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JUN 6 2016

KEVIN KAMENETZ
County Executive

BALTIMORE COUNTY
BOARD OF APPEALS
LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 6, 2016

Adam Baker, Esq.
Whiteford, Taylor & Preston, LLP
8830 Stanford Boulevard
Suite 400
Columbia, Maryland 21045

Carole S. Demilio, Esq.
Deputy People's Counsel
Jefferson Building, Room 205
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: APPEAL TO BOARD OF APPEALS

Case No. 2016-0219-X

Location: 9616 & 9618 Belair Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on June 2, 2016. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:slh

c: Baltimore County Board of Appeals
People's Counsel for Baltimore County

APPEAL

**Petition for Special Exception
(9616 & 9618 Belair Road)
11th Election District – 5th Councilmanic District
Legal Owners: Rosedale Federal Savings & Loan Association
Case No. 2016-0219-X**

Petition for Special Exception (March 15, 2016)

Zoning Description of Property

Notice of Zoning Hearing (April 6, 2016)

Certificate of Publication (May 5, 2016)

Certificate of Posting (May 11, 2016) by Linda O'Keefe

Entry of Appearance by People's Counsel (March 24, 2016)

Petitioner(s) Sign-in Sheet – 1 page

Citizen(s) Sign-in Sheet – 1 page

Zoning Advisory Committee Comments

Petitioner(s) Exhibits -

- 1A. Plan for Special Exception
- 1B. illustrative site plan
- 2A. Special Hearing plan
- 2B. illustrative site plan

Protestants' Exhibits –

- 1. N/A

Miscellaneous – N/A

Administrative Law Judge Order and Letter (DENIED, June 1, 2016)

Notice of Appeal – June 2, 2016 by Adam Baker, Esq.



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 9616 Belair Road & 9618 Belair Road which is presently zoned RO
Deed References: 3812/001 & 28954/00318 10 Digit Tax Account # 1118049530 & 1111017100
Property Owner(s) Printed Name(s) Rosedale Federal Savings and Loan Association

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

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

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

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

PLEASE SEE ATTACHED

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

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

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

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

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

Contract Purchaser/Lessee:

ORDER RECEIVED FOR FILING
6-1-16
pen
Name- Type or Print
Signature
Date
Mailing Address City State
By
Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam Baker
Name- Type or Print
Signature
8830 Stanford Boulevard, Suite 400, Columbia, MD
Mailing Address City State
21045 / 410-832-2052 / acizek@wtplaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Rosedale Federal Savings and Loan Association
Thomas S. Wintz / Linda A. Muffsett
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 Signature #2
9616A Belair Road, Baltimore, MD
Mailing Address City State
21236 / 410-668-4400 /
Zip Code Telephone # Email Address

Representative to be contacted:

Adam Baker
Name- Type or Print
Signature
8830 Stanford Boulevard, Suite 400, Columbia, MD
Mailing Address City State
21045 / 410-832-2052 / abaker@wtplaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0219-X Filing Date 3/15/2016 Do Not Schedule Dates: Reviewer JNP

PETITION FOR ZONING HEARING
9616 & 9618 Belair Road

Special Exception Relief Requested:

1. Special Exception pursuant to Section 204.3.B. of the Baltimore County Zoning Regulations to permit a Class B Office Building in the RO zone.

2193268

**PETITION FOR ZONING HEARING
9616 & 9618 Belair Road**

Special Exception Relief Requested:

1. Special Exception pursuant to Section 204.3.B. of the Baltimore County Zoning Regulations to permit a Class B Office Building in the RO zone.

2193268

Zoning description for Special Exception:
9616 and 9618 Belair Road

Beginning at a point located on the west side of Belair Road which has a right of way width of 75' at the distance of 126' southwest of the centerline of the nearest improved intersecting street Glen Park Road which has a right of way width of 60' **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

North 53 degrees 10 minutes 44 seconds West, 180.85' to a point; South 39 degrees 58 minutes 18 seconds West, 99.84' to a point, South 51 degrees 1 minute 48 seconds East, 176.91' to a point, North 41 degrees 53 minutes 18 seconds East, 106.75' to a point and place of beginning.

Containing an area of 18,467 square feet or 0.42 acres of land, more or less and being located in the 11th Election District and 5th Council District of Baltimore County Maryland.



2016-0219-X



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

December 27, 2016

Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, Maryland 21204

Adam D. Baker, Esquire
Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: In the Matter of: *Rosedale Federal Savings and Loan Association*
Case Nos.: 16-063-SPH and 16-219-X

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

A handwritten signature in cursive script that reads "Sunny Cannington Ham".

Krysundra "Sunny" Cannington
Administrator

KLC/tam
Enclosure
Duplicate Original Cover Letter

c: Linda Muffoletto, Executive Vice President/Rosedale Federal Savings and Loan Association
Christopher R. Lester/George Vaeth Associates, Inc.
Matthew Bishop/Morris & Ritchie Associates, Inc.
John P. Amrhein, President/Perry Hall Improvement Association, Inc.
Pamela Hess
Stephen Davis
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Arnold Jablon, Deputy Administrative Officer, and Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
Michael E. Field, County Attorney/Office of Law

IN THE MATTER OF
ROSEDALE FEDERAL SAVINGS AND LOAN
ASSOCIATION
9616 AND 9618 BELAIR ROAD

11th Election District
5th Councilmanic District

* BEFORE THE
* BOARD OF APPEALS
* FOR BALTIMORE COUNTY
* Case No. 2016-0219-X
* and 2016-0063-SPH
*

* * * * *

OPINION

This matter came before the Board of Appeals on September 20, 2016 as a de novo appeal from the November 20, 2015 and June 1, 2016 decisions of the Office of Administrative Hearings in which the requested Special Hearing to permit accessory parking in a residential (RO) zone to support a commercial use in a commercial (BL) zone (Case No. 2016-063-SPH) and the requested Special Exception to permit a Class B Office Building in the RO zone (Case No. 2016-0219-X) were approved and denied, respectively. The cases were consolidated before the Board of Appeals. A public deliberation was held by the Board on November 3, 2016.

BACKGROUND

The property involved in this appeal is a 2.77 acre BL and RO split-zoned parcel located at 9616 and 9618 Belair Road, on the northwest corner of the intersection of Belair Road and Baker Lane in Baltimore County, Maryland (the "Property"). The headquarters for Rosedale Federal Savings and Loan ("Rosedale") is located on the Property and includes a bank branch, an office building and accessory parking. On account of Rosedale's recent growth, it is seeking approval to construct an addition to the office building with accessory parking on the Property. The proposal calls for the office building to be constructed partly in the RO-zoned portion of the Property and partly in the BL-zoned portion of the Property, as depicted in the site plan (Petitioner's Exhibit 8).

The parking is located in both the BL and RO-zoned portions of the Property. Section 409.8.B of the Baltimore County Zoning Regulations ("BCZR") permits business parking in a residential zone. Section 204.3.B.2 of the BCZR permits the type of office proposed here as a Special Exception in the RO zone.

The Administrative Law Judge granted the Special Hearing for the parking in the residential zone and denied the Special Exception for the office use.

HEARING

The consolidated relief sought before the Board was (1) a Petition for Special Hearing pursuant the BCZR § 409.8.B to permit business parking in a residential zone, and (2) a Petition for Special Exception pursuant to BCZR § 204.3.B.2 to permit a Class B Office in a residential zone. Linda Muffoletto, Matt Bishop, and Chris Lester appeared before the Board in support of the combined Petitions for Special Hearing and Special Exception. Adam Baker, Esquire represented Rosedale Federal Savings and Loan Association (the "Petitioner"). Also appearing before the Board were Carole Demilio, Esquire, People's Counsel for Baltimore County, and Pat Keller, on behalf of the Perry Hall Improvement Association ("PHIA").

The Petitioner proceeded by means of a modified proffer. The Petitioner's first witness was Chris Lester, a professional architect and President and Design Principal of GVA Architecture and Interior Design. Mr. Lester was offered and accepted by the Board as an expert in the field of architecture and presented the plans for the proposed addition which included renderings of the building (Petitioner's Exhibit 2), floor plans (Petitioner's Exhibit 3), aerial photographs of the Property (Petitioner's Exhibit 3), and the original and modified rendered site plans (Petitioner's

Exhibits 5 and 6, respectively)¹. Mr. Lester expressed his opinion that the proposed building was complementary to the existing building in size, scale and materials.

The next witness called by the Petitioner was Matt Bishop, a professional Landscape Architect with Morris and Ritchie Associates, Inc. Mr. Bishop was offered and accepted by the Board as an expert in the fields of planning, zoning and landscape architecture. Mr. Bishop prepared the Plan B site plan (Petitioner's Exhibit 8) and described the site's zoning, existing conditions, the surrounding area, and the proposed office addition. Mr. Bishop also described the prominent differences between the original Plan A and the proposed Plan B. Mr. Bishop stated and explained the basis for his opinion that the proposed business parking in the residential zone meets the requirements of BCZR § 409.8.B.2. Mr. Bishop's conclusion was that the proposed parking scheme is consistent with other business uses in the surrounding area, that it would have a minimal impact on the surrounding area, and that it meets all of the requirements of the BCZR. With regard to the special exception, Mr. Bishop stated that he was familiar with the requirements of BCZR § 502.1 for approving a special exception request in Baltimore County as well as the seminal cases in Maryland governing special exceptions. Mr. Bishop concluded that the proposed office use meets all of the requirements of BCZR § 502.1 and the special exception jurisprudence of Maryland.

DECISION OF THE BOARD

With regard to the parking in the residential zone, BCZR § 409.8 provides a list of requirements which must be satisfied in order to permit such a parking facility. Essentially, the applicable test is that set forth in BCZR § 502.1: whether the use will be detrimental to the health,

¹ Over the course of this matter, the layout and design of the proposed office addition has changed. The modified design, referred to as "Plan B" by the Petitioners, is the plan for which the Petitioners are seeking approval before the Board. Plan B moves the proposed building closer to Belair Road than the original "Plan A" proposal and shifts some of the parking to the rear of the building. Plan B was the result of an agreement between the Petitioner and the PHIA.

safety or general welfare of the surrounding community. Based upon the evidence presented, the Board is of the opinion that the proposed parking meets the requirements of BCZR §§ 409.8 and 502.1.

With regard to the proposed office use, BCZR § 204.3.B.2 provides that such a use is permitted as a special exception in the RO zone. Section 502.1 of the BCZR sets forth the requirements which must be met in order for a special exception to be approved in Baltimore County. There is a presumption under Maryland Law that a special exception is in the general interest of the jurisdiction where it is located and therefore valid. In addition, when a legislative body deems a use to be permitted as a special exception, there is the presumption that the use is consistent with the Master Plan of the particular jurisdiction. People's Counsel for Balt. Cnty. v. Loyola College in Md., 406 Md. 54, 77, 956 A.2d 166 (2008). The Maryland Court of Appeals has recognized that:

a special exception is a valid zoning mechanism that delegates to an administrative board a limited authority to permit enumerated uses which the legislative body has determined can, *prima facie*, properly be allowed in a special use district, absent any fact or circumstance in a particular case which would change this presumptive finding.

Id., at 105-106 (quoting Montgomery Cnty. v. Merlands Club, Inc., 202 Md. 279, 287, 96 A.2d 261 (1953)).

Special exception uses, by their very nature, have inherent adverse impacts. Loyola at 69. The Special Exception Test² exists to determine if the use and its inherent adverse characteristics are greater than or beyond those which one would ordinarily expect the use to have regardless of its location. Further, as the Court in Loyola discussed, the special exception ensures that there is appropriate oversight for uses which ensures that the surrounding community will not suffer real

and significant harm. If a use will actually significantly harm the community, then it follows that the use is impacting the community in a manner that is above that which one would expect the use to have. Where the impacts of a use are mere inconveniences (e.g. traffic, noise, typical operation and construction impacts), though, it cannot be said that the impacts are above that which are expected with the use because they do not actually significantly harm the community. Loyola, 406 Md. at 99-100.

In seeking special exception relief, the applicant bears both the burden of production and the burden of persuasion on the issue of whether the special exception should be granted. Id. at 109. If evidence is presented that generates a genuine question of fact as to whether the grant of a special exception would violate the Special Exception Test, the applicant must “persuade the zoning authority by a preponderance of the evidence that the special exception will conform to all applicable requirements.” Id.

The Board finds that the evidence presented by the Petitioner satisfies the requirements of BCZR § 502.1. The Board also finds that there was no evidence presented which rebuts the presumption of the proposed use’s validity under the law. Therefore, under the law of special exceptions in Maryland, the Board determines that the Petitioner has met its burden of production and persuasion in satisfying the requirements of BCZR § 502.1 and grants the special exception subject to the conditions contained in the following Order.

ORDER

IT IS THEREFORE, this 27th day of December, 2016, by the Board of Appeals of Baltimore County

² The “Special Exception Test” as used herein shall mean BCZR § 502.1 as interpreted through the Maryland courts.

ORDERED that the Petition for Special Hearing pursuant to BCZR § 500.7 to approve accessory parking in a residential (RO) zone to support a commercial use in a commercial (BL) zone, be and is hereby GRANTED.

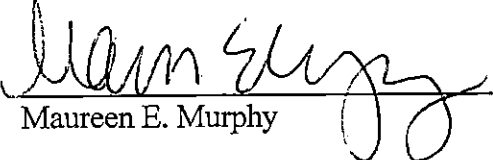
ORDERED that the Petition for Special Exception pursuant to BCZR § 502.1 to approve a Class B Office in the RO zone, be and is hereby GRANTED.

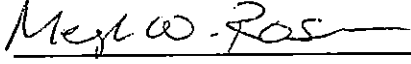
The relief granted herein shall be subject to and conditioned upon the following:

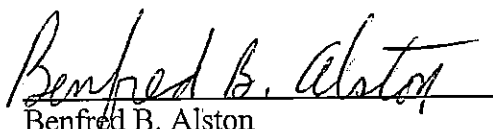
1. Upon expiration of the thirty (30) day appeal period following this Order with no appeals having been filed, the Petitioner shall record in the Land Records of Baltimore County an Amendment to the Restrictive Covenant Agreement between the Petitioner and the Perry Hall Improvement Association, a copy of which is attached hereto for reference.

Any Petition for Judicial Review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Maureen E. Murphy


Meryl W. Rosen


Benfred B. Alston

AMENDMENT TO RESTRICTIVE COVENANT AGREEMENT

THIS AMENDMENT TO RESTRICTIVE COVENANT AGREEMENT ("Amendment"), dated ~~January~~ January 20th, 2016, is hereby made by and between ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION ("Rosedale") and the PERRY HALL IMPROVEMENT ASSOCIATION, INC. (the "PHIA").

WHEREAS, Rosedale and PHIA entered into that certain Restrictive Covenant Agreement, dated May 8, 2008, and attached hereto as Exhibit A (the "Agreement");

WHEREAS, Rosedale desires to expand the existing office building on its property located at 9616 and 9618 Belair Road in Baltimore County, Maryland (the "Property"). In order to accomplish this goal, the Rosedale has filed a zoning petition to permit a Class B Office building with accessory parking in the RO zone (the "Zoning Petition"). The Zoning Petition is currently before the Board of Appeals for Baltimore County for approval.

WHEREAS, the PHIA, has agreed to support the Zoning Petition on the condition that the parties enter into this Amendment;

WHEREAS, Rosedale and the PHIA desire to enter into this Amendment so as to update the Landscaping covenant from the Agreement as more particularly described below.

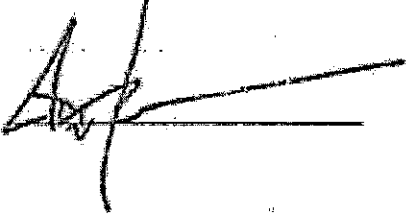
NOW, THEREFORE, in consideration of the support of the PHIA and the benefits derived from Rosedale, its successors and assigns, the parties hereby amend the Agreement as follows on the condition that the Zoning Petition be approved by the Board, with no appeals filed:

1. Landscaping. The Property shall be landscaped in a manner consistent with that depicted in Exhibit B. The landscaping shall include, but is not limited to, an appropriate buffer between the proposed parking and the neighboring residential community. Said buffer shall be designed in a manner that is in harmony with the existing landscaping, both onsite and in the surrounding community. Landscaping shall be sufficiently watered to assure growth during the first four (4) years after installation. This provision amends and replaces the Landscaping covenant contained in the Agreement.
2. Site Plan. The property shall be developed in accordance with the site plan depicted in Exhibit B.
3. Other Terms. Other than the foregoing, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect except as otherwise modified or amended by this Amendment.
4. Counterparts. This Amendment may be executed in several counterparts, each of which shall be deemed an original, but all which shall constitute one instrument.

