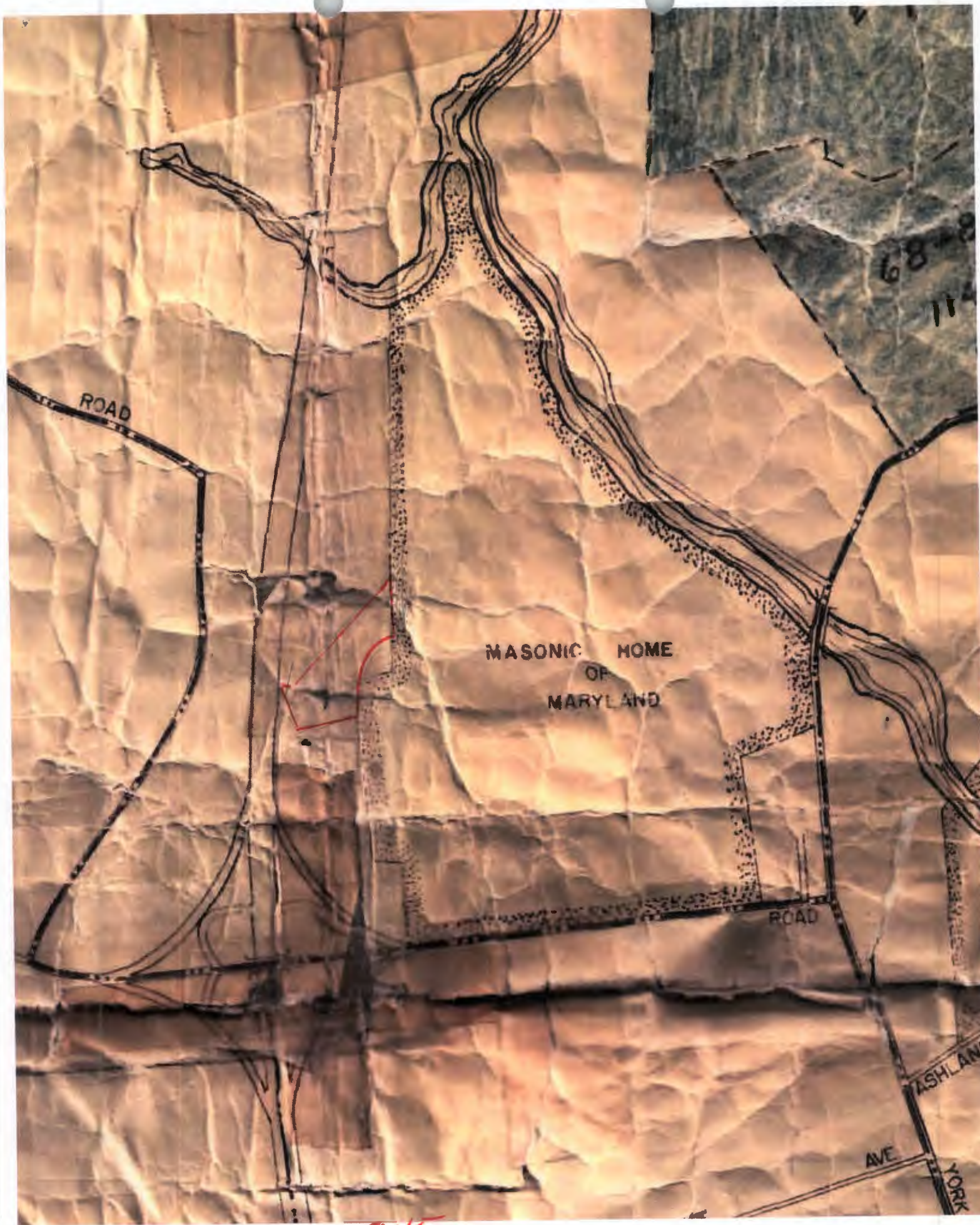
It is the recommendation of the Department that the requested request for nonconforming use of the parking in the RC 6 be confirmed and that the following conditions be applied to the locating the communication equipment either inside or outside a permanent containment structure:

1. The communication equipment storage facility be less than one story in height.
2. The storage area be fenced and landscaped in a manner compatible with the landscaping of the "neighborhood" as defined above.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Deputy Director:
AVA/KS

A handwritten signature in black ink, appearing to read "Jeff Madson", is written over a horizontal line.

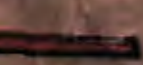


1945

ELECTION DISTRICT OF BALTIMORE SECTION "C"

SCALE - 1" = 1250'

LEGEND

-  - "A" RESIDENCE ZONE - R-6
-  - "B" RESIDENCE ZONE - R-6
-  - "C" RESIDENCE ZONE - RA
-  - "D" RESIDENCE ZONE - R 6
-  - "E" COMMERCIAL ZONE - BL
-  - "F" INDUSTRIAL ZONE - ML
-  - "G" INDUSTRIAL ZONE - MH
-  - "X" SPECIAL EXCEPTION

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NW/S International Circle, 1580'
 +/- NW of c/l International Dr. * ZONING COMMISSIONER
 307 International Circle
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Legal Owner: Longview Executive * Case No. 95-305-X
 Park Ltd. Partnership
 Lessee: American PCS, L.P. *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 307 International Circle in Hunt Valley section of Baltimore County. The Petition is filed by the Longview Executive Park Limited Partnership, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as "APC"), Lessee. APC is a cellular communications company which, through the Petition, seeks approval to install a wireless transmitting and receiving facility in an O-1 zone.

Appearing at the requisite public hearing held for this case was Margaret C. Ruggieri, Esquire, General Counsel on behalf of APC. Also appearing from APC were Greg Sarro and Stacey M. Mudd. Andrew Werchniak a consultant with Moffet, Larson and Johnson, Inc., and Mike Maguire from Daft, Mcune and Walker also appeared on behalf of the Petition. The Petitioners were represented by Christine K. McSherry, Esquire. William C. McDonnell also appeared as an interested person.

Testimony and evidence offered was that the subject site is 14.12 acres in area and is zoned O-1. The property is adjacent to International Circle and Shawan Road in Hunt Valley. The property abuts I-83, (Baltimore-Harrisburg Expressway). Presently the site is improved with a six story Class C office building which is leased to PH&H Corporation. The building is approximately 70 to 80 ft. high.

ORDER RECEIVED FOR FILING
 Date 4/13/95
 By M. G. G. G.

MICROFILMED

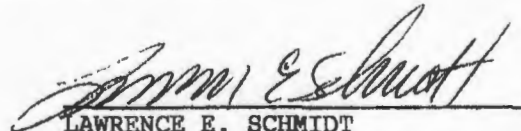
4/13/95
Mr. Gork

1950年12月15日

- 2 -

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1995 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in an O-1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

4/13/95
Mr. Gorkh

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S International
Circle, 2,634' NW McCormick Road * DEPUTY ZONING COMMISSIONER
(309 International Circle)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
* Case No. 97-559-SPHA
Light Street Partners Longview L.P.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Owners of the subject property, Light Street Partners Longview Limited Partnership, by Charles R. Werhane, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 95-305-X and a variance from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for an existing building. The subject property, also known as Lot 2A of Parcel 1 of the Longview Executive Park, is located across from Shawan Center in Hunt Valley, and is more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Howard and Robert A. Hoffman, Attorneys at Law with Venable, Baetjer and Howard, Ed Haile and Melanie Moser with Daft-McCune-Walker, Inc. who prepared the site plan for this property, and Bill Mihn, a representative of USF&G Pegasus Partners, a General Partner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of these requests consists of 14.12 acres, more or less,

ORDER RECEIVED FOR FILING

Date

By

zoned OR-1 and OT, and is improved with a five story office building which has existed on the property for several years. Testimony indicated that the property recently changed ownership and during the course of contract negotiations, it was learned that the parapet on this building extends the overall height of the building to 71 feet, well over the 60-foot height permitted. Thus, the requested special hearing and variance relief are necessary in order to correct the technical flaw in the height of the building. No modifications or changes to the building are proposed and the relief requested will merely bring the property into compliance with the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been estab-

ORDER RECEIVED FOR FILING

Date

By

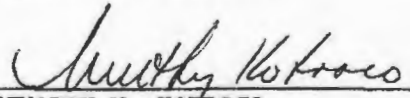
lished that special circumstances or conditions exist that are peculiar to the subject building and that strict compliance with the zoning regulations would be impractical inasmuch as the building has existed in its present condition for over five years. It is clear that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of July, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 95-305-X to reflect the proposed modification, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED
Date 7/30/97
By [Signature]

NW 20-C

RC 7

042A1

GROWTH TIER 4

(No New Subdivisions of 4 or More Additional Lots)

PAI # 080661

2000-0512-PAI # 080661

PAI # 080661

1996-0347-SPHA
1995-0308-X
CR-1995-0138

2300007784

R-1974-0203-XA

NW 19-C

Pt. Bk. 0000072, Folio 0004

RC 2

OR 1

Pt. Bk. 0000058, Folio 0024

PAI # 080438

PAI # 080438

Pt. Bk./Folio # 058024

307

PAI # 080438

PAI # 080438

314

0812021150

308

1965-0025-X

O 3

Lot # 2B

2100003004

Lot # 2C

OR 1

2100003005

MLR

1982-0227-A

00001811

Lot # 5

PAI # 080599

PAI # 080599

PAI # 080599

PAI # 080599

Pt. Bk./Folio # 047016

OT

2200015752

RC 6

3 CD

8 ED

INTERNATIONAL CIR

ROAD

DR 10.5

Pt. Bk. 0000047, Folio 0016

1986-0367-SPH

1992-0038-SPHXA

1900002500

042A2

PAI # 080311

PAI # 080311

2400008111

2400008311

2400008111

2400008111

2400008111

2400008111

200

Pt. Bk.

2400008111

2400008111

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

400

WHITEFORD, TAYLOR & PRESTON L.L.P.

JOHN B. GONTRUM
DIRECT LINE (410) 832-2055
DIRECT FAX (410) 339-4058
JGontrum@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

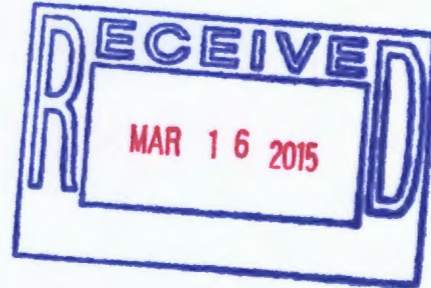
BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

March 16, 2015

Via Hand Delivery

W. Carl Richards
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204



**Re: 311 International Circle
Drop Filing - Petition for Special Hearing and Variance**

Dear Mr. Richards:

Thank you for your kind consideration in this matter. In accordance with conversations between yourself and Scott Barhight of this office, I am now "drop filing" a Petition for Special Hearing and Variance for the above referenced property on behalf of our client, the property owner and applicant herein.

There are no active or outstanding violation cases on the property. Enclosed please find all required materials, as well as a check in the amount of \$1,000.00 covering the filing fee. Please set this matter in for a hearing as soon as possible. Thank you.

Very truly yours,

John B. Gontrum /jb
John B. Gontrum

cc: Michael Bradley
Jerry Wit
G. Scott Barhight, Esquire

Enclosures
439504

2015-0203-SPHA



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

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

RECEIVED

MAY 01 2015

OFFICE OF ADMINISTRATIVE HEARINGS

CAROLE S. DEMILIO
Deputy People's Counsel

PETER MAX ZIMMERMAN
People's Counsel

May 1, 2015

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: LSOP 3 MD 4, LLC c/o Greenfield Partners, LLC
311 International Circle
Case No. 2015-203-A

Dear Judge Beverungen,

Upon further review of this case, having had the opportunity to speak with Petitioner's counsel, and considering the totality of circumstances, history of the matter, location near the interstate highway, and existing development, I have reconsidered the position expressed in my letter dated April 28, 2015. My concerns do not rise to the level of public interest to warrant continued concern or challenge to this petition.

Thank you for your attention to this matter.

Sincerely,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: G. Scott Barhight, Esquire, via first class mail and e-mail
Jennifer Busse, Esquire, via first class mail and e-mail



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

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

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

5-4-15
1:30 PM
Rm. 205

April 28, 2015

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

APR 28 2015

OFFICE OF ADMINISTRATIVE HEARINGS

Re: LSOP 3 MD 4, LLC c/o Greenfield Partners, LLC
311 International Circle
Case No. 2015-203-A

Dear Judge Beverungen,

This petition requests an amendment to the site plan in Case 97-559-SPHA. It asks "To confirm the continuation of the non-conforming use of commercial parking in the R.C. 6 Zone" (BCZR Sec. 1A07, Rural Conservation and Residential Zone) and "to determine whether the storage of communication equipment (accessory use) must be located within permanent containment structures per BCZR Section 209.7.D." The latter request involves the O.T. (Office and Technology) Zone.

The Property

There are two adjoining parcels shown on the site plan. They have separate SDAT real property data reports, attached. The corporate (LLC) petitioner owns both parcels.

307 International Circle is Parcel 2A, 14.115 acres. The primary structure is stated as built in 1988. There are actually three office buildings on the parcel -- one six-story building and two one-story brick and glass buildings -- and a two-story parking garage. Shawan Road, named Lot 2, has 1.964 acres. There is no listed primary structure. We could not find an SDAT for 311 International Circle, the address on the petition.

The Current Zone Splits

Parcel 2A is zoned OR-1 (BCZR Sec. 205, Office Building-Residential). Parcel 2 is split-zoned O.T. and R.C. 6. The My Neighborhood Map is attached. The zoning history is relevant to the nonconforming use issue. We shall discuss it below.

The Site Plan

The site plan is a marked-up version of the site plan in Case 97-559-SPHA. This makes it difficult to parse. Based on the markup, the main new addition appears to be a new a new proposed storage facility of 13,050 feet in the O.T. Zone portion of Parcel 2, effectively removing existing parking spaces. The site plan states that the storage area will be used for communication equipment and will include outdoor storage area and permanent containment structures. However, it does not delineate the location and extent of the outdoor area and/or the structures. According to Note 8:

“Existing use: macadam lot for commercial parking”

“Proposed use: establishment for service and repair of communication equipment, parking lot, and accessory uses”

The site plan shows the R.C. 6 Zone has replaced the R.C. 4 Zone on the 1997 site plan. The site plan also mentions a 1995 case, No. 95-305-X. The same area was then zoned D.R. 1. We attach microfilm records of both these cases, with the 1995 case followed by the 1997 case.

The 1995 and 1997 Cases

The 1995 case involved a petition for special exception to place antennas atop the existing office building on Parcel 2A (the primary structure apparently built in 1988, according to SDAT). Zoning Commissioner Lawrence Schmidt granted the special exception on April 13, 1995. The opinion described the zoning classification as O-1, but the O-1 Zone was renamed and replaced as the O.R. 1 Zone by Bill 186-1994. Apparently, it took a while for that change to be reflected on the available maps.

The 1997 case involved the same office building on Parcel 2A. This time, it was for a variance for the height of the existing building. In the course of contract negotiations for a change in ownership, the zoning review reflected that the six-story building height of 71 feet exceeded the permitted 60 feet in the OR-1 Zone. Deputy Zoning Commissioner Timothy Kotroco granted the variance on July 28, 1997.

Discussion: The Purported Non-Conforming Use

The present petition focuses on a different location and subject-matter from the 1995 and 1997 petitions. The proposed storage area is on a different parcel and involves a different use than previously at issue. To present it merely as a modification of the 1997 site plan does not reflect the significant differences in these cases.

The R.C. 6 Zone parking area involves business parking in a residential zone, traditionally subject to BCZR Sec. 409.8.B use permit/special exception review. The R.C. 6 Zone is a defined residential zone. BCZR Sec. 101.1. The R.C. 4 and D.R. 1 Zones likewise are residential zones. We requested from the zoning office the zoning history, and we attach the documents received to date. This particular section has historically been zoned residential. The entire property was zoned residential until 1984, when the greater part was comprehensively zoned to O-1, which apparently made possible an office development.

There is no information that there ever has been a petition for use permit under BCZR Sec. 409.8.B for parking in this residential zone. This parking likely came about in 1988, at the time of the development of the primary structure on Lot 2A. All of the available information shows there is no legal non-conforming use. BCZR Sec. 101.1, 104. Rather, there was an oversight in failing to file the requisite petition for the parking section within the D.R. 1 Zone circa 1988; and this has never been corrected.

Even if there were ever a legal non-conforming use, the change and expansion to add the storage area with attendant parking would terminate such use. BCZR Sec. 104.1. Prince George's County v. E.L. Gardner 293 Md. 259 (1982); Purich v. Draper Properties 395 Md. 694 (2006). Also, with the change to the R.C. 6 Zone, BCZR Sec. 1A07.3.A.7.D provides explicitly for parking as an accessory use, subject to BCZR Section 409.

There is no basis for the acceptance of this parking area as a non-conforming use.

R.C. 6 and OR-1 Zone and CMDP Standards

The proposed parking area in the R.C. 6 Zone does not meet R.C. 6 Zone area and performance standards. BCZR Sec. 1A07.8.B.6 limits impervious surface coverage for nonresidential development to 10% of the lot. The proposed coverage here is about 100%. According to the law, there should not be a parking lot in this R.C. 6 Zone.

There is also a requirement for screening of offstreet parking areas from public roads. BCZR Sec. 1A07.C.3.D. The adjacent public road here is I-83. This issue appears to be academic because the impervious surface coverage limit precludes the parking lot.

According to the data for Parcel 2A, it appears that there are more than enough parking spaces on the entire site to satisfy the parking requirements without the need to maintain a parking lot in the R.C. 6 Zone. So, this parking lot section can be eliminated without any conflict with the minimum parking requirement numbers.

Meanwhile, the OR-1 Zone incorporates the performance standards of the OR-2 Zone. BCZR Sec. 205.4.B, except the height is limited to 60 feet. OR-2 performance standards for Class B office buildings include a minimum net lot area of 25% amenity open space. BCZR Sec. 206.4.C.3. This translates to 3.5 acres on Parcel 2A. It is not shown or indicated on the site plan. In addition, the CMDP requires landscaping and open space network for office developments. Pages 129-132. These are not shown or indicated on the site plan.

Note: Off-street Parking Requirements Generally

The site plan shows the parking spaces and aisles meet the dimension and access requirements of BCZR Sec. 409.2 and 409.3. There is no indication, however, of the design, screening, and landscaping required by BCZR Sec. 409.8.A.1 for either the R.C. Zone section or any other part of the larger parking area in the O.T. and O.R. 1 Zones.

Discussion: the Outdoor Storage Area for Communications Equipment

The O.T. Zone "Performance Requirements" explicitly require, among other things, that "Materials and supplies stored outside of the building shall be stored within permanent containment structures." BCZR Sec. 209.7.D. The question is whether a variance is potentially available under BCZR Sec. 307.1. This depends on whether the performance standard is a use or an area requirement. If a use requirement, there is no eligibility for a variance and the request must be denied. If an area requirement, then the petitioner must file a petition for variance. The site plan should also better delineate the location and extent of the outdoor area.

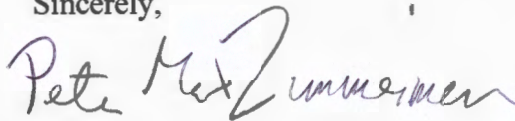
Assuming eligibility for an area variance, we observe that outdoor storage for communications equipment is a matter of choice or convenience. It has nothing to do with "uniqueness" of the property which causes any "practical difficulty." Cromwell v. Ward 102 Md. App. 691 (1995); McLean v. Soley 270 Md. 208 (1974); Trinity Assembly of God v. People's Counsel 407 Md. 53 (2008). It is insufficient to say that outdoor storage may not cause adverse impact to the neighborhood. The legislative policy precludes outdoor storage.

Conclusion

The zoning history reflects a serious inattention to compliance with several important relevant zoning laws. The first order of business is to bring this site into compliance before consideration of allowance any communications equipment storage area.

The R.C. 6 Zone parking lot, subject to the use permit requirement for business parking in a residential zone, is not permitted anyway in this R.C. 6 Zone because of the impermeable surface requirements. It must be removed. The existing office building area must comply with the required amenity open space network and landscaping. Once that is done, the proposed storage area may be approved, but only within permanent containment structures.

Sincerely,

A handwritten signature in blue ink that reads "Peter Max Zimmerman". The signature is fluid and cursive, with the first name "Peter" and last name "Zimmerman" clearly legible.

Peter Max Zimmerman

People's Counsel for Baltimore County

cc: G. Scott Barhight, Esquire, via first class mail and e-mail

SDAT: Real Property Search

Guide to searching the database

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map
Account Identifier
Owner Name
Address:

Mail:

Remises Address:

Map: 0042

Grid: 0008

Parcel: 0479

Special Tax Areas:

Primary Structure
Built 1988

Basement

Type OFFICE BUILDING

Base Value

7,363,800
17,760,800
25,124,600
0

Value Information

Value As of 01/01/2014
7,363,800
20,490,500
27,854,300

Exterior

Full/Half Bath

Phase-in Assessments As of 07/01/2014

26,034,500

26,944,400

Price: \$32,645,000

Deed2: Price: \$22,690,000

Deed2: Price: \$0

Deed2:

Land: Improvements
Total: Preferential Land:

Seller: LIBERTY PROPERTY LIMITED
Type: ARMS LENGTH MULTIPLE
Seller: LIGHT STREET PARTNERS
Type: ARMS LENGTH MULTIPLE
Seller: ROUSE & ASSOCIATES
Type: NON-ARMS LENGTH OTHER

Transfer Information

Date: 02/24/2014
Deed1: /34710/ 00068
Date: 12/27/2004
Deed1: /21185/ 00322
Date: 12/27/2004
Deed1: /00000/ 00000

Exemption Information

07/01/2014

0.00
0.00
0.00/0.00

07/01/2015

0.00/0.00

Partial Exempt Assessments:
County:

State:

Municipal:

Tax Exempt:

Exempt Class:

Class
000
000
000

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: No Application

The information shown on this map is for informational purposes only. Users noting errors and omissions should contact the assessor's office.

If a plat for a property is needed, contact the assessor's office. Archives at www.plats.net (<http://www.plats.net>)

Property maps provided courtesy of the

For more information on electronic mapping, visit www.mdo.state.md.us/OurProducts/Our



Real Property Data Search (w2)

Guide to search

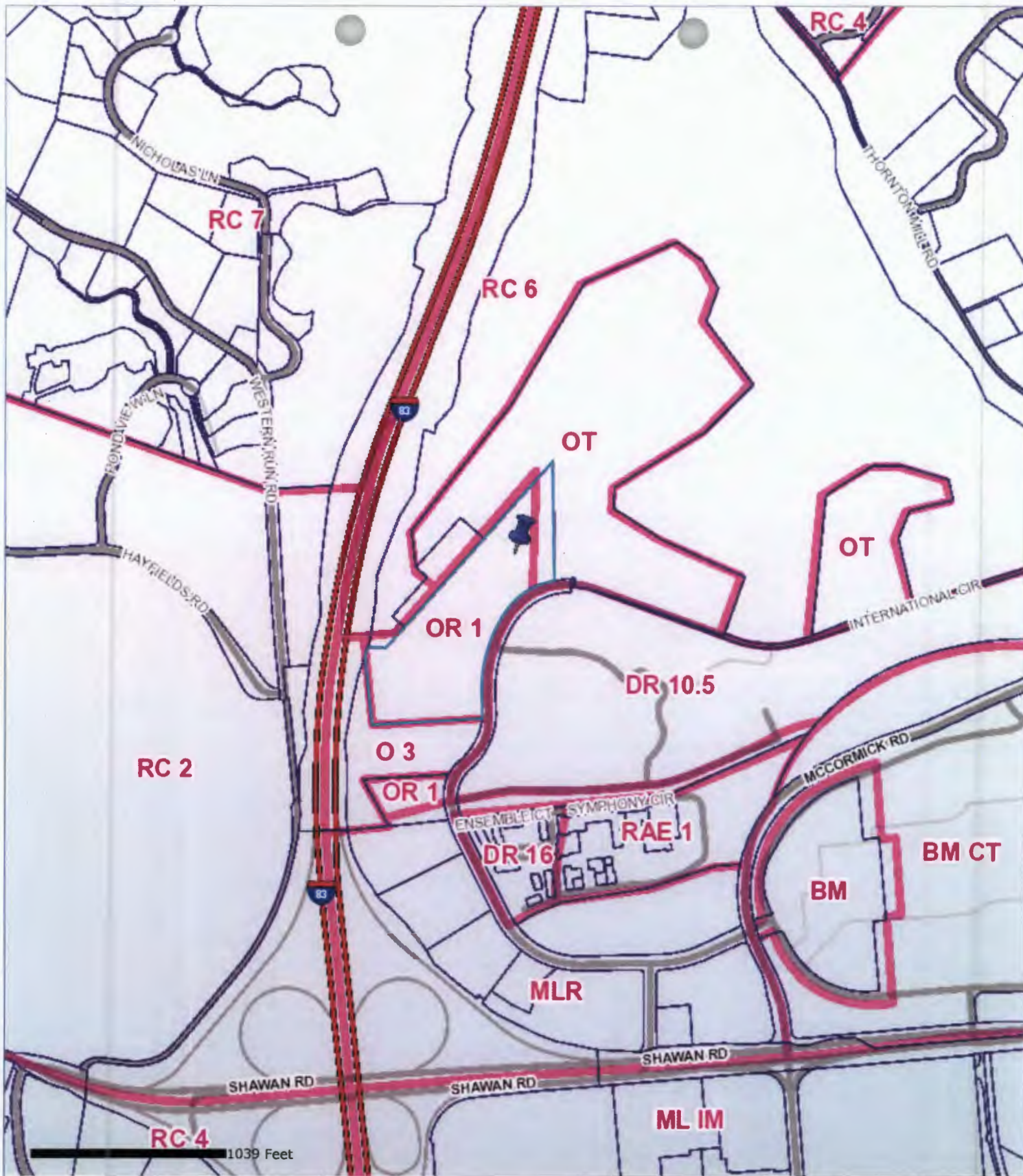
Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent R		
Account Identifier:			District - 08 Account Number - 2200013320						
Owner Information									
Owner Name:			LSOP 3 MD 4 LLC			Use:		COMMI	
Mailing Address:			C/O GREENFIELD PARTNERS LLC 2 POST ROAD WEST WESTPORT CT 06880-			Principal Residence:		NO	
						Deed Reference:		/34710/	
Location & Structure Information									
Premises Address:			SHAWAN RD 0-0000			Legal Description:		1.964 A NSR ST HUNT V TRACT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	
0042	0008	0511		0000			2	2014	
Special Tax Areas:					Town:		N		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area 1.9600 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major			
Value Information									
			Base Value		Value As of 01/01/2014		Phase-in Assessment As of 07/01/2014		
Land:			19,600		19,600				
Improvements			0		0				
Total:			19,600		19,600		19,600		
Preferential Land:			0						
Transfer Information									
Seller: LIBERTY PROPERTY LIMITED				Date: 02/24/2014		Price: \$32,6			
Type: ARMS LENGTH MULTIPLE				Deed1: /34710/ 00068		Deed2:			
Seller: LIGHT STREET PARTNERS				Date: 12/27/2004		Price: \$22,6			
Type: ARMS LENGTH MULTIPLE				Deed1: /21185/ 00322		Deed2:			
Seller: EXECUTIVE PARK LIMITED PARTNERSHIP				Date: 12/27/2004		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /00000/ 00000		Deed2:			
Exemption Information									
Partial Exempt Assessments:			Class		07/01/2014		07/01/2		
County:			000		0.00				
State:			000		0.00				

Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:	
Exempt Class:		NONE	

Homestead Application Information

Homestead Application Status: No Application



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NW/8 International Circle, 1580' *
 +/- NW of c/l International Dr. * ZONING COMMISSIONER
 307 International Circle *
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District *
 Legal Owner: Longview Executive * Case No. 95-305-X
 Park Ltd. Partnership *
 Lessee: American PCS, L.P. *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 307 International Circle in Hunt Valley section of Baltimore County. The Petition is filed by the Longview Executive Park Limited Partnership, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as "APC"), Lessee. APC is a cellular communications company which, through the Petition, seeks approval to install a wireless transmitting and receiving facility in an O-1 zone.

Appearing at the requisite public hearing held for this case was Margaret C. Ruggieri, Esquire, General Counsel on behalf of APC. Also appearing from APC were Greg Sarro and Stacey M. Mudd. Andrew Werchniak a consultant with Moffet, Larson and Johnson, Inc., and Mike Maguire from Daft, Mcune and Walker also appeared on behalf of the Petition. The Petitioners were represented by Christine K. McSherry, Esquire. William C. McDonnell also appeared as an interested person.

Testimony and evidence offered was that the subject site is 14.12 acres in area and is zoned O-1. The property is adjacent to International Circle and Shawan Road in Hunt Valley. The property abuts I-83, (Baltimore-Harrisburg Expressway). Presently the site is improved with a six story Class C office building which is leased to PHEH Corporation. The building is approximately 70 to 80 ft. high.

APC is in the business of providing cellular communication to the public. The company offers not only cellular telephone technology but also information and data transmission through a cellular network. As is the case with all cellular communication providers, the communication network established is connected by a series of grids in which interconnected communication towers and antennas are situated. APC is presently establishing its communication infrastructure in Baltimore County. The cell which would be located in northern Baltimore County is in need of a location to place antennas so as to provide uninterrupted service. The Petitioners have entered into a tentative lease agreement with the property owner for the subject site to place six antennas on top of the existing building. Two equipment cabinets will also be installed. The antennas are relatively small approximately 53-1/2" tall, 6.3" wide and 2.7" deep. The equipment cabinets, themselves, are also small, approximately 4-1/2 ft. The antennas, once installed, will be unmanned. Moreover, they will not interfere with radio or television transmission traffic in the vicinity. They would not generate any traffic but for routine maintenance calls. Per the environmental impact statement submitted (Petitioner's Exhibit No. 3), the antennas will cause no detriment to the surrounding locale.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. It is clear that the proposed use at the subject site will not be detrimental to the health, safety and general welfare of the locale. The proposed use, as shown on Petitioners' Exhibit No. 1, the site plan, shall, therefore, be approved.

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

MICROFILMED

ORDER RECEIVED FOR FILING

Date 4/13/95
 By M. Dorak

ENTERED
 4/13/95
 M. Dorak

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1995 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in an O-1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
 Zoning Commissioner for
 Baltimore County

LES:mn



Petition for Special Exception

75-305-X
 to the Zoning Commissioner of Baltimore County

for the property located at 307 International Circle
 Hunt Valley, MD 20817

which is presently zoned O-1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property abuts in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving facility.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner

Margaret C. Ruggieri, Esq. for

(Type or Print Name) American FCS, Inc.

M. Ruggieri
 Signature

One Democracy Center

6901 Rockledge Drive (301) 214-9283

Address

Bethesda, MD 20817

City

State

Zipcode

Attorney for Petitioner

G. Scott Barhight, Esq.

(Type or Print Name)

G. Scott Barhight
 Signature

Whiteford, Taylor & Preston

210 W. Pennsylvania Ave.

Address

Towson, MD 21204 (410) 832-2000

City

State

Zipcode

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

Legal Owner(s): Longview Executive Park Limited

Partnership

BY: H.V. Office, Inc., Its General Partner

(Type or Print Name) BY: Charles Werhane

Charles Werhane, Pres.
 Signature

Charles Werhane 625-5500

(Type or Print Name)

Signature: c/o USP&G Real Estate Division

100 Light Street, 10th Floor

Baltimore, MD 21202 410-625-5500

Address

Phone No.

City, Address and phone number of legal owner, current publisher or representative to be contacted.

G. Scott Barhight, Esq.

210 W. Pennsylvania Ave.

Towson, MD 21204 (410) 832-2000

Address

Phone No.

OFFICIAL COPY

SEVERAL LENGTH OF HEARING

minutes for hearing

The following date: _____ Send Two Months

ALL OTHER _____

REVIEWED BY: _____ DATE: _____

MICROFILMED

95-305-X

Description

To Accompany Petition for Special Exception.

14.115 Acre Parcel

Lot 2A, Longview Executive Park

305 - 311 International Circle

Eighth Election District, Baltimore County, Maryland

DMW

Draft-McCune-Wallace, Inc.

200 East Pennsylvania Avenue

Thousand, Maryland 21206

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same on the northwest side of International Circle, seventy feet wide, at the point located North 34 degrees 12 minutes 07 seconds West 1580 feet, more or less, from the intersection of the centerline of International Circle and the centerline of International Drive, said point of beginning having coordinate value North 73883 feet, more or less, and West 13861 feet, more or less, said values being referred to the coordinate system established in the Baltimore County Metropolitan District, thence leaving said point of beginning and running and binding on the right-of-way line for International Circle the four following courses and distances, viz: (1) Northeasterly by a line curving to the left having a radius of 360.00 feet for a distance of 63.68 feet (the arc of said curve being subtended by a chord bearing North 01 degree 51 minutes 23 seconds East 63.59 feet), thence (2) North 03 degrees 12 minutes 40 seconds West 50.36 feet, thence (3) Northeasterly by a line curving to the right having a radius of 751.99 feet for a distance of 471.99 feet (the arc of said curve being subtended by a chord bearing North 14 degrees 47 minutes 20 seconds East 464.27 feet), thence (4) Northeasterly by a line curving to the right having a radius of 411.43 feet for a distance of 308.76 feet (the arc of said curve being subtended by a chord bearing

95-305-X

North 54 degrees 17 minutes 17 seconds East 301.57 feet), thence leaving said right-of-way and running the six following courses and distances, viz: (5) North 05 degrees 58 minutes 03 seconds West 636.60 feet, thence (6) South 31 degrees 41 minutes 37 seconds West 1335.14 feet, thence (7) North 86 degrees 36 minutes 20 seconds West 70.00 feet, thence (8) South 19 degrees 08 minutes 59 seconds West 104.20 feet, thence (9) South 05 degrees 44 minutes 49 seconds East 319.80 feet, thence (10) North 86 degrees 31 minutes 47 seconds East 606.50 feet to the point of beginning; containing 14.115 acres of land, more or less.

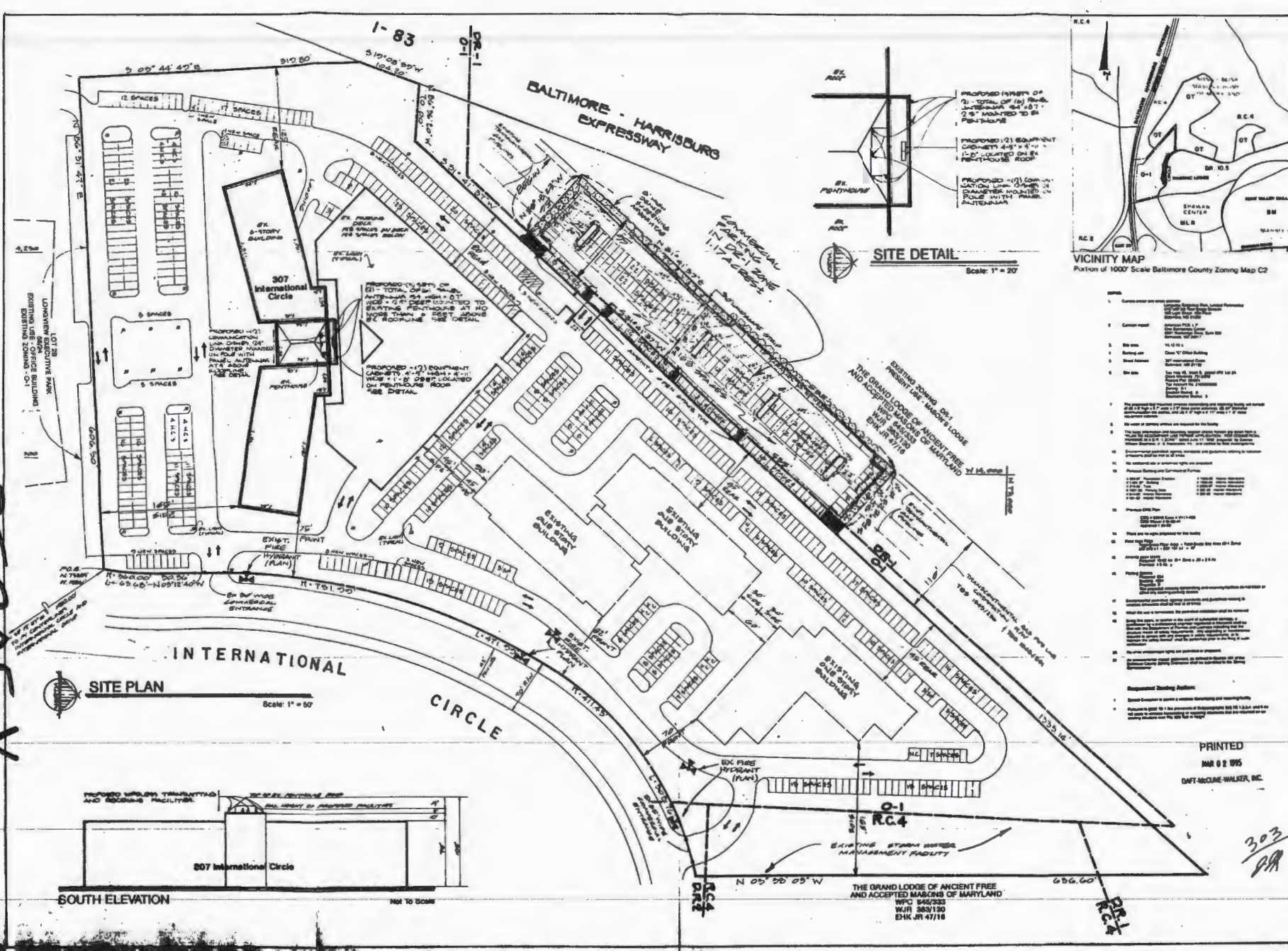
THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

February 28, 1995

Project No. 94161.21 (L94161.21)



95-305-X



DMW
DRAFTING & ARCHITECTURE
A Division of David M. Walker, Inc.
Engineering, Architecture, Surveying, Planning
200 & Southwestern Avenue
Baltimore, Maryland 21201
Phone 333-4444
Fax 333-4444