[signatures appear on following page]

WITNESS the due execution of this Amendment to Restrictive Covenant Agreement by the parties hereto.

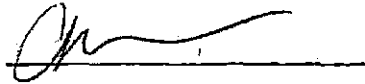
ATTEST/WITNESS:



ROSEDALE FEDERAL SAVINGS AND
LOAN ASSOCIATION

By: Linda A. Muffoletto (SEAL)
Name: Linda A. Muffoletto
Title: Executive Vice President

ATTEST/WITNESS:



PERRY HALL IMPROVEMENT
ASSOCIATION, INC.

By: JPA (SEAL)
Name: John P. Amrhein (Jack)
Title: President

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

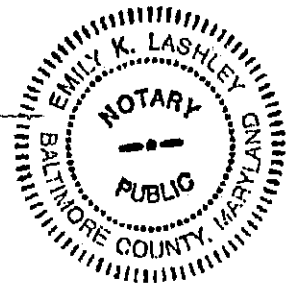
I HEREBY CERTIFY, that on this 20 day of September, 2016, before me, a Notary Public in and for the State and County aforesaid, personally appeared Linda Muffoletto, and that he/she as Executive Vice President being authorized to do so, executed the foregoing Amendment to Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Rosedale Federal Savings and Loan Association, Inc., by himself/herself as such Executive Vice President, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC

My Commission Expires:

4/25/2019

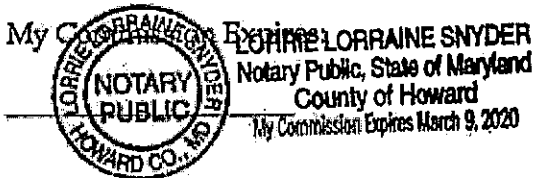


STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

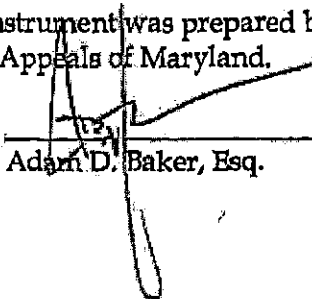
I HEREBY CERTIFY, that on this 23rd day of September, 2016, before me, a Notary Public in and for the State and County aforesaid, personally appeared John Amrhein, and that he/she as President, being authorized to do so, executed the foregoing Amendment to Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Perry Hall Improvement Association, Inc. by himself/herself as such President, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC



This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.


Adam D. Baker, Esq.

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT ("Agreement"), dated March 3, 2008, is hereby made by and between ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION ("Rosedale") and the PERRY HALL IMPROVEMENT ASSOCIATION, INC. (the "PHIA").

WHEREAS, Rosedale is the owner in fee simple of all that property situate and lying in the 11th Election District of Baltimore County, Maryland, and more particularly described in a Deed dated February 16, 1961, and recorded in the Land Records of Baltimore County in Liber 3812, folio 1, from E. Scott Moore and Robert E. Carney, Jr. to Rosedale Federal Savings and Loan Association (the "Property").

WHEREAS, Rosedale desires to expand the existing office building located on the Property. In order to accomplish this goal, the Rosedale has petitioned to have a portion of the Property rezoned from 0.1 acres of RO and 0.9 acres of DR 5.5 to 1.0 acre of BL through the 2008 Comprehensive Zoning Map Process (the "Rosedale Application").

WHEREAS, the PHIA, has agreed to support the Rosedale Application on the condition that Rosedale will subject the Property to the restrictive covenants, hereinafter defined and set forth below, which are for the purpose of protecting the value and desirability of the Property and the surrounding area;

WHEREAS, in exchange for the support of the PHIA in connection with the Rosedale Application, Rosedale desires to subject the Property to the restrictive covenants set forth below, which are for the purpose of protecting the value and desirability of the Property and the surrounding area, for a period of fifteen (15) years from the start of construction;

WHEREAS, Rosedale hereby declares that the Property shall be held, sold, and conveyed for the next fifteen (15) years from the start of construction subject to the restrictive covenants set forth below on the condition that the Property be rezoned to BL based on the Rosedale Application.

NOW, THEREFORE, in consideration of the support of the PHIA and the benefits derived from Rosedale, its successors and assigns, Rosedale hereby declares that the Property shall be held, sold and conveyed subject to the following restrictive covenants for the period stated in this Agreement, which are for the purpose of protecting the value and desirability of the Property and the surrounding area, and agrees as follows on the condition that the Property be rezoned based on the Rosedale Application to BL:

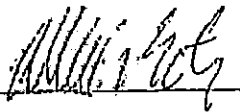
1. Height Restriction. Any building erected on the Property shall not exceed two stories in height.
2. Building Exterior. Any building erected or any extension of an existing building on the Property shall be finished with brick.

3. Landscaping. The Property shall be landscaped in a manner consistent with that depicted in Exhibit A. The landscaping shall include, but is not limited to, an appropriate buffer between the proposed parking and the neighboring residential community. Said buffer shall be designed in a manner that is in harmony with the existing landscaping, both onsite and in the surrounding community. Landscaping shall be sufficiently watered to assure growth during the first four (4) years after installation.
4. Noise and Hours. The Property will not host outdoor events between 9:00PM and 7:00AM. Noise emitted by the Property shall not exceed the Maximum Allowable Noise Levels set forth in COMAR 26.02.03.03.
5. Term. The covenants numbered 1 through 4 above (the "Restrictive Covenants") shall run with and bind the Property and shall be enforceable against the Rosedale, or its successors and assigns, until the fifteenth (15th) anniversary of the date of the issuance of the building permit ("Expiration Date"). After the Expiration Date, this Agreement and the Restrictive Covenants contained herein shall no longer bind or run with the Property and shall become void and unenforceable.
6. Condition Precedent. These Restrictive Covenants are conditioned and shall only be applicable and enforceable upon the Rosedale Application being granted resulting in the Property being rezoned to BL allowing Rosedale the right to construct a new building or an extension of an existing building on the Property for Rosedale's commercial purposes. In the event Rosedale is for any reason prohibited from erecting such building or extension or chooses not to erect or extend a commercial building of this type, these Restrictive Covenants shall immediately become null and void ab initio.
7. Enforcement. Enforcement of the Restrictive Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, to restrain the violation.
8. Separable. The invalidity of any of the provisions of this Agreement shall not affect the validity of any of the other provisions, all of which shall remain in full force and effect.
9. Binding Nature. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns and shall touch and concern the Property thus running with and binding upon the Property.
10. Further Assurances. The parties hereto agree to act in good faith and with due diligence and to sign, seal, deliver and acknowledge all documents and take or cause to occur all actions necessary to effect the terms, intentions and conditions hereof.

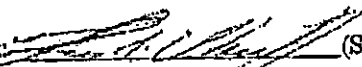
[signatures appear on following page]

WITNESS the due execution of this Restrictive Covenant Agreement by the parties hereto.

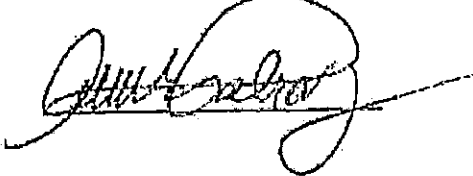
ATTEST/WITNESS:



ROSEDALE FEDERAL SAVINGS AND
LOAN ASSOCIATION

By:  (SEAL)
Name: THOMAS C. WHITE
Title: PRESIDENT

ATTEST/WITNESS:



PERRY HALL IMPROVEMENT
ASSOCIATION, INC.

By:  (SEAL)
Name: DAVID MARKS
Title: PRESIDENT

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 8th day of May, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Thomas S. Dintz, and that he/she as PRESIDENT, being authorized to do so, executed the foregoing Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Rosedale Federal Savings and Loan Association, Inc., by himself/herself as such PRESIDENT, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC

My Commission Expires:

7/1/2011

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 8th day of May, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared DANIEL S, and that he/she as President, being authorized to do so, executed the foregoing Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Perry Hall Improvement Association, Inc. by himself/herself as such President, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.

Adriana M. Smith
NOTARY PUBLIC

My Commission Expires:

7/1/2009

This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.

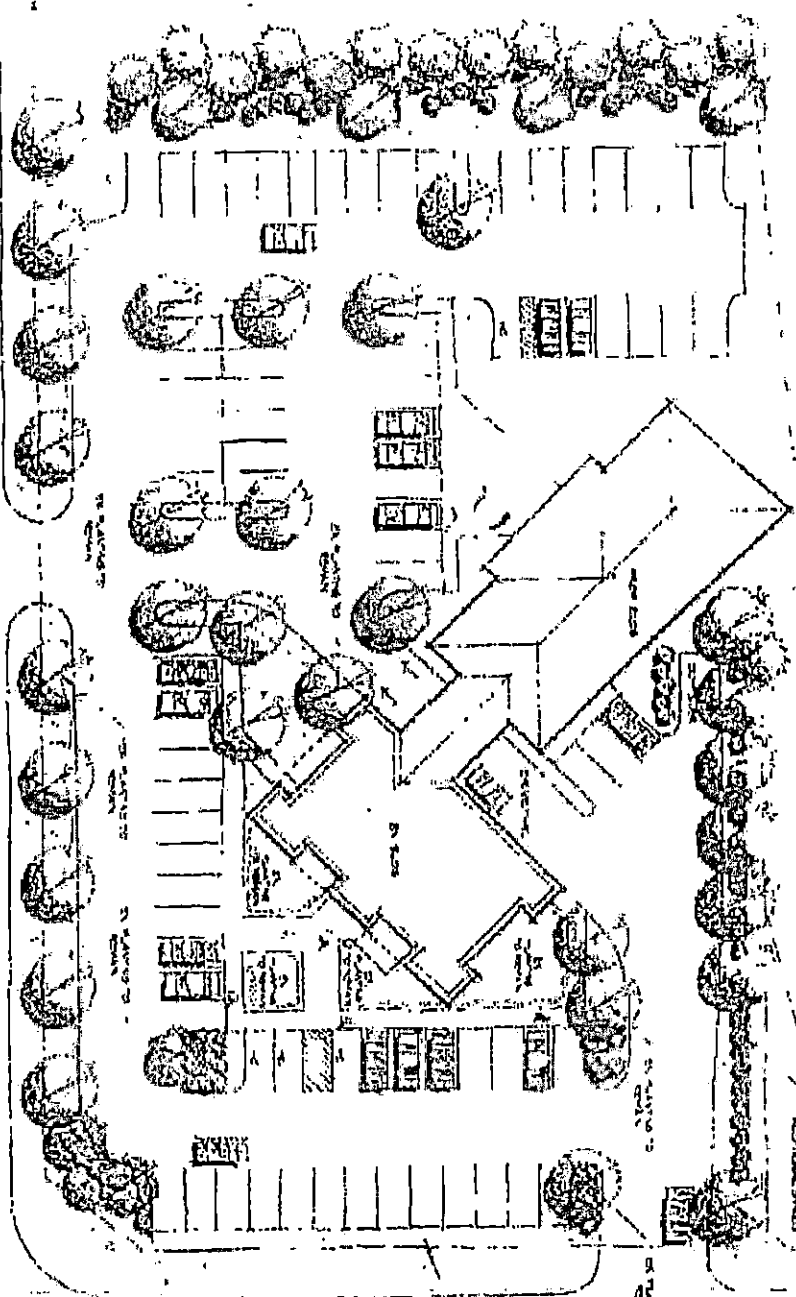
Adam B. Baker
Adam B. Baker, Esq.



ROSEDALE FEDERAL SAVINGS
& LOAN ASSOCIATION, INC.
25101 15th Avenue, Suite 100
Beverly Hills, CA 90212

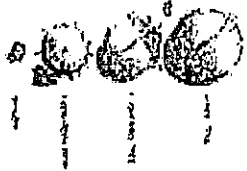
SACER LANS

ROSEDALE FEDERAL SAVINGS
& LOAN ASSOCIATION
25101 15th Avenue, Suite 100
Beverly Hills, CA 90212



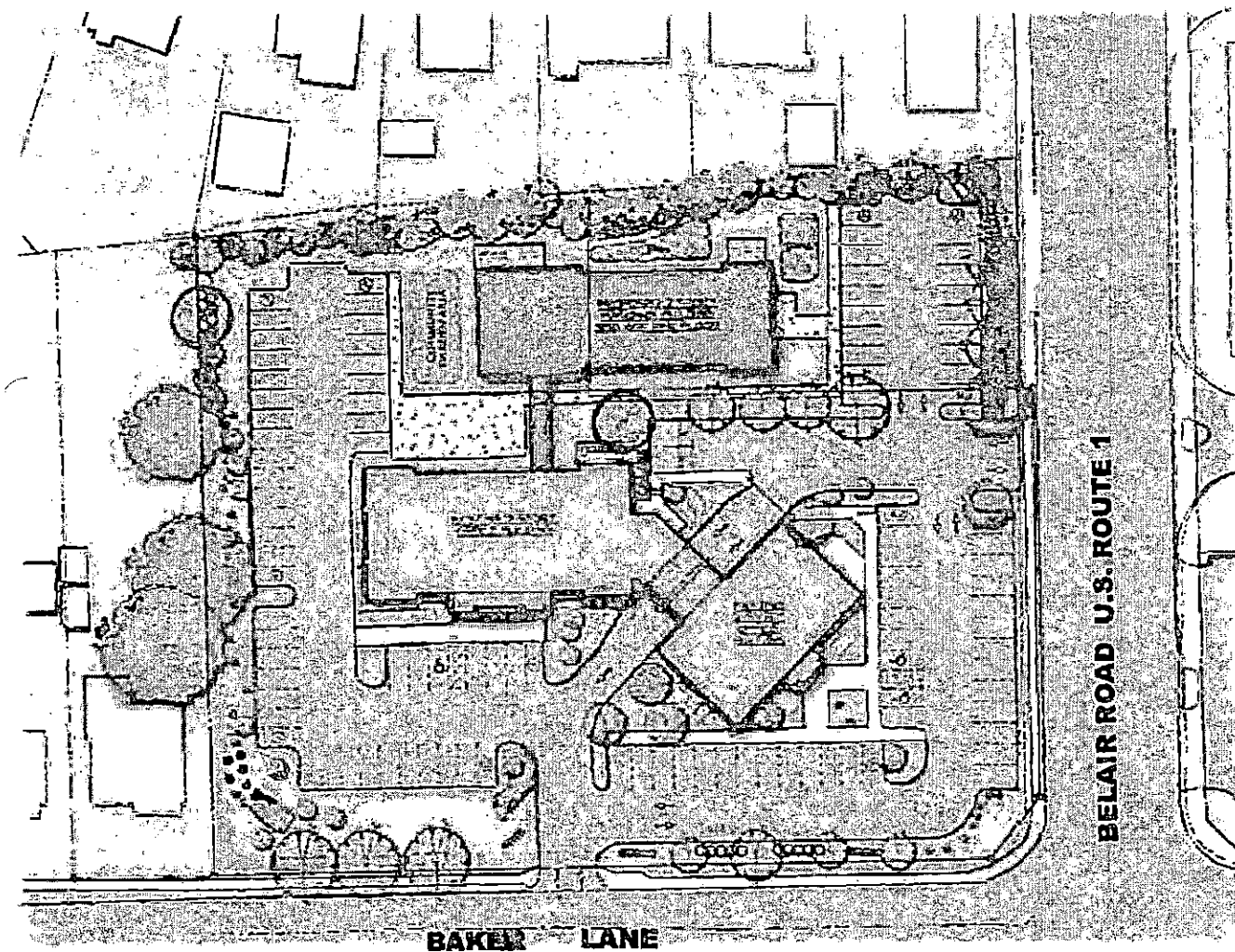
BEAR ROAD

LEGEND



SACER LANS		ROSEDALE FEDERAL SAVINGS & LOAN ASSOCIATION	
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97	98	99	100

EXHIBIT B



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

HEADQUARTERS ANNEX FOR ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

PLAN B

ILLUSTRATIVE SITE PLAN
(SCALE: 1"=20')



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

December 27, 2016

Peter M. Zimmerman, Esquire
Carole S. Demilio, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, Maryland 21204

Adam D. Baker, Esquire
Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: In the Matter of: *Rosedale Federal Savings and Loan Association*
Case Nos.: 16-063-SPH and 16-219-X

Dear Counsel:

Enclosed please find a copy of the final Opinion and Order issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

KLC/tam
Enclosure
Duplicate Original Cover Letter

c: Linda Muffoletto, Executive Vice President/Rosedale Federal Savings and Loan Association.
Christopher R. Lester/George Vaeth Associates, Inc.
Matthew Bishop/Morris & Ritchie Associates, Inc.
John P. Amrhein, President/Perry Hall Improvement Association, Inc.
Pamela Hess
Stephen Davis
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Arnold Jablon, Deputy Administrative Officer, and Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
Michael E. Field, County Attorney/Office of Law

BOARD OF APPEALS OF BALTIMORE COUNTY
MINUTES OF DELIBERATION

IN THE MATTER OF: Rosedale Federal Savings and Loan Association

16-063-SPH &
16-219-X

DATE: November 3, 2016

BOARD/PANEL: Maureen E. Murphy, Panel Chairman
Meryl W. Rosen
Benfred B. Alston

RECORDED BY: Tammy A. McDiarmid, Legal Secretary

PURPOSE: To deliberate the following:

Petition for Special Hearing to approve accessory parking in a residential (RO) zone to support a commercial use in a commercial (BL) zone; and

Petition for Special Exception pursuant to Section 204.3.B of the BCZR to permit a Class B Office Building in the residential (RO) zone.