- VICINITY MAP**
Portion of 1000' Scale Baltimore County Zoning Map C2
- LEGEND**
- 1. Contour lines showing elevation
 - 2. Contour lines showing elevation
 - 3. Contour lines showing elevation
 - 4. Contour lines showing elevation
 - 5. Contour lines showing elevation
 - 6. Contour lines showing elevation
 - 7. Contour lines showing elevation
 - 8. Contour lines showing elevation
 - 9. Contour lines showing elevation
 - 10. Contour lines showing elevation
 - 11. Contour lines showing elevation
 - 12. Contour lines showing elevation
 - 13. Contour lines showing elevation
 - 14. Contour lines showing elevation
 - 15. Contour lines showing elevation
 - 16. Contour lines showing elevation
 - 17. Contour lines showing elevation
 - 18. Contour lines showing elevation
 - 19. Contour lines showing elevation
 - 20. Contour lines showing elevation
 - 21. Contour lines showing elevation
 - 22. Contour lines showing elevation
 - 23. Contour lines showing elevation
 - 24. Contour lines showing elevation
 - 25. Contour lines showing elevation
 - 26. Contour lines showing elevation
 - 27. Contour lines showing elevation
 - 28. Contour lines showing elevation
 - 29. Contour lines showing elevation
 - 30. Contour lines showing elevation
 - 31. Contour lines showing elevation
 - 32. Contour lines showing elevation
 - 33. Contour lines showing elevation
 - 34. Contour lines showing elevation
 - 35. Contour lines showing elevation
 - 36. Contour lines showing elevation
 - 37. Contour lines showing elevation
 - 38. Contour lines showing elevation
 - 39. Contour lines showing elevation
 - 40. Contour lines showing elevation
 - 41. Contour lines showing elevation
 - 42. Contour lines showing elevation
 - 43. Contour lines showing elevation
 - 44. Contour lines showing elevation
 - 45. Contour lines showing elevation
 - 46. Contour lines showing elevation
 - 47. Contour lines showing elevation
 - 48. Contour lines showing elevation
 - 49. Contour lines showing elevation
 - 50. Contour lines showing elevation
 - 51. Contour lines showing elevation
 - 52. Contour lines showing elevation
 - 53. Contour lines showing elevation
 - 54. Contour lines showing elevation
 - 55. Contour lines showing elevation
 - 56. Contour lines showing elevation
 - 57. Contour lines showing elevation
 - 58. Contour lines showing elevation
 - 59. Contour lines showing elevation
 - 60. Contour lines showing elevation
 - 61. Contour lines showing elevation
 - 62. Contour lines showing elevation
 - 63. Contour lines showing elevation
 - 64. Contour lines showing elevation
 - 65. Contour lines showing elevation
 - 66. Contour lines showing elevation
 - 67. Contour lines showing elevation
 - 68. Contour lines showing elevation
 - 69. Contour lines showing elevation
 - 70. Contour lines showing elevation
 - 71. Contour lines showing elevation
 - 72. Contour lines showing elevation
 - 73. Contour lines showing elevation
 - 74. Contour lines showing elevation
 - 75. Contour lines showing elevation
 - 76. Contour lines showing elevation
 - 77. Contour lines showing elevation
 - 78. Contour lines showing elevation
 - 79. Contour lines showing elevation
 - 80. Contour lines showing elevation
 - 81. Contour lines showing elevation
 - 82. Contour lines showing elevation
 - 83. Contour lines showing elevation
 - 84. Contour lines showing elevation
 - 85. Contour lines showing elevation
 - 86. Contour lines showing elevation
 - 87. Contour lines showing elevation
 - 88. Contour lines showing elevation
 - 89. Contour lines showing elevation
 - 90. Contour lines showing elevation
 - 91. Contour lines showing elevation
 - 92. Contour lines showing elevation
 - 93. Contour lines showing elevation
 - 94. Contour lines showing elevation
 - 95. Contour lines showing elevation
 - 96. Contour lines showing elevation
 - 97. Contour lines showing elevation
 - 98. Contour lines showing elevation
 - 99. Contour lines showing elevation
 - 100. Contour lines showing elevation

PRINTED		
MAR 02 1995		
DAFT-McCUNE-WALKER, INC.		
No.	Description	Date
REVISIONS		
1	Rev. 1	04/10/91
2	Rev. 2	04/10/91
3	Rev. 3	04/10/91
4	Rev. 4	04/10/91
5	Rev. 5	04/10/91
6	Rev. 6	04/10/91
7	Rev. 7	04/10/91
8	Rev. 8	04/10/91
9	Rev. 9	04/10/91
10	Rev. 10	04/10/91
11	Rev. 11	04/10/91
12	Rev. 12	04/10/91
13	Rev. 13	04/10/91
14	Rev. 14	04/10/91
15	Rev. 15	04/10/91
16	Rev. 16	04/10/91
17	Rev. 17	04/10/91
18	Rev. 18	04/10/91
19	Rev. 19	04/10/91
20	Rev. 20	04/10/91
21	Rev. 21	04/10/91
22	Rev. 22	04/10/91
23	Rev. 23	04/10/91
24	Rev. 24	04/10/91
25	Rev. 25	04/10/91
26	Rev. 26	04/10/91
27	Rev. 27	04/10/91
28	Rev. 28	04/10/91
29	Rev. 29	04/10/91
30	Rev. 30	04/10/91
31	Rev. 31	04/10/91
32	Rev. 32	04/10/91
33	Rev. 33	04/10/91
34	Rev. 34	04/10/91
35	Rev. 35	04/10/91
36	Rev. 36	04/10/91
37	Rev. 37	04/10/91
38	Rev. 38	04/10/91
39	Rev. 39	04/10/91
40	Rev. 40	04/10/91
41	Rev. 41	04/10/91
42	Rev. 42	04/10/91
43	Rev. 43	04/10/91
44	Rev. 44	04/10/91
45	Rev. 45	04/10/91
46	Rev. 46	04/10/91
47	Rev. 47	04/10/91
48	Rev. 48	04/10/91
49	Rev. 49	04/10/91
50	Rev. 50	04/10/91
51	Rev. 51	04/10/91
52	Rev. 52	04/10/91
53	Rev. 53	04/10/91
54	Rev. 54	04/10/91
55	Rev. 55	04/10/91
56	Rev. 56	04/10/91
57	Rev. 57	04/10/91
58	Rev. 58	04/10/91
59	Rev. 59	04/10/91
60	Rev. 60	04/10/91
61	Rev. 61	04/10/91
62	Rev. 62	04/10/91
63	Rev. 63	04/10/91
64	Rev. 64	04/10/91
65	Rev. 65	04/10/91
66	Rev. 66	04/10/91
67	Rev. 67	04/10/91
68	Rev. 68	04/10/91
69	Rev. 69	04/10/91
70	Rev. 70	04/10/91
71	Rev. 71	04/10/91
72	Rev. 72	04/10/91
73	Rev. 73	04/10/91
74	Rev. 74	04/10/91
75	Rev. 75	04/10/91
76	Rev. 76	04/10/91
77	Rev. 77	04/10/91
78	Rev. 78	04/10/91
79	Rev. 79	04/10/91
80	Rev. 80	04/10/91
81	Rev. 81	04/10/91
82	Rev. 82	04/10/91
83	Rev. 83	04/10/91
84	Rev. 84	04/10/91
85	Rev. 85	04/10/91
86	Rev. 86	04/10/91
87	Rev. 87	04/10/91
88	Rev. 88	04/10/91
89	Rev. 89	04/10/91
90	Rev. 90	04/10/91
91	Rev. 91	04/10/91
92	Rev. 92	04/10/91
93	Rev. 93	04/10/91
94	Rev. 94	04/10/91
95	Rev. 95	04/10/91
96	Rev. 96	04/10/91
97	Rev. 97	04/10/91
98	Rev. 98	04/10/91
99	Rev. 99	04/10/91
100	Rev. 100	04/10/91

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S International
Circle, 2,634' NW McCormick Road * DEPUTY ZONING COMMISSIONER
(309 International Circle)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Light Street Partners Longview L.P.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Owners of the subject property, Light Street Partners Longview Limited Partnership, by Charles R. Werhane, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 95-305-Y and a variance from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for an existing building. The subject property, also known as Lot 2A of Parcel 1 of the Longview Executive Park, is located across from Shewan Center in Hunt Valley, and is more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Howard and Robert A. Hoffman, Attorneys at Law with Venable, Baetjer and Howard, Ed Haile and Melanie Moser with Daft-McCune-Walker, Inc. who prepared the site plan for this property, and Bill Mihn, a representative of USF&G Pegasus Partners, a General Partner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of these requests consists of 14.12 acres, more or less,

zoned OR-1 and OT. and is improved with a five story office building which has existed on the property for several years. Testimony indicated that the property recently changed ownership and during the course of contract negotiations, it was learned that the parapet on this building extends the overall height of the building to 71 feet, well over the 60-foot height permitted. Thus, the requested special hearing and variance relief are necessary in order to correct the technical flaw in the height of the building. No modifications or changes to the building are proposed and the relief requested will merely bring the property into compliance with the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 38 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been estab-

ORDER RECEIVED FOR FILING

Date 7/25/77
By [Signature]

ORDER RECEIVED FOR FILING

Date 7/25/77
By [Signature]

lished that special circumstances or conditions exist that are peculiar to the subject building and that strict compliance with the zoning regulations would be impractical inasmuch as the building has existed in its present condition for over five years. It is clear that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of July, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 95-305-X to reflect the proposed modification, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 309 International Circle
which is presently zoned ORI, OT

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

an amendment to the previously approved site plan in Case No. 95-305-X.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No.

Township

MD

21204

City

State

Zipcode

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

Legal Owner(s):

Light Street Partners Longview Limited Partnership
By: Longview Executive Park, LLC, General Partner

(Type or Print Name)

By: Light Street Partners, LLP, Sole Member

By: USF&G Pegasus Partners, Inc., General Partner

(Type or Print Name)

By:

Signature Charles R. Werhane, President

c/o Lisa Fair Pliskin, Esquire

USF&G Corporation 410-205-6368

Address

Phone No.

6225 Smith Avenue, Mail Stop LB0301

Baltimore

MD

21209

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave., Towson, MD 21204

(410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

ORDER RECEIVED
Date
By

FILED

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

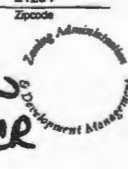
DATE

BY

DATE

BY

PROP. OFF
NO REVIEW
6/13/97 ucr



ORDER RECEIVED
Date
By



Petition for Variance ⁵⁵⁹

97-559-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at 309 International Circle
which is presently zoned OR1, OT

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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

from Section 205.4.B of the Baltimore County Zoning Regulations to modify permitted building height from 60 feet to ^{71'} ~~60~~ feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
(Type or Print Name)

Signature

210 Allegheny Ave. (410) 494-6200
Address Phone No.

Towson MD 21204
City State Zipcode

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

Legal Owner(s):

Light Street Partners Longview Limited Partnership
By: Longview Executive Park, LLC, General Partner

(Type or Print Name)

By: Light Street Partners, LLP, Sole Member

By: USF&G Pegasus Partners, Inc., General Partner

By: *Charles R. Werhane*
(Type or Print Name) Charles R. Werhane, President

Signature

c/o Lisa Fair Pliskin, Esquire
USF&G Corporation 410-205-6368

Address Phone No.

6225 Smith Avenue, Mail Stop LB0301
Baltimore MD 21209

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman
Venable, Baetjer and Howard, LLP
Name

210 Allegheny Ave, Towson, MD 21204 (410) 494-6200
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing the following dates

Next Two Months

ALL OTHER

REVIEWED BY: DATE



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 28, 1997

John B. Howard, Esquire
Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S International Circle, 2,634' NW McCormick Road
(309 International Circle)
8th Election District - 3rd Councilmanic District
Light Street Partners Longview L.P. - Petitioners
Case No. 97-559-SPHA

Dear Messrs. Howard & Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

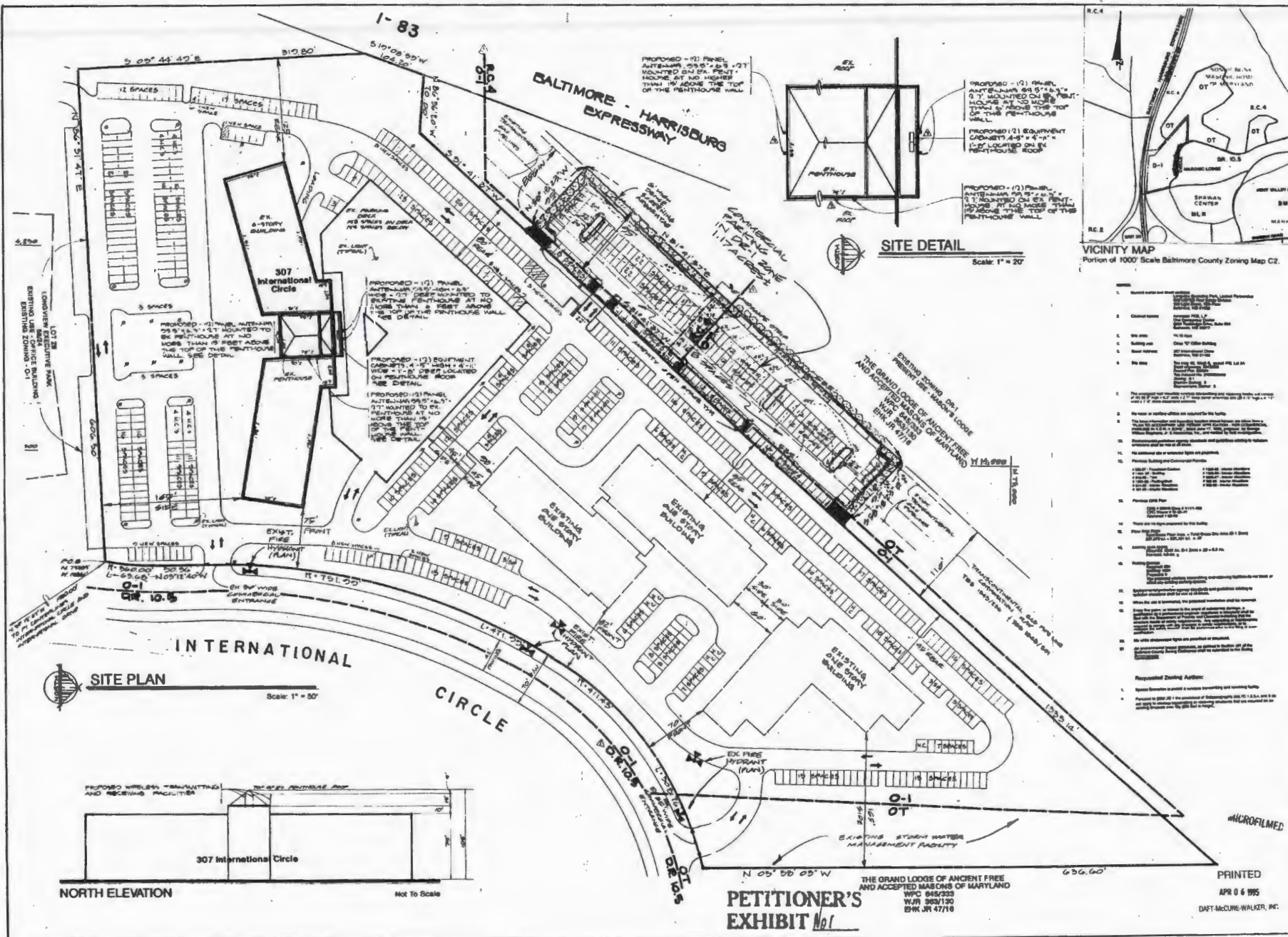
TMK:bjs

cc: Mr. Charles R. Werhane, President, Light Street Partners
c/o Lisa F. Pliskin, Esquire, USF&G Corporation,
6225 Smith Avenue, M.S. LB0301, Baltimore, Md. 21209

Mr. Ed Haile and Ms. Melanie Moser, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel; Case files

DROP OFF
REVIEW
6/13/97 WCR
Zoning Administration & Development Management

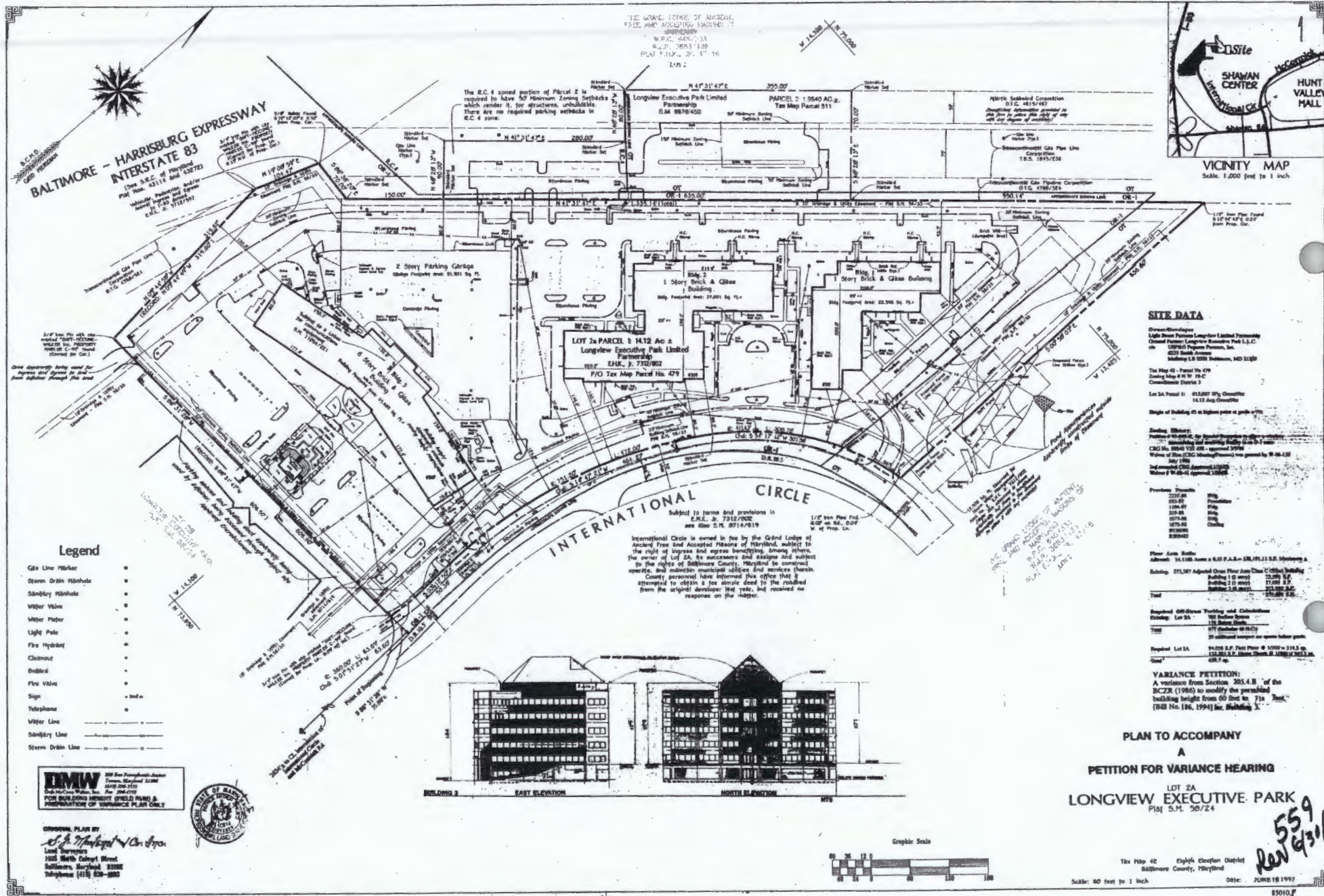


DMW
A Firm of Land Planners,
Engineers, Architects,
Surveyors, Geographers &
Environmental Professionals

American Personal Communications
Ant Valley Site BAN 14B

No.	Description	Date
1	Original	4/6/95
2	Revised	4/6/95

Proj. No. 94161.21
Date 3/1/95
Scale As Shown
Last Rev.



SITE DATA

Owner/Developer:
 Light Street Partners Longview Limited Partnership
 General Partner: Longview Executive Park L.P.C.
 aka 1397400 Partners, Inc.
 6025 Rockville Road, Suite 200
 Bethesda, MD 20814

Tax Map 42 - Parcel No. 479
 Zoning Map 4 R 10 - C-2
 Comprehensive District 2

Lot 2a Parcel 1: 65,887 sq. ft. Containing
 14,112 sq. ft. of building

Height of Building 42: at highest point at grade 47'0"

Building 42:
 Proposed to be a 4-story building with a total height of 47'0" at the highest point at grade. The building will be constructed of brick and glass. The building will be constructed in accordance with the provisions of the Comprehensive District 2 Zoning Ordinance.

2nd amended CDD Approval: 12/18/96
 Waiver 9 W-05-96 approved 12/18/96

Provisions	Provisions
2257.01	Height
2257.02	Foundation
2257.03	Plat
2257.04	Plat
2257.05	Plat
2257.06	Plat
2257.07	Plat
2257.08	Plat
2257.09	Plat
2257.10	Plat

Flow Area Ratio:
 Allowed: 14.112 Acres x 0.5 F.A.R. = 7.056 Acres
 Building: 271,367 sq. ft. x 0.5 F.A.R. = 135,683.5 sq. ft.

Building 1 (6 story): 22,288 sq. ft.
Building 2 (10 story): 77,000 sq. ft.
Building 3 (8 story): 21,000 sq. ft.

Required Off-Street Parking and Circulation:
 Building: Lot 2a: 180 Surface Spaces
 110 Surface Spaces
 170 Surface Spaces

Time: 877 (Surface 18.5%)
 37 additional spaces on open lot area

Required Lot 2a: 14,112 sq. ft. x 0.5 F.A.R. = 7,056 sq. ft.
 123,551 sq. ft. (Surface 18.5%) x 0.5 F.A.R. = 61,775.5 sq. ft.

Time: 687.7 sq. ft.

VARIANCE PETITION:
 A variance from Section 203.4.B of the
 BZCR (1966) to modify the permitted
 building height from 60 feet to 71' 0"

[BZCR No. 196, 1994] Inc. Building 1.

Rebecca Wheatley

From: Peoples Counsel
Sent: Wednesday, April 22, 2015 9:59 AM
To: Robert David Duvall
Cc: Carl Richards Jr
Subject: Zoning History - 307--311 International Circle, Case No.: 2015-203-SPHA

Mr. Duvall

Our office kindly requests a complete zoning history for 307-311 International Circle. The SDAT property Account numbers associated with the properties are 2100003003 and 2200013320. We ask that you send us the information at your earliest convenience. This case will be going before the ALJ on May 2nd.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax

From: Peoples Counsel <peoplescounsel@baltimorecountymd.gov>
To: Robert David Duvall <rduvall@baltimorecountymd.gov>
CC: Carl Richards Jr <CRichards@baltimorecountymd.gov>
Date: 4/22/2015 9:59 AM
Subject: Zoning History - 307--311 International Circle, Case No.: 2015-203-SPHA

Mr. Duvall

Our office kindly requests a complete zoning history for 307-311 International Circle. The SDAT property Account numbers associated with the properties are 2100003003 and 2200013320. We ask that you send us the information at your earliest convenience. This case will be going before the ALJ on May 2nd.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NW/S International Circle, 1580' *
 +/- NW of c/l International Dr. * ZONING COMMISSIONER
 307 International Circle *
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District *
 Legal Owner: Longview Executive * Case No. 95-305-X
 Park Ltd. Partnership *
 Lessee: American PCS, L.P. *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 307 International Circle in Hunt Valley section of Baltimore County. The Petition is filed by the Longview Executive Park Limited Partnership, property owner, and Margaret C. Ruggieri, Esquire on behalf of American PCS, L.P., (hereinafter known as "APC"), Lessee. APC is a cellular communications company which, through the Petition, seeks approval to install a wireless transmitting and receiving facility in an O-1 zone.

Appearing at the requisite public hearing held for this case was Margaret C. Ruggieri, Esquire, General Counsel on behalf of APC. Also appearing from APC were Greg Sarro and Stacey M. Mudd. Andrew Werchniak a consultant with Moffet, Larson and Johnson, Inc., and Mike Maguire from Daft, Mcune and Walker also appeared on behalf of the Petition. The Petitioners were represented by Christine K. McSherry, Esquire. William C. McDonnell also appeared as an interested person.

Testimony and evidence offered was that the subject site is 14.12 acres in area and is zoned O-1. The property is adjacent to International Circle and Shawan Road in Hunt Valley. The property abuts I-83, (Baltimore-Harrisburg Expressway). Presently the site is improved with a six story Class C office building which is leased to PH&H Corporation. The building is approximately 70 to 80 ft. high.

ORDER RECEIVED FOR FILING
 Date 4/13/95
 By M. Doran

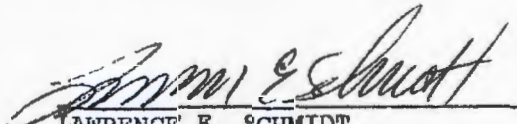
MICROFILMED

4/13/95
M. Gork

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 1995 that, pursuant to the Petition for Special Exception, approval to allow a wireless transmitting and receiving facility in an O-1 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn



IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - NW/S International
Circle, 2,634' NW McCormick Road * DEPUTY ZONING COMMISSIONER
(309 International Circle)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
* Case No. 97-559-SPHA
Light Street Partners Longview L.P.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the Owners of the subject property, Light Street Partners Longview Limited Partnership, by Charles R. Werhane, President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in Case No. 95-305-X and a variance from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for an existing building. The subject property, also known as Lot 2A of Parcel 1 of the Longview Executive Park, is located across from Shawan Center in Hunt Valley, and is more particularly described on the site plan submitted, which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Howard and Robert A. Hoffman, Attorneys at Law with Venable, Baetjer and Howard, Ed Haile and Melanie Moser with Daft-McCune-Walker, Inc. who prepared the site plan for this property, and Bill Mihn, a representative of USF&G Pegasus Partners, a General Partner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of these requests consists of 14.12 acres, more or less,

ORDER RECEIVED FOR FILING

Date

By

zoned OR-1 and OT. and is improved with a five story office building which has existed on the property for several years. Testimony indicated that the property recently changed ownership and during the course of contract negotiations, it was learned that the parapet on this building extends the overall height of the building to 71 feet, well over the 60-foot height permitted. Thus, the requested special hearing and variance relief are necessary in order to correct the technical flaw in the height of the building. No modifications or changes to the building are proposed and the relief requested will merely bring the property into compliance with the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance are not granted. It has been estab-

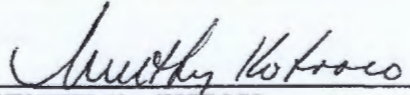
lished that special circumstances or conditions exist that are peculiar to the subject building and that strict compliance with the zoning regulations would be impractical inasmuch as the building has existed in its present condition for over five years. It is clear that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of July, 1997 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in Case No. 95-305-X to reflect the proposed modification, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 205.4.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the permitted building height from 60 feet to 71 feet for the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED
Date 7/28/97
By [Signature]

Iwona Rostek - Zarska, P.E.

24 English Saddle Court
Parkton, Maryland, 21120
410-343-1208

Professional Registration

Licensed Professional Engineer in the State of Maryland (1995)
PE 21245

Education

Masters of Science in Civil Engineering, Polytechnic of Bialystok / Technical University,
Bialystok, Poland, June 1981, *with honors*

Essex Community College, Baltimore, MD (1982 - 1984) *placed on the Dean's Highest List for Fall, 1983*

- Computer Programming
- Engineering Courses and Learning English language

Continuing Professional Competency: Various courses of study, seminars, webinars, conferences, in-house training

Summary of Qualifications

- Licensed professional engineer with over 30 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, budget management, project scheduling, project coordination with the design team, design and construction supervision, obtaining regulatory land-use approvals and permits, bidding procedures, and employees training.
- Experience in developing innovative and the most cost effective design solutions.
- Strengths in design and analysis of storm water management facilities, water and wastewater systems, close and open channel drainage systems, site grading, erosion and sediment control, site planning, roads, flood plains.
- Knowledge and experience with preparation of drawings using CADD

Work Experience:

February 1999 – present

Principal with the engineering firm of Baltimore Land Design Group, Inc., Baltimore, Maryland.
Responsible for overall engineering and administrative tasks.

Directly responsible for seeking work, contract negotiation, and project management.

Engineering tasks include: comprehensive site planning and design, construction cost estimating, project scheduling, preparation of contract documents or agreements, design of sediment control, storm water management facilities, flood plain studies, public and private infrastructure design.

November 1997 - February 1999

Senior Engineer, Matis Warfield, Inc., Baltimore, Maryland. Responsible for all tasks related to management, design and coordination of civil engineering projects. Coordinated work with construction and design teams.

Engineering tasks included: general site planning and design; flood plain studies; design of erosion and sediment control, storm water management facilities, utilities, roads and storm drainage systems; grading studies; earth quantities take-offs; preparation of contract documents; construction cost analysis; obtaining plan approvals and construction permits; on-site inspection; preparation of construction drawings using CADD

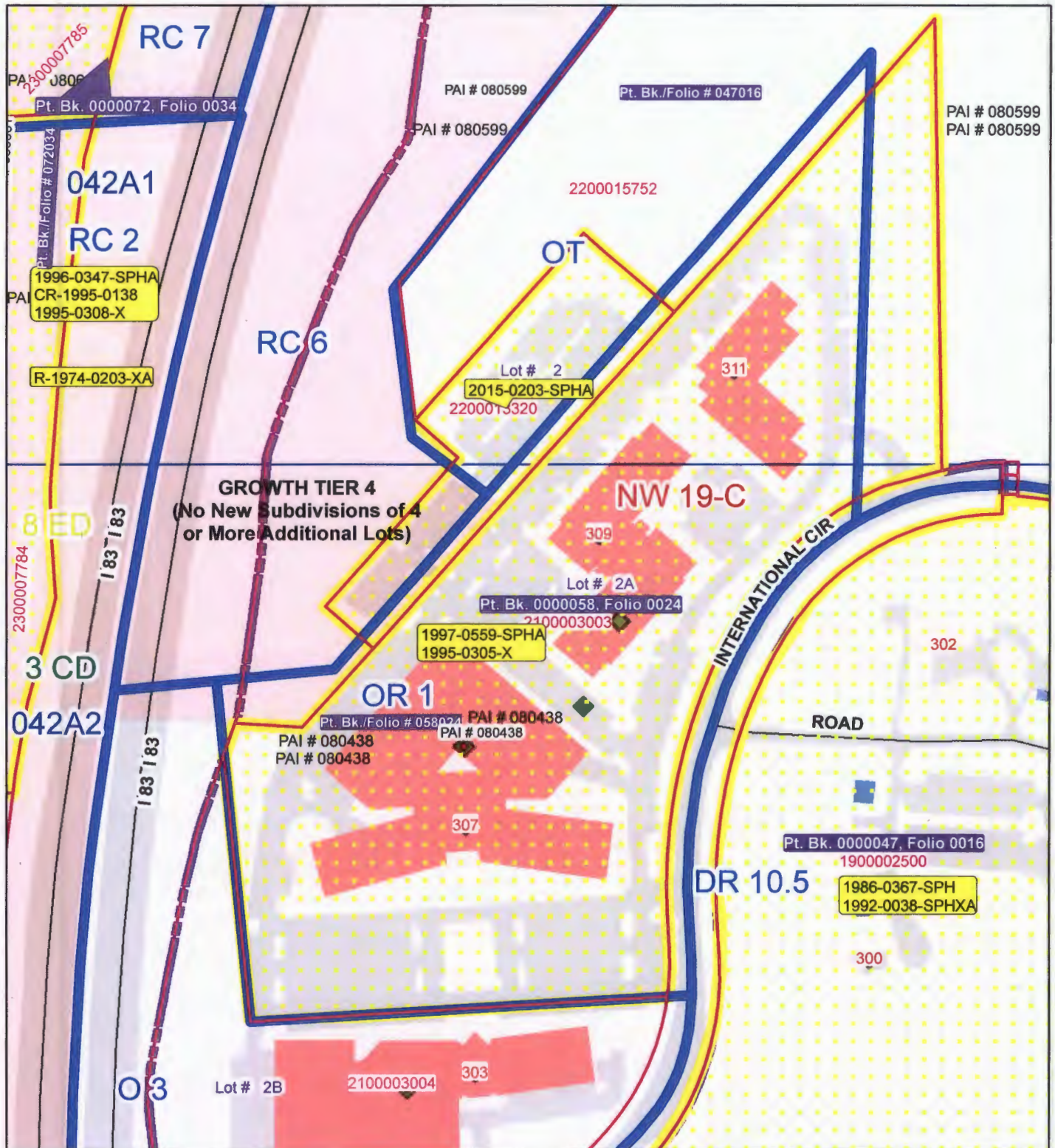
July 1984 - November 1997

Senior Associate and Project Manager, George William Stephens, Jr. and Associates, Inc., Baltimore, Maryland. Responsible for overall engineering tasks related to management, design, budgeting and scheduling of the civil engineering projects.

Assisted with preparation of marketing plan for the Company. Prepared competitive proposals for the new projects. Handled employees evaluation. Supervised engineering staff and served as trainer for other engineers and new employees. Assisted with implementing standards for CADD users.

Engineering tasks included: comprehensive site planning and design; design of storm water management, erosion and sediment, grading, utilities, road plans; flood plain studies; analysis and design of storm water systems such as pipes, culverts, bridges; design of sites located within Chesapeake Bay Critical Area; earth quantity take-offs; project scheduling and budgeting; assistance in bidding and contracting construction work; preparation of contract documents; specification writing; expediting submittals and approvals to complete project ahead of schedule.

307--311 International Circle, Lot 2A Longview Executive Park



Publication Date: 4/22/2015

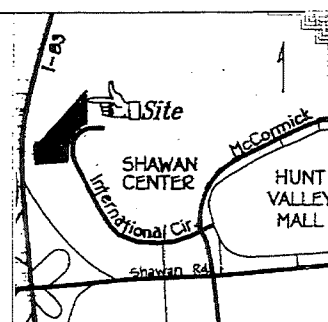


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet



VICINITY MAP
Scale: 1,000 feet to 1 inch

SITE DATA

Owner/Developer
Longview Executive Park Limited Partnership
General Partner: Longview Executive Park L.P.
USF&G Partners, Inc.
6225 Smith Avenue
Baltimore, MD 21209

Tax Map #2 - Parcel No. 479
Zoning Map #2-W-19-C
Councilmanic District 3
Lot 2A Parcel 1: 615,067 S.F. Gross/Net
14.12 Ac. Gross/Net

Height of Building #3 at highest point at grade = 58'

Zoning History:
Petition #95-305-XL for Special Exception to allow a wireless transmitting and receiving facility in an O-1 zone
CRG No. 86040 VIII 438 - approved 3/5/86
Waiver of Pim (CRG Meeting/Process) was granted by W-86-155
July 1986
2nd amended CRG Approved 1/21/88
Waiver # W-88-41 approved 1/25/88

Previous Permits

2235-86	Blgd.
553-87	Foundation
1104-87	Blgd.
319-88	Blgd.
1677-88	Blgd.
1872-88	Blgd.
8236092	Grading
9305485	

Floor Area Ratio:
Allowed: 14.1165 Acres x 0.55 F.A.R. = 338,191.13 S.F. Maximum ±
Existing: 273,387 Adjusted Gross Floor Area Class C Office Building
Building 1 (1 story) 22,596 S.F.
Building 2 (1 story) 37,001 S.F.
Building 3 (6 story) 213,990 S.F.
Total 273,387 S.F.

Required Off-Street Parking and Calculations
Exempt Lot 2A
112 Below Grade
Total \$77 (includes 46 H.C.)
50 additional compact car spaces below grade.
Required Lot 2A 94,056 S.F. First Floor @ 1/300 = 314.5 sp.
172,481 S.F. Upper Floors @ 1/500 = 345.2 sp.
Total 659.7 sp.

VARIANCE PETITION:
A variance from Section 205.4.B of the BCZR (1986) to modify the permitted building height from 60 feet to 68 ± feet.
[Bill No. 186, 1994] for Building 3.