PANEL MEMBERS DISCUSSED THE FOLLOWING:

- The Board held de novo hearings, which were part proffer and part testimony.
- The Board noted the Special Hearing case was originally heard in early 2016. The Petitioner then filed the Petition for Special Exception which changed its proposal by flipping the proposed location of the building and by revising the parking area.
- The Board noted that there was a Restrictive Covenant Agreement entered into between Rosedale Federal Savings and Loan Association, and the community in May 2008. The parties worked together and entered into an Amendment to the Agreement in September 2016 which addresses the community concerns. The parties agree that the Restrictive Covenant Agreement, and Amendment, will be incorporated into and made part of the Board's Order and also recorded among the Land Records of Baltimore County.
- The Board reviewed the evidence in accordance with *Schultz v. Pritts*, and the special exception requirements of 502.1. The Board determined that the special exception standards were satisfied and proffered without objection.

FINAL DECISION: After thorough review of the facts, testimony, and law in the matter, the Board unanimously agreed to GRANT the requested relief.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place on the above date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by the Board.

Respectfully Submitted,


Tammy A. McDiarmid

AMENDMENT TO RESTRICTIVE COVENANT AGREEMENT

THIS AMENDMENT TO RESTRICTIVE COVENANT AGREEMENT ("Amendment"), dated ~~SEPTEMBER 20TH~~ 2016, is hereby made by and between ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION ("Rosedale") and the PERRY HALL IMPROVEMENT ASSOCIATION, INC. (the "PHIA").

WHEREAS, Rosedale and PHIA entered into that certain Restrictive Covenant Agreement, dated May 8, 2008, and attached hereto as Exhibit A (the "Agreement");

WHEREAS, Rosedale desires to expand the existing office building on its property located at 9616 and 9618 Belair Road in Baltimore County, Maryland (the "Property"). In order to accomplish this goal, the Rosedale has filed a zoning petition to permit a Class B Office building with accessory parking in the RO zone (the "Zoning Petition"). The Zoning Petition is currently before the Board of Appeals for Baltimore County for approval.

WHEREAS, the PHIA, has agreed to support the Zoning Petition on the condition that the parties enter into this Amendment;

WHEREAS, Rosedale and the PHIA desire to enter into this Amendment so as to update the Landscaping covenant from the Agreement as more particularly described below.

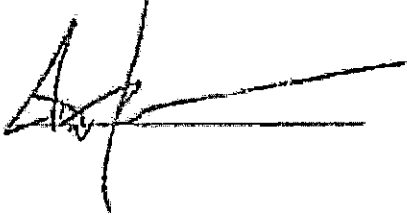
NOW, THEREFORE, in consideration of the support of the PHIA and the benefits derived from Rosedale, its successors and assigns, the parties hereby amend the Agreement as follows on the condition that the Zoning Petition be approved by the Board, with no appeals filed:

1. Landscaping. The Property shall be landscaped in a manner consistent with that depicted in **Exhibit B**. The landscaping shall include, but is not limited to, an appropriate buffer between the proposed parking and the neighboring residential community. Said buffer shall be designed in a manner that is in harmony with the existing landscaping, both onsite and in the surrounding community. Landscaping shall be sufficiently watered to assure growth during the first four (4) years after installation. This provision amends and replaces the Landscaping covenant contained in the Agreement.
2. Site Plan. The property shall be developed in accordance with the site plan depicted in **Exhibit B**.
3. Other Terms. Other than the foregoing, all other terms and conditions of the Agreement shall remain unchanged and in full force and effect except as otherwise modified or amended by this Amendment.
4. Counterparts. This Amendment may be executed in several counterparts, each of which shall be deemed an original, but all which shall constitute one instrument.

[signatures appear on following page]

WITNESS the due execution of this Amendment to Restrictive Covenant Agreement by the parties hereto.

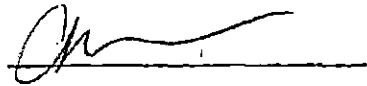
ATTEST/WITNESS:



ROSEDALE FEDERAL SAVINGS AND
LOAN ASSOCIATION

By: Linda A. Maffioletto (SEAL)
Name: Linda A. Maffioletto
Title: Executive Vice President

ATTEST/WITNESS:



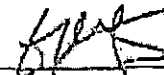
PERRY HALL IMPROVEMENT
ASSOCIATION, INC.

By: John P. Amrhein (SEAL)
Name: John P. Amrhein (Seal)
Title: President

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

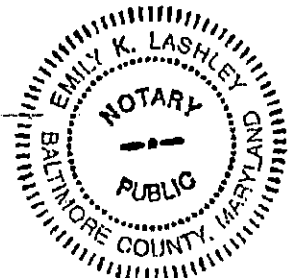
I HEREBY CERTIFY, that on this 20 day of September, 2016, before me, a Notary Public in and for the State and County aforesaid, personally appeared Linda Maffioletto, and that he/she as Executive Vice President being authorized to do so, executed the foregoing Amendment to Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Rosedale Federal Savings and Loan Association, Inc., by himself/herself as such Executive Vice President, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC

My Commission Expires:

4/25/2019

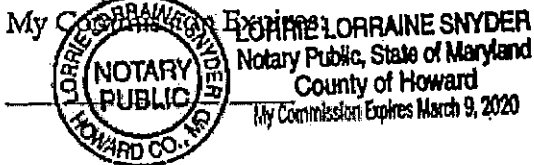


STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

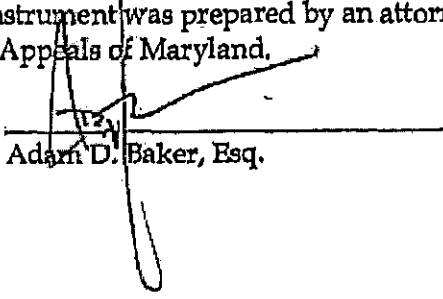
I HEREBY CERTIFY, that on this 23rd day of September, 2016, before me, a Notary Public in and for the State and County aforesaid, personally appeared John Amrhein, and that he/she as President, being authorized to do so, executed the foregoing Amendment to Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Perry Hall Improvement Association, Inc. by himself/herself as such President, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC



This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.


Adam D. Baker, Esq.

RESTRICTIVE COVENANT AGREEMENT

THIS RESTRICTIVE COVENANT AGREEMENT ("Agreement"), dated May 3, 2008, is hereby made by and between ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION ("Rosedale") and the PERRY HALL IMPROVEMENT ASSOCIATION, INC. (the "PHIA").

WHEREAS, Rosedale is the owner in fee simple of all that property situate and lying in the 11th Election District of Baltimore County, Maryland, and more particularly described in a Deed dated February 16, 1961, and recorded in the Land Records of Baltimore County in Liber 3812, folio 1, from E. Scott Moore and Robert E. Carney, Jr. to Rosedale Federal Savings and Loan Association (the "Property").

WHEREAS, Rosedale desires to expand the existing office building located on the Property. In order to accomplish this goal, the Rosedale has petitioned to have a portion of the Property rezoned from 0.1 acres of RO and 0.9 acres of DR 5.5 to 1.0 acre of BL through the 2008 Comprehensive Zoning Map Process (the "Rosedale Application").

WHEREAS, the PHIA, has agreed to support the Rosedale Application on the condition that Rosedale will subject the Property to the restrictive covenants, hereinafter defined and set forth below, which are for the purpose of protecting the value and desirability of the Property and the surrounding area;

WHEREAS, in exchange for the support of the PHIA in connection with the Rosedale Application, Rosedale desires to subject the Property to the restrictive covenants set forth below, which are for the purpose of protecting the value and desirability of the Property and the surrounding area, for a period of fifteen (15) years from the start of construction;

WHEREAS, Rosedale hereby declares that the Property shall be held, sold, and conveyed for the next fifteen (15) years from the start of construction subject to the restrictive covenants set forth below on the condition that the Property be rezoned to BL based on the Rosedale Application.

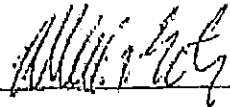
NOW, THEREFORE, in consideration of the support of the PHIA and the benefits derived from Rosedale, its successors and assigns, Rosedale hereby declares that the Property shall be held, sold and conveyed subject to the following restrictive covenants for the period stated in this Agreement, which are for the purpose of protecting the value and desirability of the Property and the surrounding area, and agrees as follows on the condition that the Property be rezoned based on the Rosedale Application to BL:

1. Height Restriction. Any building erected on the Property shall not exceed two stories in height.
2. Building Exterior. Any building erected or any extension of an existing building on the Property shall be finished with brick.

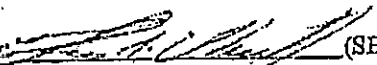
3. Landscaping. The Property shall be landscaped in a manner consistent with that depicted in Exhibit A. The landscaping shall include, but is not limited to, an appropriate buffer between the proposed parking and the neighboring residential community. Said buffer shall be designed in a manner that is in harmony with the existing landscaping, both onsite and in the surrounding community. Landscaping shall be sufficiently watered to assure growth during the first four (4) years after installation.
4. Noise and Hours. The Property will not host outdoor events between 9:00PM and 7:00AM. Noise emitted by the Property shall not exceed the Maximum Allowable Noise Levels set forth in COMAR 26.02.03.03.
5. Term. The covenants numbered 1 through 4 above (the "Restrictive Covenants") shall run with and bind the Property and shall be enforceable against the Rosedale, or its successors and assigns, until the fifteenth (15th) anniversary of the date of the issuance of the building permit ("Expiration Date"). After the Expiration Date, this Agreement and the Restrictive Covenants contained herein shall no longer bind or run with the Property and shall become void and unenforceable.
6. Condition Precedent. These Restrictive Covenants are conditioned and shall only be applicable and enforceable upon the Rosedale Application being granted resulting in the Property being rezoned to BL allowing Rosedale the right to construct a new building or an extension of an existing building on the Property for Rosedale's commercial purposes. In the event Rosedale is for any reason prohibited from erecting such building or extension or chooses not to erect or extend a commercial building of this type, these Restrictive Covenants shall immediately become null and void ab initio.
7. Enforcement. Enforcement of the Restrictive Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, to restrain the violation.
8. Separable. The invalidity of any of the provisions of this Agreement shall not affect the validity of any of the other provisions, all of which shall remain in full force and effect.
9. Binding Nature. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns and shall touch and concern the Property thus running with and binding upon the Property.
10. Further Assurances. The parties hereto agree to act in good faith and with due diligence and to sign, seal, deliver and acknowledge all documents and take or cause to occur all actions necessary to effect the terms, intentions and conditions hereof.
[signatures appear on following page]

WITNESS the due execution of this Restrictive Covenant Agreement by the parties
herefo,

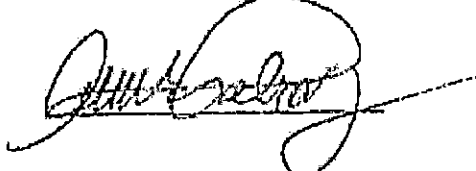
ATTEST/WITNESS:



ROSEDALE FEDERAL SAVINGS AND
LOAN ASSOCIATION

By:  (SEAL)
Name: THOMAS S. WITZ
Title: PRESIDENT

ATTEST/WITNESS:



PERRY HALL IMPROVEMENT
ASSOCIATION, INC.

By:  (SEAL)
Name: DAVID MARKS
Title: PRESIDENT

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 8th day of MAY, 2008, before me, a
Notary Public in and for the State and County aforesaid, personally appeared
Thomas S. Witz, and that he/she as PRESIDENT, being authorized to
do so, executed the foregoing Restrictive Covenant Agreement for the purposes therein
contained, but signing the name of the Rosedale Federal Savings and Loan Association,
Inc., by himself/herself as such PRESIDENT, and IN MY PRESENCE
SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.


NOTARY PUBLIC

My Commission Expires:

7/1/2009

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 8th day of May, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared David H. Hays, and that he/she as President, being authorized to do so, executed the foregoing Restrictive Covenant Agreement for the purposes therein contained, but signing the name of the Perry Hall Improvement Association, Inc. by himself/herself as such President, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.

David H. Hays
NOTARY PUBLIC

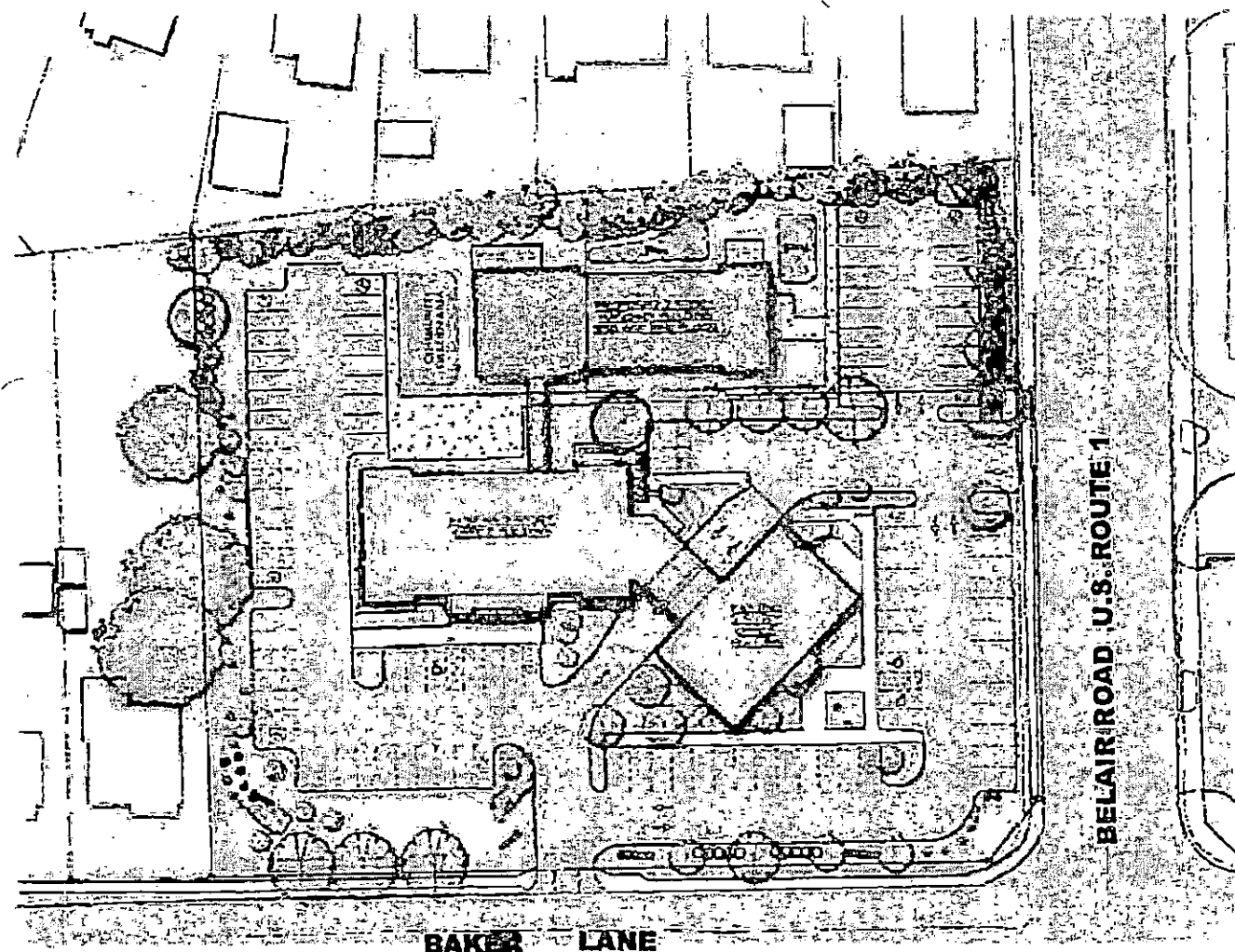
My Commission Expires:

7/1/2009

This is to certify that the within instrument was prepared by an attorney admitted to practice before the Court of Appeals of Maryland.