PETITIONER'S EXHIBIT 1

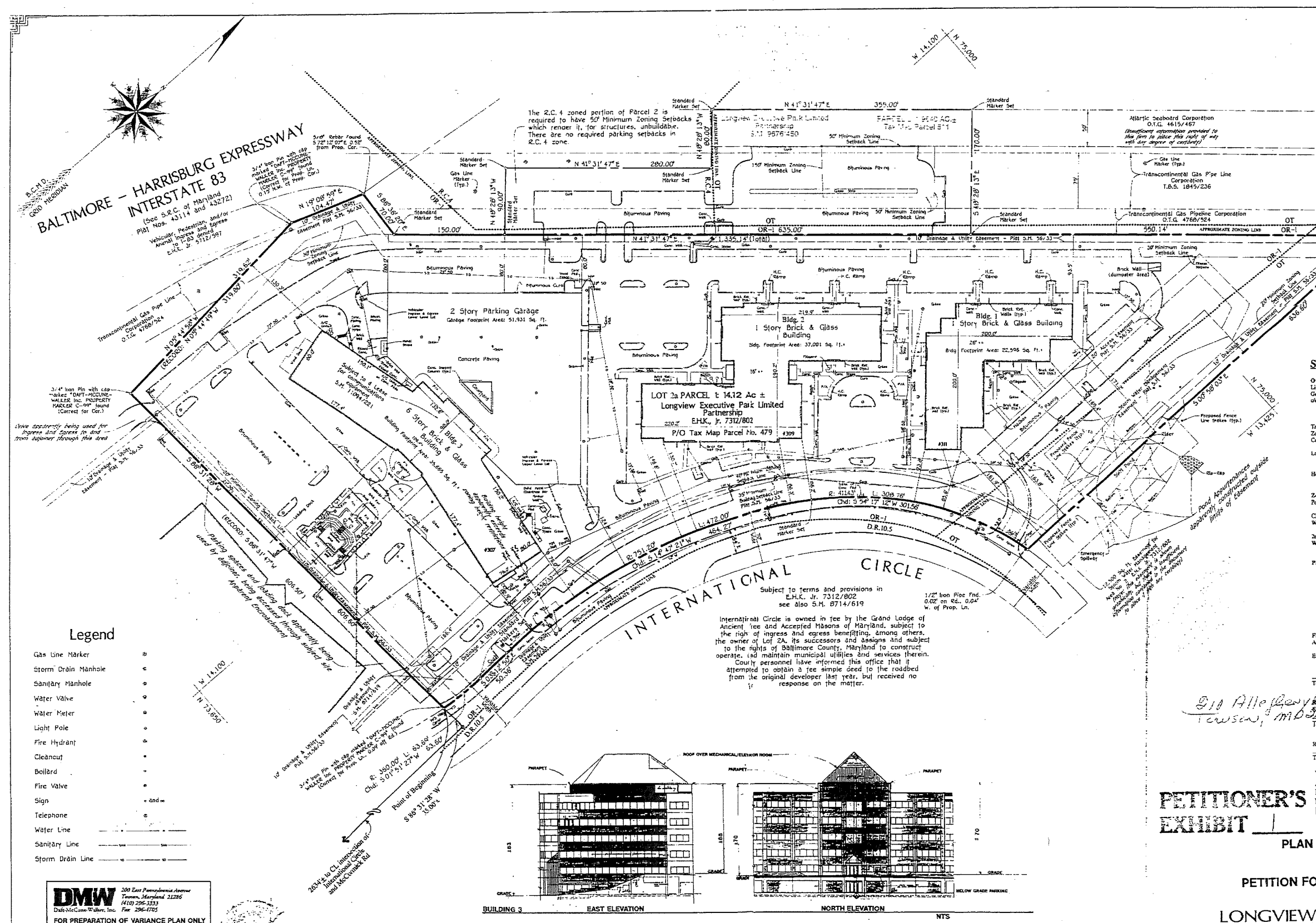
**PLAN TO ACCOMPANY
A
PETITION FOR VARIANCE HEARING**

LOT 2A
LONGVIEW EXECUTIVE PARK
Plot S.M. 58/24

97-559-5PH

Tax Map #2 Eighth Election District
Baltimore County, Maryland
Scale: 60 feet to 1 inch Date: JUNE 9, 1997

85010.F

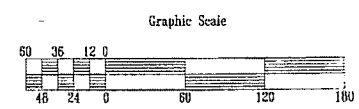
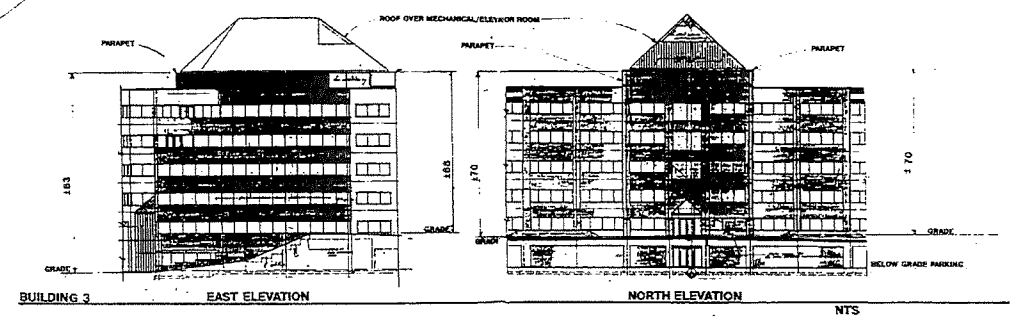


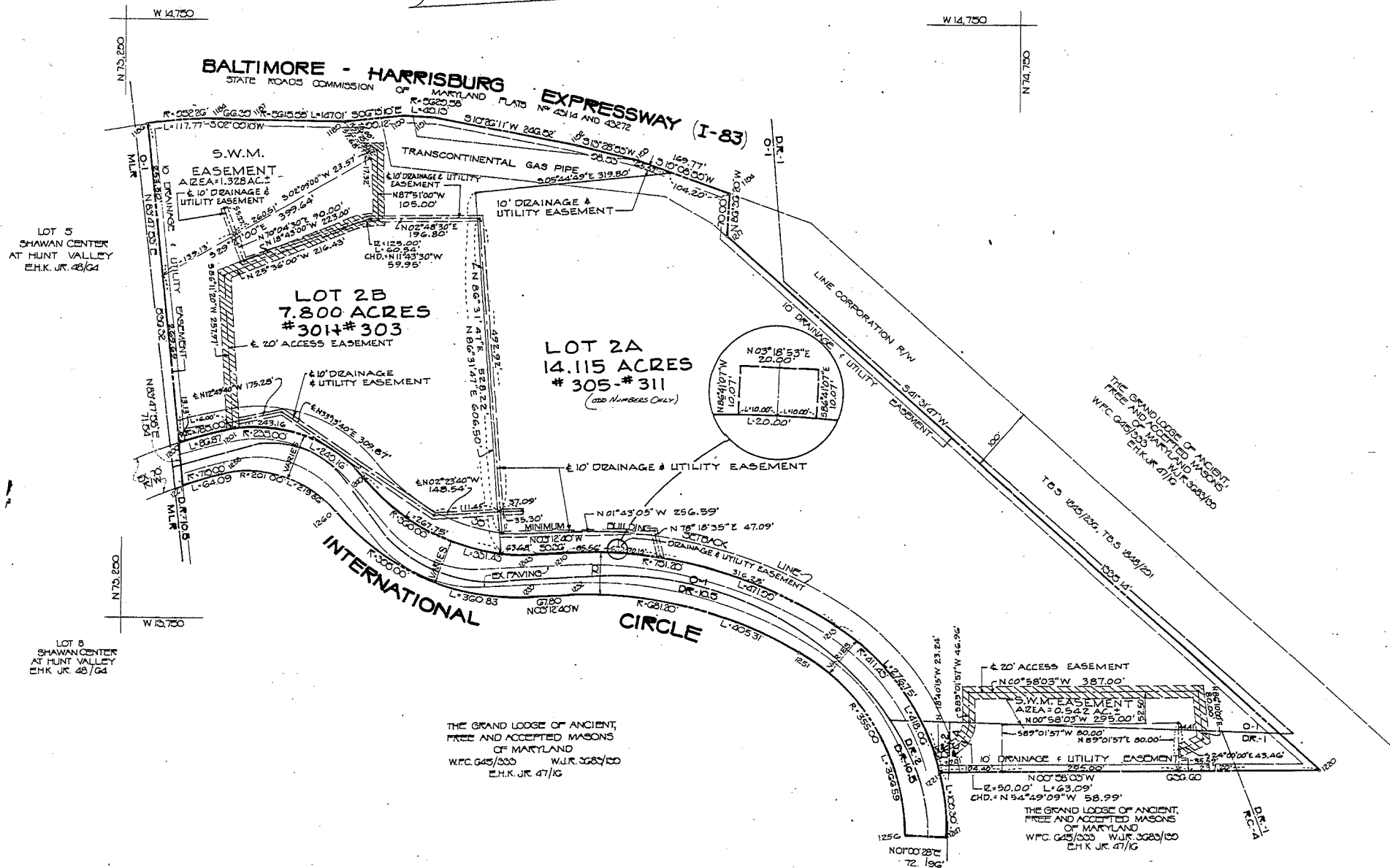
Legend

- Gas Line Marker
- Storm Drain Manhole
- Sanitary Manhole
- Water Valve
- Water Meter
- Light Pole
- Fire Hydrant
- Cleanout
- Boiler
- Fire Valve
- Sign
- Telephone
- Water Line
- Sanitary Line
- Storm Drain Line

DMW
300 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax: 296-1705
FOR PREPARATION OF VARIANCE PLAN ONLY

ORIGINAL PLAN BY
J. J. Mantel and Co., Inc.
Land Surveyors
1025 North Calvert Street
Baltimore, Maryland 21202
Telephone: (410) 539-4283





NOTES

- HIGHWAY AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-68.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
- THE PLAN OF INTERNATIONAL CENTER WAS APPROVED ON MARCH 5, 1986.
- THE BOUNDARY COURSES AND COORDINATES SHOWN HEREON ARE BASED ON A PLAT ENTITLED "BOUNDARY CHECK AND PLAT OF COMPUTATION, PART OF LOT 2 - HUNT VALLEY INDUSTRIAL TRACT," DATED MARCH 17, 1986 AND PREPARED BY DEMICKY AND DAVIS.

COORDINATES

NO.	NORTH	WEST	NO.	NORTH	WEST
1184	75,403.98	14,584.12	1200	75,344.67	14,042.08
1185	75,289.63	14,575.28	1201	75,228.67	14,030.64
1187	75,470.33	14,581.65	1240	75,033.16	13,285.63
1189	75,617.33	14,570.09	1243	75,047.22	13,400.82
1190	75,715.67	14,550.70	1258	75,413.85	13,988.74
1191	75,764.04	14,588.45	1210	75,597.50	15,662.04
1192	74,007.36	14,543.77	1215	74,446.30	15,744.15
1193	74,105.20	14,520.60	1217	74,250.45	14,305.23
1194	74,260.57	14,495.11	1220	75,258.25	15,010.02
1227	75,302.20	13,070.05	1221	74,622.47	15,470.27
1251	74,389.19	13,697.26	1260	73,612.91	13,924.86
1256	74,562.00	13,392.30	1250	75,035.75	15,788.05
1252	74,001.42	15,702.70	1247	74,634.55	15,091.02
1256	74,562.00	13,392.30			

CURVE DATA

FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD
1184	1184	332.26'	117.77'	07°05'02"	58.06'	N04°10'10"W 117.63'
1187	1185	5015.58'	147.01'	01°50'00"	75.51'	N00°36'50"E 147.01'
1190	1191	5620.58'	45.15'	00°00'00"	24.56'	N02°58'50"E 45.15'
1221	1213	411.45'	308.70'	42°59'34"	182.06'	S54°17'17"W 301.57'
1210	1210	751.20'	471.50'	59°00'00"	244.08'	S14°47'20"W 464.27'
1243	1240	360.00'	351.43'	52°44'54"	176.50'	S23°00'47"W 310.85'
1240	1201	255.00'	240.19'	00°44'54"	137.78'	S15°00'47"W 251.65'
1201	1200	785.00'	84.67'	09°20'27"	45.48'	S14°22'55"E 82.85'
1227	1258	715.00'	64.09'	05°08'10"	32.07'	N16°06'44"W 64.07'
1258	1240	201.00'	219.86'	62°40'20"	122.38'	N17°47'31"E 209.06'
1260	1239	395.00'	360.85'	52°20'21"	194.10'	N22°57'31"E 348.41'
1232	1251	681.20'	405.31'	34°05'26"	208.85'	N13°50'05"E 399.34'
1251	1254	355.00'	366.59'	59°09'58"	201.53'	N20°27'45"E 350.52'
1247	1251	411.45'	100.50'	15°15'15"	54.07'	S83°23'31"W 108.58'
1247	1210	31.45'	418.03'	58°15'06"	220.00'	S61°05'58"W 400.31'

PLAT OF LONGVIEW EXECUTIVE

(SUBDIVISION OF LOT 2 OF THE GRAND LODGE OF ANCIENT, FREE AND ACCEPTED MASONS OF MARYLAND PROPERTY E.H.K. JR. 47/16, 55/61)

SCALE 1"=100' NOVEMBER 1986 BALTIMORE COUNTY, MARYLAND

8TH ELECTION DISTRICT

SM

10742

11/2/86

10742

11/2/86

10742

11/2/86

10742

11/2/86

10742

11/2/86

10742

11/2/86

10742

DRAWING NUMBER

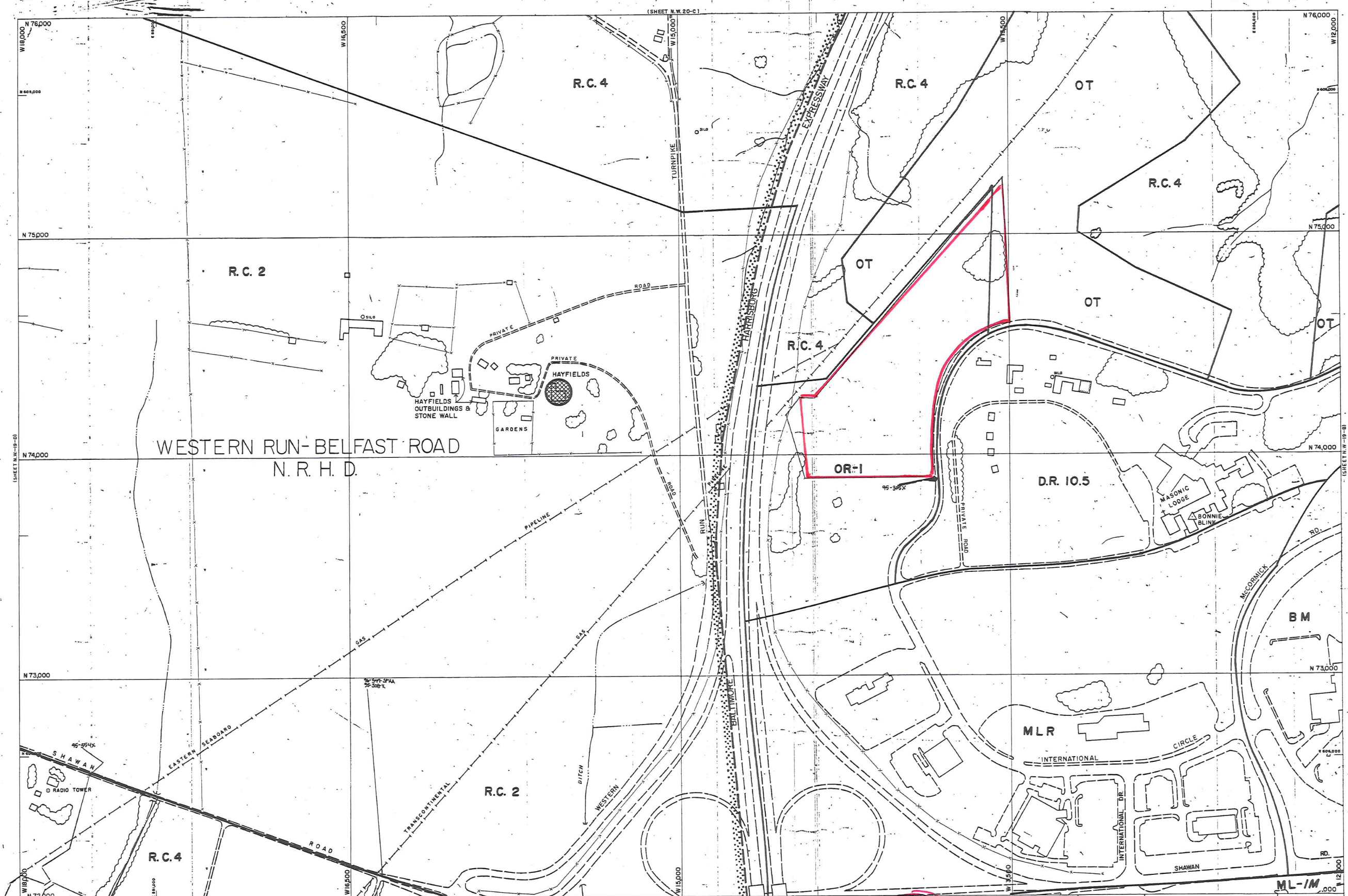
DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

1992

NW 19-C



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

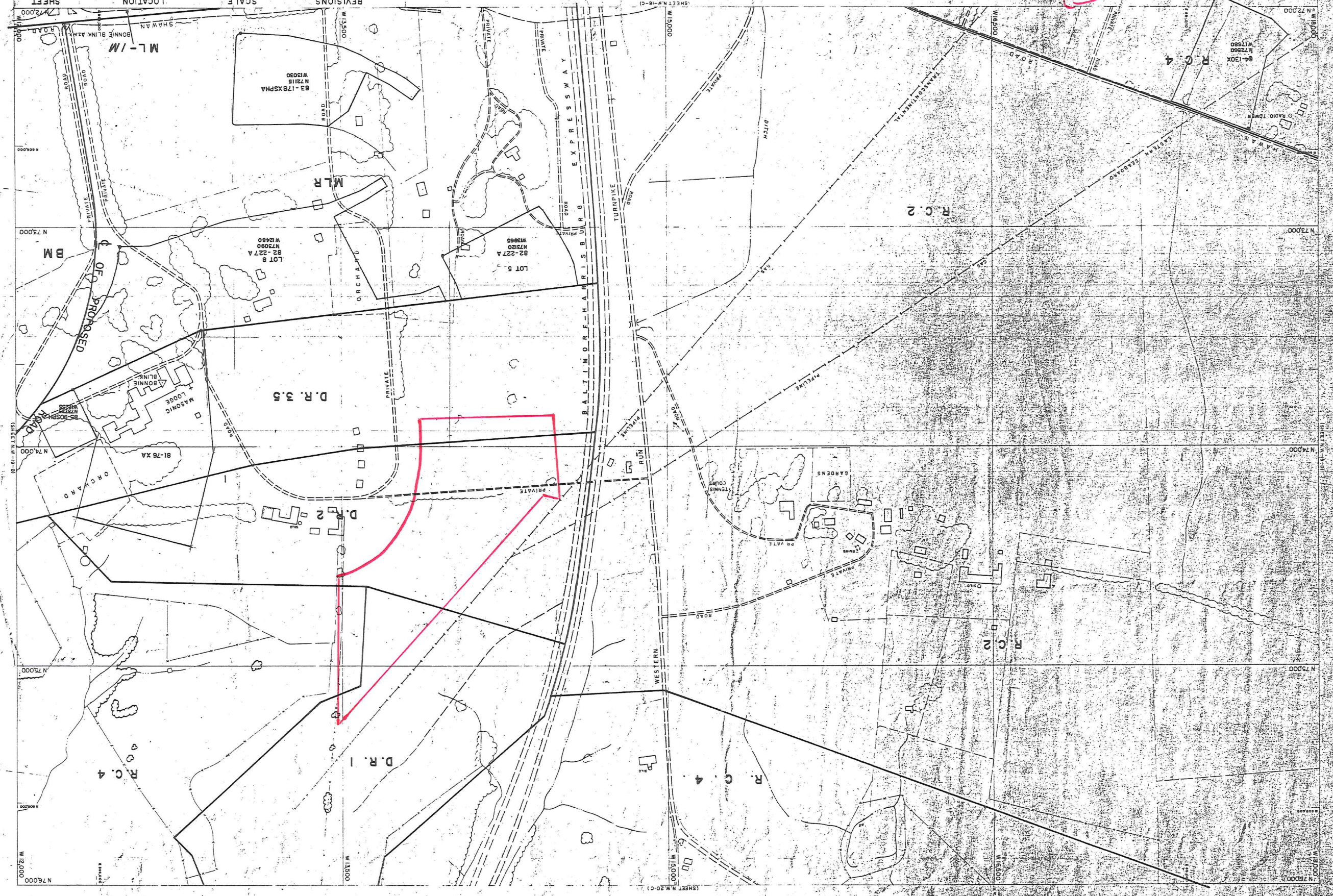
William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	COCKEYSVILLE	N.W. 19-C
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