Adam D. Baker
Adam D. Baker, Esq.

EXHIBIT B



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

HEADQUARTERS ANNEX FOR ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

PLAN B

ILLUSTRATIVE SITE PLAN
SCALE 1"=25'



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204

410-887-3180
FAX: 410-887-3182

October 5, 2016

NOTICE OF PUBLIC DELIBERATION

IN THE MATTER OF: Rosedale Federal Savings and Loan Association
9616 and 9618 Belair Road
16-063-SPH 11th Election District; 5th Councilmanic District

Re: Petition for Special Hearing to approve accessory parking in a residential (RO) zone to support a commercial use in a commercial (BL) zone.

11/20/15 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was GRANTED.

SET WITH

IN THE MATTER OF: Rosedale Federal Savings and Loan Association
9616 and 9618 Belair Road
16-219-X 11th Election District; 5th Councilmanic District

Re: Petition for Special Exception to approve a Class B Office Building in the RO zone.

6/1/16 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was DENIED.

These matters having been heard on February 25, 2016, and concluded on September 20, 2016, a public deliberation has been scheduled for the following:

DATE AND TIME: THURSDAY, NOVEMBER 3, 2016 at 9:30 a.m.

LOCATION: Jefferson Building - Second Floor
Hearing Room #2 - Suite 206
105 W. Chesapeake Avenue

NOTE: PUBLIC DELIBERATIONS ARE OPEN WORK SESSIONS WHICH ALLOW THE PUBLIC TO WITNESS THE DECISION-MAKING PROCESS. ATTENDANCE IS NOT REQUIRED AND PARTICIPATION IS NOT ALLOWED. A WRITTEN OPINION AND/OR ORDER WILL BE ISSUED BY THE BOARD AND A COPY SENT TO ALL PARTIES.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington, Administrator

c: See attached Distribution List



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

June 16, 2016

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Rosedale Federal Savings and Loan Association
9616 and 9618 Belair Road
16-063-SPH 11th Election District; 5th Councilmanic District

Re: Petition for Special Hearing to approve accessory parking in a residential (RO) zone to support a commercial use in a commercial (BL) zone.

11/20/15 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was GRANTED.

SET WITH

IN THE MATTER OF: Rosedale Federal Savings and Loan Association
9616 and 9618 Belair Road
16-219-X 11th Election District; 5th Councilmanic District

Re: Petition for Special Exception to approve a Class B Office Building in the RO zone.

6/1/16 Opinion and Order issued by the Administrative Law Judge wherein the requested relief was DENIED.

ASSIGNED FOR: TUESDAY, SEPTEMBER 20, 2016, AT 10:00 A.M.

LOCATION: Hearing Room #2, Second Floor, Suite 206
Jefferson Building, 105 W. Chesapeake Avenue, Towson

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

NEW! Parties must file one (1) original and three (3) copies of all Motions, Memoranda, and exhibits (including video and PowerPoint) with the Board unless otherwise requested.

NEW! Projection equipment for digital exhibits is available by request. A minimum of forty-eight (48) hours-notice is required. Supply is limited and not guaranteed.

For further information, including our inclement weather policy, please visit our website www.baltimorecountymd.gov/Agencies/appeals/index.html

Krysundra "Sunny" Cannington, Administrator

c: See attached Distribution List

Notice of Assignment
Distribution List

In the matter of: Rosedale Federal Savings and Loan Association

Case No: 16-063-SPH and 16-219-X

June 16, 2016

Page 2

c: Counsel for Petitioner/Legal Owner
Petitioner/LO

Protestant/Appellants

: Adam Baker, Esquire
: Rosedale Federal Savings and Loan Assoc.

: Pat Keller, Chair Sustainable Growth/Perry Hall
Improvement Association; Pamela Hess; Stephen Davis

Christopher R. Lester/George Vaeth Associates, Inc.
Matthew Bishop/Morris & Ritchie Associates, Inc.

Office of People's Counsel
Arnold Jablon, Director/PAI
Nancy West, Assistant County Attorney

Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Michael Field, County Attorney, Office of Law

WHITEFORD, TAYLOR & PRESTON L.L.P.

8830 STANFORD BLVD
SUITE 400
COLUMBIA, MARYLAND 21045
MAIN TELEPHONE (410) 884-0700
FACSIMILE (410) 884-0719

ADAM D. BAKER
COUNSEL
DIRECT LINE (410) 832-2052
DIRECT FAX (410) 339-4028
ABaker@wtplaw.com

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

WWW.WTPLAW.COM
(800) 987-8705

June 16, 2016

VIA HAND DELIVERY

Krysundra "Sunny" Cannington
Administrator
Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Exception
9616 & 9618 Belair Road



Dear Ms. Cannington:

Enclosed you will find an original and one copy of a Motion to Consolidate and a proposed Order. Please file the original, date stamp the extra copy provided and return the copy to the undersigned in the enclosed self-addressed, stamped envelope.

Thank you.

Sincerely,

Adam D. Baker

AB/usm
Enclosure

cc: Carole Demillio, Esq.

21459

IN RE: PETITION FOR SPECIAL EXCEPTION *
(9616 & 9618 Belair Road)
11th Election District *
5th Councilmanic District *
Rosedale Federal Savings *
& Loan Association *
Legal Owner *
Appellant *

BEFORE THE
BOARD OF APPEALS
FOR BALTIMORE COUNTY
Case No. 2016-0219-X

RECEIVED
JUN 17 2016

BALTIMORE COUNTY
BOARD OF APPEALS

MOTION TO CONSOLIDATE

The Appellant, Rosedale Federal Savings and Loan Association ("Rosedale"), by and through counsel, Adam D. Baker and Whiteford, Taylor & Preston, L.L.P., hereby files this Motion to Consolidate in the above-captioned matter with Case No. 2016-063-SPH.

In support of this Motion to Consolidate, the Petitioner states the following:

1. Case Nos. 2016-063-SPH and 2016-0219-X both involve the property located at 9616 and 9618 Belair Road, Baltimore County, Maryland (the "Property"). Both cases involve a proposed expansion of the existing office building on the property which serves as the headquarters for Rosedale. Each case represents an alternative plan for the same proposed expansion.

2. Case No. 2016-063-SPH involves a Petition for Special Hearing to permit commercial parking in a residential zone to serve the proposed office expansion ("Plan A"). This case was approved by the Baltimore County Administrative Law Judge ("ALJ") on November 20, 2015 and appealed to the Board of Appeals for Baltimore County (the "Board") on December 14, 2015. The record in this matter was opened at a hearing before the Board of Appeals for Baltimore County (the "Board") on February 25, 2016. A continuance was granted in order to allow Appellant an opportunity to present a modified plan to the Perry Hall Improvement Association

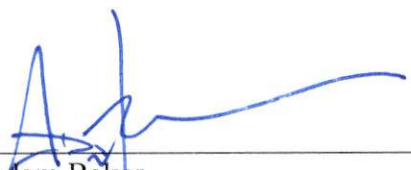
("PHIA") and several individual neighbors who reside on Glen Park Road, in close proximity to the Property (the "Neighbors").

3. Case No. 2016-0219-X involves a Petition for Special Exception to permit a Class B Office in a residential (Residential, Office or "RO") zone ("Plan B"). This case involves a modified design proposal for the office addition which was the result of discussions between the PHIA, the Neighbors, and Rosedale. This case was denied by the ALJ on June 1, 2016 and appealed to the Board on June 2, 2016.

4. In light of the discussions amongst Rosedale, PHIA and the Neighbors, it is Rosedale's intent to present Plan B to the Board for approval.

WHEREFORE, the Petitioner, Rosedale, respectfully requests the following relief:

- a) That the matters that are the subject of this Motion to Consolidate, (1) Appeal to Board of Appeals, Case No. 2016-0219-X and (2) Case No. 2016-063-SPH, be consolidated; and
- b) that trial be scheduled for a date and time convenient to the Board.

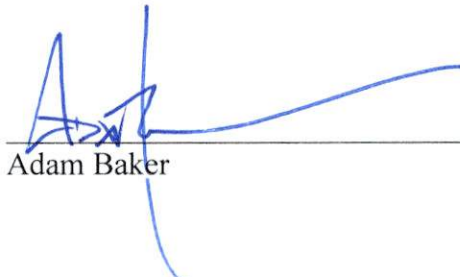


Adam Baker
Whiteford, Taylor & Preston, LLP
8830 Stanford Boulevard, Suite 400
Columbia, MD 21045
Phone: (410) 832-2052
Facsimile: (410) 339-4028
abaker@wtplaw.com
Attorneys for Petitioner,
Rosedale Federal Savings & Loan

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 2016, a copy of
the foregoing Motion to Consolidate was mailed first-class, postage prepaid, to:

Carole Demillio, Esq.
People' s Counsel for Baltimore County
The Jefferson Building
105 W. Chesapeake Ave., Suite 204
Towson, Maryland 21204


Adam Baker

21428

IN RE: PETITION FOR SPECIAL EXCEPTION *
(9616 & 9618 Belair Road)
11th Election District *
5th Councilmanic District *

Rosedale Federal Savings *
& Loan Association *
Legal Owner *

Petitioner *

BEFORE THE

BOARD OF APPEALS

FOR BALTIMORE COUNTY

CASE NO.: 2016-0219-X

*

* * * * *

ORDER

Upon consideration of the Motion to Consolidate, it is this _____ day of _____, 2016, hereby

ORDERED that the Motion to Consolidate be GRANTED and that Case No. 2016-063-S be consolidated with Case No. 2016-0219-X.

Judge



KEVIN KAMENETZ
County Executive

RECEIVED
JUN 6 2016

**BALTIMORE COUNTY
BOARD OF APPEALS**
LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

June 6, 2016

Adam Baker, Esq.
Whiteford, Taylor & Preston, LLP
8830 Stanford Boulevard
Suite 400
Columbia, Maryland 21045

Carole S. Demilio, Esq.
Deputy People's Counsel
Jefferson Building, Room 205
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: APPEAL TO BOARD OF APPEALS

Case No. 2016-0219-X

Location: 9616 & 9618 Belair Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on June 2, 2016. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

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

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:sln

c: Baltimore County Board of Appeals
People's Counsel for Baltimore County

WHITEFORD, TAYLOR & PRESTON L.L.P.

8830 STANFORD BLVD
SUITE 400
COLUMBIA, MARYLAND 21045
MAIN TELEPHONE (410) 884-0700
FACSIMILE (410) 884-0719

ADAM D. BAKER
COUNSEL
DIRECT LINE (410) 832-2052
DIRECT FAX (410) 339-4028
ABaker@wtplaw.com

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

WWW.WTPLAW.COM
(800) 987-8705

June 2, 2016

RECEIVED

JUN 02 2016

OFFICE OF ADMINISTRATIVE HEARINGS

Via Hand-Delivery

Ms. Krysundra Cannington
Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: Rosedale Federal Savings and Loan Association
Petition for Special Exception (9616 & 9618 Belair Road)
ALJ Case No. 2016-0219-X

Dear Ms. Cannington,

Enclosed please find a Notice of Appeal in the above referenced matter. Please date-stamp the additional copy and return it to the waiting messenger.

Thank you for your kind consideration in this matter. Should you have any questions, please feel free to contact me.

Sincerely,



Adam D. Baker

ADB:mm
Enclosure

cc: Carole Demilio, Esq. (w/encl.)

2195653v2

RECEIVED

JUN 02 2016

IN RE: PETITION FOR SPECIAL EXCEPTION *

(9616 & 9618 Belair Road)

11th Election District *

5th Councilmanic District *

Rosedale Federal Savings

& Loan Association *

Legal Owner *

Petitioner *

* * * * *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0219-X

OFFICE OF ADMINISTRATIVE HEARINGS

NOTICE OF APPEAL

Rosedale Federal Savings and Loan Association (the "Owner"), Petitioner, by and through its attorneys, Adam Baker and Whiteford, Taylor and Preston L.L.P., feeling aggrieved by the Decision of the Administrative Law Judge in the above referenced matter, hereby files this Appeal to the County Board of Appeals from the Order of the Administrative Law Judge contained in the attached letter to Counsel from the Administrative Law Judge dated June 1, 2016.

Filed concurrently with this Notice of Appeal is a check made payable to Baltimore County to cover costs. Petitioner was a party below and fully participated in the proceedings.

Respectfully submitted,



Adam Baker

Whiteford, Taylor & Preston, LLP

8830 Stanford Boulevard, Suite 400

Columbia, MD 21045

Phone: (410) 832-2052

Facsimile: (410) 339-4028

abaker@wtplaw.com

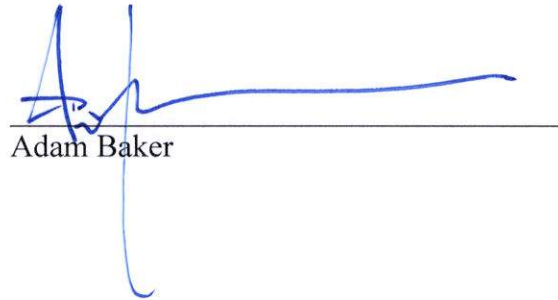
Attorneys for Petitioner,

Rosedale Federal Savings & Loan

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2ND day of June, 2016, a copy of
the foregoing Notice of Appeal was mailed first-class, postage prepaid, to:

Carole Demillio, Esq.
People's Counsel for Baltimore County
The Jefferson Building
105 W. Chesapeake Ave., Suite 204
Towson, Maryland 21204


Adam Baker

21333



KEVIN KAMENETZ
County Executive

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

June 1, 2016

Adam Baker, Esq.
Whiteford, Taylor & Preston, LLP
8830 Stanford Boulevard
Suite 400
Columbia, Maryland 21045

Carole S. Demilio, Esq.
Deputy People's Counsel
Jefferson Building, Room 205
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No.: 2016-0219-X
Property: 9616 & 9618 Belair Road

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

Sincerely,

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

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(9616 & 9618 Belair Road)		
11 th Election District	*	OFFICE OF
5 TH Council District		
	*	ADMINISTRATIVE HEARINGS
Rosedale Federal Savings		
& Loan Association	*	FOR BALTIMORE COUNTY
Legal Owner		
	*	Case No. 2016-0219-X
Petitioner		
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Rosedale Federal Savings and Loan Association, legal owner. The Special Exception was filed pursuant to §204.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a Class B Office Building in the RO zone. Linda Muffoletto and Matt Bishop appeared in support of the petition. Adam Baker, Esq. represented the Petitioner. Carole Demilio, Deputy People's Counsel, attended the hearing, as did Stephen Davis, a neighbor. The hearing was held on May 26, 2016, at which time it was discovered Petitioner failed to post the property with the notice of hearing at least 20 days prior to the initial hearing date. As such, an additional hearing date (June 1, 2016) was scheduled to allow Petitioner to comply with the posting and advertisement requirements. Although both Ms. Demilio and Mr. Baker appeared, no interested citizens attended the June 1, 2016 hearing.

Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and Development Plans Review (DPR). The DOP indicated that it had no objection to the request, but that Petitioner must submit architectural elevations demonstrating coordination between the existing and proposed structures. In addition, DOP indicated that landscape and lighting plans must be submitted. DPR also indicated that

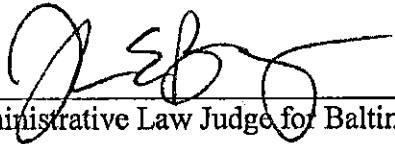
landscape and lighting plans are required. DPR noted the additional landscape requirements per B.C.Z.R. § 204.4.C.9 and requested that the opaque fence and 20 foot buffer be shown on the plan as required.

The subject property is 2.77 acres and is split-zoned BL and RO. The headquarters for Rosedale Federal is on the subject property. The Petitioner indicated the bank is continuing to grow, and would like to construct a new building on the site with accessory parking adjacent thereto. The building would be constructed in the BL and RO zoned portions of the property, and professional landscape architect Matt Bishop testified that no variances are required. The surface parking facility which would serve the new building is proposed for both the RO and BL zoned portions of the property. Through an Opinion and Order in Case No. 2016-0063-SPH, dated November 20, 2015, Petitioner previously obtained special hearing relief to permit business parking in a residential zone, per B.C.Z.R. §409.8.

Under Maryland law “the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone.” Schultz v. Pritts, 291 Md. 1, 22-23 (1981). In this case, Petitioner did not present any evidence to establish that the negative effects at this site would not be above and beyond those experienced at any other R.O. zoned property.