LOCATION SHEET
COCKEYSVILLE
N. W.
19-C

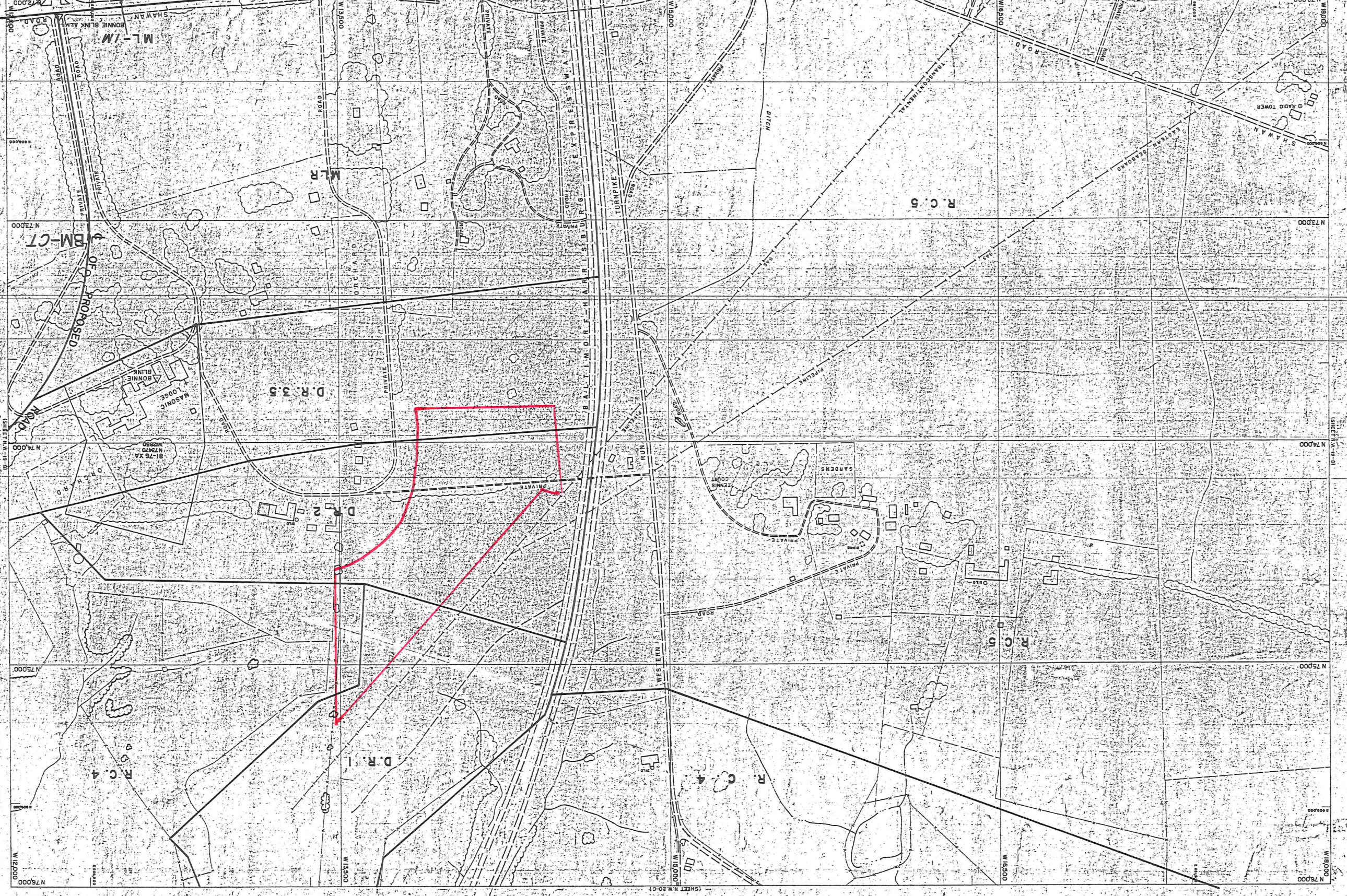


1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76
112-76, 113-76, and 114-76
CHARRMAN COUNTY COUNCIL

BALTIMORE COUNTY METROPOLITAN AREA PHOTOGRAMMETRIC MAP OF

REVISIONS	
DATE	BY
MAPS 4/11-70	INC.
DATE OF PHOTOGRAPHY	APRIL 1953
SCALE	1" = 200'
LOCATION	COCKEYSVILLE

19-C
N.W.
SHEET



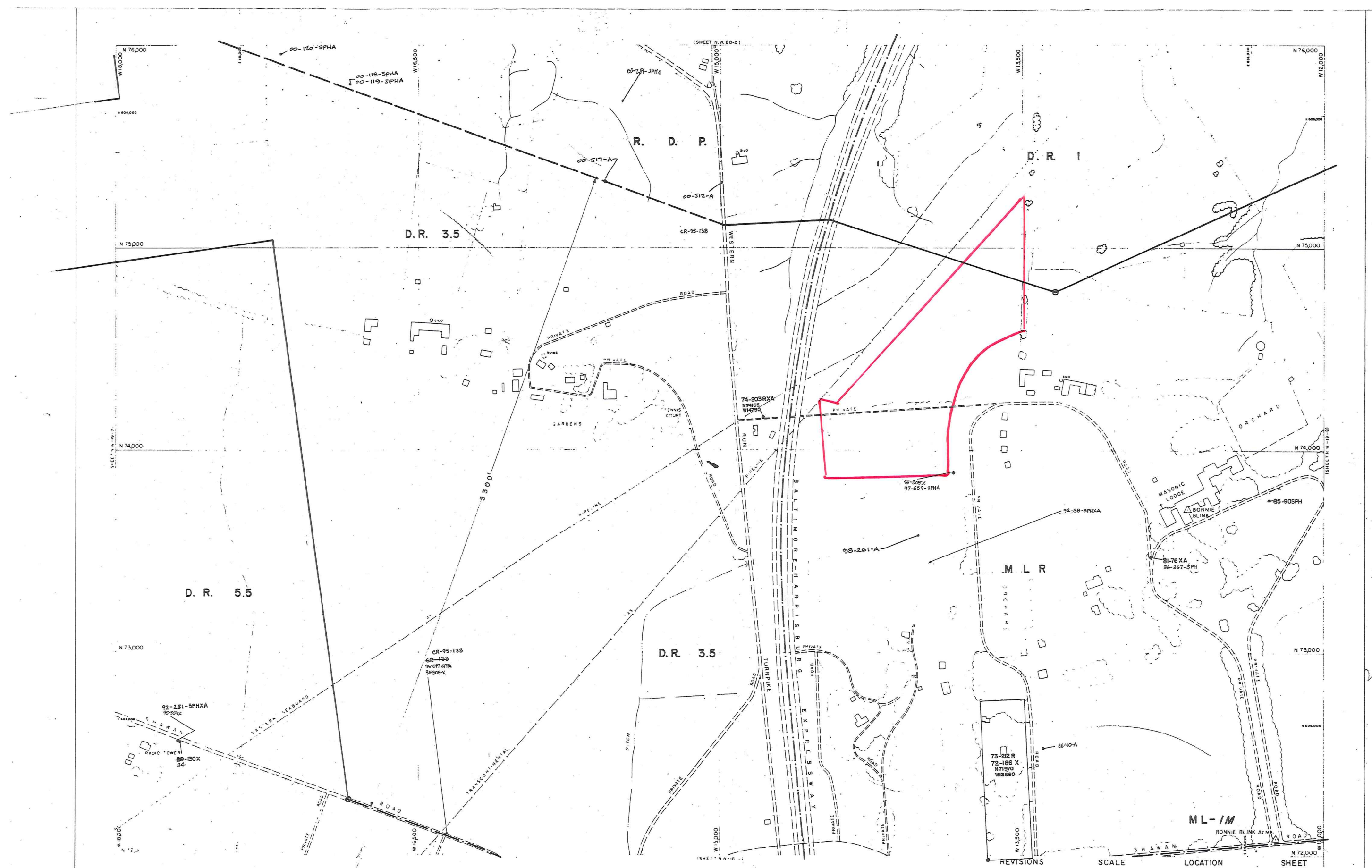
1976

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THE LINE AND RUB TO ADHERE.

1971

NW-19.C

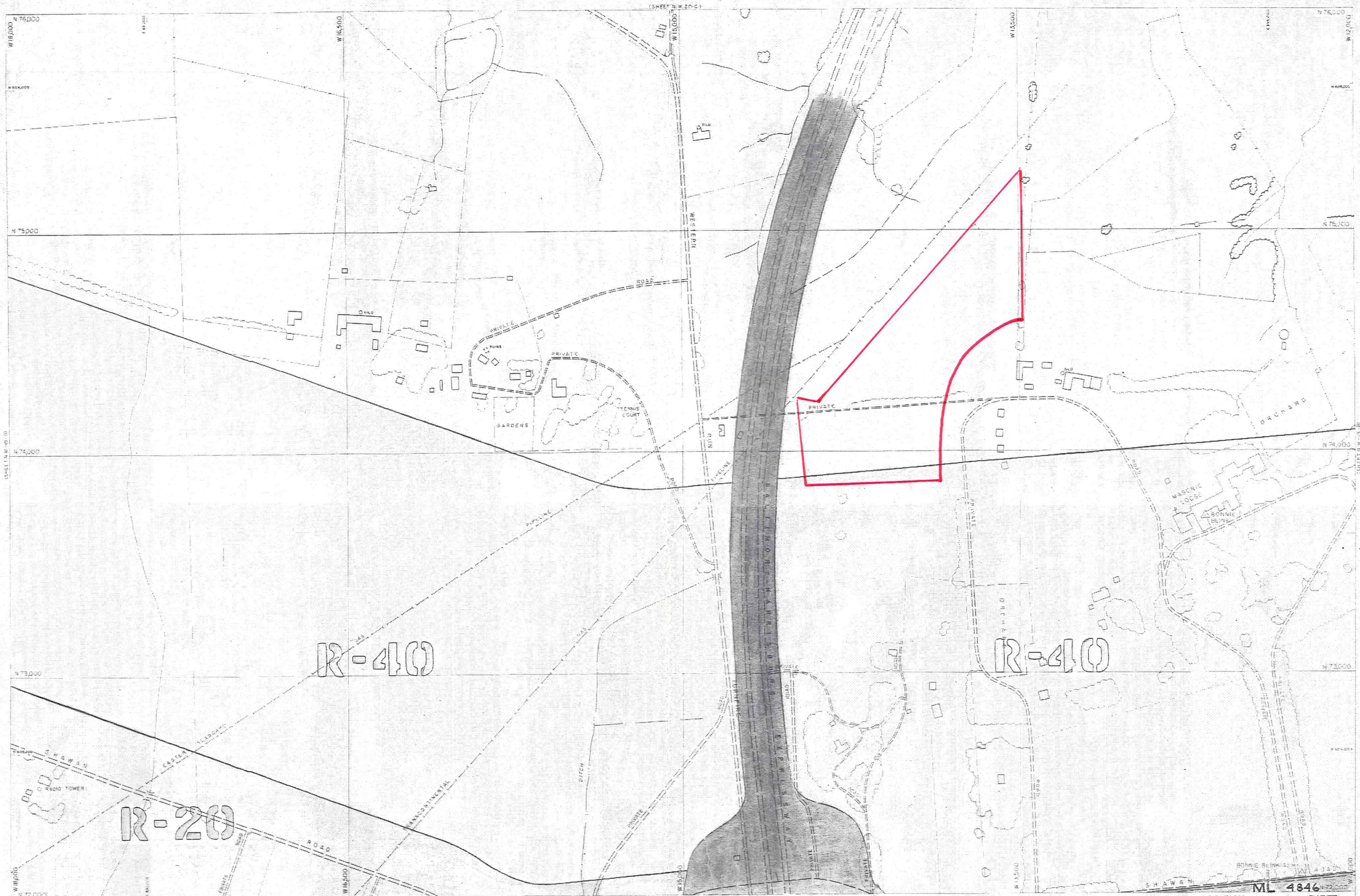
PLAN HOLD CORPORATION, TORRANCE, CALIFORNIA
 10000 E. 111th Street, Suite 100, Torrance, CA 90503
 (213) 605-1111



ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 MARCH 24, 1971
 BY RILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA
 OFFICIAL ZONING MAP

REVISIONS BY DATE
 SCALE 1" = 200'
 DATE OF PHOTOGRAPHY APRIL 1953
 LOCATION COCKEYSVILLE N.W. 19-C
 SHEET
 Compiled By Photogrammetric Methods
 AERO SERVICE CORPORATION - PHILADELPHIA, PA.

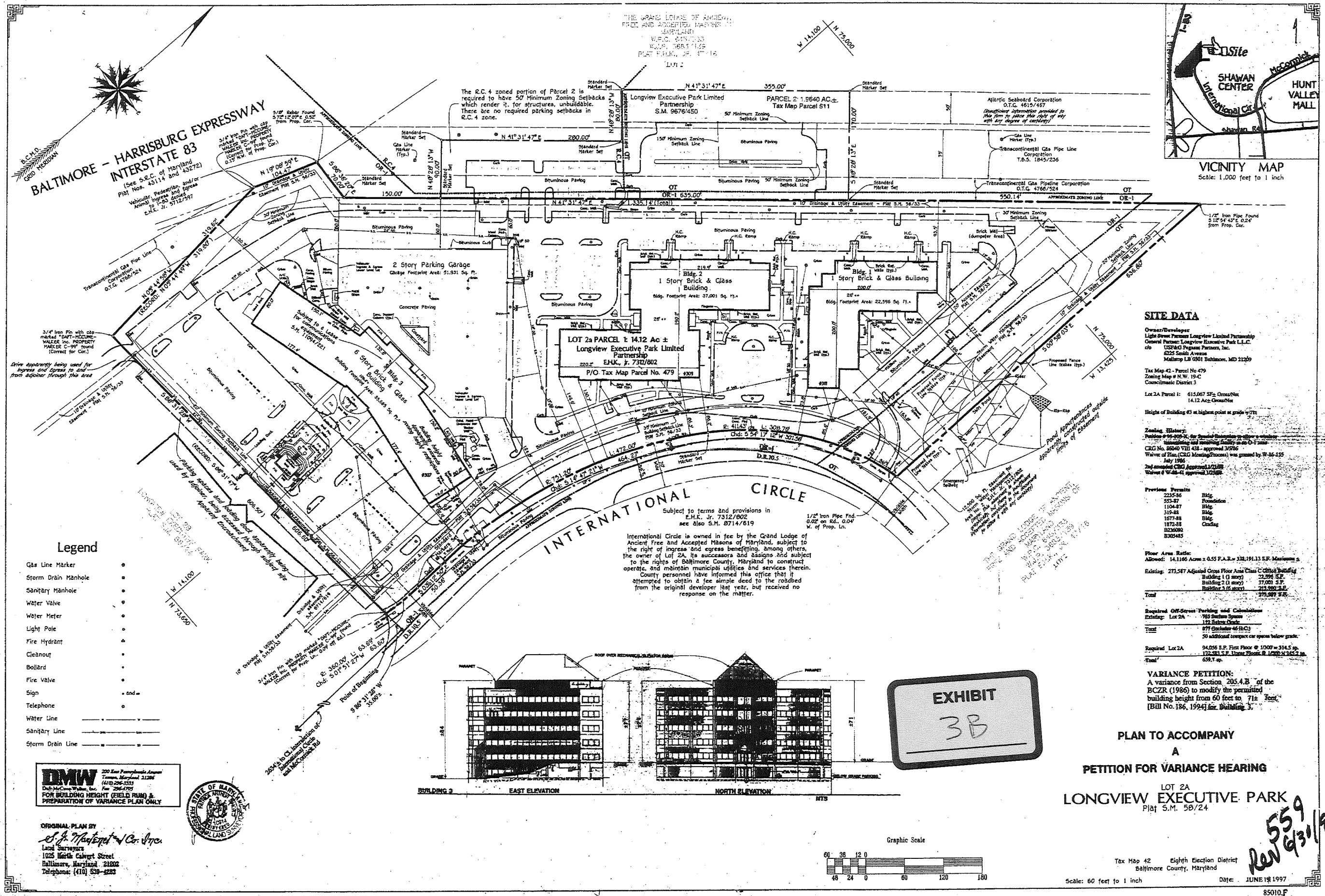


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	COCKEYSVILLE	N. W.
		DATE OF PHOTOGRAPHY	8TH DISTRICT	19-C
		APRIL 1953		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

1955
-
1960s

1955-1960s



SITE DATA

Owner/Developer:
Longview Executive Park Limited Partnership
General Partner: Longview Executive Park L.L.C.
US2823 Pegasus Partners, Inc.
6225 South Avenue
Mallard LB 0901 Baltimore, MD 21209

Tax Map 42 - Parcel No 479
Zoning Map # N.W. 19-C
Councilmanic District 3

Lot 2A Parcel 1: 615,067 SF± Gross/Net
14.12 Acres Gross/Net

Height of Building #3 at highest point as grade with

Zoning History:
Building 3 was proposed for Special Zoning to allow a structure
manufacturing and assembly facility as an O-1 zone.
CRG No. 86040 VIII 438 - approved 3/29/86
Waiver of Plan (CRG Meeting/Process) was granted by W-36-155
July 1986
2nd amended CRG Approved 1/2/88
Waiver 6 W-36-41 approved 1/2/88

Previous Permits

Permit No.	Building
2235-86	Bldg. Foundation
553-87	Bldg.
1104-87	Bldg.
319-88	Bldg.
1677-88	Bldg.
1872-88	Crane
8236-89	
8305-85	

Floor Area Ratio:
Allowed: 14.1166 Acres x 0.55 F.A.R. = 323,191.33 S.F. Maximum

Existing: 273,547 Adjusted Gross Floor Area Class C Office Building

Building	1 (1 story)	2 (2 story)	3 (4 story)
22,296 S.F.	37,001 S.F.	213,250 S.F.	373,267 S.F.

Required Off-Street Parking and Circulation

Existing: Lot 2A - 763 Surface Space
112 Surface Circle

Total: 877 (Structure 46-18-C)
50 additional compact car spaces below grade.

Required Lot 2A: 94,056 S.F. First Floor @ 1/200 = 314.5 sp.
172,281 S.F. Upper Floors @ 1/200 = 214.5 sp.
Total: 629.0 sp.

VARIANCE PETITION:
A variance from Section 205.4.B of the
BCZR (1986) to modify the permitted
building height from 60 feet to 71± feet.
[Bill No. 186, 1994] for Building 3.

**PLAN TO ACCOMPANY
A
PETITION FOR VARIANCE HEARING**

**LOT 2A
LONGVIEW EXECUTIVE PARK**
Plat S.M. 58/24

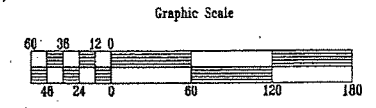
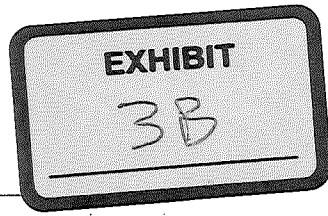
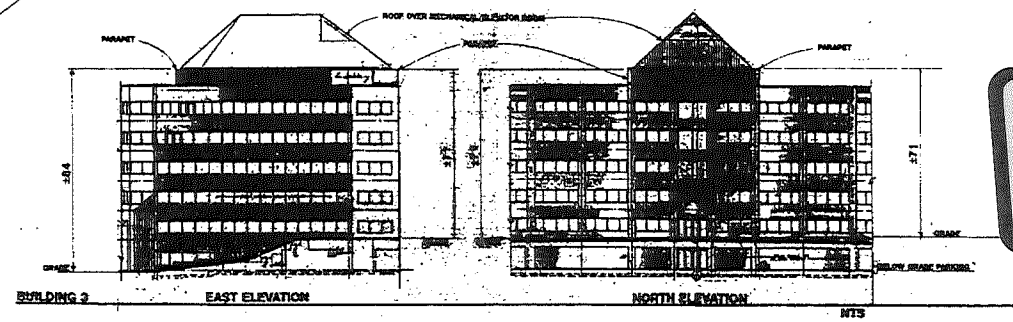
559
REV 6/30/97

Legend

- Gas Line Marker
- Storm Drain Manhole
- Sanitary Manhole
- Water Valve
- Water Meter
- Light Pole
- Fire Hydrant
- Cleanout
- Bollard
- Fire Valve
- Sign
- Telephone
- Water Line
- Sanitary Line
- Storm Drain Line

DMW 200 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 296-3353
Duff McCreary-Walker, Inc. Fax 296-4701
**FOR BUILDING HEIGHT (FIELD RUM) &
PREPARATION OF VARIANCE PLAN ONLY**

ORIGINAL PLAN BY
C. J. Warkentin & Co. Inc.
Land Surveyors
1025 North Calvert Street
Baltimore, Maryland 21202
Telephone: (410) 539-4283



Tax Map 42 Eighth Election District
Baltimore County, Maryland
Scale: 60 feet to 1 inch
Date: JUNE 18 1997
85010.F

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21038
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

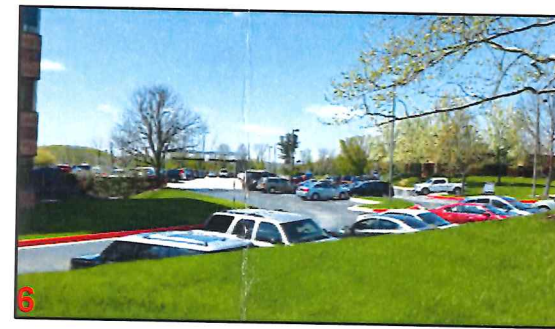
OWNER / APPLICANT
LSOP 3 MD 4, LLC CO
GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06680
PHONE (203) 354-5050



OVERALL AERIAL EXHIBIT
TO ACCOMPANY PETITIONS FOR
SPECIAL HEARING AND ZONING VARIANCES
LOT 2A
LONGVIEW EXECUTIVE PARK
PLAT S.M. 58/24
AND PARCEL 2 - PART OF LOT 2
PLAT E.H.K., JR. 47/16
TAX MAP: 42 EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=N.T.S.
DATE: APRIL 27, 2015





LEGEND
1 PHOTO ID NUMBER

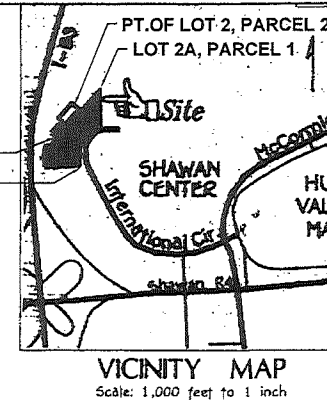
BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410-229-9851 • FAX: 410-229-9865 • BLDG@BLDGINC.COM

OWNER / APPLICANT
LSOP 3 MD 4, LLC CO
GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880
PHONE (203) 354-5030

EXHIBIT
5

**AERIAL PHOTO EXHIBIT
TO ACCOMPANY PETITIONS FOR
SPECIAL HEARING AND ZONING VARIANCES**
LOT 2A
LONGVIEW EXECUTIVE PARK
PLAT S.M. 58/24
AND PARCEL 2 - PART OF LOT 2
PLAT E.I.L.K., JR. 47/16
TAX MAP: 42 EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=N.T.S. DATE: APRIL 27, 2015

EXHIBIT



VICINITY MAP
Scale: 1,000 feet to 1 inch

SITE DATA - LOT 2A, PARCEL 1

OWNER / APPLICANT:
LSOP 3 MD 4, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880

TAX MAP: 42; PARCEL: 479; TAX ID: *2100003003
DEED REF: L-34710 F.68; PLAT REF: L-58 F.24

EXISTING ZONING: OR-1; O.T. MAP: *0042
COUNCILMANIC DISTRICT: 3

LOT 2A PARCEL 1: 615,067 SF +/- GROSS / NET
14.12 AC +/- GROSS / NET

HEIGHT OF BUILDING *3 AT HIGHEST POINT
AT GRADE - 71' +/-

CRG NO. 86040 VII 438 - APPROVAL 3/5/86
WAIVER OF PLAN (CRG MEETING / PROCESS) WAS
GRANTED BY W-86-153 JULY 1986
2ND AMENDED CRG APPROVED 1/21/88
WAIVER W-88-41 APPROVED 1/25/88

PREVIOUS PERMITS:

2235-86	BUILDING
553-87	FOUNDATION
104-87	BUILDING
319-88	BUILDING
677-88	BUILDING
1872-88	GRADING
8236092	
8305485	

USE PERMIT FOR COMMERCIAL PARKING IN RESIDENTIAL ZONE
FLOOR AREA RATIO:
ALLOWED: 14,166 ACRES x 0.55 F.A.R. = 338,191.13 SF MAX.

EXISTING: 273,587 SF ADJUSTED GROSS FLOOR AREA
CLASS C OFFICE BUILDING

BUILDING 1 (1-STORY): 22,586 SF
BUILDING 2 (1-STORY): 37,001 SF
BUILDING 3 (16-STORY): 213,990 SF
TOTAL: 273,587 SF

REQUIRED OFF-STREET PARKING AND CALCULATIONS:

94,056 SF FIRST FLOOR 01 / 300 = 314.5 SP
172,583 SF UPPER FLOORS 01 / 500 = 345.2 SP
TOTAL: 659.7 SP

TOTAL PARKING SPACES PROVIDED: 920 SP (INCL. 19 HOCP) PER ALTA

SITE DATA - PART OF LOT 2, PARCEL 2

- AREA OF SITE: 85,552 SF OR 1.964 AC
- OWNER:
LSOP 3 MD 4, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880
- TAX MAP REFERENCES:
T.M. 42; O.G. P. 511; TAX ID: *2200013320
- DEED REFERENCES: L-34710 F.68
- PLAT REFERENCES: L-47 F.16
- ELECTION DISTRICT: 8; COUNCILMANIC DISTRICT: 3
- EXISTING ZONING: R.C. 6; OR-1 and O.T. MAP: *0042
- EXISTING USE: MACADAM LOT FOR COMMERCIAL PARKING
PROPOSED USE: ESTABLISHMENT FOR SERVICE AND REPAIR
OF COMMUNICATION EQUIPMENT, PARKING LOT, AND
ACCESSORY USES
- CENSUS TRACT: 408400
TRANSPORTATION ZONE: 655
ZIP CODE: 21030
WATERSHED: LOCH RAVEN RESERVOIR
- SITE IS NOT LOCATED WITHIN CHESAPEAKE BAY
CRITICAL AREA
- THERE ARE NO HISTORIC STRUCTURES ON THE SITE
- THERE ARE NO STREAMS OR 100 YR. FLOODPLAINS
ON THE SITE
- SITE IS NOT IN ANY FAILING BASIC SERVICE MAP AREAS

PLAN TO ACCOMPANY PETITIONS

FOR SPECIAL HEARING AND ZONING VARIANCES

LOT 2A LONGVIEW EXECUTIVE PARK

PLAT S.M. 58/24

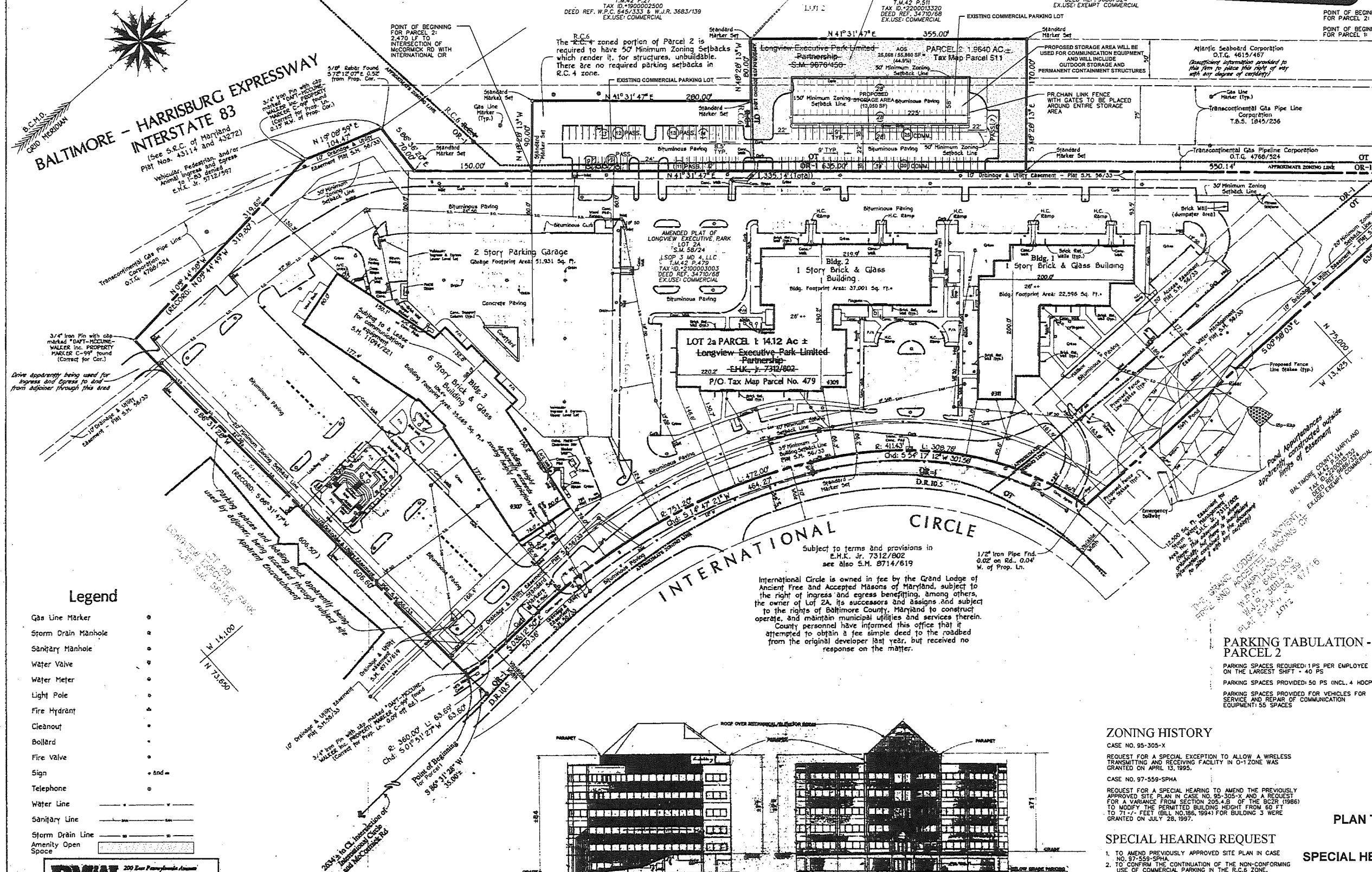
AND PARCEL 2 - PART OF LOT 2
PLAT E.H.K., JR. 47/16

Tax Map 42 Eighth Election District
Baltimore County, Maryland

Scale: 60 feet to 1 inch

REV. DATE: MARCH 10, 2015
DATE: JUNE 18, 1997

559
REV 6/30/14



Legend

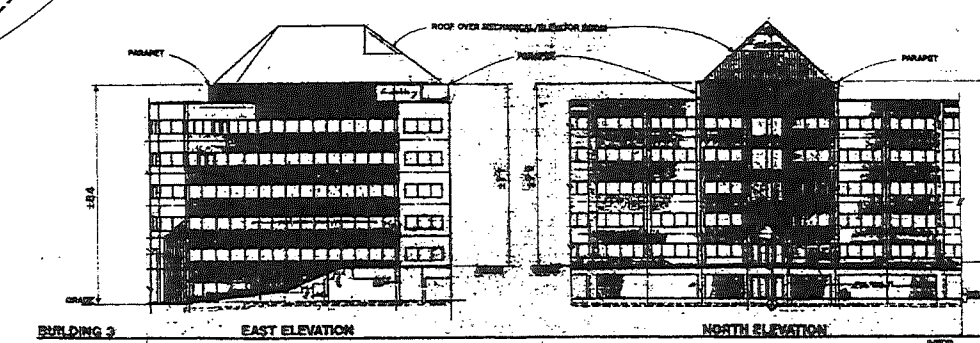
- Gas Line Marker
- Storm Drain Manhole
- Sanitary Manhole
- Water Valve
- Water Meter
- Light Pole
- Fire Hydrant
- Cleanout
- Bollard
- Fire Valve
- Sign
- Telephone
- Water Line
- Sanitary Line
- Storm Drain Line
- Amenity Open Space

DMW
200 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 594-1533
Fax: 296-1709
FOR BUILDING HEIGHT (FIELD PLAN) &
PREPARATION OF VARIANCE PLAN ONLY



PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, WIONA ROSTEK-ZARSKA, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NO. 21243, EXPIRATION DATE: JUNE 9, 2016.



BUILDING 3 EAST ELEVATION NORTH ELEVATION

Subject to terms and provisions in
E.H.K., Jr. 7312/802
see also S.M. 8714/619

International Circle is owned in fee by the Grand Lodge of
Ancient Free and Accepted Masons of Maryland, subject to
the right of ingress and egress benefiting, among others,
the owner of Lot 2A, its successors and assigns, and subject
to the rights of Baltimore County, Maryland to construct,
operate, and maintain municipal utilities and services therein.
County personnel have informed this office that it
attempted to obtain a fee simple deed to the roadbed
from the original developer last year, but received no
response on the matter.

PARKING TABULATION - PARCEL 2

PARKING SPACES REQUIRED: 1 PS PER EMPLOYEE
ON THE LARGEST SHIFT - 40 PS

PARKING SPACES PROVIDED: 50 PS (INCL. 4 HOCP)

PARKING SPACES PROVIDED FOR VEHICLES FOR
SERVICE AND REPAIR OF COMMUNICATION
EQUIPMENT: 55 SPACES

ZONING HISTORY

CASE NO. 95-305-X
REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A WIRELESS
TRANSMITTING AND RECEIVING FACILITY IN O-1 ZONE WAS
GRANTED ON APRIL 13, 1995.

CASE NO. 97-559-SPHA
REQUEST FOR A SPECIAL HEARING TO AMEND THE PREVIOUSLY
APPROVED SITE PLAN IN CASE NO. 95-305-X AND A REQUEST
FOR A VARIANCE FROM SECTION 209.4.B OF THE BCZR (1986)
TO MODIFY THE PERMITTED BUILDING HEIGHT FROM 60 FT
TO 71'-7" FEET (BILL NO. 196-1994) FOR BUILDING 3 WERE
GRANTED ON JULY 28, 1997.

SPECIAL HEARING REQUEST

- TO AMEND PREVIOUSLY APPROVED SITE PLAN IN CASE
NO. 97-559-SPHA
- TO CONFIRM THE CONTINUATION OF THE NON-CONFORMING
USE OF COMMERCIAL PARKING IN THE R.C. 6 ZONE.
- TO DETERMINE WHETHER THE STORAGE OF COMMUNICATION
EQUIPMENT (ACCESSORY USE) MUST BE LOCATED WITHIN
PERMANENT CONTAINMENT STRUCTURES, PER BCZR
SECTION 209.7.D.

VARIANCE REQUEST

PETITION FOR VARIANCE FROM BCZR SECTION 209.7.D TO PERMIT
THE STORAGE OF COMMUNICATION EQUIPMENT (ACCESSORY USE)
OUTSIDE OF THE PERMANENT CONTAINMENT STRUCTURES.

Graphic Scale



BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21038
PHONE: 410.739.9851 • FAX: 410.739.9865 • www.blbdg.com

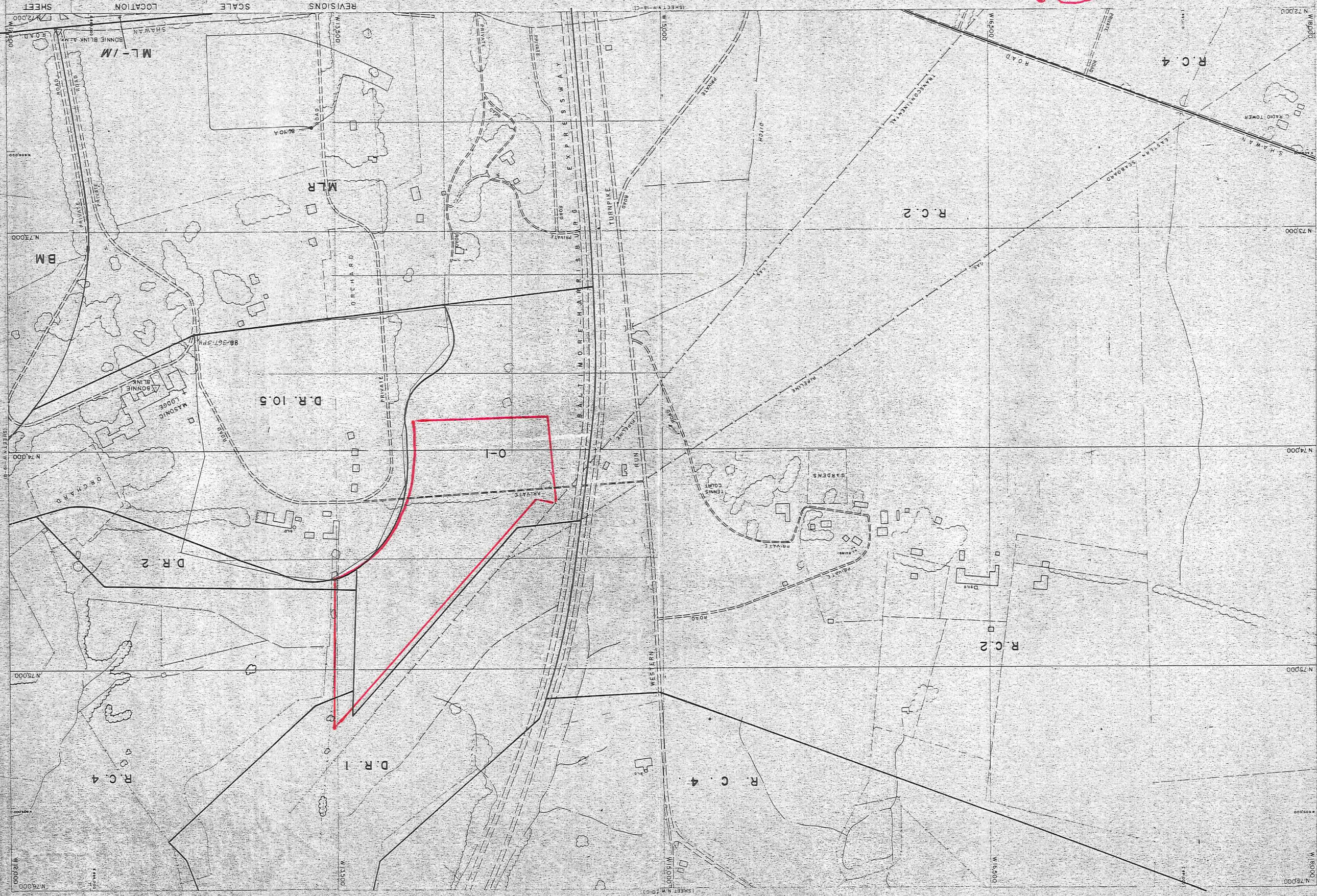
OWNER / APPLICANT
LSOP 3 MD 4, LLC C/O
GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880
PHONE (203) 354-5030



1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 19, 1983
BILL NOS. 133-84, 134-84, 135-84,
136-84, 137-84, 138-84, 139-84
CHAIRMAN, COUNTY COUNCIL

BALTIMORE COUNTY METROPOLITAN AREA PHOTOGRAMMETRIC MAP OF

Planimetric
MAPS, 4-11-70
BY DATE
REVISIONS
SCALE 1" = 200'
DATE OF
PHOTOGRAPHY
APRIL 1953
COPIED BY Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.