THEREFORE, IT IS ORDERED this 1st day of June, 2016 by this Administrative Law Judge, that the Petition for Special Exception pursuant to B.C.Z.R §204.3.B to approve a Class B Office Building in the RO zone, be and is hereby DENIED.

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



Administrative Law Judge for Baltimore
County



KEVIN KAMENETZ
County Executive

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

June 1, 2016

Adam Baker, Esq.
Whiteford, Taylor & Preston, LLP
8830 Stanford Boulevard
Suite 400
Columbia, Maryland 21045

Carole S. Demilio, Esq.
Deputy People's Counsel
Jefferson Building, Room 205
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
Case No.: 2016-0219-X
Property: 9616 & 9618 Belair Road

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(9616 & 9618 Belair Road)		
11 th Election District	*	OFFICE OF
5 TH Council District		
	*	ADMINISTRATIVE HEARINGS
Rosedale Federal Savings		
& Loan Association	*	FOR BALTIMORE COUNTY
Legal Owner		
	*	Case No. 2016-0219-X
Petitioner		
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Rosedale Federal Savings and Loan Association, legal owner. The Special Exception was filed pursuant to §204.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a Class B Office Building in the RO zone. Linda Muffoletto and Matt Bishop appeared in support of the petition. Adam Baker, Esq. represented the Petitioner. Carole Demilio, Deputy People's Counsel, attended the hearing, as did Stephen Davis, a neighbor. The hearing was held on May 26, 2016, at which time it was discovered Petitioner failed to post the property with the notice of hearing at least 20 days prior to the initial hearing date. As such, an additional hearing date (June 1, 2016) was scheduled to allow Petitioner to comply with the posting and advertisement requirements. Although both Ms. Demilio and Mr. Baker appeared, no interested citizens attended the June 1, 2016 hearing.

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ORDER RECEIVED FOR FILING

Date 6-1-16
By sen

landscape and lighting plans are required. DPR noted the additional landscape requirements per B.C.Z.R. § 204.4.C.9 and requested that the opaque fence and 20 foot buffer be shown on the plan as required.

The subject property is 2.77 acres and is split-zoned BL and RO. The headquarters for Rosedale Federal is on the subject property. The Petitioner indicated the bank is continuing to grow, and would like to construct a new building on the site with accessory parking adjacent thereto. The building would be constructed in the BL and RO zoned portions of the property, and professional landscape architect Matt Bishop testified that no variances are required. The surface parking facility which would serve the new building is proposed for both the RO and BL zoned portions of the property. Through an Opinion and Order in Case No. 2016-0063-SPH, dated November 20, 2015, Petitioner previously obtained special hearing relief to permit business parking in a residential zone, per B.C.Z.R. §409.8.

Under Maryland law “the appropriate standard to be used in determining whether a requested special exception use would have an adverse effect and, therefore, should be denied is whether there are facts and circumstances that show that the particular use proposed at the particular location proposed would have any adverse effects above and beyond those inherently associated with such a special exception use irrespective of its location within the zone.” Schultz v. Pritts, 291 Md. 1, 22-23 (1981). In this case, Petitioner did not present any evidence to establish that the negative effects at this site would not be above and beyond those experienced at any other R.O. zoned property.

THEREFORE, IT IS ORDERED this 1st day of June, 2016 by this Administrative Law Judge, that the Petition for Special Exception pursuant to B.C.Z.R §204.3.B to approve a Class B Office Building in the RO zone, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

2

Date 6-1-16

By Sen

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



Administrative Law Judge for Baltimore
County

ORDER RECEIVED FOR FILING

Date 6-1-16

By SEN

Sherry Nuffer

From: Sherry Nuffer
Sent: Wednesday, June 01, 2016 4:04 PM
To: Carole Demilio; 'abaker@wtplaw.com'
Subject: 2016-0219-X 9616 & 9618 Belair Road
Attachments: 20160601160456401.pdf

Attached please find Judge Beverungen's Order imposed in the above mentioned case.

Thank you,

Order
e-mailed
to Adam Baker
and Carole Demilio



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 9616 Belair Road & 9618 Belair Road

which is presently zoned RO

Deed References: 3812/001 & 28954/00318

10 Digit Tax Account # 1118049530 & 1111017100

Property Owner(s) Printed Name(s) Rosedale Federal Savings and Loan Association

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

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

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

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

PLEASE SEE ATTACHED

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

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Adam Baker

Name- Type or Print

Signature

8830 Stanford Boulevard, Suite 400, Columbia, MD

Mailing Address

City

State

21045

410-832-2052

acizek@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Rosedale Federal Savings and Loan Association

Thomas S. Wintz

Linda A. Muffalo

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

9616A Belair Road, Baltimore, MD

Mailing Address

City

State

21236

410-668-4400

Zip Code

Telephone #

Email Address

Representative to be contacted:

Adam Baker

Name - Type or Print

Signature

8830 Stanford Boulevard, Suite 400, Columbia, MD

Mailing Address

City

State

21045

410-832-2052

abaker@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0219-X Filing Date 3/15/2016

Do Not Schedule Dates:

Reviewer JNP

PETITION FOR ZONING HEARING
9616 & 9618 Belair Road

Special Exception Relief Requested:

1. Special Exception pursuant to Section 204.3.B. of the Baltimore County Zoning Regulations to permit a Class B Office Building in the RO zone.

2193268

Zoning description for Special Exception:
9616 and 9618 Belair Road

Beginning at a point located on the west side of Belair Road which has a right of way width of 75' at the distance of 126' southwest of the centerline of the nearest improved intersecting street Glen Park Road which has a right of way width of 60' **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

North 53 degrees 10 minutes 44 seconds West, 180.85' to a point; South 39 degrees 58 minutes 18 seconds West, 99.84' to a point, South 51 degrees 1 minute 48 seconds East, 176.91' to a point, North 41 degrees 53 minutes 18 seconds East, 106.75' to a point and place of beginning.

Containing an area of 18,467 square feet or 0.42 acres of land, more or less and being located in the 11th Election District and 5th Council District of Baltimore County Maryland.



2016-0219-X



KEVIN KAMENETZ
County Executive

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

April 6, 2016

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0219-X

9616 & 9618 Belair Road

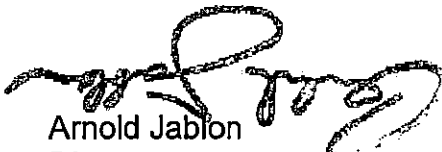
NW/s Belair Road, 126 ft. SW of Glen Park Road

11th Election District – 5th Councilmanic District

Legal Owners: Rosedale Federal Savings & Loan Association, Thomas Wintz, Linda Muffoletto

Special Exception to permit a Class B Office Building in the RO zone.

Hearing: Thursday, May 26, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Adam Baker, 8830 Stanford Blvd. Ste. 400, Columbia 21045
Mr. Wintz, Ms. Muffoletto, 9616A Belair Road, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 6, 2016.**
- (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.



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 4154645

Sold To:

Whiteford-Taylor & Preston LLP - CU00187154
1 W Pennsylvania Ave Ste 300
TOWSON, MD 21204

Bill To:

Whiteford-Taylor & Preston LLP - CU00187154
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:

May 05, 2016

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: # 2016-0219X
9616 & 9618 Belair Road
NW/s Belair Road, 126 ft. SW of Glen Park Road
11th Election District - 5th Councilmanic District
Legal Owner(s) Rosedale Federal Savings & Loan Association, Thomas Wintz, Linda Muffoletto

Special Exception: to permit a Class B Office Building in the RO zone.

Hearing: Thursday, May 26, 2016 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.

5/036 May 5 4154645

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/11/2016

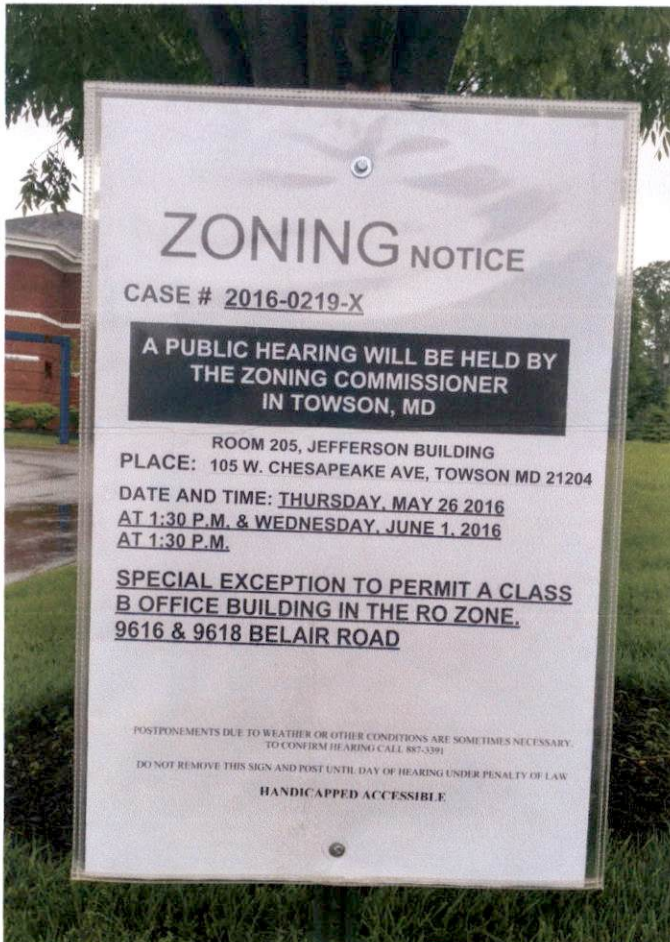
Case Number: 2016-0219-X

Petitioner / Developer: ADAM D. BAKER, ESQ. ~ MR. WINTZ ~
MS MUFFOLETTO

Date of Hearing (Closing): MAY 26, 2016 & JUNE 1, 2016

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:
9616 & 9618 BELAIR ROAD

The sign(s) were posted on: MAY 11, 2016



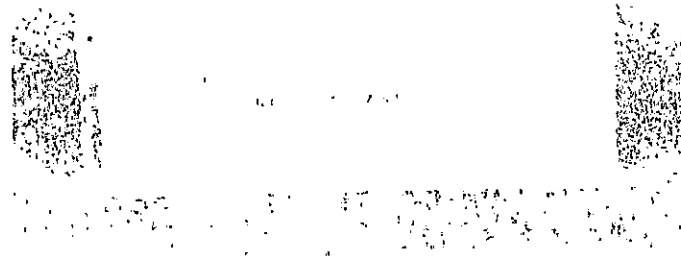
Linda O'Keefe
(Signature of Sign Poster)

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)



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0219-X

Petitioner: Rosedale Federal Savings and Loan Association

Address or Location: 9616-9618 Belair Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Baker

Address: Whitford Taylor & Preston, LLP
1 W. PENNSYLVANIA AVE, STE 300
TOWSON, MD 21204

Telephone Number: 410-832-2052

**CASHIER'S
VALIDATION**

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

No. **134711**
 Date: **3/15/2016**

PAID RECEIPT

2016-03-15 10:04 AM 100 000
 177206 2 00.00 110.00 1
 600 000000 100000
 100000 000000 100000 0000
 5 500000000000000000000000
 100 131711
 Budget 100 1000.00
 1000.00 100 1000 00
 Baltimore County, MD, USA

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				500.00
Total:								500.00

Rec From: **Whitford, Taylor & Preston**
 For: **Special Emission 9615-9618 Belair Road**
2016-02-14 (Rescheduled bill Savings & Loan Assoc.)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
9616 & 9618 Belair Road; W/S Belair Road,	*	OF ADMINISTRATIVE
126' SW of c/line Glen Park Road	*	HEARINGS FOR
11 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): Rosedale Federal Savings	*	
& Loan Association	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-219-X

* * * * *

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
MAR 24 2016

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, 2016, a copy of the foregoing Entry of Appearance was mailed to Adam Baker, Esquire, Whiteford, Taylor & Preston, LLP, 8830 Stanford Boulevard, Suite 400, Columbia, Maryland 21045, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 9616-9618 BELAIR RD
CASE NUMBER 2016-219-X
DATE MAY 26, 2016

[illegible]

2016-219-X

CASE NUMBER

DATE _____

2016-219-X

E - MAIL

SCD OCY 2 yaho. Com



KEVIN KAMENETZ
County Executive

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

May 18, 2016

Rosedale Federal Savings and Loan Association
Thomas S Wintz & Linda A Muffoletto
9616 A Belair Road
Baltimore MD 21236

RE: Case Number: 2016-0219 X, Address: 9616 & 9618 Belair Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 15, 2016. 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
Adam Baker, 8830 Stanford Boulevard, Suite 400, Columbia MD 21045

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/21/16

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 2016-0219-X

Special Exception
Rosedale Federal Savings & Loan Association
9616 & 9618 Belair Road
US 1

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3/21/16. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Exception Case Number 2016-0219-X.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: April 13, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-219

INFORMATION:

Property Address: 9616, 9618 Belair Road
Petitioner: Rosedale Federal Savings and Loan Association
Zoning: RO
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception to permit a Class B Office Building in the RO zone.

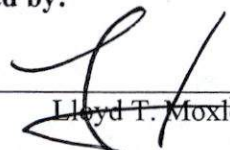
The site was a subject of a previous zoning case, 2016-063-SPH, for a Special Hearing to determine whether or not the Zoning Commissioner should approve accessory parking in a residential (RO) zone to support a commercial (BL) zone. The Department is not in support of that petition, which is pending the Board of Appeals decision.

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

- Any Development Plan submitted to Baltimore County for approval must be supported by full architectural elevations demonstrating coordination between the existing and proposed structures in terms of materials and color. The development must also be supported by a Landscape and Lighting Plan subject to approval by the Baltimore County Landscape Architect. Said landscape plan will provide adequate vegetative screening along the northernmost tract boundary to mitigate any impacts the proposal may have on the residential properties immediately adjacent to the north.

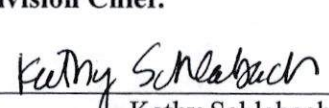
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Adam Baker, Whiteford, Taylor & Preston

Date: April 13, 2016
Subject: ZAC #16-219
Page 2

Ngoné Seye-Diop
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 13, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-219

APR 14 2016

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Property Address: 9616, 9618 Belair Road
Petitioner: Rosedale Federal Savings and Loan Association
Zoning: RO
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a Special Exception to permit a Class B Office Building in the RO zone.

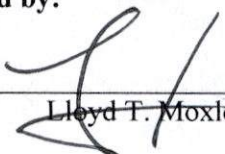
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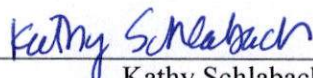
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For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Adam Baker, Whiteford, Taylor & Preston

Date: April 13, 2016
Subject: ZAC #16-219
Page 2

Ngoné Seye-Diop
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

MAR 25 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0219-X
Address 9616-9618 Belair Road
(Rosedale Federal Savings and Loan
Association Property)

Zoning Advisory Committee Meeting of March 28, 2016.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 03-25-2016

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 28, 2016
Item No. 2016-0219

DATE: March 28, 2016

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

BCZR 204.4.C.9. Specifies additional Landscape requirements. The plan does not clearly show an opaque fence (9.a) or 20' buffer (9.c) as required, so must be revised. Since the proposed building is greater than 50% of the existing building, the entire site must come into conformance with current landscape & lighting standards.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0219- 03282016.doc

GLEN PARK ROAD

BAKER LANE

BELAIR ROAD U.S. ROUTE 1

PLAN

SCALE: 1"=30'

OWNER / APPLICANT / DESIGN CONSULTANT:

- THOMAS S. WINTZ Sr. (PRESIDENT & CEO)
ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
8616A BELAIR ROAD
BALTIMORE, MARYLAND 21236
PHONE: 410-668-4400
- PLAN PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST JOPPA ROAD
SUITE 505, TOWSON, MARYLAND 21286
MATHEW BISHOP, P.L.A. LEED AP

SITE DATA:

- EXISTING ZONING: BL (BUSINESS LOCAL), RO (RESIDENTIAL OFFICE)
- NET ACREAGE: 2.34 AC ± (102,292 S.F.)
- GROSS ACREAGE: 2.77 AC ± (120,866 S.F.)
- PROPOSED USE: COMMERCIAL (BANK HEADQUARTERS)
- EXISTING LAND USE: COMMERCIAL (BANK AND GENERAL OFFICE)
- PROPERTY INFORMATION
- EXISTING PREMISE ADDRESS: 9616 BELAIR ROAD AND 9618 BELAIR ROAD
- TAX ACCOUNT NUMBERS: 1118049530, 1111017100
- DEED REFERENCE: 3812/001, 28954/00318
- COUNCILMANIC DISTRICT: 5
- ELECTION DISTRICT: 11
- CENSUS TRACT: 411406
- ADP MAP LOCATION: 2904
- ZONING MAP REFERENCE: 072B1, 06383
- GIS TILE: 0072
- TAX MAP: 0212, 0931
- PARCEL: LOWER GUNPOWDER FALLS, BIRD RIVER
- WATERSHED: PERRY HALL / WHITE MARSH
- REGIONAL PLANNING DISTRICT: PERRY HALL / WHITE MARSH
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE IS SERVED BY PUBLIC SEWER AND WATER AND IS INSIDE URD.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS, SEPTIC FIELDS OR UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS EXISTING ON THE SITE.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL, SITE AND PUBLIC STREETS
- THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE SPECIAL HEARING REQUEST AREA.
- THERE ARE NO KNOWN BUILDINGS, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- AMENITY OPEN SPACE: BL NOT REQUIRED

RO= 7% OF THE INTERIOR OF THE PARKING LOT, NOT INCLUDING SETBACK AND BUFFER AREA REQUIREMENTS, SHALL BE PERVIOUS LAND AREA IN
(5,510 S.F. X .07)= 0.01 ACRES

BL ZONE SETBACKS:

- MIN. FRONT YARD SETBACK= FOR COMMERCIAL BUILDINGS THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 10 FT. FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FT. FROM THE CENTER LINE OF THE STREET, EXCEPT AS SPECIFIED IN SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- MINIMUM SIDE YARD SETBACKS = FOR COMMERCIAL BUILDINGS, NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FEET IN WIDTH.
- MINIMUM REAR YARD SETBACK= FOR COMMERCIAL BUILDINGS, NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET

BL SETBACKS (TO PROPERTY LINE)	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	10'	N/A
SIDE YARD BUILDING SETBACK	10'	24'+
REAR YARD BUILDING SETBACK	20'	117'+

FLOOR AREA RATIO: MAXIMUM PERMITTED FAR= 3.0
PROVIDED= 0.214

RO ZONE SETBACKS:

- MINIMUM FRONT YARD SETBACK= 25 FEET OR THE AVERAGE OF THE SETBACKS OF THE ADJACENT STRUCTURES, WHICHEVER IS LESS
- MINIMUM SIDE YARD SETBACKS = MINIMUM SIDE YARD SETBACKS: 10 FEET, EXCEPT IF THE ADJACENT PROPERTY IS PREDOMINANTLY RESIDENTIALLY ZONED, RESIDENTIALLY USED, OR IS ADJACENT TO A RESIDENTIAL STREET, IN WHICH CASE THE SETBACK SHALL BE 20 FEET.
- MINIMUM REAR YARD SETBACK= 30 FEET

RO SETBACKS (TO PROPERTY LINE)	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	25'	105'+
SIDE YARD BUILDING SETBACK	10'	31'+
REAR YARD BUILDING SETBACK	30'	N/A

FLOOR AREA RATIO: MAXIMUM PERMITTED FAR= 0.33
PROVIDED= 0.33

PARKING CALCULATIONS

EXISTING BUILDING:	
BANK-	3.3 SPACES PER 1,000 S.F.
3,290 S.F. = 11 SPACES (3,290 SF X 3.3 /1000 SF = 11 SPACES)	
GENERAL OFFICE SPACE (BLDG. #1)-	3.3 SPACES PER 1,000 S.F.
3,598 S.F. = 12 SPACES	
GENERAL OFFICE SPACE (BLDG. #2)-	GENERAL OFFICE SPACE- 3.3 SPACES PER 1,000 S.F.
14,238 S.F. = 47 SPACES	
GENERAL OFFICE SPACE (BLDG. #3)-	GENERAL OFFICE SPACE- 3.3 SPACES PER 1,000 S.F.
10,276 S.F. = 34 SPACES	

TOTAL SPACES REQUIRED: 104 PARKING SPACES

EXISTING PARKING SPACE- 68

NEW PARKING SPACES-36

TOTAL PARKING PROVIDED: 104 SPACES
-INCLUDES 5 HANDICAPPED SPACES
(1 SPACE VAN ACCESSIBLE)

OWNER / DEVELOPER

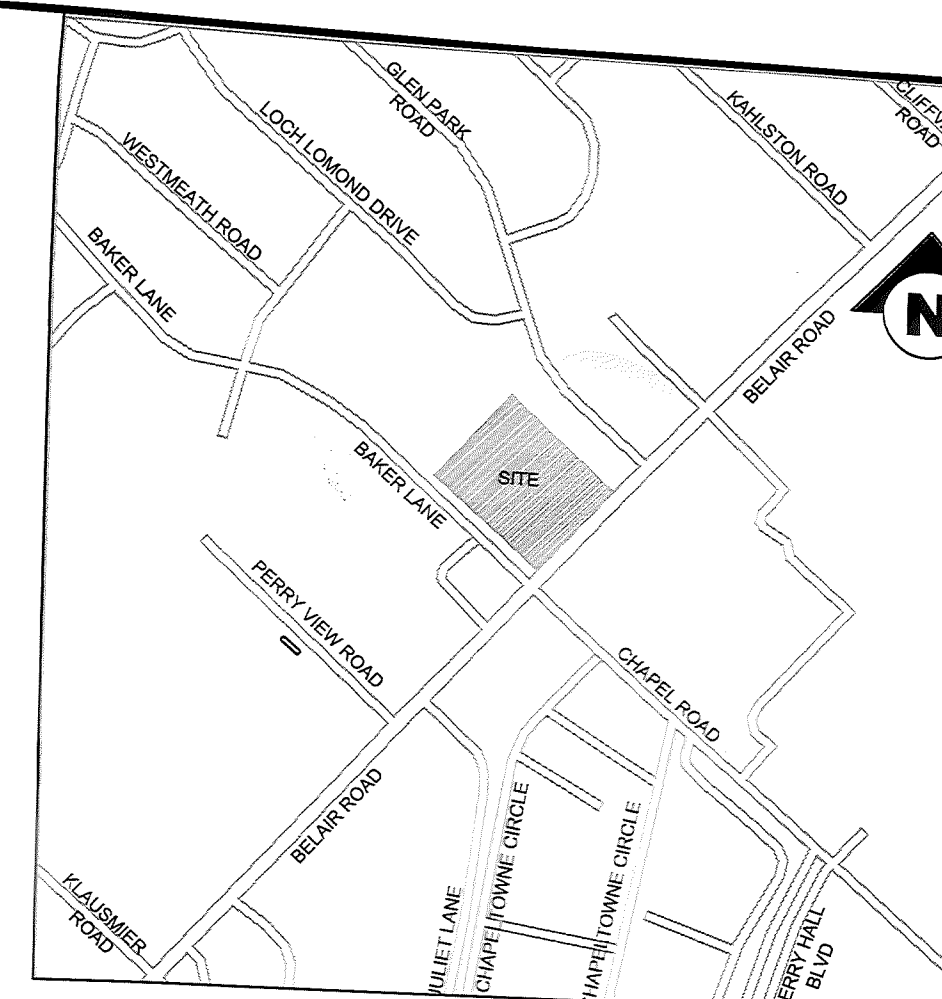
ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
9616-A BELAIR ROAD
BALTIMORE, MARYLAND 21236
PHONE: 410-668-4400
ATTN: THOMAS S. WINTZ Sr. (PRESIDENT & CEO)

DESIGN & DRAWING BASED ON

MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1981)
NAVD 88 - VERTICAL

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/20/2016



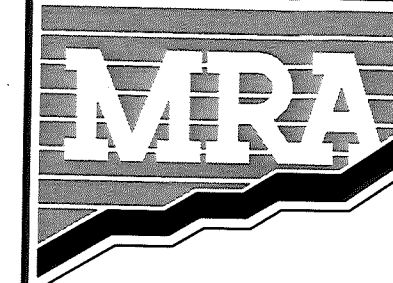
VICINITY MAP

SCALE: 1"=500'

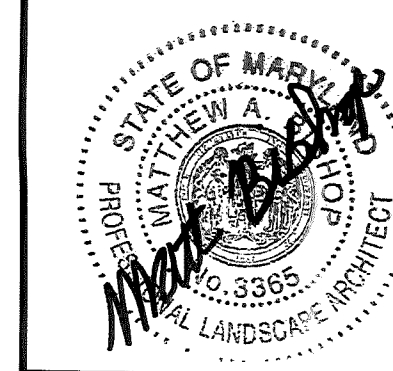
LEGEND

- EX. PROPERTY BOUNDARY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. ZONING LINE
- EX. BUILDING
- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- EX. CURB
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. FENCE
- EX. SOILS LINE
- EX. SANITARY SEWER
- EX. WATER
- EX. STORM DRAIN
- EX. GAS
- EX. U/G ELECTRIC
- EX. OVERHEAD ELECTRIC/UTILITY POLE
- EX. VEGETATION
- EX. ADA ACCESSIBLE
- EX. OVERHEAD POLE
- EX. LIGHT POLE
- EX. FIRE HYDRANT
- PR. CURB & GUTTER

CASE NO. 2016-0219-X



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
WWW.MRAGTA.COM



PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION HEADQUARTERS ANNEX FOR ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

DATE	REVISIONS	JOB NO.	18558X01
		SCALE:	AS SHOWN
		DATE:	03/14/2016
		DRAWN BY:	NCR
		DESIGN BY:	MAB
		REVIEW BY:	MAB
		SHEET:	01 OF 02

PETITIONER'S

EXHIBIT NO. 1A

11TH ELECTION DISTRICT

9616 & 9618 BELAIR ROAD

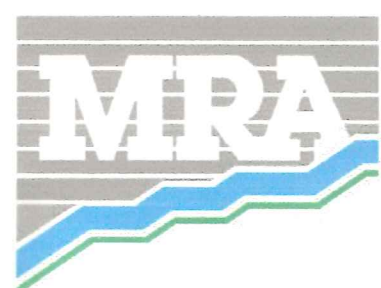
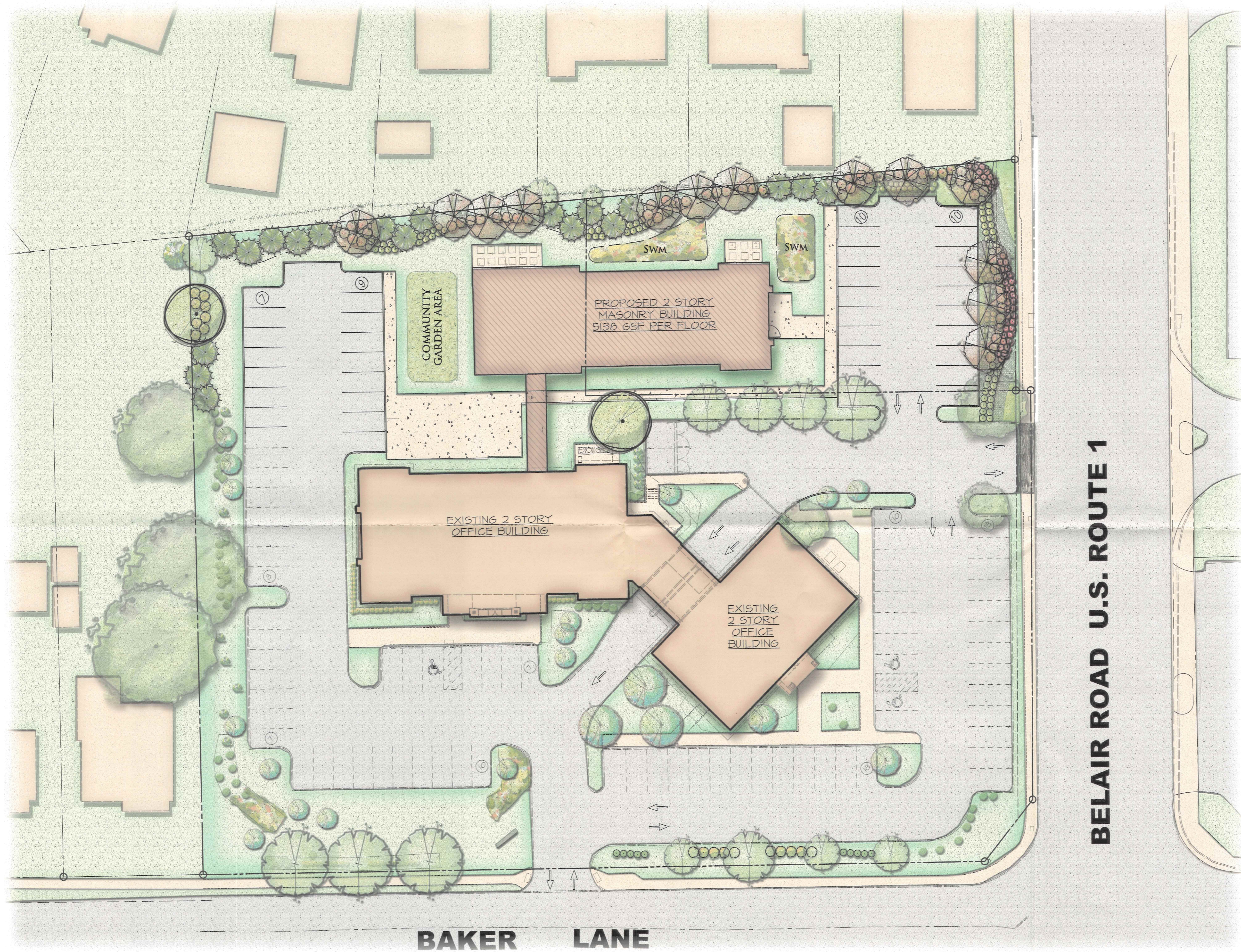
PERRY HALL, MARYLAND

5TH COUNCILMANIC DISTRICT

ZONING HISTORY:

- CASE NO.: R-1959-4798-X
PETITION FOR RECLASSIFICATION FROM AN "R-6" TO A "B-L" ZONE AND SPECIAL EXCEPTION FOR GASOLINE FILLING STATION WAS DENIED ON DECEMBER 2, 1959.
- CASE NO.: R-1960-4995
PETITION FOR RECLASSIFICATION FROM AN "R-6" TO A "B-L" ZONE WAS WITHDRAWN ON JUNE 20, 1960.
- CASE NO.: R-1960-5096
PETITION FOR RECLASSIFICATION FROM AN "R-6" TO A "B-L" ZONE WAS WITHDRAWN ON SEPTEMBER 26, 1960.
- CASE NO.: R-1961-5238-X
APRIL 19, 1961 PROPERTY WAS RECLASSIFIED FROM AN "R-6" TO A "B-L" ZONE AND A SPECIAL EXCEPTION FOR OFFICES.
- CASE NO.: 1968-0211-A
MARCH 18, 1968 A VARIANCE WAS GRANTED TO PERMIT A SIDE YARD SETBACK OF 21' INSTEAD OF THE REQUIRED 25' ALONG THE S 45 DEGREES 13 MINUTES EAST PROPERTY LINE.
- CASE NO.: 2016-063-SPH
SPECIAL HEARING REQUEST TO APPROVE ACCESSORY PARKING IN A RESIDENTIAL (RO) ZONE TO SUPPORT A COMMERCIAL USE IN A COMMERCIAL (BL) ZONE. ONGOING PENDING BOARD OF APPEALS DECISION.