1984
NW 19-C

1984

1984

1984



Sheet: 042A1

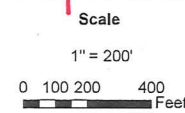
g depicted in this application incorporates the actions
g with County Council Bills 82-04, 83-04, 84-04, 85-04,
-04, 88-04, and 89-04 adopted by the County Council on
y, 2004. The action associated with County Council Bill
pted on December 6, 2004 is also depicted. In addition,
ard or Appeals actions from MC 05-01, MC 05-02, MC
MC 05-04 on February 9, 2005 are represented in this

Legend

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

Baltimore County Office of Planning and Zoning Official Zoning Map

03B3	03C3	03A3	03B3	03C3
041B1	041C1	042A1	042B1	042C1
041B2	041C2	042A2	042B2	042C2



Data Sources:
Planimetric Data - Baltimore County
OT/CIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

2004



ect: 04242

depicted in this application incorporates the actions
with County Council Bills 83-04, 83-04, 84-04, 85-04,
84, 89-04, and 89-04 adopted by the County Council on
2004. The action associated with County Council Bill
passed on December 6, 2004 is also depicted. In addition,
and of Appeals actions from MC 05-01, MC 05-02, MC
MC 05-04 on February 9, 2005 are represented in this

Legend

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

Baltimore County Office of Planning and Zoning Official Zoning Map

041B1	041C1	042A1	042B1	042C1
041B2	041C2	042B2	042C2	
041B3	041C3	042A3	042B3	042C3

Scale

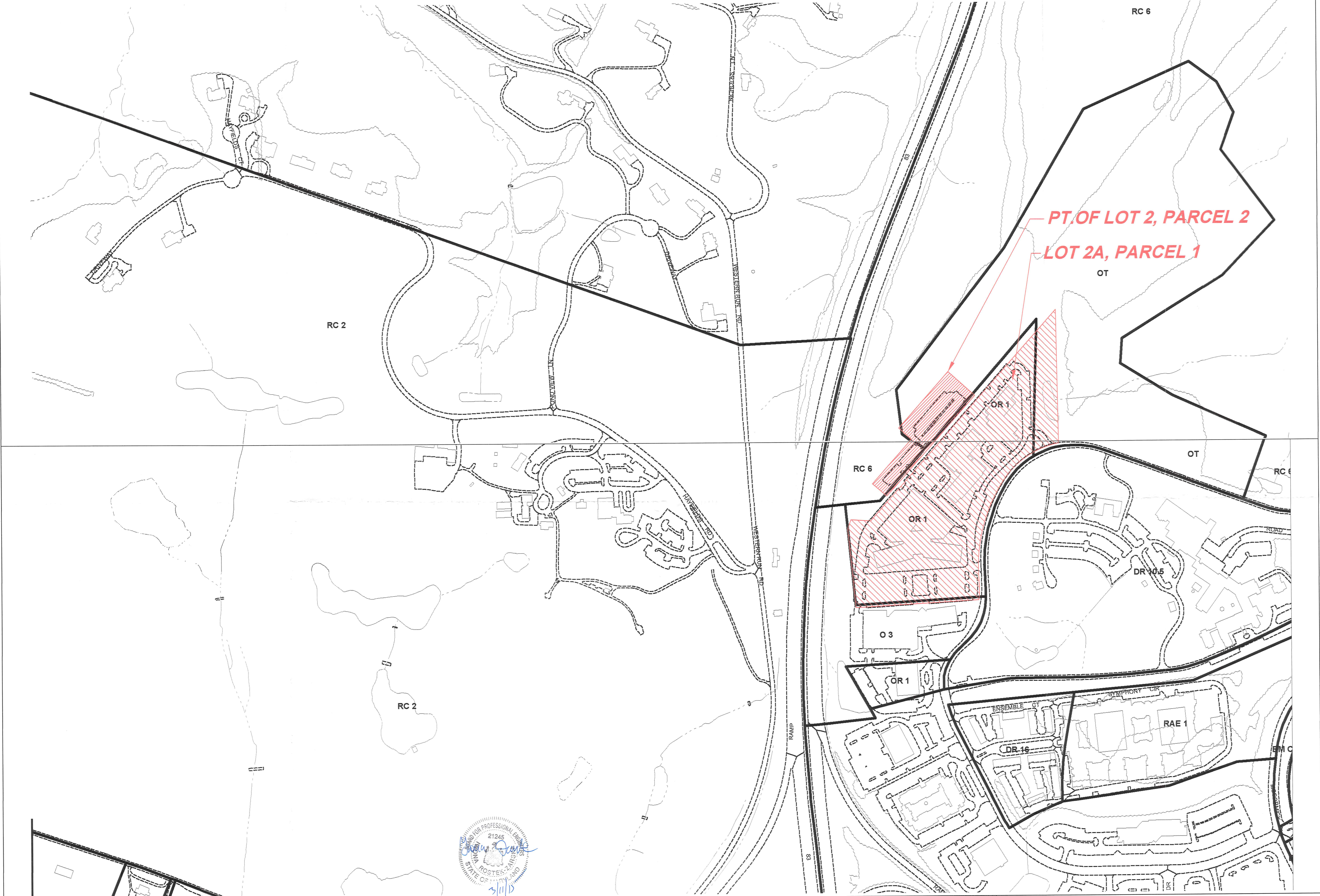
1" = 200'

0 100 200 400
Feet



Data Sources:
Planimetric Data - Baltimore County
OT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

2004



Plan Sheet: 042A1

Note:
The zoning depicted in this map incorporates the actions associated with 2012 Comprehensive Zoning Map Process and Baltimore County Board of Appeals actions through December 31, 2012.

Legend

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

Baltimore County Department of Planning Official Zoning Map

033B3	033C3	034A3	034B3	034C3
041B1	041C1	042A1	042B1	042C1
041B2	041C2	042A2	042B2	042C2

Scale

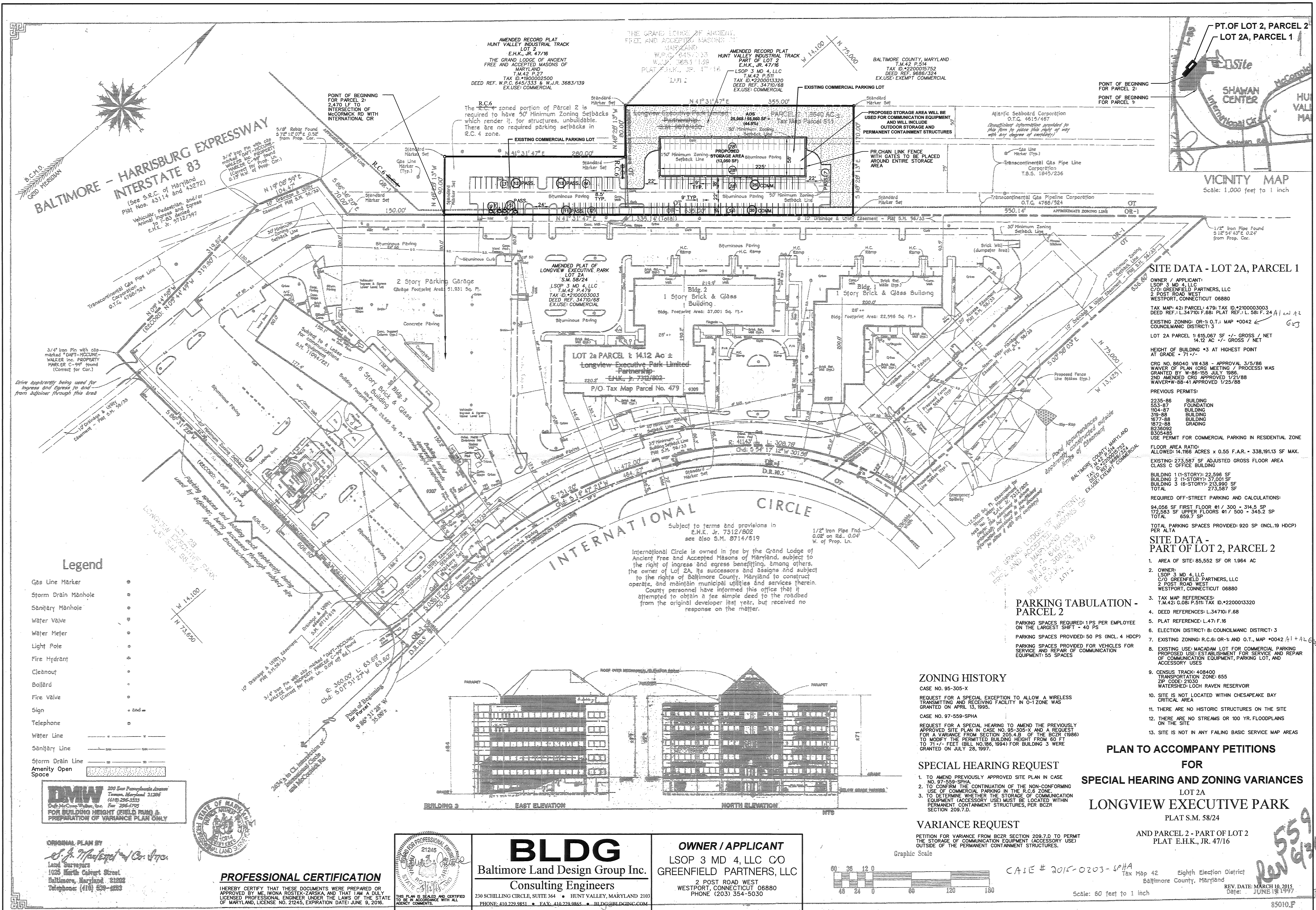
1" = 200'

0 100 200 400
Feet



2015-0203-SPH

Data Sources:
Planimetric Data - Baltimore County
OTT/GIS Services Unit
1:2400, from 2008 photography
Zoning - Baltimore County Office of Planning
1:2400, 2012



Legend

- Gas Line Marker
- Storm Drain Manhole
- Sanitary Manhole
- Water Valve
- Water Meter
- Light Pole
- Fire Hydrant
- Cleanout
- Bollard
- Fire Valve
- Sign
- Telephone
- Water Line
- Sanitary Line
- Storm Drain Line
- Amenity Open Space

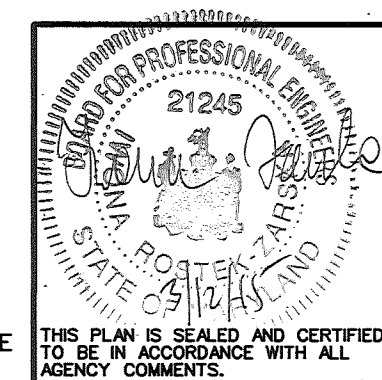
DMW 200 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 236-3333
Fax: 236-3700
FOR BUILDING HEIGHT, ZONING, FLOOD & PREPARATION OF VARIANCE PLAN ONLY

ORIGINAL PLAN BY
Ed. J. MacFarland & Co. Inc.
Land Surveyors
1025 North Calvert Street
Baltimore, Maryland 21202
Telephone: (410) 524-8283



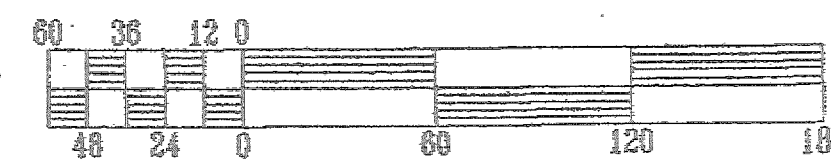
PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IJONA ROSTEK-ZARSKA AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2016.



BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21083
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGCING.COM

OWNER / APPLICANT
LSOP 3 MD 4, LLC CO
GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880
PHONE (203) 354-5030



PARKING TABULATION - PARCEL 2

PARKING SPACES REQUIRED: 1PS PER EMPLOYEE ON THE LARGEST SHIFT - 40 PS
PARKING SPACES PROVIDED: 50 PS (INCL. 4 HDOP)
PARKING SPACES PROVIDED FOR VEHICLES FOR SERVICE AND REPAIR OF COMMUNICATION EQUIPMENT: 55 SPACES

ZONING HISTORY

CASE NO. 95-305-X
REQUEST FOR A SPECIAL EXCEPTION TO ALLOW A WIRELESS TRANSMITTING AND RECEIVING FACILITY IN C-1 ZONE WAS GRANTED ON APRIL 13, 1995.
CASE NO. 97-559-SPHA
REQUEST FOR A SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 95-305-X AND A REQUEST FOR A VARIANCE FROM SECTION 205.4.B OF THE BCZR (1988) TO MODIFY THE PERMITTED BUILDING HEIGHT FROM 60 FT TO 71'-0" FEET (BILL NO. 186, 1994) FOR BUILDING 3 WERE GRANTED ON JULY 28, 1997.

SPECIAL HEARING REQUEST

1. TO AMEND PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 97-559-SPHA
2. TO CONFIRM THE CONTINUATION OF THE NON-CONFORMING USE OF COMMUNICATION EQUIPMENT (ACCESSORY USE)
3. TO DETERMINE WHETHER THE STORAGE OF COMMUNICATION EQUIPMENT (ACCESSORY USE) MUST BE LOCATED WITHIN PERMANENT CONTAINMENT STRUCTURES, PER BCZR SECTION 209.7.D

VARIANCE REQUEST

PETITION FOR VARIANCE FROM BCZR SECTION 209.7.D TO PERMIT THE STORAGE OF COMMUNICATION EQUIPMENT (ACCESSORY USE) OUTSIDE OF THE PERMANENT CONTAINMENT STRUCTURES.

PLAN TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES
LOT 2A
LONGVIEW EXECUTIVE PARK
PLAT S.M. 58/24

AND PARCEL 2 - PART OF LOT 2
PLAT E.H.K., JR. 47/16

Scale: 60 feet to 1 inch
Tax Map 42
Eighth Election District
Baltimore County, Maryland

REV. DATE: MARCH 10, 2015
Date: JUNE 18, 1997

SITE DATA - LOT 2A, PARCEL 1

OWNER / APPLICANT:
LSOP 3 MD 4, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880
TAX MAP: 42; PARCEL: 479; TAX ID: #2000033003
DEED REF.: L.34710; F.68; PLAT REF.: L.58; F.24; A1 and A2
EXISTING ZONING: OR-1; O.T.; MAP #0042
COUNCILMANIC DISTRICT: 3
LOT 2A PARCEL 1: 615,067 SF +/- GROSS / NET
14.12 AC +/- GROSS / NET
HEIGHT OF BUILDING #3 AT HIGHEST POINT
AT GRADE = 71'-0"
CRG NO. 86040, VII.438 - APPROVAL 3/5/86
WAIVER OF PLAN (ORG MEETING / PROCESS) WAS
GRANTED BY W-86-155 JULY 1986.
2ND AMENDED ORG APPROVED 1/21/88
WAIVER-W-86-41 APPROVED 1/25/88
PREVIOUS PERMITS:
2235-86 BUILDING
553-87 FOUNDATION
104-87 BUILDING
319-88 BUILDING
1877-88 BUILDING
B236092 GRADING
B305485
USE PERMIT FOR COMMERCIAL PARKING IN RESIDENTIAL ZONE
FLOOR AREA RATIO:
ALLOWED: 14.166 ACRES x 0.55 F.A.R. = 338,191.3 SF MAX.
EXISTING: 273,587 SF ADJUSTED GROSS FLOOR AREA
CLASS C OFFICE BUILDING
BUILDING 1 (1-STORY): 22,596 SF
BUILDING 2 (1-STORY): 37,001 SF
BUILDING 3 (6-STORY): 215,990 SF
TOTAL 275,587 SF
REQUIRED OFF-STREET PARKING AND CALCULATIONS:
94,056 SF FIRST FLOOR @ 1 / 300 = 314.5 SP
172,563 SF UPPER FLOORS @ 1 / 500 = 345.2 SP
TOTAL 659.7 SP
TOTAL PARKING SPACES PROVIDED: 920 SP (INCL. 19 HDOP)
PER ALTA

SITE DATA - PART OF LOT 2, PARCEL 2

1. AREA OF SITE: 85,552 SF OR 1.964 AC
2. OWNER:
LSOP 3 MD 4, LLC
C/O GREENFIELD PARTNERS, LLC
2 POST ROAD WEST
WESTPORT, CONNECTICUT 06880
3. TAX MAP REFERENCES:
T.M.42; G.08; P.51; TAX ID: #2200013320
4. DEED REFERENCES: L.34710; F.68
5. PLAT REFERENCE: L.47; F.16
6. ELECTION DISTRICT: 8; COUNCILMANIC DISTRICT: 3
7. EXISTING ZONING: R.C.6; OR-1 AND O.T., MAP #0042 A1 + A2
8. EXISTING USE: MACADAM LOT FOR COMMERCIAL PARKING PROPOSED USE: ESTABLISHMENT FOR SERVICE AND REPAIR OF COMMUNICATION EQUIPMENT, PARKING LOT, AND ACCESSORY USES
9. CENSUS TRACK: 408400
TRANSPORTATION ZONE: 655
ZIP CODE: 21030
WATERSHED: LOCH RAVEN RESERVOIR
10. SITE IS NOT LOCATED WITHIN CHESAPEAKE BAY CRITICAL AREA
11. THERE ARE NO HISTORIC STRUCTURES ON THE SITE
12. THERE ARE NO STREAMS OR 100 YR. FLOODPLAINS ON THE SITE
13. SITE IS NOT IN ANY FAILING BASIC SERVICE MAP AREAS

559
REV 6/30/15
85010