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



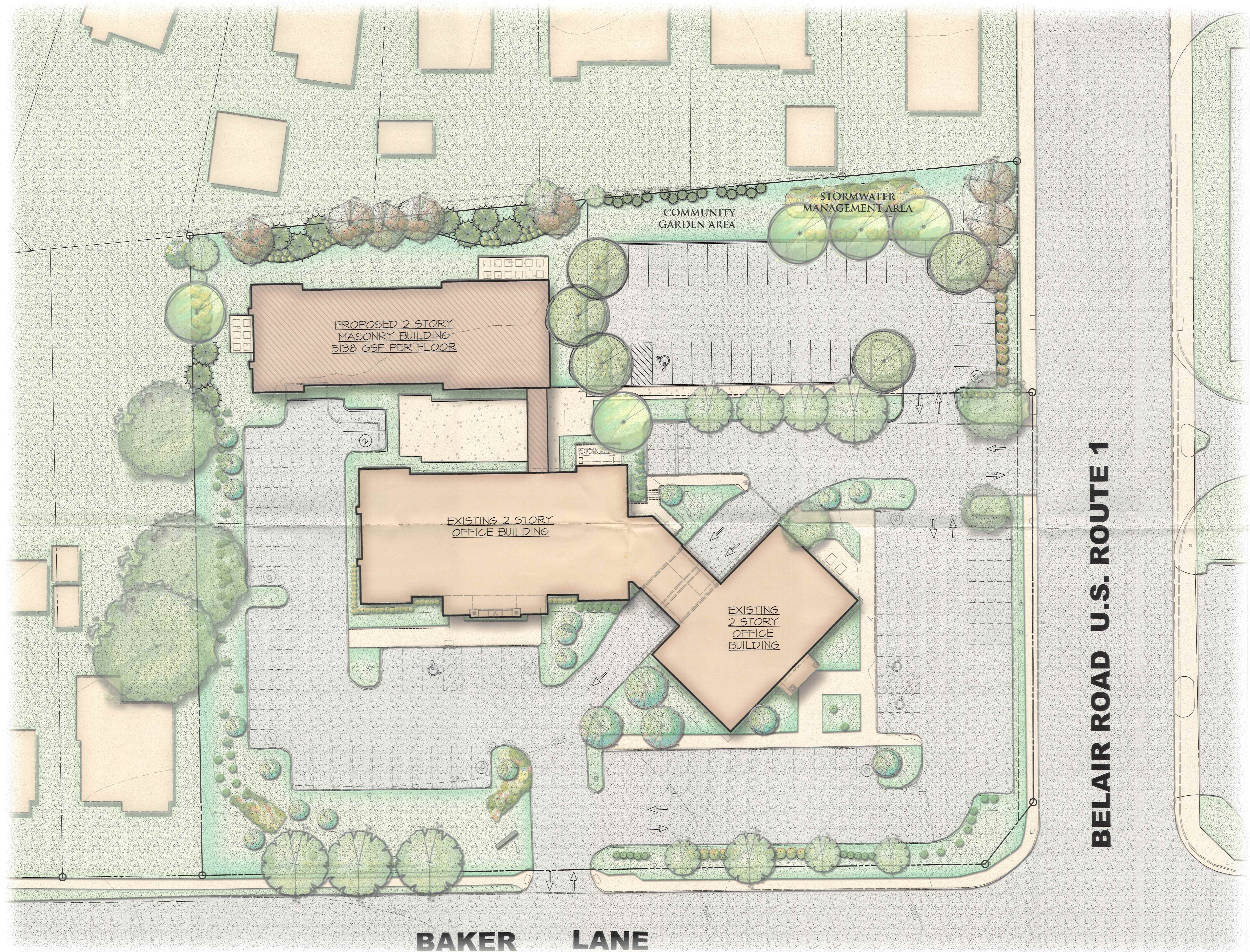
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

PLAN B

HEADQUARTERS ANNEX FOR ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
ILLUSTRATIVE SITE PLAN
(SCALE: 1"=20')

PETITIONER'S

EXHIBIT NO. 13



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

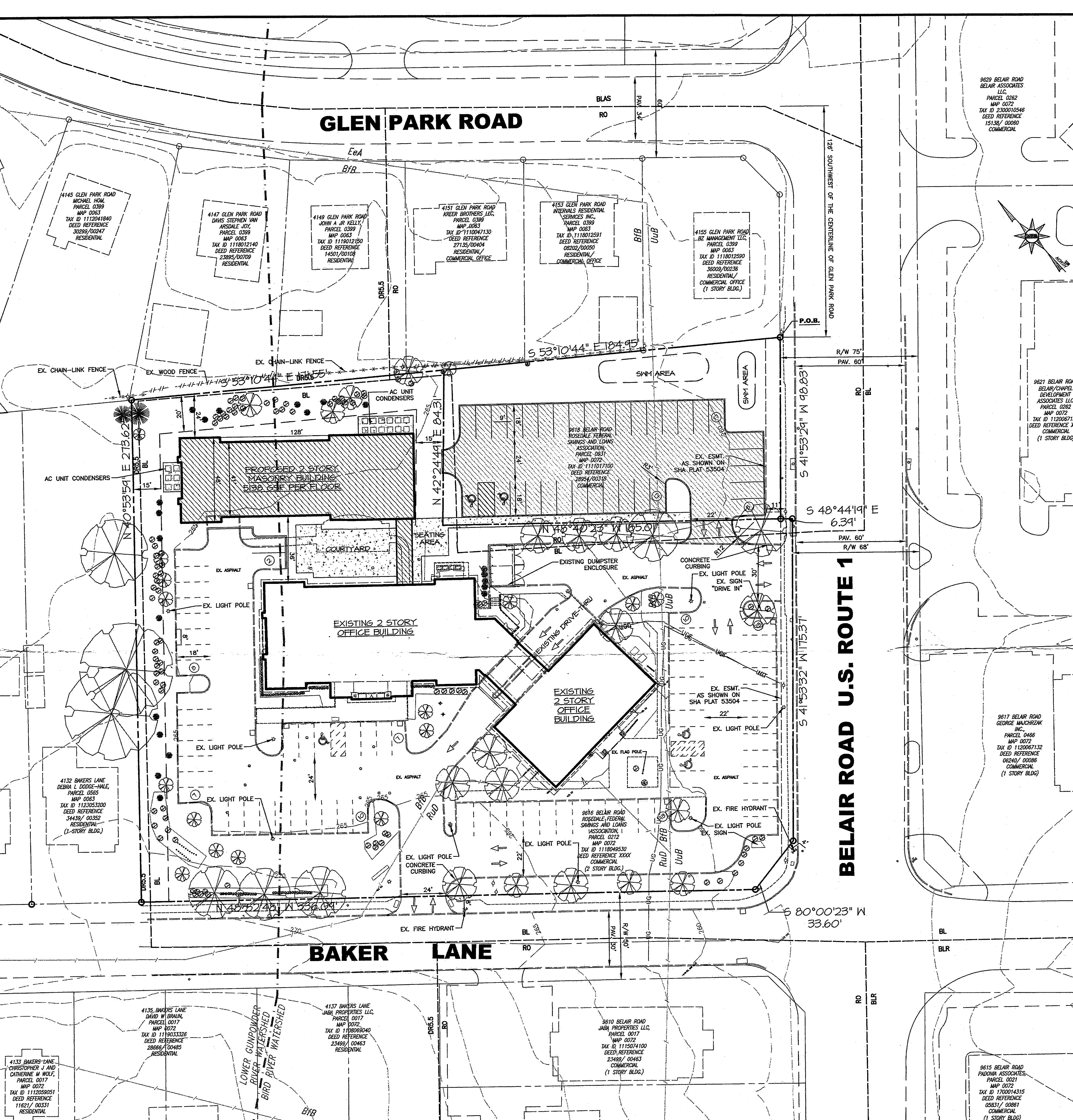
HEADQUARTERS ANNEX FOR ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

PLAN A

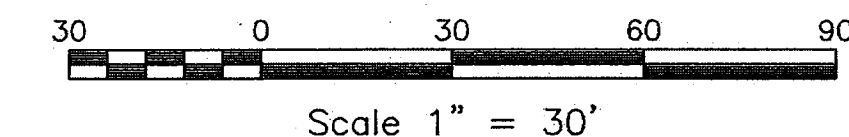
ILLUSTRATIVE SITE PLAN
(SCALE: 1"=20')

PETITIONER'S

EXHIBIT NO. 26



PLAN
SCALE: 1"=30'



ZONING HISTORY:
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OWNER / APPLICANT / DESIGN CONSULTANT:

- THOMAS S. WINTZ Sr. (PRESIDENT & CEO)
ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
9616 BELAIR ROAD
BALTIMORE, MARYLAND 21236
PHONE: 410-668-4400
- PLAN PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST JOPPA ROAD
SUITE 505, TOWSON, MARYLAND 21286
ATTN: MATTHEW BISHOP, PLA, LEED AP

SITE DATA:

- EXISTING ZONING: BL (BUSINESS LOCAL), RO (RESIDENTIAL OFFICE)
- NET ACREAGE: 2.34 AC ± (102,292 S.F.)
- GROSS ACREAGE: 2.77 AC ± (120,869 S.F.)
- PROPOSED USE: COMMERCIAL (BANK HEADQUARTERS)
- EXISTING LAND USE: COMMERCIAL (BANK AND GENERAL OFFICE)
- PROPERTY INFORMATION
 - EXISTING PREMISE ADDRESS: 9616 BELAIR ROAD AND 9618 BELAIR ROAD
 - TAX ACCOUNT NUMBERS: 118049530, 1111017100
 - DEED REFERENCE: 3812/001, 28954/ 00318
 - COUNCILMANIC DISTRICT: 5
 - ELECTION DISTRICT: 11
 - CENSUS TRACT: 411406
 - ADC MAP LOCATION: 2904
- ZONING MAP REFERENCE:
 - GIS TILE: 07281, 06383
 - TAX MAP: 0072
 - PARCEL: 0212, 0931
 - WATERSHED: LOWER GUNPOWDER FALLS, BIRD RIVER
 - REGIONAL PLANNING DISTRICT: PERRY HALL / WHITE MARSH
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS SERVED BY PUBLIC SEWER AND WATER AND IS INSIDE URDL.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS, SEPTIC FIELDS OR UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
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- THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE SPECIAL HEARING REQUEST AREA.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- AMENITY OPEN SPACE: BL NOT REQUIRED
RO= 7% OF THE INTERIOR OF THE PARKING LOT, NOT INCLUDING SETBACK AND BUFFER AREA REQUIREMENTS. SHALL BE PERVIOUS LAND AREA IN ASSOCIATION WITH PLANTINGS
REQUIRED: (9,914 S.F. X .07)= 0.01 ACRES
PROVIDED: 0.04 ACRES

BL ZONE SETBACKS:

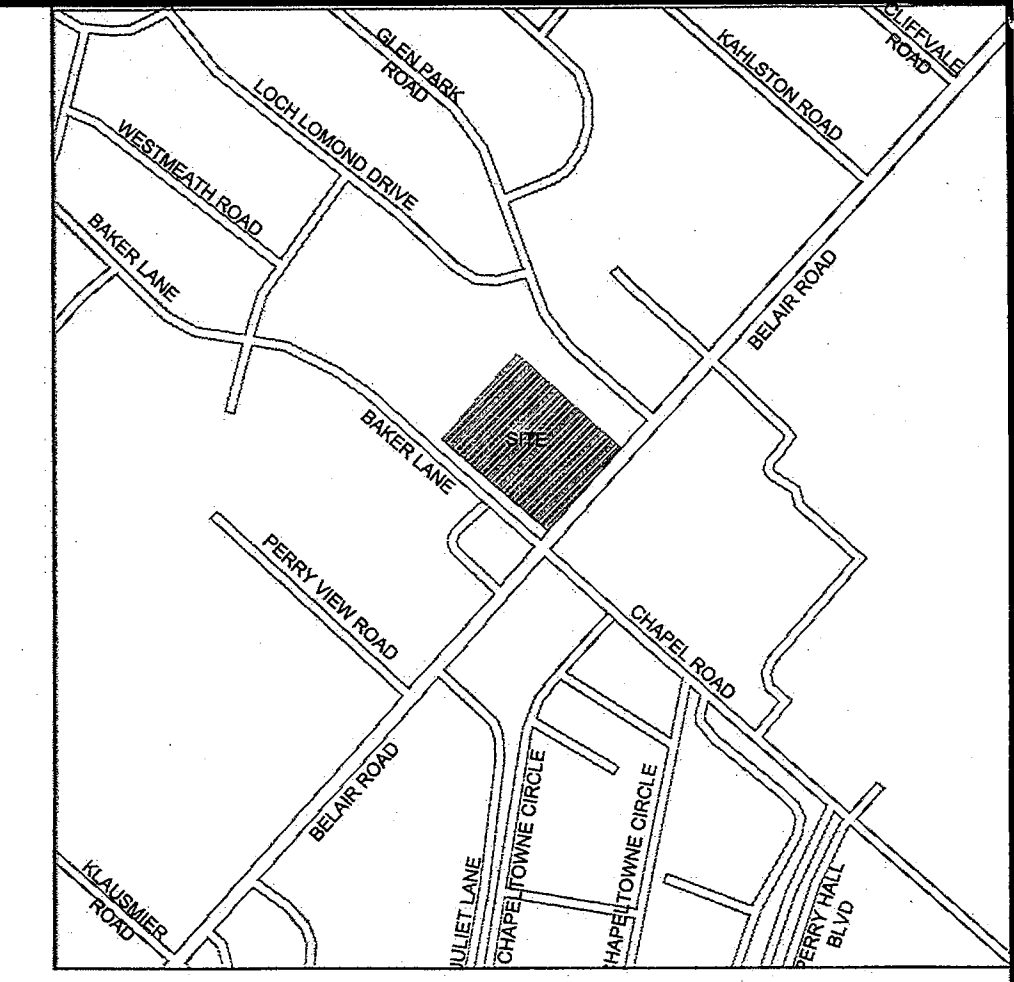
- MIN. FRONT YARD SETBACK= FOR COMMERCIAL BUILDINGS THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 10 FT. FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FT. FROM THE CENTER LINE OF THE STREET, EXCEPT AS SPECIFIED IN SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- MINIMUM SIDE YARD SETBACKS = FOR COMMERCIAL BUILDINGS, NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FEET IN WIDTH.
- MINIMUM REAR YARD SETBACK= FOR COMMERCIAL BUILDINGS, NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET DEEP

BL SETBACKS (TO PROPERTY LINE)	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	10'	N/A
SIDE YARD BUILDING SETBACK	10'	15'+
REAR YARD BUILDING SETBACK	20'	20'+

FLOOR AREA RATIO: MAXIMUM PERMITTED FAR= 3.0
PROVIDED= (26,264 / 120,869) = 0.22

PARKING CALCULATIONS

PARKING REQUIRED:
EXISTING BUILDING:
BANK- 3.3 SPACES PER 1,000 S.F.
3,290 S.F. = 11 SPACES (3,290 SF X 3.3 / 1000 SF = 11 SPACES)
GENERAL OFFICE SPACE (BLDG. #1)- 3.3 SPACES PER 1,000 S.F.
3,598 S.F. = 12 SPACES
GENERAL OFFICE SPACE (BLDG. #2)- GENERAL OFFICE SPACE- 3.3 SPACES PER 1,000 S.F.
14,238 S.F. = 47 SPACES
GENERAL OFFICE SPACE (BLDG. #3) GENERAL OFFICE SPACE- 3.3 SPACES PER 1,000 S.F.
10,276 S.F. = 34 SPACES
TOTAL SPACES REQUIRED: 104 PARKING SPACES
EXISTING PARKING SPACE- 68
NEW PARKING SPACES-36
TOTAL PARKING PROVIDED: 104 SPACES
-INCLUDES 5 HANDICAPPED SPACES
(1 SPACE VAN ACCESSIBLE)

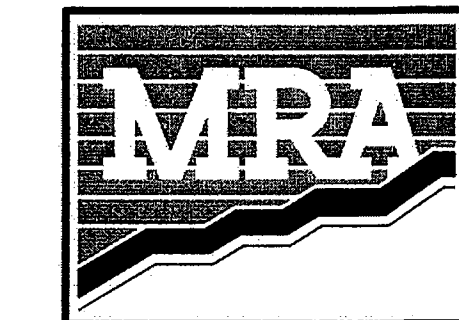


VICINITY MAP
SCALE: 1"=500'

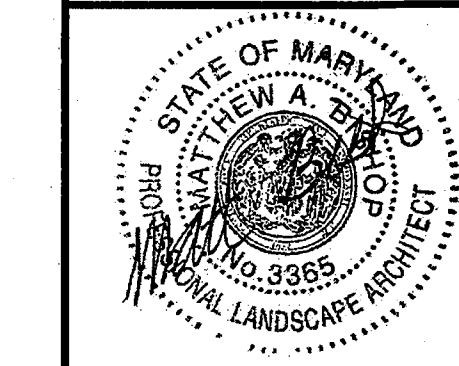
LEGEND

- EX. PROPERTY BOUNDARY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. ZONING LINE
- EX. BUILDING
- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
- EX. CURB
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. FENCE
- EX. SOILS LINE
- EX. SANITARY SEWER
- EX. WATER
- EX. STORM DRAIN
- EX. GAS
- EX. U/G ELECTRIC
- EX. OVERHEAD ELECTRIC/UTILITY POLE
- EX. VEGETATION
- EX. ADA ACCESSIBLE
- EX. OVERHEAD POLE
- EX. LIGHT POLE
- EX. FIRE HYDRANT
- PR. CURB & GUTTER

CASE NO. 2016-63-SPH



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1890
FAX: (410) 821-1748
WWW.MRAGTA.COM



PLAN TO ACCOMPANY SPECIAL HEARING PETITION HEADQUARTERS ANNEX FOR ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

DATE	REVISIONS	JOB NO.:	18558X01
		SCALE:	AS SHOWN
		DATE:	08/17/2015
		DRAWN BY:	NCR
		DESIGN BY:	MAB
		REVIEW BY:	MAB
		SHEET:	01 OF 01

OWNER / DEVELOPER

ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
9616-A BELAIR ROAD
BALTIMORE, MARYLAND 21236
PHONE: 410-668-4400
ATTN: THOMAS S. WINTZ Sr. (PRESIDENT & CEO)

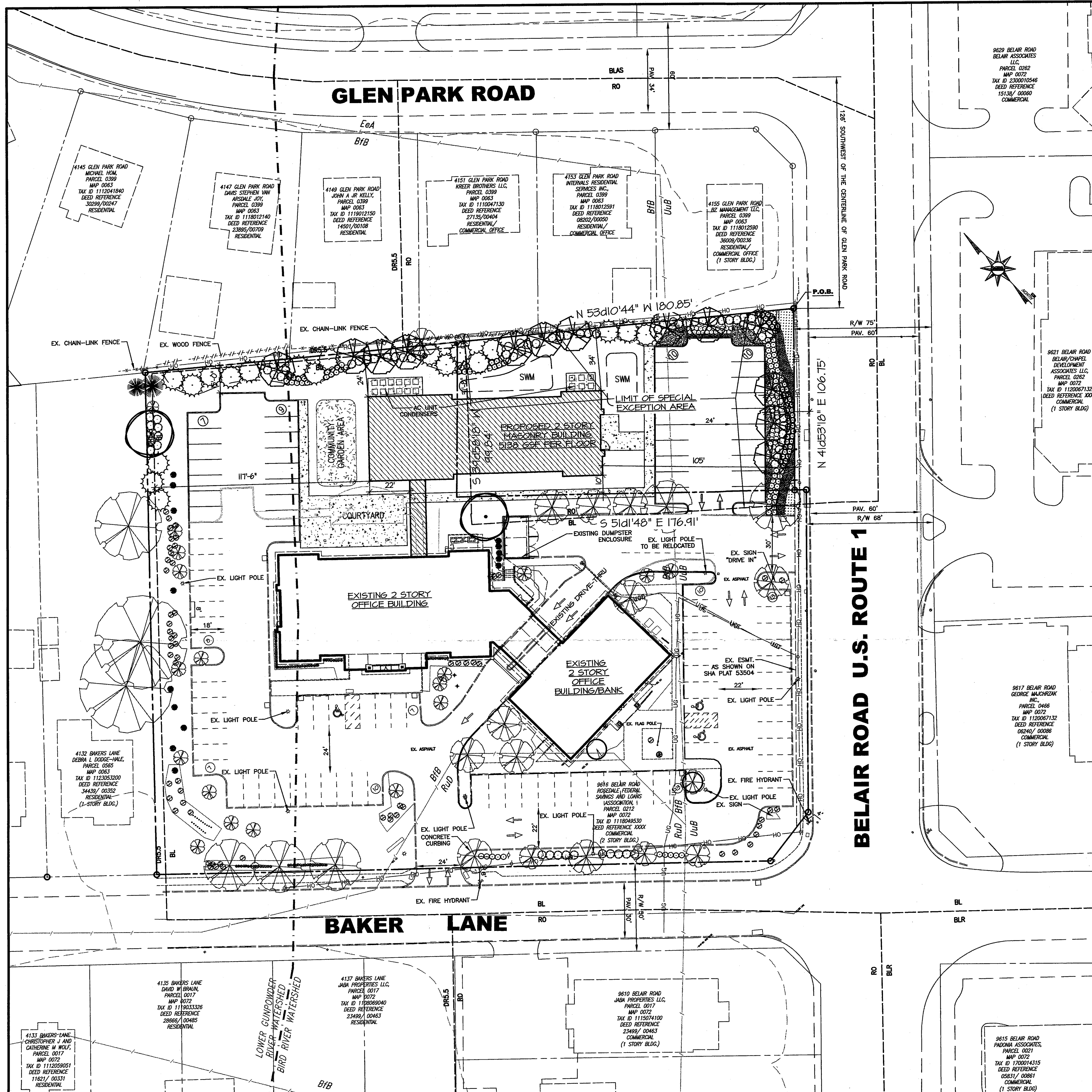
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (1991)
NAVD 88 - VERTICAL

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/20/2016

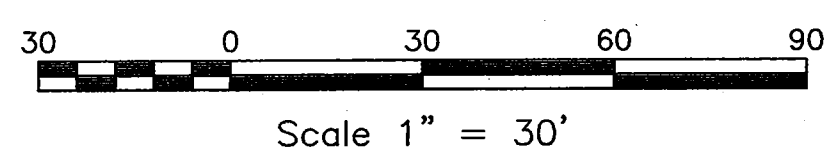
PETITIONER'S

EXHIBIT NO. 2



ZONING HISTORY:
CASE NO. R-1959-4798-X
PETITION FOR RECLASSIFICATION FROM AN "R-6" TO A "B-L" ZONE AND SPECIAL EXCEPTION FOR GASOLINE FILLING STATION WAS DENIED ON DECEMBER 2, 1959.
CASE NO. R-1960-4995
PETITION FOR RECLASSIFICATION FROM AN "R-6" TO A "B-L" ZONE WAS WITHDRAWN ON JUNE 20, 1960.
CASE NO. R-1960-5096
PETITION FOR RECLASSIFICATION FROM AN "R-6" TO A "B-L" ZONE WAS WITHDRAWN ON SEPTEMBER 26, 1960.
CASE NO. R-1961-5238-X
APRIL 19, 1961 PROPERTY WAS RECLASSIFIED FROM AN "R-6" TO A "B-L" ZONE AND A SPECIAL EXCEPTION FOR OFFICES.
CASE NO. 1968-0211-A
MARCH 18, 1968 A VARIANCE WAS GRANTED TO PERMIT A SIDE YARD SETBACK OF 21' INSTEAD OF THE REQUIRED 25' ALONG THE S 45 DEGREES 13 MINUTES EAST PROPERTY LINE.
CASE NO. 2016-063-SPH
SPECIAL HEARING REQUEST TO APPROVE ACCESSORY PARKING IN A RESIDENTIAL (RO) ZONE TO SUPPORT A COMMERCIAL USE IN A COMMERCIAL (BL) ZONE. ONGOING PENDING BOARD OF APPEALS DECISION.

PLAN
SCALE: 1"=30'



THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

OWNER / APPLICANT / DESIGN CONSULTANT:

- THOMAS S. WINTZ Sr. (PRESIDENT & CEO)
ROSDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
9616 BELAIR ROAD
BALTIMORE, MARYLAND 21236
PHONE: 410-668-4400
- PLAN PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST JOPPA ROAD
SUITE 505, TOWSON, MARYLAND 21286
MATHEW BISHOP, P.E., LEED AP

SITE DATA:

- EXISTING ZONING: BL (BUSINESS LOCAL), RO (RESIDENTIAL OFFICE)
- NET ACREAGE: 2.34 AC ± (102,292 S.F.)
- GROSS ACREAGE: 2.77 AC ± (120,869 S.F.)
- PROPOSED USE: COMMERCIAL (BANK HEADQUARTERS)
- EXISTING LAND USE: COMMERCIAL (BANK AND GENERAL OFFICE)
- PROPERTY INFORMATION:
 - EXISTING PREMISE ADDRESS: 9616 BELAIR ROAD AND 9618 BELAIR ROAD
 - TAX ACCOUNT NUMBERS: 1110046530, 1111017100
 - DEED REFERENCE: 3812/001, 28954/ 00318
 - COUNCILMANIC DISTRICT: 5
 - ELECTION DISTRICT: 11
 - CENSUS TRACT: 411406
 - ADC MAP LOCATION: 2904
- ZONING MAP REFERENCE:
 - GIS TILE: 072B1, 063B3
 - GIS TILE: 0072
 - TAX MAP: 0212, 0931
 - WATERSHED: LOWER GUNPOWDER FALLS, BIRD RIVER
 - REGIONAL PLANNING DISTRICT: PERRY HALL/ WHITE MARSH
- THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THE SITE IS SERVED BY PUBLIC SEWER AND WATER AND IS INSIDE UOPL
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS
- THERE ARE NO KNOWN EXISTING WELLS, SEPTIC FIELDS OR UNDERGROUND STORAGE TANKS ON THIS PROPERTY
- THERE ARE NO KNOWN HAZARDOUS MATERIALS EXISTING ON THE SITE
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS
- THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE SPECIAL HEARING REQUEST AREA
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY
- SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL
- AMENITY OPEN SPACE: BL NOT REQUIRED
RO = 7% OF THE INTERIOR OF THE PARKING LOT, NOT INCLUDING SETBACK AND BUFFER AREA REQUIREMENTS, SHALL BE PERVIOUS LAND AREA IN ASSOCIATION WITH PLANTINGS
REQUIRED: (5,510 S.F. X .07) = 0.01 ACRES
PROVIDED: 0.01 ACRES

BL ZONE SETBACKS:

- MIN. FRONT YARD SETBACK= FOR COMMERCIAL BUILDINGS THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 10 FT. FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FT. FROM THE CENTER LINE OF THE STREET, EXCEPT AS SPECIFIED IN SECTION 303.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- MINIMUM SIDE YARD SETBACKS = FOR COMMERCIAL BUILDINGS, NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A BUILDING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 10 FEET IN WIDTH.
- MINIMUM REAR YARD SETBACK= FOR COMMERCIAL BUILDINGS, NONE REQUIRED, EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET DEEP

BL SETBACKS (TO PROPERTY LINE)	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	10'	N/A
SIDE YARD BUILDING SETBACK	10'	24'+
REAR YARD BUILDING SETBACK	20'	117'+

FLOOR AREA RATIO: MAXIMUM PERMITTED FAR= 3.0
PROVIDED= 0.214

RO ZONE SETBACKS:

- MINIMUM FRONT YARD SETBACK= 25 FEET OR THE AVERAGE OF THE SETBACKS OF THE ADJACENT STRUCTURES, WHICHEVER IS LESS
- MINIMUM SIDE YARD SETBACKS MINIMUM SIDE YARD SETBACKS: 10 FEET, EXCEPT IF THE ADJACENT PROPERTY IS PREDOMINANTLY RESIDENTIALLY ZONED, OR IS ADJACENT TO A RESIDENTIAL STREET, IN WHICH CASE THE SETBACK SHALL BE 20 FEET.
- MINIMUM REAR YARD SETBACK= 30 FEET

RO SETBACKS (TO PROPERTY LINE)	REQUIRED	PROVIDED
FRONT YARD BUILDING SETBACK	25'	105'+
SIDE YARD BUILDING SETBACK	10'	31'+
REAR YARD BUILDING SETBACK	30'	N/A

FLOOR AREA RATIO: MAXIMUM PERMITTED FAR= 0.33
PROVIDED= 0.33

PARKING CALCULATIONS

PARKING REQUIRED:
EXISTING BUILDING:
BANK-- 3.3 SPACES PER 1,000 S.F.
3,290 S.F. = 11 SPACES (3,290 SF X 3.3 /1000 SF = 11 SPACES)
GENERAL OFFICE SPACE (BLDG. #1)-- 3.3 SPACES PER 1,000 S.F.
3,598 S.F. = 12 SPACES
GENERAL OFFICE SPACE (BLDG. #2)-- GENERAL OFFICE SPACE-- 3.3 SPACES PER 1,000 S.F.
14,238 S.F. = 47 SPACES
GENERAL OFFICE SPACE (BLDG. #3)-- GENERAL OFFICE SPACE-- 3.3 SPACES PER 1,000 S.F.
10,276 S.F. = 34 SPACES

TOTAL SPACES REQUIRED: 104 PARKING SPACES

EXISTING PARKING SPACE-- 68
NEW PARKING SPACES--36

TOTAL PARKING PROVIDED: 104 SPACES
--INCLUDES 5 HANDICAPPED SPACES
(1 SPACE VAN ACCESSIBLE)

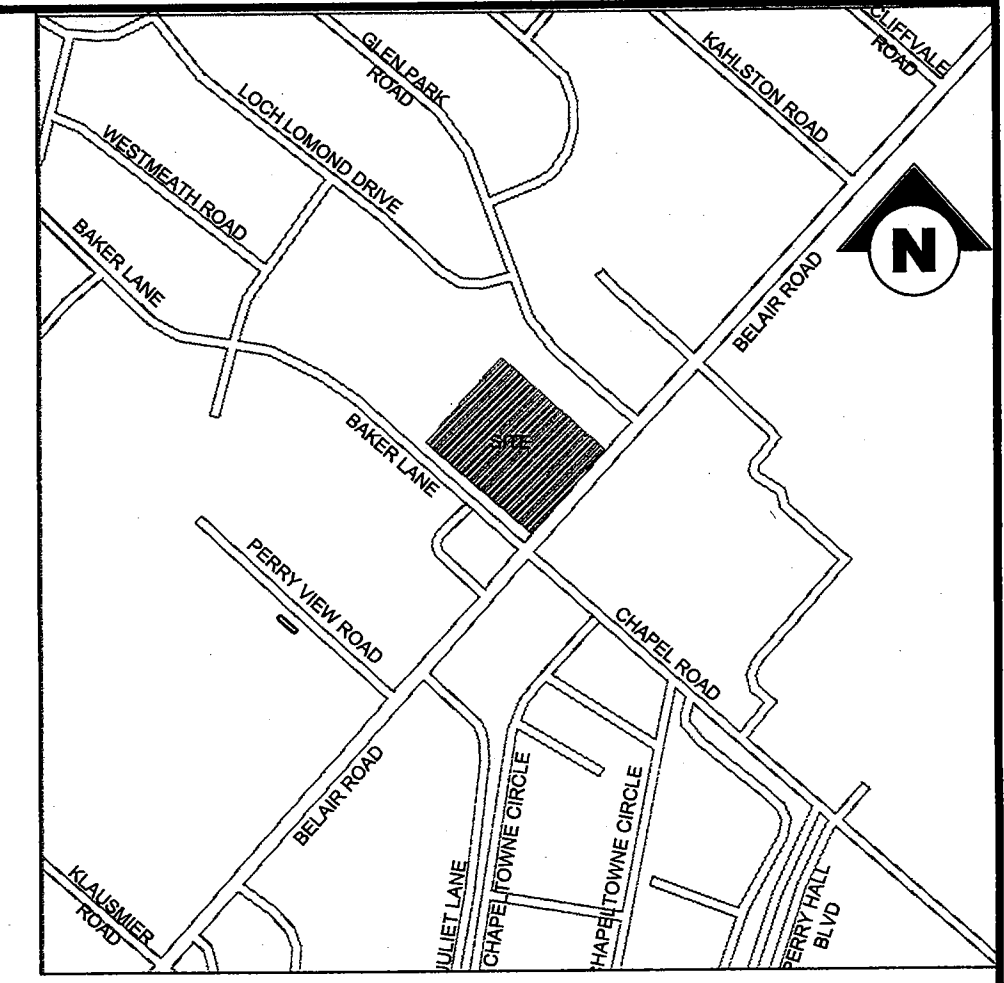
OWNER / DEVELOPER

ROSDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
9616-A BELAIR ROAD
BALTIMORE, MARYLAND 21236
PHONE: 410-668-4400
ATTN: THOMAS S. WINTZ Sr. (PRESIDENT & CEO)

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL: NAD 83 (1981)
NAVD 88 - VERTICAL

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VICINITY MAP
SCALE: 1"=500'

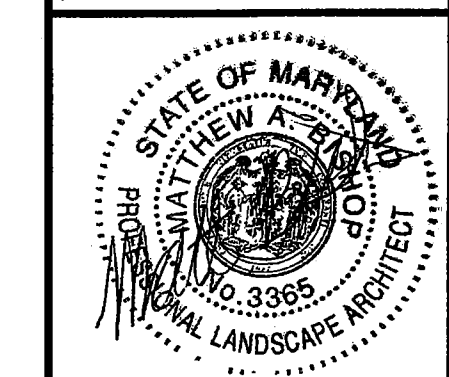
LEGEND

- EX. PROPERTY BOUNDARY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. ZONING LINE
- EX. BUILDING
- EX. EDGE OF PAVEMENT
- EX. EDGE OF CONCRETE
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- EX. VEGETATION
- EX. ADA ACCESSIBLE
- EX. OVERHEAD POLE
- EX. LIGHT POLE
- EX. FIRE HYDRANT
- PR. CURB & GUTTER

CASE NO. 2016-0219-X



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PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION HEADQUARTERS ANNEX FOR ROSDALE FEDERAL SAVINGS AND LOAN ASSOCIATION

DATE	REVISIONS	JOB NO.:	18558X01
		SCALE:	AS SHOWN
		DATE:	03/14/2016
		DRAWN BY:	NCR
		DESIGN BY:	MAB
		REVIEW BY:	MAB
		SHEET:	01 OF 01

2016-0219-X